



#2013-14 Anderson VW Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	March 20, 2013
<u>Requests:</u>	Variations for landscaping and lighting for an auto dealership.
<u>Location:</u>	5213 Northwest Highway
<u>Acreage:</u>	4.7 acres
<u>Existing Zoning:</u>	“B-2” General Commercial
<u>Surrounding Properties:</u>	North: “B-2” auto dealership South: “M” Three Oaks Recreation Area East: “B-2” tire store West: “B-2” auto uses
<u>Staff Contact:</u>	Michelle Rentzsch (815-356-3615)

Background:

- The property was originally annexed 'as is' to the City in 1983 to incorporate the former Conlon Collins Ford dealership. The site briefly changed ownership and became Extreme Ford for less than a year and has been vacant since 2007.
- Anderson Motors is planning to relocate the Volkswagen flag to this site, demolishing the existing building, building a new 30,494 square foot VW dealership and making substantial improvements to the site.

Land Use Analysis:

- **Details:** How the site lays out would basically stay the same. The shallow depth of the lot and the City's building and slope setbacks limit how this site can be arranged. The existing building would be demolished to make way for a new 30,494 square foot VW auto dealership. The front customer parking spaces and vehicle storage areas on either side of the principal building would basically remain the same. The petitioner's engineers have worked closely with the City to meet the requirements of the City's slope stabilization study and other code requirements.
- **Limited Use Criteria:** The UDO allows for auto dealerships to operate as long as the limited use criteria (provided below) are met. The proposed dealership meets most of the criteria; any variations are detailed below.
- **Architectural Elevations:** The architectural elevations that were submitted illustrate a new auto dealership with modern design elements that are customarily found in VW dealerships.



Parking: Customer parking is shown on the north and west sides of the building, to accommodate car shoppers and service customers, respectively. The spaces provided meet the UDO requirements for this use.

VARIATIONS

The petitioner is seeking variations for landscaping and lighting for the proposed auto dealership.

Landscaping

The landscaping shown on the plans far exceeds the current almost non-existent vegetated areas on the site and would also exceed the levels of landscaping if the technical requirements of the UDO were met. Technically, the only landscaping that is required is around the customer and employee parking area and some minimal additional landscaping on the north and east sides of the building. No landscaping would be required in the car inventory areas. The proposed plan shows planted islands within the car inventory areas that would far exceed the overall landscaping required for the site but does not technically meet the UDO requirements. The petitioner is seeking a variation to allow a plan that meets his operational needs and provides an aesthetically pleasing site layout.

Lighting

There are two facets to this request: site and building lighting. The site is held to overall illumination levels that have been implemented by the UDO for auto dealerships. The requirement is 20 maximum average footcandles (fc) for front row display and 10 maximum average fc for the remaining display areas. The plan shows up to 52 fc for the front row and 25-35 fc for the other areas. This correlates almost exactly to what Pauly Toyota has on their site.

For the building lighting, the Sobotec light trough that outlines the building does not meet the exterior lighting standards which encourages lighting to accentuate an architectural or aesthetic feature, and not illuminate the entire building or portions thereof. The light trough is a requirement from the Volkswagen manufacturer and has been incorporated into all the new VW dealerships that are being built around the country. The petitioner is requesting a variation from this requirement.

Findings of Fact:

Automobile sales and passenger car rental & leasing must comply with the following standards:

- a. Display areas: All vehicle display areas must be paved with an approved surface (Approved surface shall mean asphalt/bituminous, concrete/P.C.C. and any surface that is

approved by the City Engineer). Display areas shall be setback a minimum of 5 feet from all adjacent property lines and 10 feet from roadways.

The existing display area setbacks are grandfathered in and will remain the same with the proposed site plan layout.

Meets Does not meet

- b. Lighting: All lighting shall be designed and installed to prevent glare or excessive light spillover onto adjacent properties, in accordance with the requirements of Article 4-800, Exterior Lighting Standards.

The petitioner is seeking a variation to allow the lighting levels to be consistent with Pauly Toyota's site. This site's lighting would have no impact to adjacent residential uses.

Meets Does not meet

- c. Public Address Systems: If outdoor speaker or public address systems are installed, the maximum decibel level at the property line shall not exceed 55 where adjoining residential property and 65 where adjoining non-residential property.

Meets Does not meet

- d. Repair bays: Repair bays shall not front adjacent major arterial or collector right-of-ways or towards property that is residential property.

Meets Does not meet

- e. Landscaping: Landscaping is not required within or surrounding vehicle display areas. Parking lot landscaping in accordance with Article 4-400, Landscaping and Screening Standards shall be provided for employee and customer parking areas.

The petitioner is seeking a variation from the technical requirements of the ordinance but overall is providing more landscaping on the site than the previous development and generally more than the ordinance would require for an auto dealership.

Meets Does not meet

- f. Elevated vehicles: For automobile sales uses, up to 2 new vehicles are permitted on an elevated display, with a maximum height of the structure display being no more than 5 feet.

Meets Does not meet

- g. Accessory uses: Accessory uses and structures, such as car wash facilities and their incidental functions (vacuums and air compressors) shall be set back a minimum distance of 50 feet from all rear and side property lines abutting residential property. These facilities shall not be open to the public, unless as Special Use Permit is obtained.

Meets Does not meet

- h. Parking on right-of-way: No vehicles offered for sale shall be parked on the public right-of-way.

Meets Does not meet

2030 Comprehensive Land Use Plan Review:

The Comprehensive Land Use Plan designates the property in question as Commerce, which is intended for areas of commercial and business activity. The following goals are applicable to this request:

Land Use

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.*

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

Economic Development

Goal: *Establish marketing efforts to attract and retain businesses throughout the City.*

Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application, Anderson VW, received 3/1/2013
 - B. Dimension site plan, Roake, dated 1/16/2013, last revised 2/28/2013
 - C. Architectural plans, Custom Facilities, last revised 3/4/2013
 - D. Landscape Plans, Graceffa, dated 12/3/2012
 - E. Lighting Information, Image Technologies, last revised 2/28/2013
2. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only
File # 2013 14

Project Title: Anderson VW

RECEIVED
MAR 01 2013
BY: _____

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 checked="" type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Ted Markee
Address: 360 Route 31
Crystal Lake IL 60014
Phone: 815-455-4330
Fax: _____
E-mail: _____

Owner Information (if different)

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Variations to allow the proposed VW auto dealership to be built as shown on the submitted plans.

Project Address/Location: 5213 Northwest Hwy

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

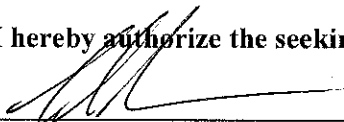
Signatures

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.

TED MARKEE



3/1/2003

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
APPLICATION OF
Anderson Motors**

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of Anderson Motors relating to the property commonly known as 5213 Northwest Highway, Crystal Lake, Illinois 60014.

