#2015-13
CVS Pharmacy – Rezoning of Lot 2 and CVS Signage Variations
Project Review for Planning and Zoning Commission

Meeting Date: June 3, 2015

Requests:
1. Rezoning to O Office for Lot 2 only.
2. Variations from Article 4-400 to allow a 5-foot landscape buffer between B-2 zoned property and O zoned property, reduced from the 30-foot required.

Location: 177 Virginia Street

Acreage: Approximately 3 acres

Existing Zoning: B-2 General Commercial, R-2 Single Family Residential and O PUD Office

Surrounding Properties:
North: B-2 and B-2 PUD General Commercial
South: R-2 Single Family Residential (Church of Nazarene)
East: O-PUD Office (Virginia Park Condominiums)
West: B-2 General Commercial and O Office

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- At the April 22, 2015 Planning and Zoning Commission hearing, CVS presented their request for Rezoning, the Final Plat of Subdivision, Special Use Permit for the drive-through and Variations to the impervious surface area, signage, and Lot 2 not having frontage along a public roadway. The PZC made a positive recommendation to the City Council for these requests.
- The City Council referred back the rezoning of Lot 2 and the landscape buffer variation requests for additional review by the PZC.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-2, O PUD and R-2. The R-2 single-family portion and O PUD office portion would be rezoned to O for Lot 2. The developer of that lot would build an appropriate use within that zoning district

- The land use map shows the area as Commerce. This is an appropriate land use designation for future office and service uses.

Site Layout

- The site will be rebuilt with a 13,225 square foot CVS Pharmacy along Route 14. Lot 2 sits behind and has access through the CVS lot and from Circle Drive.
- Access points into the entire development are planned from Circle Drive, Route 14 and Virginia Road.

Landscape

- The petitioner has submitted a revised landscape plan, which illustrates the landscape around the free-standing signs, parking lot screening, some parking lot landscape islands and foundation base landscape.
- Parking lots are required to have a landscape island at the ends of every parking row and every 10 parking spaces. These have been provided.
- The petitioner has undulating beds of landscape materials around the perimeter of the parking lot.
- Foundation base landscape is required around the base of the building. The petitioner has provided Viburnum, and Currants along the building. The petitioner is also showing some Viburnum and Dogwood along the drive-aisle on the south side of the building.
- Landscaping is required around the free-standing signs at 1 square foot for each square foot of signage. This has been provided.
- Between Office and Commercial properties the UDO requires a 30-foot landscape buffer be provided by the more intense use, the commercial property. CVS has illustrated a 5-foot landscape buffer on their south side to provide screening from the drive-through lane. Arborvitae, Viburnum and Barberry bushes would be planted in this landscape area. In addition to this screening, Lot 2 to the south and a 60-foot private right-of-way separates the CVS site from the residentially zoned church property.
- The petitioner provided a tree survey. A final tree removal plan and landscape plan are required during the building permit stage.

Signage

- In an effort to address the City's concerns the CVS wall signage has been modified to reduce the square footage to 170 square feet, comparable to the adjacent Walgreens. This has been drastically reduced from their originally proposed 376 square feet.
- The northeast elevation would have the, "CVS Pharmacy" and "Drive-Thru Pharmacy" signs. The southeast elevation would have the, "CVS Pharmacy" sign.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future business uses. The following goal is applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the City as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Success Indicator: The number of new "chain store" occupancies.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (TMC Illinois 2, LLC, received 02/17/15)
   B. ALTA / ASCM Land Title Survey (Manhard Consulting, dated 10/28/14, received 04/25/14)
   C. Final Plat of Subdivision (Manhard Consulting, dated 03/27/15, received 03/30/15)
   D. Site Plan (Manhard Consulting, dated 03/20/15, received 03/30/15)
   E. Landscape Plan (Manhard Consulting, dated 05/18/15, received 05/20/15)
   F. Tree Survey (Manhard Consulting, dated 02/12/15)
   G. Elevations (Norr, dated 3/20/15, received 03/30/15)
   H. Sign Plans (icon, dated 05/26/15, received 05/26/15)

2. Final Plat of Subdivision
   A. Provide an easement over the portion of the former Lot 3 to accommodate the existing storm water facilities.
   B. CVS shall be responsible for the maintenance of Circle Lane unless a separate easement document is prepared establishing shared or another type of maintenance among all adjacent parties.

3. Site and Landscape Plan
   A. Review fire hydrant spacing, access to the fire department connection and location of the fire equipment room to ensure fire department comments have been addressed.
   B. Illustrate the 2-foot projection of the columns on the site plan and any floor plans.
   C. Any tree removal must meet the requirements of Article 4-300.
   D. The median adjacent to the drive-through shall be increased to provide only a right-out towards Circle Lane. This portion of the median shall be mountable for trucks.

4. Traffic Study
   A. Petitioner shall follow all the recommendation of the traffic study dated April 17, 2015.
   B. The petitioner shall work with IDOT and McDOT to secure any permits for work in the right-of-way.
   C. Any changes to the site plan required by the traffic study, IDOT or McDOT shall be reviewed and approved by the Community Development Department.

5. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments, and those of the City's Stormwater Consultant.

2015 13

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: CVS - Route 14 and Virginia Road

RECEIVED
FEB 17 2015
BY: _____

Action Requested

__ Annexation
__ Comprehensive Plan Amendment
__ Conceptual PUD Review
__ Final PUD
__ Final PUD Amendment
XX Final Plat of Subdivision
__ Preliminary PUD
XX Preliminary Plat of Subdivision
XX Rezoning
XX Special Use Permit
XX Variation
__ Other

Petitioner Information

Name: TMC Illinois 2, LLC
Attn: Mark Bettenhausen
Address: 501 Pennsylvania #160
Indianapolis, IN 46280

Phone: 847-736-6324

Fax: _____

E-mail: mbettenhausen@tmcrowley.com

Owner Information (if different)

Name: See Exhibit 1 attached hereto

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: 2-lot subdivision with new CVS Pharmacy with drive-through on Lot abutting Route 14 and Virginia Road.

Project Address/Location: South-east corner of Route 14 and Circle Drive

PIN Number(s): 19-08-126-002, 19-08-126-003, 19-08-126-004 and 19-08-126-025

Development Team

Please include address, phone, fax and e-mail

Developer: TMC Illinois 2, LLC, an Indiana limited liability company

Architect: Norr Architects

Attorney: Peter C. Bazos, ESq, Bazos, Freeman, Kramer, Schuster & Braithwaite, LLC

Engineer: Jeremy Foss, Manhard Consulting, Ltd.

Landscape Architect: Glenn M. Christensen

Planner: Jeremy Foss, Manhard Consulting, Ltd.

Surveyor: Jeremy Foss, Manhard Consulting, Ltd.

Other: _____

Signatures TMC Illinois 2, LLC

By: _____

Mark Bettenhausen, VP Real Estate Div.

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.

SEE EXHIBIT 1 ATTACHED HERETO

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.

EXHIBIT 1-1
OWNER INFORMATION

NAMES AND CONSENTS OF OWNERS

The undersigned, being the authorized representative of the Owners of the portion of the Virginia Park Condominium Association common area that comprises a part of the property as to which this Development Application pertains as described below and, by executing this Exhibit 1, hereby give their respective consents to the City of Crystal Lake to administratively processing the said Development Application:

Virginia Park Condominium Association
An Illinois not for profit corporation
Address: 7705 Virginia Road, Suite, Crystal Lake, IL 60014

By: _____
Name: Satbir Saini
Title: Association President
Date: February __, 2015

The undersigned, being the Owners of all of the condominium units in the Virginia Park Condominium Association, by executing this Exhibit 1, hereby give their respective consents to the City of Crystal Lake to administratively processing the said Development Application:

~~Glenn T. Matejka~~ Glen T. Matejka 2/12/15

Donna M. Matejka 2/12/15

Chicago Title Land Trust Company, As Trustee under Trust Agreement dated May 29, 2001 and known as Trust no. 01-13402,

By: _____
Name: Richard A. O'Connor
Title: President of ROC Property Management, Inc., a General Partner of The O Dhia Gach Cucabrach V Limited Partnership, a beneficiary of this land trust

Virginia Park Investments, LLC, an Illinois limited liability company

By: _____
Name: Satbir Saini
Title: Manager/member G.J.A.S. Enterprises, LLC, a member of Virginia Park Investments, LLC

EXHIBIT 1-2
OWNER INFORMATION

NAMES AND CONSENTS OF OWNERS

The undersigned, being the Owner(s) of a portion of the property as to which this Development Application pertains as described below and, by executing this Exhibit 1, hereby give their respective consents to the City of Crystal Lake to administratively processing the said Development Application:

Mary A. Fuhler-Urquizo

Address: 603 Coral Dr, Cape Coral, FL 33904

By: Mary A. Fuhler-Urquizo
Mary A. Fuhler-Urquizo
Date: February __, 2015

EXHIBIT 1-3
OWNER INFORMATION

NAMES AND CONSENTS OF OWNERS

The undersigned, being the Owner(s) of a portion of the property as to which this Development Application pertains as described below and, by executing this Exhibit 1, hereby give their respective consents to the City of Crystal Lake to administratively processing the said Development Application:

Home State Bank of Crystal Lake, as Trustee
under Trust Agreement dated May 1, 1987
and known as Trust #8014

Address: 244 Circle Dr, Crystal Lake, IL 60014

By: _____
Name: THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER
Title: Trust Officer
Date Feb. 10, 2015

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

Home State Bank, N.A., as Trustee
under Trust Agreement dated February
10, 1999, and known as Trust #4755

Address: 177 S. Virginia St., Crystal Lake, IL 60014

By: _____
Name: THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER
Title: Trust Officer
Date Feb. 10, 2015

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

Home State Bank, N.A., as Trustee
under Trust Agreement dated March
18, 1998, and known as Trust #4640

Address: 240 Circle Dr., Crystal Lake, IL 60014

By: _____
Name: THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER
Title: Trust Officer
Date Feb. 10, 2015

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

EXHIBIT 2
RIDER TO DEVELOPMENT APPLICATION FILED BY TMC ILLINOI 2, LLC

Property: South-East Corner of Route 14 and Circle Drive, Crystal Lake, Illinois

The Applicant submits the Development Application with the following supplemental information:

1. Applicant is the contract purchaser of the Subject Property.

2. Attached hereto as **Exhibit 1** are the written consents of each of the owners of the Subject Property, consenting to the administrative processing of the zoning applications.

3. Attached hereto is a statutory disclosure regarding the beneficial interest of the land trust which is an owner of one of the Subject Properties.

Exhibit 3

NARRATIVE TO ACCOMPANY APPLICATION OF
TMC ILLINOIS 2, LLC
CVS Crystal Lake

Applicant, TMC Illinois 2, LLC (by and through Mark Bettenhausen, its Vice President of Real Estate Development), requests that the City Crystal Lake, Illinois ("**City**") approve the request for (i) rezoning (map amendment), (ii) special use, (iii) zoning variations, and (iv) preliminary and final plat of subdivision for the Subject Property described in the Development Application to which this Narrative is attached. The project as to which this application pertains (the "**CVS Project**") is described below.

Applicant has contracts to assemble the Subject Property from multiple property owners. Provided that the zoning requests are granted by the City, the Applicant will then demolish the exiting structures and construct on the Subject Property an approximate 13,225 square foot modern CVS Pharmacy with dual drive through facility. The store will not only offer prescription and non-prescription medications, but also (i) retail products and sundries typically offered by modern pharmacies, (ii) pre-packaged food, (iii) possibly fresh foods, and (iv) if a liquor license is approved by the City, packaged liquors. The store would like the freedom to operate on a 24 hours per day/7 day per week basis if economic conditions justify those hours.

Variances are needed as follows:

1. [Variations as called out by the Staff];
2. A variation to allow the Applicant to install a second free-standing sing on Lot 1 to advertise the business on Lot 2; and
3. Such other variances as may be necessary to otherwise authorize the construction and development of the CVS Project as shown and depicted on the site plan submitted and considered in the public hearing and/or before the City Council to the extent required as to eliminate any non-conformities. Such variances should also include any departures from the otherwise requirements of the subdivision ordinance.

