



PUBLIC MEETING NOTICE AND AGENDA
PLANNING AND ZONING COMMISSION MEETING

February 12, 2024

7:30 P.M.

AGENDA

1. Call to Order
2. Roll Call
3. Consent Agenda
 - A. Motion to accept and place on file the minutes of the January 15, 2024 Planning and Zoning Commission meeting
4. New Business
 - A. Conditional Uses and Development Plan for a Starbucks café with a drive-through and outdoor patio at 4501 W. Algonquin Road
 - B. Conditional Use for a Pawn Shop for Niles Loan and Diamond Brokers, Inc. and Doerner Jewelers at 9239 S. IL Route 31
5. Old Business
6. Items for Discussion
7. Staff Report
8. Audience Participation
9. Trustee Liaison Report
10. Next Planning & Zoning meeting is scheduled for March 18, 2024
11. Adjournment

MEETING LOCATION
Lake in the Hills Village Hall
600 Harvest Gate
Lake in the Hills, IL 60156

The Village of Lake in the Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at (847) 960-7400 [TDD (847) 658-4511] promptly to allow the Village to make reasonable accommodations for those persons.

Posted by:

Date: February 9, 2024

Time:



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

PLANNING AND ZONING

JANUARY 15, 2024

Call to Order

The meeting was called to order at 7:30 p.m.

Roll call was answered by Commissioners Siakel, Walker, Bolton, Dixon, and Swanlund. Commissioner Murphy and Chairman Esposito were not in attendance. In Chairman Esposito's absence, Commissioner Siakel assumed the role as the acting chair for this Planning and Zoning Commission meeting.

Also present were Director of Community Development John Svalenka, Trustee Bill Dustin, and Recording Secretary Laura Carpenter.

Approval of Meeting Minutes

Commissioner Dixon stated that he approved of the December 18, 2023 meeting minutes based upon a conversation he had with staff to clarify a statement he made to the EAA Chapter President. Motion to accept the Planning and Zoning Commission meeting minutes from December 18, 2023 was made by Commissioner Dixon and seconded by Commissioner Walker. The motion was approved by a voice vote of 5-0.

New Business

Variations for a Privacy Screening Fence at 2840 Briarcliff Lane

Acting Chair Siakel asked for a motion to open the public hearing. Commissioner Swanlund made a motion to open the public hearing, and Commissioner Dixon seconded. On a voice vote, the entire commission voted Aye, no Nays. Acting Chair Siakel opened the public hearing at 7:31 p.m. and confirmed with staff that the public was given proper notice.

Director Svalenka reviewed the Request for Public Hearing and Commission Action dated January 15, 2024.

On October 13, 2023 the Village received an anonymous complaint about a tarp installed on top of an existing six-foot-tall fence on the subject property at 2840 Briarcliff Lane. Village staff investigated and found black fabric material tied to metal poles with rope, with the fabric extending along the rear lot line over the top of an existing white vinyl privacy fence to a height of approximately ten feet, and with the poles mounted in the ground about one foot away from the fence inside the rear yard of the subject property. Village records show that the white vinyl privacy fence was installed with a valid fence permit issued on February 17, 2022, and that the final inspection for the fence was approved on May 5, 2022. When questioned by Village staff, a resident of the subject property stated that the black fabric material was installed just after installation of the fence by the same contractor. Staff informed the resident that the structure does not comply with the standards in the Village codes and must be removed. On November 16, 2023 the Village issued a written Notice of Violation that required the structure to be removed by December 22, 2023. Therefore, on December 5, 2023 one of the owners of the property, Nicole Xicotencatl, submitted an application to the Village for a zoning variation to allow the structure to remain.

The application submitted by Ms. Xicotencatl requested a variation from Section 13.5 of the Zoning Code to allow the existing structure to remain in place, and described the structure as "a light and air permeable privacy screen." Section



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13.5 is the table of permitted accessory structures. The table does not list light and air permeable privacy screens as permitted accessory structures. However, the table does list “fences” as permitted accessory structures, and the existing structure meets the definition of a fence. Specifically, Section 3 of the Zoning Code defines a fence as, “a structure erected for the purpose of enclosing or visually defining an area.” As such, the structure must comply with the fence regulations in Section 15 of the Zoning Code.

Within Section 15 of the Zoning Code, Section 15.3-3 states that fences in rear yards shall not exceed six feet in height. The black fabric fence is located in the rear yard of the subject property, and the submitted application indicates that the top of the structure is located 9.5 feet above the ground, which violates Section 15.3-3. Further, Section 15.2.A of the Zoning Code states that all fences shall be constructed of one or more of the following materials: suitable plastic material (PVC, vinyl, and composite), wood that is treated or a species that is naturally resistant to withstand decay and rot, chain link, decorative aluminum, wrought iron, or other suitable material. The existing black fabric material is not listed as an acceptable material for a fence, and staff finds that such a temporary type of a material and construction is not a suitable fence material. Therefore, in order to allow the existing structure to remain in place, the applicant must receive approval of variations from Sections 15.2.A and 15.3-3 of the Zoning Code.

Director Svalenka recommended denial of the variations for a privacy screening fence at 2840 Briarcliff, per the findings noted in the staff report dated January 15, 2024.

The applicant, Ms. Nicole Xicotencatl spoke at the podium. She talked about the harassment from the neighbor living behind her that precipitated her installing the privacy screening fence above her existing fence. She recalled instances that the neighbor called the Lake in the Hills police multiple times to report excessive noise at her home or her dogs barking, even when her dogs were not even at the property. At no time had Ms. Xicotencatl received a ticket from the police. Ms. Xicotencatl provided to the commission a letter from another neighbor about a verbal exchange between them and the neighbor who causes the harassment.

She said that when problems started many years ago, she planted large trees along the back fence line to provide her privacy in her yard. However, the trees died despite her taking care of them. She then installed a six-foot privacy fence. Most concerning to her was that the neighbor installed a security camera at the back of her own home that allegedly had Ms. Xicotencatl’s backyard in its view. It resulted in a court case in McHenry County, where it came to light that the neighbor recalled details of Ms. Xicotencatl’s family members’ comings and goings. The court ruled that the camera could remain. It was suggested by the judge that Ms. Xicotencatl seek permission at the local level for privacy from the neighbor. It was Ms. Xicotencatl’s interpretation with Village staff that a backyard privacy screening fence would be permissible. It was installed without a permit. Since the privacy screening fence has been installed, she says there have been no problems with the neighbors.

Commissioner Walker asked if this was a temporary structure that does not need a permit, and Director Svalenka said it was not. Commissioner Dixon asked if civil arbitration was ever ordered by the court, and Ms. Xicotencatl said it was not. Commissioner Walker stated he disagreed with some of the Village’s findings, and he felt that the privacy screening was not negatively altering the property values. He suggested that the privacy fence stay to maintain peace in the neighborhood. Ms. Xicotencatl suggested that the poles remain and be used as flag poles to display her flags, which are permitted in the ordinance. Acting Chair Siakel said that she hoped this issue could be resolved within the parameters of the Village’s zoning and building ordinances.



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Ms. Pamela Kubiatowski, spoke at the podium. She vouched for the efforts that the petitioner has made to protect her family. She stated that this variation request was more about “tweaking the rules” so everyone can live in peace.

Ms. Marrissa Xicotencatl spoke at the podium. She spoke about the harassing instances by the neighbor and confirmed that there have been multiple police calls in the past.

Ms. Brittany Merin spoke at the podium. She stated that the privacy fence screening has done what the community can’t do, which is to provide a safe place for her family to enjoy their backyard.

Director Svalenka stated that as the privacy screening fence stands today, it meets the criteria as a permanent structure that must comply with the code requirements regarding material and height. Also, the privacy screening fence poles are located in the easement and need to be moved back out of the easement. There was discussion and deliberation between Director Svalenka, Ms. Xicotencatl, and the commissioners about the privacy screening fence, trees as screening, flagpoles, raising the fence height requirements in the Village, accessory structures, and their location requirements. Commissioner Swanlund stated that this issue needs to be decided based upon on the zoning code.

There being no further public comments or discussion, Acting Chair Siakel asked for a motion to close the public hearing. Commissioner Dixon made a motion to close the public hearing, and Commissioner Walker seconded. On a voice vote, the entire commission voted Aye, no Nays. Acting Chair Siakel closed the public hearing at 8:20 p.m.

Commissioner Swanlund made a motion to recommend denial of the requested variation from Section 13.5 of the Zoning Code to allow a fence to be considered a privacy screen and to allow a privacy screen as a permitted accessory structure, a variation from Section 15.3-3 of the Zoning Code to allow a fence that exceeds 6 feet in height, and variation from Section 15.2A of the Zoning Code to allow a fence made of temporary fabric instead of a suitable approved fence material, all on the property at 2840 Briarcliff Lane, per the findings noted in the staff report dated January 15, 2024. Commissioner Dixon seconded the motion. On a roll call vote, Commissioners Siakel, Bolton, Dixon, and Swanlund voted Aye. Commissioner Walker voted Nay. Motion to deny passed 4-1.

Old Business

None.

Item for Discussion

None.

Staff Report

Director Svalenka reported that the Village Board was presented with the petition for a conditional use at 8545 Pyott Road. The Board generally found that the conditional use should be approved, but with conditions. The Board asked staff to return with the agenda item at a later date with conditions for them to approve.



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Audience Participation

None.

Trustee Liaison

Trustee Dustin spoke regarding the petition from the owner of Arias Truck Repair, Inc. and the subsequent public hearing on December 18, 2023 requesting a conditional use for an automotive service and a conditional use for accessory outdoor storage of vehicles to allow the operation of a truck repair business at 8545 Pyott Road, which is at the airport. He said the Village Board of Trustees and current property owner discussed that the property sale could go ahead as the seller of 8545 Pyott was agreeing to sign over the entrance easement to the Village, and the Village was no longer going to require the fence.

Adjournment

A motion to adjourn the meeting was made by Commissioner Walker and seconded by Commissioner Dixon. The motion was approved on a voice vote of 5-0.

There being no further business to discuss, the meeting of the Lake in the Hills Planning & Zoning Commission was adjourned at 8:25 p.m. The next Planning and Zoning Commission meeting is scheduled for February 12, 2024.

Submitted by,

A handwritten signature in blue ink that reads "Laura Carpenter".

