



#2021-66
GW Properties Wendy's and Guzman Y Gomez –
Preliminary Planned Unit Development
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	June 2, 2021
<u>Request:</u>	Preliminary Planned Unit Development two new limited service restaurants.
<u>Location:</u>	5459 and 5501 Northwest Highway
<u>Acreage:</u>	Approximately 2.6 acres
<u>Existing Zoning:</u>	B-2 PUD General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North: B-2 PUD General Commercial South: M Manufacturing (Three Oaks Recreation Area) East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The site was the buildings and parking lot for the previous office building then a used car lot for Pauley Toyota. The previous buildings have been demolished and the site is now vacant.
- The site sits along Route 14 and backs to the Three Oaks Recreation Area. It is part of the Three Oaks Recreation Area Planned Unit Development Overlay District. It is the intent of the Three Oaks PUD Overlay District to promote orderly and high-quality development that is compatible with the character and use of Three Oaks, consistent with and complementary of the area's recreational uses and amenities, and supportive of a strong and stable tax base.
- The Raising Canes was approved in 2020 and is currently under construction.

Land Use Analysis:

ZONING

- The site is currently zoned B-2 PUD General Commercial. Limited Service Restaurant is a permitted use in the B-2 zoning district.
- The Comprehensive Land Use Plan designates this area as Commerce. The proposed restaurant uses fit in the Commerce land use designation.

SITE PLAN

- The site is along Northwest Highway east of the Three Oaks Recreation Area entrance. These two lots are between the existing Cassidy Tire and the Raising Cane's lot.
- The site backs to the north lake of the Three Oaks Recreation Area. A future boardwalk is planned behind these lots, which has been illustrated on these plans. Raising Canes has provided a 20-foot area reserved for the future boardwalk. These two lots are also planning for the future amenity with Wendy's providing 20 feet and Guzman Y Gomez providing 57 feet.
- There are two access points into the site from Route 14, one on the Raising Cane's parcel and a shared access between the Wendy's parcel and Cassidy Tire. There is a shared cross access easement among all three properties.
- The Wendy's site illustrates a one-way circulation around the building with a single drive-through lane. There are concerns with the width at the entrance to the site, safety of pedestrians and patrons of the restaurant and seating since it is so close to the drive aisle and the large amount of impervious surface on the site. On site analysis of the access, maneuvering, truck turning movements, pedestrian and cyclist safety, curb cuts, outdoor seating location, and drive-through stacking will be done as part of the amended traffic study.
- Guzman Y Gomez shows two-way circulation for their parking field. This leads to a dual drive-through ordering area and a bypass lane. Two pedestrian crosswalks are shown across the parking lot. Their standard delivery truck and garbage truck can navigate the site. A further on site analysis of the access, maneuvering, truck turning movements, pedestrian and cyclist safety, curb cuts, outdoor seating location, and drive-through stacking will be done as part of the amended traffic study.
- From both Route 14 to the north and the boardwalk area to the south is a vertical connection safely bringing people into the sites and connecting them from Three Oaks Recreation Area to the commercial uses along Route 14.

TRAFFIC STUDY

- A traffic study was completed by Gewalt Hamilton on behalf of Raising Cane's and contemplated another restaurant at this location. This traffic study will need to be updated and presented for review as part of the Final Planned Unit Development approval.

PARKING

- Parking for a Limited Service Restaurant is based on 1 space per 100 gross square feet, plus stacking for drive-through.
- Wendy's is required to provide 26 spaces, they are providing 26 spaces. Guzman Y Gomez is required to provide 28 spaces, they are providing 37spaces. This meets our requirements.

ELEVATIONS

Wendy's

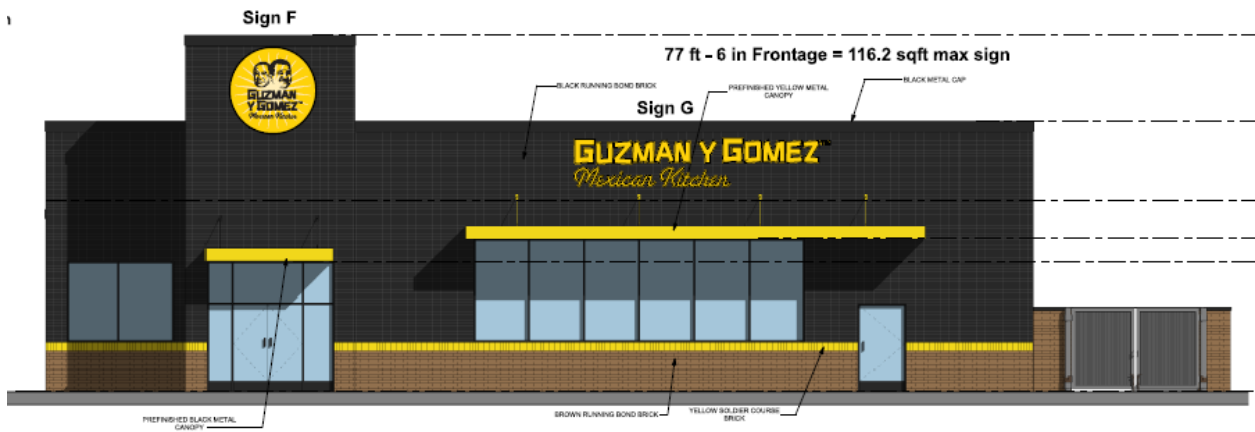
- Wendy's elevations are comprised of a stacked stone and brick. The grey color of the stacked stone is similar in color to the Raising Cane's materials.

- Large bays of windows are proposed around the building and adjacent to the open patio seating. They incorporate a dark anodized frame matching the dark top cap color. The window bays should have a knee wall at the base.
- At the drive-through bays they utilize a dark brick color. This blends well with the Guzman Y Gomez site, but not with the Raising Cane's site.
- A wooden outdoor patio area is along the front of the restaurant. The ability to increase the size of this area or to have a second area closer to the boardwalk should be explored since there is a high demand for outdoor seating.
- The large stacked stone front monument blends well with the other stone around the building and the incorporation of the dark top cap and wood for the patio creates an elegance about the design.
- The proposed LED lighting is recommended to be removed.
- Staff has reviewed the elevations based on the criteria listed in the Design Standards. The project meets 4 of the 10 criteria with two being not applicable. 6 of 10 are required to be considered meeting the design standards for architecture. Several more of the criteria can be met with a few simple changes.

Guzman Y Gomez

- The main building is a dark black brick. Yellow soldier course of brick separate this from the base of the brown brick.
- The dark black color makes it hard to distinguish architectural details like bump outs, decorative lighting or a contrasting top cap. It is suggested that the black be replaced with a color similar to the Raising Cane's and Wendy's. A lighter color will help blend this site with the others, as well as allow for more detail architecture. The yellow soldier course can still separate this from the base, which could then change from the brown brick to the black brick bringing the weight to the base of the building.
- The yellow accent color on the awnings, the drive-through bump outs and the soldier course brick is a nice accent to the elevations and helps tie it back with the corporate signage.
- Additional architectural detailing should be added a blank wall with only signage as the architectural detail is not appropriate. The building should have a clear base, middle and top. Changing the main color and using a large contrasting top cornice would help.
- The Guzman Y Gomez elevations are a stark contrast to the other two buildings. It is understood that there is a need for a corporate architecture though there is still opportunity to use complimentary colors and materials with the other two uses.
- Staff has reviewed the elevations based on the criteria listed in the Design Standards. The project meets 2 of the 10 criteria with one being not applicable. 6 of 10 are required to be considered meeting the design standards for architecture. Many more of the criteria can be met with a few simple changes.

The comparison of all three users to ensure some continuity through the development.



LANDSCAPE PLAN

- Landscaping parking lot screening strip is provided along the western perimeter of the Wendy's site. This strip takes the place of islands every 10 spaces. Additional landscape needs to be added to this area to meet the requirements, including 2 trees and 7 shrubs.
- Foundation Base plantings are required around the building at a minimum of 5 feet in width. Wendy's is not showing any plantings along the center to northern portion of the west side of their building and there is only a 3-foot area adjacent to the outdoor patio area. Opportunity for additional foundation base landscape exists.

- Due to the necessary dedication of right-of-way for a deceleration lane, the minimum 20-foot parking lot setback and 15-foot landscape setback between the site and Route 14. The setback tapers from 14 feet to 8 feet along the Wendy's property line and to 4 feet along the Guzman Y Gomez property line. Guzman Y Gomez has tried to meet the intent of the ordinance by installing extra-large islands at the ends and center of their front parking row.
- Within the 20-foot area reserved for the future boardwalk are some Spruce and Eastern White Pines and a Hackberry.
- The two lots have done a good job designing the landscape plan so that there is material disbursed throughout the site. Plantings have been included between the various users, along the north and south property lines, as well as around the individual buildings. Landscape materials help soften the impact of built surfaces and reduce impervious surface runoff.

SIGNAGE

- The wall signage for Wendy's is very understated and simple.
- Guzman Y Gomez has included a number of signs on every façade. The proposed signage exceeds the requirements.
- The detailed analysis of the signage is listed below.

Wendy's Signs

<u>Sign Type</u>	<u>Size</u>
Wendy's	29 SF x 2
Circular Logo sign	16 SF
Monument	8 feet high 35 SF

TOTAL WALL SF 74 square feet

Guzman Y Gomez Signs

<u>Sign Type</u>	<u>Size</u>
Guzman Y Gomez Mexican Kitchen	35.3 SF
Circular Logo sign	47.8 SF x 2
Guzman Y Gomez Mexican Kitchen	54.4 SF x 2
Burritos, Tacos Nachos Beers	42 SF x 2
Monument	9 feet high 80 SF

TOTAL WALL SF 323.7 square feet

With the PUD bonus signage 219.75 square feet is permitted.

Findings of fact:

Preliminary Planned Unit Development

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the construction of two Limited Service Restaurant for a Wendy's and a Guzman Y Gomez with variations for site and landscape design and signage. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding

properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets Does not meet
3. PUDs must provide transitional uses to blend with adjacent development.
 Meets Does not meet
4. PUD phases must be logically sequenced.
 Meets Does not meet
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
 Meets Does not meet
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
 Meets Does not meet
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
 Meets Does not meet
8. Any private infrastructure shall comply with the city standards.
 Meets Does not meet
9. The PUD plan shall establish the responsibility of the applicant/developer.
 Meets Does not meet
10. A bond or letter of credit shall be posted to cover required fees or public improvements.
 Meets Does not meet

Planned Unit Development Variations

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO

requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development proposed by the Petitioner includes the following variations from the UDO:

- 1) 4-200 E. 1 Parking Lot Setback and 4-400 F. b.i. Site Landscape abutting a right-of-way from the requirement to provide a 20-foot parking lot setback and 15-foot landscape setback.
- 2) 4-400 F 4. Foundation Landscaping from the requirement to provide the 5-foot of materials around the perimeter of the building.
- 3) Article 4-1000 Signs. Wall signage for Guzman Y Gomez at 323.7 square feet, 103.95 square feet above what is allowed. Staff is not recommending approval of this variation and suggests that the code be met.

