



**PLN-2022-219**  
**475 W. Virginia Street – Conceptual PUD**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	December 7, 2022
<b><u>Request:</u></b>	Conceptual Planned Unit Development review for a new convenience store and café.
<b><u>Location:</u></b>	475 W. Virginia Street
<b><u>Acreage:</u></b>	Approximately 26,000 square feet (0.6 acres)
<b><u>Zoning:</u></b>	B-2 General Commercial and R-3A Two Family Residential
<b><u>Surrounding Properties:</u></b>	North: B-2 General Commercial and Office South: B-2 General Commercial and R-3A Two Family Residential East: B-2 General Commercial West: R-3A Two Family Residential
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3738)

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**Background:**

- The site was the Mr. A's fast service restaurant and also a parking lot and vacant parcel.
- The property is part of the Virginia Street Corridor TIF District. The Plan identifies several redevelopment objectives:
  - Enhance the marketability of vacant and underutilized properties and encourage private investment to strengthen the community's tax base.
  - Develop a distinctive image and identity.
- There are specific design standards for the Virginia Street Corridor sub-area.
- The Petitioner is requesting a Conceptual Planned Unit Development review for a new convenience store and cafe.

**Development Analysis:**

**LAND USE/ZONING**

- The site is currently zoned B-2 and R-3A. The R-3A portion would need to be rezoned to B-2. The B-2 zoning district permits a convenience store and cafe.
- The current Comprehensive Plan land use designations are Commerce and Urban Residential. The Land Use Plan would be changed to Commerce.

### SITE LAYOUT

- There is currently access onto Virginia Street, Dole Avenue, and Lake Shore Drive.
- The petitioner proposes to use the existing Mr. A's building as the start of the new use.
- The building features a market area where convenience items can be bought. There is also an area to purchase coffee, alcohol, smoothies, sandwiches, and other quickly prepared items.
- There are several seating options including large tables, counter seating and outdoor tables.
- There is a large outdoor patio space for events, seating, or future expansion.

### BUILDING ELEVATIONS

- The building will have a very modern look utilizing white and black colors.
- Awnings, outdoor tables and umbrellas, and downward gooseneck lighting provide additional architectural details and amenities to the site.
- The signage will be modern and understated.

### PARKING

- Parking required is 1 per 100 square feet of gross area for the café and 1 per 350 square feet (excluding storage areas) for the convenience store. This is about 26 spaces.
- The Virginia Street corridor qualifies for reduced parking. The required parking is estimated to be 18 spaces. 32 spaces are provided.

### **Planning and Zoning Commission Discussion:**

The following comments are for discussion and consideration in future submittals:

1. Zoning: The rear portion of the property is proposed to be an outdoor seating area. Is there support for the rezoning to B-2 and the land use amendment to Commerce for this rear portion of the site?
2. Parking: How well is the parking distributed and should additional buffers be provided to Virginia Street or the residential properties?
3. Elevations: Are there any elements of the façade that should be enhanced to reflect the Virginia Street Corridor aesthetic?

# LAKE ROOTS

475 W. VIRGINIA ST. CRYSTAL LAKE, IL 60014



## BUILDOUT STATISTICS

**BUILDING AREA**  
TOTAL AREA - 5,119 S.F.

**INTERNATIONAL BUILDING CODE, 2018 EDITION**

**CHAPTER 3 USE AND OCCUPANCY**  
SECTION 303.3 (A-2) ASSEMBLY GROUP  
SECTION 303.3 (M) MERCANTILE GROUP  
SECTION 303.3 (S) STORAGE GROUP

**CHAPTER 5 HEIGHT AND AREA**  
BUILDING HEIGHT : 1 STORY (EXISTING)  
: 1 STORY (ADDITION) 25'-0" MAX  
FULLY SPRINKLED : YES

**CHAPTER 6 TYPES OF CONSTRUCTION**  
TABLE 601: TYPE IIB

**CHAPTER 10: MEANS OF EGRESS**  
SEE BUILDING STATISTICS FOR MORE INFORMATION

**TABLE 1004.5.1 - OCCUPANT LOAD**  
COMMERCIAL AREAS:  
1/200 GROSS S.F.

STORAGE AREAS:  
1/300 GROSS S.F.