Laura Carpenter
Recording Secretary

REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION



PLANNING AND ZONING COMMISSION

MEETING DATE: February 12, 2024

DEPARTMENT: Community Development

SUBJECT: Conditional Uses and Development Plan for a Starbucks café with a drive-through and outdoor patio at 4501 W. Algonquin Road

EXECUTIVE SUMMARY

General Information

- Requested Action:*
- Conditional Use Permit to allow a drive-through.
 - Conditional Use Permit to allow an outdoor use accessory to a principal use.
 - Conditional Use Permit to allow a Planned Development.
 - Development Plan
- Owner:* Lakepointe-LITH Development, LLC / Plote Properties
- Applicant:* Algonquin LIH, LLC / Evolve Commercial Real Estate, LLC
- Purpose:* To allow the construction of a Starbucks café with a drive-through and outdoor patio
- Location and Size:* 4501 W. Algonquin Road. Approximately 1.19 acres in area.
- Zoning and Land Use:*
- | | |
|------------------|--|
| Site: | B-3 General Business – vacant lot |
| North: | B-3 General Business – public storage |
| East: | B-3 General Business – vacant lot |
| South: | B-3 General Business – gas station |
| West: | B-3 General Business – retail pharmacy |
| Future Land Use: | Commercial |

Background

Wilhelm Kreuzer of Evolve Commercial Real Estate, on behalf of Algonquin LIH, LLC, proposes to develop a 2,450-square-foot Starbucks café with a drive-through and outdoor patio on an existing vacant lot at 4501 W. Algonquin Road. The subject property is Lot 2 within the Lake Pointe Center

commercial development owned by Plote at the northeast corner of Algonquin Road and Lakewood Road. The lot is located directly east of the existing CVS Pharmacy at 4511 W. Algonquin Road.

The subject property is within the B-3 General Business zoning district. The Starbucks café meets the definition in the Zoning Code of a restaurant, which is permitted by right in the B-3 zoning district. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, the proposed drive through is allowed in the B-3 zoning district only with the approval of a conditional use. Also, per the Permitted and Conditional Use Chart, the proposed accessory outdoor patio is allowed in the B-3 zoning district only with the approval of a conditional use for an “outdoor use accessory to a principal use.” The applicant has requested approval of both of these conditional uses.

In 2004, the entire Lake Pointe Center development was approved as a Planned Development, which includes the subject property. In accordance with Section 25.5 of the Zoning Code, a Development Plan must be prepared and submitted for all new construction within a Planned Development. Therefore, the applicant has also requested approval of a development plan for the Planned Development on the subject property.

Analysis – Conditional Uses

Per Section 24.6 of the Zoning Code, there are seven factors that shall be considered by the Planning and Zoning Commission regarding how they are relevant to the specific conditional uses being requested. The applicant has indicated on their submitted application packet how they believe these factors are met. Staff has provided a detailed analysis below of all factors for the request.

In the review of whether the proposed drive-through and outdoor patio are necessary or desirable to provide a service or facility which is in the interest of public convenience and will contribute to the general welfare, the submitted application form states that Starbucks requires these features and will not move forward with the development without a drive through and an outdoor patio. Staff notes that the proposed coffee shop is located over two miles away from existing Starbucks and Dunkin Donuts locations on Route 47, and is located nearly three miles away from existing Starbucks and Dunkin Donuts locations on Randall Road. The only other coffee shop in the vicinity is a Dunkin Donuts in the Village of Algonquin near the intersection of Algonquin Road and Square Barn Road. Therefore, staff notes that the proposed Starbucks would be desirable to provide a coffee shop service to Lake in the Hills residents who live half-way between Route 47 and Randall Road, and finds that approval of the requested drive-through and patio would be in the interest of public convenience in that they would enable development of the coffee shop.

Next, staff has reviewed whether the proposed drive through and outdoor patio will be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. Staff notes that the nearest occupied residential properties are located on the other side of Lakewood Road to the west, and there are existing commercial developments between the subject property and those residences. Essentially, the property is in the middle of an established commercial area surrounded by existing commercial business. As such, staff finds that the proposed uses will be not detrimental to persons residing in the vicinity. Per Section 18.9 of the Zoning Code, the drive-through is required to include ten vehicle stacking spaces. The submitted plans show 14 vehicle stacking spaces, and staff notes that as many as 17 vehicles could be stacked in the drive-through lane without vehicles blocking the private offsite

roadway to the north. Therefore, staff finds that the drive-through will not be detrimental to persons working in or visiting the adjacent businesses. The proposed outdoor patio is located on the west side of the building under a canopy, and included decorative screening elements. The patio is sufficiently separated from vehicular traffic in the parking lot, and as such there will be no danger to the health and safety of patrons using the patio. Further, as noted on the submitted application form, staff finds that the proposed development should only have a positive effect on the value of the surrounding commercial properties. Specifically, adjacent businesses will benefit from the convenience of the proposed coffee shop, and other businesses may be attracted to develop new buildings on the remaining nearby vacant lots in order to benefit from the additional customers drawn to the area by the Starbucks.

Third, staff has reviewed whether the establishment of the drive through and outdoor patio will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. As noted on the submitted application form, the entire development is contained within the limits of the subject property. As detailed above, vehicles stacking in line for the proposed drive-through will be contained within the property, and the outdoor patio is located in the middle of the property, so the proposed uses will have no effect on the future development potential of the vacant lot to the east. The property to the south across Algonquin Road is already developed with a gas station. The property to the west is developed with a CVS Pharmacy and the property to the north is developed with a self-storage facility. Therefore, staff finds that the establishment of the proposed use will not impede the normal and orderly development and improvement of the surrounding property.

In the review of the extent to which the conditional uses are harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents, staff notes that the future land use map calls for commercial development on the subject property and the proposed development is a commercial coffee shop business with a drive-through and outdoor patio.

Next, staff has considered the amount of traffic congestion or hazards, if any, that may occur as a result of the proposed conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. Per Section 18.9 of the Zoning Code, restaurants are required to provide one parking space for every 70 square feet of building area. Therefore, 35 parking spaces are required for the proposed 2,450-square-foot building. The submitted plans show the construction of 35 parking spaces to minimally meet the code requirement. From a practical standpoint, customers will only have access to about half of the building, so staff finds that the 35 parking spaces will be more than sufficient. As detailed above, as many as 17 vehicles could be stacked in the drive-through lane without blocking any offsite areas, and staff finds that it would be rare for 17 vehicles to be stacked in the drive-through even during the busiest traffic periods during morning rush hours. Therefore, staff finds that the proposed use will not result in additional traffic congestion or hazards.

Regarding pedestrian accommodations, per the Tentative Plat for this subdivision, carriage walk is required to be installed along the internal private roadway in lieu of sidewalk along Algonquin Road. As requested by Village staff, the plan extends carriage walk from the adjacent CVS property, east to and across the easterly driveway. The plans also show pedestrian walkways along the building that are connected to the carriage walk along the roadway, and that connect to existing walkways along the CVS building. Further, the plan includes direct pedestrian connections between

the Starbucks building and the outdoor patio. Therefore, staff finds that pedestrian access in the vicinity will be adequately accommodated by the proposed development.

In review of the extent that the conditional uses can be adequately served by essential public facilities and services and private utilities, staff notes that the civil engineering plans have been reviewed by both the Village Water Superintendent and the Lake in the Hills Sanitary District. While the plans require minor revisions regarding details, staff has confirmed that the existing water and sewer lines adjacent to the property are sufficient to accommodate the proposed uses. The site is already served by police and fire services.

Finally, staff has examined whether the proposed uses will comply with the regulations and conditions specified in the Zoning Code for such uses. The applicant's full submittal was reviewed for code compliance by the Village Engineer, the Lake in the Hills Sanitary District, the Huntley Fire Protection District, the Lake in the Hills Water Superintendent, and the Community Development Department, and the Village provided the applicant with a review letter containing six full pages of comments. The applicant has had the plans and documents fully revised to comply with all of the Village's review comments, and the revised plans are included with this report. Other than as detailed below in the analysis of the Development Plan for the Planned Development, the plans generally comply with the Zoning Code requirements. Staff finds that there only minor details remaining that will need to be resolved before a building permit can be issued. Therefore, if the Planning and Zoning Commission recommends approval of the conditional uses, staff suggests that the recommendation include the condition that final engineering details must be submitted to the Village and shall be subject to final approval by the Village Engineer.

Findings - Summary, Conditional Uses

Based on the analysis noted above, staff offers draft findings that support the approval of the requested conditional uses. The Planning and Zoning Commission's decision must be consistent with the findings, otherwise the commissioners should deliberate new findings at the public hearing.

Findings - Detail, Conditional Uses

The commissioners shall arrive at findings relevant to the conditional use requests. There are seven review factors listed in the Zoning Code that need to be addressed by the applicant. Below are the seven criteria and staff findings for each based on the application:

1. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community: *The requested conditional uses on the property at 4501 W. Algonquin Road are necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community, in that the proposed drive-through and outdoor patio will enable development of a coffee shop to serve Lake in the Hills residents who do not live close to Route 47 or Randall Road.*
2. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or

injurious to property values or improvements in the vicinity: *The requested conditional uses will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity, in that the development is not located close to residential properties, in that the drive-through includes sufficient vehicle stacking spaces, in that the outdoor patio is sufficiently separated from vehicular traffic in the parking lot, and in that the proposed development should only have a positive effect on the value of the surrounding commercial properties.*

3. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district: *The requested conditional uses will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district in that the surrounding properties to the north, south and west are already developed with commercial uses, and in that the proposed development is contained within the boundaries of the subject property such that it will have no effect on the future development of the vacant property to the east.*
4. The Planning and Zoning Commission and the Board of Trustees shall consider the extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents: *The requested conditional uses are harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents in that the Future Land Use Map calls for commercial development on the subject property and the proposed uses are commercial.*
5. The Planning and Zoning Commission and the Board of Trustees shall consider the amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation: *The requested conditional uses will not create traffic congestion or hazards in that sufficient parking spaces and drive-through stacking spaces are provided, and in that adequate new pedestrian facilities will be constructed.*
6. The Planning and Zoning Commission and the Board of Trustees shall consider the extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities: *The requested conditional uses can be adequately served by existing public sewer and water utilities, and the site is already served by existing police and fire services.*
7. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees: *The requested conditional uses will comply with the applicable regulations, subject to the granting of exceptions from the code as part of the Development Plan, and subject to the condition that final engineering details must be submitted to the Village and shall be subject to final approval by the Village Engineer.*

Analysis – Development Plan

To demonstrate the proposed design of the development, the applicant has submitted drawings showing the proposed building exterior elevations and materials, signage plans, a stormwater management report, civil engineering plans, landscape plans, and photometric lighting plans. Staff

has reviewed the plans for compliance with the standards for a development plan as required by Section 25 of the Zoning Code.