The Applicant is also requesting preliminary and final subdivision approval for the overall Subject Property. Upon completion of the subdivision, the Applicant will convey the newly created lot 2 to Mary A. Fuhler-Urquuizo or her nominee.

Assuming that zoning approval is first obtained from the City, then upon procurement of all necessary permits from the City and IDOT, and once the current Goodyear business relocates, the Applicant can begin construction. The Applicant hopes to achieve the opening of the new CVS store by September of 2016.

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF TMC Illinois 2, LLC. on behalf of CVS Pharmacy

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission on the application by Mark Bettenhausen representing TMC Illinois 2, LLC on behalf of CVS Pharmacy for the purposes of Rezoning the future Lot 2 property to O and a Variation to the CVS landscape buffer and signage, for the property generally known as 177 Virginia Street, Crystal Lake, Illinois. PINs: 19-08-126-002, -003, -004, -025.

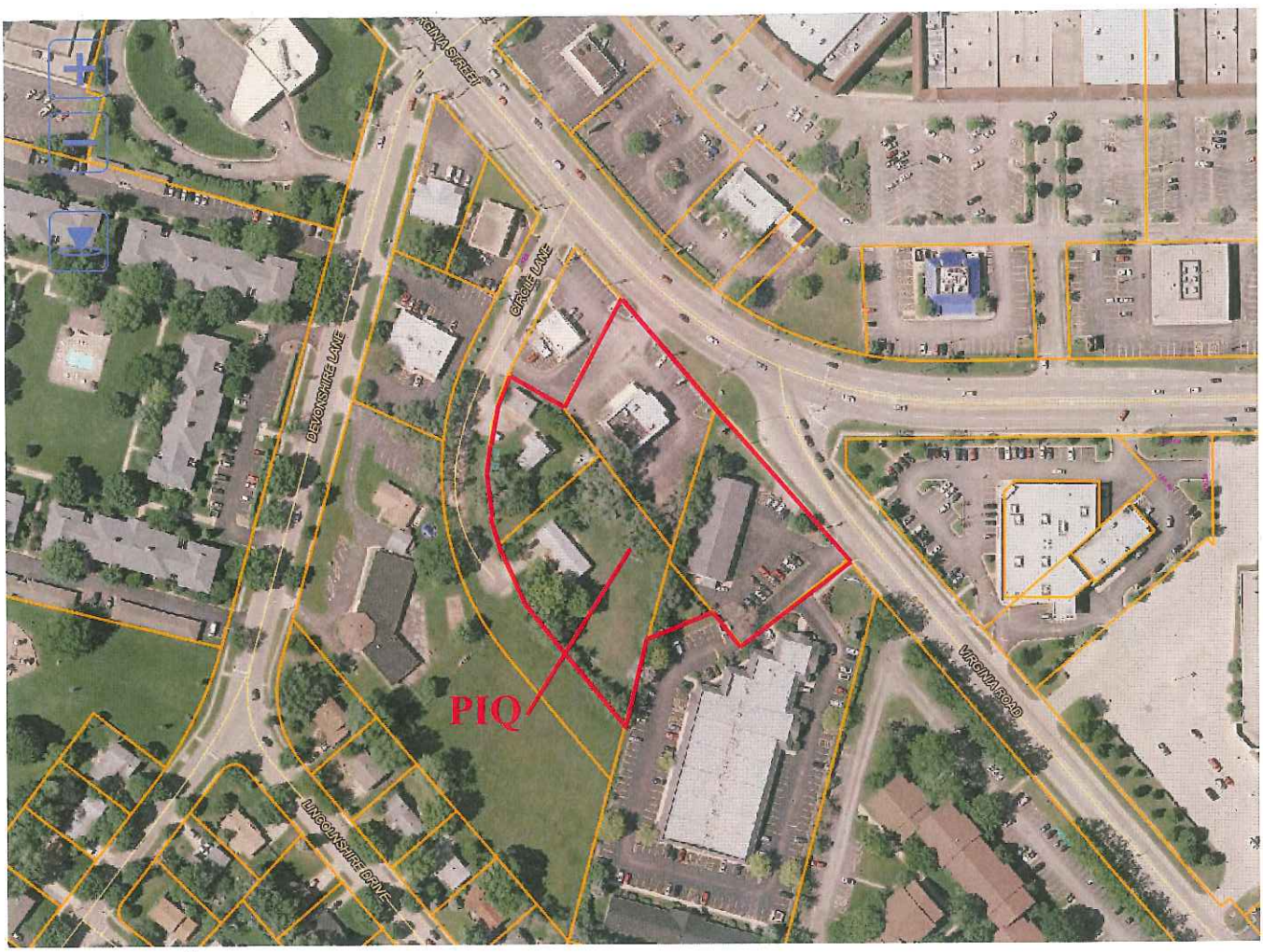
This application is filed for the purpose of Rezoning a portion of the property from R-2 and O PUD to O for the future Lot 2 and Variations from Article 4-400 General Buffering Requirements to allow an 5-foot buffer between CVS and the Office parcel and Article 4-1000 to allow a total of 170 square feet of wall signage and 95 square feet of signage on 1 facade for the CVS Pharmacy, as well as any other variations as necessary to approve the plans as presented. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, June 3, 2015, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson

Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald May 19, 2015.) NW 6573


DEVONSHIRE LANE
CIRCLE LANE
PIQ
VIRGINIA ROAD
LINCOLNSHIRE DRIVE

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
SPECIAL MEETING
WEDNESDAY, APRIL 22, 2015
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chairman Hayden at 6:30 p.m. On roll call, members Batastini, Esposito, Gavle, Goss, Skluzacek, and Hayden were present. Members Greenman and Jouron were absent.

James Richter II, Planning and Economic Development Manager, Elizabeth Maxwell, Planner, and Abigail Wilgreen, City Engineer, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

2015-13 CVS PHARMACY – SW Route 14 & Virginia Road – PUBLIC HEARING
This petition was continued from the April 15, 2015 PZC meeting
Preliminary and Final Plat of Subdivision, Zone, Special Use Permit, and Variations

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Peter Bazos, attorney, introduced Mark Betenhousen, Vice President Real Estate Division, Jeremy Foss, engineer, Gary Overbay, City's Traffic Engineer, and Frank Fraga of Norris Architects. Mr. Bazos said the petitioner is a developer who finds sites, acquires the property, takes it through the municipal's process, and builds the building for CVS Pharmacy. This company is a spin-off of the company who built the CVS on Randall Road. The property is three acres, which currently has 2 vacant homes, an abandoned restaurant, and the Auto Tech-Goodyear auto repair business located on them. If this project is approved, the buildings will be demolished and the property will be resubdivided into two lots. The north lot - Lot 1 will be at the corner of Virginia Road and Route 14 and will house the CVS. Lot 2 will be behind lot 1, and will continue to be owned by John Fuller. Mr. Bazos said they are requesting a map amendment to rezone the property to "B-2", a Final plat of subdivision to create the two lots, a Special Use Permit for a drive through and minor variations. Most of the property for the proposed Lot 1 is currently zoned "B-2." The proposed Lot 2 will remain undeveloped. There will be cross access created between the lots and adjacent properties, such as Country Donuts shop which will create good traffic circulation. Mr. Bazos said they had discussed this with staff, who encouraged it. He said this is a high traffic area and described the surrounding uses. They believe this is the most viable commercial corridor in Crystal Lake.

Mr. Bazos said there has been a lot of misinformation with what is being proposed. They sent a cover letter with the legal notice to the surrounding property owners to help explain their request. He said Circle Drive was approved in 1952 through the Sharp's Subdivision and there are lots on either sides of it, but it is still a private street. The City doesn't want ownership of Circle Drive, which will remain private. CVS will increase the paved area by approximately 100 square feet. Also CVS will prepare a cross easement agreement so it will be maintained in the future. Mr. Bazos said the church doesn't connect to Circle Drive and there is nothing that requires them to, so they won't need to contribute to the maintenance of Circle Drive.

Mr. Bazos said there are four minor variations for this project. They are requesting a second monument sign on Virginia Road to service Lot 2. Lot 2 has no visibility from the roadways and it doesn't abut a public street. Mr. Bazos said the project will have a 75% lot coverage. This is a uniquely shaped property. They are also asking for a variation from the allowed square footage of signage. They are requesting 360 sq. ft. They were reminded by staff not to ask for anything greater than what was allowed for Walgreens. The UDO has standards for map amendments, Special Use Permits, and Variations. Mr. Bazos handed out a copy of the standards with how they believe they meet each standard in red. The members took a few minutes to read the information provided.

Mr. Hayden stated that the UDO sets standards that the petitioner needs to meet for approval.

Mr. Bazos thanked staff for their help and guidance.

Mr. Betenhousen said they worked with several owners. He added that the CVS building presented is a fairly standard building. The store will be a 24 hour store and they believe it will have above average sales.

Mr. Foss showed the plans for the project using Power Point. The site plan shows the building fronting the Northwest Highway right-of-way. They wanted the building to be parallel with the right-of-way. Mr. Foss described the circulation of the site including the drive-through and truck deliveries and the receiving area. There are four points of access to the site and they have been working with IDOT on the Route 14 access. They plan to use the existing Auto Tech-Goodyear access onto Virginia Road and add dedicated right and left turn lanes to make it a full access. Mr. Foss said all of the access points will benefit Country Donuts and Lot 2. There will be a sidewalk for this site that will connect with the existing sidewalk. The delivery trucks will come off Route 14 and exit out on Circle Drive. The existing grading of the property won't be changed and they are proposing underground detention that meets the City's requirements. Mr. Foss explained the underground system. They will also utilize the existing drywell that is on the Auto Tech-Goodyear site as a back-up. There is an existing storm sewer, but because of its age, they can't connect. They will use the existing sanitary service from the restaurant and it will be extended to the south for Lot 2. Mr. Foss said there will be a new water main connection from Virginia Road for Lot 2 to tie into when needed. They worked with staff on the landscape plan which meets the City's requirements. There will be plantings along Virginia Road and Route 14 and they are proposing the addition of 59 trees on site. He said there is no development for lot 2 at this time, but will be certain that it will be fully landscaped when developed.

Mr. Hayden asked if a homeowners association will be created for the properties along Circle Drive. Mr. Bazos said it will be similar to an association that will collect fees from people who use the road for its upkeep. Lot 2 will remain a grassy area until developed.

Mr. Overbay said their services were retained by City of Crystal Lake to evaluate the traffic impact. They represent the City. He said they look at the existing traffic conditions, what happens with traffic growth, and the number of new traffic trips that will be generated by the proposed use to determine if roadway improvements are needed. He said they also determine how well an intersection works and delays vehicles. Mr. Overbay said the County requirements differ from the State requirements. There are three proposed entrances to the site and one is a full access onto Route 14. They evaluated the peak hours of traffic. The only problem they saw for traffic movement was during peak times and they determined that there will be approximately 100 new vehicle trips during the two peak hours from this site. Mr. Overbay showed a computer generated video of the traffic movement simulation. All traffic signals along Route 14 are interconnected and controlled by IDOT.

Mr. Fraga said they worked with staff to amend the building elevations to the one shown in the Power Point. The building proposed is about 13,000 sq. ft. which is an average size. They changed the material from split face concrete block building to a structural- type of brick. He showed samples of the brick types and colors.

Mr. Bazos said this project involves a redevelopment of an existing commercial property which is tired and run down. This is an improvement to the area and it will grant cross access to adjacent properties. He reminded the Commission that a pharmacy is a permitted use in the "B-2" zoning district.

Mr. Hayden asked about traffic. Mr. Overbay said they took the existing traffic from the current uses on the properties and took out the figures for the businesses that are closed and added the traffic that will be from this proposed use. The petitioner had contracted with another traffic consultant who is not one of the approved City consultants. They did use some of the information from that study. When the restaurant was open there was more traffic, but not a significant number. Also, the occupancy of the office complex is less than 50%. Mr. Overbay added that the uses in the Virginia Park office development are not typical of that type of building as there are churches and music studios. The current uses may have 20 trips an hour. He said they investigated the accident history with site and for the past 5 years it is not a high accident level. The only way to keep the traffic level the same is to add a third lane on Route 14 which he is sure is not in IDOT's plan nor is it reasonable to ask of the petitioner. Mr. Overbay said they submitted the plans to both IDOT and the County at the same time and are still waiting to hear back from IDOT.