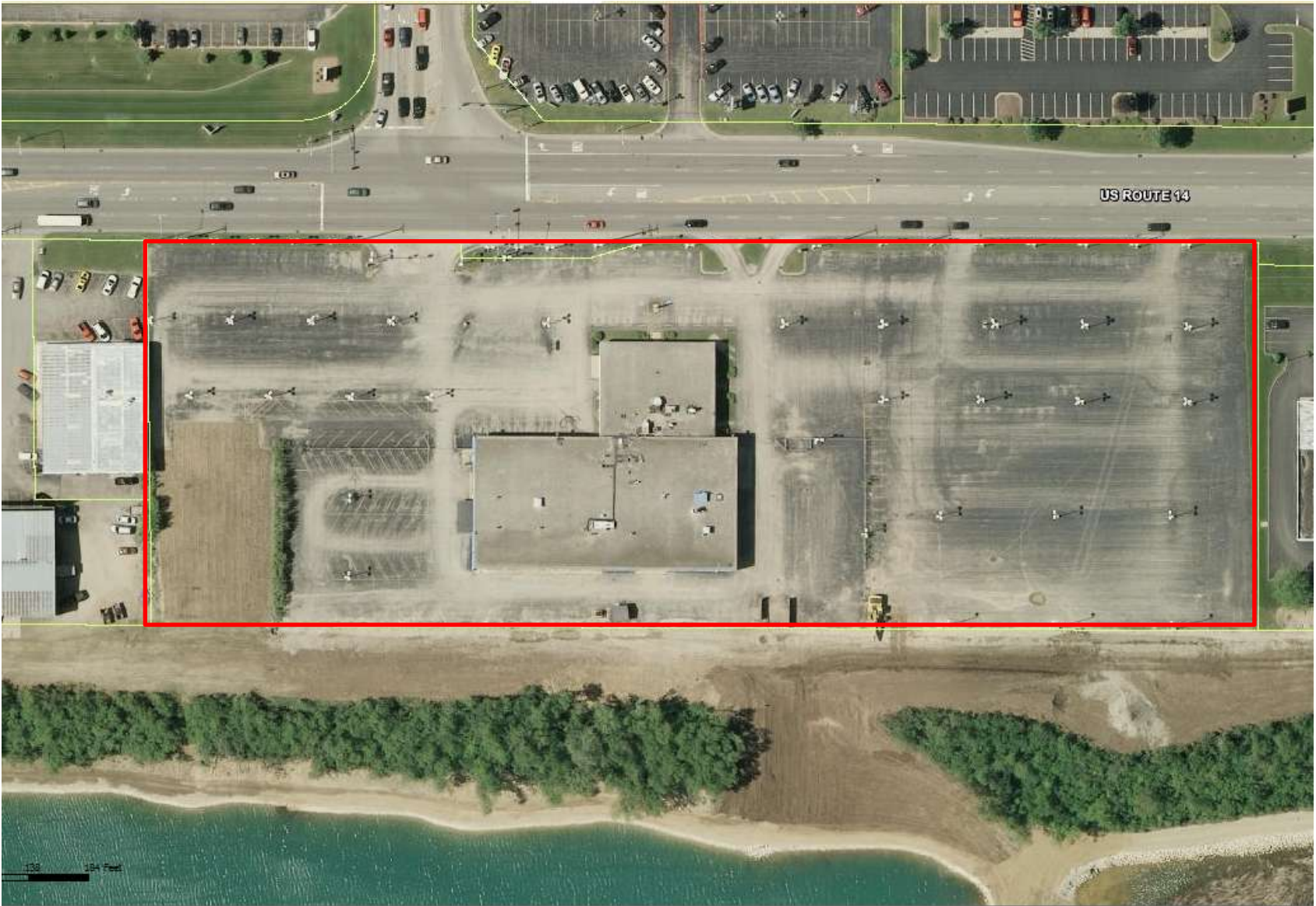
This application is filed for the purposes of seeking variations to Articles 3 and 4 of the UDO to allow a new auto dealership and associated parking lot/inventory storage areas with variations for front yard setback, lighting, landscaping, and design as well as any other variations that may be necessary to allow the plans as presented.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, March 20, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chair

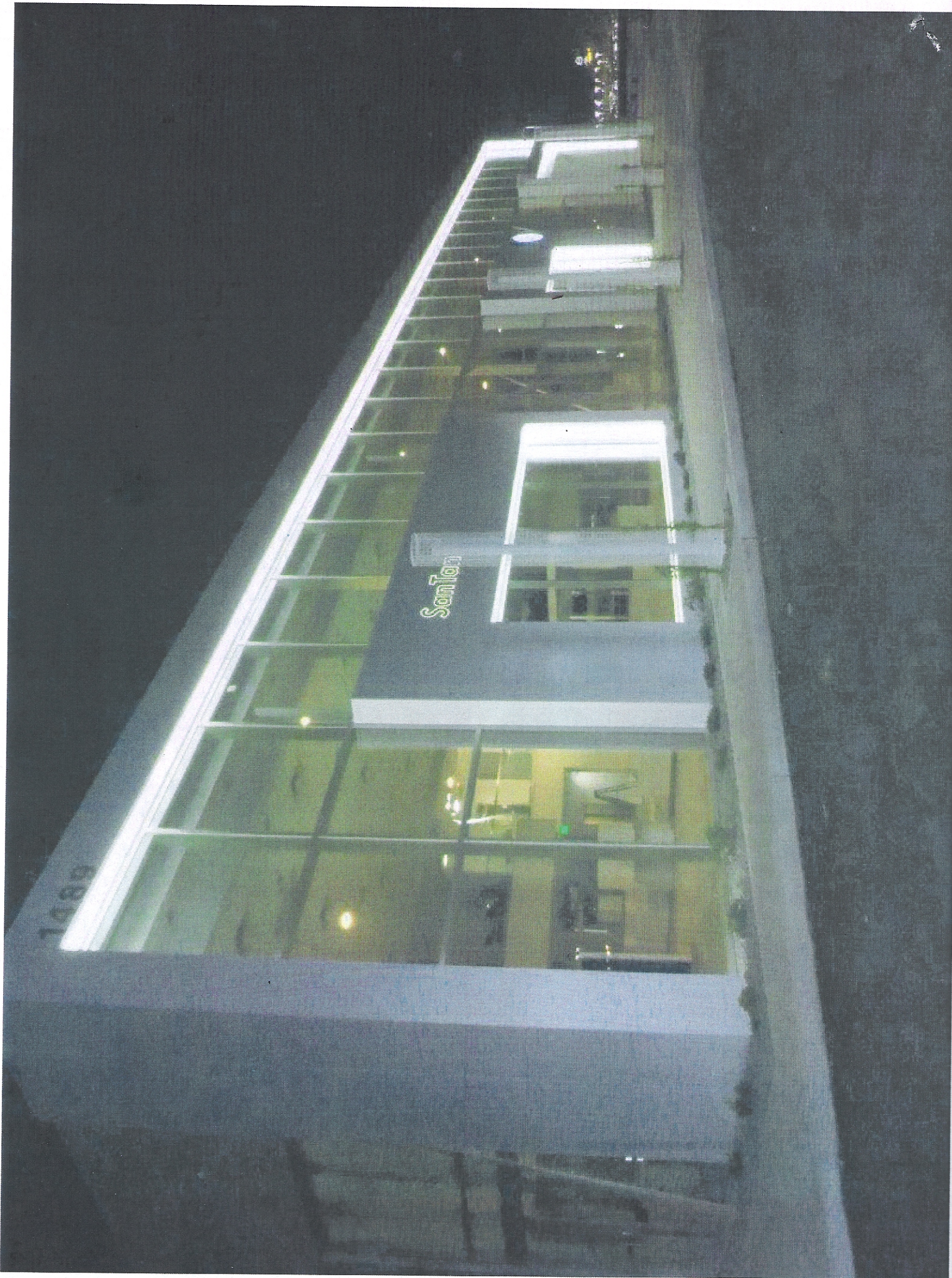
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
March 5, 2013)



US ROUTE 14

138 184 Feet



Santora

1488



Sobotec Ltd.

CUT

ROUT

CNC

ROLL

FAB

QC

SHIP FORMED

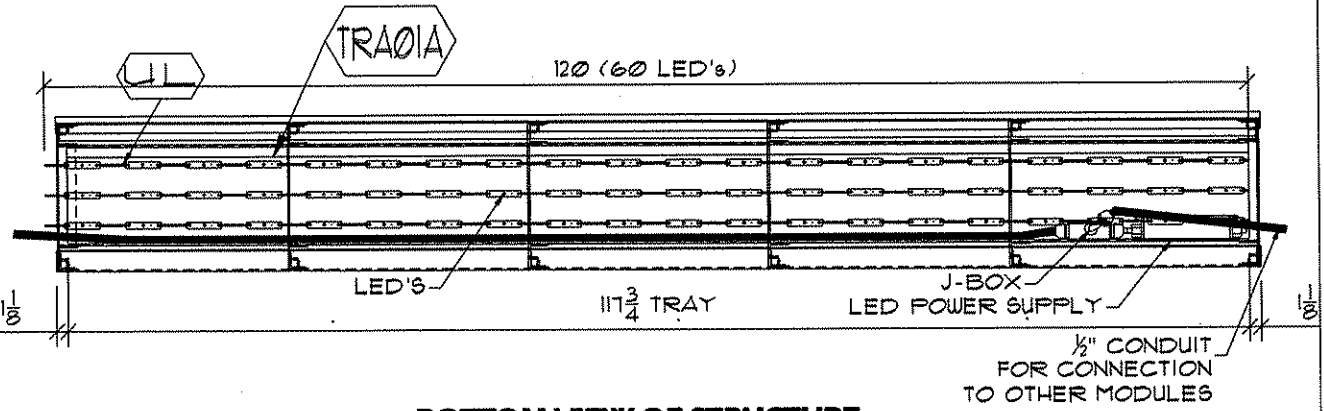
PHASE NO: 1.1

DIRECTIVE NO: 0046231

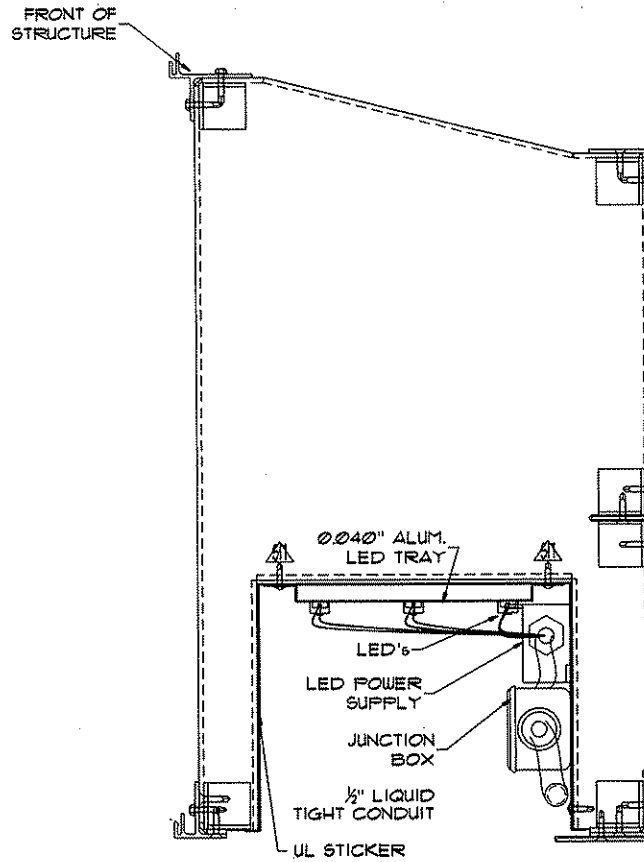
YU BEAUMONT

STEP E

- Install LED's as per Work Orders #3 and #8 - make electrical connections as required.
- apply UL sticker on light box (not on the tray) as shown