The exterior of the proposed building is designed in a modern style with a combination of materials, including gray brick, gray EIFS (Exterior Insulation Finishing System) and dark brown composite wood panels. As requested by Village staff, the applicant has revised the drawings to comply with Section 24.16.P of the Municipal Code, which requires the new building to include decorative exterior elevations consisting of a minimum of 75 percent brick, stone, or other masonry material per each elevation. The most recently revised black-and-white exterior elevation drawings show brick on a majority of the building, with EIFS on only the upper areas and with wood composite materials adjacent to the outdoor patio areas. Staff finds that the exterior building design complies with the code requirement. It should be noted that the exterior building elevations shown on the color signage drawings are an old version that only shows brick on the corners of the building, but the applicant has committed to providing the exterior materials shown on the black-and-white exterior elevation drawings. However, none of the colors and materials are specifically labeled on the black-and-white drawings. Therefore, to ensure code compliance, if the Planning and Zoning Commission recommends approval of the development plan, staff suggests that the recommendation include the condition that the building shall include exterior elevations consisting of a minimum of 75 percent gray brick to comply with the standards in Section 24.16.P of the Municipal Code.

The signage drawings show one 60-inch round Starbucks siren wall sign on each of the four elevations of the building, and show one six-foot-tall ground sign at the southeast corner of the property, all in compliance with the standards in Table 6 of Section 16.7 of the Zoning Code. The drawings also show an exit-only sign at the exit from the drive-through lane, and show "order pickup" signs at two parking spaces in front of the building, all of which comply with the standards for Site Circulation Signs in Section 16.4.I of the Zoning Code. All of the other signs shown on the signage drawings are for the proposed drive-through, including a clearance bar sign, a pre-menu board, a digital order station with canopy, and a menu board. Unfortunately, the Zoning Code does not currently include any code standards to regulate or allow signage for a drive-through. Therefore, the proposed drive-through signs would not be allowed without the granting of exception to the regulations of the code as part of the Planned Development. Staff has reviewed the proposed drive-through signage, and generally finds that the signs are of a reasonable size and number. The largest proposed sign is the menu board, which is 5'3" tall and just over 28 square feet in area. As a matter of comparison, the menu board installed in 2021 at the Culver's restaurant drive-through on Randall Road is 6'3" tall and just over 42 square feet in area. Therefore, if the Planning and Zoning Commission recommends approval of the development plan, staff suggests that the recommendation the granting of an exception from Section 16 of the Zoning Code to allow the proposed drive-through signage.

It should be noted that the color signage drawings show a screening wall on the south side of the building that includes the label "Placeholder Artwork by Starbucks." Signs mounted on fences and walls are expressly prohibited by Section 16.3.G of the Zoning Code, so no Starbucks logos or products would be allowed to be shown on the wall as "artwork." Further, artwork may not be hand painted on exterior walls per Section 16.3.P of the Zoning Code. The applicant has indicated that this is an old detail on the signage drawings, and the applicant has committed to instead provide the wooden screening fencing shown on the third page of the black-and-white exterior elevation drawings.

The applicant has submitted lighting plans to show the type of light fixtures and the lighting levels. Site lighting is provided by ten LED light fixtures mounted on poles. The fixtures will be mounted at a height of 22 feet, which complies with the height limit of 25 feet in Section 18.4-3.G.2.a.i of the Zoning Code. The plans show that the parking lot and adjacent sidewalk areas will be sufficiently illuminated, and that the lighting will not create a nuisance by spilling over onto adjacent properties. The highest lighting level at the edge of the subject property will be 0.5 footcandles, which complies with the limit in Section 18.4-3.G.3.b of the Zoning Code.

Staff has reviewed the submitted landscape plans to confirm compliance with the Landscape Standards in Section 26 of the Zoning Code, and finds that the plans are generally compliant. The plan includes perimeter landscaping as required, including the required numbers of trees and shrubs, and includes a landscaped berm along Algonquin Road. The plan includes the required parking lot landscaping, including overstory trees and groundcover shrubs within the landscape islands. As required, the plan shows landscaping around the proposed ground sign at the southeast corner of the site. Further, the plan includes adequate tree preservation measures to ensure that the existing trees on the adjacent CVS Pharmacy property are protected during the construction project. However, staff finds that there are some minor landscaping notes and details that will need to be corrected before a building permit is issued. Therefore, if the Planning and Zoning Commission recommends approval of the development plan, staff suggests that the recommendation include the condition that that final landscape details must be submitted to the Village and shall be subject to final approval by the Village Community Development Department.

The civil engineering plans have been reviewed by the Village Engineer for compliance with the requirements of the Municipal Code and Subdivision Control Ordinance. The plans have also been reviewed by the Huntley Fire Protection District and the Lake in the Hills Sanitary District. While minor details still need to be confirmed, the plans generally comply with the code requirements. The Village Engineer also reviewed the submitted drainage report for compliance with the McHenry County Stormwater Management Ordinance. The subject property is part of a larger development with existing stormwater management basins to the north. Therefore, no stormwater basins are required on the subject property. Instead, the plan includes the construction of new storm sewer to connect to the existing subdivision storm sewers. The Village Engineer has confirmed that the proposed drainage design is adequate.

ATTACHMENTS

1. Exhibits
2. Applications
3. Survey
4. Exterior Elevations and Screening
5. Signage Drawings
6. Lighting Plans
7. Landscape Plans
8. Civil Engineering Plans

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission (PZC) review, deliberate, and make the following motion:

A motion to recommend approval of the requested Conditional Use Permit to allow a drive-through, approval of the requested Conditional Use Permit to allow an outdoor patio accessory to a principal use, approval of the requested Conditional Use Permit to allow a Planned Development, and approval of a Development Plan, all to allow construction of a 2,450-square-foot Starbucks café on the property at 4501 W. Algonquin Road, per the findings and with the three conditions and one exception noted in the staff report dated February 12, 2024.

Staff recommends that the motion noted above be subject to compliance with the following conditions:

1. Final engineering details must be submitted to the Village and shall be subject to final approval by the Village Engineer.
2. The building shall include exterior elevations consisting of a minimum of 75 percent gray brick to comply with the standards in Section 24.16.P of the Municipal Code.
3. Final landscape details must be submitted to the Village and shall be subject to final approval by the Village Community Development Department.

Staff recommends that the motion noted above include the granting of the following exception from the code as part of the Development Plan:

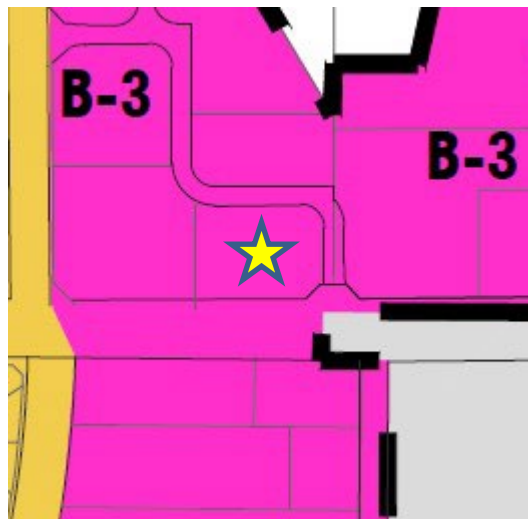
1. An exception from Section 16 of the Zoning Code to allow the proposed clearance bar sign, pre-menu board sign, digital order station sign with canopy, and menu board sign, as shown on the submitted signage drawings.

Conditional Uses and Development Plan for a Starbucks café with a drive-through & outdoor patio at 4501 W. Algonquin Road



2. EXHIBITS

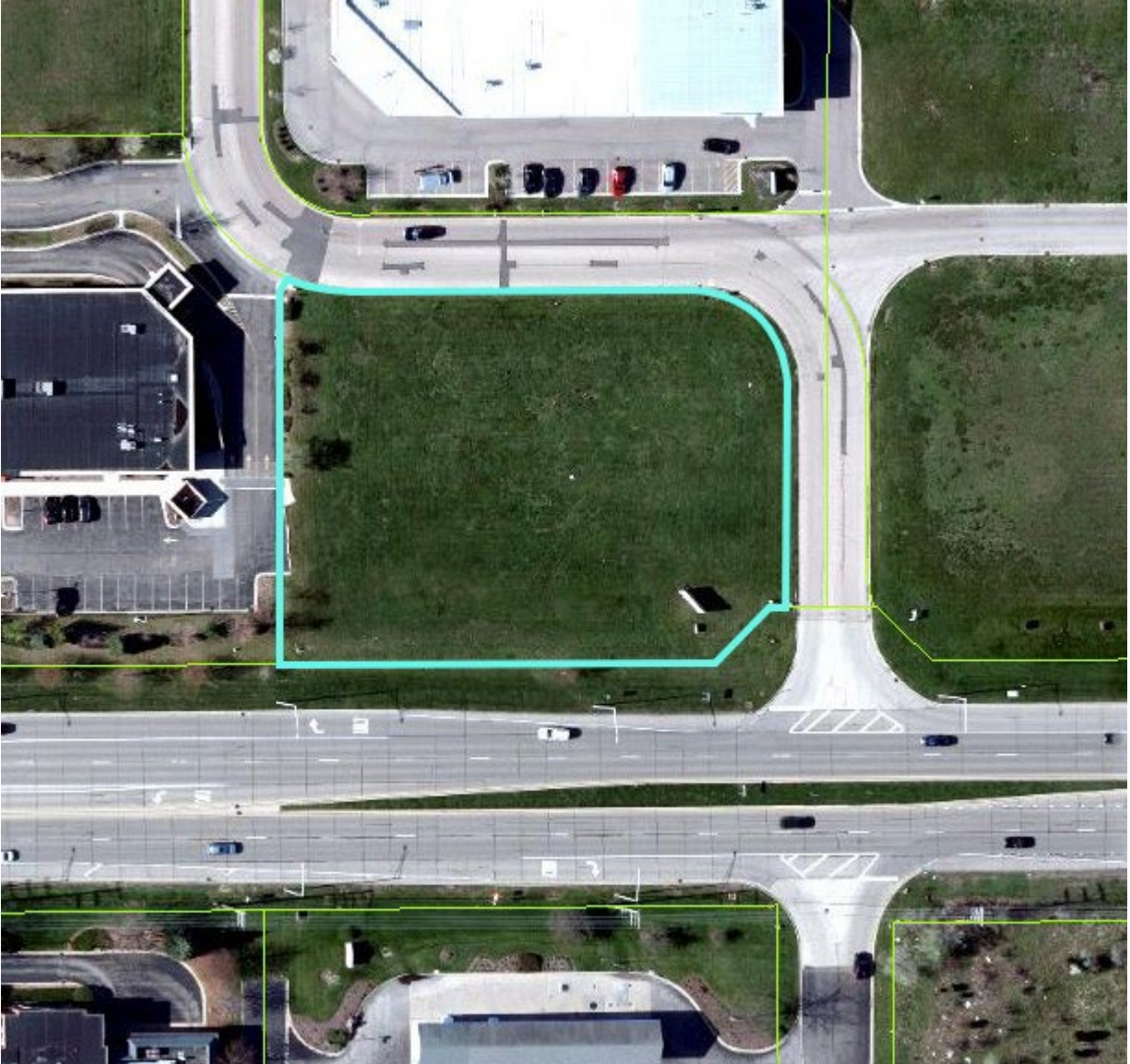
ZONING MAP



FUTURE LAND USE MAP



AERIAL PHOTO





Village of Lake in the Hills

Development and Zoning Application

Date: December ____, 2023

Property Information

Common street address: Lot #2, Lake Pointe Center, Algonquin Road, Lake in the Hills, Illinois

PIN (Property Index Number): 18-26-251-009

Current Zoning: B-3 Proposed Zoning B-3

Current Use: _Vacant Land Proposed Use: _Drive Thru Coffee Use

Is the request consistent with the Comprehensive Plan? Yes

Number of Acres: 1.19 If greater than 4 acres, 2 acres for government property or 5 acres for manufacturing zoned land, application shall be processed as a Planned Development as a Conditional Use.