Mr. Hayden asked that people who wished to speak either for or against this request to sign in on the sheets provided in the rear of the Council Chambers. He said they are required to focus on the Findings of Fact that are in the UDO.

Mac McGrath, 238 Lincolnshire, asked that he be the first to speak. He represented many people. Mr.

McGrath said he has reviewed many of the plans and had several major concerns. The letter that was received in February had a lot of information missing such as traffic. Also, there is no reference to Lincolnshire Drive on the plans. They have been ignored. They will be able to look between the homes and see this building. Mr. McGrath stated that the Commissioners have a responsibility to the people in the area. The streets currently have excessive traffic from people trying to avoid Route 14. The traffic study says the traffic from this site will turn right and go down to Berkshire. He said that is not correct. Mr. McGrath stated that are very upset about this request. There is no reason why CVS wants to build on this spot except for corporate greed and wanting to be directly across from Walgreens. Mr. McGrath is concerned with the trees that will be removed from the lot which is against the tree preservation ordinance. That will remove the only buffer they have. He will be glad to argue point by point with what has been presented here. He added that this is not the proper location for CVS. The intersection is already very busy. It doesn't matter how many cars are added. It's too busy now. Mr. McGrath said residents won't allow their kids to play in the front yard now because of the traffic. It's time we stop worrying about commercial development, which is wrong. There are mature trees here and this is wrong. He added that there is not one document presented that shows any consideration of the homes on Lincolnshire Drive or that area. We are the interests to be protected here. He said there are many places CVS can go in Crystal Lake that would be much better suited for their enterprise and it could be an anchor facility. Crystal Lake won't lose any revenue if this is not approved. You know they will come into another location. Mr. McGrath said it should not be located here. They are forcing themselves into a bad area and cutting down trees. We should not stand for that. There is no excuse. Mr. McGrath said he has a petition signed by 118 people in 2 or 3 days. The people who signed the petition live on Lincolnshire and Devonshire except for a few. There is no reason to have this approved. It is an ill-conceived venture and it should be stopped.

Mike Philpot, 246 Lincolnshire, said his home faces the church. He looks across to an open field. They currently have a sound barrier – the trees, homes, etc. from noise from Rt. 14. The traffic on Lincolnshire is heavy now and it will increase. They will also be looking into a brightly lit 24-hour store. Mr. Philpot said there is a tree ordinance in Crystal Lake and it speaks of wild life. There are over 60 mature trees there that are 50 to 60 feet tall. There are no bad trees there. They are all mature, healthy trees. He said he lets his dog run around in empty field and there are coyotes, birds, hawks, squirrels etc. there. We want to keep things looking nice in the City. Don't take down paradise to put up a parking lot. He said this is a nice area to enjoy. Mr. Philpot said he doesn't have a problem with CVS – only the location. This will be a detriment to the area and gave the Commissioners photos of the area.

Octavio Oramp, 598 Devonshire Lane, said he believes in free market. This is a case of corporatism and will only help the burricrates. He likes living in the suburbs. He said the petitioner wanted to come before the City in February, but hadn't thought it through enough. He doesn't believe this is a very well thought-out plan. Mr. Oramp doesn't feel that CVS will magically take care of the traffic issues and there will be more accidents in the future. Other locations would be much better and there are other stores to go to.

Maurice Elizardaraz, 206 Lincolnshire, said Rt. 14 and Virginia can be very congested. They won't be able to make a left turn onto Virginia and then left on Rt. 14. Traffic backs up past the former Maaco building the

cars cut through their streets. Ever since he has moved into the house he has not allowed his children to play in the front yard because of the current traffic. Mr. Elizardaraz said he went with Mr. McGrath to the home to translate for people. They don't want them there. Traffic will increase and it will make a big difference in their area. This won't be beneficial.

Kristy White, 198 Lincolnshire, said she doesn't see a fence in the rear of the building. What would prevent people from cutting through the houses to get to CVS. Ms. White said she walks to Walgreens and goes around – not through yards. There won't be anything to keep people from cutting through her yard. She added that not everyone stops at three way stop sign in the area and there is a park there. Traffic will get worse.

Larry Swanson, one of the owners of Country Donuts, said he has to look at the abandoned building next to his business. It is not being taken care of. He is looking forward to having the CVS as a neighbor and the property will be maintained. Mr. Swanson said people see the run down building next door and it is hurting his business. When he is busy, there are about 100 cars going out onto Rt. 14 every hour. Some people turn right and go through the shopping center parking lot to turn left onto Rt. 14. This property is 200 to 300 feet from this property. Mr. Swanson said he wants this property to be developed instead of being neglected as it is now.

Jim Rausch, 229 Lincolnshire, said he has lived there for almost 30 years. He can attest to the traffic and people speed 40 mph or higher to avoid the traffic signal. He doesn't see how CVS will help the situation and feels that Auto Tech-Goodyear is jumping the gun by relocating. The CVS is going to be larger. Mr. Rausch feels that there should be a certain distance between the two similar businesses. Traffic will be horrendous either way and there are no plans they have developed that will change that. They will change landscaping and take down mature trees. The City tries to preserve our trees and landscaping and that what makes Crystal Lake more attractive than other towns around us. Route 14 is congested, but it is far better than some intersections in McHenry and Woodstock. This area is attractive and should be maintained. There are other places they could locate and not be across from their competitor.

Peter Tousis, owner of Mama Rini's, said he had to remove some trees because they were infested. Inside the bark there are bugs inside. Many customers don't want the buildings taken down, but anything is possible. He said this is the right development for the corner and it will beautify the area.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Bazos said he will focus on Findings of Fact that Councils need to use when reviewing a project. There were comments made that this site is not appropriate for pharmacy. He said the UDO has a table of permitted uses and the building is located on the property that is currently zoned "B-2" and a pharmacy is a permitted use. He read from the table listing the various uses that could be on this property by right. Mr. Bazos said he has driven down this street many times and there are Sears, Walgreens, a few banks,

tire/repair, etc. in this area. This property can' t be more commercial than it is. The homes on Lincolnshire are 320 to 400 ft away from rear property line to rear property line from CVS. The trees along Circle Drive are not going to be taken down right now. He said only when there is a proposed use for lot 2 will that be discussed. Mr. Foss said there will be 20 shade trees, 5 evergreens, and 21 other trees that will be planted on this site. Mr. Bazos believe this is a high quality development.

Mr. Batastini thanked the neighbors for coming to the meeting. He grew up in Coventry on Landcaster and remembers when Crystal Lake South was built and Coventry Lane became a raceway. Coventry subdivision covers a large expanse and has been used as a cut through but it is a maze. It's not easy to get through. He understands that local residents probably figured out way to get around. If they weren't requesting any variations or the drive through they would be allowed to build this. Crystal Lake Plaza to the north of this site is right on top of the neighbors to their north and those neighbors look directly at a white fence. Mr. Batastini feels that the p.m. rush hour on Route 14 is horrible, but it is wide open during the day. CVS is not the villain here. He travels a lot with his job and finds Walgreens and CVS across from each other just as many gas stations are. If people are speeding down their streets, the residents need to let the Police know. Mr. Batastini asked if the majority of the trees would remain. Ms. Maxwell said there is a tree survey and the trees that would be removed would have a replacement value on each tree. She added that any commercial development adjacent to residential would require buffering. Mr. Batastini said they are not here to discuss Lot 2. We have always gone out of our way to protect neighbors. Ms. Maxwell said most of the trees are remaining and the trees on Lot 2 won't be taken down for CVS.

Mr. Batastini asked about the signage of the CVS on Randall Road. Ms. Maxwell said they have 170 sq. ft. of wall signage. Mr. Batastini said he doesn't have a problem with the underground storage for water runoff. The City engineer is ok with it. He likes the nicer building for this area. Mr. Batastini said they are requesting two freestanding signs. Mr. Betenhousen said the second sign is for Lot 2. Mr. Batastini said he is not comfortable with more signage than on Randall Road. It needs to be reduced for this site. He agrees with the cross access for the sites. He thanked the petitioners for making the building look better. We are trying to make the City a better place and this is helping. Mr. Batastini believes the Findings of Fact for the Special Use Permit meets all 10 of the conditions. He said staff points out the color that the petitioner wants to use on the electronic message center is red. Mr. Bazos said red has been approved in other locations but they don't have a problem with using amber or white. Mr. Batastini said the general consensus in the past has been to avoid red. Mr. Batastini said this request meets all of the Findings of Fact for the architectural design criteria. He said Crystal Lake relies on its commercial base and wants any business to be successful.

Mr. Skluzacek agrees with most of what Mr. Batastini said. He has lived in Crystal Lake both on the south and north sides of town and traffic does get bad at times. He has seen many changes in town over the years.

Mr. Esposito said 360 sq. ft. of signage is a lot and it is more like Home Depot. That's a lot. That is one thing he can't see. He is not sure how much Walgreens has. Ms. Maxwell said Walgreens has 117 sq. ft. and 121 sq. ft. for the Sherman Williams portion of the building. Mr. Esposito said there are a lot of ancillary signs here. Some ancillary signs were reduced in number and size for the CVS on Randall Road

and business has not been hurt. Mr. Hayden asked if the square footage of the signs at Walgreens include the sign behind the window. Ms. Maxwell said previously it was not counted towards the square footage and now it does. Mr. Hayden asked what that would increase the square footage to. Ms. Maxwell said she would check on the building plans for Walgreens. Mr. Esposito preferred that the second monument sign be deterred until Lot 2 is being developed. He agreed with not using red on the electronic message center and Walgreens has it. He doesn't have a problem with red there. This request does meet the Findings of Fact and he does agree with the zoning.

Mr. Gavle walked around site earlier in the day. He is concerned with Walgreens and CVS being across from each other. Mr. Betenhousen said that happens in many companies. Mr. Bazos said McHenry has one going into across the street from each other. Mr. Hayden said car dealers encourage other dealers to come to the area to promote business.

Mr. Goss asked about the location of the trash enclosure. Mr. Fraga showed the location of the enclosure. Mr. Goss said he doesn't like it in front yard. There is also no bypass area for drive through with truck delivery in the same area. Mr. Foss must show number of cars for stacking in drive through but won't need that many. Mr. Goss said the site very cramped and asked why not take more of Lot 2. Mr. Betenhousen said the owner of Lot 2 is the owner of the Auto Tech-Goodyear site. Mr. Goss said the UDO doesn't allow off premise signs and Lot 2 doesn't have frontage on Route 14. He doesn't care for the traffic circulation and is concerned that traffic will back up on Route 14. He asked about the underground storage structure. Mr. Foss explained the system. It is a large area. Mr. Goss asked how it is cleaned out. Mr. Foss said it would be cleaned out with a vacuum truck. The vegetation will help filter out the sediment. Mr. Goss asked how it works in the winter. Mr. Foss said it won't freeze because of the thermal activity in the ground. Mr. Goss said this lot has 75% coverage. Mr. Foss even if had 50% coverage would have to do underground detention. Mr. Goss said he doesn't want CVS to have more signage than what Walgreens has and not count the sign behind the windows. It's grandfathered in. He is not convinced that this will not negatively impact traffic and doesn't feel that the west traffic pattern on the site is safe. His experience at night with the red lights for the electronic message center is hard to read. The only variation he can support is for the lot coverage. He believes that Lot 2 should not be rezoned until there is a plan brought back before them.

Mr. Hayden understands the traffic congestion, cross access, etc. Mr. Goss said he had talked with Mr. Overbay about this prior to the meeting. If CVS is coming to this site, there needs to be a fair playing field. He would be shocked if the County kept the entrances on Virginia Road the same. Mr. Overbay said it would be unfair to take access that is there now away from the office building and it is a shared entrance/exit. Something will develop here.

