



#2022-69
Starbucks – Preliminary/Final PUD and Rezoning
Project Review for Planning and Zoning Commission

Meeting Date: September 21, 2022

Requests:

1. Preliminary and Final Planned Unit Development for a new drive-through limited service restaurant.
2. Comprehensive Land Use Plan Amendment from Office to Commerce.
3. Rezoning from O to B-2 PUD General Commercial and restricting certain B-2 uses.

Location: SEC Randall Road and Ackman Road

Acreage: Approximately 2.41 acres

Zoning: O Office

Surrounding Properties:

North:	B-2 General Commercial
South:	Lake in the Hills Fen
East:	Lake in the Hills Fen
West:	Across Randall Road, RE Residential Estate, a church

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is vacant adjacent to the Lake in the Hills Fen. The Fen is a high quality natural resource so development of this site will be reviewed to limit disturbance of the Fen. Certain B-2 uses are being restricted through the PUD to prevent future redevelopment of the site with uses that could pollute the Fen.
- The new development will feature a Starbucks' drive-through.
- The property is currently zoned Office and drive-through uses are permitted in B-2 zoning district. The desire for office zoned properties has been low for the past years. Randall Road is a commercial corridor and the proposed rezoning would fit with the character of the area.

Development Analysis:

Land Use/Zoning

- The site is currently zoned O Office. The petitioner is proposing a rezoning to B-2 PUD General Commercial.

- Additional design features are an EIFS finish above the brick and the dark coloring of the windows, doors and awnings.
- The proposed building meets the UDO Design Standards.

Findings of fact:

Comprehensive Land Use Plan Amendment

The comprehensive plan is put into place to help the City sustain a prosperous and economically balanced community through the combination of all the plan elements including land use decisions, economic development, housing, transportation options, development and preserving the unique areas, parks and recreation, environmental resources, historic preservation and community facilities. As amendments are proposed they are reviewed to ensure a proper balance is maintained and the new designation would fit with the surrounding area.

Rezoning

- The property is currently zoned O Office.
- The property would be rezoned to B-2 PUD General Commercial. The General Commercial zoning criteria are:
 - ✓ General: This district is the City’s primary commercial district. It accommodates highway service uses and community or regional commercial, office, and service uses.
 - ✓ Character: This district is characterized by a large amount of parking, which often exceeds the building coverage. Landscape buffers and landscaped parking areas are required to soften the impact of such commercial uses on neighbors and to make the streetscape more attractive. Architectural and other design controls are intended to encourage and require more attractive buildings and avoid visual degradation caused by very large buildings with large blank walls and no building articulation or design elements.
 - ✓ Uses: This district is intended to provide for a full range of commercial uses.

Criteria for Rezoning

- (a) The existing uses and zoning of nearby property.
 Meets *Does not meet*
- (b) The extent to which property values are diminished by a particular zoning classification or restriction.
 Meets *Does not meet*
- (c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
 Meets *Does not meet*
- (d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
 Meets *Does not meet*

- (e) The suitability of the subject property for its zoned purposes.
 Meets *Does not meet*
- (f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
 Meets *Does not meet*
- (g) The Comprehensive Plan designation and the current applicability of that designation.
 Meets *Does not meet*
- (h) The evidence or lack of evidence, of community need for the use proposed.
 Meets *Does not meet*

Preliminary/Final Planned Unit Development

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow the construction of a drive-through limited service restaurant. 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*

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Office. The petitioner is requesting an amendment to Commerce. The Commerce land use allows for existing and future retail, service, and restaurant 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 actions:

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

Success Indicator: The number of new “chain store” occupancies.

Supporting Action: Promote developments that conserve open space and unique natural features, provide for efficient internal circulation, and encourage quality landscaping and building design.

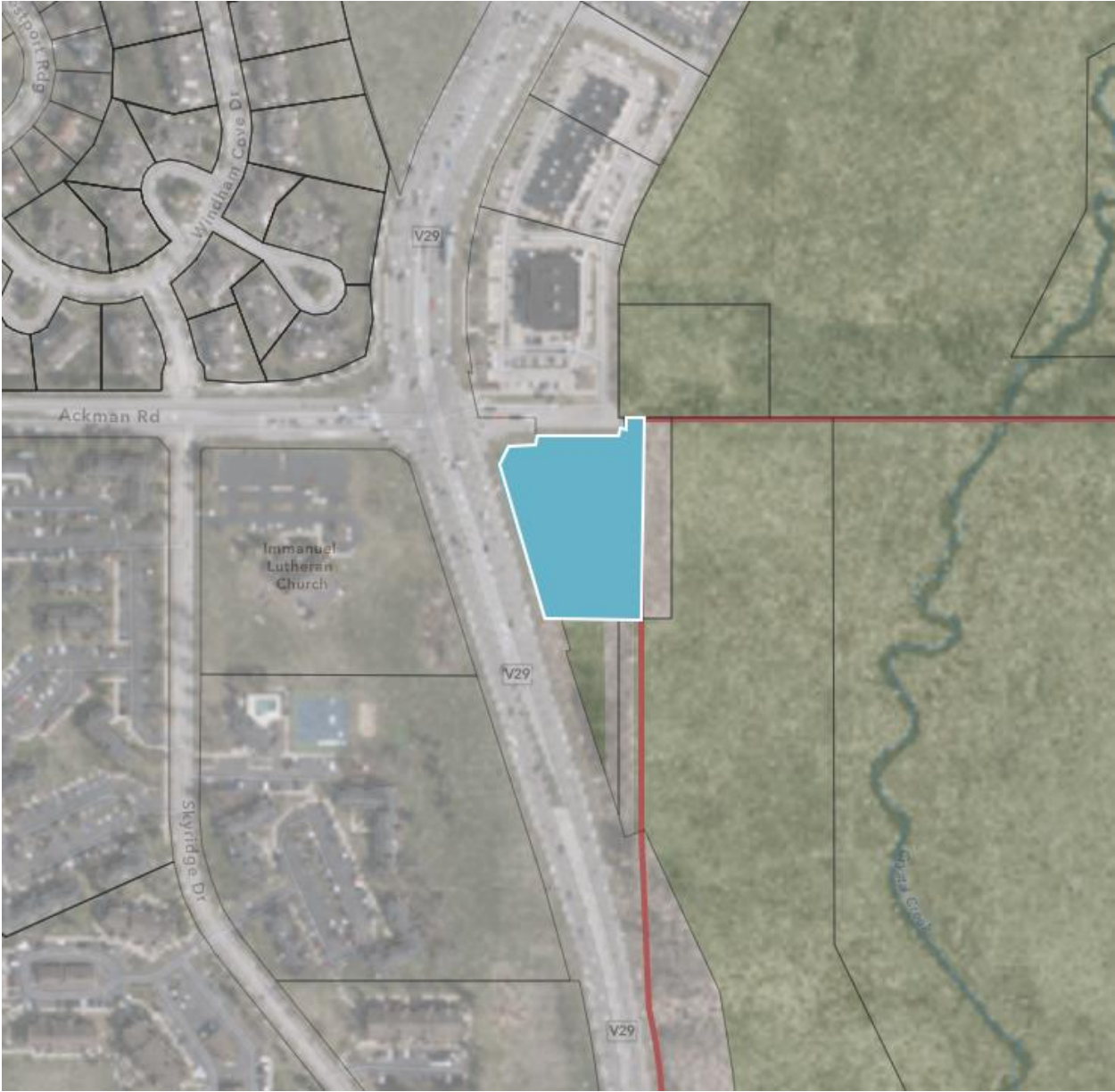
Recommended Conditions:

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 (Joseph Development LLC, received 09/01/22)
 - B. Site Plan (SpaceCo, dated 03/15/22, received 03/31/22)
 - C. Elevations (Arcon, dated 01/28/22, received 09/15/22)
 - D. Floor Plan (Arcon, dated 01/28/22, received 03/31/22)
2. Landscape Plan
 - A. Provide a landscape for review. Landscape is required to screen the parking lot, around the building, around the free-standing sign, and along the roadways with street trees. The landscape plan shall meet the requirements of Article 4-400.
3. The freestanding sign must comply with the commercial monument sign requirements of the UDO.
4. The trash enclosure must be constructed of brick to match the building elevations.
5. The following B-2 uses are prohibited on this property:
 - A. Auto Dealers
 - B. Other Motor Vehicle Dealers
 - C. Automotive Accessory Sales and Installation
 - D. Internet Auto Sales
 - E. Passenger Car Rental and Leasing
 - F. Truck, Utility Trailer, and RV Rental and Leasing
 - G. Automotive Repair, Minor and Major
 - H. Automotive Oil Change and Lubrication Shops
 - I. Car Washes
 - J. Major Automotive Repair uses with Automobile Dealer as an ancillary use
 - K. Nursery, Garden Center, and Farm Supply Stores

- L. Gasoline Stations (with or without convenience stores)
 - M. Home and Garden Equipment Repair and Maintenance
 - N. Reupholstery and Furniture Repair
 - O. Footwear and Leather Goods Repair
 - P. Dry-Cleaning and Laundry Services
 - Q. Industrial Launderers
 - R. Funeral Homes
 - S. Crematories
 - T. Photofinishing Laboratories
 - U. Shooting Range
 - V. Recycling Drop Off Point
 - W. Or other such similar uses that could cause concern of pollution of the Fen
6. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and the City's Stormwater Consultant.

PIQ Map
SEC Randall and Ackman



City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: _____

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Joseph Development LLC
Address: 1406 W. Fulton St. - Suite A2
Chicago, Illinois 60607
Phone: 312-208-2500
Fax: n/a
E-mail: dabdo71@aol.com

Owner Information (if different)

Name: Siri B. Fuhler Trust/John Fuhler
Address: 1154 N. Main Street
Algonquin, Illinois 60102
Phone: 815-455-4000
Fax: n/a
E-mail: John@fuhlerproperties.com,

Property Information

Project Description: The project will consist of an approximately 2,300 sq ft fas casual retail coffee shop and will have a drive thru facility, an outdoor patio and 28 parking stalls.

All of the site work and landscaping will be new and the building will be new construction consisting of first class material such as glass, metal, brick, vertical siding etc..

Project Address/Location: _____

Approximately 62,500 sq ft at the south east corner of Randall Rd. and Merideth Drive/Ackman Road in Crystal Lake.

PIN Number(s): 19-18-428-006 (Parcel 1) 19-17-300-007 (Parcel 2)

Development Team

Please include address, phone, fax and e-mail

Developer: Joseph Development LLC - 1406 W. Fulton St, Suite A2 Chicago, Illinois 60607 - Dan Abdo 312-208-250

Architect: Arcon Associates Inc. - 2050 South Finley Rd. Suite 40 Lombard, Illinois 60148 Brian Schmidt - 630-267-2634

Attorney: Joseph Development LLC - Josh Glazier - 1406 W, Fulton St Suite A2 Chicago, Illinois 60607 312-208-1600

Engineer: Spaceco Engineering - Jason Wiesbrock - 224 1/2 N. Liberty St. Morris, Illinois 60450 815- 941-0260

Landscape Architect: Kathryn Talty Landscape Architecture - 45 Longmeadow Road Winnetka, Illinois 60093

Planner: n/a

Surveyor: Spaceco Engineering - Jason Wiesbrock - 224 1/2 N. Liberty St. Morris, Illinois 60450 815-941-0260

Other:

Signatures

Daniel J. Abdo - c/o Joseph Development LLC *Daniel J. Abdo* 3/1/22

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.

John Fulher - c/o Siri B. Fuhler Trust

3/1/22

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.

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

IN THE MATTER OF THE PETITION OF
Joseph Development LLC

LEGAL NOTICE

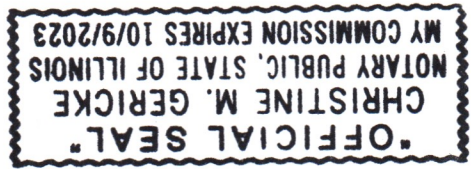
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Joseph Development LLC, on behalf of Siri B. Fuhler Trust represented by John Fuhler for Rezoning to B-2 PUD and a Preliminary and Final Planned Unit Development, relating to the property at the southeast corner of Randall Road and Meredith Drive/Ackman Road in Crystal Lake, Illinois 60014. PIN: 19-18-428-006 and 19-17-300-007.

This application is filed for the purpose of seeking a Rezoning from O Office to B-2 PUD General Commercial Planned Unit Development with a restriction on the allowable uses in that zoning district to prohibit automotive and other repair or service uses that may utilize chemicals or store hazardous materials on site along with a Preliminary and Final Planned Unit Development to allow a new 2,300 square foot limited service restaurant with drive-through, and any other changes as presented at the hearing, pursuant to Article 2, 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 September 21, 2022, 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 September 3, 2022)2014066



Notary Public

Christine M. Gericke

This 6 day of Sept, 2022

Subscribed and Sworn to me before

Daniel J. Abdo

[Signature]

of Randall and Ackman.

customary public notice sign on the subject property on the vacant land located at the south east corner

B. That the posting requirements of the Zoning Ordinance have been complied with by placing the

the below mentioned persons by regular mail on Thursday September 1st, 2022.

Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of

before the Planning and Zoning Commission on September 21, 2022, at 7:00 p.m., at the City of Crystal

sent to each of the persons named on the attached list by regular mail notifying them of the hearing