See definition of Planned Development and PD Section of Zoning Ordinance.

Legal description of the property (print or attach exhibit): __See attached Exhibit_____

Property Owner Information

Name(s): Lakepointe-LITH Development, LLC

Business/Firm Name (if applicable): c/o Plote Properties

Address: 1141 E. Main Street, Suite 100

City/State/Zip: East Dundee, IL 60118

Phone Number: (847) 428-1000 ex. 222

Email: kseay@ploteproperties.com

Applicant Information

Name(s): Algonquin LIH, LLC

Business/Firm Name (if applicable): c/o Evolve Commercial Real Estate, LLC

Address: 445 W. Jackson Avenue, Suite 203


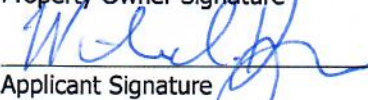
City/State/Zip: Naperville, IL 60540

Phone Number: (312) 914-9400

Email: will@evolve-cre.com

Lake in the Hills Development and Zoning Application
Page 2

1	2	3	4	5	6
Request	Select Request with X	Required Fee ac = Acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter Amount per Column 3)
Annexation		\$1,000/ac payable upon annexation	D	Yes	
Sketch Plan		\$0	E	No	
Tentative Plan		\$500 + \$10/ac	F	No	
Final Plat		\$500 + \$10/ac	G	No	
Plat of Vacation and/or Resubdivision Plat		\$500 + \$10/ac	H	No	
Conditional Use	X	\$500 + \$10/ac over 2 ac	I	Yes	\$500
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	Yes	
Variance – Residential		\$100	L	Yes	
Variance – Non-Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review	X	\$500 + \$10/ac	M	No	\$510
Total Fees					\$1010
Additional Fees					
Stormwater Permit Application Fee to be paid at time of permit issuance Minor = \$250 Intermediate or Major = \$1,000					
Reimbursement of Fees Required (Attach Appendix B) = \$2,000 + \$100/acre for every acre over 5 acres					\$2,000


 Property Owner Signature _____ Date 12/19/2023

 Applicant Signature _____ Date 12/20/2023

If Owner/Applicant is a School District please, complete and submit Appendix N

All required appendices and documentation shall be submitted with this application. Incomplete applications will not be processed.

APPENDIX C—Stormwater Management Permit Application

Village of Lake in the Hills, Illinois

600 Harvest Gate • Lake in the Hills, Illinois 60156

Village Engineer: Christopher B. Burke Engineering

9575 West Higgins Rd. Ste. 600 • Rosemont, Il 60018 • (847) 823-0500 • Fax 847-823-0520

Lake in the Hills Comprehensive Stormwater Management Ordinance:

<https://www.lith.org/sites/default/files/fileattachments/administration/page/273/chapter49.pdf>

STORMWATER MANAGEMENT PERMIT APPLICATION

NAME & ADDRESS OF PROPERTY APPLICANT:	NAME & ADDRESS OF ENGINEER	NAME & ADDRESS OF WETLAND SPECIALIST
Algonquin LIH, LLC c/o Evolve CRE, 445 W. Jackson Ave, #203, Naperville, IL 60540 Phone: <u>312-914-9400</u> Fax: <u>n/a</u> E-Mail: <u>will@evolve-cre.com</u>	Phone: <u>Joseph Mayer</u> Fax: _____ E-Mail: <u>joe.mayer@kimley-horn.com</u>	Phone: _____ Fax: _____ E-Mail: _____

DEVELOPER INFORMATION:Name of Development: Starbucks, NEQ Algonquin Road & Lakewood Road, Lake in the Hills, IllinoisLocation of Development: Parcel ID 18-26-251-009 Lot #2 Lake Pointe CenterLegal Description: NE 26 43N 7E
 ¼ Section Section Township Range**PLEASE COMPLETE THE SECTION BELOW**

DEVELOPMENT CLASSIFICATION:	REGULATED DEVELOPMENT:
<input type="checkbox"/> General Permit No. 1 <input type="checkbox"/> General Permit No. 2 <input type="checkbox"/> Minor <input checked="" type="checkbox"/> Intermediate <input type="checkbox"/> Major <input type="checkbox"/> Flood Hazard Area <input type="checkbox"/> Public Road <input type="checkbox"/> No Stormwater Management Permit Required	<input type="checkbox"/> Flood Hazard Area <input checked="" type="checkbox"/> Additional 20,000 sf New Impervious Area since 12/01/14 <input checked="" type="checkbox"/> 5,000 sf Hydrologic Disturbance <input checked="" type="checkbox"/> 50% or more disturbance of a parcel <input type="checkbox"/> Impervious Area exceeding approved (platted after 12/01/14) <input type="checkbox"/> Regulated Development as part of larger common plan <input type="checkbox"/> Wetland Impact <input type="checkbox"/> No Stormwater Management Permit Required

STORMWATER DATA SUMMARY:	WETLAND DATA SUMMARY: <i>N/A</i>
Total Property Ownership (acres) = <u>1.19-acres</u> Permit Development Size (acres) = <u>1.19-acres</u> Existing Impervious Area (acres or sf) = <u>0.00-acres</u> Proposed Impervious Area (acres or sf) = <u>0.67-acres</u> Existing Pervious Area (acres or sf) = <u>1.19-acres</u> Proposed Pervious Area (acres or sf) = <u>0.52-acres</u> Hydrologic Disturbance Area (sf) = <u>51,950± sf</u> Watershed Drainage Area (acres or sf) = <u>TBD</u> Detention Volume Required (acres-ft) = <u>0.33 acre-ft</u> Detention Volume Provided (acre-ft) = <u>0.33 acre-ft</u>	Existing Wetland Acreage: = _____ Jurisdictional (acres): = _____ Isolated (acres) = _____ Impacted Wetland Acreage: = _____ Jurisdictional (acres): = _____ Isolated (acres) = _____ Mitigation Acreage Required: = _____

*provided off-site

FLOOD HAZARD CHECK:

- Out of SFHA & Wetlands
 - Entire Property in SFHA or Wetlands
 - Portion of Property in SFHA or Wetlands
 - Portion of Development in Regulated Floodway
- Firm Panel #: 17111C0320J
- USGS/HA Map #: N/A
- Wetland Map (NWI/ADID): N/A

ADDITIONAL PERMITS:

- DNR/OWR Permit Required
- INDR – Endangered Species Required
- McHenry Co. Dept. of Health (Septic System) Required
- USACOE Permit Required
- IHPA Required
- McHenry Co. Soil & Water (NRI Report) Required
- Other _____

UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said development in compliance with the permitted documents. I realize that the information that I have affirmed hereon forms a basis for the issuance of the Watershed Development Permit(s) herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any applicable ordinance or to excuse the owner or his successors in title from complying therewith.

Willie Kay
Signature of Property Owner or Applicant

12/18/2023
Date

I CERTIFY that the plan/documents submittal for the above-referenced development have been prepared under the supervision of a professional engineer or certified wetland specialist as appropriate and in accordance with the **LAKE IN THE HILLS COMPREHENSIVE STORMWATER MANAGEMENT ORDINANCE, Dated 8/13/15 and the MCHENRY COUNTY STORMWATER ORDINANCE, dated 04/05/16.**

Joseph Mayer 062-069577 12/18/2023
Signature of Professional Engineer P.E. # Date

Signature of Certified Wetland Specialist CWS# Date

Joseph Mayer
Print Name of Engineer

Print Name of Certified Wetland Specialist

THIS PERMIT is subject to the following conditions:

- (a) This permit does not convey title to the permittee or recognize title of the permittee to any submerged or other lands, and furthermore, does not convey, lease, or provide any right of occupancy or use of the public or private property on which the project or any part thereof will be located, or otherwise grant to the permittee any right or interest in or to the property, whether the property is owned or possessed by the Village of Lake in the Hills, the County of McHenry, or by any private or public party or parties.
- (b) This permit does not release the permittee from liability for damage to persons or property resulting from the work covered by this permit, and does not authorize any injury to private or invasion of private rights.
- (c) This permit does not relieve the permittee of the responsibility to obtain other federal, state, or local authorizations required for the construction of the permitted activity; and if the permittee is required by law to obtain approval from any federal or state agency to do the work, this permit is not effective until those approvals are obtained.
- (d) The permittee shall, at their own expense, remove all temporary piling, cofferdams, false work, and material incidental to the construction of the project, from the floodprone area, river, stream, or lake in which the work is done.
- (e) The execution and details of the work authorized shall be subject to the approval of the Village of Lake in the Hills and/or McHenry County (MC) and their assigned consultant(s), which shall have right to access to accomplish this purpose.
- (f) Application for permit will be considered full acceptance by the permittee of the terms and conditions of the permit.
- (g) The Village of Lake in the Hills and/or MC and their assigned consultant(s), in issuing this permit has relied upon the statements and representations made by the permittee; if any statement or representation made by the permittee is found to be false, the permit may be revoked at the option of the Village of Lake in the Hills and/or MC and their assigned consultant(s); and when a permit is revoked all rights of the permittee under the permit are void.
- (h) In issuing this permit, the Village of Lake in the Hills, MC, or their assigned consultant(s) does not approve the adequacy of the design or structural strength or the structure or improvement.
- (i) Noncompliance with the conditions of this permit will be considered grounds for revocation.
- (j) If the work permitted is not completed within three years of the permit issuance date, this permit shall be void.

OFFICE USE ONLY

Application Received by Village Engineer (Christopher B. Burke Engineering.): _____

Comments Provided by Village Engineer (Christopher B. Burke Engineering.): _____

Application Approved by Village Engineer (Christopher B. Burke Engineering.): _____ By: _____

Based Upon Plans Dated: _____ Prepared by: _____

And Upon Stormwater Report Dated: _____ Prepared by: _____

Accepted by the Village of Lake in the Hills: Date: _____ By: _____

Appendix I
Conditional Use

Conditional Use Applying For: Drive Through and Outdoor Use (Patio)

**Standards and Findings of Facts
Per Section 24.6 of the Zoning Ordinance**

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will it contribute to the general welfare of the neighborhood or community? **Explain how this standard is met.**

The Petitioner is requesting that as part of the development of this Property, that a Drive Through is allowable as part of the development of this property. The drive through is a necessary part of Starbucks store operations. Starbucks will not move forward with opening this location with out the drive through as part of this development.