Mr. Hayden asked why more property isn't taken from Lot 2. Mr. Betenhousen said to allow this project to happen, the property owner wants a certain amount of square footage so it can be developed in future. Mr. Hayden is concerned with Circle Drive. Mr. Betenhousen showed the aerial photo of area and where the building and parking would be located. Circle Drive will not be touched. From property line to property line it's about 242 feet and from Circle Drive to back lot line of resident it is about178 feet. Mr. Goss said if

cars have to turn right, they will go through the residential streets. Mr. Hayden said that is the same as today. Mr. Overbay said even during peak hours the lion's share of the traffic will go right.

Mr. Goss said the reason why the businesses want to go across from each other is because they want the traffic signal.

Mr. Hayden said he is ok with the amount of signage that Walgreens was approved for but doesn't want them to have any more. He likes the building. It looks good and is a good fit. He asked the petitioner to work with staff on the cross access agreement that is a safe passage to get out onto Virginia Road. In his opinion the Findings of Fact have been met.

Mr. Bazos said while they will need a second sign, they don't need it now and it won't be installed until Lot 2 is being developed. They would like the location to be approved. Mr. Hayden said he would prefer the zoning to be "B-2 PUD" which affords the City more protection for us and the neighbors. Mr. Goss feels lot 2 should not be rezoned until they see a plan. Mr. Batastini feels that PUD is a good way to go and it protects the neighbors. Mr. Bazos said the owner of Lot 2 is present and has agreed to the PUD designation.

Mr. Batastini asked if the petitioner had any concerns with the conditions listed in the staff report. Mr. Bazos said they are good with the conditions.

Ms. Maxwell asked how the Commission wants the signage to be compared to Walgreens. Mr. Goss said not to count paint store. Mr. Hayden said the total signage should include the sign behind the glass. That is what is fair. He knows that it is not favorable with some members. Most of the Commissioners agreed.

Mr. Batastini moved to approve the Rezoning to B-2 General Commercial; Final Plat of Subdivision to create 2 lots; Special Use Permits for Lot 1 to allow a drive-through and electronic message center sign; and Variations from: A. Article 3-200 to allow 75% lot coverage, a variation of 10% over the 65% permitted; B. Article 4-1000 to allow 360 square feet of signage, 210 square feet over the 150 square feet permitted; C. Article 4-1000 to allow 2 free-standing signs on the property, allowing the off-premise sign, 1 free-standing sign is permitted; and D. Article 5 to allow Lot2 a lot that does not abut a publicly dedicated roadway for CVS Pharmacy located at the southwest corner of Route 14 and Virginia Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (TMC Illinois 2, LLC, received 02/17/15)
   B. ALTA / ASCM Land Title Survey (Manhard Consulting, dated 10/28/14, received 04/25/14)
   C. Final Plat of Subdivision (Manhard Consulting, dated 03/27/15, received 03/30/15)
   D. Site Plan (Manhard Consulting, dated 03/20/15, received 03/30/15)
   E. Landscape Plan (Manhard Consulting, dated 03/20/15, received 03/30/15)
   F. Tree Survey (Manhard Consulting, dated 02/12/15)
   G. Elevations (Norr, dated 3/20/15, received 03/30/15)

H. Sign Plans (icon, dated 03/20/15, received 03/30/15)

2. Final Plat of Subdivision
   A. Provide an easement over the portion of the former Lot 3 to accommodate the existing storm water facilities.
   B. CVS shall be responsible for the maintenance of Circle Lane unless a separate easement document is prepared establishing shared or another type of maintenance among all adjacent parties.

3. Site and Landscape Plan
   A. Review fire hydrant spacing, access to the fire department connection and location of the fire equipment room to ensure fire department comments have been addressed.
   B. Illustrate the 2-foot projection of the columns on the site plan and any floor plans.
   C. Any tree removal must meet the requirements of Article 4-300.
   D. The median adjacent to the drive-through shall be increased to provide only a right-out towards Circle Lane. This portion of the median shall be mountable for trucks.

4. Traffic Study
   A. Petitioner shall follow all the recommendation of the traffic study dated April 17, 2015.
   B. The petitioner shall work with IDOT and McDOT to secure any permits for work in the right-of-way.
   C. Any changes to the site plan required by the traffic study, IDOT or McDOT shall be reviewed and approved by the Community Development Department.

5. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments, and those of the City's Stormwater Consultant.

6. Lot 2 shall be zoned B-2 PUD.

7. The petitioner shall work with staff to get signage equivalent to Walgreens.

8. The free-standing sign for Lot 2 shall not be erected until that lot develops.

Mr. Gavle seconded the motion. On roll call, members Batastini, Esposito, Gavle, Skluzacek, and Hayden voted aye. Mr. Goss voted no. Motion passed.

Mr. Goss stated his reasons for voting no were the site is too crowded. He can't approve an off-premise sign; Lot 2 doesn't have access to a public right of way and would prefer the zoning remain residential until a plan is presented. He feels the bypass lane is very congested and is not convinced that there won't be traffic issues.

recommendations and to adopt an ordinance granting the rezoning, Special Use Permit, Preliminary and Final PUD with Variations for Bucky's Convenience Store at 8108 Pyott Road. Councilman Hubbard seconded the motion. On roll call, all voted yes. Motion passed.

15. 177 Virginia Street, CVS Pharmacy – Ordinance granting the Rezoning, Special Use Permits, Final Plat of Subdivision and Variations.

Attorney Peter Bazos, Mark Bettenhausen, CVS Vice President- Real Estate Division, Jeremy Foss, Engineer, Frank Fraga of Norris Architects were present to represent the petition.

CVS Presentation

Mr. Bazos noted that the Planning and Zoning Commission had recommended approval of the petition by a vote of 5 to 1. He described the property as an assemblage of three acres, including the former Mama Rini's restaurant plus two vacant houses behind it, the soon to be relocating Goodyear property and a sliver of land being acquired from the office condo to the east. He stated that they would demolish all of the buildings and subdivide the property into two lots, with the north lot for CVS and residential lot left vacant for the Fuhler family (the current owners) could develop as commercial in the future. He stated that they are requesting rezoning of the residential property and the sliver of land to B-2, noting that the property that CVS would build on was already zoned B-2 and pharmacies are a permitted use under that zoning classification. He stated that because that zoning was already in place, they only needed Special Use Permits for a drive through and EMC (electronic message sign). He stated that currently, there was no known future use for the second lot, but the Fuhlers would hold it until they find a use and then come back through the City process. He stated that lot would remain untouched until then with no trees removed.

Mr. Bazos stated that before the public hearing at the Planning and Zoning Commission meeting, they became aware of misinformation circulating about Circle Drive. He stated that it is a private drive which was created in 1952 and that staff has advised that the City has no desire for it to be publicly dedicated. In response to Mayor Shepley's question to staff as to why, Planning and Economic Development Manager James Richter II advised that it does not meet City standards. Mr. Bazos stated that it only serves Merlin and Country Donuts, and CVS would extend it 150 more feet, but the remainder adjacent to the church property would remain gravel and grass.

Mr. Bazos stated that the CVS building architecture had been upgraded per staff recommendations. He stated that the City's Unified Development Ordinance (UDO) requires 6 of 10 criteria for approval, and this petition meets 9 of 10. He noted that the Planning and Zoning Commission had raised a question about the amount of wall signage but the UDO allows 150 square feet of wall signage per building, not per tenant, and the nearby Walgreens/Sherwin Williams building has 258 square feet of wall signage. He stated that CVS had originally requested 351 square feet of signage, but they were willing to reduce that to 248 square feet, the same as their store on Randall Road, which would still be 10 square feet less than the Walgreens/Sherwin-Williams signage. Mayor Shepley asked how large the Walgreens sign is, and Mr. Richter advised that it is 137 square feet and the Sherwin Williams sign is 121 square feet.

Mr. Bazos stated that the Planning and Zoning Commission had recommended B-2 PUD zoning for Lot 2 which would give the City more control over its development, and Mr. Fuhler had agreed to that zoning.

Jeremy Foss, a Civil Engineer for the CVS petition, presented the onscreen illustrations of the existing lots and plan. He advised that they planned to have access at the Mama Rini's location with lanes for left and right egress turns, sharing access with Country Donuts. Regarding stormwater drainage, he stated that they would provide an underground detention basin and the overflow would go in the same direction it currently does to Route 14. He added that Goodyear has an existing drywell which they would tie into for backup drainage. He advised that the landscape plan meets the City's ordinance requirements with screening between Country Donuts and adding parkway trees along Route 14 and in the parking lot landscape islands.

City Traffic Consultant Presentation

Gary Overbay of Civiltech Engineering, the City's traffic consultant, stated that a traffic study had been conducted regarding traffic impact and safe ingress/egress. He stated that currently there were three access points; Circle Drive to Country Donuts, a shared driveway with the Mama Rini's property and an access onto Virginia Road. He stated that the CVS plan would connect all three access points. Mr. Overbay stated that the average trip rate for CVS would be about 10 trips per 1,000 square feet (based on their Randall Road location), or 130 trips for the planned 13,000 square feet. He noted that Walgreens generates 23 trips per hour. Mayor Shepley asked why CVS was figured at a lesser rate of trips that Walgreens. Mr. Overbay responded that they have less of a percentage of prescriptions than Walgreens.

Mr. Overbay stated that the impact to Route 14 would be less than 1% new traffic, but the real challenge would be getting cars in and out, particularly during peak hours when there are no gaps for a left turn to go westbound on Route 14, so all cars will be turning right. He stated that on Virginia Road, there was not a separate right turn lane and one person attempting to turn left could stall outgoing traffic but the traffic light would provide some gaps to make left turns.

He stated that he believed that CVS could work at this location and not have a significant impact on traffic because exiting cars would turn right during peak hours. Mayor Shepley asked what would prevent motorists from turning right and then making a u-turn. Mr. Overbay stated that most likely they would turn into the Crystal Lake Plaza shopping center, which could have a positive impact on those shops. Mayor Shepley asked about motorists turning right and then taking Darlington to Keith Avenue (Devonshire Lane). Mr. Overbay stated that some drivers will do that, but that has been happening since Coventry was developed. Councilwoman Brady asked what would happen if McHenry County proposes only "right-in/right-out" access on Virginia Road, noting that they had done that with Walgreens. Mr. Overbay stated that so far, the County had not weighed in on that. He noted that the Virginia Road office complex currently has full access and any change would have a negative impact for them. He stated that he did not believe that allowing left turns would be unsafe or degrade traffic.

Public Commentary
Mayor Shepley advised the members of the audience that although the Public Hearing had been conducted at the Planning and Zoning Commission meeting and most municipalities do not allow public comment at City Council meetings, Crystal Lake is different and does allow public comment. He asked that the speakers keep their comments on point and not repeat what others have already said.

Mac McGrath 238 Lincolnshire Drive, stated that he lived in the first model home built in Coventry and for almost 30 years he had enjoyed the privacy and beauty of living on over one acre in that location. He stated that until recently, the only traffic problem had been drivers avoiding Route 14 and Virginia Road by using Darlington to Lincolnshire to Devonshire, and reverse. He questioned why the traffic study for CVS had not included those streets.

Mr. McGrath spoke at length regarding his concerns about traffic, noting that people in his neighborhood would not let their children play in their front lawns because of the heavy traffic. He stated that a new CVS would have a detrimental effect on the entire neighborhood. He stated that rezoning the parcel behind CVS would remove a significant barrier from the residential area to the commercial area, and voiced his concerns about the removal of a number of 100 year old trees that serve as a wildlife habitat.

Regarding the traffic study, Mayor Shepley explained that when traffic analysts are requested to do traffic studies, they are given very specific parameters and the reason those streets were not studied was because they had not been part of the defined scope, assuring the residents that there was no conspiracy to omit the neighborhood streets. Mr. McGrath agreed, but noted that Mr. Overbay had mentioned that traffic would divert to Berkshire Drive. Mr. McGrath stated that the neighborhood felt neglected and ignored by CVS, and if not for the City's Planning Department, the neighborhood would not even know about the CVS plans, although he felt they could have been advised of much more information.