ASSEMBLY WITHOUT FIXED SEATS:  
UNCONCENTRATED (TABLES & CHAIRS) 1/15 NET

MERCANTILE AREAS:  
1/60 GROSS S.F.

**FIRST FLOOR - OCCUPANT LOAD**  
DINING/LOUNGE:  
OCCUPANCY LOAD FACTOR - 1/15 NET  
OCCUPANCE LOAD -

ALCOHOL/COFFEE/BAR PREP:  
OCCUPANCY LOAD FACTOR - 1/200 GROSS  
OCCUPANCE LOAD -

MARKET:  
OCCUPANCY LOAD FACTOR - 1/60 GROSS  
OCCUPANCE LOAD -

STORAGE/IT/JC:  
OCCUPANCY LOAD FACTOR - 1/300 GROSS  
OCCUPANCE LOAD -

DELIVERY STORAGE:  
OCCUPANCY LOAD FACTOR - 1/300 GROSS  
OCCUPANCE LOAD -

BOH (PREP, COOKLINE, SMOOTHIE, & EXPO):  
OCCUPANCY LOAD FACTOR - 1/200 GROSS  
OCCUPANCE LOAD -

DISHWASHING:  
OCCUPANCY LOAD FACTOR - 1/200 GROSS  
OCCUPANCE LOAD -

BASEMENT STORAGE: 1117 SF  
OCCUPANCY LOAD FACTOR - 1/300 GROSS  
OCCUPANCE LOAD - 4

TOTAL PEOPLE : tbd

PER TABLE 1006.3.2 MINIMUM NUMBER OF EXITS PER STORY  
1-500=2, 501-1,000=3, >1,000=4 EXITS = 2 EXITS REQUIRED

1007.1.1E2 TWO OR MORE EXIT ACCESS DOORWAYS (REMOTENESS)  
SEPARATION DISTANCE TO BE NOT < 1/3 MAX DIAGONAL DISTANCE

EXIT TRAVEL DISTANCE PER TABLE 1017.2.  
A-2=250' WITH SPRINKLER

1020.4.2 MAXIMUM ALLOWABLE DEAD END CORRIDOR : 50'

LAKE ROOTS  
475 W. VIRGINIA ST. CRYSTAL LAKE, IL 60014

PLAN CHANGES IN PROGRESS  
CONTRACT: DDCA

2022.08.04 ISSUED FOR REVIEW  
2022.08.08 PROGRESS SET FOR REVIEW  
2022.09.20 PROGRESS SET FOR REVIEW  
2022.11.04 ISSUED FOR REVIEW

3321 South State Route 31  
Peoria Grove, Illinois 60012  
P. 815.444.8441

DDCA architects  
Direct Design Ltd.  
Carroll Associates

PROJECT NO. 122154  
PROJECT MGR. MEM  
TITLE SHEET  
**T1.1**

## SPECIAL INSPECTIONS & TESTS

THE OWNER SHALL HAVE THE FOLLOWING SPECIAL INSPECTIONS PERFORMED BY A ILLINOIS CERTIFIED TESTING LABORATORY.

**SOILS:**

- VERIFY MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.