2. That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. **Explain how this standard is met.**

The conditional use requested, if granted, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to area property values. The opening of drive through Starbucks at this location should be positive for property values and provide a place for residents to connect.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Explain how this standard is met.**

The proposed site plan design is self contained within the property line limits. Further it allows for customers to access a connection between the CVS to the west. The site has excellent circulation around the property and surrounding properties.

Appendix I
Conditional Use

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents. **Explain how this standard is met.**

The property is zoned B3 and the proposed coffee use is an allowable use under this zoning district. The layout of the site plan provides good access, circulation, parking, drive through stacking and a fence around the outdoor patio, all of which are inline with the Village's policy to promote and safeguard the health, safety and welfare of their citizens.

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. **Explain how this standard is met.**

There are three (3) full access points to/from the site. Fourteen (14) vehicles could stack in the drive through lane vs. code requirement of 10 vehicles. And a by pass lane is provided adjacent to the drive through lane for site circulation purposes or if a customer had to leave the drive though lane for any reason.

6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. **Explain how this standard is met.**

All Public utilities are located near the site. The property will be accessed by the private road within the Lake Point center subdivision, which connects to Algonquin Road to the south and Lakewood Road to the west of the property.

7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. **Explain how this standard is met.**

Other than the Conditional Drive Through Use and Outdoor Use Accessory to Principal Use (outdoor patio area), the design of the property complies with the regulations and conditions specified in Zoning code.

8. The Village may impose any other criteria as identified in the Zoning Code.

 12/19/2023

Property Owner Signature

Date

 12/20/2023

Applicant Signature

Date

Appendix I
Conditional Use

Conditional Use Applying For: Drive Through and Outdoor Use (Patio)

**Standards and Findings of Facts
Per Section 24.6 of the Zoning Ordinance**

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will it contribute to the general welfare of the neighborhood or community? **Explain how this standard is met.**

The Petitioner is requesting that as part of the development of this Property, that an Outdoor Use Accessory to Principal Use (outdoor patio) is allowable as part of the development of this property. Starbucks requires a patio as part of any new development as it provides the ability for customers to enjoy beverages and food outside during the warmer months.

2. That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. **Explain how this standard is met.**

The conditional use requested, if granted, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to area property values. Along with the requested Drive Through conditional use approval, the proposed development meets all other code requirements and the opening of Starbucks at this location should be positive for property values and provide a place for residents to connect not only inside the building but in the outdoor patio.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Explain how this standard is met.**

The proposed site plan design is self contained within the property line limits. Further the patio is located adjacent to the proposed building and will have a fence.

Appendix I
Conditional Use

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents. **Explain how this standard is met.**

The property is zoned B3 and the proposed coffee use is an allowable use under this zoning district. The layout of the site plan provides good access, circulation, parking, drive through stacking and a fence around the outdoor patio, all of which are inline with the Village's policy to promote and safeguard the health, safety and welfare of their citizens.

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. **Explain how this standard is met.**

The outdoor patio will be located adjacent to the building and will have a fence and should not be a hazard to pedestrian or vehicular access.

6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. **Explain how this standard is met.**

All Public utilities are located near the site. The hose bib on the building will be used to clean the patio area as needed and bathroom within the building can be used by customers.

7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. **Explain how this standard is met.**

Other than the Conditional Drive Through Use and Outdoor Use Accessory to Principal Use (outdoor patio area), the design of the property complies with the regulations and conditions specified in Zoning code.

8. The Village may impose any other criteria as identified in the Zoning Code.



Property Owner Signature

12/19/2023
Date



Applicant Signature

12/20/2023
Date



APPENDIX M Development Plan

This appendix shall be signed and submitted with the following information along with the Development and Zoning Application and in accordance with Village Ordinances <http://www.lith.org/administration/page/municipal-code-zoning> and all other applicable requirements:

1. Plat of Survey
2. Current Deed to verify property ownership
3. Development Plans that comply with the Zoning Ordinance and all other Village ordinances to include:
 - a. Existing Conditions Plan
 - b. Site Plan
 - c. Utility Plan
 - d. Grading Plan
 - e. Landscape Plan
 - f. Lighting Plan
 - g. Color Building Elevations
 - h. Sign Plan
 - i. Detail Page
4. Stormwater Application and associated reports, if applicable (Appendix C)
5. All documents and information necessary to comply with Village Ordinances.
6. Reimbursement of Fees Agreement (Appendix B, Exhibit A)

Submit 1 hard copy of each report and a PDF of each report.

Submit 1 Full Size (minimum 24" x 36") hard copy and a full size PDF of each required plan.

 12/19/2023

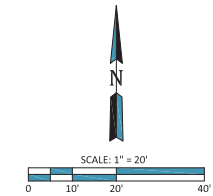
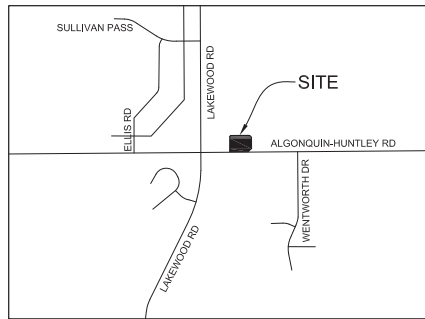
Property Owner's Signature Date

 12/20/2023

Applicant's Signature Date

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN.



SITE MAP (NOT TO SCALE)

STRUCTURE TABLE

ST1	SANITARY MANHOLE FLOW NORTH R-891.33 8" PVC N INV=884.08 8" PVC E INV=884.13 8" PVC SW INV=884.18
ST2	STORM MANHOLE R-891.40 24" RCP NW INV=885.90 15" RCP E INV=886.85 12" RCP SW INV=885.90
ST3	STORM MANHOLE CLOSED LID R-891.85 12" RCP NE INV RECESSED 12" RCP SSW INV=886.20
ST4	CURB INLET R-890.88 12" RCP NNE INV=886.35 12" RCP S INV=886.38
ST5	STORM MANHOLE CLOSED LID R-893.00 12" DIP NE INV=888.75 15" RCP W INV=887.90 15" RCP S INV=887.96
ST6	CATCH BASIN OPEN LID (FILLED W/WATER) R-892.46 15" RCP N INV=888.01 12" RCP S INV RECESSED
ST7	CATCH BASIN OPEN LID R-892.35 12" RCP N INV=888.70
ST8	SANITARY MANHOLE FLOW NORTHWEST R-893.29 8" PVC N INV=886.14 8" PVC SE INV=885.57 8" PVC W INV=885.54
ST9	SANITARY MANHOLE FLOW NORTHWEST R-892.93 8" PVC NW INV=885.68 8" PVC W INV=886.18 8" PVC SE INV=885.78
ST10	SANITARY MANHOLE FLOW NORTHWEST R-894.28 8" PVC S/NW INV=886.13
ST11	VALVE VAULT R-894.31 N/S PIPE TOP OF VALVE=889.61 TOP OF PIPE=887.91
ST12	VALVE VAULT R-894.97 N/S PIPE TOP OF VALVE=889.27 TOP OF PIPE=887.42
ST13	VALVE VAULT R-895.49 E/W PIPE TOP OF VALVE=888.83 TOP OF PIPE=887.17
ST14	CURB INLET R-890.65 12" RCP N INV=887.05
ST15	VALVE VAULT R-893.21 E/W PIPE TOP OF VALVE=889.31 TOP OF PIPE=888.56