Mr. McGrath expressed his frustration with the Planning and Zoning Commission public hearing, saying that the audience had not been allowed to rebut any statements made by CVS. He stated that he had written a letter to the Editor of the Northwest Herald and wished that to be part of the public record. He read a summary of the neighborhood's objections, including intrusion on privacy and property rights, elimination of residentially zoned property and removal of decades old trees, substantially increased congestion on Route 14, Virginia Road and nearby intersections, and increased traffic on Darlington, Lincolnshire, Nottingham and Devonshire in the Coventry Subdivision.

Mr. McGrath stated that he had previously submitted petitions signed by 117 residents in opposition to the CVS probably and distributed petitions with an additional 50 signatures to the City Council. He stated that the neighborhood was looking to the City Council to protect them. He stated that CVS won't leave Crystal Lake and could find a different location. He stated that they did not need a 24 hour facility with a drive through and the resultant noise, lights and no

buffer to the residential area.

Mike Philpot, 246 Lincolnshire Drive, asked if the "needs of the many outweighed the needs of the few"? He voiced concern about the destruction of 100 year old trees and the animals that would have to relocate and find other sources for food and shelter. He stated that there was nothing moral about destroying 100 year old trees. He stated that residents with backyards abutting the CVS property would no longer have a sound barrier or screening from parking lot lights and car lights. He stated that currently, from his second story bedrooms, there were two layers of barriers which would be removed and it would take a 50 foot high wall to replace them, which no one wants. Mr. Philpot expressed concern about increased traffic causing an increase in traffic accidents. He took issue with the traffic consultant's report which surmised that motorist would use Virginia/Pyott, Berkshire Drive or Rakow to travel south or west, stating that they would use the neighborhood streets instead.

Mr. Philpot quoted portions of the traffic study and disputed them. He stated that the community does not need a full service pharmacy 50 feet away from another full service pharmacy. He stated that allowing rezoning of the residential property would mean that it could be sold for more than it is worth and rewards people for not maintaining their property. He urged the Council to not approve the CVS proposal.

Jim Rausch, 229 Lincolnshire, stated that he has lived there for 30 years and had noticed lately that there was more traffic rushing down Lincolnshire to avoid the traffic signals. He questioned how Goodyear could move directly across the street from Ron's Service Station without their opinion being considered. He stated that CVS should find another location because it was not appropriate for this location.

Christy White, 198 Lincolnshire Drive, stated that she was glad that CVS was looking to bring another store to Crystal Lake, but she objected to the location. She stated that as a working mother, she travels in that area every day and sees how cars cannot exit onto Route 14 or Virginia Road when traffic is heavy, having to wait for other drivers to let them exit. She stated that having three cars stacked in front of the former Mama Rinis at the traffic light would block the exit, and 6 cars lined up at Virginia would block that exit. She spoke about safety concerns for children playing and riding bikes, and urged the Council to not overlook the concerns of the neighborhood regarding traffic on residential streets and allow those streets to be used as a "cut through".

Clarence Moltenkevich said that a driver would have to be crazy to make a left turn out of any of the proposed exits because of the speed of the traffic and shrubbery blocking the sightline. He spoke vehemently about traffic problems, stating that everyone's safety should be protected. He noted increases in traffic on Lincolnshire at high rates of speed, and said it should be limited to parking on one side of the street only because only one car can get through at a time. He stated that the speed limit on Lincolnshire should be 25 mph and stop signs should be installed at Lincolnshire and Nottingham. He added that there should also be signs on streets leading to Lincolnshire and Devonshire that they are for "local delivery" only and establish weight limits

because CVS will have diesel trucks making deliveries. He stated if the trees were cut down, a 10 to 12 foot fence should be installed. He stated that he has a friend whose home backs up to a supermarket with deliveries being made at all times of day and night, and CVS should be restricted to having deliveries at only certain times. He concluded by saying that with the proximity of Walgreens and Osco, CVS should find another location.

Maurice Elizarrarar, 206 Lincolnshire, spoke about a recent accident where a speeding car had crashed into a front yard tree on Nottingham. He stated that he does not let his children play in the front yard because of the traffic. He stated that he did not believe the traffic study took into account the effect that CVS would have on the neighborhood. He stated that many of his neighbors had no idea of the CVS proposal and he was speaking on their behalf as well.

Octavio OCampo, 598 Devonshire Drive, stated that as a 22 year old young adult, he believed this was a case of corporatism and that CVS had not even thought about the effect this would have on the neighborhood. He stated that he was concerned about his younger siblings and the increased traffic, which he felt would be unfair to the neighborhood. He stated that he was not against business, but the neighborhood concerns should be taken into consideration.

John Fuhler, owner of the residential property being proposed for rezoning, stated that he had felt that removing the two old eyesore homes could only improve the area. He stated that regarding the neighbors' concerns about noise and light pollution, the Virginia Office Park property extends to backyards and there is no problem. He stated that if the property were zoned B-2PUD, the City could ensure that it would be developed right. Regarding traffic, he stated that one of the speakers had brought up a good point about lowering speed limits and having other traffic regulations in Coventry. He stated that CVS would not cause a problem because the problem already existed. He noted that if he were exiting CVS by turning right and wished to go the other way, he would prefer to just turn around in the Crystal Lake Plaza rather than drive on residential streets.

City Council Discussion

There being no further public comment, Mayor Shepley closed that aspect of the meeting. He advised the audience that this was normal procedure for City Council meetings and it was now time for the City Council to discuss the matter. He noted that the petitioners may say something that the objectors do not agree with, but asked them to have faith in the City Council to ask the right questions. He stated that all had been given an opportunity to speak and be heard.

The City Council conducted a lengthy discussion. Highlights included:

Councilman Dawson asked if underground storm detention basins had been used in other areas of the City before. City Engineer Abby Wilgreen stated that they have been used in two other locations, but she did not have the exact information with her at the meeting and could advise him later. Councilman Dawson asked if Circle Lane extends to Fuhler's lot, Virginia Park. Mr. Fuhler replied that he no longer owns that property, but stated that the current owners of the Virginia Park condos do wish to connect to Circle Lane. Mr. Fuhler stated that he owns the open

space beside the church, which he said could be developed in the future.

Councilwoman Ferguson stated that she did not wish to grant rezoning of the lot, currently zoned Residential, until there is a development proposal because if the Council were to grant B-2 or B-2 PUD zoning for that property, it would vest some rights for the developer and she did not wish to do that without knowing what was planned. Regarding the CVS lot, Councilwoman Ferguson stated that people need to remember that Route 14 is a commercial roadway and whether or not CVS locates across the street from Walgreens is not something the City Council can decide upon as long as the property is zoned for that use. Regarding traffic, she stated that she had observed it and did not believe that CVS would add significantly more traffic than the former restaurant. She asked if it would be possible for the City Council to limit delivery times, and Director of Community Development Michelle Rentzsch stated that the Council has done that in the past.

Mayor Shepley confirmed that B-2 zoning has been on the property for more than 40 years, saying that the die had been cast for the development of Route 14 since that time, and there was a legal right for CVS to put a building there. He stated that if CVS had crafted a plan that required no variations, they would not need City Council approval and could start building. He stated that CVS was requesting variations for site coverage regarding their parking lot by requesting 75% coverage when the City's ordinance allows 65%, a greater scope of signage that allowed by ordinance, and a drive-through, and those requests were the only leverage the City had to work with. He stated that is would not be appropriate to limit deliveries, but possibly the drive-through hours could be limited. Regarding rezoning the smaller Lot 2, Mayor Shepley stated that he absolutely agreed with Councilwoman Ferguson, saying that if the Council were to grant B-2 or B-2 PUD zoning, it would be like writing a blank check.

Regarding public comments about the traffic study, Mayor Shepley stated that it had not included the neighborhood because it was intended to focus on access to public roadways. Mayor Shepley asked about the trees on Lot 2 if the property is not rezoned, and Mr. Richter advised that if the property remains residentially zoned, the trees could be cut down at any time.

Councilwoman Ferguson suggested that CVS come back with a more reasonable signage proposal, noting that they had been granted more signage at their Randall Road store because of its location and setback. Mayor Shepley suggested that rather than having them come back with a revised proposal, the Council could either grant no variations so that they would need to comply with the Sign Ordinance or advise them of an acceptable amount of square footage. Councilwoman Brady stated that CVS could easily match Walgreens' 172 square feet, noting that she was not interested in including Sherwin-Williams signage in the comparison. She recalled that CVS had originally been granted 172 square feet of signage for the Randall Road store, but had come back for additional signage for the drive-through because it could not be seen from the roadway. She also noted that Randall Road is different because cars are traveling much faster than on Route 14. She stated that she did not have a problem with an Electronic Message Center (EMC) sign, but noted that they did not need additional signs for "photo" and "beauty", etc. because everyone knows that. She added that they would need directional drive-through signage however.

Regarding Lot 2, Councilwoman Brady agreed that it could wait to be rezoned until a development plan came forth. Councilwoman Brady commented that she had lived in Crystal Lake her entire life and had never known there were houses on that lot and could not imagine what B-2 user would want it because there is no visibility. Mr. Richter advised that keeping it zoned residential would change the setback and other requirements for the CVS proposal.

Mayor Shepley asked if CVS was asking for approval of the Final Plat, which breaks up the lots into different configurations, noting that the Council could grant that but not rezone it, and if that requires a change in setbacks, then CVS would have to submit a new plan to meet those setbacks. He stated that the City was under no obligation to grant the rezoning. Mr. Richter stated that Lot 2 would then have two different zoning classifications. Mayor Shepley suggested rezoning to R-2, and Mr. Richter advised that Lot 1 would not meet the buffer requirements if that were done. Mayor Shepley stated that if that was the case, so be it. He noted that another reason to not rezone the property B-2 was that it would completely obliterate any kind of buffer or feathering from commercial zoning to residential zoning. Councilwoman Brady suggested changing the zoning to R-2 for Lot 2, and Mr. Richter confirmed that CVS would need to come back to the Council for approval of variations. Councilwoman Brady confirmed with the petitioners that the proposed CVS would be open 24 hours, just like the Randall Road store.

Councilman Hopkins stated that he thought the architecture of the building was very nice looking, and he agreed with the previous comments regarding signage. He stated that he also agreed with Councilwoman Ferguson and he would not support blanket rezoning of Lot 2. Councilman Hopkins stated that he was concerned about parking and asked about stacking into the drive through and flow. He stated that he also thought the plan appeared to be "over parked", noting that he had never seen so many parking spaces needed at any CVS.) Mr. Bettenhausen stated that CVS had asked for that number of spaces. Mr. Bazos stated that the City's ordinance requires 60 spaces and the plan asks for 69 spaces. Regarding Councilman Hopkins' question about traffic flow and stacking, the engineer for CVS, Jeremy Foss, showed the plan onscreen and described the flow. He stated that there was room for six cars to queue with a 24 foot drive aisle, and he explained how the "T" intersection would work.

Councilman Hopkins asked about lighting, and Mr. Bettenhausen stated that CVS had invested a lot of time and research on lighting and having focused lighting which would not spread. Regarding parking, he stated that one of CVS's strategies is to provide generous parking because many times customers are not well and want plenty of parking options, even with a drive-through. Councilman Thorsen commented that the City does not have to comply with corporate strategy.

Councilman Hopkins asked about landscaping and Mr. Foss described having green space on the south side of the drive-through with vibirnum and dogwoods in a row from building edge to edge. When questioned, he stated that they were deciduous shrubs and Councilman Hopkins expressed concern about headlights going to the residential area. Mr. Richter suggested that evergreens be planted instead.

Regarding traffic, Councilman Hopkins stated that he often makes left turns out of County Donuts safely. He concluded by saying that whatever the outcome of the CVS proposal, the neighborhood traffic needed to be looked at.

Councilman Hubbard agreed with Councilwoman Brady regarding signage, stating that 170 square feet would be plenty. He also agreed with not rezoning Lot 2. He stated that he was concerned about landscaping at the drive-though and wanted to see more than 3 foot tall shrubs there, even if they are evergreens. Regarding parking, he stated that the Walgreens parking lot is always full, so he understands the CVS request. He also stated that he has used Coventry streets in the past to get to Walgreens, and agreed that there needs to be a way to deter traffic from the neighborhood.