BOTTOM VIEW OF STRUCTURE



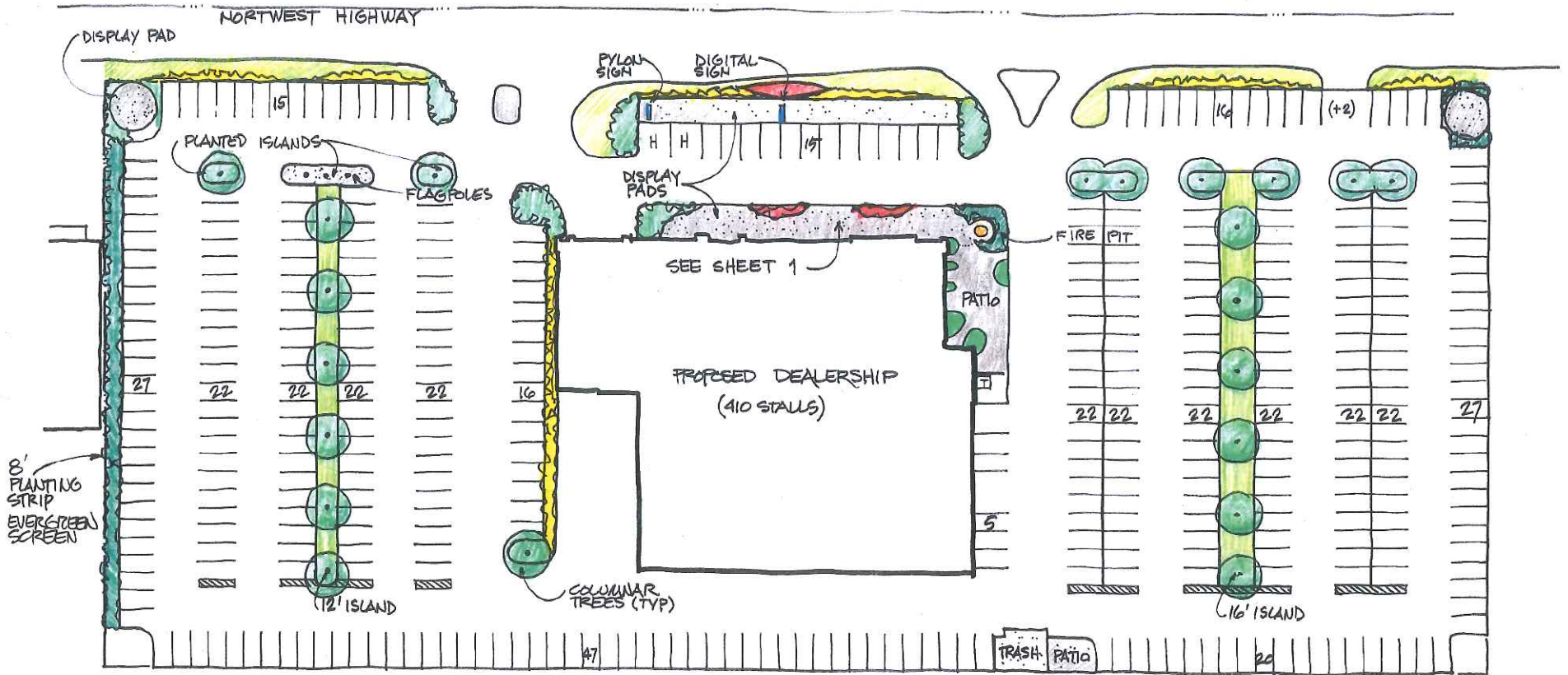
LED	35"
BM01	LED LIGHT SOURCES
	0046231
COLOR:	WHITE
QTY	LENGTH
60	1

0.125" MILL FINISH				RIVET TYPE:	RIVET COLOUR:		DXF FILE:		PANEL MARK:
				N/A					BM01
ELEVATION/REF:	CONTRACT:	ROLL INFO:	ITEM ID:	DESIGNER:	PASS:	DATE:	OF QTY:	BLANK SIZE:	
1/E5		FLAT	PNL	DRG		11-NOV-12	1	ELECTRICAL	

PARTS PER NEST:

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 BY: _____

2013 1



CRYSTAL LAKE - VOLKSWAGEN SITE PLAN

3 DEC, 2012 ANDERSON

0 50 100 200
 THOMAS GRACEFFA & ASSOCIATES, INC.



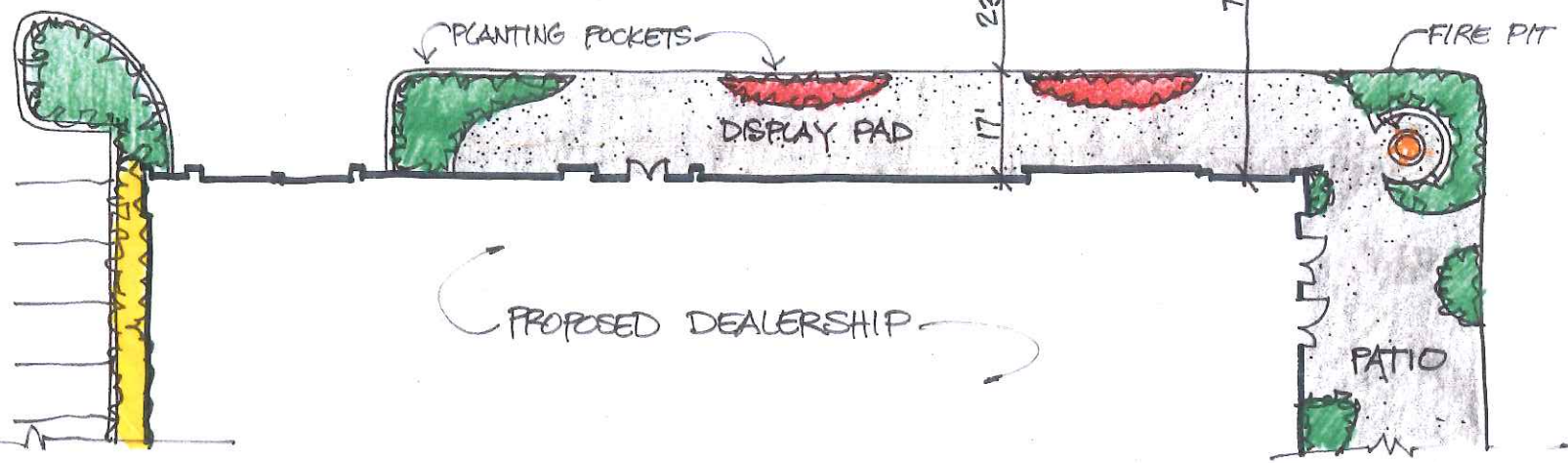
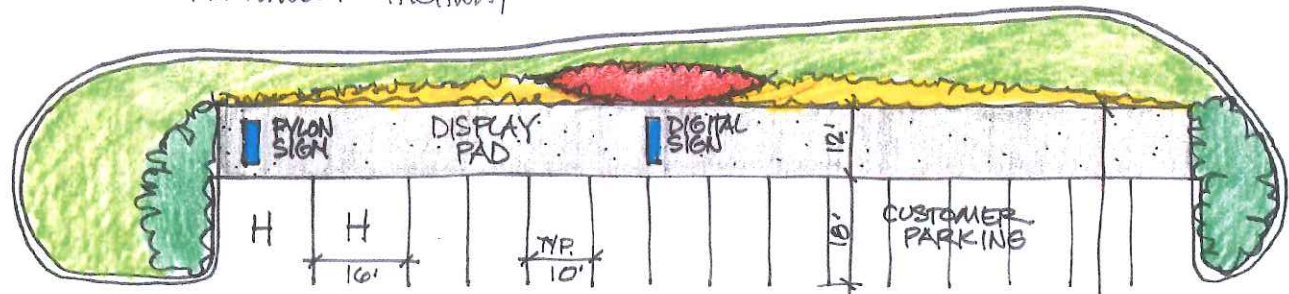
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2013 14