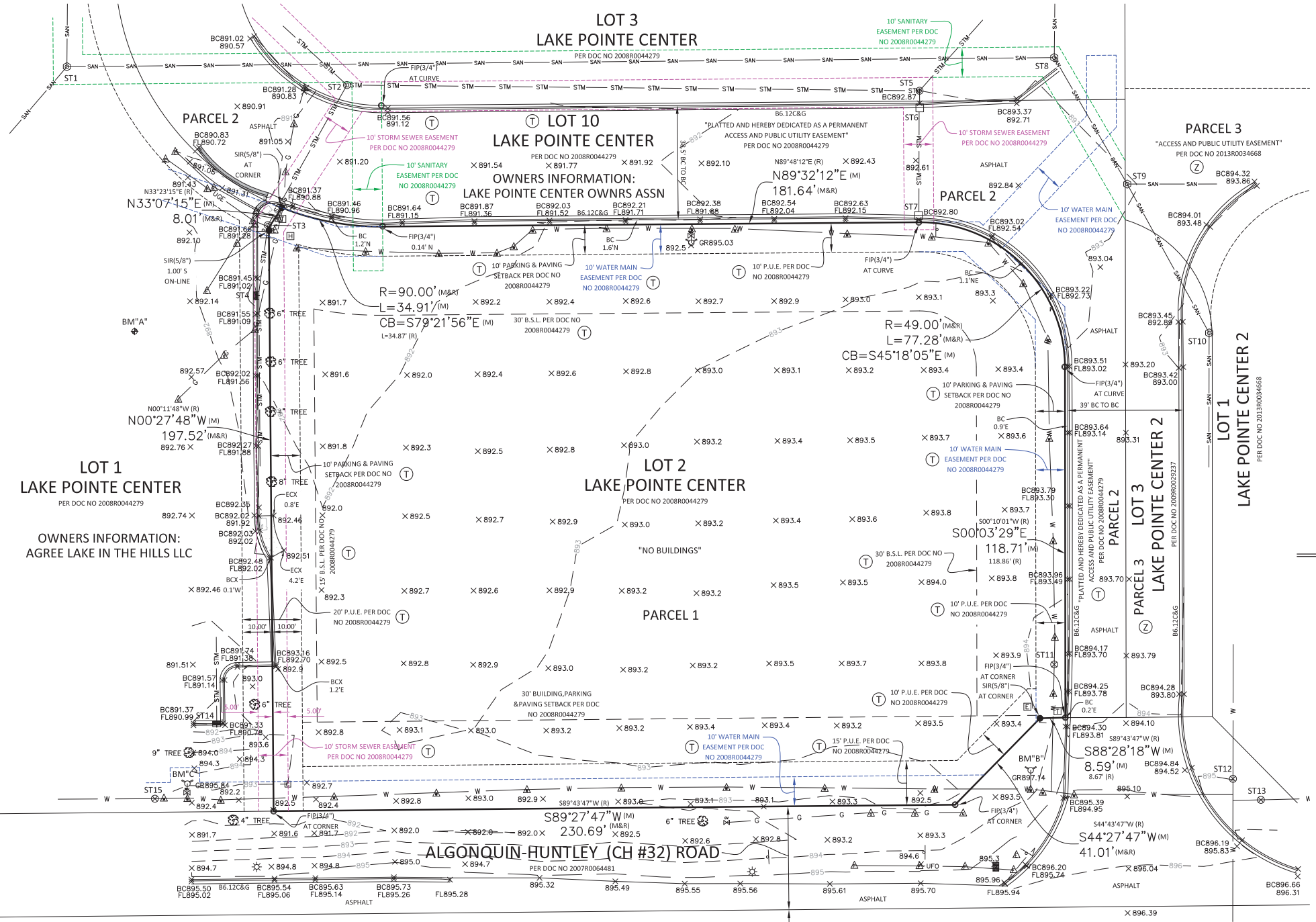
BENCHMARKS

SOURCE BENCHMARK:
 DMO12 (NAVDB88)
 TO REACH THE STATION FROM THE JUNCTION OF STATE HIGHWAY 47 AND MAIN STREET IN THE TOWN HUNTLEY, IL GO NORTH ON STATE HIGHWAY 47 FOR 1.8 MI (2.9 KM) TO THE STATION ON THE RIGHT. THE STATION IS 0.05 MI (0.1 KM) NORTH OF TALAMORE BOULEVARD, 2 M (6.6 FT) WEST OF THE SOUTH END OF A GUARD RAIL, 2 M (6.6 FT) WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 47. IS A ROD WITH A FLOATING BRASS DISK IN PVC SLEEVE WITH LOG CODE ILLINOIS HEIGHT MODERNIZATION U OF V/S65.
 ELEVATION = 867.15

BM"A": BOX CUT ON CORNER OF TRANSFORMER PAD ON THE EAST SIDE OF THE BUILDING AT 4511 W ALGONQUIN ROAD.
 ELEVATION = 893.15

BM"B": ARROW BOLT ON THE THIRD FIRE HYDRANT EAST FROM THE NORTHEAST INTERSECTION OF ALGONQUIN-HUNTLEY AND LAKEWOOD ROAD ON THE NORTH SIDE OF THE ROAD.
 ELEVATION = 896.67

BM"C": ARROW BOLT ON THE SECOND FIRE HYDRANT EAST FROM THE NORTHEAST INTERSECTION OF ALGONQUIN-HUNTLEY AND LAKEWOOD ROAD ON THE NORTH SIDE OF THE ROAD.
 ELEVATION = 895.40



LEGEND

	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	CATCH BASIN
	VALVE VAULT
	FIRE HYDRANT
	WATER VALVE
	WATER MAIN MARKER
	ELECTRIC PEDESTAL
	ELECTRIC CABLE MARKER
	LIGHT POLE
	TRAFFIC CONTROL HANDHOLE
	TELEPHONE PEDESTAL
	GAS VALVE
	GAS MARKER
	FIBER OPTIC MARKER
	STREET SIGN
	HAND HOLE
	CONCRETE MATERIAL
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
	IRON PIPE
	IRON ROD
	SET IRON ROD (5/8")
	FOUND IRON PIPE (3/4")
	× 625.00
	× BC=625.00
	× FL=625.00
	P.U.E.
	ECX
	BCX
	BC

LINE LEGEND

	SAN	SANITARY LINE
	STM	STORM LINE
	W	WATER MAIN
	UGE	UNDERGROUND ELECTRICAL CABLE
	G	GAS MAIN
	UFO	FIBER OPTIC CABLE
		BOUNDARY
		EXISTING LOTS
		BUILDING SETBACK LINE
		EASEMENT

SURVEY NOTES

- MEASURED BEARINGS SHOWN HEREON ARE GEODETICALLY REFERENCED TO NORTH BASED ON REALTIME, GPS, CORS OBSERVATIONS OF REFERENCE STATIONS MAINTAINED BY TRIMBLE NAVIGATION.
- THIS SURVEY SHOULD NOT BE CONSIDERED AS AN EXCLUSIVE SOURCE OF INFORMATION REGARDING THE PROPERTY'S LIMITS, RIGHTS OR RESTRICTIONS. THE FINDINGS OF THIS SURVEY ARE LIMITED TO FIELD OBSERVATIONS AND MEASUREMENTS. THE EXAMINATION OF DOCUMENTS PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL OPINION. THERE MAY BE SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON OF WHICH THE SURVEYOR HAS NOT BEEN ADVISED. ALWAYS REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
- ALL AREAS ARE MORE OR LESS.
- SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 12/04/2023.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
- NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS. THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE UTILITIES SHOWN MAY NOT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM EXISTING MARKS IN THE FIELD AND UTILITY INFORMATION FROM THE VILLAGE OF LAKE IN THE HILLS AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ALL STATEMENTS AND INFORMATION SHOWN HEREON ARE TO THE SURVEYOR'S BEST KNOWLEDGE AND BELIEF.
- LOCATIONS OF PERMANENT IMPROVEMENTS IN PROXIMITY OF THE PROPERTY LINE ARE SHOWN HEREON. THE SURVEYOR OFFERS NO OPINION REGARDING THE LOCATION OF SAID IMPROVEMENTS CONSTITUTES AN ENCROACHMENT, AS THE DETERMINATION OF AN ENCROACHMENT IS A MATTER OF LAW AND OWNERSHIP, WHICH ARE NOT MATTERS OF SURVEY.
- THE SURVEYOR OFFERS NO OPINION REGARDING THE VALIDITY OF THE DEDICATION PROCESS OF BUTTING RIGHTS-OF-WAY. ALL DEDICATIONS ARE DESCRIBED QUOTING THE LANGUAGE USED IN THE DOCUMENTS PROVIDED TO THE SURVEYOR.
- NO GAPS OR OVERLAPS WITH THE ADJACENT PROPERTIES ARE APPARENT BASED ON RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND EVIDENCE LOCATED IN THE FIELD.
- PARCELS 1, 2 & 3 DEPICTED ON SHEET 2 OF 2. NOT SURVEYED IN ITS ENTIRETY.

PREPARED FOR:
Kimley-Horn
 KIMLEY-HORN
 4201 WINFIELD ROAD, SUITE 600
 WARRENVILLE, IL 60555

ALTA/NSPS LAND TITLE SURVEY
 LOT 2 LAKE POINTE CENTER
 LAKE IN THE HILLS, ILLINOIS

NO.	DATE	REVISION DESCRIPTION

Weaver Consultants Group

WEAVER CONSULTANTS GROUP
 1316 BOND STREET SUITE 108
 WARRENVILLE, ILLINOIS 60555
 (630) 717-4848

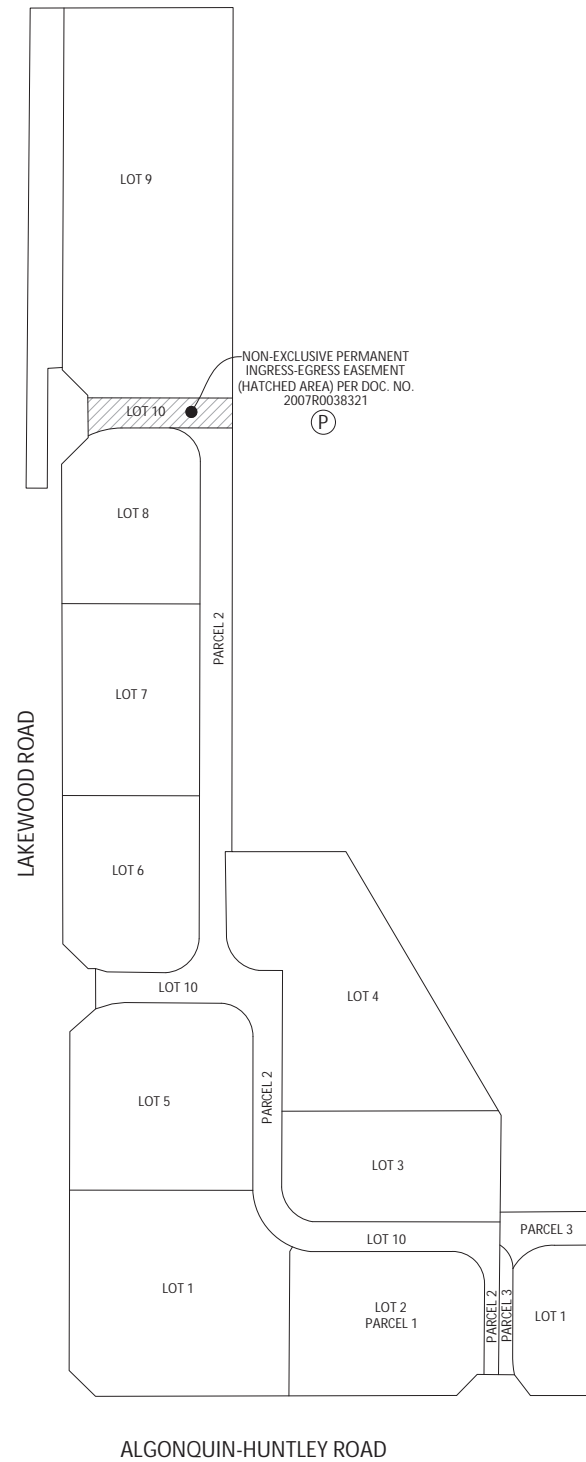
www.wcgrp.com
 RELEASE OF DOCUMENTS
 This document, and the designs incorporated herein, as an instrument of professional service, is the property of Weaver Consultants Group, and is not to be used in whole or in part, without the written authorization of Weaver Consultants Group.

DRAWN BY: CPV
 REVIEWED BY: MDB
 DATE: 12/07/2023
 FILE: 8077-336-09
 CAD: AL00001.dwg

ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHEAST QUARTER OF SECTION
26, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN.

PIN: 18-26-251-009



TITLE COMMITMENT SCHEDULE B PART II EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 22CND612017LZ
COMMITMENT DATE: SEPTEMBER 20, 2022.