**CONCRETE:**

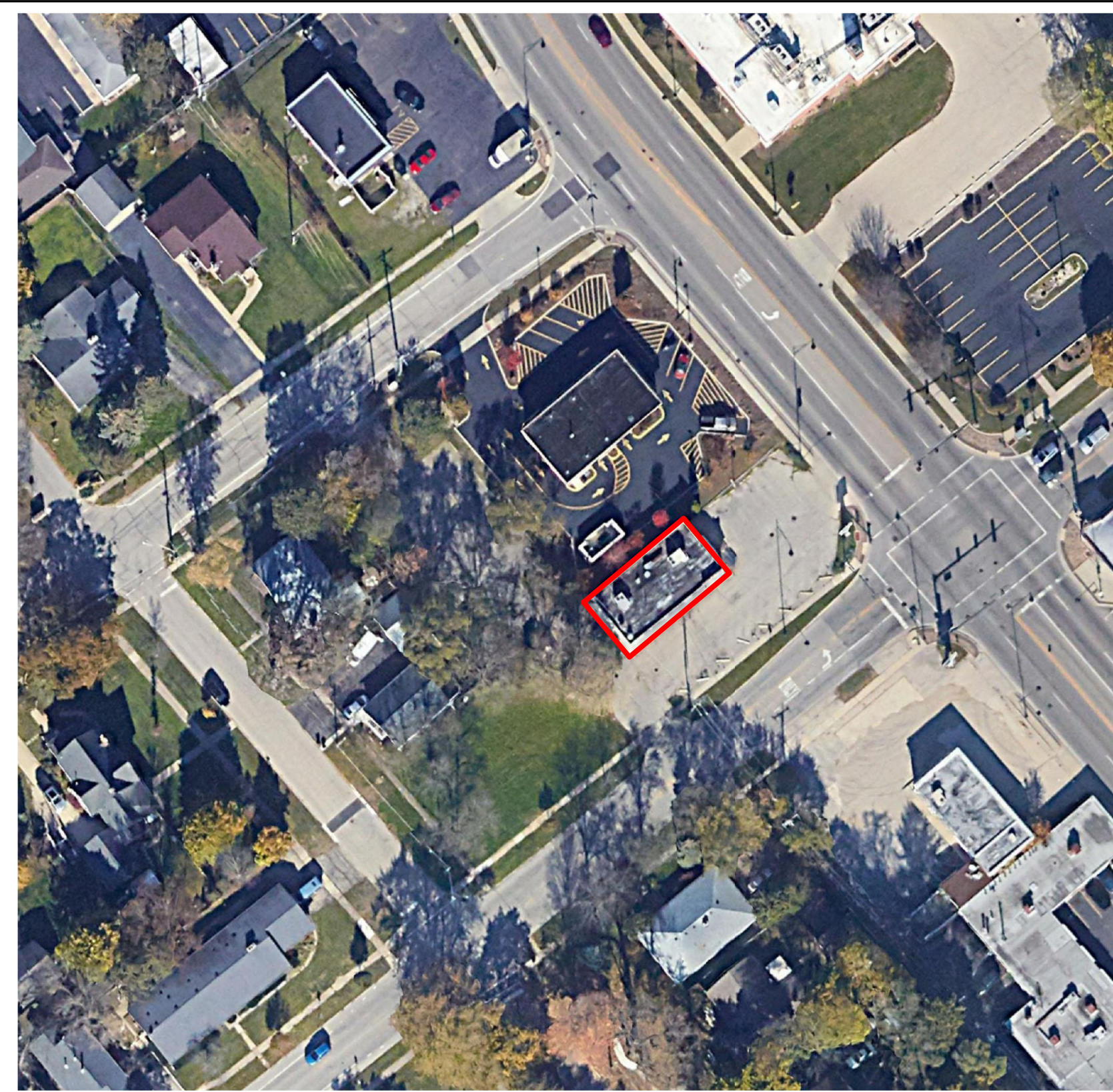
- REINFORCING STEEL PLACEMENT (PERIODIC)
- CONCRETE SLUMP AND CYLINDER TESTING
- PLACING

**STRUCTURAL STEEL:**

- FABRICATED LOAD BEARING MEMBERS AND ASSEMBLIES.
- STEEL ELEMENTS INCLUDING FABRICATED ITEMS (BOLTS, WELDINGS, ETC.)