Comprehensive Land Use Plan 2030 Summary Review:

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

Land Use – Commercial

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 actions:

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 it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (GW Properties, received 05/18/21)
 - B. Site Plan (Design Studio 24, dated 05/11/21, received 5/18/21)
 - C. Wendy's Elevations (Wallin Gomez Architects, dated 05/12/21, received 05/18/21)
 - D. Wendy's Monument Sign (Custom Sign Center, dated 04/27/21, received 05/18/21)
 - E. Guzman Y Gomez Elevations and Signage (Interplan, dated 05/05/21, received 05/18/21)
 - F. Landscape Plan (Kimley Horn, dated 05/18/21, received 05/18/21)

2. Site Plan
 - A. All municipal utilities are required to be in a Municipal Utility Easement (MUE). A Plat of Easement is required to be provided to the City.
 - B. Owner shall record the cross access easement on these two lots prior to sale and with the Raising Cane's owners which spells out access and maintenance responsibilities between the three owners. Provide a copy of the recorded easement for City records.
 - C. The entrance to Wendy's is 40 feet wide, this shall be reduced to provide a slower safer entrance into the site. The landscape island shall be increased up to the needed width of the truck turning movement design. If the driveway cannot be narrowed explore eliminating some parking and adding a second entrance at the south end of the property for larger delivery vehicles.
3. Landscape Plan
 - A. Small deciduous and medium evergreen trees are required around the monument signs.
 - B. Wendy's to look at options to providing foundation base landscape along the west and north sides including possibly adding planters.
4. Elevations
 - A. Wendy's shall install a minimum 2-foot-high knee wall at the base of all window areas which matches the adjacent thin stone.
 - B. Wendy's to create prominent entry features at the main door on the west elevation.
 - C. Wendy's to provide 4-sided architecture for review. Ensure the highest brick covered portion of the building contains some additional details to break up the wall plane.
 - D. Guzman Y Gomez shall increase the top cap making it a multi-layered decorative top cap.
 - E. Guzman Y Gomez shall better define entryways on the North Elevation with decorative treatment around or above the doorways.
 - F. Guzman Y Gomez should look for ways to enhance the exterior architecture of the building to meet the design standards.
 - G. Guzman Y Gomez shall reduce the signage to meet the UDO requirements of 219.75 square feet of total wall signage.
 - H. No LED, under cove, tape, or rope lighting is permitted along the top cap, top of parapet or top of any wall section, under cornices, around doors or windows on either the Wendy's or Guzman Y Gomez buildings.
5. Traffic Study
 - A. An updated traffic study will be required, work with staff to initiate and complete this process prior to Final PUD approval.
 - B. Provide detailed analysis of deliveries and garbage pickup and truck turning movements for review.
 - C. Provide an analysis of the on-site circulation and pedestrian and bicyclist safety.
6. Wendy's and Guzman Y Gomez shall participate with the City during the construction of the boardwalk and related amenities like benches, gazebos, etc. along their property.
7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments, as well as the City's Stormwater Consultant and the final approved Traffic Study.

PIQ Map





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

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

Owner Information

Name: _____

Address: _____

Phone: _____

E-mail: _____

Project Name & Description: _____

Project Address/Location: _____

Signature

Owner: Print and Sign name

Date

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

Public Notices

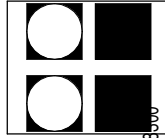
Select Publication:

[Northwest Herald](#)

To view all of the public notices, please visit www.publicnoticeillinois.com.

[Back to Results](#)

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF GW Crystal Lake, LLCLEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by GW Properties (GW Crystal Lake LLC), for a Preliminary Planned Unit Development relating to the properties at 5501 and 5417 Northwest Highway in Crystal Lake, Illinois 60014. PINs: 19-09-200-019, 19-09-201-001. This application is filed for the purpose of seeking a Preliminary Planned Unit Development Approval allowing two drive-through limited service restaurant with variations from the subdivision requirements to bury the overhead utility lines, variations from Article 4 from the requirement to provide a 20-foot landscaped parking lot setback, from the requirement to provide parking stalls 19 feet in depth, from the requirement to provide a 15-foot landscape area between parking lots and right-of-way, to allow 324 square feet of wall signage for Guzman Y Gomez, a variation from the free-standing sign setback, and any other variations as necessary to approve the plans as presented, pursuant to Article 2, Article 4, Article 5 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, May 19, 2021, through the Zoom electronic platform at which time any person determining to be heard will be allowed to speak. Limited space may be available at City Hall for anyone wishing to attend the meeting in person. Tom Hayden, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald May 1, 2021)1881751



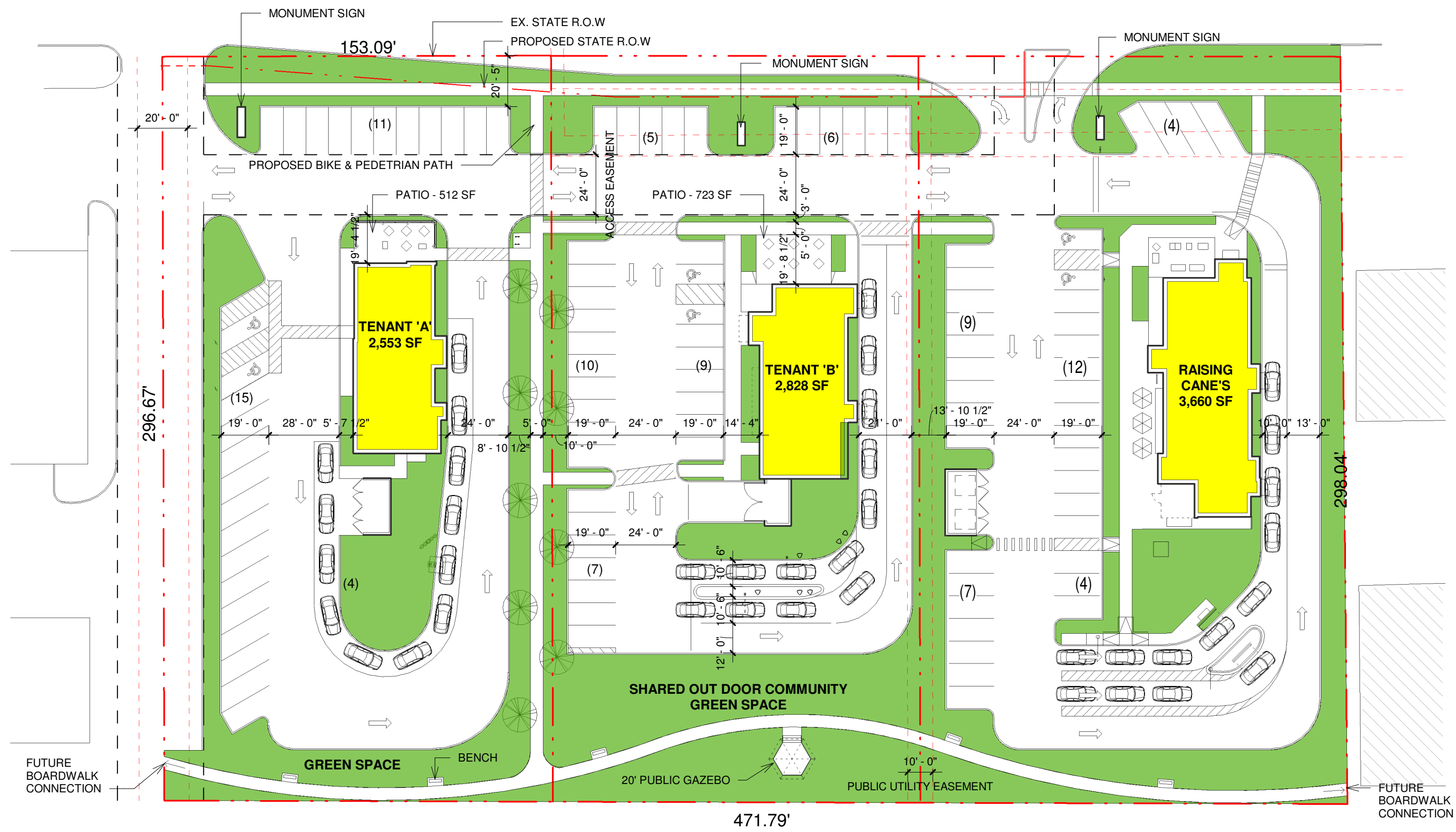
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
 2211 N. Elston Ave. Suite 304, Chicago, Illinois 60614
 Fax: 847.885.7751 Tel.: 847.885.8800

GW PROPERTIES
PROPOSED SITE STUDY
 5417-5501 NORTHWEST HWY
 CRYSTAL LAKE, ILLINOIS

DATE: 05.11.2021
 MARK T. DIGANCI
 REG. ARCHITECT

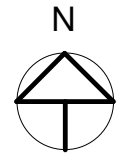
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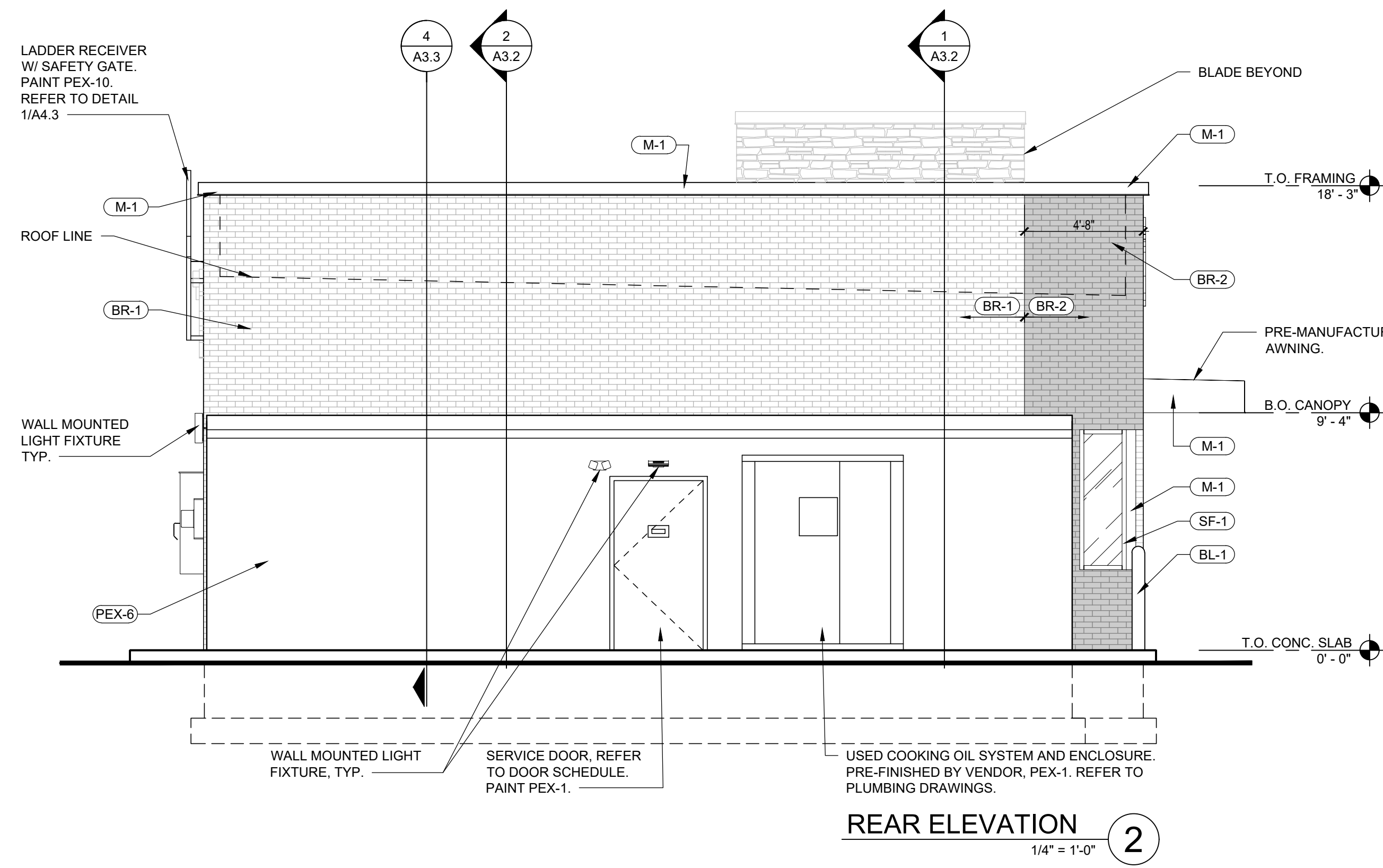
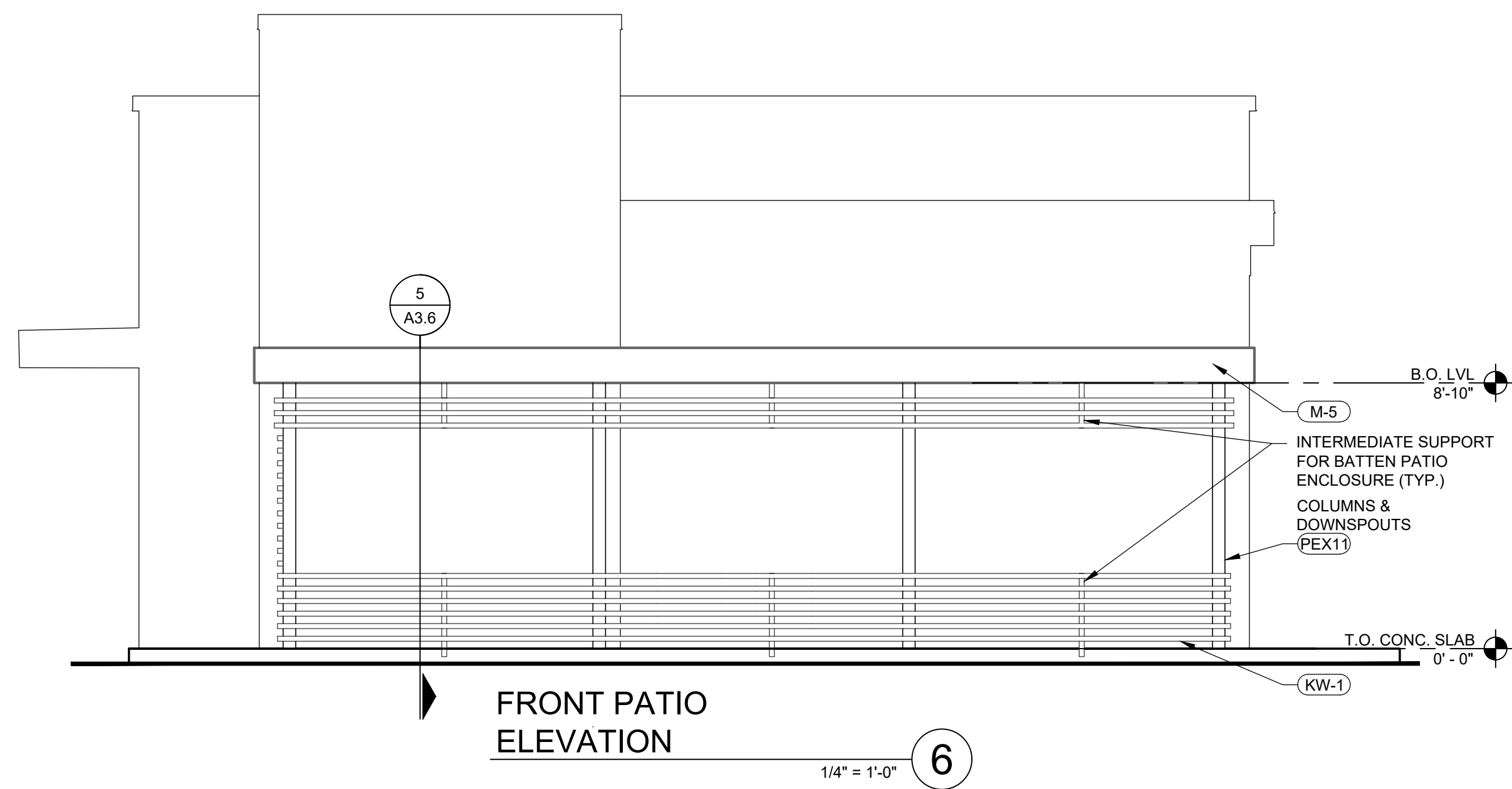
NORTHWEST (U.S. ROUTE 14) HIGHWAY



1 SITE PLAN - OVERALL
 1" = 40'-0"

PARKING SPACE:
 WENDY'S - 26 SPACES (2 ADA STALLS)
 GYG - 41 SPACES (2 ADA STALLS)
 RAISING CANES - 36 SPACES (2 ADA STALLS)



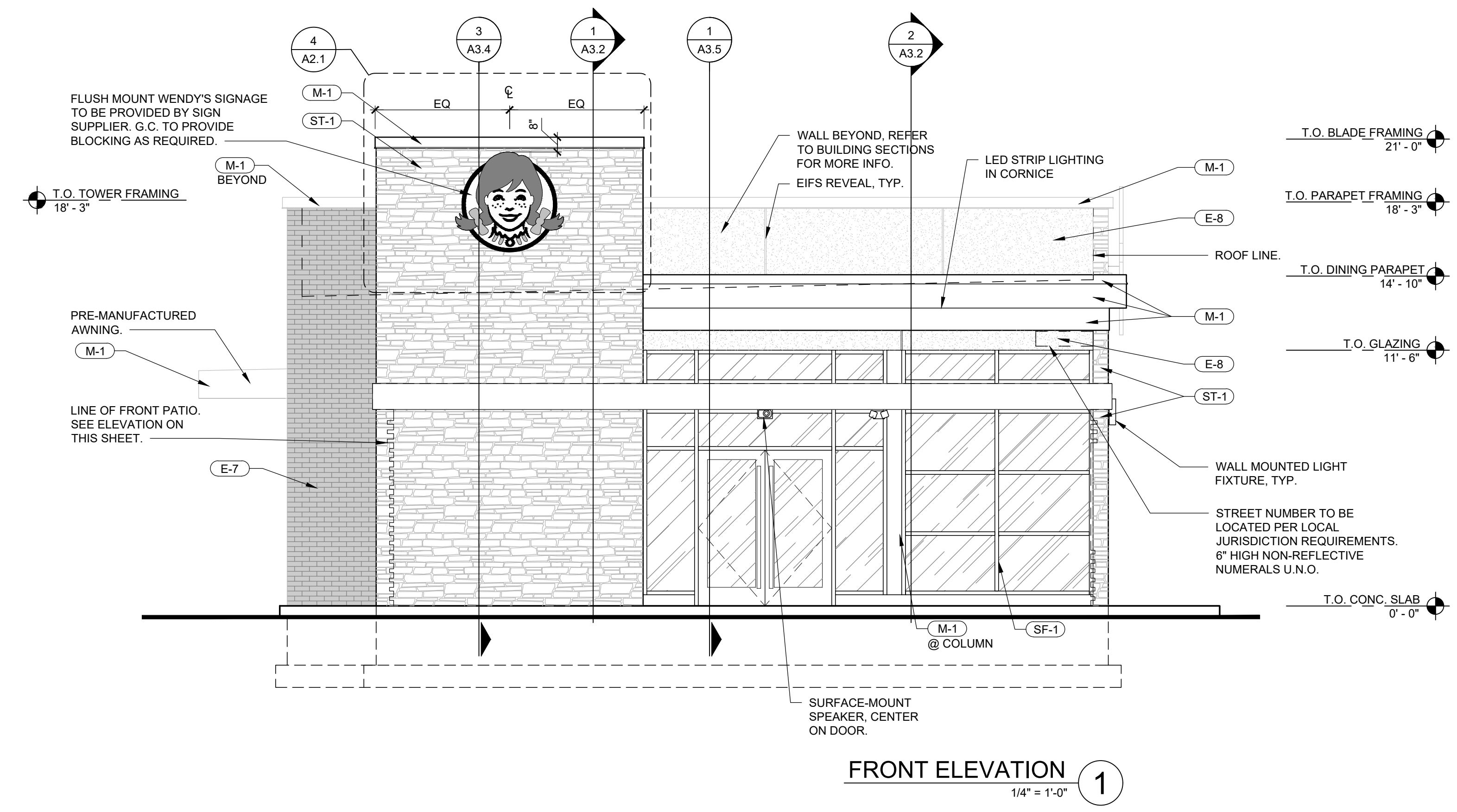
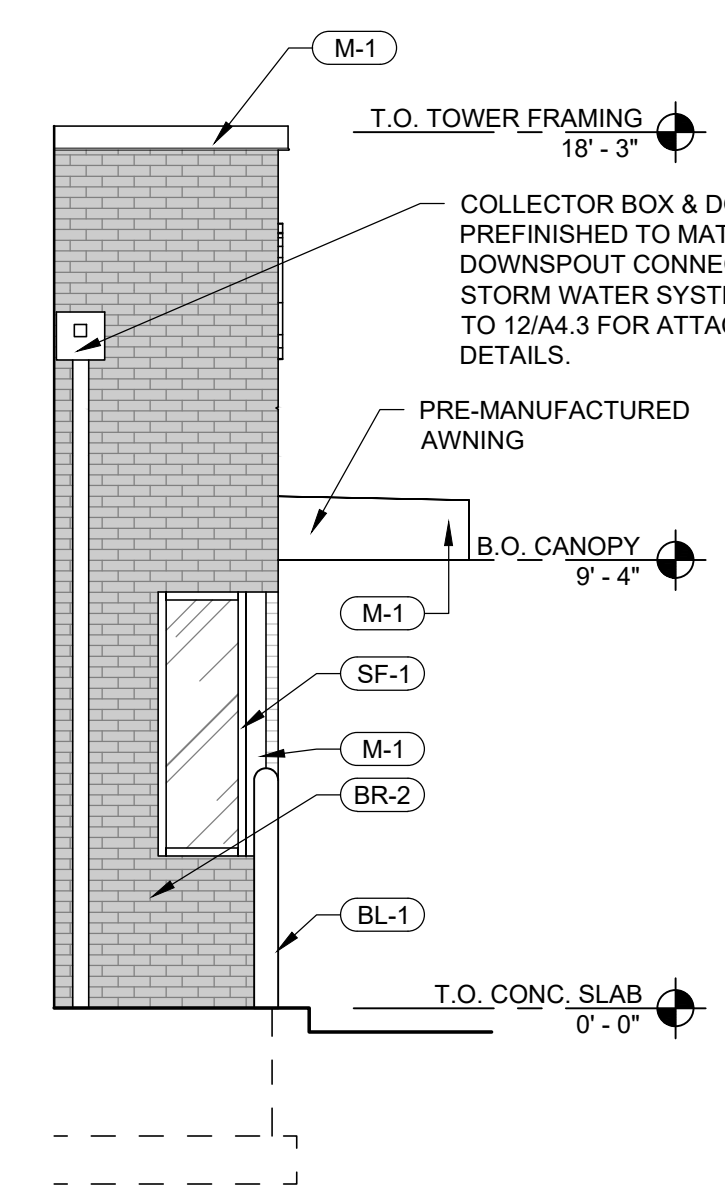
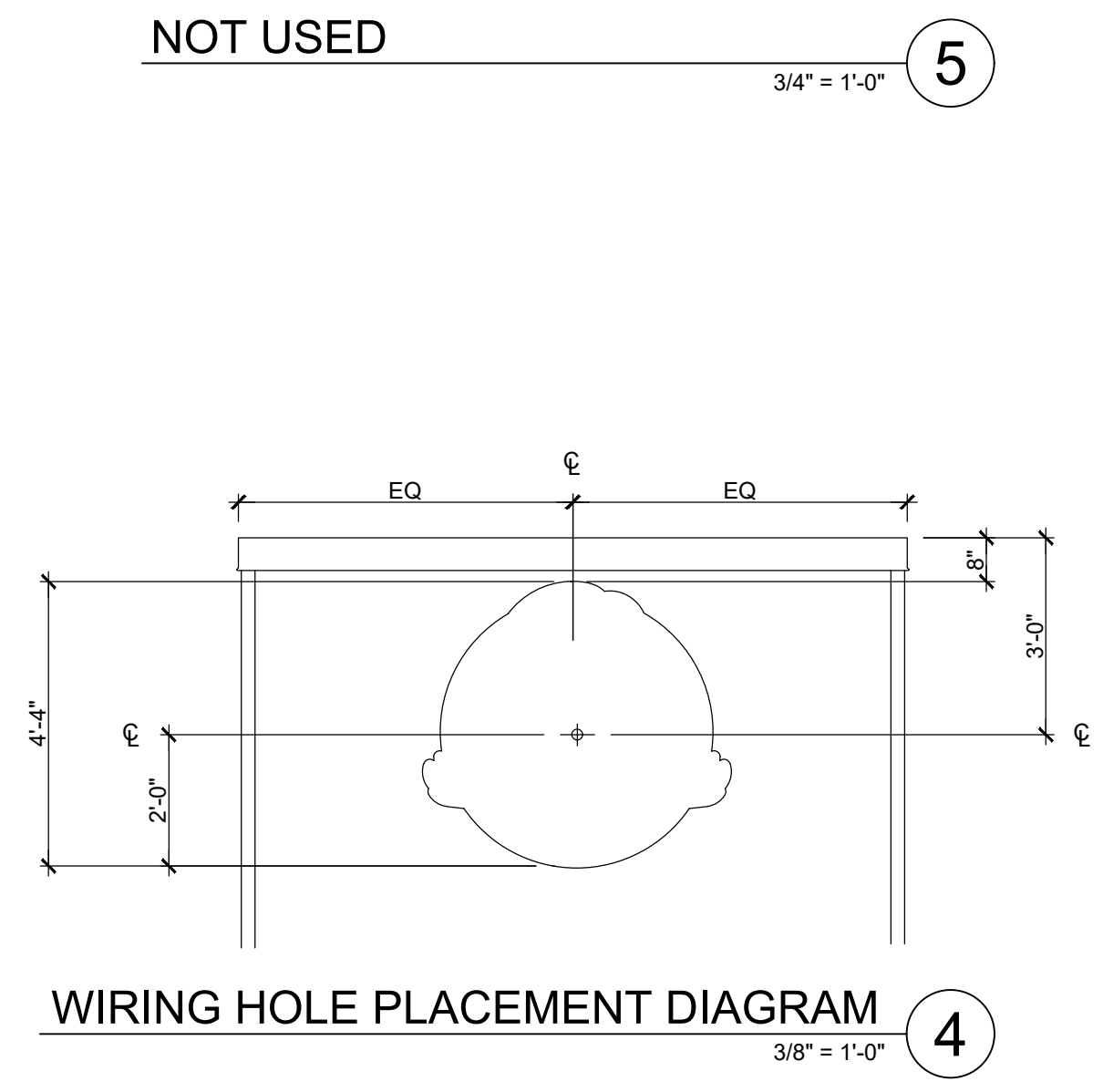


EXTERIOR FINISH SCHEDULE	
SF-1	STOREFRONT - "DARK BRONZE"
PJW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
KW-1	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK"
BR-1	FACE BRICK
BR-2	FACE BRICK
ST-1	THIN STONE
E-8	EIFS - "TAN"
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT - BLACK (SEE PAINT SCHEDULE)

SITE NUMBER:	13352
BASE MODEL:	(2.0) SMART 40+
ASSET TYPE:	FRAN./CORP.
CLASSIFICATION:	NEW BUILD
OWNER:	XXXX
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	FRAN./CORP. NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	UM BRITE
DRAWING RELEASE:	SUMMER 2020

Wallin - Gomez Architects, Ltd.
711 South Dearborn Street
Suite 606
Chicago, IL 60605
Tel: 312-427-4702
Fax: 312-427-6611
e-mail: admin@wgald.com

Wendy's
STORE #13352
5505 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014



REV.	DATE	DESCRIPTION

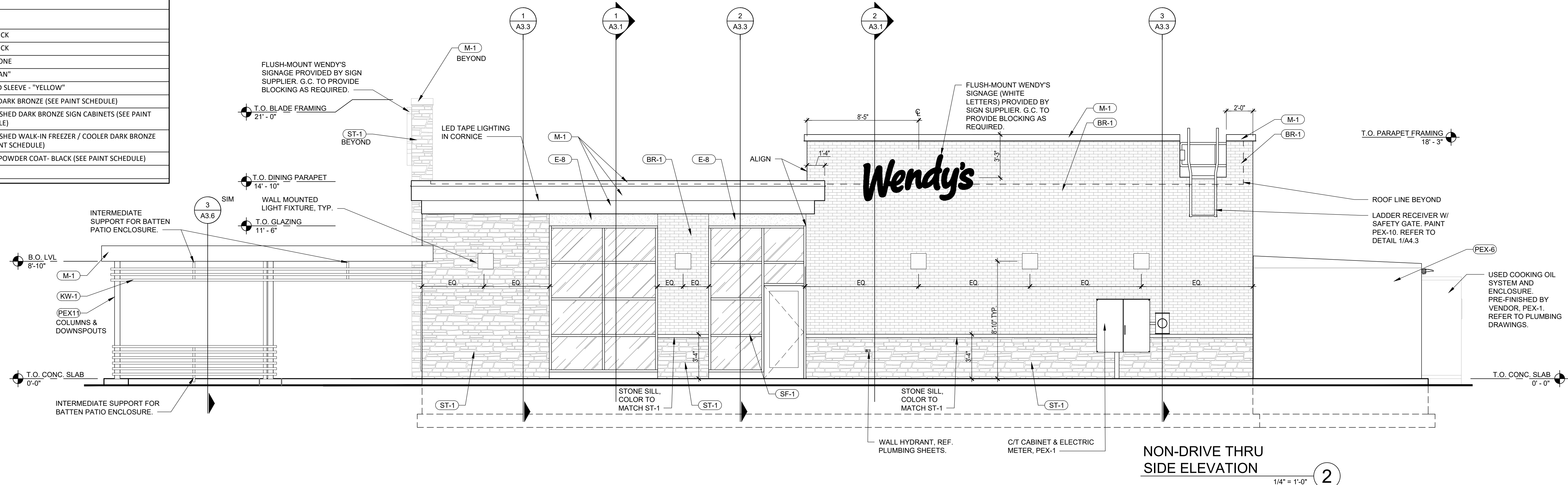
NOTICE: THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION. IT SHALL NOT BE USED OR REPRODUCED OR ITS CONTENTS DISCLOSED, IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF WALLIN / GOMEZ ARCHITECTS, LTD.
THESE DRAWINGS HAVE BEEN PREPARED AT AND / OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF BUILDING AND CODES HAVING JURISDICTION.
STATE OF ILLINOIS
#001.010990
REGISTERED ARCHITECT
DONALD J. WALLIN
EXPIRATION DATE: 11/30/2022

SHEET NAME
EXTERIOR ELEVATIONS
SHEET NUMBER
A2.1

5/22/2021 2:31 PM, P:11 PENDING PROJECTS (ALL YEARS) Wendy's - Crystal Lake, IL Sheet S202105-11 Design/3D SMART XXX-A2-1 Exterior Elevations.dwg, Linum

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT - "DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
KW-1	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK"
BR-1	FACE BRICK
BR-2	FACE BRICK
ST-1	THIN STONE
E-8	EIFS - "TAN"
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT - BLACK (SEE PAINT SCHEDULE)



SITE NUMBER:	13352
BASE MODEL:	(2.0) SMART 40+
ASSET TYPE:	FRAN./CORP.
CLASSIFICATION:	NEW BUILD
OWNER:	XXXX
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	FRAN./CORP. NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	UM BRITE
DRAWING RELEASE:	SUMMER 2020

Wallin - Gomez Architects, Ltd.
 711 South Dearborn Street
 Suite 606
 Chicago, IL 60605
 Tel: 312-427-4702
 Fax: 312-427-6611
 e-mail: admin@wgald.com

Wendy's.
STORE #13352
5505 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014

REV.	DATE	DESCRIPTION
		ISSUED FOR REVIEW

PLOT DATE: 5/12/2021
 PROJECT NUMBER: 20XXX
 DRAWN BY: CL
 CHECKED BY: DJW

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STATE OF ILLINOIS
 #001.010990
 REGISTERED ARCHITECT
 DONALD J. WALLIN
 EXPIRATION DATE: 11/30/2022

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.2

5/22/2021, 2:32 PM, E:\11 PENDING PROJECTS \ALL YEARS\Wendy's - Crystal Lake, IL\Sheet Series\2021-05-11 Design\20_Smart 40+_2-Exterior Elevation.dwg, Layer



Wendy's

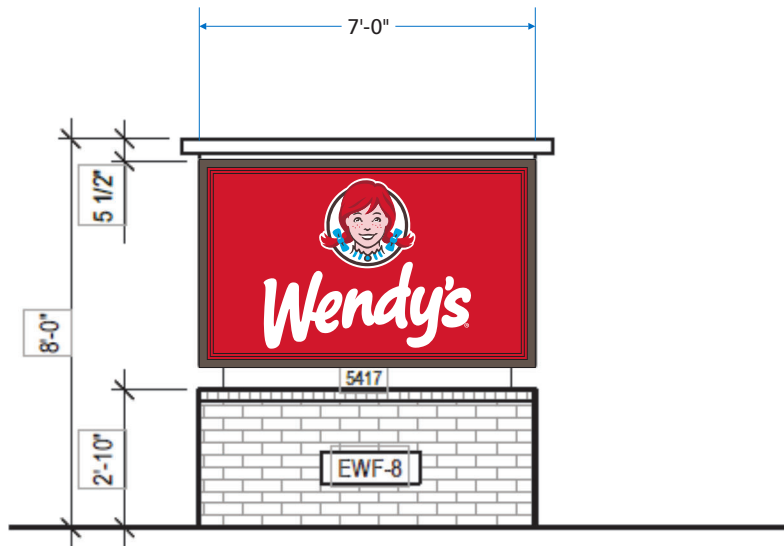


NON-STANDARD MONUMENT OPTION A

Monument Sign Materials and Specifications

SCHEDULE OF EXTERIOR MATERIALS


MATERIALS	MANUFACTURER	MODEL NO.	COLOR	FINISH	DESCRIPTION
Brick Veneer	ACME	KING	Alpine: 763641	Heritage	MANUFACTURER: ACME, MODEL: KING, COLOR APLINE, FINISH: HERITAGE, ITEM # 763641 - MORTAR: SOLOMON COLORS, INC. 10X LIGHT BUFF. MORTAR JOINT PROFILE: WEATHER-STRUCK. 1/2 RUNNING BOND, REFER TO DETAIL.



3 MONUMENT SIGN ELEVATION
A4.20 SCALE: 1/4" = 1'-0"

UL LISTED ALL WIRING MEETS NEC 2017 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. SIGN IS A U.L. LABELED PRODUCT
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.
 THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> GROUND	- REPLACEMENT FACES: .150 PAN FORMED SOLAR GRADE POLYCARBONATE FACES WITH FLAT DECORATED GRAPHICS.	<input checked="" type="checkbox"/> CLASSIC BRONZE <input checked="" type="checkbox"/> PMS 186 RED <input type="checkbox"/> WHITE <input checked="" type="checkbox"/> PMS 186 RED HAIR <input checked="" type="checkbox"/> PMS 201 BURGUNDY HAIR <input checked="" type="checkbox"/> PMS 299 BLUE <input checked="" type="checkbox"/> PMS 698 PINK <input checked="" type="checkbox"/> PMS 439 BROWN	<input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.
FILENAME: NON-STANDARD REP FACES REV# SCALE: 1/4" = 1' DATE: 4/21/21 REV.DATE: DGNR: MDA SALES: T. SHEEHY		Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.		
		CUSTOMER: _____ DATE: _____ LANDLORD: _____ DATE: _____		



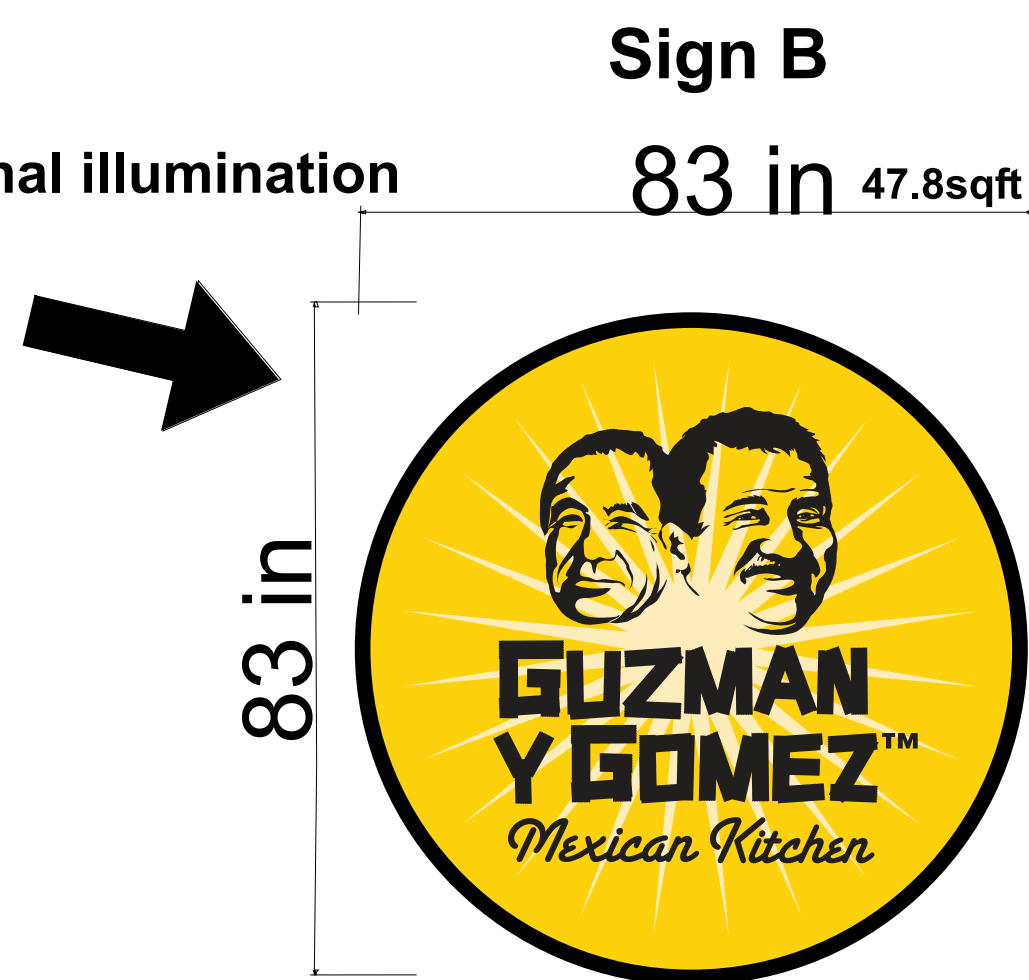
3200 Valleyview Drive
 PH: 614-279-6700
 Columbus, OH 43204
 FX: 614-279-7525

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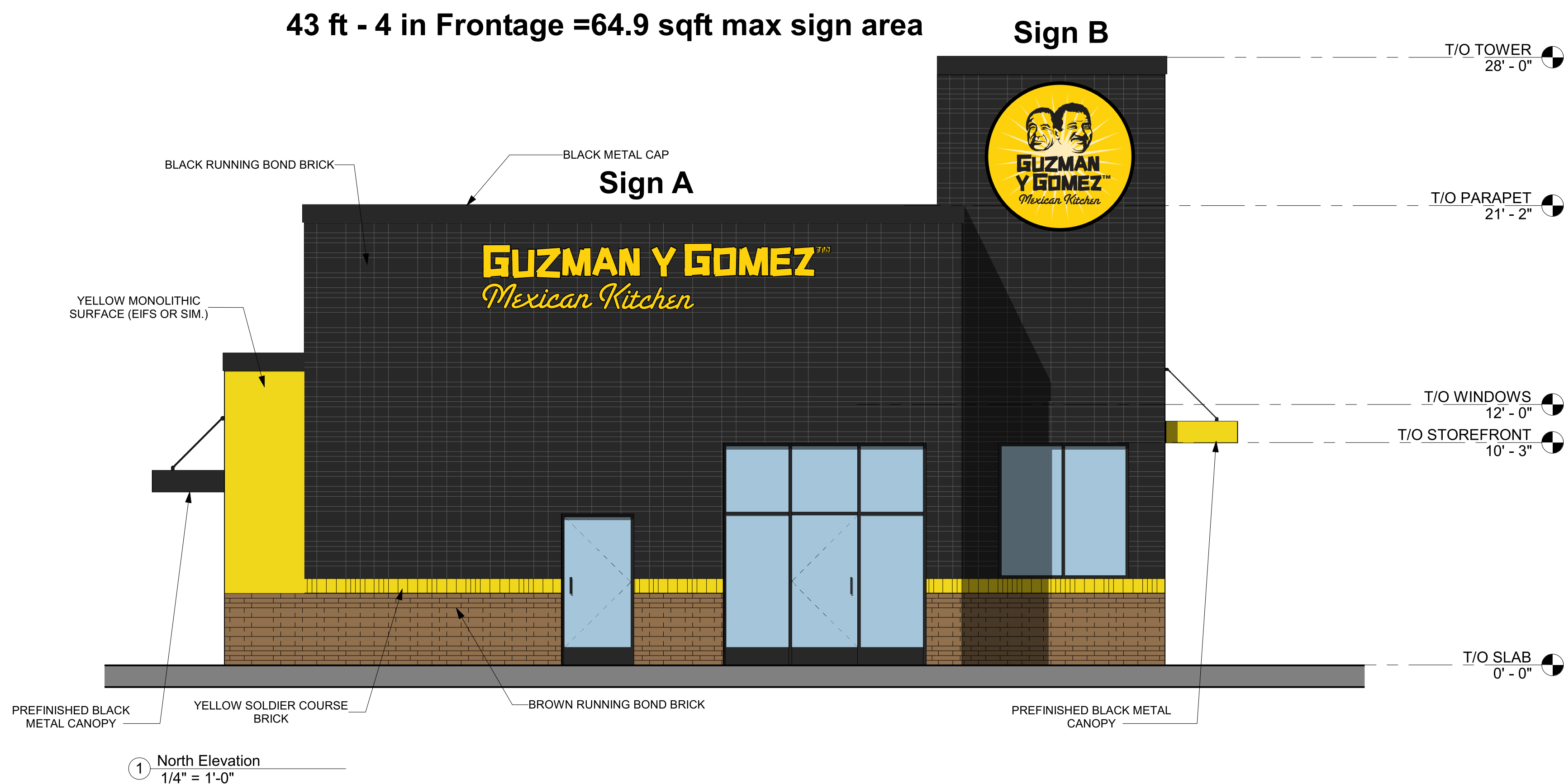
UL Listed channel Letters



Illuminated LOGO
 plex face/LED internal illumination
 UL Listed
 5in projection



43 ft - 4 in Frontage = 64.9 sqft max sign area

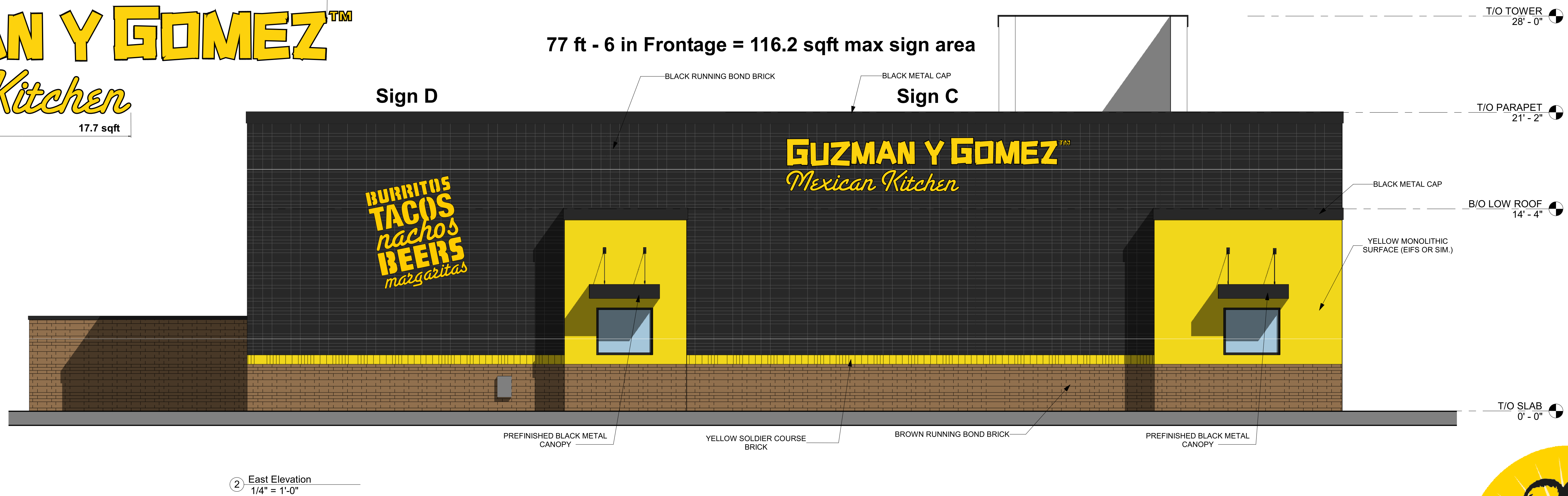


UL Listed channel Letters

Sign C

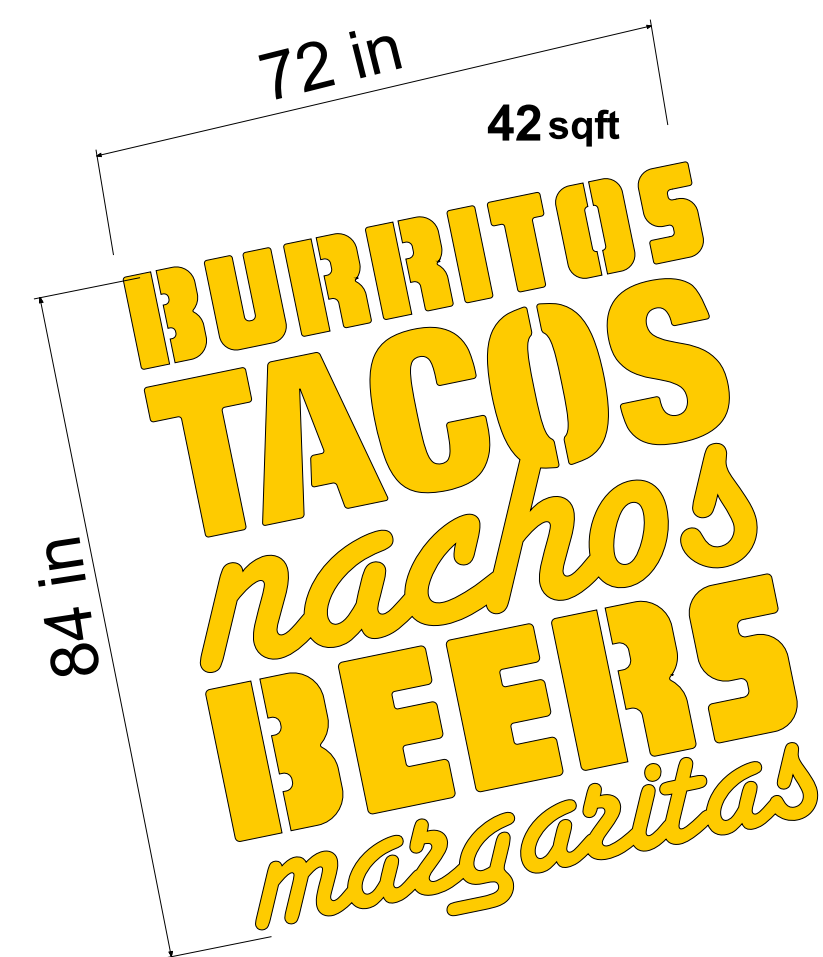


77 ft - 6 in Frontage = 116.2 sqft max sign area



Sign D Non-illuminated Flat Cut Out Aluminum Letters





Sign E Non-illuminated Flat Cut Out Aluminum Letters

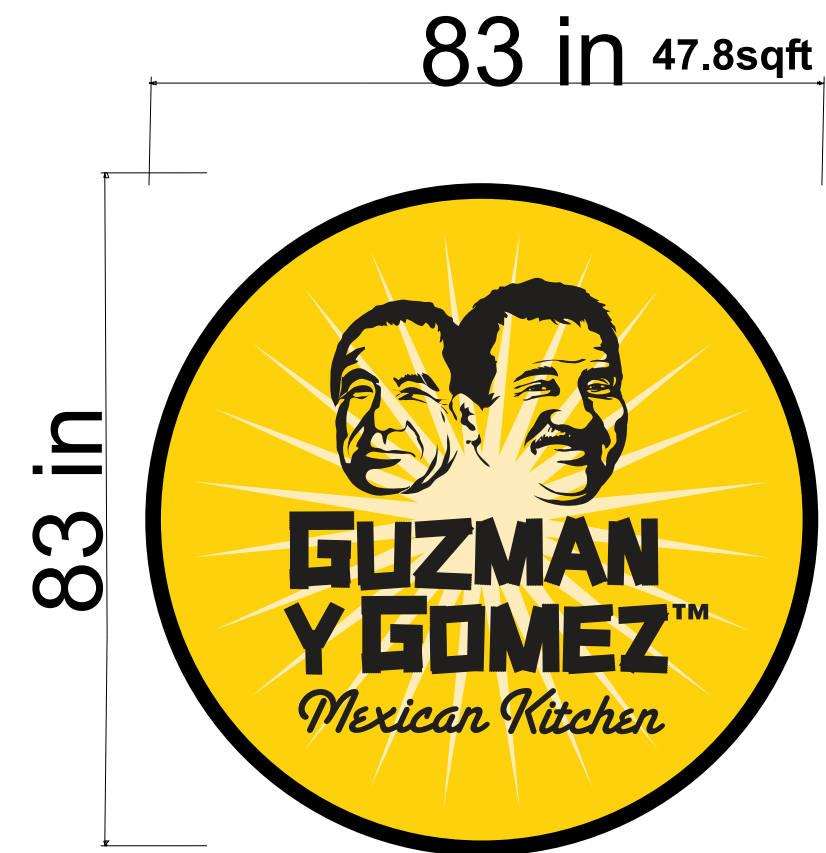
UL Listed channel Letters



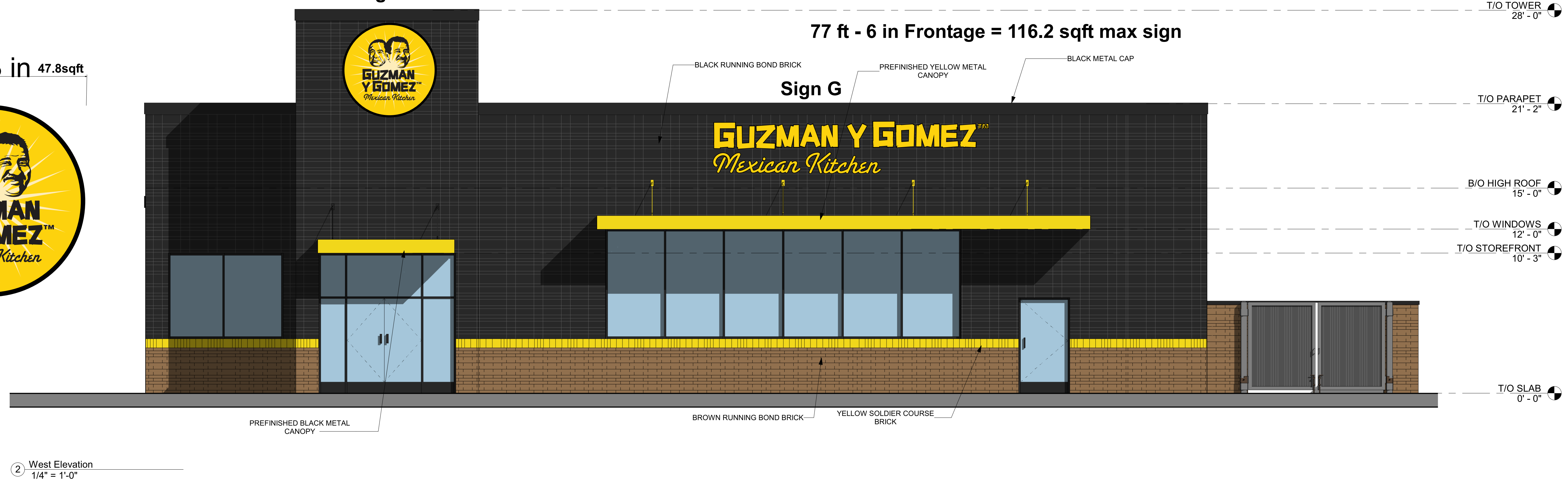
Sign F

Illuminated LOGO
plex face/LED internal illumination
UL Listed

5in projection



Sign F



43 ft - 4 in Frontage = 64.9 sqft max sign area

① South Elevation
1/4" = 1'-0"

② West Elevation
1/4" = 1'-0"



GW PROPERTIES PROPOSED DEVELOPMENT

5417-5501 NORTHWEST HWY
CRYSTAL LAKE, ILLINOIS

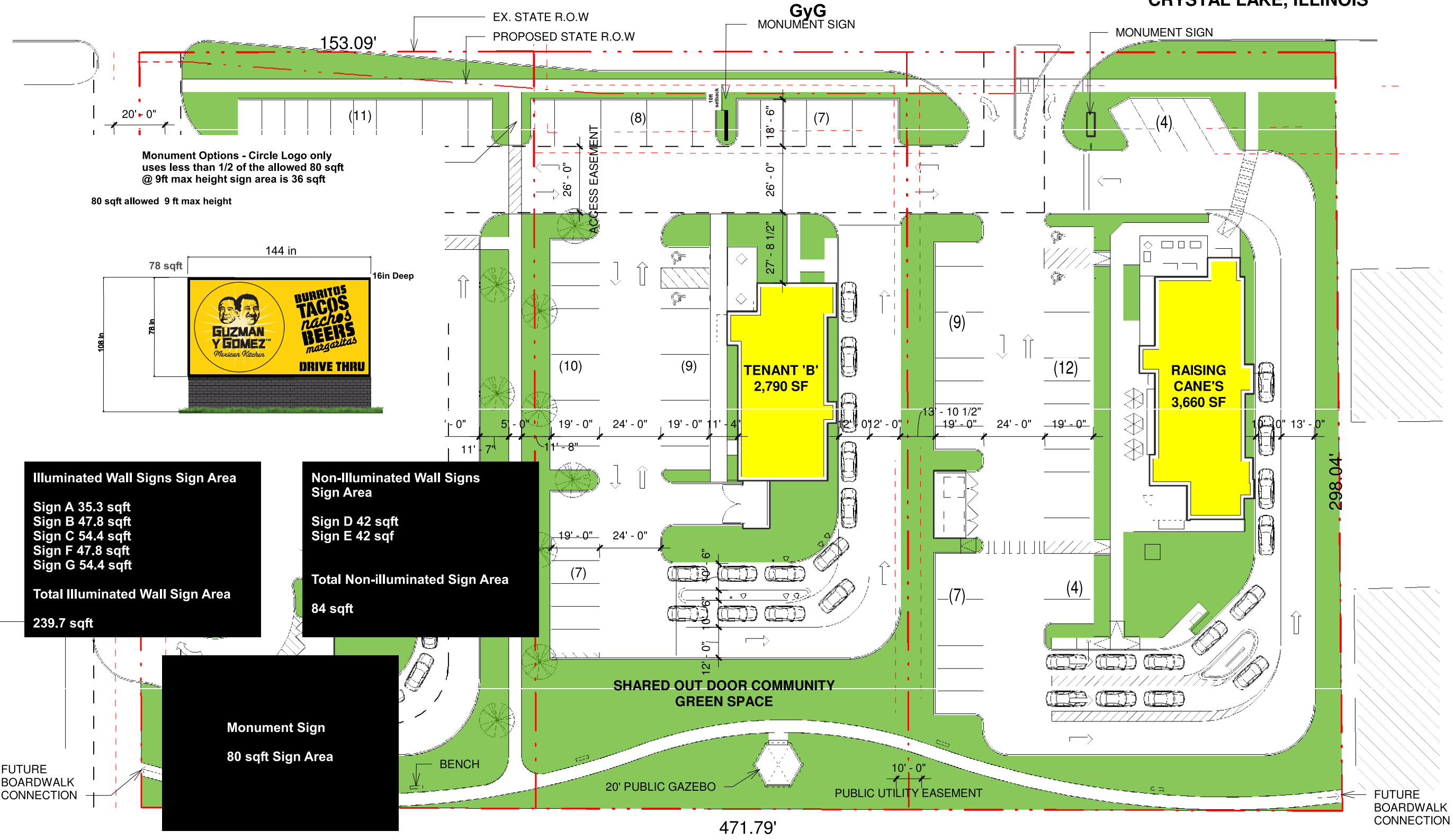
DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2211 N. Elston Ave. Suite 304, Chicago, Illinois 60614
Tel.: 847.885.8900
Fax: 847.885.7751

GW PROPERTIES
PROPOSED SITE STUDY
5417-5501 NORTHWEST HWY
CRYSTAL LAKE, ILLINOIS

DATE: 03.24.2021
MARK T. DIGANCI
REG. ARCHITECT

A2

NORTHWEST (U.S. ROUTE 14) HIGHWAY



Monument Options - Circle Logo only
uses less than 1/2 of the allowed 80 sqft
@ 9ft max height sign area is 36 sqft

80 sqft allowed 9 ft max height



Illuminated Wall Signs Sign Area

- Sign A 35.3 sqft
- Sign B 47.8 sqft
- Sign C 54.4 sqft
- Sign F 47.8 sqft
- Sign G 54.4 sqft

Total Illuminated Wall Sign Area
239.7 sqft

Non-Illuminated Wall Signs Sign Area

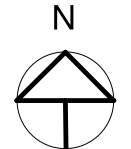
- Sign D 42 sqft
- Sign E 42 sqft

Total Non-illuminated Sign Area
84 sqft

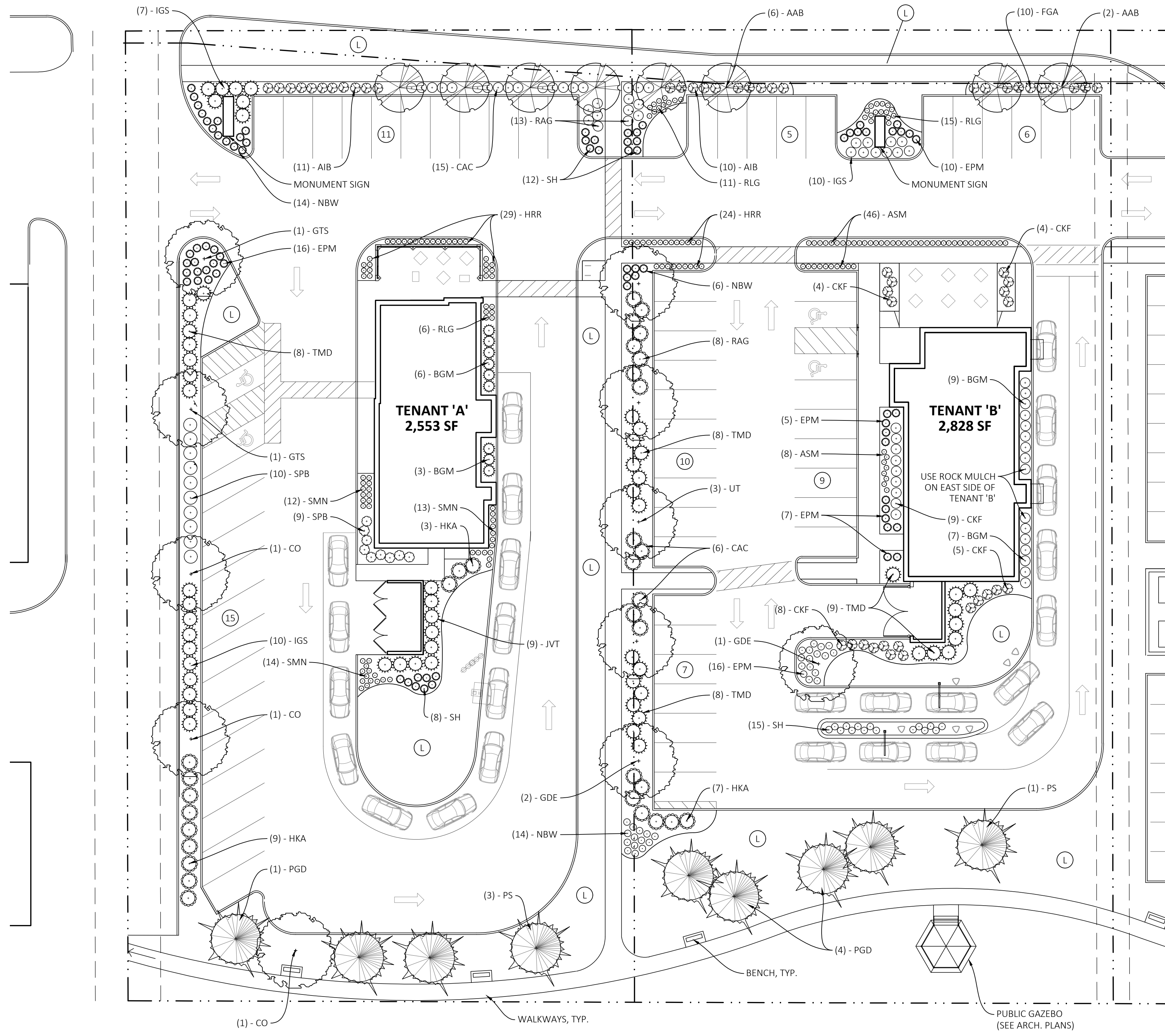
Monument Sign
80 sqft Sign Area

1 SITE PLAN - OVERALL
1" = 40'-0"

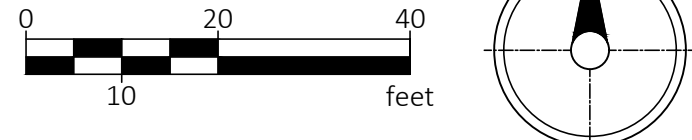
PARKING SPACE:
WENDY'S - 26 SPACES (2 ADA STALLS)
GYG - 41 SPACES (2 ADA STALLS)
RAISING CANES - 36 SPACES (2 ADA STALLS)



NORTHWEST (U.S. ROUTE 14) HIGHWAY



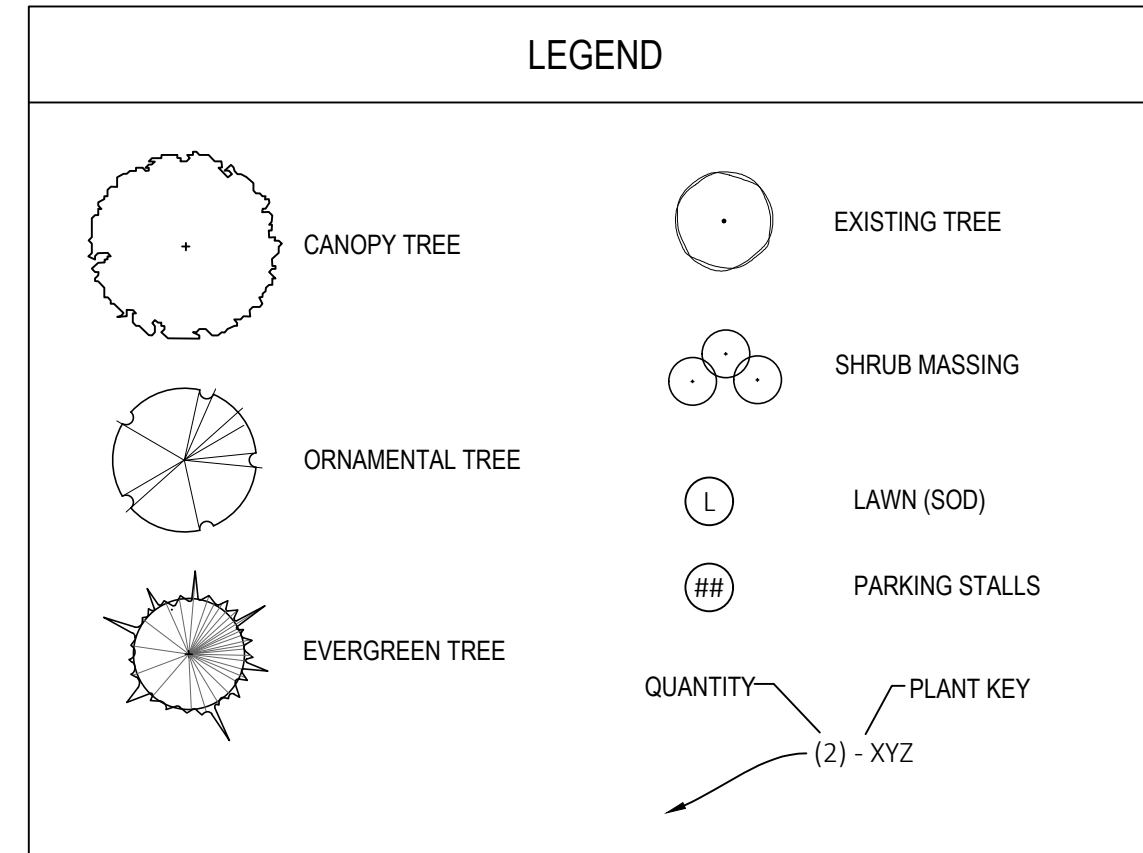
LANDSCAPE PLAN
SCALE: 1" = 20'-0"



LANDSCAPE ORDINANCE REVIEW: CRYSTAL LAKE, ILLINOIS

SPECIFIC ORDINANCE	CODE REQUIRES	CALCULATION	COMPLIANCE
SEC. 4-400.F.1.a.i	ONE (8) EIGHT-FOOT BY (19) NINETEEN-FOOT LANDSCAPE ISLAND, AS MEASURED BETWEEN BACK OF CURBS, CONTAINING ONE CANOPY OR ORNAMENTAL TREE AND FIVE SHRUBS, EVERY 10 PARKING SPACES AND AT THE ENDS OF EVERY PARKING ROW.	TENANT 'A': 26 PARKING SPACES TOTAL / 10 SPACES = 3 CANOPY TREES & 25 SHRUBS TENANT 'B': 37 PARKING SPACES TOTAL / 10 SPACES = 4 CANOPY TREES & 20 SHRUBS	5 TREES & 40 SHRUBS PROVIDED
SEC. 4-400.F.1.b.i	CONTINUOUS VISUAL SCREEN 15 FEET IN WIDTH USING BOTH DECIDUOUS AND EVERGREEN SPECIES PLANTED IN UNDLATING BEDS FORMING AN INTERESTING PATTERN REQUIRING ONE CANOPY, ORNAMENTAL OR EVERGREEN TREE AND 10 SHRUBS, WITH SHRUBS PLANTED AT VARIOUS HEIGHTS, AVERAGING THREE FEET IN HEIGHT, ALONG EVERY 40 LINEAL FEET.	NORTHWEST HWY (300 LF) / 40 LF = 7.5 8 TREES & 75 SHRUBS REQUIRED	8 ORNAMENTAL TREES (OVERHEAD WIRES PRESENT) & 70 SHRUBS PROVIDED. DRIVEWAYS AND SIGHT TRIANGLES PREVENT ADDITIONAL SHRUBS.
SEC. 4-400.F.4.a	FIVE-FOOT-WIDE LANDSCAPE AREA AROUND ALL PERIMETERS OF BUILDINGS CONTAINING BOTH DECIDUOUS AND EVERGREEN SPECIES OF TREE AND SHRUBS PROVIDING AN INTERESTING VISUAL PATTERN AROUND THE BUILDING.	N/A	PROVIDED
SEC. 4-400.F.6.a	THE AMOUNT OF LANDSCAPE AREA REQUIRED SHALL BE ONE SQUARE FOOT OF LANDSCAPE AREA PER ONE SQUARE FOOT OF SIGN AREA. THE LANDSCAPING SHALL BE LOCATED IN AN AREA RADIATING FROM THE BASE OF THE SIGN.	SIGN AREA = 260 SF / 10 SF = 26 SF LANDSCAPE AREA (13 SF TREES OR SHRUBS)	PROVIDED

PLANTING SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
CO	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCHING HEIGHT
GDE	3	GYMNOCADUS DIOCUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2.5" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCHING HEIGHT
GTS	2	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCHING HEIGHT
UT	3	ULMUS X TRIUMPH	TRIUMPH ELM	2.5" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCHING HEIGHT
EVERGREEN TREES						
JVT	9	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR	6'-8" HT.	4' O.C.	B&B SPECIMEN
PGD	5	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6'-8" HT.	15' O.C.	B&B SPECIMEN
PS	4	PINUS STROBUS	EASTERN WHITE PINE	6'-8" HT.	30' O.C.	B&B SPECIMEN
ORNAMENTAL TREES						
AAB	8	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8" HT.	15" O.C.	MULTI-STEM SPECIMEN
DECIDUOUS SHRUBS						
AIB	21	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY CHOKEBERRY	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
CAC	21	CLETHRA ALNIFOLIA 'CALEB'	VANILLA SPICE SUMMERSWEET	#3 CONT.	48" O.C.	INSTALL 30" HT., MINIMUM
FGA	10	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
HKA	19	HYPERICUM KALMIANUM	KALM'S ST. JOHNSWORT	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
RAG	21	RHUS AROMATICA 'GRO LOW'	GRO-LOW SUMAC	#3 CONT.	48" O.C.	
SPB	19	SYRINGA PENDA 'BLOOMERANG'	BLOOMERANG DWARF LILAC	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
EVERGREEN SHRUBS						
BGM	25	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	#3 CONT.	36" O.C.	
IGS	27	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
TMD	33	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	#3 CONT.	48" O.C.	
PERENNIALS, GRASSES & GROUNDCOVERS						
ASM	54	ALLIUM 'MILLENIUM'	MILLENIUM ALLIUM	#1 CONT.	18" O.C.	
CKF	30	CALAMOGROSTIS X 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	36" O.C.	
EPM	54	ECHINACEA 'CBG CONE2'	PIXIE MEADOWBRITE CONEFLOWER	#1 CONT.	24" O.C.	
HRR	53	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	#1 CONT.	18" O.C.	
NBW	34	NEPETA 'BLUE WONDER'	BLUE WONDER CATMINT	#1 CONT.	24" O.C.	
RLG	32	RUDBECKIA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR BLACK-EYED SUSAN	#1 CONT.	18" O.C.	
SMN	37	SALVIA 'MAY NIGHT'	MAY NIGHT SALVIA	#1 CONT.	18" O.C.	
SH	35	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.	24" O.C.	



811
Know what's below. Call before you dig.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PLANNED ENVIRONMENT ASSOCIATES
P.O. BOX 2258
CHESTERON, IN 46304
(219) 299-3383
www.penva.com

Kimley-Horn
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1001 WARRENVILLE ROAD, SUITE 350,
Lisle, IL 60532
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JRR
DRAWN BY: JRR
CHECKED BY: KMR

EXP: 8/31/2021

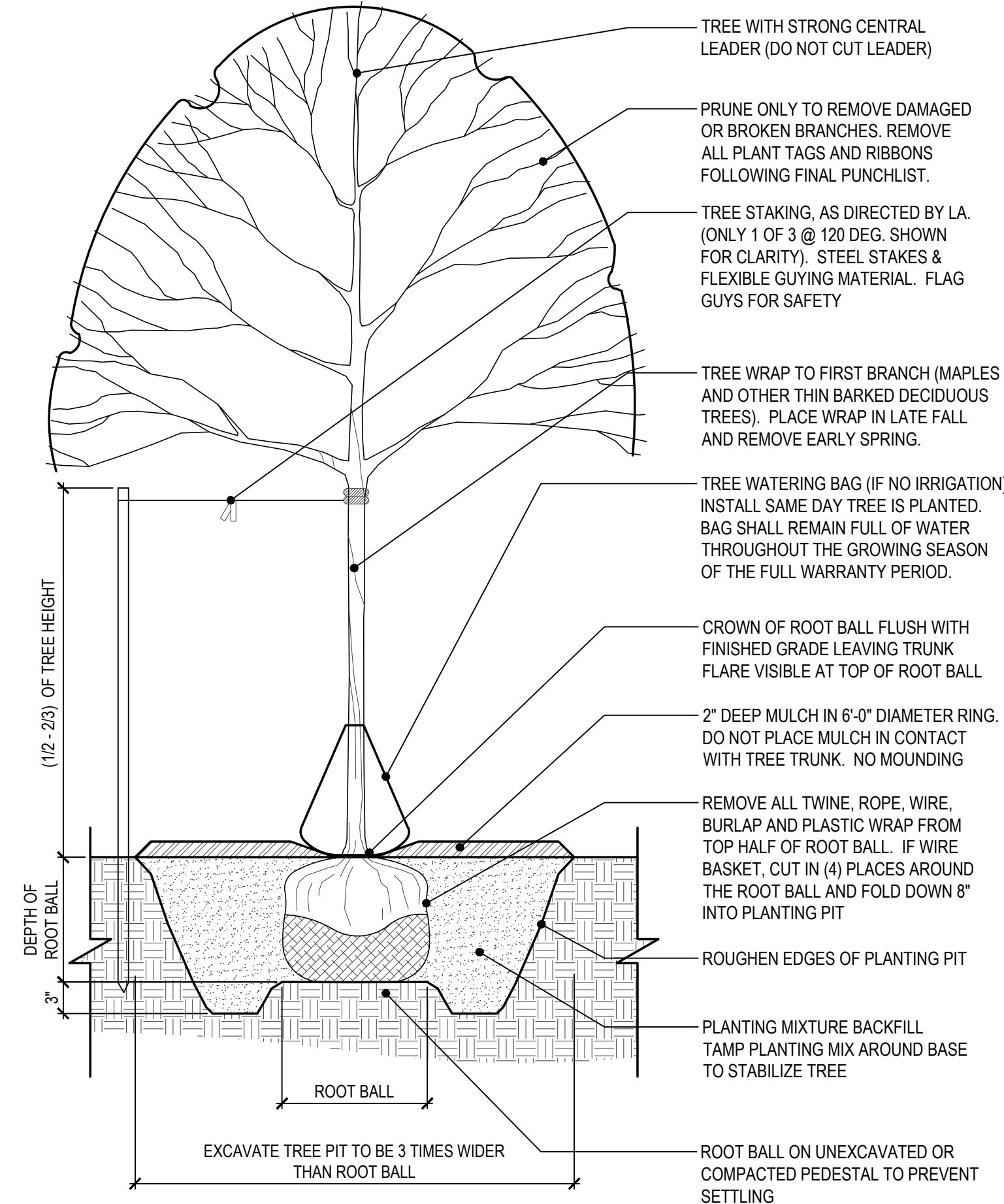
LANDSCAPE PLAN

GW CRYSTAL LAKE
5417 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

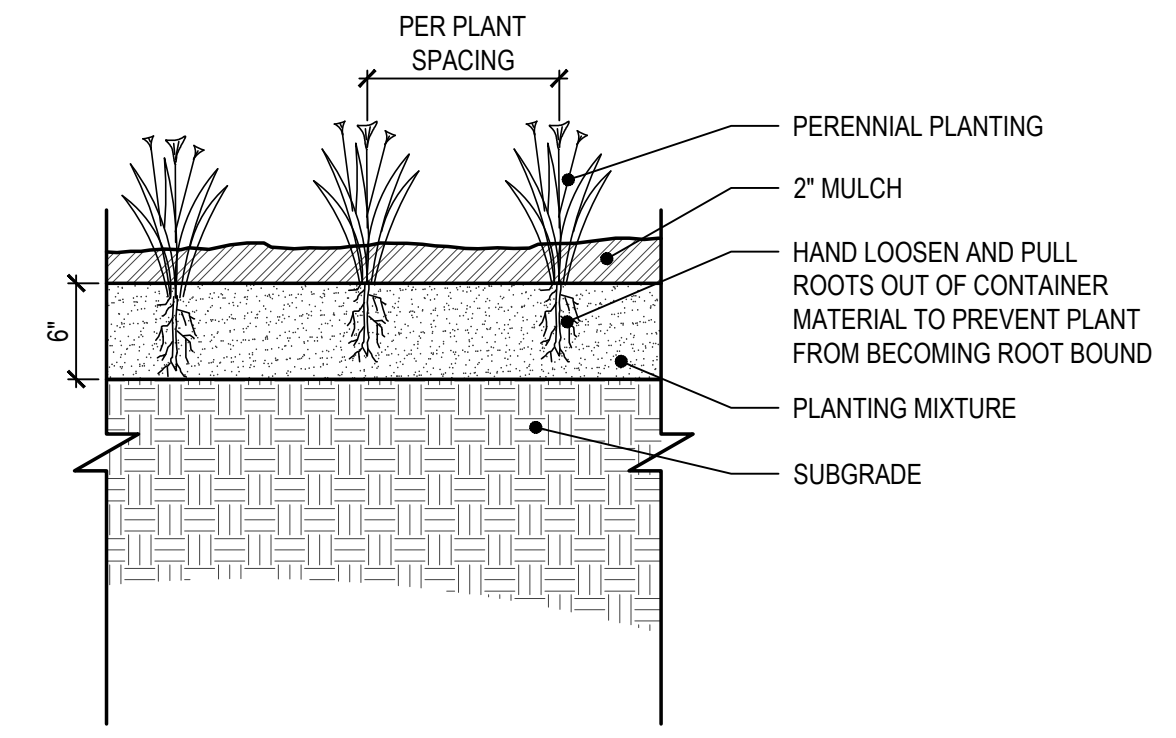
ORIGINAL ISSUE:
5/18/2021
KHA PROJECT NO.
168726001
SHEET NUMBER
L101

LANDSCAPE NOTES:

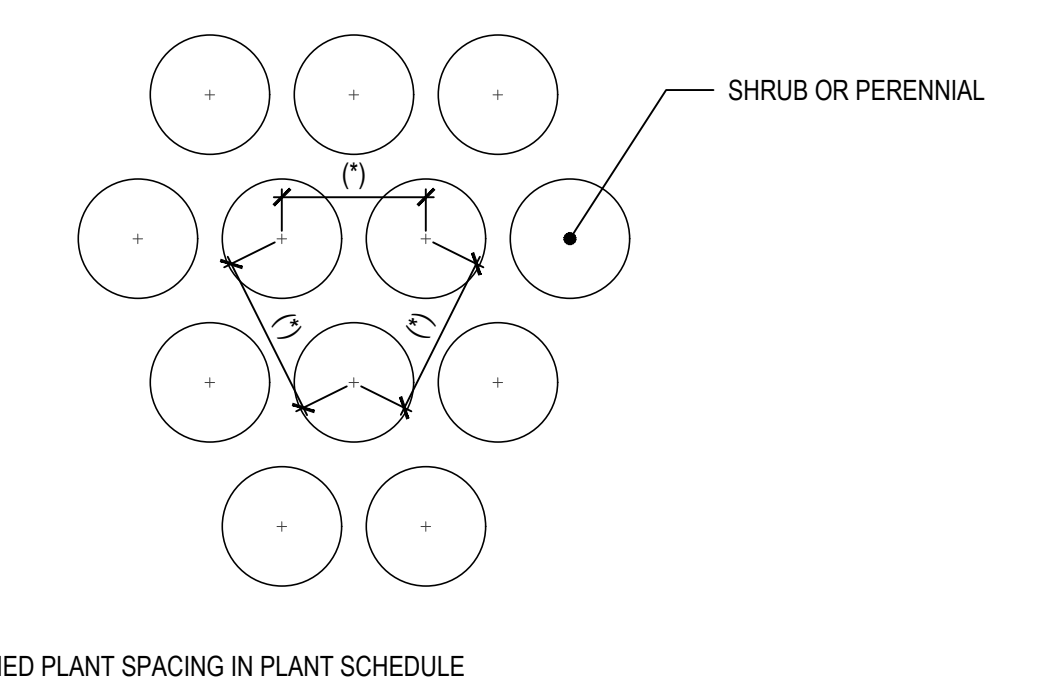
- SEE SHEET L101 FOR LANDSCAPE ORDINANCE REVIEW DATA TABLE & PLANTING SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
- ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC., SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- IRRIGATION SYSTEM- PROVIDE AN ALTERNATIVE COST FOR A LANDSCAPE IRRIGATION SYSTEM. PROVIDE A BACKFLOW PREVENTER PER LOCAL CODE. PROVIDE A CONTROLLER. LAWN ZONES ARE TO BE COVERED BY SPRAY HEADS OR ROTARY HEADS. ALL SHRUBS BEDS ARE TO BE IRRIGATED WITH DRIP (NETAFIM).
- CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW THE PAVING SURFACE.
- ALL SEED & SOD AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL
- ALL PLANTING BEDS SHALL RECEIVE 6" DEPTH OF PREPARED SOIL.
- MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATION. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED
 - ALL SHRUB PLANTING AREA SHALL BE COVERED WITH 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
 - ALL GROUND COVER BEDS SHALL BE COVERED WITH 2" LAYER OF SHREDDED HARDWOOD BARK MULCH.
- ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS MIN. FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUIRED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE GUARANTEED FOR 1 YEAR.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.



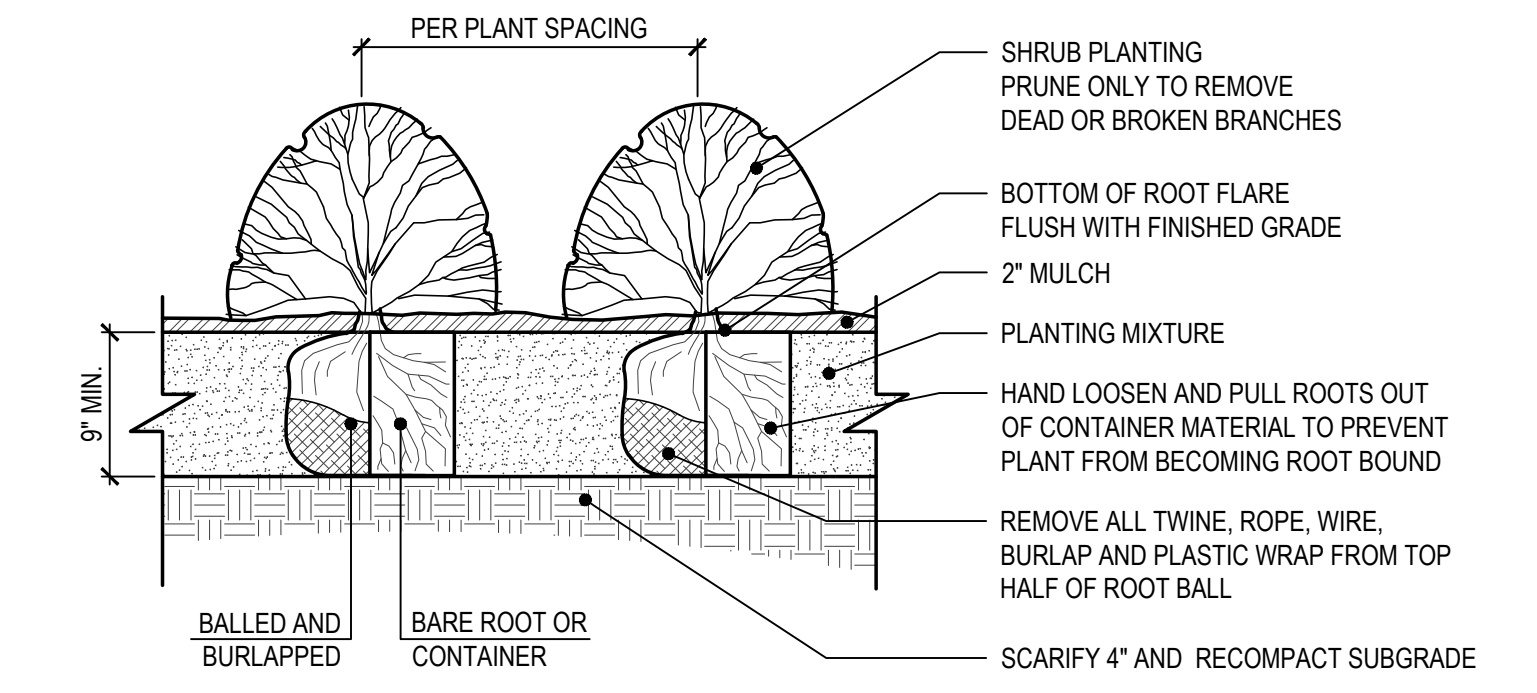
1 TREE PLANTING
SCALE: 1/2" = 1'-0"



3 PERENNIAL PLANTING
SCALE: 1" = 1'-0"



4 PLANT SPACING
NOT TO SCALE



2 SHRUB PLANTING
SCALE: 1" = 1'-0"

NO.	REVISIONS	DATE	BY

Kimley-Horn
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1001 WARRENVILLE ROAD, SUITE 350,
Lisle, IL 60532-7550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JRR
DRAWN BY: JRR
CHECKED BY: KMR

LANDSCAPE ARCHITECT
JON RUBLE
167-001343
STATE OF ILLINOIS

EXP: 8/31/2021

LANDSCAPE DETAILS

GW CRYSTAL LAKE
5417 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

ORIGINAL ISSUE: 5/18/2021
KHA PROJECT NO. 168726001
SHEET NUMBER

L201

PEA
PLANNED ENVIRONMENT ASSOCIATES
P.O. BOX 2258 CHESTERTON, IN 46304 (219) 299-3388 www.plannedenv.com