- (XX) INDICATES ITEM PLOTTED ON DRAWING
- ITEMS 4 THROUGH 13 & 27 (NOT SURVEY RELATED)
- RIGHTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
VISIBLE IMPROVEMENTS SHOWN HEREON.
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
VISIBLE IMPROVEMENTS SHOWN HEREON.
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
VISIBLE IMPROVEMENTS SHOWN HEREON.
 - RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
VISIBLE IMPROVEMENTS SHOWN HEREON.
 - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN INSTRUMENTS RELATING TO ANNEXATION TO THE LAKE IN THE HILLS SANITARY DISTRICT, TOGETHER WITH CONNECTIONS FEES, AS FOLLOWS: ORDINANCE NO. 215, AUTHORIZING EXECUTION OF THE ANNEXATION AGREEMENT, A COPY OF WHICH WAS RECORDED FEBRUARY 9, 1999 AS DOCUMENT 1999R0011299; ORDINANCE NO. 216, ANNEXING THE LAND, A COPY OF WHICH WAS RECORDED FEBRUARY 9, 1999 AS DOCUMENT 1999R0011300; ORDINANCE NO. 278, ANNEXING LAND, A COPY OF WHICH WAS RECORDED JUNE 27, 2005 AS DOCUMENT 2005R050606.
BOTH DOCUMENTS DESCRIBE THE SAME LAND. SUBJECT PARCEL FALLS WITHIN THE DESCRIPTION.
 - TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT DATED MARCH 8, 2007 AND RECORDED MARCH 23, 2007 AS DOCUMENT 2007R19655, MADE BY THE VILLAGE OF LAKE IN THE HILLS AND THE MCHENRY COUNTY CONSERVATION DISTRICT. (FOR FURTHER PARTICULARS, SEE RECORD AND OTHER PROPERTY)
BLANKET IN NATURE EXHIBIT B COVERS SUBJECT PARCEL.
 - TERMS, PROVISIONS AND CONDITIONS CONTAINED IN INSTRUMENTS OF ANNEXATION TO THE VILLAGE OF LAKE IN THE HILLS, AS FOLLOWS: RECORDED JANUARY, 14, 2005 AS DOCUMENT 2005R004219; RECORDED MARCH 9, 2005 AS DOCUMENT 2005R017993.
DOCUMENT NUMBER 2005R004219 HAS EXHIBIT "A" MISSING. CANNOT DETERMINE AREA OF ANNEXATION. DOCUMENT NUMBER 2005R017993 IS MISSING EXHIBITS "B, C, & D". THE SUBJECT PROPERTY DOES NOT FALL WITHIN DESCRIBED PARCEL IN EXHIBIT "A". THE DOCUMENT DOES DESCRIBE ALL EASEMENTS PER THE PLAT OF SUBDIVISION AS SHOWN HEREON. SEE "T" BELOW.
 - TERMS, PROVISIONS AND CONDITIONS CONTAINED IN INTERGOVERNMENTAL AGREEMENT DATED JULY 20, 2006 AND RECORDED OCTOBER 24, 2006 AS DOCUMENT 2006R0078338, BETWEEN THE MCHENRY COUNTY CONSERVATION DISTRICT AND THE COUNTY OF MCHENRY, RELATING TO TRANSFER OF PROPERTIES.
SUBJECT PARCEL DOES NOT FALL WITHIN THE DESCRIBED LIMITS.
 - STORMWATER MANAGEMENT FACILITIES, CONSTRUCTION, EASEMENT, MAINTENANCE, AND LICENSE AGREEMENT RECORDED JUNE 4, 2007 AS DOCUMENT NUMBER 2007R0038321 MADE BY MCHENRY COUNTY CONSERVATION DISTRICT AND HARRIS, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1993 AND APRIL 1, 2002 AND KNOWN AS TRUST NUMBER 11-2969 AND 11-5650, ET AL, AND THE PROVISIONS THEREIN CONTAINED.
SUBJECT PARCEL DOES NOT FALL WITHIN THE DESCRIBED LIMITS.
 - THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 2007R0062789, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
SUBJECT PARCEL FALLS WITHIN THE DESCRIBED LIMITS.
 - INTERGOVERNMENTAL AGREEMENT DATED MARCH 8, 2007 AND RECORDED JUNE 4, 2007 AS DOCUMENT NUMBER 2007R0038327, MADE BETWEEN MCHENRY COUNTY CONSERVATION DISTRICT AND THE VILLAGE OF LAKE IN THE HILLS AND THE PROVISIONS THEREIN CONTAINED.
SUBJECT PARCEL FALLS WITHIN THE DESCRIBED LIMITS.
 - THE PLAT OF LAKE POINTE CENTER, AFORESAID, INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN ZONE "X", DEFINED AS "AREAS TO BE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN".
SEE ALTA SURVEY STANDARDS TABLE A NUMBER 3 FOR THE CURRENT FLOODMAP.
 - BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS RECORDING NO. 2008R0044279 AS NOTED BELOW:
10 FOOT PUBLIC UTILITY EASEMENT ALONG THE NORTH, WEST AND EAST LINES 15 FOOT PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE
10 FOOT PARKING AND PAVING SET BACK ALONG THE NORTH, EAST AND WEST LINE. 30 FOOT BUILDING, PARKING AND PAVING SET BACK ALONG THE SOUTH LINE.
30 FOOT BUILDING SET BACK ALONG THE NORTH AND EAST LINE. 15 FOOT SIDE YARD BUILDING SET BACK ALONG THE WEST LINE.
10 FOOT WATER MAIN EASEMENT ALONG THE NORTH, EAST AND SOUTH LINE 10 FOOT STORM SEWER EASEMENT ALONG THE WEST LINE
SHOWN HEREON.
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RELATING IN PART TO ASSOCIATION, ASSESSMENT AND LIEN THEREFOR, AS SET FORTH IN THE DOCUMENT SET FORTH BELOW, AS AMENDED FROM TIME TO TIME RECORDED ON OCTOBER 24, 2008 AS RECORDING NO. 2008R0055182.
SUBJECT PARCEL FALLS WITHIN THE DESCRIBED LIMITS. BLANKET INGRESS-EGRESS EASEMENTS DESCRIBED. ADDITIONAL EASEMENTS DESCRIBED SEE "T 23" ABOVE.
 - COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED ON OCTOBER 24, 2008 AS DOCUMENT NO. 2008R0055185.
DESCRIBED EASEMENTS BLANKET IN NATURE.
 - RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 21, 2013 AS DOCUMENT NO. 2013R0041582 RELATING TO EASEMENTS FOR ACCESS, UTILITIES, LANDSCAPING, SIGNAGE, CONSTRUCTION, STORM SEWER AND STORMWATER, AND RELATING TO COSTS, MAINTENANCE AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.
PARCEL 3 DEPICTED HEREON IMMEDIATELY ADJOINING PARCEL 2, EXTENTS OF PARCEL 3 NOT SHOWN HEREON.

LEGAL DESCRIPTION

PARCEL 1: LOT 2, IN LAKE POINTE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2008 AS DOCUMENT 2008R0044279, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE COMMON AREAS CREATED BY THE LAKE POINTE CENTER LAKE IN THE HILLS DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS DATED OCTOBER 16, 2008 AND RECORDED OCTOBER 24, 2008 AS DOCUMENT NUMBER 2008R0055182

PARCEL 3: PERPETUAL, NONEXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT 2013R0041582 FOR ACCESS, UTILITIES, LANDSCAPING, SIGNAGE, CONSTRUCTION, STORM SEWER, STORMWATER MANAGEMENT OVER AND UPON THE COMMON AREAS LOCATED ON THE LAND DESCRIBED ON EXHIBITS A, B, C, D AND E ATTACHED THERETO.

ALTA SURVEY STANDARDS - TABLE A NOTES

- ITEM 1, FOUND AND SET BOUNDARY MONUMENTS SHOWN HEREON.
- ITEM 2, NO ADDRESS WAS OBSERVED WHILE CONDUCTING THE FIELDWORK (VACANT LOT).
- ITEM 3, THE SUBJECT PROPERTY IS WITHIN ZONE X, AS PER FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 1711C0320J, WITH A MAP EFFECTIVE DATE OF NOVEMBER 16, 2006.
- ITEM 4, GROSS LAND AREA OF THE SUBJECT TRACT IS 51,930 SQFT ± / 1.19 ACRES±.
- ITEM 5, VERTICAL INFORMATION, INCLUDING BENCHMARKS, ELEVATIONS, CONTOURS, DEPICTED HEREON PER NAVD88.
- ITEM 8, SUBSTANTIAL IMPROVEMENTS OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED ARE SHOWN HEREON.
- ITEM 13, PARCEL OWNER INFORMATION IS SHOWN IS BASED ON PUBLICLY AVAILABLE ON-LINE TAX INFORMATION SOURCES.
- ITEM 19, A PROFESSIONAL LIABILITY INSURANCE POLICY HAS BEEN OBTAINED BY THE SURVEYOR FOR THE DURATION OF THE CONTRACT OF THE SURVEY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)
TO:
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13 & 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 12/04/2023.

DATE OF PLAT OR MAP 12/07/2023:



MICHAEL D. BYTNER, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003326
WEAVER CONSULTANTS GROUP

ALL ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSES EXPIRE NOVEMBER 30, 2024. DESIGN FIRM #184004465
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

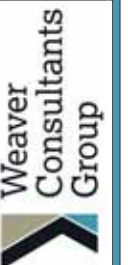
PREPARED FOR:
Kimley-Horn
KIMLEY-HORN
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555

ALTA/NSPS LAND TITLE SURVEY
LOT 2 LAKE POINTE CENTER
LAKE IN THE HILLS, ILLINOIS

REVISION DESCRIPTION

DATE

NO.



WEAVER CONSULTANTS GROUP
1316 BOND STREET SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4848

www.wcgrp.com

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DRAWN BY: CPV
REVIEWED BY: MDB
DATE: 12/07/2023
FILE: 8077-336-09
CAD: AL000001.dwg

SHEET 2 OF 2



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ARCHITECT OF RECORD

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SCHEMATIC DESIGN ONLY - NOT INTENDED FOR CONSTRUCTION USE

PROJECT NAME:
Algonquin & Lakewood

PROJECT ADDRESS:
**4501 ALGONQUIN RD
LAKE IN THE HILLS, IL 60156**

STORE #: <XXXXX>
PROJECT #: <XXXXX-XXX>
ISSUE DATE: <XX-XX-XXXX>
DESIGN MANAGER: <DESIGN MANAGER>
PRODUCTION DESIGNER: <DESIGNER>
CHECKED BY: <CHECKED BY>

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
SCHEMATIC EXTERIOR ELEVATIONS