\* Terracon Testing Engineers & Consultants, Inc. - www.terracon.com -  
Tel: 815.873.0990 is the recommended Illinois Certified Testing Agency

## LOCATION MAP



## GENERAL NOTES

- ALL CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND INCLUDE ALL WORK REQUIRED TO COMPLETE THEIR SCOPE OF WORK READY FOR OCCUPANCY. NO CHANGE ORDERS SHALL BE ACCEPTED FOR FAILURE TO VISIT THE SITE PRIOR TO SUBMITTING YOUR BID.
- PLANS ARE DIAGRAMMATIC; ALL CONTRACTORS MUST INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT TO COMPLETE THEIR SCOPE OF WORK. NO CHANGE ORDERS SHALL BE ACCEPTED FOR FAILURE TO INCLUDE ALL REQUIRED LABOR, MATERIALS AND EQUIPMENT TO COMPLETE YOUR SCOPE OF WORK AS SHOWN ON THE PLANS.
- ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES MUST BE MET BY ALL CONTRACTORS WHETHER SPECIFIED AND DETAILED IN THE DRAWINGS OR NOT.
- ALL CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES PRIOR TO START OF WORK.
- ALL CONTRACTORS MUST COORDINATE THEIR WORK WITH OTHER TRADES. CONTRACTORS MUST NOT CAUSE UNNECESSARY WORK FOR OTHER TRADES DUE TO LACK OF COORDINATION.
- ALL WORK TO CONFORM WITH MANUFACTURERS INSTALLATION REQUIREMENTS. ALL CONTRACTORS MUST PROVIDE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS FOR ALL MATERIALS AND EQUIPMENT SUPPLIED.
- ALL CONTRACTORS SHALL PROVIDE A LETTER OF WORK GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION IS VERIFIED IN WRITING BY THE OWNER.
- ALL CONTRACTORS SHALL SUBMIT ALL WARRANTIES, GUARANTEES, OPERATION MANUALS, AND CARE AND MAINTENANCE MANUALS TO OWNER PRIOR TO RECEIVING FINAL PAYMENT.
- ALL CONTRACTORS SHALL SUPPLY SHOP DRAWINGS, AS-BUILT DRAWINGS, ENGINEERING DRAWINGS, PERMITS AND INSPECTION CERTIFICATES PRIOR TO FINAL PAYMENT.
- ALL SHOP DRAWINGS SHALL BE SUPPLIED FOR REVIEW PRIOR TO FABRICATION.
- ALL CONTRACTORS ARE RESPONSIBLE FOR DAILY REMOVAL OF CONSTRUCTION DEBRIS TO AN ONSITE DUMPSTER. ALL TRADES SHALL LEAVE THEIR WORK FOR THE DAY COMPLETELY FINISHED AND THE PREMISES BROOM CLEAN.
- ALL CONTRACTORS SHALL COMPLY WITH OSHA STANDARDS.

## CONSTRUCTION & CODE DATA

BUILDING: • 2018 INTERNATIONAL BUILDING CODE

MECHANICAL: • 2018 INTERNATIONAL MECHANICAL CODE

PLUMBING: • ILLINOIS STATE PLUMBING CODE, 2014

FIRE PROTECTION: • 2018 INTERNATIONAL FIRE CODE

ENERGY: • 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
• STATE OF ILLINOIS ENERGY CODE, LATEST EDITION

ELECTRICAL: • 2017 NATIONAL ELECTRICAL CODE (NFPA 70)

OTHER: • 2018 INTERNATIONAL FUEL AND GAS CODE  
• 2018 INTERNATIONAL EXISTING BUILDING CODE

BUILDING USE GROUP: A-2

CONSTRUCTION TYPE: IIB

FIRE SPRINKLER: YES. SYSTEM DESIGN MODIFICATIONS & PERMIT DRAWINGS BY SPRINKLER CONTRACTOR.

AREA OF BUILDING: EXISTING BUILDING: 1,998 SQ. FT.  
EXISTING BASEMENT: 1117 SQ. FT.  
NEW ADDITION: 2,004 SQ. FT.

OCCUPANT LOAD: tbd

**FOUNDATION DESIGN CRITERIA:**  
REFER TO THE SOILS REPORT FOUNDATION RECOMENDATIONS PERFORMED BY XXXX ON XX.XX.2019

## COMPLIANCE STATEMENT

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADMIN. CODE 400), EFFECTIVE OCTOBER 23, 2018.

SIGNED: \_\_\_\_\_

ILLINOIS REGISTRATION No.: \_\_\_\_\_

DATE: \_\_\_\_\_

ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-002823

## DRAWING INDEX

SHEET NO.	SHEET NAME	2022.11.04 ISSUED FOR REVIEW
T1.1	TITLE SHEET	•
C1.0	OVERALL SITE PLAN	•
A1.0	EXTERIOR ELEVATIONS	•
A2.1	EXISTING BASEMENT PLAN	•
A2.2	BUILDING OVERALL PLAN	•
A10.0	EXTERIOR 3D PERSPECTIVES	•

• SHEET IS IN ISSUED SET - NEW OR REVISED  
◊ SHEET IS IN ISSUED SET - NO CHANGES  
<no entry> SHEET IS NOT IN ISSUED SET

LAKESHORE DRIVE

NOT IN SCOPE

NOT IN SCOPE

VIRGINIA STREET  
(U.S. ROUTE 14)

SOUTH DOLE AVENUE

EXISTING ASPHALT DRIVEWAY

PARKING LOT 2  
17 SPACES  
16 TYPICAL - 9'x18'  
1 ADA - 16'x18'

DELIVERY/TURN AROUND AREA

DELIVERY ENTRY

DELIVERY ENTRY

DELIVERY ENTRY

STORAGE SHED

PATIO ENTRY AREA

OUTDOOR AREA  
1578 SQ. FT.

NEW BUILDING ADDITION FOOTPRINT  
DENOTED BY ORANGE  
1ST STORY - 2,004 SQ. FT.

TOTAL OVERALL BUILDING SQ. FT.:  
5,119 SQ. FT. - INCLUDING BASEMENT  
W/OUT BASEMENT - 4,002 SQ. FT.

EXISTING BUILDING FOOTPRINT  
DENOTED BY BLUE  
1 STORY - 1,998 SQ. FT.  
BASEMENT - 1,117 SQ. FT.

PARKING LOT 1  
15 SPACES  
11 TYPICAL - 9'x18'  
4 PICKUP - 9'x23'  
1 ADA - 16'x18'

TOTAL SITE PARKING COUNT:  
32 SPACES

PICKUP ONLY PARKING

PICKUP ONLY PARKING

PICKUP ONLY PARKING

EXISTING POWER LINE ABOVE

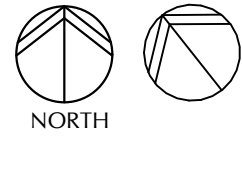
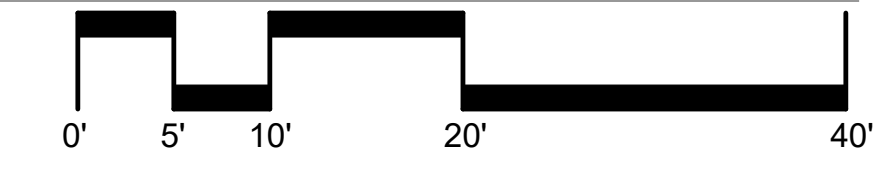
RIGHT TURN ONLY

ONE WAY ONLY

ONE WAY ONLY

LEFT TURN ONLY

① OVERALL SITE PLAN - SPLIT LOT  
1" = 10'-0"



LAKE ROOTS  
475 W. VIRGINIA ST. CRYSTAL LAKE, IL 60014

PLAN CHANGES IN PROGRESS  
CONTACT DDCA

2022.07.28 ISSUED FOR REVIEW  
2022.08.08 - PROGRESS SET FOR REVIEW  
2022.09.20 - PROGRESS SET FOR REVIEW  
2022.11.03 - PROGRESS SET FOR REVIEW  
2022.11.04 - ISSUED FOR REVIEW

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Peoria Grove, Illinois 60012  
P. 815.444.8441

DDCA architects  
Direct Design Ltd.  
Carroll Associates

PROJECT NO. 122154  
PROJECT MGR. MEM  
OVERALL SITE PLAN  
C1.0

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**NOT IN SCOPE**



**NOT IN SCOPE**



**1 OVERALL FLOOR PLAN**  
1/8" = 1'-0"