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was

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

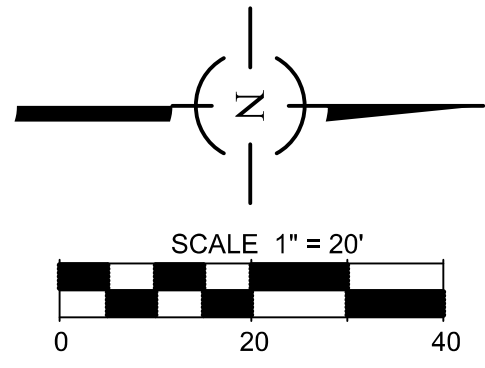
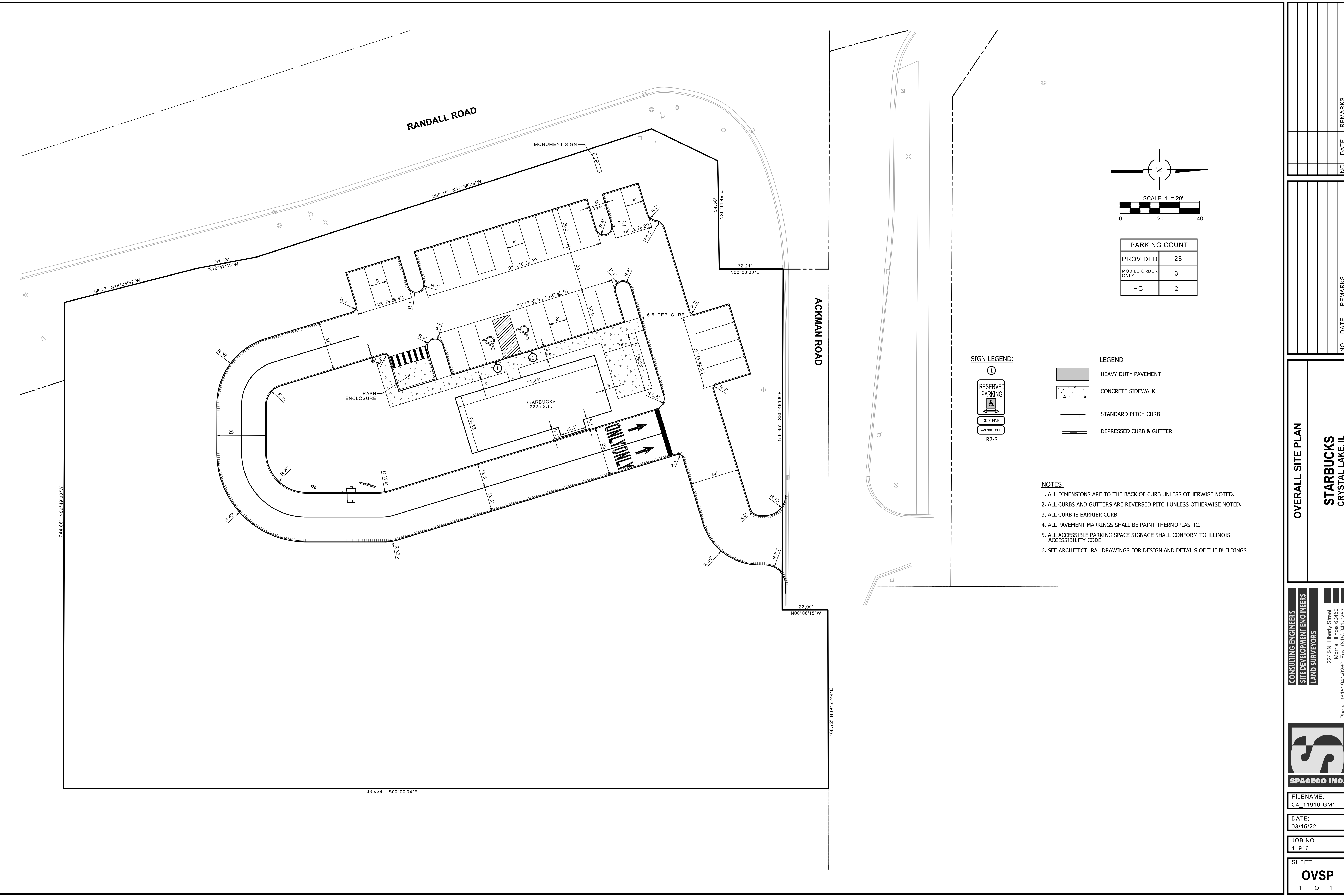
AFFIDAVIT

(NAME):

IN THE MATTER OF THE APPLICATION OF

COUNTY OF MCHENRY

STATE OF ILLINOIS

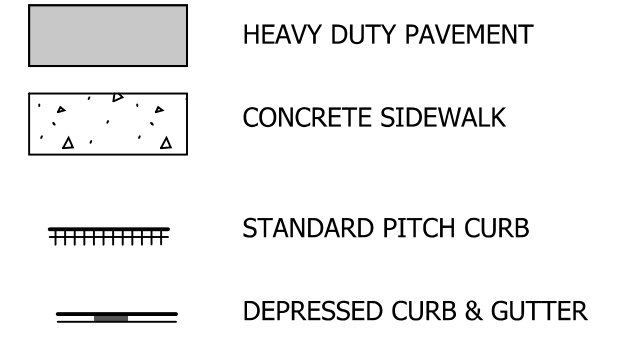


PARKING COUNT	
PROVIDED	28
MOBILE ORDER ONLY	3
HC	2

SIGN LEGEND:



LEGEND



NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE REVERSED PITCH UNLESS OTHERWISE NOTED.
3. ALL CURB IS BARRIER CURB
4. ALL PAVEMENT MARKINGS SHALL BE PAINT THERMOPLASTIC.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OVERALL SITE PLAN
STARBUCKS
CRYSTAL LAKE, IL

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

224 1/2 N. Liberty Street,
Morris, Illinois 60450
Phone: (615) 941-0260 Fax: (615) 941-0263



FILENAME:
C4_11916-GM1

DATE:
03/15/22

JOB NO.
11916

SHEET
OVSP
1 OF 1

REGIONAL CRITERIA

TYPICAL SINGLE TENANT BUILDING ELEVATIONS -

PALETTE A

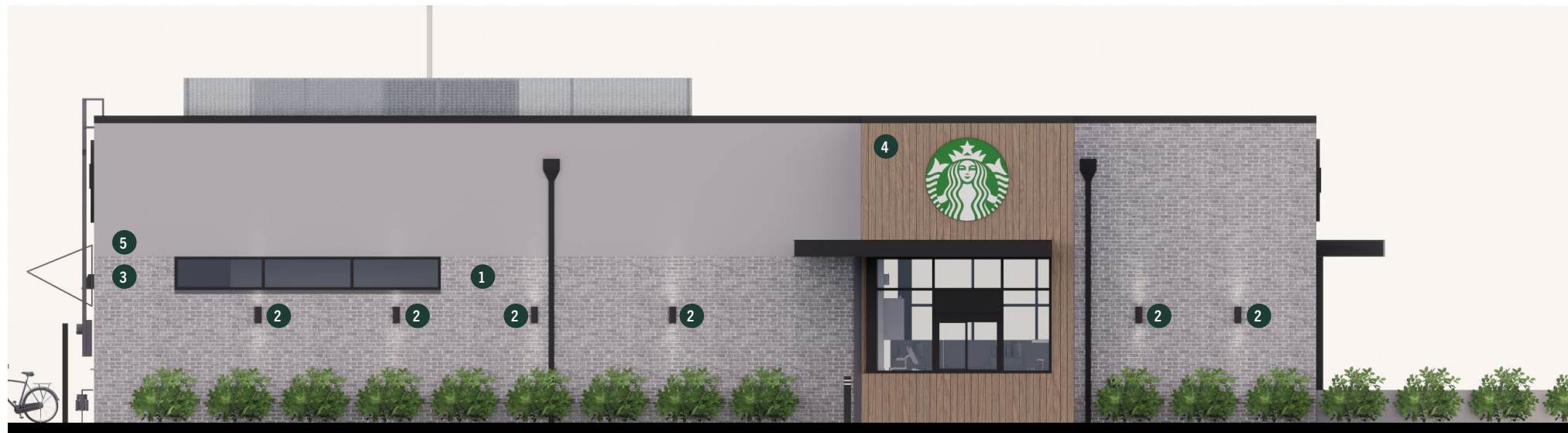
- 1 RUNNING BOND BRICK, NO DECORATIVE SOLDIER COURSES
- 2 MODERN EXTERIOR WALL SCANCES PER STARBUCKS DESIGNER
- 3 LIGHT NEUTRAL TEXTURED BRICK
- 4 WARM VERTICAL WOOD PLANKS
- 5 LIGHT GRAY PAINTED EIFS