BY:

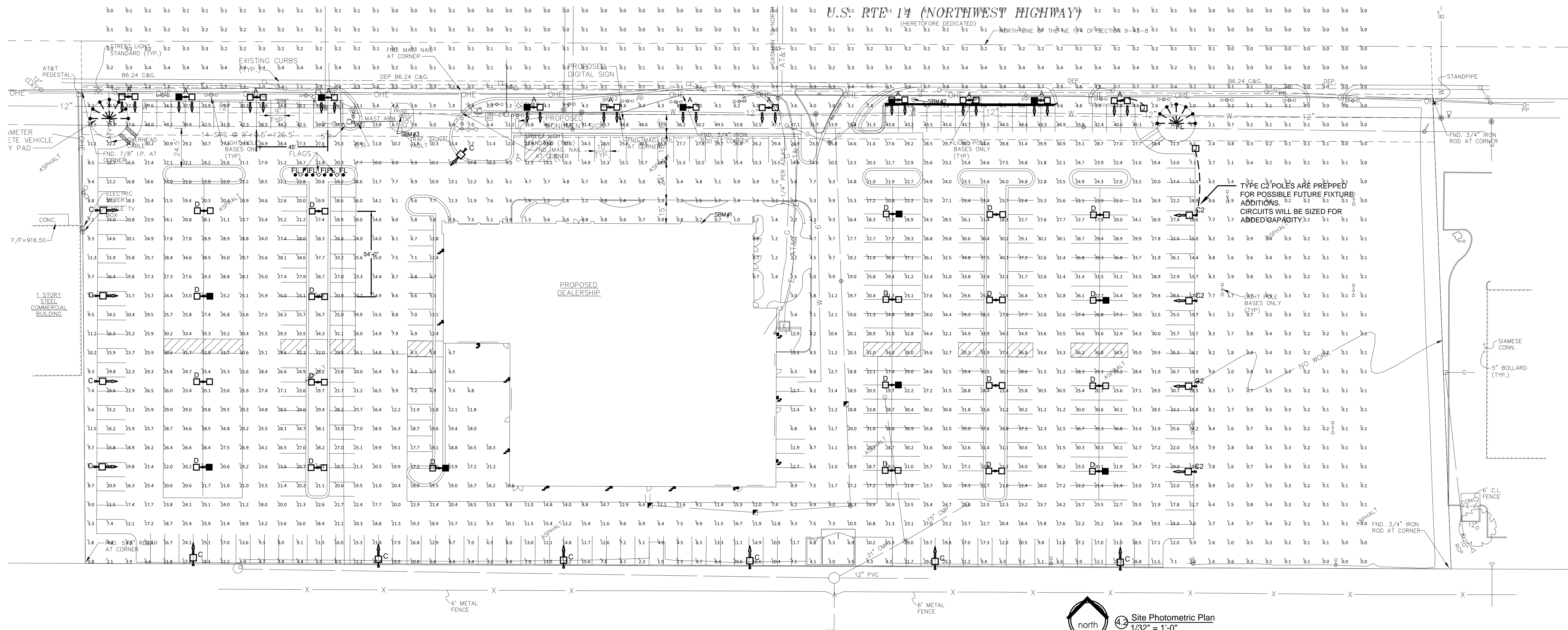
NORTHWEST HIGHWAY



CRYSTAL LAKE - VOLKSWAGEN DETAIL

3 DEC, 2012 ANDERSON

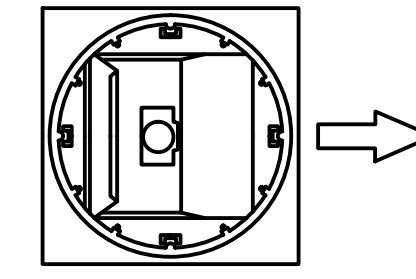




SITE LIGHTING PHOTOMETRIC NOTES:

1. TYPE A POLES ARE 16' TALL. ALL OTHER POLE TYPES ARE 22' TALL.
2. LIGHT LEVELS ARE CALCULATED MAINTAINED WITH A .85 LIGHT LOSS FACTOR, AND CALCULATED 3' ABOVE GRADE.
3. ALL EXISTING CONCRETE BASES SHALL BE REMOVED. ALL POLES SHOWN AT NEW LOCATIONS. SEE POWER PLAN FOR CIRCUIT INFORMATION.
4. FRONT DISPLAY ROW REFLECTORS ARE "AFT" TYPE.
5. 1000 WATT LAMPS ARE SYLVANIA M/1000U/BT37

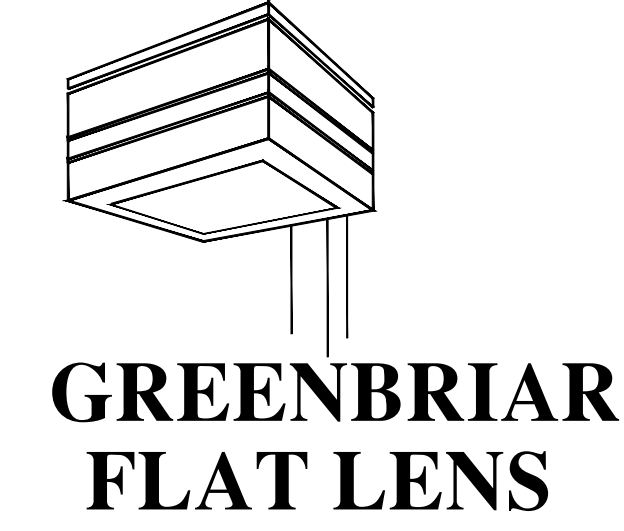
IMPORTANT



NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW

4.2 Site Photometric Plan
1/32" = 1'-0"



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOT	Illuminance	Fc	17.15	51.5	0.0	N.A.	N.A.
ROADWAY	Illuminance	Fc	0.17	1.3	0.0	N.A.	N.A.
FEATURE DISPLAY	Illuminance	Fc	30.55	48.2	9.2	3.32	5.24
SECONDARY DISPLAYS	Illuminance	Fc	28.89	40.1	17.0	2.36	
STORAGE AND CUSTOMER PARKING	Illuminance	Fc	11.07	29.0	0.6	18.45	48.33

Symbol	Qty	Label	Arrangement	LLF	Description	lum. Watts	Total Watts	lumens/Lamp
[Symbol]	11	C	SINGLE	0.850	SINGLE GFR-3-1000-MR-F ASSEMBLYHSP-L-GP-C-22-511-5BC	1080	11880	110000
[Symbol]	21	D	DL80	0.850	TWIN GFR-5-1000-MR-F ASSEMBLYHSP-L-GP-D-22-511-5BC	1080	45360	110000
[Symbol]	12	A	TWIN	0.850	GFR-FA-1000-PSW-F-HSS ASSEMBLYHDL-GP-A-22-511-5BC-HSS	1070	25680	110000
[Symbol]	12	W	SINGLE	0.850	GFR-W-1000-PSW-F-HSS ASSEMBLYHDL-GP-W-22-511-5BC-HSS	291	3492	22000
[Symbol]	4	C2	SINGLE	0.850	SINGLE GFR-3-1000-MR-F - ASSEMBLYHSP-L-GP-C-22-511-5BC (DL80 IRRILL)	1080	4320	110000

IMAGE TECHNOLOGIES, inc.
MECHANICAL, ELECTRICAL, & PLUMBING ENGINEERS
8888 Keystone Crossing Suite 1300
Indianapolis, IN 46240
Phone: 317.791.7001 - Fax: 317.791.7003

ENGINEER

SIGNATURE DATE

MFP DESIGN FOR:

CUSTOM FACILITIES
Architectural, Mechanical, Electrical, Plumbing, Fire Protection, and Construction Specialists
Indianapolis, Indiana
Tel: 317.259.4766
www.customfacilities.com