Councilman Thorsen stated that he wholeheartedly agreed with Councilman Hopkins about working with the neighborhood regarding traffic issues and there were measures the City could take, such as parking restrictions and more, which have been done in other neighborhoods.

Councilman Thorsen stated that there was a consensus in almost every aspect of the proposal; signage, lot designation, and for the petitioner to come back with setback restraints when the lot is rezoned R-2. He stated that he agreed wholeheartedly with Councilwoman Hubbard that something will be developed on the property, noting that this location decision by CVS was reached after they had been in the market for Route 14 property for a long time. He stated that in his opinion, the property has been a blighted niche and any development needs to beneficial for the City and the neighborhood. Councilman Thorsen thanked Mayor Shepley for pointing out that the property had been assigned B-2 zoning rights since probably before he was born. Regarding Councilman Hopkins' concern about over parking, he stated that the Council could choose to eliminate nine parking spaces, but he felt the Council was very close to agreeing on all aspects. Councilman Thorsen stated that the neighborhood problems with traffic needed to be addressed from a different perspective.

Mayor Shepley spoke about the signage into the Kelly Woods subdivision from Route 31 which states "local traffic only" and its deterrent effect. City Engineer Abby Wilgreen stated that there would be no problem with installing that signage from an engineering aspect. Mayor Shepley said that measure could be done immediately. Regarding signage, Mayor Shepley stated there was no way he could justify allowing CVS to have 286 square feet of signage just because there is a two tenant building across the street, noting that would only result in Walgreens requesting more signage and he would not go down that road. He stated that the City had worked very hard to enforce the sign ordinance and it had taken ten years to bring all of the signs on Route 14 into compliance.

Mayor Shepley said that his position regarding Lot 2 was clear and although he could envision a non-residential use for the property, that was not before the Council that evening and he could not rezone it to B-2 PUD, which would give the property owner a legally enforceable right to put a gas station on the property.

Regarding the audience member who had asked if Ron's Service had been consulted about the relocation of Goodyear, Mayor Shepley stated that was the nature of competition, adding that apparently CVS and Walgreens like to be in close proximity, the same as car dealers and other similar businesses. He stated that was their business decision and their property right, and the City had nothing to say about it. Regarding landscaping for the drive-through, Mayor Shepley suggested adding a condition that CVS could install whatever landscaping they wish as long as it blocks the light and is maintained at all times. He noted that if the landscaping needs to be 15 feet tall, it should be 15 feet tall, and he added that certain plants, such as Dogwood, do not like salt and that should be taken into consideration.

Mayor Shepley stated that he was very sensitive to the neighbors' concerns about traffic because he also lives on a "cut through" street. He stated that he would like to see the Council direct staff to recommend measures to improve the traffic situation, including possible signage on both sides of Lincolnshire and Devonshire.

Regarding the proposed location of CVS, Councilman Dawson commented that something had to go there, but with the widening of Route 14 and the traffic for ingress/egress, he could not support the petition. He stated that he was not challenging what had been presented and he hoped CVS was successful, but he did not feel that having a pharmacy in that location was a good fit for the area.

Mayor Shepley asked if Country Donuts would have a cross access and Mr. Overbay said they did. In response to Mayor Shepley's comment that it seemed narrow, he stated that the three access points between Country Donuts and Mama Rini's would be widened to three lanes and the same would occur on the Virginia Street Condo side. Mr. Overbay stated that the point of leaving access was for the benefit of Country Donuts.

Mayor Shepley stated that CVS will have an impact on neighborhood traffic during peak hours, which were relatively finite. He stated that was no consolation for the neighbors, but it was a fact. Mayor Shepley also cautioned the petitioners that McHenry County may have differing views regarding ingress/egress.

Regarding leaving Lot 2 with R-2 zoning, Mr. Bazos stated that would not be acceptable to Mr. Fuhler, one of the sellers needed to complete the CVS deal. He stated that property is not usable as a residential lot and is currently in a rundown condition. He suggested either coming back to the Council with a list of acceptable uses, or rezoning it "Office", which wouldn't create a setback problem. Mayor Shepley suggested sending the matter back to the Planning and Zoning Commission for the limited purpose of considering rezoning of Lot 2 from R-2 to Office. He stated that although he had a lot of respect for and trusted Mr. Fuhler and his family, once the property is rezoned it could pass into the hands of someone else. He stated that he would not support the first option of tailoring a list for B-2.

Mr. Bazos asked if the Council could rezone the property to Office that evening, but City Attorney John Cowlin stated that it would need to go back to the Planning and Zoning

Commission for review and recommendation. Mr. Fuhler advised that he would agree to Office zoning.

Mayor Shepley stated that the Council had a consensus for the rest of the property, but one of the variations requested was to allow an entrapped lot with no access to a public road, and if the Council were to approve that, he wanted it clear that could not become justification for saying that the property has no value.

Councilwoman Brady asked about setback requirements between Office and B-2, and Mr. Richter advised it was 30 feet, which would be a variation not previously published for. Mr. Bazos stated that the variation language had included "catch all" language, but Mr. Richter stated that it would still need to be in the legal notice. Mayor Shepley asked that the petitioner work the matter out with the City Attorney, but stated that he felt it would be requiring the petitioner to perform a futile act.

Councilwoman Brady moved to refer the matter back to the Planning and Zoning Commission as discussed. Councilman Thorsen seconded the motion. On roll call, all voted yes. Motion passed.

Mayor Shepley asked staff to keep the neighbors informed as to when the matter would be before the Planning and Zoning Commission.

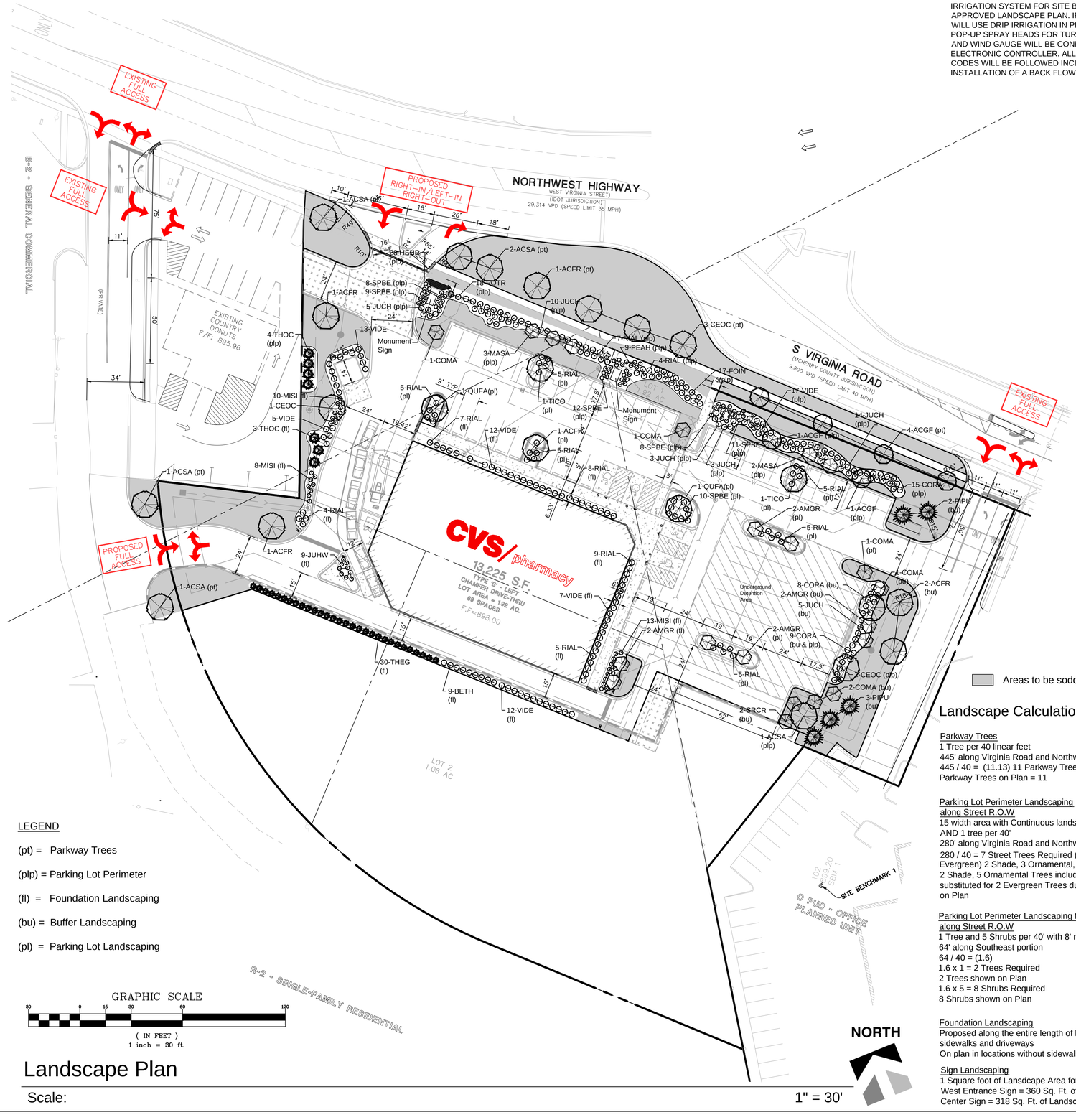
18. Resolution designating items as surplus equipment, and declaring two Hoffman four stage blowers as surplus and accept payment from Berryman Equipment Company for purchase of the blowers and authorizing execution of an agreement with Obenauf Auction Service, Inc. for the sale of surplus equipment using their online auction, and to authorize surplus items not sold or whose proposed auction price is less than a scrap price be scrapped in accordance with the City's scrap metal policy.

Councilwoman Brady moved to adopt a Resolution designating the items identified in Exhibit "A" as surplus equipment and to authorize the City Manager to execute an agreement with Obenauf Auction Service, Inc. for the sale of this surplus equipment utilizing their online auction and further to authorize surplus items not sold or whose proposed auction price is less than scrap price to be scrapped. Councilman Thorsen seconded the motion. On roll call, all voted yes. Motion passed.

Councilman Thorsen moved to declare two Hoffman four stage blowers as surplus and accept payment of $2,000 from Berryman Equipment Company for the purchase of the blowers. Councilman Hopkins seconded the motion. On roll call, all voted yes. Motion passed.

19.Bid Award and adoption of a resolution authorizing execution of a purchase agreement with Compass Minerals America Inc. for road salt for the 2015/2016 and 2016/2017 winter seasons.

Councilman Thorsen moved to award the contract for the purchase of road salt for the 2015/2016 and 2016/2017 winter seasons to the lowest responsive, responsible bidder, Compass Minerals America, Inc., in the amount of $72.24 per ton for the first year and $74.41 per ton for the second



LEGEND

(pt) = Parkway Trees

(plp) = Parking Lot Perimeter

(fl) = Foundation Landscaping

(bu) = Buffer Landscaping

(pl) = Parking Lot Landscaping

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

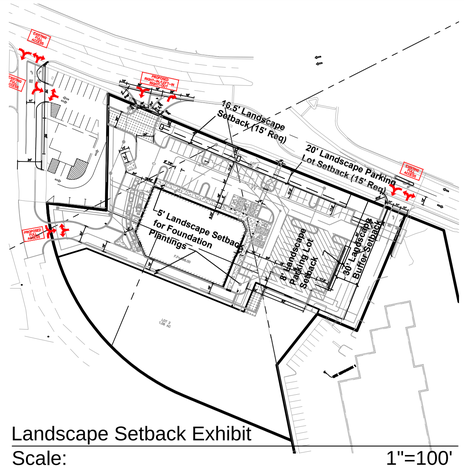
1 inch = 30 ft.

Landscape Plan

Scale: 1" = 30'

Irrigation System

CONTRACTOR WILL PROVIDE SHOP DRAWINGS OF IRRIGATION SYSTEM FOR SITE BASED ON THE APPROVED LANDSCAPE PLAN. IRRIGATION SYSTEM WILL USE DRIP IRRIGATION IN PLANTING BEDS AND POP-UP SPRAY HEADS FOR TURF ONLY. A RAIN GAUGE AND WIND GAUGE WILL BE CONNECTED TO THE ELECTRONIC CONTROLLER. ALL LOCAL PLUMBING CODES WILL BE FOLLOWED INCLUDING THE INSTALLATION OF A BACK FLOW PREVENTER.