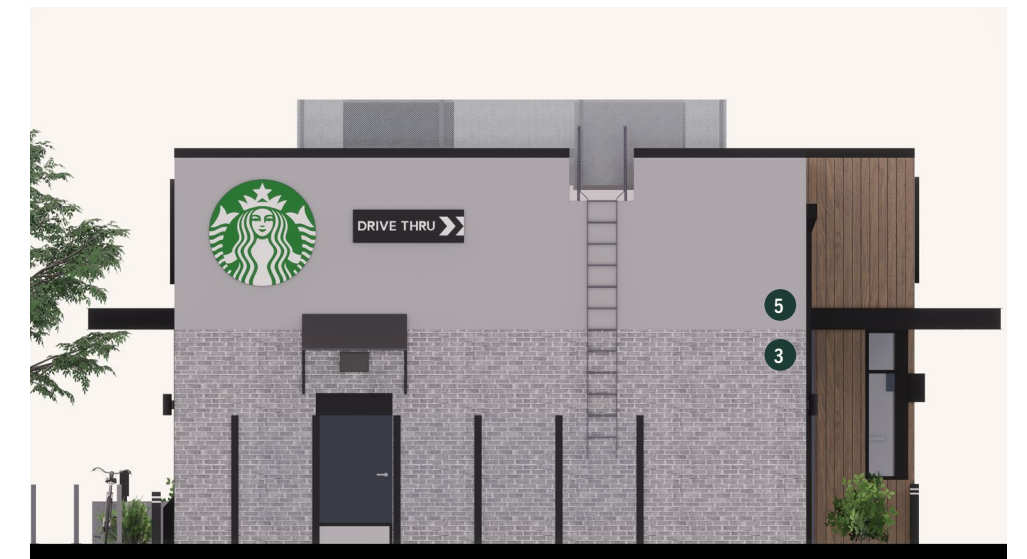
Main Entrance Elevation



Patio Elevation



Drive Thru Elevation



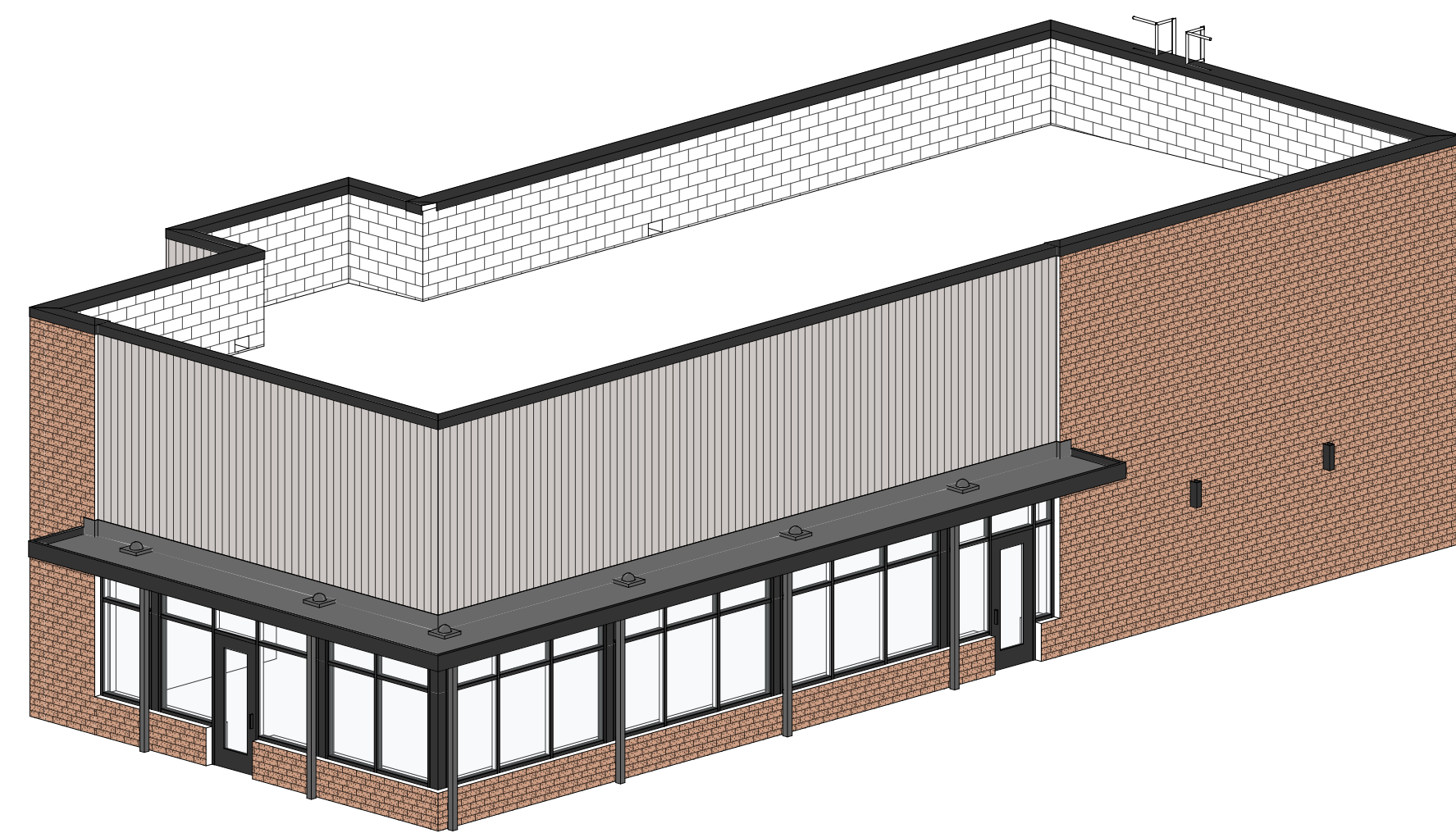
Rear Elevation

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CRYSTAL LAKE - STARBUCKS

at
N RANDALL RD & ACKMAN RD
CRYSTAL LAKE, IL 60014

for
GLAZIER PROJECT LLC.



1 ISOMETRIC DRAWING
 FOR REFERENCE ONLY

INDEX OF DRAWINGS

Sheet	Description				
G0.1	COVER SHEET	A4.1	ROOF DETAILS	TI.1	TENANT DOCUMENTS
R1.1	REFERENCE SITE PLAN	A4.2	ROOF PLAN		
A1.1	FLOOR PLAN			TI.2	TENANT DOCUMENTS
A2.1	STANDARD DETAILS			TI.3	TENANT DOCUMENTS
A3.1	EXTERIOR ELEVATIONS	S1.2	ROOF FRAMING PLAN		
A3.2	WALL SECTIONS	L1.1	LANDSCAPE PLAN		
A3.3	WALL SECTIONS	L1.2	LANDSCAPE DETAILS		

SYMBOL LIST

DWG #		SECTION TARGET	FEC #		FIRE EXTINGUISHER & FIRE EXTINGUISHER CABINET TYPE
SHT #		DETAIL TARGET	XX		COLUMN LINE
DWG #		EXTERIOR ELEVATION TARGET	TOP/JOIST BRG.		ELEVATION TARGET (VERTICAL HEIGHT)
SHT #		INTERIOR ELEVATION TARGET	ELEV. = 0'-0"		DETAIL BLOW-UP
DWG #		ROOM NAME AND NUMBER			NORTH-ARROW
		DOOR OR FRAMED OPENING TARGET	ITEM #		WOOD CASEWORK TAG
		WALL OR TOILET ACCESSORY TAG	ITEM #		PLASTIC LAMINATE CASEWORK TAG
		PARTITION TYPE TAG	ITEM #		WINDOW TAG

ABBREVIATIONS

ACoust - ACOUSTICAL	EL - ELEVATION	MASRY - MASONRY	SCHED - SCHEDULE
AFT - ABOVE FINISHED FLOOR	ELEC - ELECTRICAL	MAX - MAXIMUM	SHT - SHEET
ALUM - ALUMINUM	ELEV - ELEVATOR	Mech - MECHANICAL	SM - SIMILAR
ASSY - ASSEMBLY	EQ - EQUAL	MTL - METAL	SPEC - SPECIFICATION
AT - ACOUSTICAL TILE	EQC - ELECTRIC WATER COOLER	MIN - MINIMUM	SS - STAINLESS STEEL
BD - BOARD	EXST - EXISTING	NOM - NOMINAL	STD - STANDARD
BDG - BUILDING	EXST - EXISTING	MO - MASONRY OPENING	STL - STEEL
BRG - BEARING	FE - FOUNDATION	NOM - NOMINAL	STOR - STORAGE
BLUR - BUILT UP ROOF	FE - FIRE EXTINGUISHER	NTS - NOT TO SCALE	STRUC - STRUCTURE
CJ - CONTROL JOINT	FE - FIRE EXTINGUISHER CABINET	OC - ON CENTER	SQ - SQUARE
CLG - CEILING	FIH - FIRE HYDRANT	OD - OUTSIDE DIAMETER	TEL - TELEPHONE
CLR - CLEAR	FIN - FINISH	OP - OPPOSITE HAND	TEMP - TEMPERED
CMU - CONCRETE MASONRY UNIT	FIX - FIXTURE	OPER - OPERABLE	THK - THICK
COL - COLUMN	FLR - FLOOR	OPN - OPENING	TYP - TYPICAL
CONC - CONCRETE	FT - FOOT/FEET	OP H - OPPOSITE HAND	UNO - UNLESS NOTED OTHERWISE
CONT - CONTINUOUS	GA - GAUGE	OZ - OUNCE	VERT - VERTICAL
CT - CERAMIC TILE	GALV - GALVANIZED	PLT - PLATE	VCT - VINYL COMPOSITION TILE
DIA - DIAMETER	GYP - GYPSUM	PLAM - PLASTIC LAMINATE	VIF - VERIFY IN THE FIELD
DIM - DIMENSION	HGT - HEIGHT	PLYWD - PLYWOOD	W - WITH
DN - DOWN	HM - HOLLOW METAL	PREFN - PRE-FINISHED	WO - WITHOUT
DOCS. - DOCUMENTS	HORIZ - HORIZONTAL	R - RISERS	WD - WOOD
DTL - DETAIL	HP - HIGH POINT	RAD - RADII	WP - WATERPROOF
DR - DOOR	ID - INSIDE DIAMETER	REFN - REINFORCED	
DWG - DRAWING	INSUL - INSULATION	REQD - REQUIRED	
EA - EACH	IP - INSIDE POINT	RM - ROOM	
EJ - EXPANSION JOINT	IOC - LOCATION	RBD - RAISED RUBBER DISC TILE	
	MANUF - MANUFACTURER	SC - SOLID CORE	

MATERIAL SYMBOLS

	FACE BRICK		STEEL		ASPHALT PAVING
	CONCRETE MASONRY UNIT		BATT INSULATION		EARTH
	CONCRETE		RIGID INSULATION		GRANULAR FILL
	WOOD BLOCKING		GYPSUM BOARD		SAND, MORTAR, OR GROUT
	PLYWOOD		ACOUSTICAL TILE/PLASTER		
	FINISH WOOD		ALUMINUM		

GENERAL NOTES

- A. SCOPE OF WORK AND GENERAL CONDITIONS
- THESE GENERAL NOTES APPLY TO ALL WORK IN THIS PROJECT.
 - THIS SET OF DOCUMENTS CONSISTS OF ALL SHEETS LISTED IN THE INDEX OF DRAWINGS ON THE TITLE SHEET, THE SPECIFICATIONS AND ALL ADDENDA WORK SHOWN ON ANY OF THE DRAWINGS. STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND/OR FIRE PROTECTION DRAWINGS, WHERE APPLICABLE, INVOLVING ANY ONE TRADE SHALL BE PERFORMED BY THAT PARTICULAR TRADE WHETHER SUCH REQUIRED WORK IS SHOWN ON THE DRAWINGS BELONGING TO THAT PARTICULAR CATEGORY OR NOT. FOR CONFLICTS OR INCONSISTENCIES THAT MAY ARISE BETWEEN THE VARIOUS DOCUMENTS THE BIDDER SHALL ASSUME THE MORE STRINGENT OR SEVERE CONDITION.
 - THE CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS EXCEPT WHERE NOTED AS NOT IN CONTRACT (N.I.C.). THEY SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THAT OF ALL OTHER TRADES. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF EACH TRADE.
 - THE CONTRACTORS SHALL SUPPLY ALL LABOR, TRANSPORTATION, APPARATUS, SCAFFOLDING, ANY TOOLS NECESSARY FOR THE COMPLETION OF THE WORK. THEY SHALL MAINTAIN AND REMOVE ANY TEMPORARY EQUIPMENT, AND CONSTRUCT IN EXCELLENT AND WORKMANLIKE MANNER THE COMPLETE WORK AND EVERYTHING PROPERLY INCIDENTAL THERETO AS STATED IN THE CONTRACT DOCUMENTS OR REASONABLY IMPLIED THEREFROM. IT IS NOT THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE FOR THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTORS MUST BE QUALIFIED FOR THIS WORK AND MUST, WITHOUT DIRECTION, FURNISH AND INSTALL EVERYTHING NECESSARY TO PROVIDE CONSTRUCTION IN A COMPLETE AND ACCEPTABLE ORDER READY FOR USE WITHOUT ANY ADDITIONAL WORK. ALL PARTS MUST BE COORDINATED, CONCRETE, READY TO OPERATE AND DELIVERED TO THE OWNER IN NEW CONDITION.
 - DUE TO THE NATURE OF RENOVATION WORK, THE BIDDER SHALL CONSIDER CONTINGENCIES IN THE BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR EXISTING FIELD CONDITIONS THAT MAY ARISE, IF IT IS DEEMED BY THE ARCHITECT THAT THE CONTRACTORS COULD HAVE ANTICIPATED A PROBLEM FROM A FIELD VISIT. THE CONSTRUCTION DOCUMENTS ARE SCOPE DOCUMENTS AND AS SUCH MAY NOT DETAIL EXISTING CONDITIONS EXACTLY; HOWEVER, THIS DOES NOT RELEASE THE BIDDER FROM CAREFULLY REVIEWING THE EXISTING CONDITIONS THAT AFFECT THE WORK.
 - THE CONTRACTORS ACKNOWLEDGE AND AGREE THAT THEY HAVE INDIVISIBLE, INDELEGABLE, INTRANSFERABLE, AND CONTRACTUAL OBLIGATION TO THE OWNER TO MAKE THEIR OWN INSPECTIONS ON THEIR OWN WORK AT THE STAGES OF CONSTRUCTION, AND SHALL SUPERVISE AND SUPERINTEND PERFORMANCE OF WORK IN SUCH MANNER AS TO ENABLE THEM TO CONFIRM, CERTIFY AND CORROBORATE AT ALL TIMES THAT ALL WORK HAS BEEN EXECUTED STRICTLY, LITERALLY, RIGIDLY, AND IN FULLY IN ACCORDANCE WITH THEIR METHODS, MATERIALS AND STANDARDS.
 - THE CONTRACTORS WILL REPAIR AND/OR REPLACE ALL DAMAGED MATERIALS THAT ARE FOUND TO HAVE BEEN MADE DURING THE COURSE OF THE WORK AND CLEANUP PROCEDURE. REPAIR SHALL MEAN THE ITEM(S) ARE RETURNED TO THEIR ORIGINAL STATE, AS A MINIMUM, AS DETERMINED BY THE OWNER AND THE ARCHITECT.
 - ALL CONTRACTORS SHALL BE LICENSED TO PRACTICE IN THE JURISDICTION OF THE SITE.
- B. CONTRACT DRAWINGS AND SPECIFICATIONS
- THE CONTRACTORS ARE REQUIRED TO THOROUGHLY INSPECT THESE DRAWINGS AND SPECIFICATIONS AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS IN WRITING BEFORE PROCEEDING WITH THE WORK.
 - EACH TRADE IS REQUIRED TO THOROUGHLY EXAMINE THESE DRAWINGS AND INSPECT THE EXISTING CONDITIONS AT THE JOB SITE TO IDENTIFY POTENTIAL PROBLEMS, CONFLICTS, DISCREPANCIES OR INTERFERENCE WITH OTHER TRADES.
 - ALL CONTRACTORS SHALL EXAMINE AND BE RESPONSIBLE FOR ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS WHEN ESTABLISHING THE SCOPE OF WORK FOR THEIR RESPECTIVE TRADES.
 - NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.
 - DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED, WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 - DRAWINGS MAY BE DISTORTED AND ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN; LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DRAWINGS.
 - ARCHITECTURAL DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER ENGINEERING DIMENSIONS AND NOTES. IF DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS ARE DISCOVERED, CONTACT ARCHITECT FOR INTERPRETATION.
- C. EXISTING CONDITIONS
- ALL CONTRACTORS SHALL VERIFY AND BE FAMILIAR WITH THE EXISTING CONDITIONS AS AFFECTED BY THE SCOPE OF WORK TO BE PERFORMED. BY SUBMITTING A BID OR EXECUTING THE CONTRACT, THE CONTRACTORS REPRESENT THAT THEY HAVE VISITED THE SITE AND FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
 - NO REQUESTS FOR ADDITIONAL FUNDS WILL BE ALLOWED DUE TO IGNORANCE OF EXISTING CONDITIONS OR INTERFERENCE WITH THE WORK OF OTHER TRADES.
 - THE CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BETWEEN THE EXISTING CONDITIONS AND THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
 - THE CONTRACTORS MUST VERIFY ALL EXISTING CONDITIONS AT THE SITE, WHERE REQUIRED, NEW WORK MUST BE ADAPTED TO FIT EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
 - EXISTING CONDITIONS ARE INDICATED FOR THE CONTRACTORS CONVENIENCE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AS THEY ARE AFFECTED BY THE WORK. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. NO ADDITIONAL FUNDS WILL BE AUTHORIZED FOR THE CONTRACTORS' IGNORANCE OF EXISTING CONDITIONS AND THEIR IMPLICATIONS.
- D. DEMOLITION AND REMOVALS
- OWNER SHALL HAVE THE OPTION OF SELECTING ANY OR ALL OF THE ITEMS WHICH ARE DESIGNATED TO BE REMOVED BY THE CONTRACTORS AS SALVAGE FOR THE OWNER. CONTRACTORS SHALL REMOVE SUCH ITEMS WITH EXTREME CARE AND RETURN SUCH ITEMS TO THE OWNER.
 - OWNER SHALL REMOVE AND/OR RELOCATE PORTABLE EQUIPMENT, FURNITURE, ETC. WHICH WILL BE IN CONFLICT WITH NEW CONSTRUCTION.
- E. CUTTING AND PATCHING
- THE CONTRACTORS SHALL COORDINATE ALL WORK WITH ADJACENT AND AFFECTED TRADES. THE CONTRACTORS SHALL PERFORM ALL CUTTING, PATCHING AND FITTING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED OR IMPLIED ON THE DRAWINGS AND ALL OTHER WORK AS MAY BE REQUIRED TO COMPLETE THE JOB. PATCH AND REPAIR FLOORS, WALLS, CEILING, ETC. AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR AS INDICATED ON THE DRAWINGS.
- F. MATERIALS, ASSEMBLIES AND INSTALLATION
- IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND ACCURATELY LOCATE ELECTRICAL, MECHANICAL AND PLUMBING DEVICES WITH CASEWORK AND OTHER CONSTRUCTION TO AVOID CONFLICTS. NO ADDITIONAL FUNDS WILL BE AUTHORIZED BY THE ARCHITECT FOR MISCOORDINATED WORK.
- G. SITE CONDITIONS
- ACTIVE PIPES, CONDUITS AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN OR NOT, MUST BE PROTECTED BY THE CONTRACTORS AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS, WHERE DAMAGE OCCURS, THE CONTRACTORS SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
 - UNLESS SPECIFICALLY OTHERWISE APPROVED BY THE OWNER, ALL MECHANICAL, PLUMBING AND/OR ELECTRICAL LINES MUST BE KEPT ACTIVE DURING AND/OR AFTER CONSTRUCTION, WHERE THEY INTERFERE WITH THE NEW OR REMODELING WORK, THEY MUST BE TEMPORARILY RELOCATED DURING CONSTRUCTION AND PERMANENTLY RELOCATED AFTER CONSTRUCTION, TO LOCATIONS APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE STRUCTURE AND ITS INHABITANTS.
 - THROUGHOUT THE PERIOD OF DEMOLITION AND CONSTRUCTION, PROVIDE ALL NECESSARY ACCOMMODATIONS TO KEEP THE ELECTRICAL AND COMMUNICATION WIRING, PLUMBING SYSTEMS, NOISE AND DUST CONTROL, TEMPORARY SIGNAGE, AND LIFE SAFETY MEASURES.
 - ALL CORRIDORS ARE TO BE KEPT FREE OF REFUSE AND CONSTRUCTION MATERIAL. CONTRACTORS SHALL DISPOSE OF DEMOLISHED MATERIALS OFF SITE AND PROVIDE DUMPSTERS AS REQUIRED.
- H. SITE RESTORATION
- WHETHER OR NOT SPECIFICALLY INDICATED, THE CONTRACT DOCUMENTS REQUIRE THAT THE CONTRACTORS SHALL INCLUDE AS A PART OF THEIR BID PROVISIONS FOR PROVIDING SITE RESTORATION FOR ANY PORTION OF THE SITE AFFECTED BY THE WORK. THIS SITE RESTORATION SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO RESTORING EXISTING LANDSCAPING, WALLS AND ROADWAYS TO A CONDITION ACCEPTABLE TO THE ARCHITECT.
- J. UNDERGROUND UTILITIES
- THE CONTRACTORS SHALL EXERCISE CARE IN EXCAVATION AND CONSTRUCTION SO AS NOT TO DISTURB EXISTING UNDERGROUND SITE UTILITIES (UNLESS SPECIFICALLY DOCUMENTED TO DO SO) THE CONTRACTORS SHALL EMPLOY A SERVICE TO LOCATE SUCH UTILITIES AND SHALL CONSULT WITH THE OWNER AS TO POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO RESTORE SERVICE AND PAY FOR ANY UTILITY FEES IN CONNECTION WITH RESTORATION OF SERVICE IN THE EVENT OF DISRUPTION DUE TO EXCAVATION OR CONSTRUCTION.

PROJECT DATA:

PROJECT DESCRIPTION:

NEW SHELL BUILDING

ADDRESS:

N RANDALL RD & ACKMAN RD
 CRYSTAL LAKE, IL 60014

ZONING:

AB - AREA BUSINESS

CLASSIFICATION BY OCCUPANCY:

GROUP A-2

TYPE OF CONSTRUCTION:

TYPE IIB NON COMBUSTIBLE

PROPOSED BUILDING HEIGHT: 1-STORY 21'-4" T/ PARAPET

BUILDING FOOTPRINT AREAS (EXTERIOR / PERIMETER S.F.)

TOTAL BUILDING AREA = 2,225 S.F.

APPLICABLE CODES

International Building Code (2018)
 International Residential Code (2009)
 International Fuel Gas Code (2009)
 International Mechanical Code (2009)
 International Energy Conservation Code (2009)
 International Property Maintenance Code (2009)
 International Existing Building Code (2009)
 National Electric Code (2008)
 Illinois State Accessibility Code (1997)
 Illinois State Plumbing Code (2004)



architects
 construction managers
 roof & masonry consultants
 environmental consultants
 landscape architects

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 lombard, illinois 60148
 p: 630.495.1900

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CRYSTAL LAKE - STARBUCKS

at
N RANDALL RD & ACKMAN RD
CRYSTAL LAKE, IL 60014

for
GLAZIER PROJECT LLC
 at
1406 W FULTON ST.
CHICAGO, IL 60607

VILLAGE REVIEW SET
 NOT FOR CONSTRUCTION

REVISIONS

No. Date By

Project Number:
21038

Issue Date:
01/28/2022

Drawn by:
JMP

Sheet Title
COVER SHEET

Sheet Number

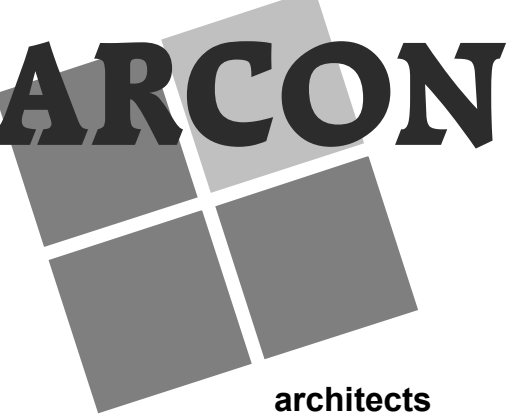
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Mark	Type	DOOR				Material	Glass	Hardware	Remarks
		Width	Height	Thickness					
D100A	SEE ELEV.	3'-0"	7'-0"	1 3/4"	Aluminum	G1	1,2		
D100B	SEE ELEV.	3'-0"	7'-0"	1 3/4"	Aluminum	G1	1,2		
D100C	SEE ELEV.	3'-2"	7'-0"	1 3/4"	GALV. HM	-	1,2		

- FURNISH AND INSTALL ALL EXTERIOR DOOR HARDWARE INCLUDING DOOR CLOSURE, LOCK SET, CONTINUOUS ROTON HINGE, PEEP HOLE, THRESHOLD, WEATHER STRIPPING, DOOR SWEEP, AND DRIP EDGES
- ALL DOORS SHALL HAVE TENANT SPECIFIED HARDWARE SEE TENANT DOCUMENTS FOR DETAILS

G1 - 1" CLEAR INSULATED, NON-TINTED, NON-REFLECTIVE, DOUBLE GLAZED (MIN 3/4") AND LOW-E WITH U-VALUE COMPLIANT WITH CLIMATE ZONE, TEMPERED GLASS



architects
construction managers
roof & masonry consultants
environmental consultants
landscape architects

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STARBUCKS**

at
N RANDALL RD & ACKMAN RD
CRYSTAL LAKE, IL 60014

for
GLAZIER PROJECT LLC
at
1406 W FULTON ST.
CHICAGO, IL 60607

VILLAGE REVIEW SET
NOT FOR CONSTRUCTION

REVISIONS
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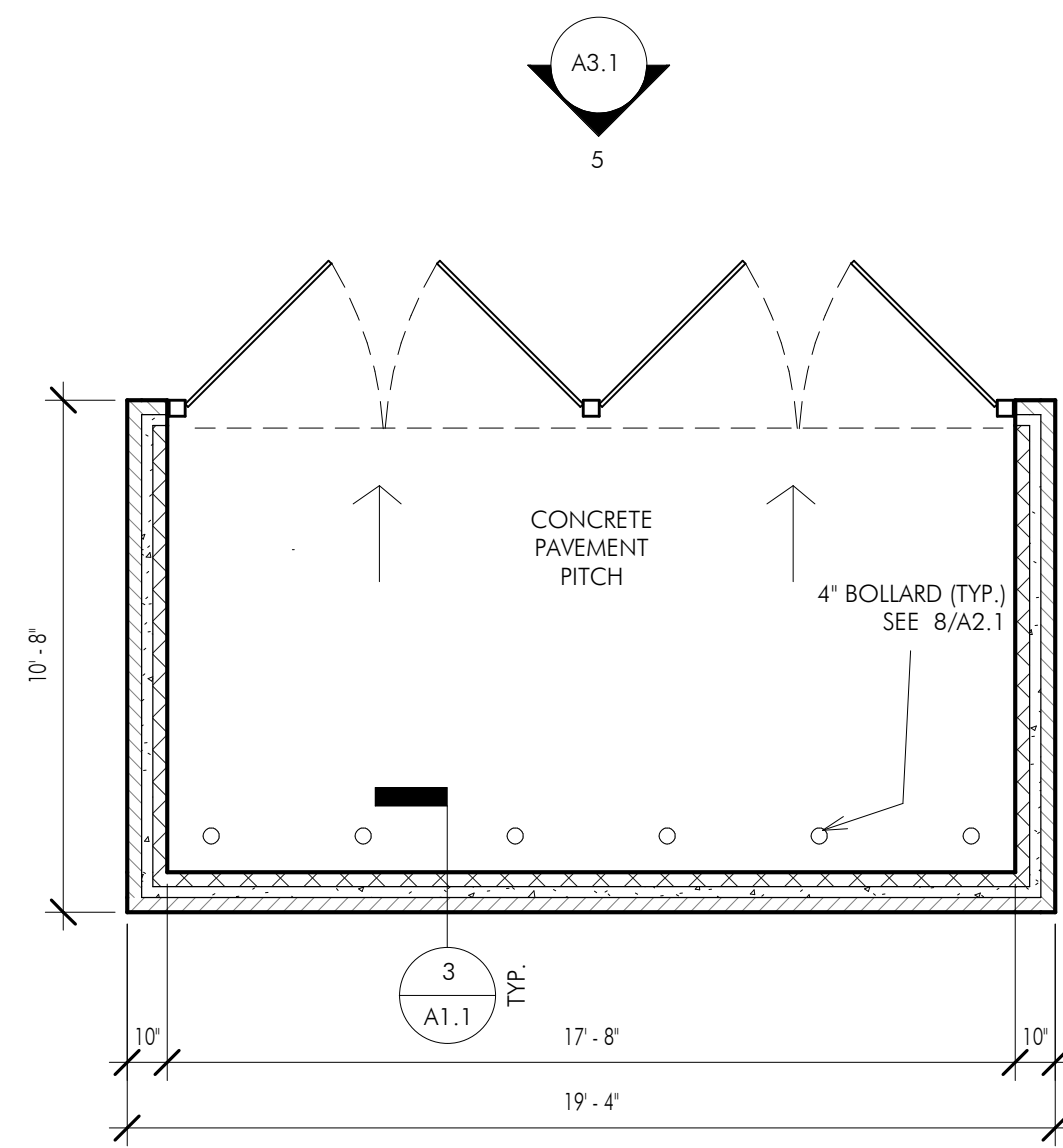
Issue Date:
01/28/2022

Drawn by:
BJS

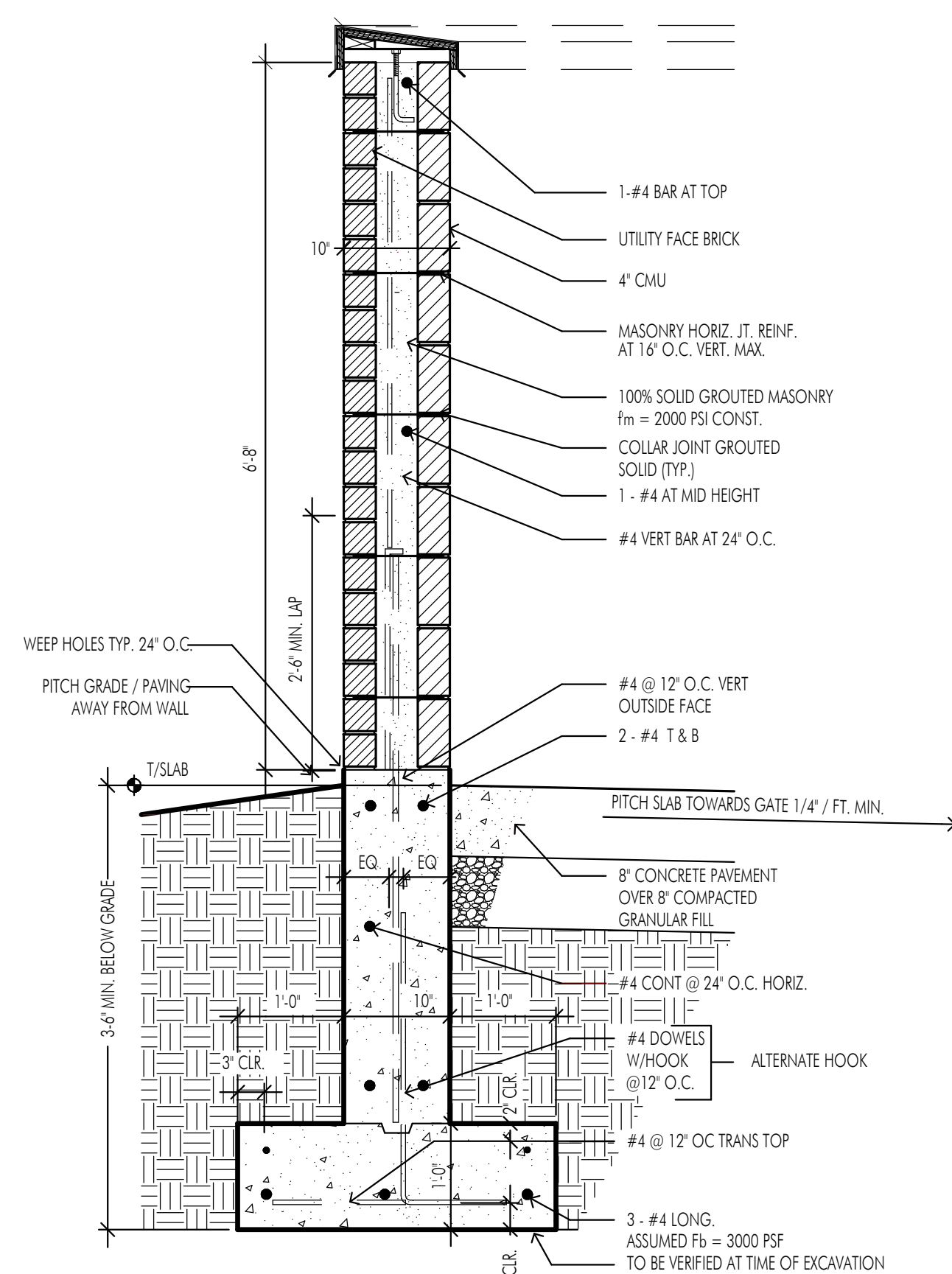
Sheet Title
FLOOR PLAN

Sheet Number

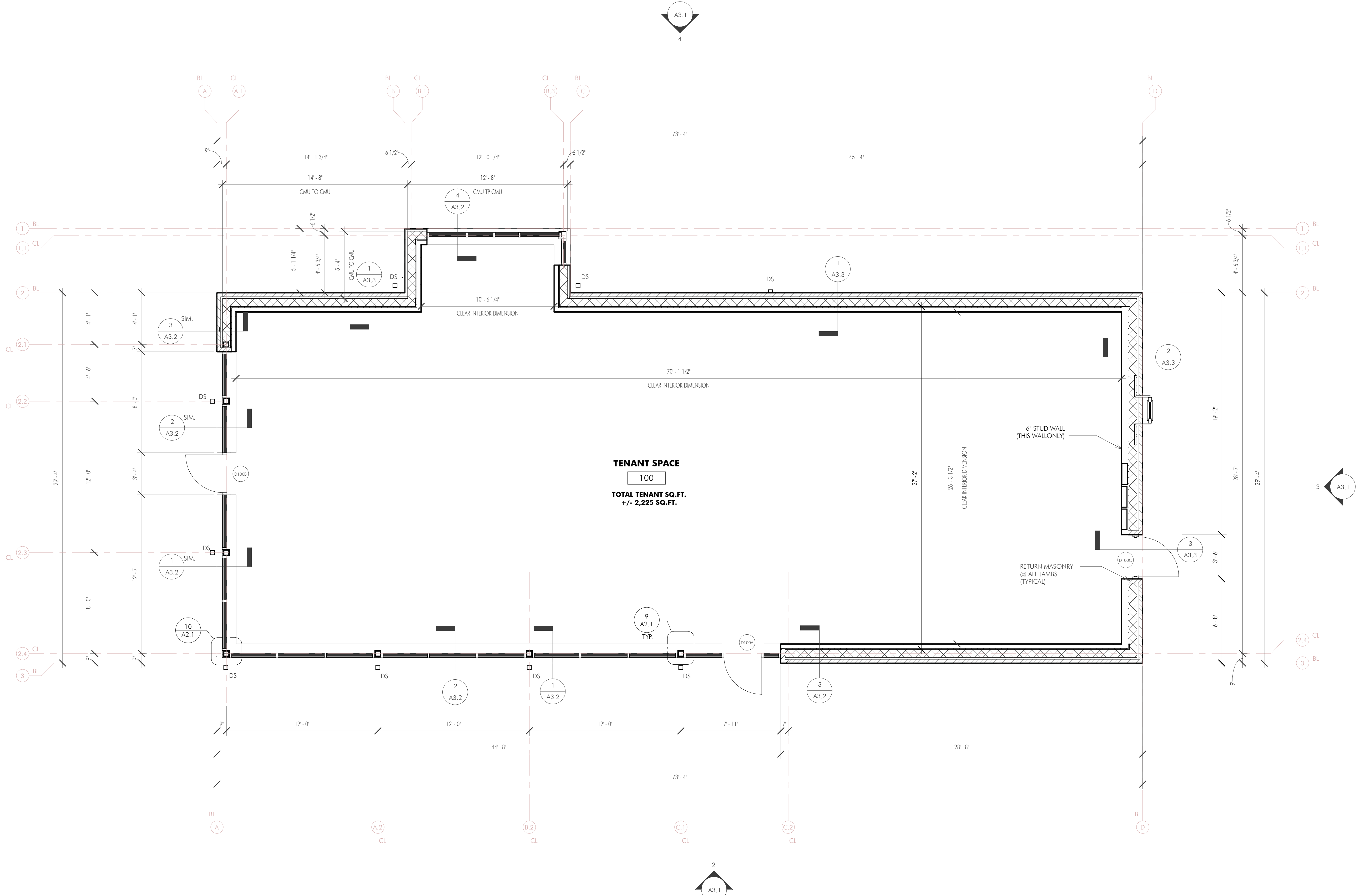
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2 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



3 WALL SECTION - TRASH ENCLOSURE
3/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

NOTE:
CONTRACTOR TO COORDINATE
WITH TENANTS PLANS AND
DOCUMENTS