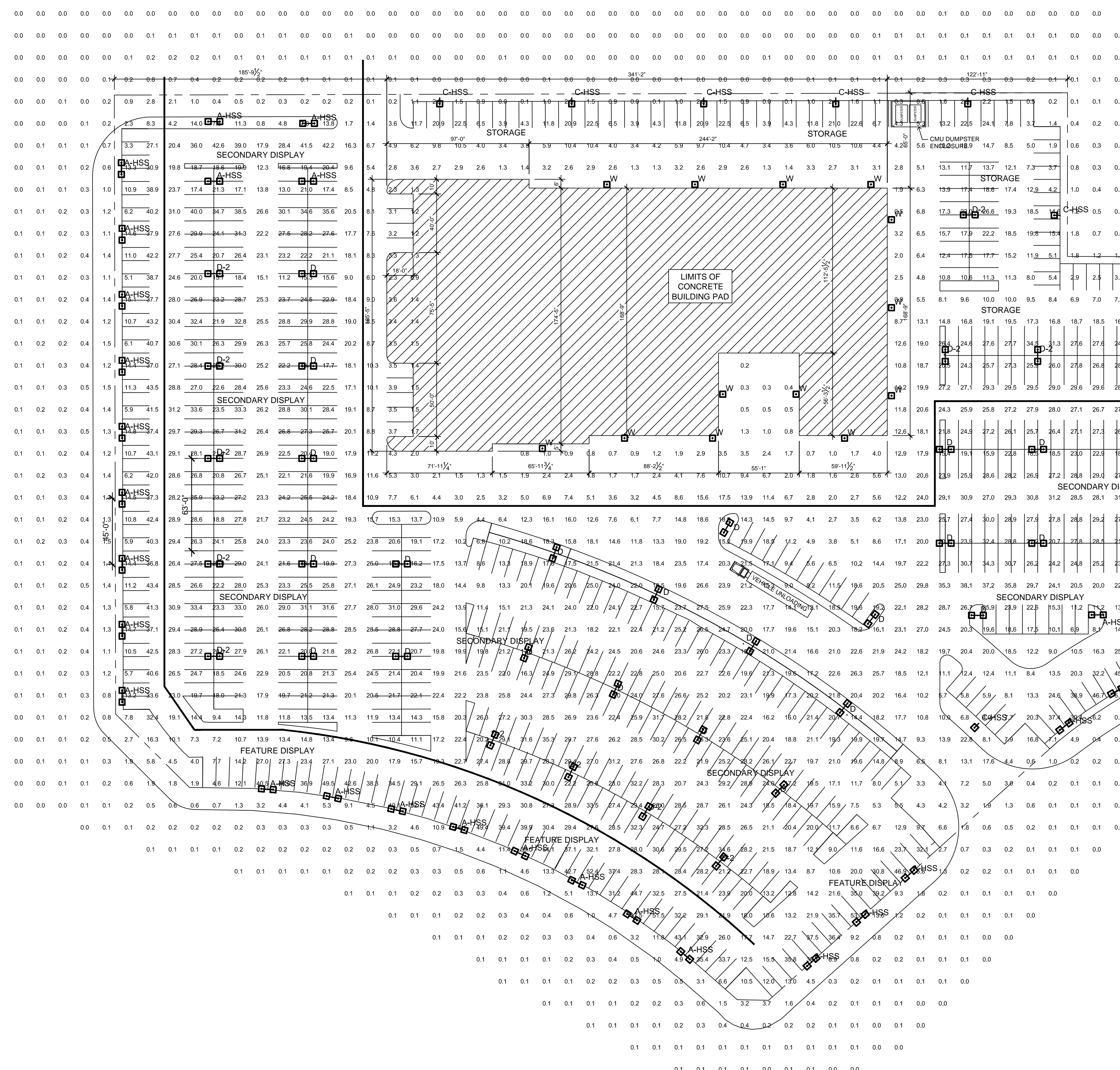
SHEET TITLE: **SITE LIGHTING PHOTOMETRIC PLAN**

PROJECT NAME: **Anderson Volkswagen**
PROJECT ADDRESS: **Crystal Lake, IL**

REVISIONS	MARK	DATE	DESCRIPTION
1	02/12/12	MINISPLIT SYSTEM ADDED TO COMPUTER ROOM	
2	02/27/12	MFP REVISIONS BASED ON ARCHITECTURAL REVISIONS	
3	03/24/12	ARCHITECTURAL FINAL REVISIONS	
4	04/11/12	SITE LIGHTING REVISION	
5	04/11/12	SITE LIGHTING REVISION	
6	04/11/12	SITE LIGHTING REVISION	
7	02/28/12	SITE LIGHTING REVISION	

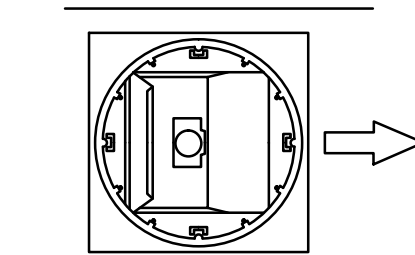
PROJECT NO: CLWV-05162012
DRAWN BY: WP
CHKD BY: JW
DATE: 06-07-2012
CAD DWG FILE: CLWV0604.DWG

SHEET NUMBER
E4.2
Revision 7



Revisions			Revision Notes
Rev.	Date	By	

IMPORTANT



NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.
 EXAMPLE OF DIRECTIONAL ARROW

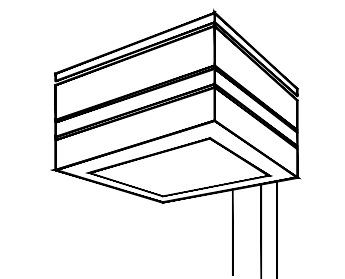
LIGHTING LAYOUT NOTES

1. ALL POLES ARE 22' TALL MOUNTED ON POLES BASES WHICH EXTEND 2' ABOVE GRADE.
2. ALL POLES SHALL HAVE E.C. FURNISHED AND INSTALLED GLR/HLR FUSING.
3. E.C. TO INSTALL 120V DUPLEX GFCI RECEPTACLE AND WEATHERPROOF COVER AT LOCATION(S) MARKED WITH DUPLEX SYMBOL. SEE DETAIL THIS SHEET.
4. E.C. IS RESPONSIBLE FOR APPROPRIATE WIRE AND CONDUIT INSTALLATION, AND SHALL PROVIDE VOLTAGE DROP CALCULATIONS WITH AS BUILT DRAWINGS SHOWING CONDUIT AND WIRE SIZE TO THE OWNER AFTER PROJECT COMPLETION.
5. LIGHT LEVELS ARE MAINTAINED WITH A .80 LIGHT LOSS FACTOR AND CALCULATED 3' ABOVE GRADE.

NIGHT CIRCUIT AND GFI DETAILS



ALL FIXTURES TO HAVE A 120V/1 GFCI DUPLEX RECEPTACLE WILL BE MARKED WITH A DUPLEX SYMBOL.



LIGHT FIXTURE NOTES:

- FIXTURE BY DESIGN-LIGHTING (1-888-548-3007)
1. LIGHT FIXTURES HAVE A FLAT LENS, AND ARE CLASSIFIED AS FULL CUT-OFF PER THE IESNA.
 2. PERIMETER LIGHT FIXTURES WILL HAVE GLARE SHIELDS INSTALLED BY THE CONTRACTOR.
 3. LAMPS ARE 1000 WATT METAL HALIDE, VERTICAL BURN.

Statistical Area Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
FEATURE DISPLAY	22.30	55.0	0.3	74.33	183.33
SECONDARY DISPLAY	22.64	42.6	0.8	28.30	53.25
STORAGE / CUSTOMER PARKING	7.93	26.6	0.2	39.65	133.00

Numeric Summary						
Project: All Projects						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
WHOLE SITE	Illuminance	Fc	11.94	55.0	0.0	0.00

LIGHTING LAYOUT FOR:

CUSTOM FACILITIES, INC.
 6296 RUCKER ROAD, SUITE C
 INDIANAPOLIS, IN 46217
 TEL 317-791-7001
 FAX 317-791-7003
 TEL 317-259-0038
 FAX 317-259-4785

LIGHTING LAYOUT BY:

IMAGE TECHNOLOGIES, INC.
 5855 Kopetsky Drive, Suite C
 Indianapolis, IN 46217
 TEL 317-791-7001
 FAX 317-791-7003
 www.timep.com

PAULY TOYOTA
 SITE LIGHTING LAYOUT
 CRYSTAL LAKE, ILLINOIS

SCALE: 1" = 40'

DATE: 12-12-05 BY: WCP

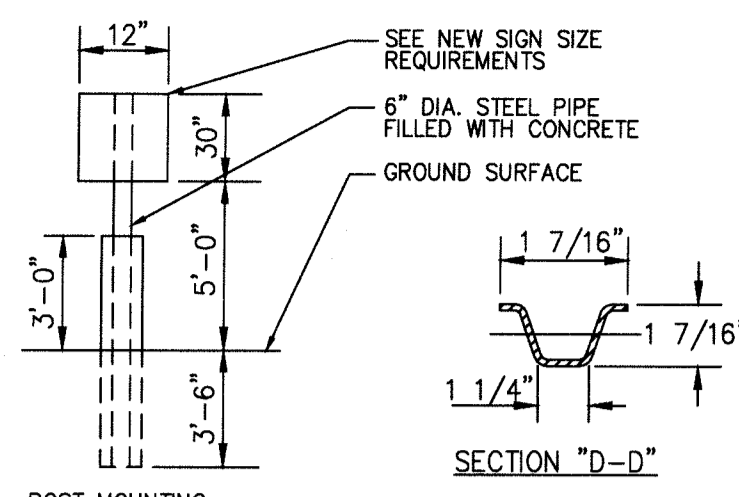
SHEET 1 OF 1

Based on the information provided, all dimensions and luminaire locations taken under controlled conditions in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions.

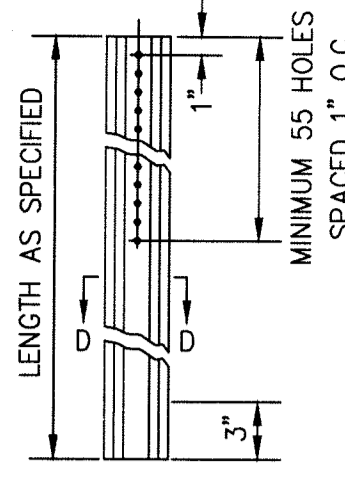
This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions.

ASSEMBLY	QTY	POLE	HEIGHT	QTY	BRACKET	QTY	OTHER / ADDED FIXTURES	QTY	AUTOMOTIVE POLE & FIXTURE ORDER #	QTY	TOTAL WATTS
A-HSS	34						HSS - GLARE SHIELDS FIELD INSTALLED	2	DL-A-22-511-5BC (TWN 1000 W)	1	2160
D	25								SPL-GF-D-22-511-5BC (TWN 1000W)	1	2160
D-2	15								SPL-GF-D-22-511-BC (TWN 1000W)	1	2160
C-HSS	8						HSS-GLARE SHIELD FIELD INSTALLED	1	SPL-GF-C-22-511-BC (SINGLE 1000W)	1	1080
W	13								SPL-GBW-3-400-MHR-F-VOLTS	1	458
TYPE	QTY	POLE	HEIGHT	QTY	BRACKET	QTY	OTHER / ADDED FIXTURES	QTY	AUTOMOTIVE POLE & FIXTURE ORDER #	QTY	TOTAL WATTS
ASSEMBLY							ASSEMBLIES EACH CONSISTING OF:				
							BILL OF MATERIALS				

CB1553



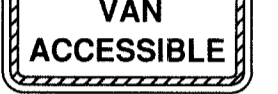
SIGN POST DETAIL
N.T.S.



ACCESSIBLE PARKING SIGN (R7-8)



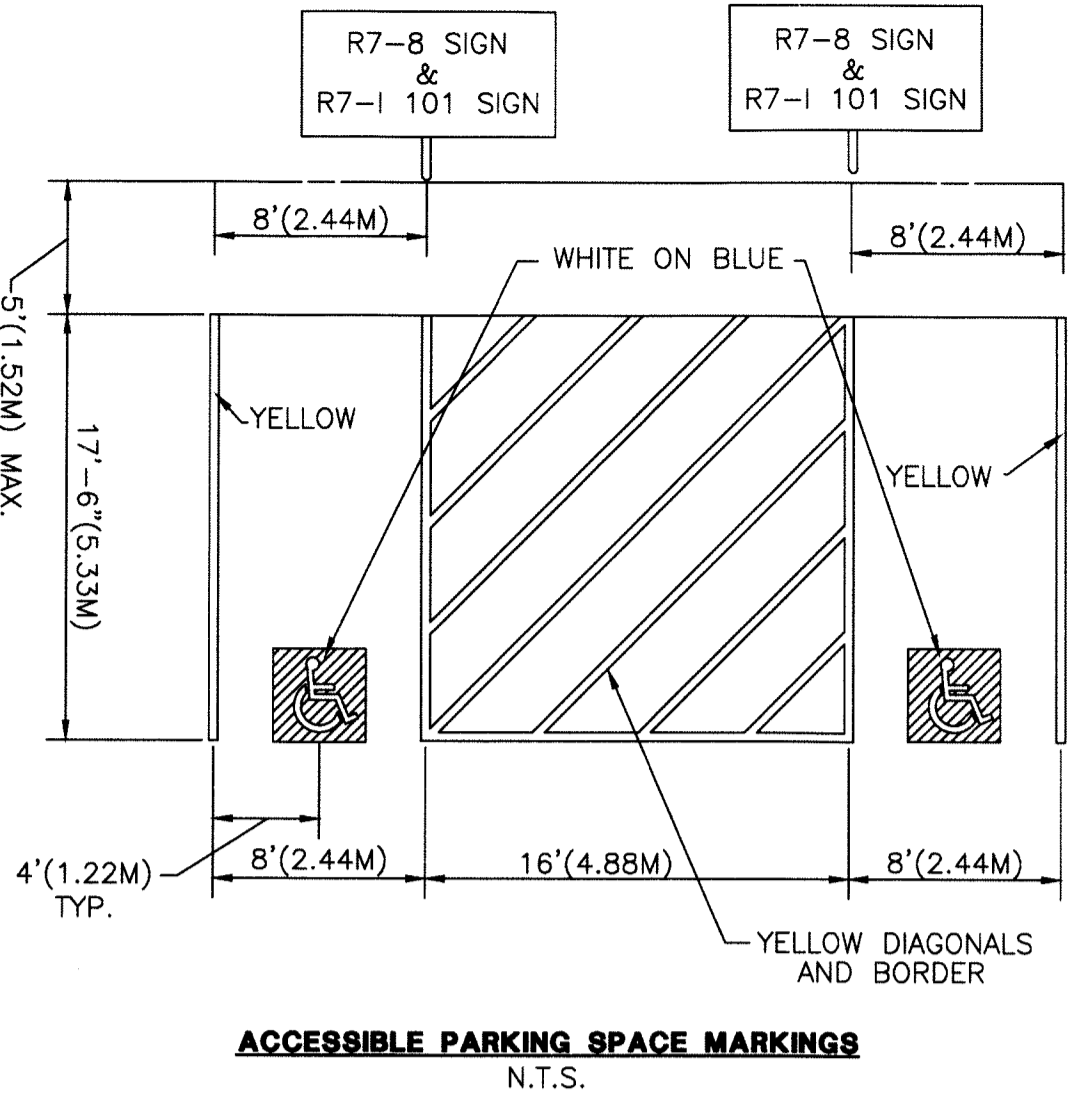
"\$250 FINE" SIGN (R7-1101)



VAN ACCESSIBLE SIGN

18" x 9" (457MM x 229MM)
2" (50MM) SERIES D LETTERS

ACCESSIBLE PARKING SPACE MARKINGS
N.T.S.

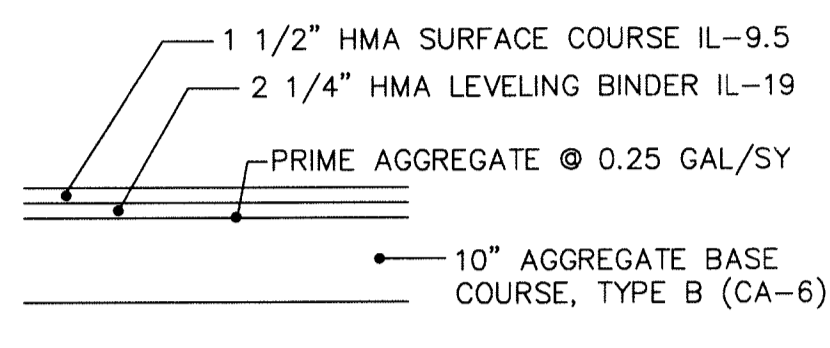


ACCESSIBLE PARKING SPACE MARKINGS
N.T.S.

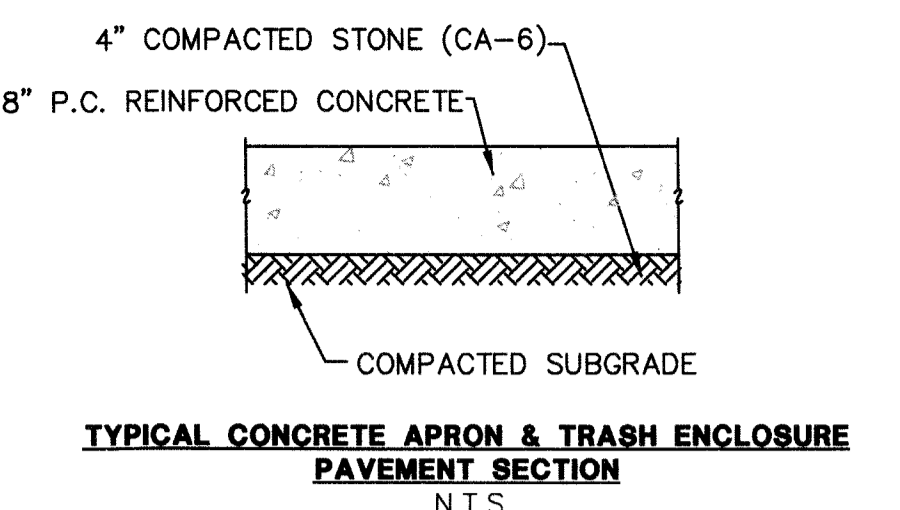
NOTES FOR ACCESSIBLE PARKING SPACES:

1. EACH PARKING SPACE SHALL BE AT LEAST 8'(2.44M) WIDE, WITH A 8'(2.44M) WIDE ACCESS AISLE, FOR A TOTAL OF 16'(4.88M)
2. ADJACENT ACCESSIBLE PARKING SHALL NOT SHARE A COMMON ACCESS AISLE.
3. SIGNS SHALL BE VERTICALLY MOUNTED ON A PERMANENT POST OR A WALL AT THE FRONT CENTER BETWEEN THE SPACE AND THE ACCESS AISLE NO MORE THAN 5'(1.52M) HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF 4'(1.22M) FROM THE FINISHED GRADE TO THE BOTTOM OF THE "\$250 FINE" SIGN.
4. ACCESSIBLE PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "\$250 FINE".
5. PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE ENTRANCE OF THE BUILDING.
6. IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.
7. CUSTOMER PARKING 17 SPS
EMPLOYEE PARKING 25 SPS
TOTAL 42 SPS
HANDICAP PARKING REQUIRED 2 SPS

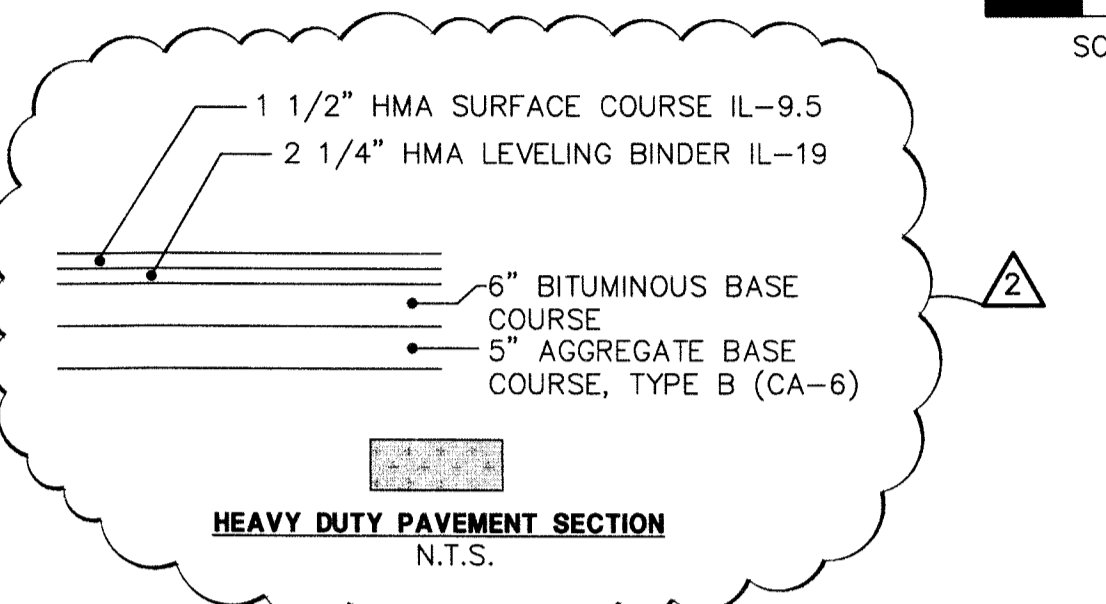
# OF ACCESSIBLE SPACES REQUIRED PER # OF OFF STREET PARKING	
TOTAL OFF STREET PARKING SPACES REQUIRED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL NUMBER
OVER 1000	20 PLUS 1 FOR EACH 100 OVER 1000



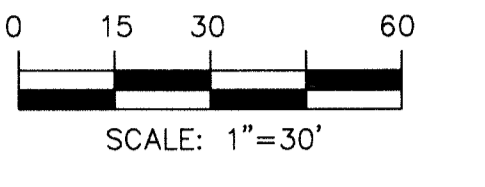
TYPICAL NEW PAVEMENT SECTION
N.T.S.



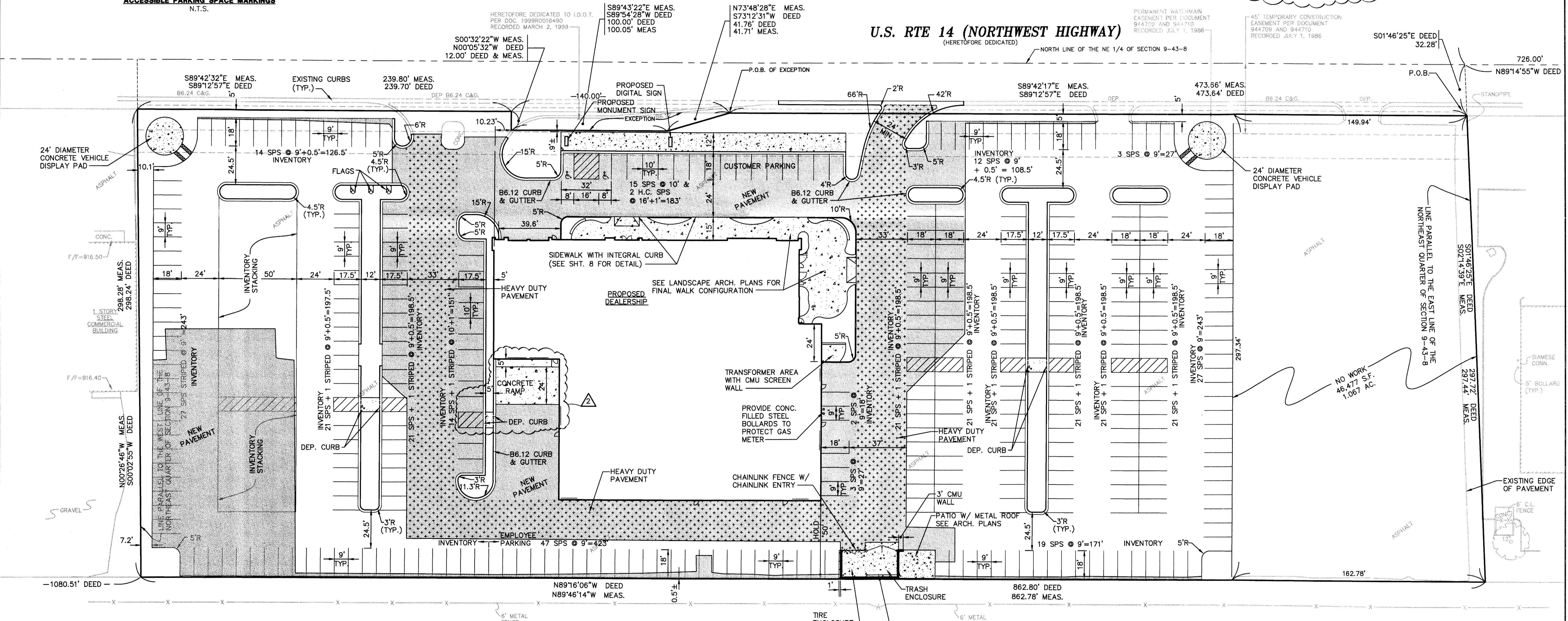
TYPICAL CONCRETE APRON & TRASH ENCLOSURE PAVEMENT SECTION
N.T.S.



HEAVY DUTY PAVEMENT SECTION
N.T.S.



U.S. RTE 14 (NORTHWEST HIGHWAY)
(HERETOFORE DEDICATED)



NOTE:
1. ALL RADII ARE TO BACK OF CURB UNLESS NOTED OTHERWISE

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ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL (630) 365-9232 • FAX (630) 365-3297

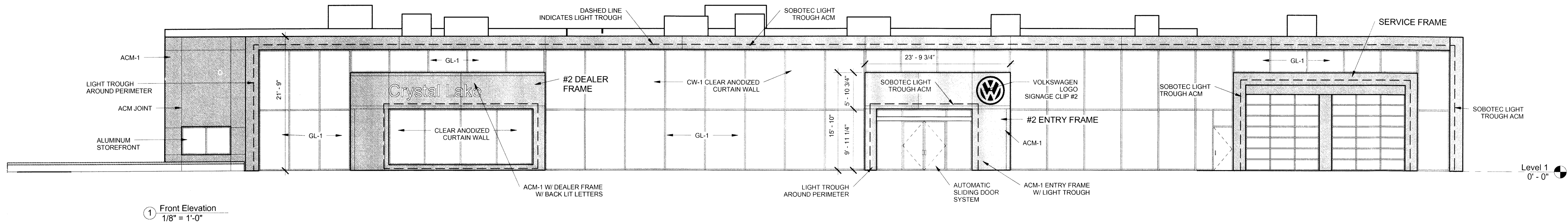
PREPARED FOR:
CUSTOM FACILITIES
6296 RUCKER ROAD, SUITE C
INDIANAPOLIS, IN 46220-4860
TEL. 317-259-0038
FAX. 317-259-4785

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	02/18/13	REV. PER BILL BOLAND RWV 2/14/13			
2	02/28/13	REV. PER CITY REVIEW (2/21/13)			

CRYSTAL LAKE VOLKSWAGEN, CRYSTAL LAKE, IL

DIMENSION PLAN

DRN./CKD. BY: SRH/PS/CAH FILE: 46732E FLD. BK./PG.: 241/47 SHEET NO. 8 OF 8
SCALE: 1"=30' DATE: 01-16-13 JOB NO.: 467.032

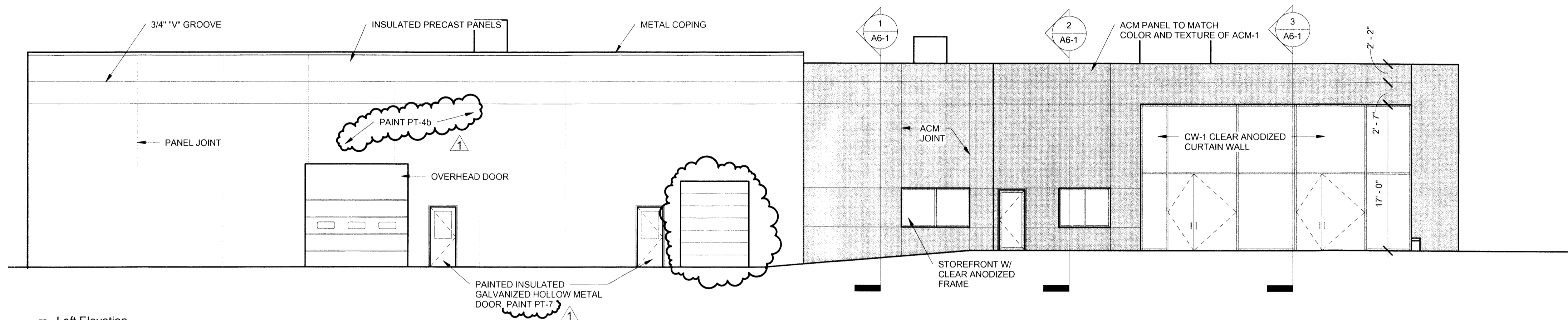


1 Front Elevation
1/8" = 1'-0"

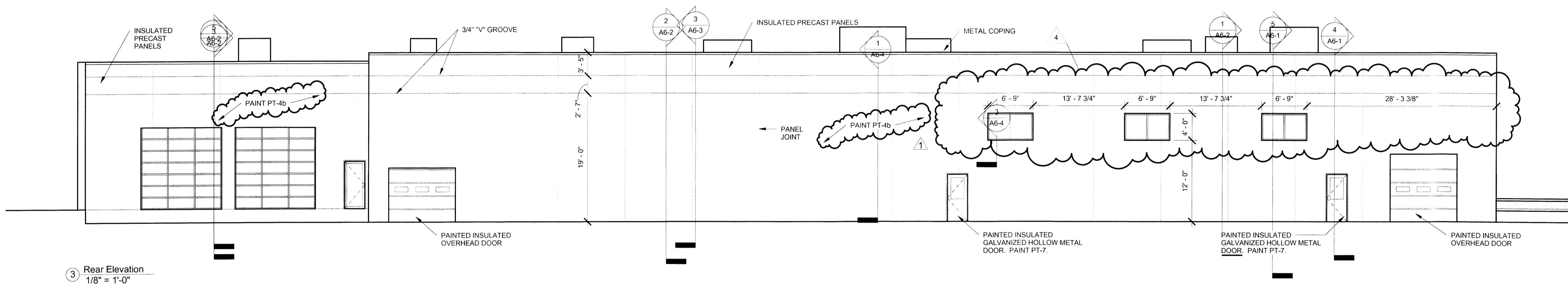
EXTERIOR MATERIAL SCHEDULE

- EIFS-2 EXTERIOR INSULATION FINISHING SYSTEM
MANUFACTURER: STO
STOLITE 1.5, SWIRL TEXTURE, xx COAST LOTUSAN EXTERIOR COATING
COLOR TO MATCH PT. 7
- ACM-1 ACM PANEL, MANUFACTURER - SOBOTEC
COLOR: DAS WHITE, FINISH 30% GLOSS
LOCATION: SHOWROOM FACADE-BUILDING FRAME, ENTRY FRAME,
DEALER FRAME, SERVICE FRAME
- CW-1 MATERIAL: CURTAIN WALL SYSTEM
MANUFACTURER: YKK AP AMERICA
COLOR: ANODIZED ALUMINUM
- GL-1 CLEAR GLAZING, 1" INSULATED GLASS
Insulated glass to have the following Values:
Visible Light transmission: 69%
U-value winter: 0.29 R-Value: 3.44
U-value Summer: 0.27 R-value: 3.70
SHGC: 0.38
Shading Coefficient: 0.44
Outdoor Visible Light Reflectance: 11%

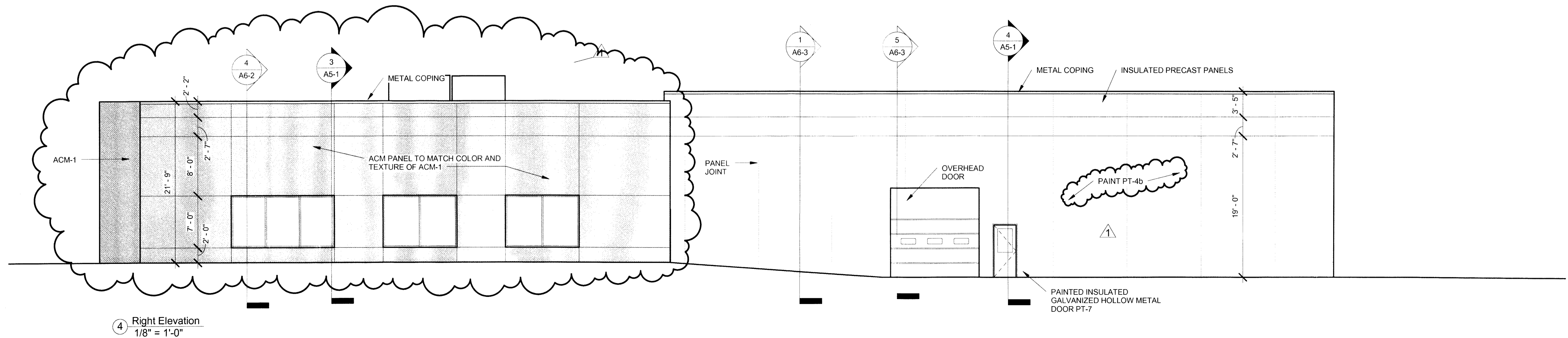
5 Exterior Material Schedule
3/8" = 1'-0"



2 Left Elevation
1/8" = 1'-0"



3 Rear Elevation
1/8" = 1'-0"



4 Right Elevation
1/8" = 1'-0"

CONSTRUCTION MANAGERS
GENERAL CONTRACTORS
DESIGN/BUILD
6396 Rucker Road
Suite C
Indianapolis, IN
46226-4860
TEL 317-259-0038
FAX 317-259-4785

CUSTOM FACILITIES
www.customfacilities.com

Client Project Information

Proposed Project for:
Crystal lake Volkswagen
Crystal lake, Illinois

04/03/12

Seal
LICENSED ARCHITECT
K THOMAS MONTGOMERY
1019252
STATE OF ILLINOIS
K. Thomas Montgomery

Project No.: 11045
Drawn By: KTM
Checked By: KTM

Mark	Date	Remarks
1	7-10-12	90% REVIEW OWNER CHANGES
2	8-22-12	OWNER CHANGES
3	9-24-12	VW & OWNER CHANGES
4	1-30-13	OWNER CHANGES
5	3-04-13	CITY RESPONSE

DO NOT SCALE DRAWINGS.
Image Technologies, Inc. shall be notified immediately should any errors, omissions, discrepancies and/or inconsistencies be discovered on the drawings.

Exterior Elevations

A4-1