Landscape Setback Exhibit

Scale: 1"=100'

Plant List

Shade Trees

Key	Quantity	Name COMMON/ Botanical	Size	Comments
ACGF	6	AMUR FLAME MAPLE/ Acer ginnala 'Flame'	2 1/2" BB	
ACFR	6	AUTUMN BLAZE MAPLE/ Acer x freemanii 'Jeffersred'	2 1/2" BB	
ACSA	6	GREEN MOUNTAIN SUGAR MAPLE/ Acer saccharum 'Green Mountain'	2 1/2" BB	
CEOC	6	COMMON HACKBERRY/ Celtis occidentalis	2 1/2" BB	
QUFA	2	COLUMNAR ENGLISH OAK / Quercus rubra 'Fastigata'	2 1/2" BB	
TICO	2	GREENSPIRE LINDEN/ Tilia cordata 'Greenspire'	2 1/2" BB	

Evergreens

PIPU	5	COLORADO GREEN SPRUCE/ Picea pungens	6'	
JUCH	40	SARGENT GREEN CHINESE JUNIPER/ Juniperus chinensis 'sargentii'	18"	
JUHW	9	BLUE RUG SPREADING JUNIPER/ Juniperus horizontalis 'Wiltoni'	1 Gal	
THOC	7	DARK GREEN ARBORVITAE / Thuja occidentalis 'Nigra'	6'	
THEG	30	EMERALD GREEN ARBORVITAE/ Thuja occidentalis 'Emerald Green'	6'	Planted 4'-0" o.c.

Ornamental

AMGR	8	AUTUMN BRILLIANCE SERVICEBERRY/ Amelanchier grandiflora 'Autumn Brilliance'	8'	Multi-stem
COMA	6	CORNELIAN CHERRY DOGWOOD/ Cornus mas	8'	Multi-stem
CRCR	2	THORNLESS CORKSPUR HAWTHORN/ Crataegus crusgalli inermis	8'	Multi-stem
MASA	5	SARGENT CRABAPPLE/ Malus sargentii	8'	Multi-stem

Deciduous Shrubs

BETH	9	ROSE GLOW BARBERRY/ Berberis thunbergii f. atropurpurea 'Rose Glow'	3'
CORA	33	GRAY DOGWOOD/ Cornus racemosa	3'
FOIN	17	BORDER FORSYTHIA/ Forsythia X intermedia	3'
POTR	18	GOLD FINGER POTENTILLA/ Potentilla fruticosa 'Gold Finger'	3'
RIAL	74	ALPINE CURRANT/ Ribes alpinum	3'
SPBE	58	GOLDFLAME SPIREA/ Spiraea X bumalda 'Goldflame'	3'
VIDE	66	AUTUMN JAZZ VIBURNUM/ Viburnum dentatum 'Ralph Senior'	3'

Perennials & Ornamental Grasses

HEHA	27	HAPPY RETURNS DAYLILY/ Hemerocallis x Happy Returns	1 Gal.
PEAH	9	DWARF FOUNTAIN GRASS/Pennisetum alopecuroides 'Hameln'	1 Gal.
MISI	34	PURPLE FLAME GRASS/ Miscanthus sinensis 'Purpurascens'	1 Gal.

Areas to be sodded

Landscape Calculations

Parkway Trees
1 Tree per 40 linear feet
445' along Virginia Road and Northwest Highway
445 / 40 = (11.13) 11 Parkway Trees Required
Parkway Trees on Plan = 11

Parking Lot Perimeter Landscaping along Street R.O.W
15 width area with Continuous landscaping and/or 2.5' berms AND 1 tree per 40'
280' along Virginia Road and Northwest Highway
280 / 40 = 7 Street Trees Required (⅓ Shade, ⅓ Ornamental, ⅓ Evergreen) 2 Shade, 3 Ornamental, 2 Evergreen
2 Shade, 5 Ornamental Trees including 2 Ornamental Trees substituted for 2 Evergreen Trees due to overhead power-lines on Plan

Parking Lot Perimeter Landscaping frontage not along Street R.O.W
1 Tree and 5 Shrubs per 40' with 8' minimum width
64' along Southeast portion
64 / 40 = (1.6)
1.6 x 1 = 2 Trees Required
2 Trees shown on Plan
1.6 x 5 = 8 Shrubs Required
8 Shrubs shown on Plan

Foundation Landscaping
Proposed along the entire length of building excluding sidewalks and driveways
On plan in locations without sidewalks and driveways

Sign Landscaping
1 Square foot of Lansdcape Area for 1 Square foot of Sign Area
West Entrance Sign = 360 Sq. Ft. of Landscaping on Plan
Center Sign = 318 Sq. Ft. of Landscaping on Plan

Buffering requirements from Commercial to Office
3 Evergreen Trees, 1 Shade Tree, 4 Understory Trees, and 8 Shrubs per 100' with 30' minimum width
168' along Southeast portion
168 / 100 = (1.68)
1.68 x 3 = (5.04) = 5 Evergreen Trees Required
1.68 x 1 = (1.63) = 2 Shade Trees Required
1.68 x 4 = (6.72) = 7 Understory Trees Required
1.68 x 8 = (13.44) = 13 Shrubs Required
5 Evergreen Trees, 2 Shade Trees, 7 Understory Trees and 14 Shrubs provided on Plan

Parking Lot Landscaping
1 Parking Lot Island for every 10 Parking Spaces
68 Parking Spaces proposed
68 / 10 = (6.8) = 7 Islands = 7 Trees Required
5 Shrubs per each island
7 Islands x 5 Shrubs = 35 Shrubs
1 Tree per Islands and Vegetative ground cover in all Islands
On Plan - 9 Trees, 35 Shrubs and 8 Islands

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM
Simply Call 811

SEAL

Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

CVS pharmacy®

NORTHERN 13225-LEFT CHAMFER DRIVE-THRU

STORE NUMBER: 0000

N.W. HIGHWAY AND VIRGINIA RD.
CRYSTAL LAKE, IL

PROJECT TYPE: NEW STORE
DEAL TYPE: LAND PURCHASE

CS PROJECT NUMBER: 83540

ARCHITECT OF RECORD

719 Griswald Street, Suite 1000
Detroit, MI 48226
www. norr.com

NORR
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

Manhard CONSULTING LTD
900 Woodlands Pkwy, Vernon Hills, IL 60148 ph:690.691.8500 fx:630.691.8585

DEVELOPER:
T.M.
CROWLEY & ASSOCIATES
600 East 96th Street, Suite 150
Indianapolis, IN 46240
PH: 317-574-7333

SEAL:

REVISIONS:

2-12-15 REVISED PER CITY COMMENTS
3-20-15 REVISED PER CITY COMMENTS
5-18-15 REVISED PER CITY COMMENTS

SCALE: 1"=30'
DRAWING BY: JBD
DATE: 11/19/14
JOB NUMBER: 130953
TITLE: L1
SHEET NUMBER: 1 of 2

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

May 18, 2015 - 15:51 Dwg Name: P:\Cad\dwg\Eng\Final Drawings\Exhibits Eng\TCAD_-_LANDSCAPE PLAN_051815.dwg Updated By: bdethloff

Permit Package

5/26/2015

CVS CS 83540
Northwest Hwy & Virginia
Crystal Lake, IL

Prepared for CVS By:

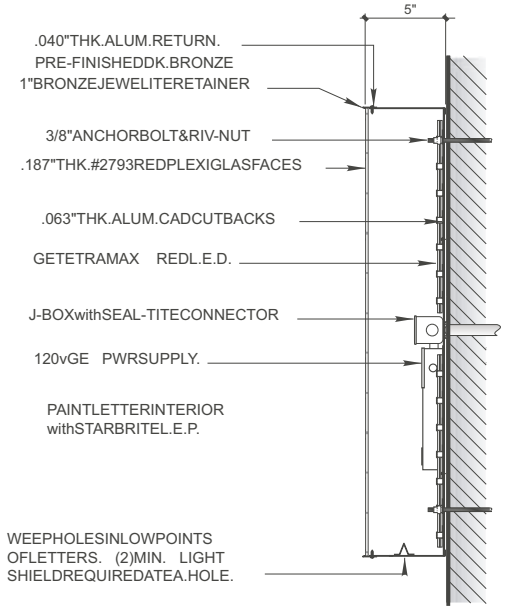
icon
Identity Solutions

1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

B



75.0 sq.ft.
Qty. 2



L.E.D.LETTERSECTION
N.T.S.

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1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

CVS CS 83540
Northwest Hwy & Virginia
Crystal Lake, IL

Date: 12/2/2014
Revisions:

B3

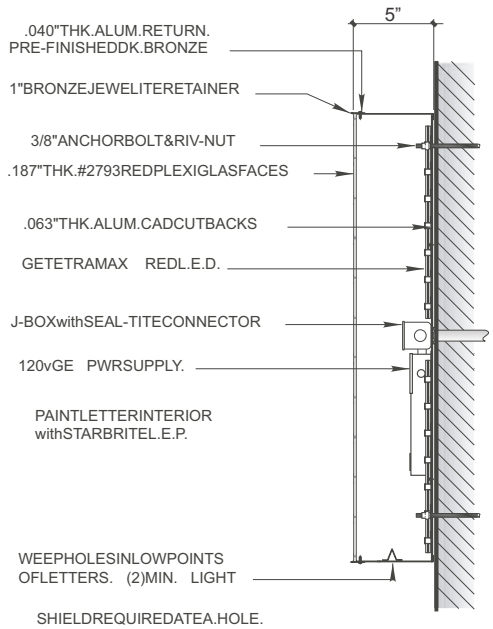
13’-4”

1’-6”

Drive-Thru Pharmacy

20.0 sq. ft.
Qty. 1

ILLUMINATED ANCILLARY BUILDING MESSAGES



L.E.D.LETTERSECTION

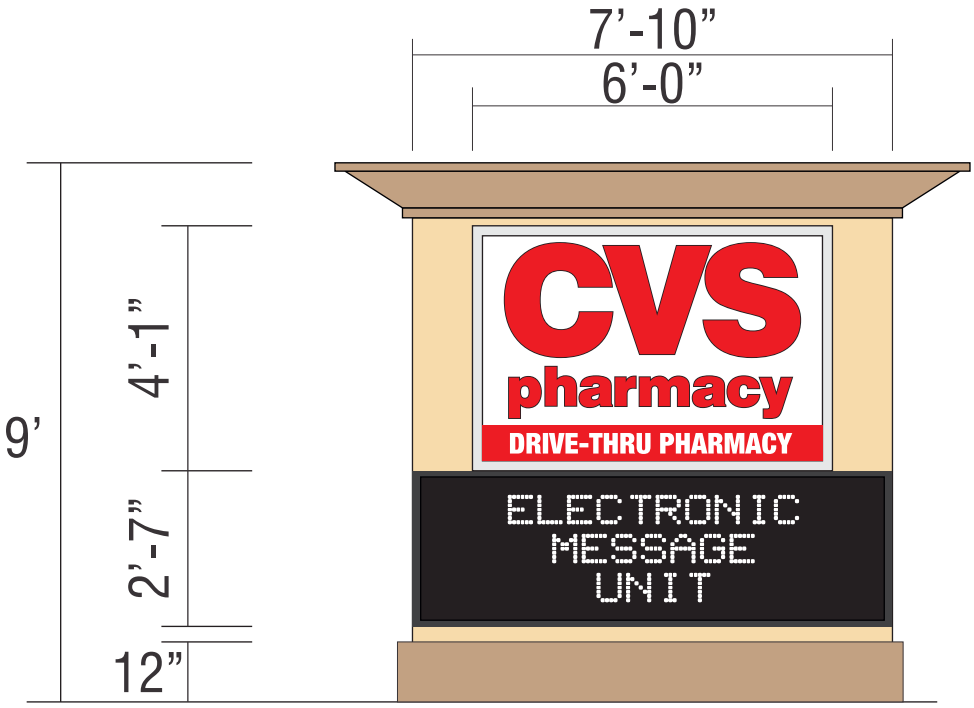
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Revisions:

A1



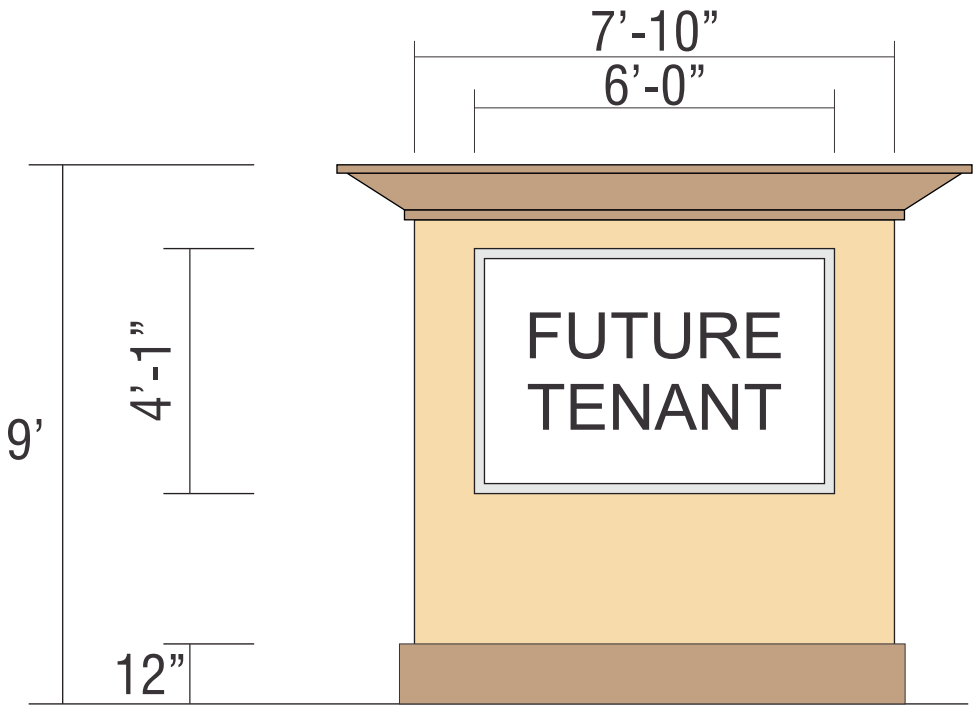
Qty. 1
44.7 sq ft
EMU to we white only

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A2



Qty. 1
24.5 sq ft

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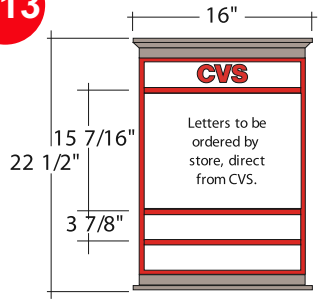
CVS CS 83540
Northwest Hwy & Virginia
Crystal Lake, IL

Date: 12/2/2014
Revisions:

Window and Door Signs

Hours of Operation

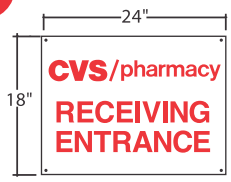
B13



Qty 2

Receiving Door Sign

B14



Qty 1

Drive Thru Signs

B8



Qty 1

Temporary Signs

S1



Qty. 1

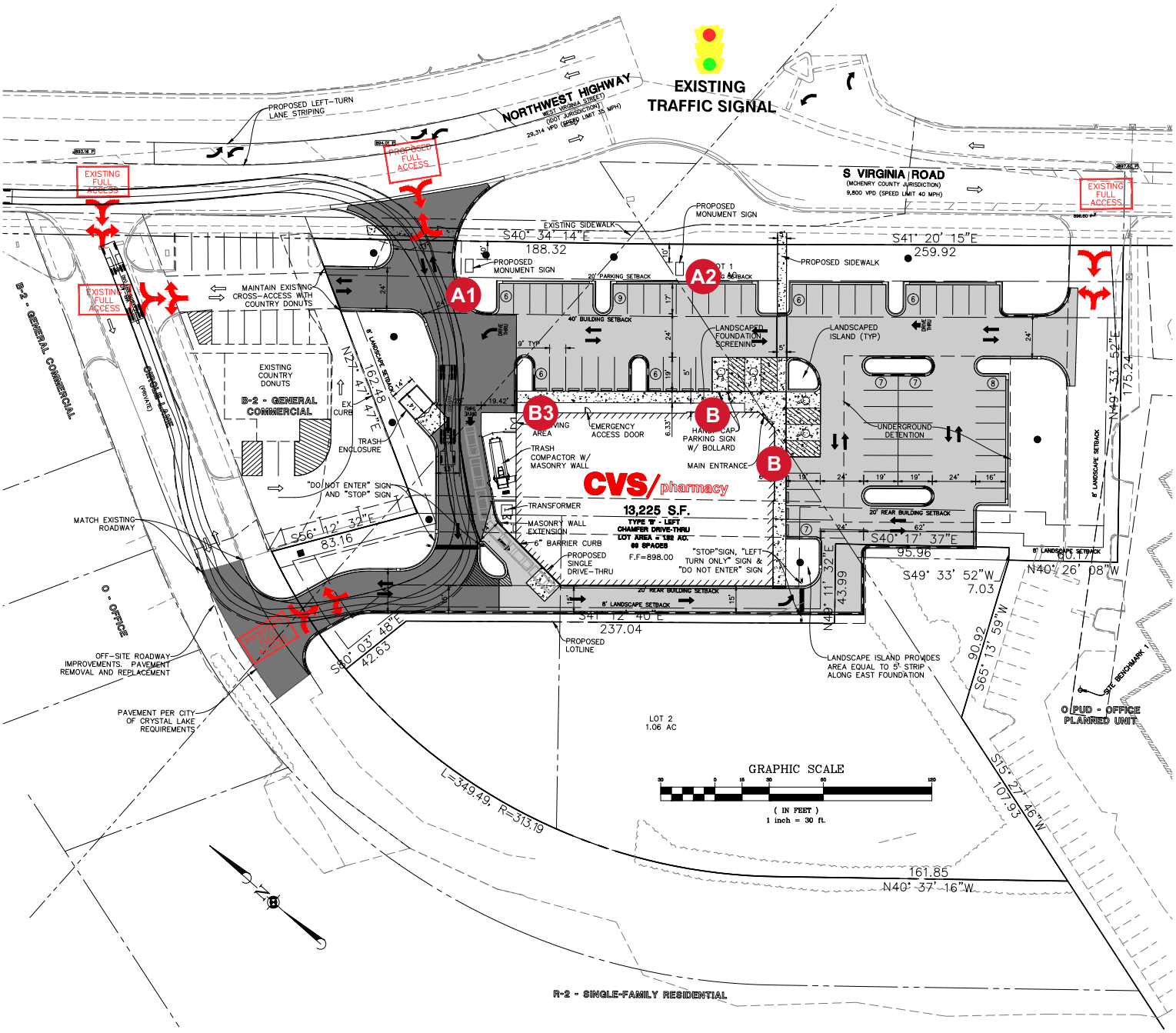
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Crystal Lake, IL

Date: 12/2/2014
Revisions:

CVS/pharmacy®

PROPOSED SIGN PLACEMENT



* Site plan is for general sign location only.

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Illinois 60007

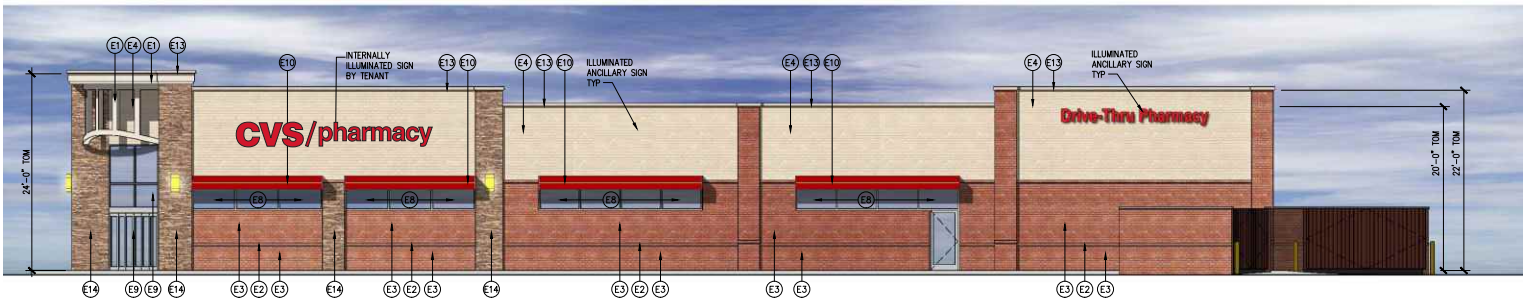
CVS CS 83540
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Crystal Lake, IL

Date: 12/2/2014

Revisions:

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PROPOSED SIGN PLACEMENT



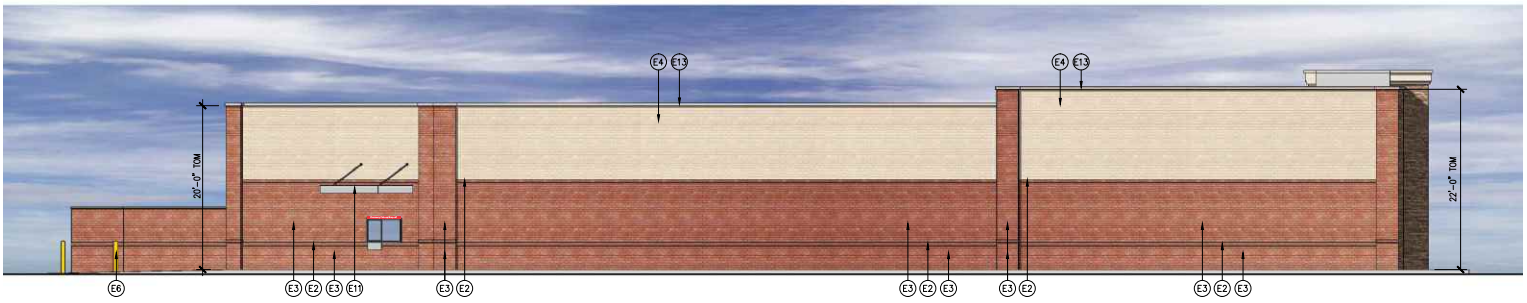
NORTH ELEVATION - SOUTH VIRGINIA ROAD

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



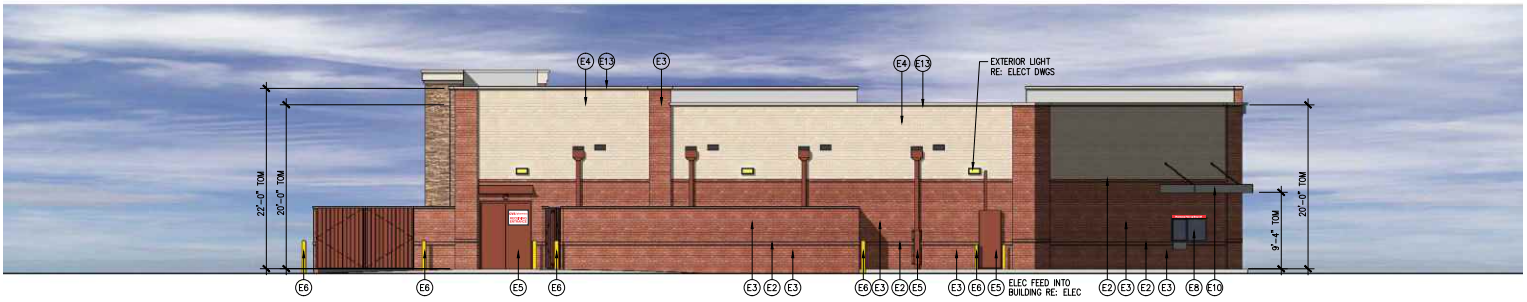
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

* Elevations are for general sign location only. Building materials and design details may not be reflected.

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Date: 12/2/2014

Revisions: