



**#2021-117**

## **Walmart Final PUD Amendment**

### **Project Review for Planning and Zoning Commission**

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**Meeting Date:**

August 4, 2021

**Request:**

Final Planned Unit Development Amendment to allow exterior changes to the building façade with an additional sign variation for increased signage, a building addition and changes to the site for a new fulfillment pickup area.

**Location:**

1205 S. Route 31

**Acreage:**

Approximately 21 acres

**Existing Zoning:**

B-2 PUD General Commercial

**Surrounding Properties:**

North: B-2 PUD General Commercial  
South: Village of Cary jurisdiction  
East: R-3B PUD Multi-Family Residential and Village of Cary jurisdiction  
West: B-2 PUD General Commercial

**Staff Contact:**

Elizabeth Maxwell (815.356.3615)

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**Background:**

- In 2005, Walmart received a Final Planned Unit Development approval, with a variation to allow 564.44 square feet of total signage.
- Over the years, they have requested PUD amendments to make changes to the exterior elevations, signage and site. Most recently, in May, they received an administrative PUD amendment to repaint the front façade the new corporate brand colors; minor changes that were in keeping with the original PUD approval.
- Due to the increase in customer pickups, Walmart is creating a pickup area on the north side of the building. This project requires exterior changes and additional sign variations so it is necessary to amend the PUD.

**Development Analysis:**

**Land Use/Zoning**

- The site is zoned B-2 PUD General Commercial. This is the most appropriate zoning district for retail uses.
- The land use map shows the area as Commerce. This is an appropriate land use designation for retail development.

- The project was approved as a planned unit development. Changes to the exterior, signage, and site require an amendment.

Building Elevations:

- A small addition is added to the north side of the building, with all exterior materials and colors matching the existing façade appearance.
- A blue canopy with signage will help direct customers to this location.
- Staff is recommending adding a white top cap and step down architectural feature around the “Pickup” sign similar to the “Automotive” sign.



Signage:

- The blue canopy contains two “Order online, Pick up here” signs. Each sign is 22 square feet for a total of 44 square feet.
- A new Pickup sign will be installed above the canopy area. This wall sign is only 32.37 square feet in area, but the entire blue box is calculated and that size is 350 square feet.
- The signage schedule lists a new total building signage of 455.56 square feet that does not include the entire blue box. Figuring the total existing and new signage with the blue box equals 773.19 square feet of signage.
- Some pick up signage from the front elevation is being removed and the inclusion of the entire blue box is a net increase in 351.89 square feet of signage.

Site:

- An existing portion of the garden area will be removed and a 3,000 square-foot addition will be added to the north side of the building for the fulfillment center.
- A parking area adjacent to the canopy will also be added for the customers waiting for their pickup orders.
- The changes to the site will be minor.

**Findings of fact:**

**FINAL PLANNED UNIT DEVELOPMENT AMENDMENT**

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the changes to the exterior façade, site and signage. 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. The proposed amendment enhances the character of the center and allows for a new and unique design for this specific tenant.

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 Amendment proposed by the Petitioner includes the following variation from the UDO:

- A) Article 4-1000 Signs, to permit wall signage at 773.19 square feet.

The way signage is calculated, it includes painted areas like the blue background. Although the text portion of the sign area is only 32.37 square feet, the calculated signage is 350 square feet. The petitioner can request this variation as part of the PUD approval.

**Comprehensive Land Use Plan 2030 Summary Review:**

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future homes. The following goals are 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.

Economic Development – Grow the City’s Tax Base

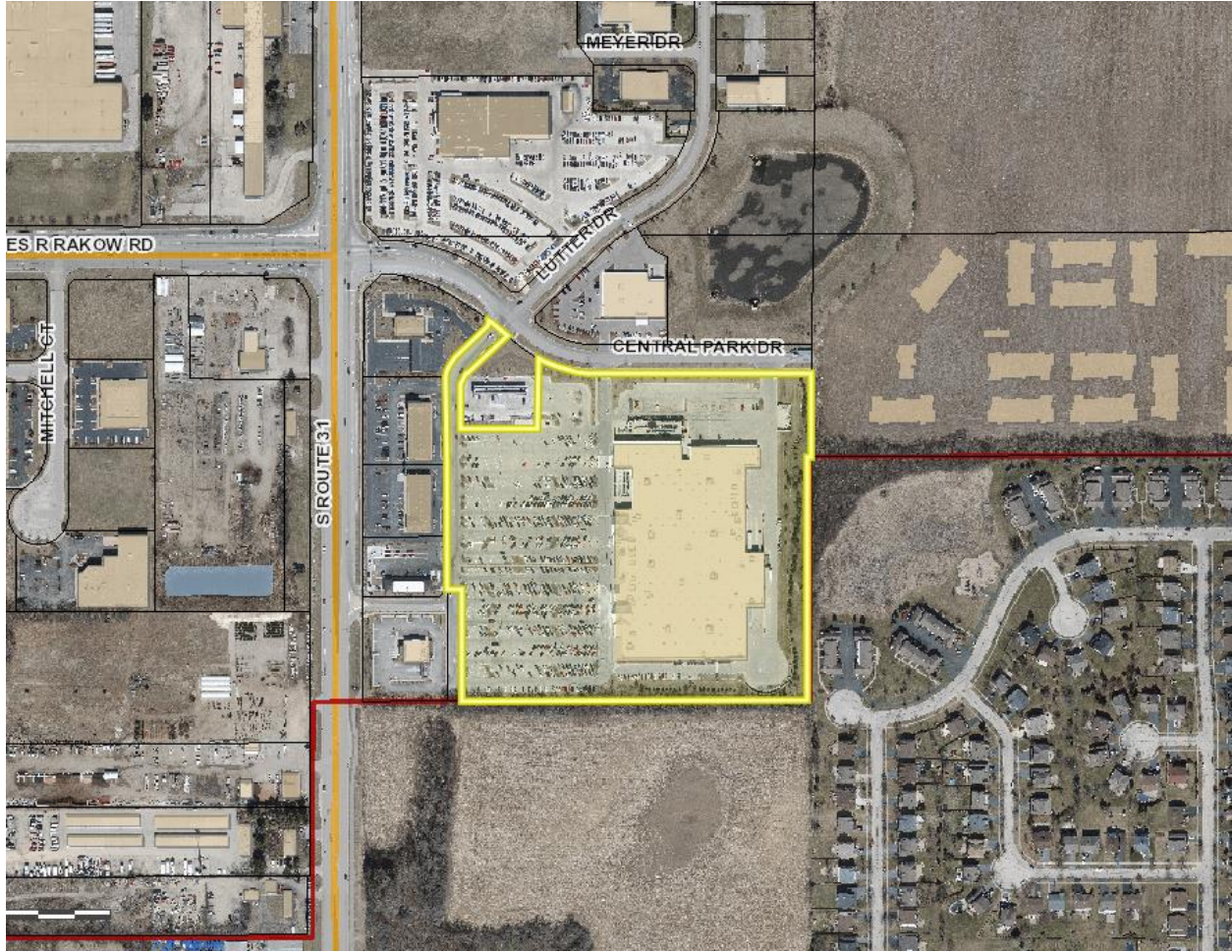
**Goal:** Establish economic development practices that recruit new businesses and retain existing businesses and allow for the ease to redevelop vacant centers.

**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 (Rico, received 07/29/21)
  - B. Elevations, [sheet A2, A2.1, Rendering] (pb2 Architecture+ Engineering, dated 06/18/21, received 07/12/21)
  - C. Site Plan (Carlson Consulting, dated 06/18/21, received 07/12/21)
2. Work with staff to replace any dead or dying landscape on the Walmart site.
3. Create a white cornice cap over the "Pickup" area, similar to what is found over the "Automotive" area.
4. Stripe the new customer pickup parking spaces at 19 feet long.
5. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

PIQ Map  
1205 S. Route 31





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

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

## Owner Information

Name: Jeremy Murphy, Walmart PMO

Address: 2608 SE J Street Bentonville, AR 72716

Phone: (479) 360-3916

E-mail: Jeremy.Murphy@walmart.com

Project Name & Description: Walmart Market Fulfillment Center (MFC). Scope of project entails a proposed building expansion of 2,584 S.F. As well as eight (8) doors, twelve (12) pull-in-back-out parking stalls, four (4) van delivery parking spaces, and one (1) large truck parking space. The proposed expansion will be utilized as an automated stockroom. Customers will place online orders and pick up the merchandise at the indicated portal door.

Project Address/Location: 1205 State Route 31, Crystal Lake, IL 60014

## Signature

DocuSigned by:  07/29/2021

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 NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Wal-Mart Real Estate Business Trust LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Carlson Consulting Engineers, on behalf of Wal-Mart Real Estate Business Trust for a Final Planned Unit Development Amendment, relating to the property at 1205 S. Route 31 in Crystal Lake, Illinois 60014. PIN: 19-15-203-011.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the elevations and site plan allowing additional signage and a canopy for "pickup" services with variations to the approved signage adding an additional 351.89 square feet of signage totaling 773.19 square feet, and any other changes as presented at the hearing, pursuant to Article 4 and Article 9. 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 for this request will be held at 7:00 p.m. on Wednesday August 4, 2021, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake

(Published in the Northwest Herald on July 20, 2021)1902860

STATE OF ILLINOIS

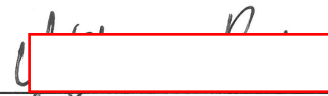
COUNTY OF MCHENRY

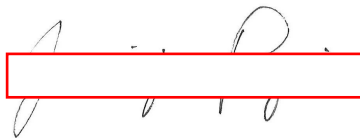
IN THE MATTER OF THE APPLICATION OF  
Johen Rico/Jennifer Paquin ;

**AFFIDAVIT**


(NAME), being first duly sworn on oath deposes and states as follows:

- A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on August 4, 2021, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on July 19, 2021
  
- B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property on July 19, 2021

  
\_\_\_\_\_  
Johen Rico

  
\_\_\_\_\_  
Jennifer Paquin

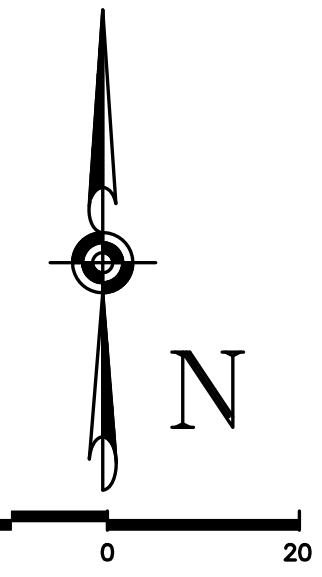
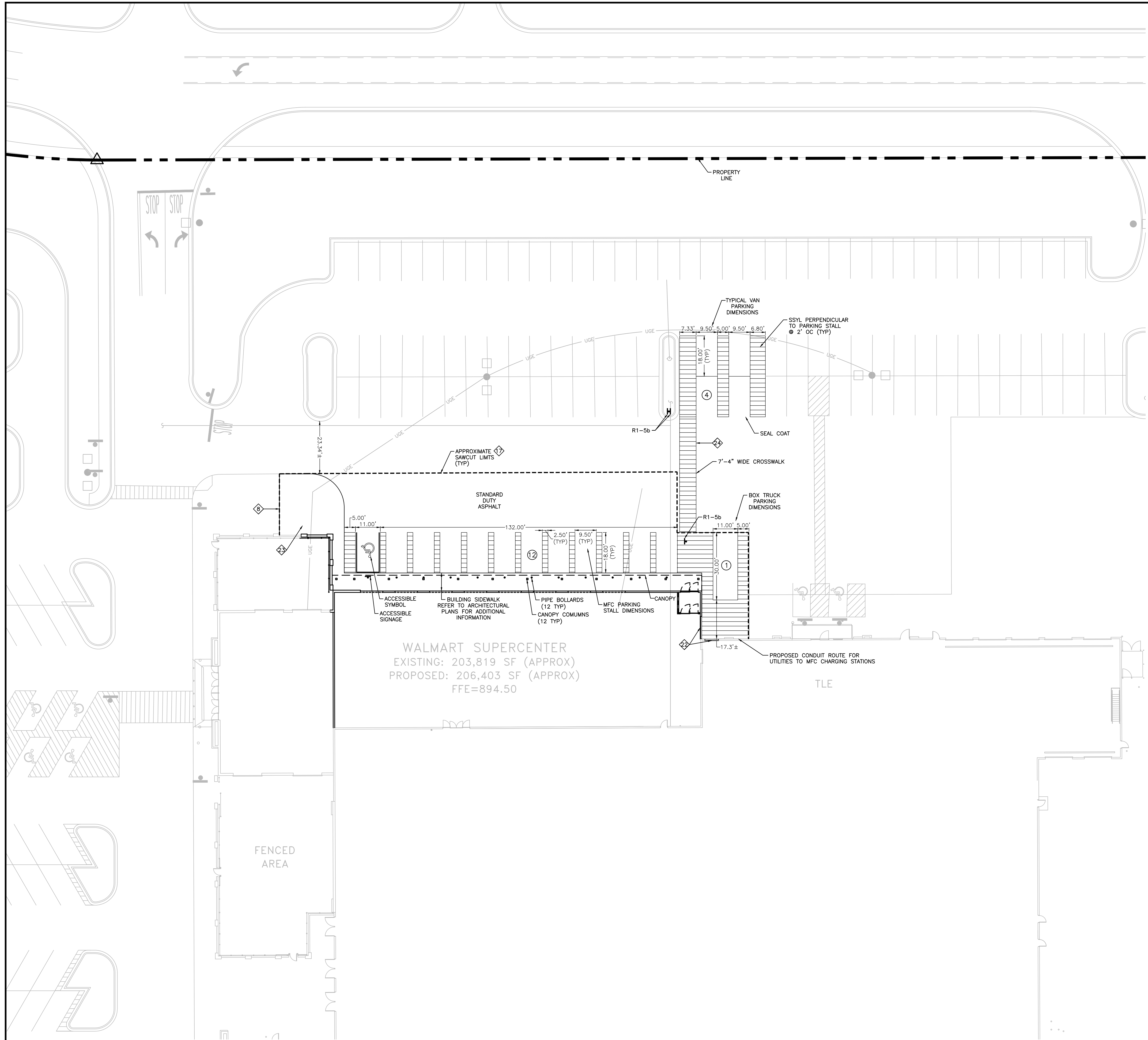
Subscribed and Sworn to me before  
This 19th day of July, 2021

  
\_\_\_\_\_  
Notary Public

HEATHER EDMISTON  
WASHINGTON COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires November 22, 2029  
Commission No. 12373568







- LEGEND**
- - - - - PROPERTY LINE
  - - - - - APPROXIMATE SAWCUT LIMITS
  - - - - - STANDARD DUTY ASPHALT
  - - - - - ARCHITECTURAL CONCRETE (REFER TO ARCH PLANS)
  - - - - - SEAL COAT
  - ♿ ACCESSIBLE PARKING SYMBOL
  - SIGN
  - PIPE BOLLARD
  - ⊕ PARKING COUNT
  - SINGLE SOLID YELLOW LINE
  - ▭ PAINTED TRAFFIC ISLAND

| PARKING INFORMATION                  |                            |                                |                     |  |
|--------------------------------------|----------------------------|--------------------------------|---------------------|--|
| WALMART BUILDING INFO                | PARKING REQUIRED           | PARKING TOTAL PROVIDED         | TOTAL PARKING RATIO |  |
| WALMART BUILDING SQ.FT. <sup>1</sup> | SPACES                     | SPACES <sup>2,3</sup>          | SPACES <sup>3</sup> |  |
| EXISTING 203,819 SF                  | 673 SPACES<br>3.3/1,000 SF | 866 SPACES<br>866 TOTAL SPACES | 4.38/1,000 SF       |  |
| PROPOSED 206,403 SF                  | 682 SPACES<br>3.3/1,000 SF | 876 SPACES<br>876 TOTAL SPACES | 4.38/1,000 SF       |  |

**PARKING INFORMATION NOTES**

1. EXISTING BUILDING SIZE OBTAINED FROM ORIGINAL SITE PLAN BY ATWELL-HICKS AND DATED JUNE 03, 2005.
2. EXISTING PARKING COUNTS ARE BASED ON ORIGINAL CONSTRUCTION PLANS PROVIDED BY OTHERS AND A REVIEW OF AVAILABLE AERIAL PHOTOGRAPHS.
3. PARKING SPACES OCCUPIED BY CART CORRALS HAVE BEEN EXCLUDED FROM THE PARKING COUNTS AND PARKING RATIOS.

- ◇ NOTES:
1. ALL SITEWORK SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS", WHERE CONFLICTS WITH REQUIREMENTS OF UTILITY COMPANY OR OTHER JURISDICTION OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
  2. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
  3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF THE EXISTING CONDITIONS OF THE SITE, AND OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO THE FAILURE OF THE GENERAL CONTRACTOR TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.
  4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING, AND PROTECTING OF MATERIALS AND EQUIPMENT SUPPLIED BY THE OWNER UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
  5. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SO, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
  6. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF STRIPE OR GUTTER UNLESS NOTED OTHERWISE.
  7. ALL RADIUS TO BE 3" U.N.C.
  8. CONNECT TO EXISTING CURB AND GUTTER OR SIDEWALK. MATCH EXISTING IN GRADE, TYPE AND ALIGNMENT AT POINT OF CONNECTION.
  9. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AROUND CONSTRUCTION AREA AND CONTRACTOR'S TEMPORARY PARKING AND STORAGE AREA DURING CONSTRUCTION.
  10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING (BUT NOT LIMITED TO) SUBCONTRACTORS, STORE PERSONNEL, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.
  11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  12. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
  13. CONTRACTOR SHALL KEEP ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. BEYOND THE PROTECTED WORK AREAS CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN THE PROXIMITY OF THE EXISTING STORE WITH THE WALMART CONSTRUCTION MANAGER AND STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO WALMART STORE'S OPERATION AND WALMART CUSTOMERS.
  14. ALL PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
  15. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
  16. ALL DELTA ANGLES ARE 90° U.N.C.
  17. CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, AS SHOWN, TO ALLOW FOR A CLEAN STRAIGHT JOINT BETWEEN OLD AND NEW SURFACES. CONTRACTOR SHALL ONLY SAWCUT TO LIMITS NECESSARY TO INSTALL NEW SITE FEATURES SHOWN ON THESE PLANS AND ENSURE POSITIVE DRAINAGE IN ALL AREAS.
  18. ALL CURB AND GUTTER SHALL BE TYPE "A" CURB AND GUTTER UNLESS NOTED OTHERWISE.
  19. TRAFFIC SIGN NUMBERS REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SEE "MULTI-DIGIT" DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.
  20. REFER TO THE DETAIL SHEETS FOR PAVING SECTIONS.
  21. ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
  22. NEW BUILDING DOOR LOCATION. REF ARCH PLANS FOR ADDITIONAL INFORMATION.
  23. SEE ARCHITECTURAL PLANS FOR CONCRETE APRON, SLAB, AND BUILDING SIDEWALK DETAILS.
  24. VESTIBULE CROSSWALK STRIPING, 6" WHITE STRIPES 90°-2" O.C. (TYP), W/8" END STRIPES. SEE "VESTIBULE CROSSWALK STRIPING" DETAIL, THIS SET, FOR ADDITIONAL INFORMATION.
  25. ANY STRIPING THAT CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHALL BE REMOVED BY BEAD BLASTING.
  26. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
  27. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS A MINIMUM OF 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM APPROPRIATE UTILITY COMPANIES AND CONTRACTOR HAS BEEN NOTIFIED.
  28. ALL UTILITIES SHALL BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
  29. TOPS OF EXISTING MANHOLES, PULL BOXES, CABINETS, JUNCTION BOXES, ETC. SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL GRADE.
  30. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REDETECT EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, APPURTENANCES AND IMPROVEMENTS WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.
  31. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE MOST STRINGENT REQUIREMENTS OF THE UTILITY COMPANY OR THE WALMART SPECIFICATIONS.

**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REDETECT EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, APPURTENANCES AND IMPROVEMENTS WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.

**NOTICE TO CONTRACTOR**

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.



CALL 811

**SITE AND UTILITY PLAN**

SHEET: **SD5**

CONSULTANTS

**CARLSON CONSULTING ENGINEERS, INC.**

PROFESSIONAL ENGINEER No. 022-051088  
 STATE OF ILLINOIS  
 expires 11-30-22

DEAN L. CARLSON  
 06/18/21  
 Date

**Walmart**

CRYSTAL LAKE, ILLINOIS

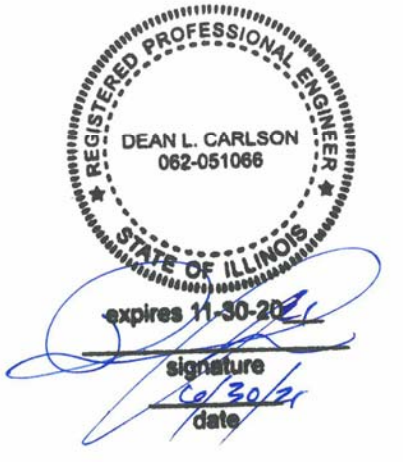
JOB NUMBER: 2021-0118

195-SC

**ISSUE BLOCK**

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DOCUMENTS THAT DO NOT  
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ENGINEER OF RECORD SEAL  
AND SIGNATURE SHALL BE  
CONSIDERED NOT FOR  
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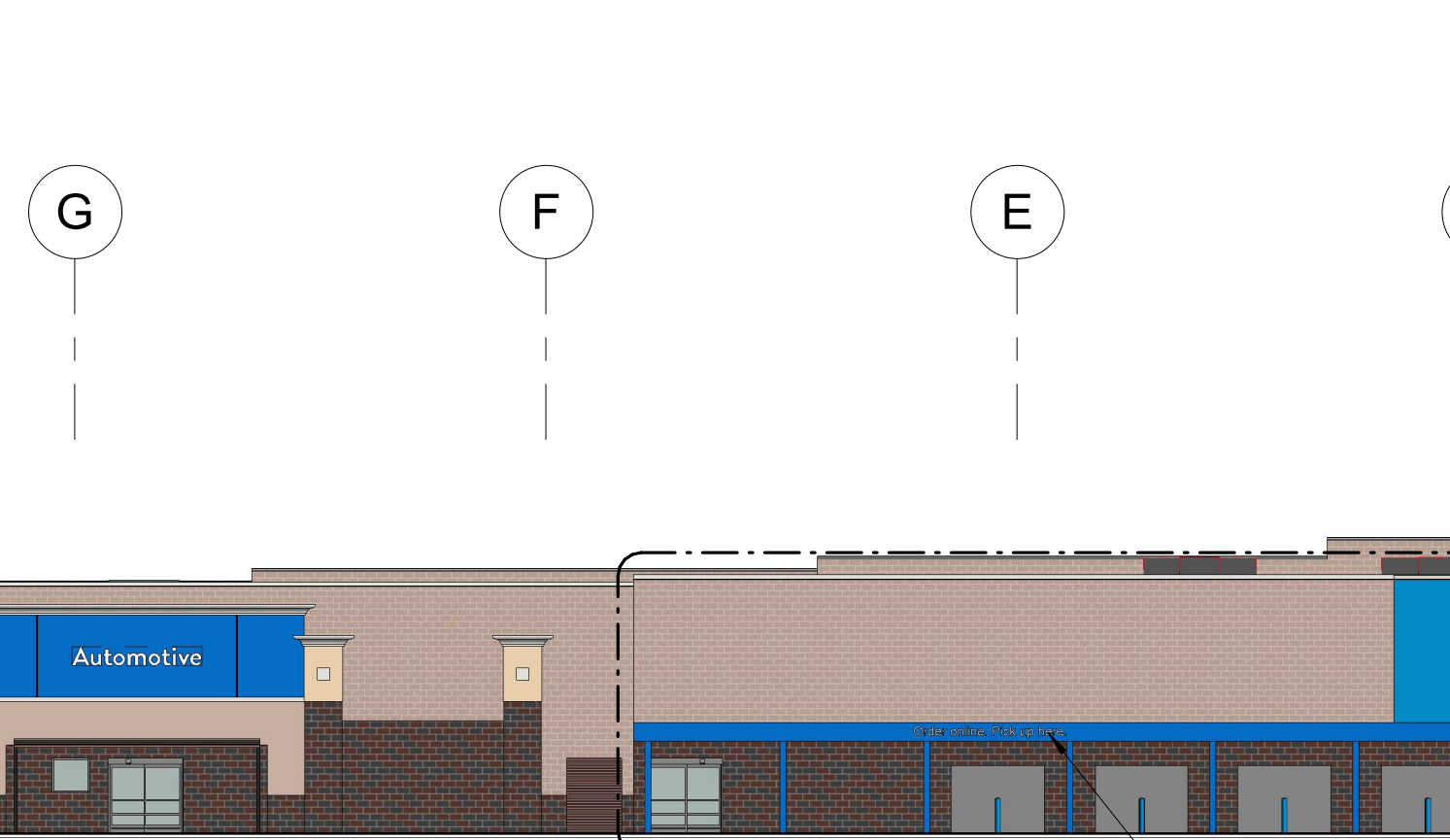
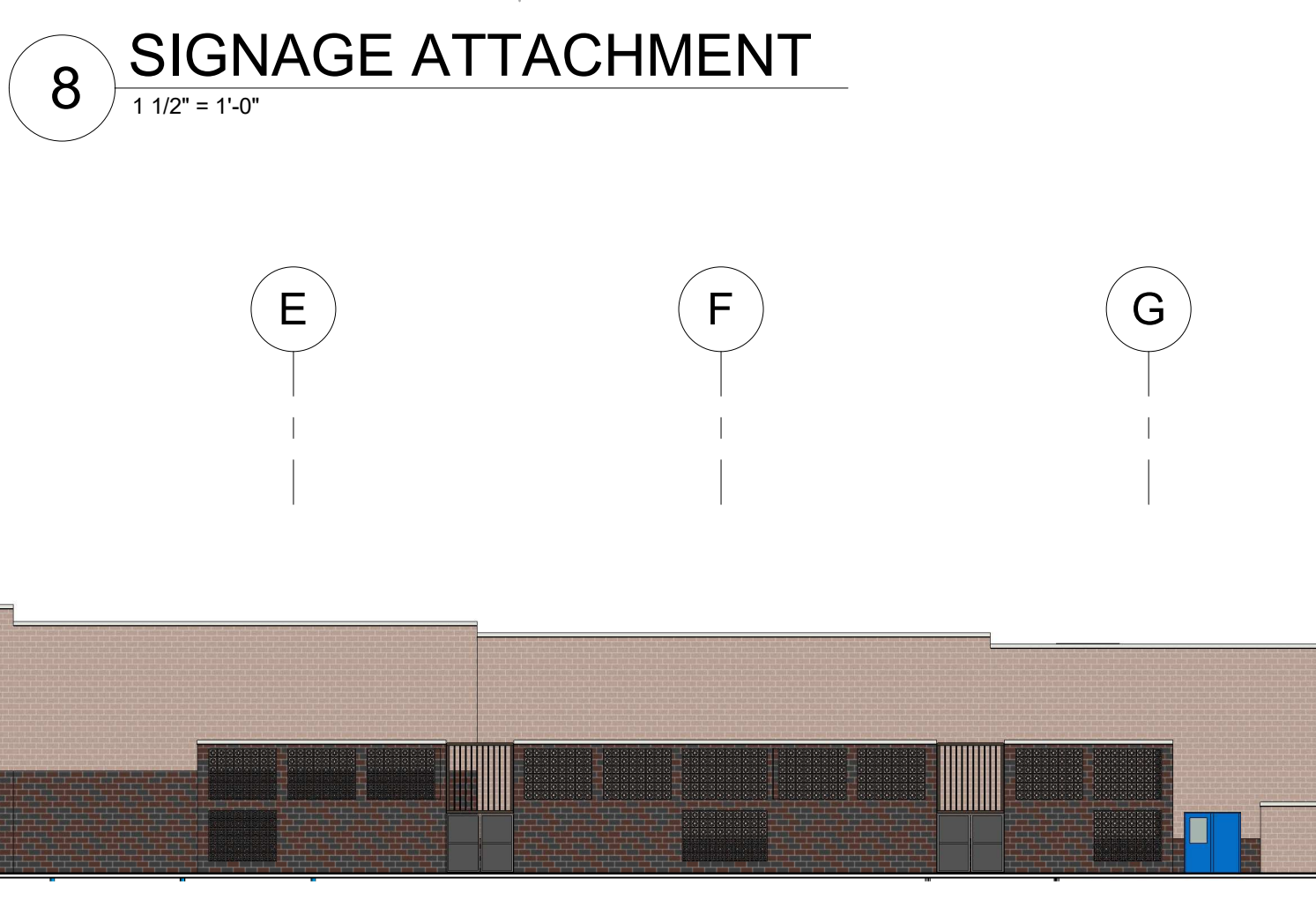
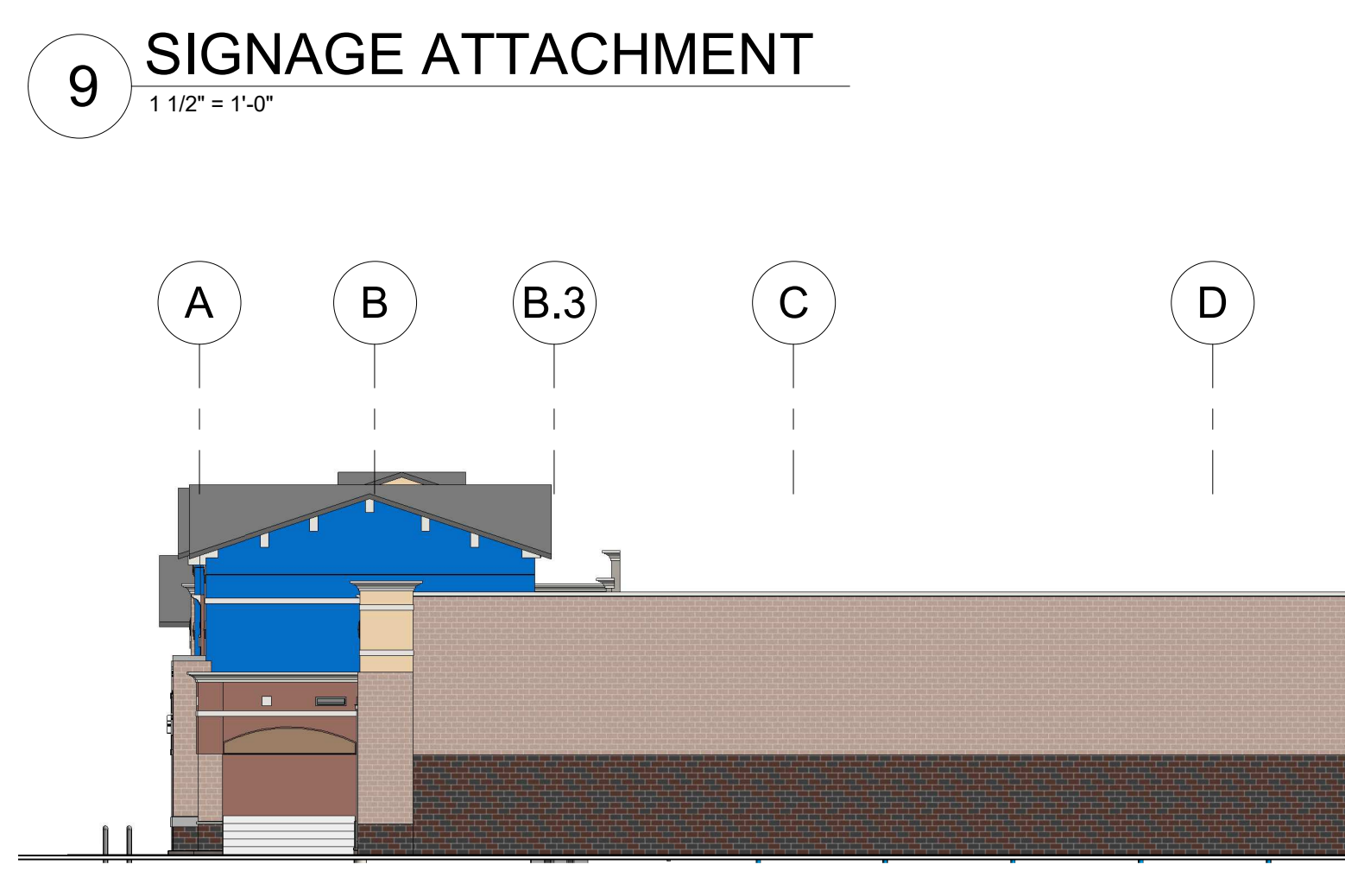
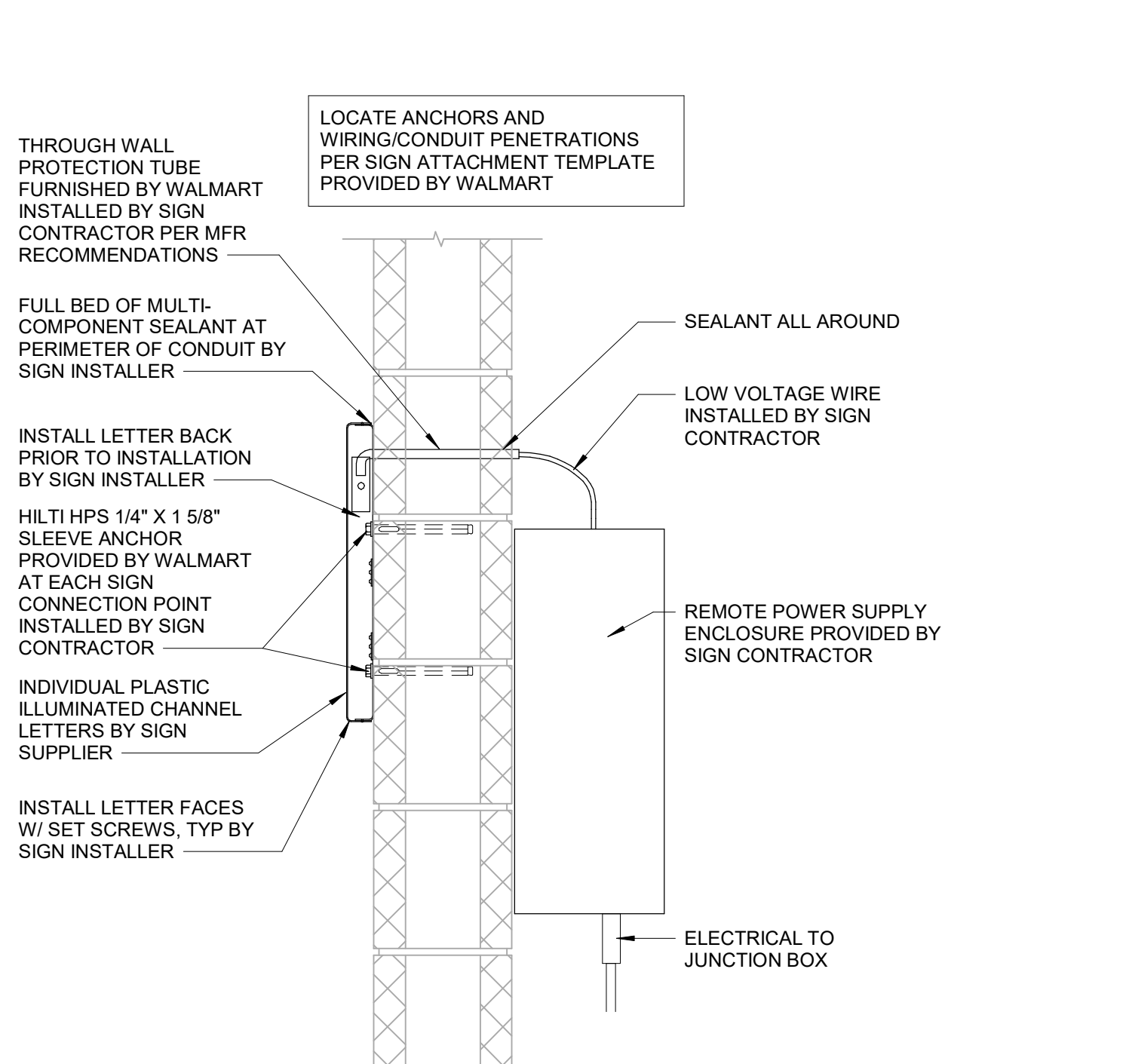
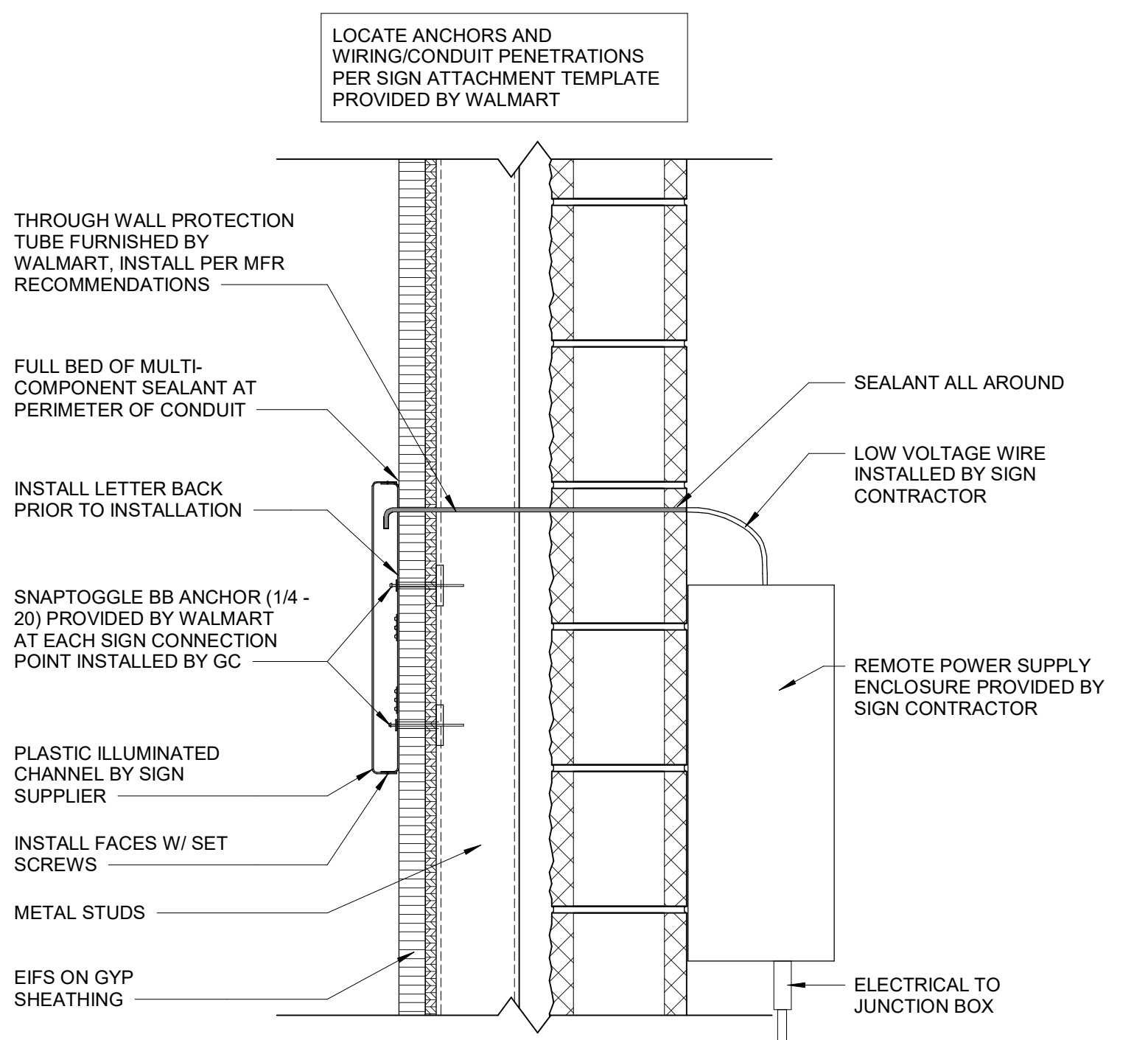
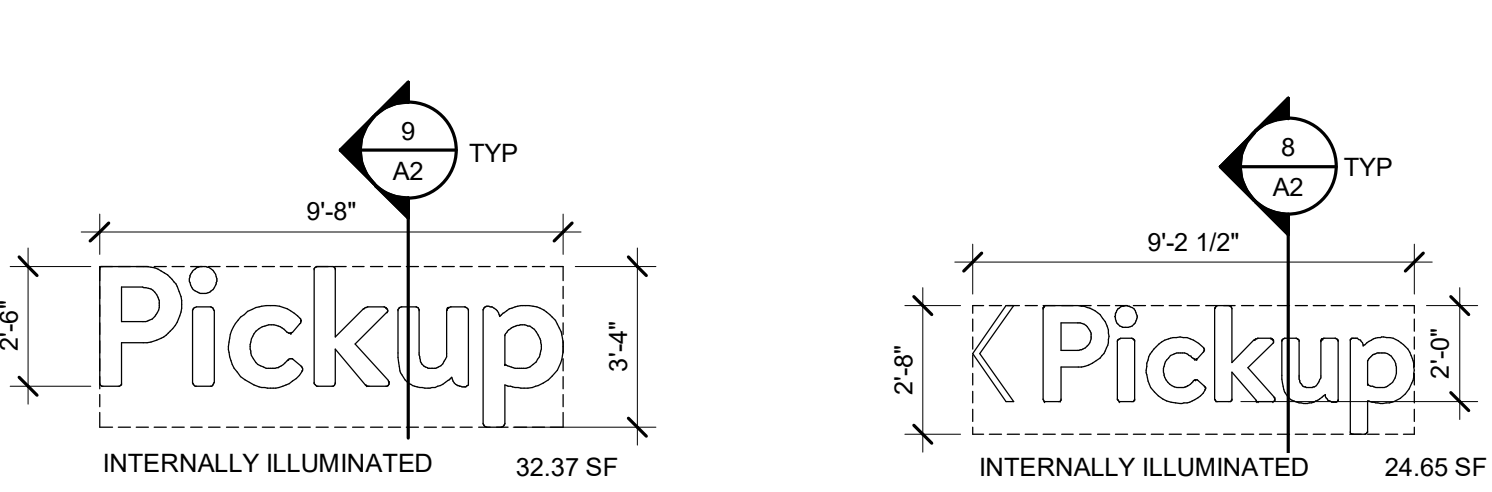
EXTERIOR  
ELEVATIONS  
AND DETAILS

SHEET:  
A2

| EXISTING SIGNAGE SCHEDULE     |          |            |              |              |                 |                  |
|-------------------------------|----------|------------|--------------|--------------|-----------------|------------------|
| SIGNAGE LOCATION              | QTY      | LIGHTED    | COLOR        | SIZE         | INDIVIDUAL AREA | TOTAL AREA       |
| <b>FRONT SIGNAGE</b>          |          |            |              |              |                 |                  |
| Walmart                       | 1        | LED        | WHITE        | 2'-5"        | 30.41 SF        | 30.41 SF         |
| * (Spark)                     | 1        | LED        | YELLOW       | 12'-0"       | 128.22 SF       | 128.22 SF        |
| Pickup                        | 1        | LED        | WHITE        | 2'-0"        | 66.76 SF        | 66.76 SF         |
| * (Spark)                     | 1        | LED        | YELLOW       | 4'-4 1/4"    | 60.74 SF        | 60.74 SF         |
| Home & Pharmacy               | 1        | N/A        | WHITE        | 2'-0"        | 60.74 SF        | 60.74 SF         |
| Grocery                       | 1        | N/A        | WHITE        | 2'-0"        | 26.27 SF        | 26.27 SF         |
| Outdoor                       | 1        | N/A        | WHITE        | 2'-0"        | 20.50 SF        | 20.50 SF         |
| Grocery                       | 1        | N/A        | WHITE        | 2'-0"        | 26.27 SF        | 26.27 SF         |
| Outdoor                       | 1        | N/A        | WHITE        | 2'-0"        | 20.50 SF        | 20.50 SF         |
| Automotive                    | 1        | N/A        | WHITE        | 2'-0"        | 39.88 SF        | 39.88 SF         |
| <b>TOTAL FRONT SIGNAGE</b>    | <b>1</b> | <b>N/A</b> | <b>WHITE</b> | <b>2'-0"</b> | <b>39.88 SF</b> | <b>39.88 SF</b>  |
| <b>AUTOMOTIVE SIGNAGE</b>     |          |            |              |              |                 |                  |
| Pickup                        | 1        | LED        | WHITE        | 2'-0"        | 32.37 SF        | 32.37 SF         |
| Automotive                    | 1        | N/A        | WHITE        | 2'-0"        | 27.92 SF        | 27.92 SF         |
| *"1", "2", "3", "4", "5"      | 5        | N/A        | WHITE        | 2'-6"        | 4.12 SF         | 20.60 SF         |
| <b>TOTAL SIDE SIGNAGE</b>     | <b>7</b> | <b>1</b>   | <b>WHITE</b> | <b>2'-6"</b> | <b>4.12 SF</b>  | <b>48.92 SF</b>  |
| <b>TOTAL BUILDING SIGNAGE</b> |          |            |              |              |                 |                  |
|                               |          |            |              |              |                 | <b>421.30 SF</b> |

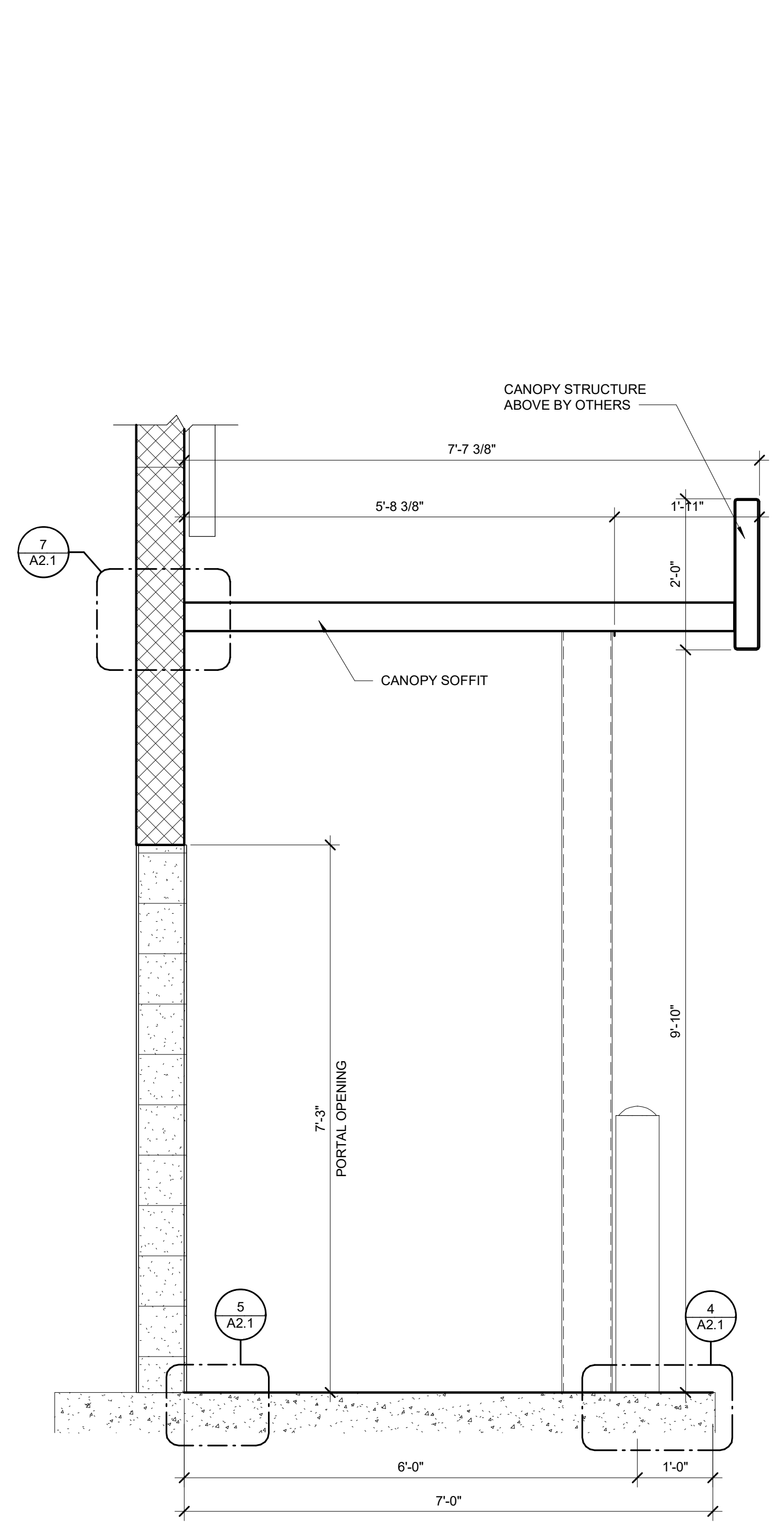
| NEW SIGNAGE SCHEDULE                  |          |          |              |              |                 |                  |
|---------------------------------------|----------|----------|--------------|--------------|-----------------|------------------|
| SIGNAGE LOCATION                      | QTY      | LIGHTED  | COLOR        | SIZE         | INDIVIDUAL AREA | TOTAL AREA       |
| <b>FRONT SIGNAGE</b>                  |          |          |              |              |                 |                  |
| Walmart (ETR)                         | 1        | LED      | WHITE        | 2'-5"        | 30.41 SF        | 30.41 SF         |
| * (Spark) (ETR)                       | 1        | LED      | YELLOW       | 12'-0"       | 128.22 SF       | 128.22 SF        |
| Pickup (ETR)                          | 1        | N/A      | WHITE        | 2'-0"        | 60.74 SF        | 60.74 SF         |
| * (Spark) (ETR)                       | 1        | N/A      | WHITE        | 2'-0"        | 26.27 SF        | 26.27 SF         |
| Home & Pharmacy                       | 1        | N/A      | WHITE        | 2'-0"        | 20.50 SF        | 20.50 SF         |
| Grocery                               | 1        | N/A      | WHITE        | 2'-0"        | 39.88 SF        | 39.88 SF         |
| Outdoor                               | 1        | N/A      | WHITE        | 2'-0"        | 24.65 SF        | 24.65 SF         |
| <b>TOTAL FRONT SIGNAGE</b>            | <b>8</b> | <b>1</b> | <b>WHITE</b> | <b>2'-0"</b> | <b>24.65 SF</b> | <b>330.67 SF</b> |
| <b>PICKUP ELEVATION SIGNAGE</b>       |          |          |              |              |                 |                  |
| Pickup                                | 1        | LED      | WHITE        | 2'-0"        | 32.37 SF        | 32.37 SF         |
| Order Online. Pick up here.           | 2        | N/A      | WHITE        | 2'-0"        | 22.00 SF        | 44.00 SF         |
| <b>TOTAL PICKUP ELEVATION SIGNAGE</b> | <b>3</b> | <b>1</b> | <b>WHITE</b> | <b>2'-0"</b> | <b>56.37 SF</b> | <b>76.37 SF</b>  |
| <b>AUTOMOTIVE SIGNAGE</b>             |          |          |              |              |                 |                  |
| Automotive (ETR)                      | 1        | N/A      | WHITE        | 2'-0"        | 27.92 SF        | 27.92 SF         |
| *"1", "2", "3", "4", "5" (ETR)        | 5        | N/A      | WHITE        | 2'-6"        | 4.12 SF         | 20.60 SF         |
| <b>TOTAL SIDE SIGNAGE</b>             | <b>6</b> | <b>0</b> | <b>WHITE</b> | <b>2'-6"</b> | <b>4.12 SF</b>  | <b>48.52 SF</b>  |
| <b>TOTAL BUILDING SIGNAGE</b>         |          |          |              |              |                 |                  |
|                                       |          |          |              |              |                 | <b>455.56 SF</b> |

- SIGNAGE GENERAL NOTES**
- SIGNAGE FURNISHED BY WAL-MART AND INSTALLED BY OTHERS.
  - ALL EXISTING WAL-MART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE EXTERIOR SIGN COMPANY IS ON SITE. THE EXTERIOR SIGN COMPANY WILL REMOVE EXISTING SIGNAGE. GENERAL CONTRACTOR WILL THEN PERFORM THE PATCH AND REPAIR WORK NEEDED AT SIGN LOCATIONS. AND PAINTING WORK NOTED IN PLANS. ONCE COMPLETE, GENERAL CONTRACTOR WILL NOTIFY THE EXTERIOR SIGN CONTRACTOR THAT AREAS NOTED TO RECEIVE SIGNAGE ARE READY. THE EXTERIOR SIGN COMPANY WILL THEN INSTALL NEW SIGNAGE AS SHOWN ON THE PLANS.
    - A TEMPORARY BANNER WILL BE INSTALLED BY THE EXTERIOR SIGN COMPANY PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND NEW SIGNAGE IS INSTALLED. GC SHALL PRIORITIZE MODIFICATIONS/REPAIRS REQUIRED FOR INSTALLATION OF NEW EXTERIOR SIGNS WHILE EXTERIOR SIGN COMPANY IS ON SITE.
    - TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'X25').
    - EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE.
  - GENERAL CONTRACTOR RESPONSIBILITIES
    - BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
    - PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO DETAILS ON SHEET A2.1. FOR LIGHTED ID/LOGO SIGNS COORDINATE TIMING OF WORK WITH WAL-MART SIGN CONTRACTOR.
    - NOT USED.
    - NOT USED.
    - NOT USED.
    - NOT USED.
    - NOT USED.
  - SIGNAGE CONTRACTOR RESPONSIBILITIES
    - NOT USED.
    - MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07900.
    - INSTALL SIGNAGE PER DETAILS ON SHEET A2.1.

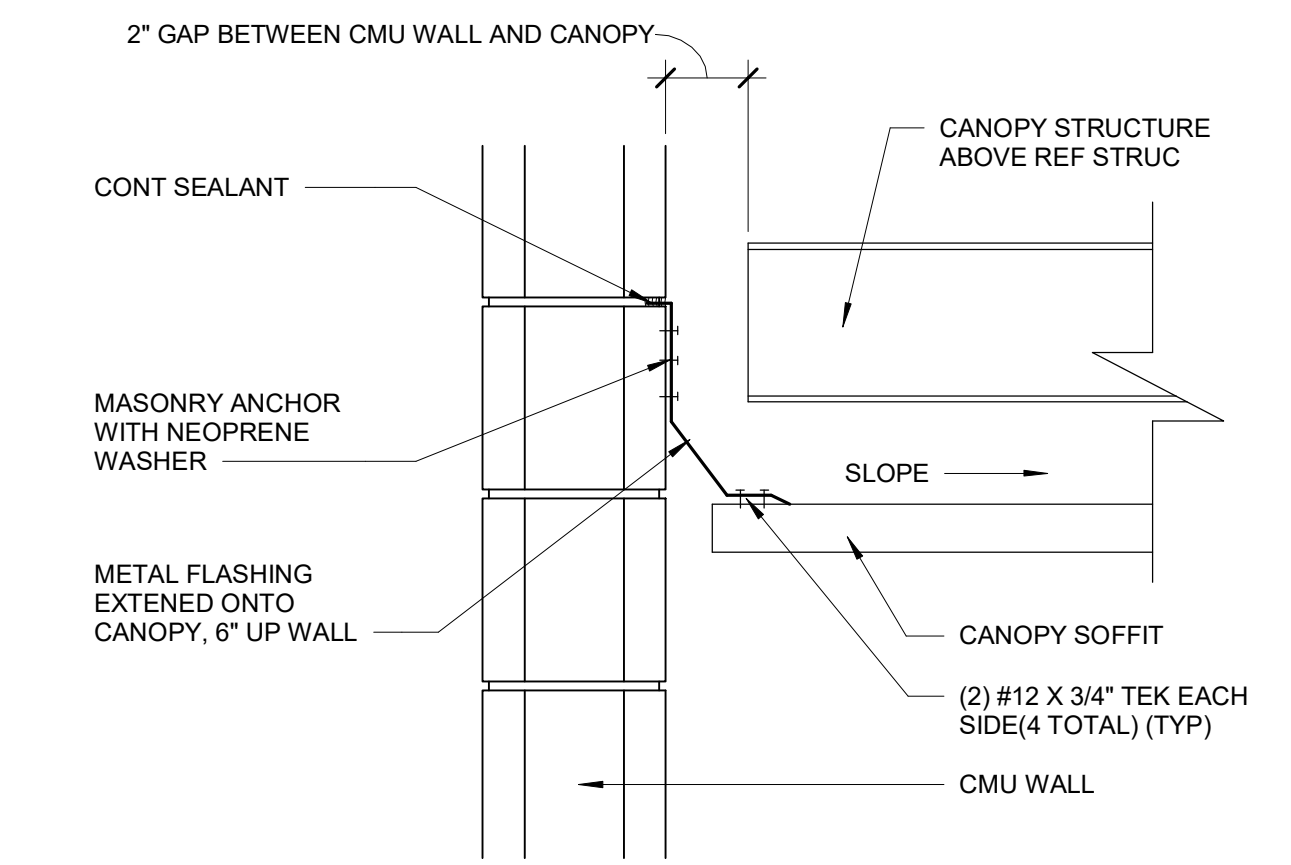


| COLOR LEGEND |                              |
|--------------|------------------------------|
| P76U         | WALMART BLUE (URETHANE-LIKE) |

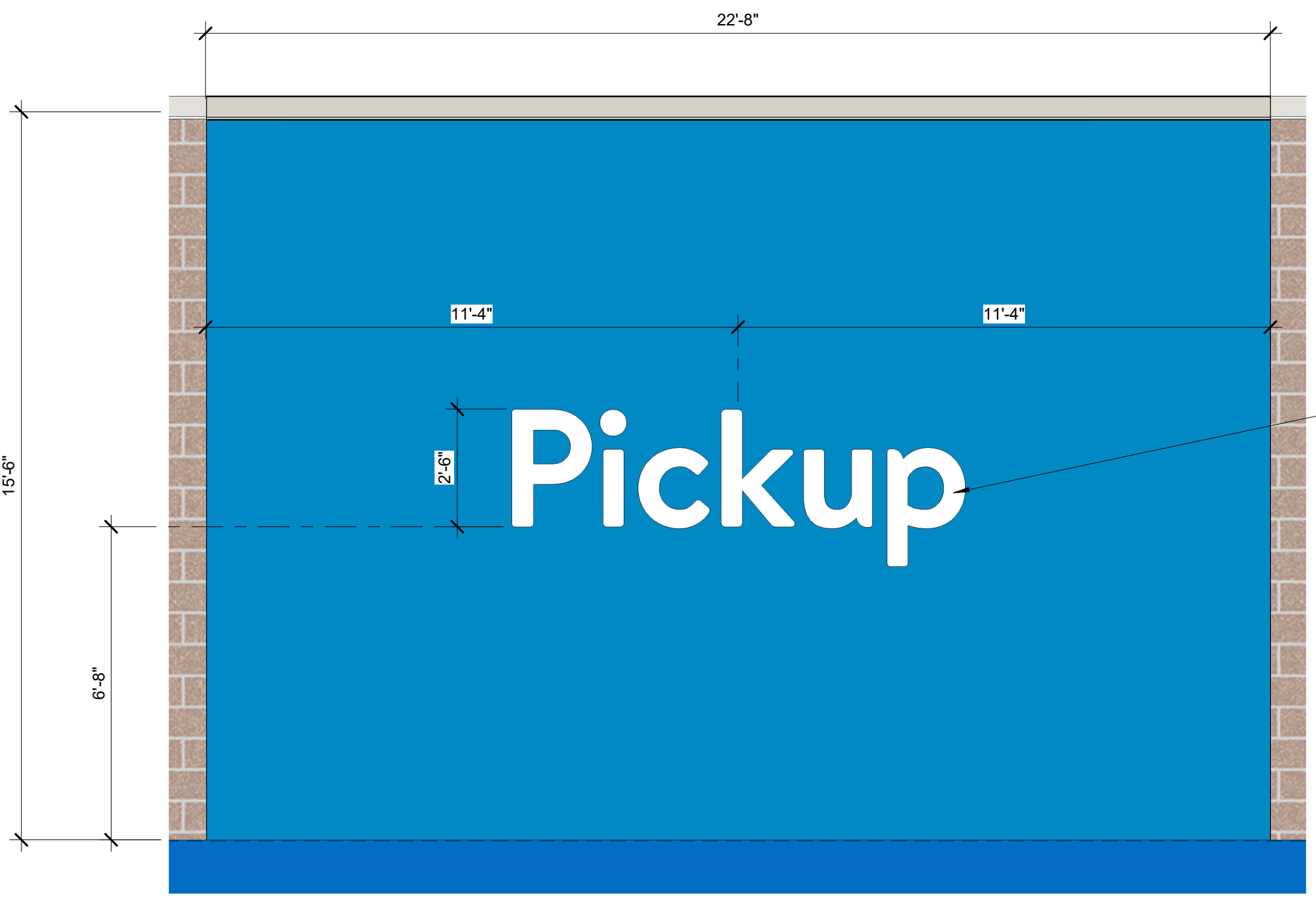
STIPULATION FOR REUSE  
THIS DRAWING WAS PREPARED FOR THE PROJECT OF THE CITY OF CRYSTAL LAKE, ILLINOIS. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF RECORD. THE ARCHITECT OF RECORD SHALL NOT BE RESPONSIBLE FOR ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OF RECORD.



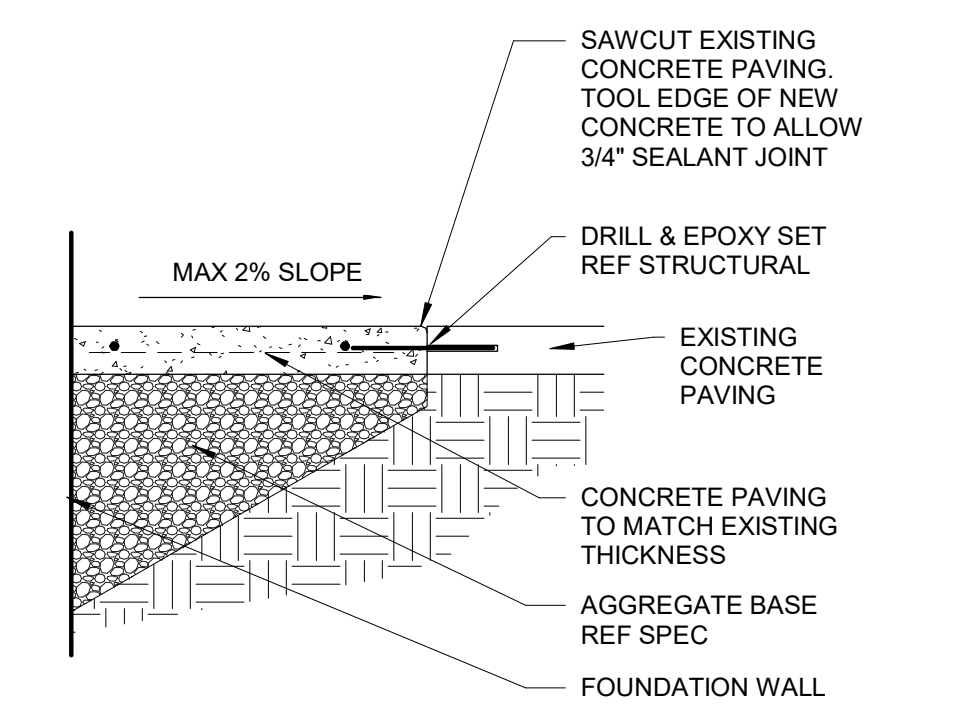
**3** EXTERIOR WALL SECTION AT CANOPY  
3/4" = 1'-0"



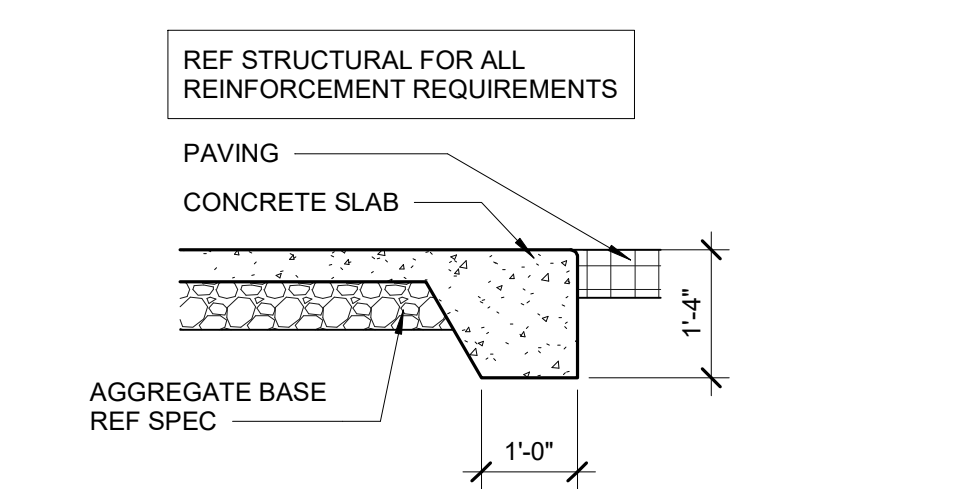
**7** CANOPY DETAIL AT CMU WALL  
1 1/2" = 1'-0"



**6** ENLARGED ELEVATION  
3/8" = 1'-0"



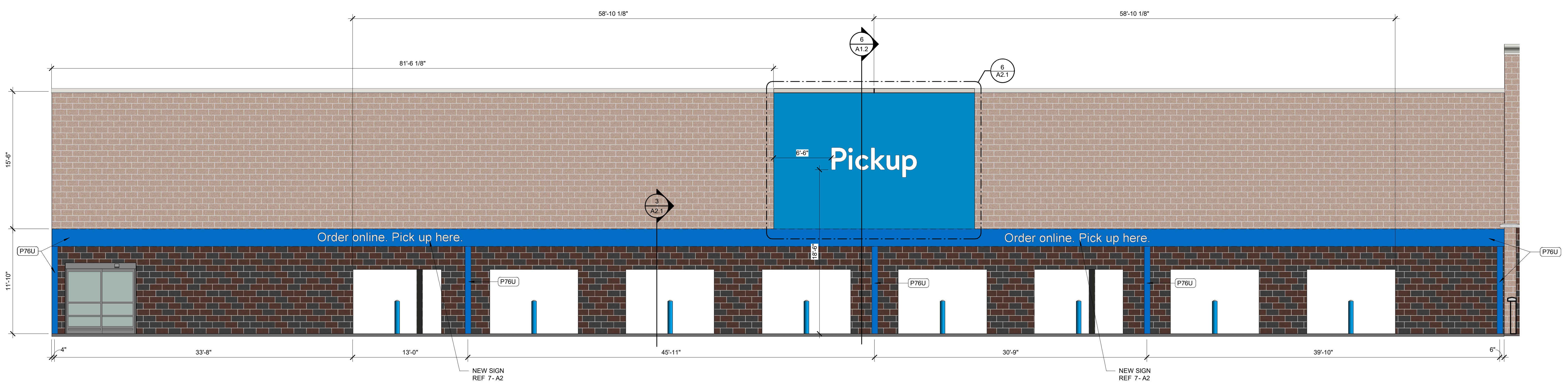
**5** PAVING AT BUILDING  
1/2" = 1'-0"



**4** SIDEWALK SECTION  
1/2" = 1'-0"



**2** MFC PARTIAL EXPANSION 3D VIEW



**1** MFC PARTIAL EXPANSION EXTERIOR ELEVATION  
3/16" = 1'-0"

**Walmart**  
CRYSTAL LAKE, ILLINOIS  
1205 SOUTH ILLINOIS ROUTE 31  
STORE NO. 1413-247  
JOB NUMBER: 2021.0118 | PHOTO: 195

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| PROTO CYCLE:   | 03.26.2021 |
| DOCUMENT DATE: | 06.18.2021 |



DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION.

EXTERIOR ELEVATIONS AND DETAILS

SHEET: **A2.1**



Pickup

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