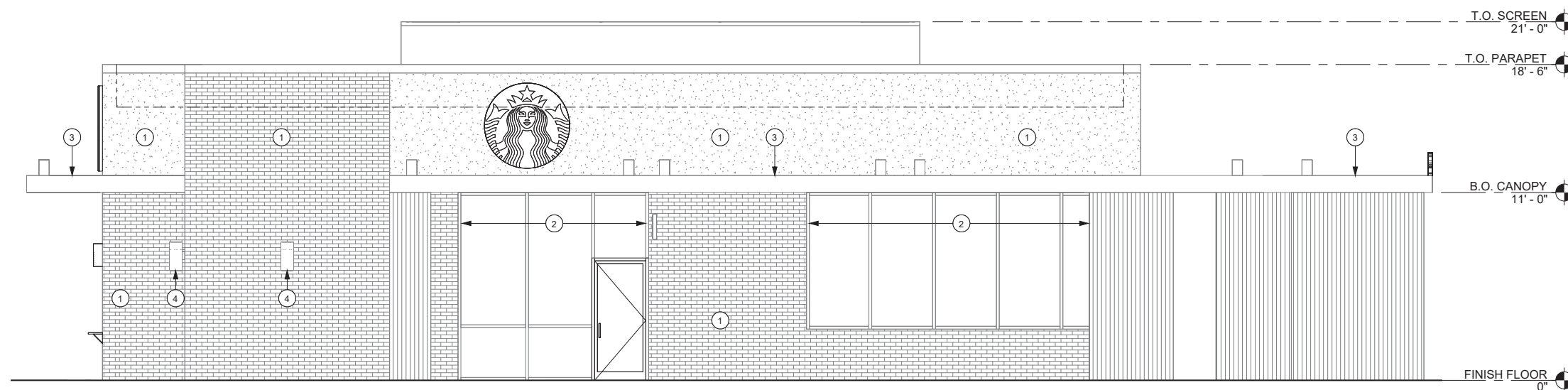
SCALE: AS SHOWN

SHEET NUMBER:

SD1-1

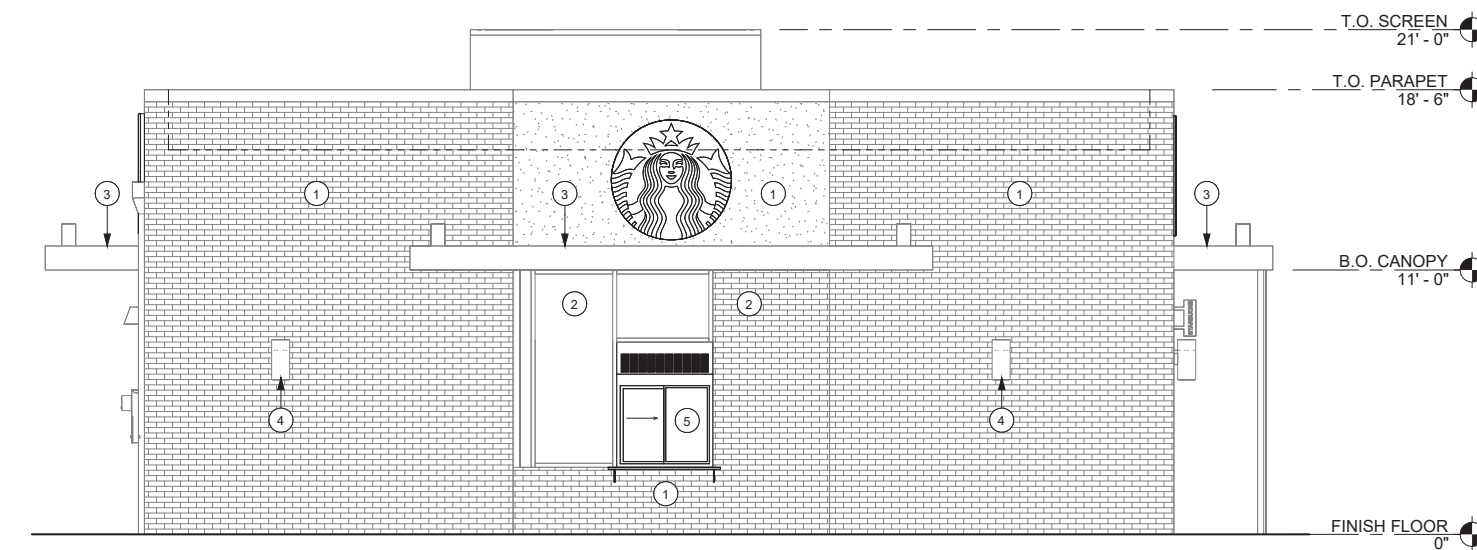
KEYED NOTES

1. EXTERIOR FINISHES
2. STOREFRONT DOOR WINDOW SYSTEM
3. AWNING / CANOPY
4. EXTERIOR SCONCES / SECURITY LIGHTS
5. DT WINDOW AND AIR CURTAIN



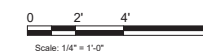
1 SCHEMATIC EXTERIOR ELEVATION @ STOREFRONT

Scale: 1/4" = 1'-0"



2 SCHEMATIC EXTERIOR ELEVATION @ DRIVE THRU

Scale: 1/4" = 1'-0"





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PROJECT NAME:
Algonquin & Lakewood

PROJECT ADDRESS:
**4501 ALGONQUIN RD
LAKE IN THE HILLS, IL 60156**

STORE #: <XXXXX>
PROJECT #: <XXXXX-XXX>
ISSUE DATE: <XX-XX-XXXX>
DESIGN MANAGER: <DESIGN MANAGER>
PRODUCTION DESIGNER: <DESIGNER>
CHECKED BY: <CHECKED BY>

Revision Schedule

Rev	Date	By	Description

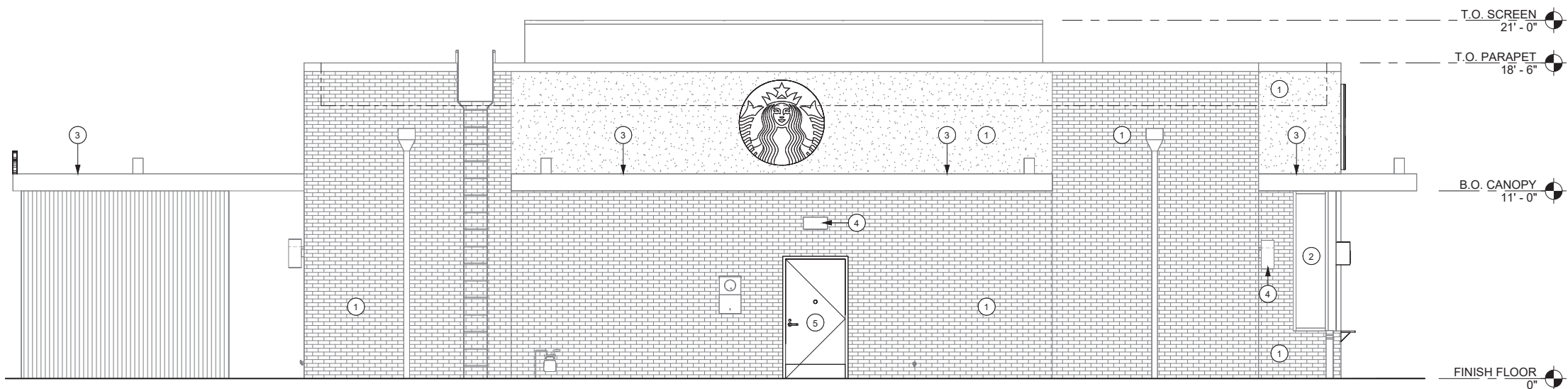
SHEET TITLE:
SCHEMATIC EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
SD1-2

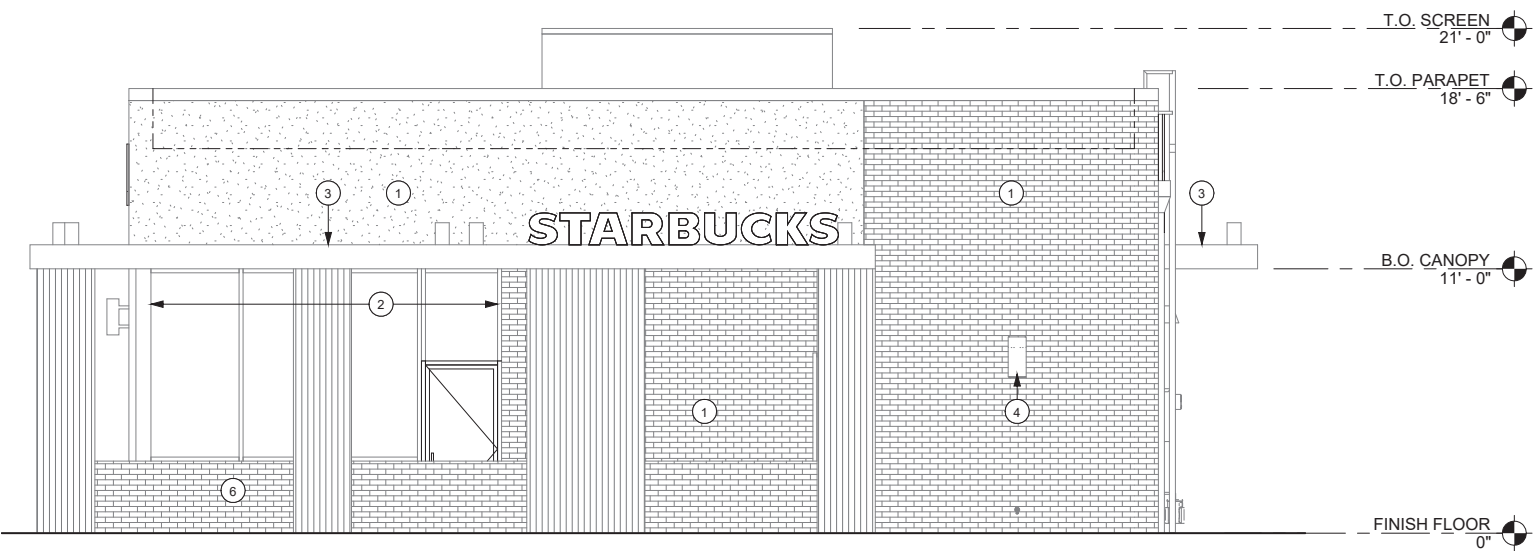
SCHEMATIC DESIGN ONLY - NOT INTENDED FOR CONSTRUCTION USE

KEYED NOTES

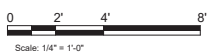
1. EXTERIOR FINISHES
2. STOREFRONT DOOR WINDOW SYSTEM
3. AWNING / CANOPY
4. EXTERIOR SCUNCES / SECURITY LIGHT
5. SERVICE DOOR
6. PATIO KNEE WALL



1 SCHEMATIC EXTERIOR ELEVATION @ ORDER POINT
Scale: 1/4" = 1'-0"



2 SCHEMATIC EXTERIOR ELEVATION @ PATIO
Scale: 1/4" = 1'-0"





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ARCHITECT OF RECORD
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PROJECT NAME:
Algonquin & Lakewood

PROJECT ADDRESS:
 4501 ALGONQUIN RD
 LAKE IN THE HILLS, IL 60156

STORE #: <XXXXX>
 PROJECT #: <XXXXX-XXX>
 ISSUE DATE: <XX-XX-XXXX>
 DESIGN MANAGER: <DESIGN MANAGER>
 PRODUCTION DESIGNER: <DESIGNER>
 CHECKED BY: <CHECKED BY>

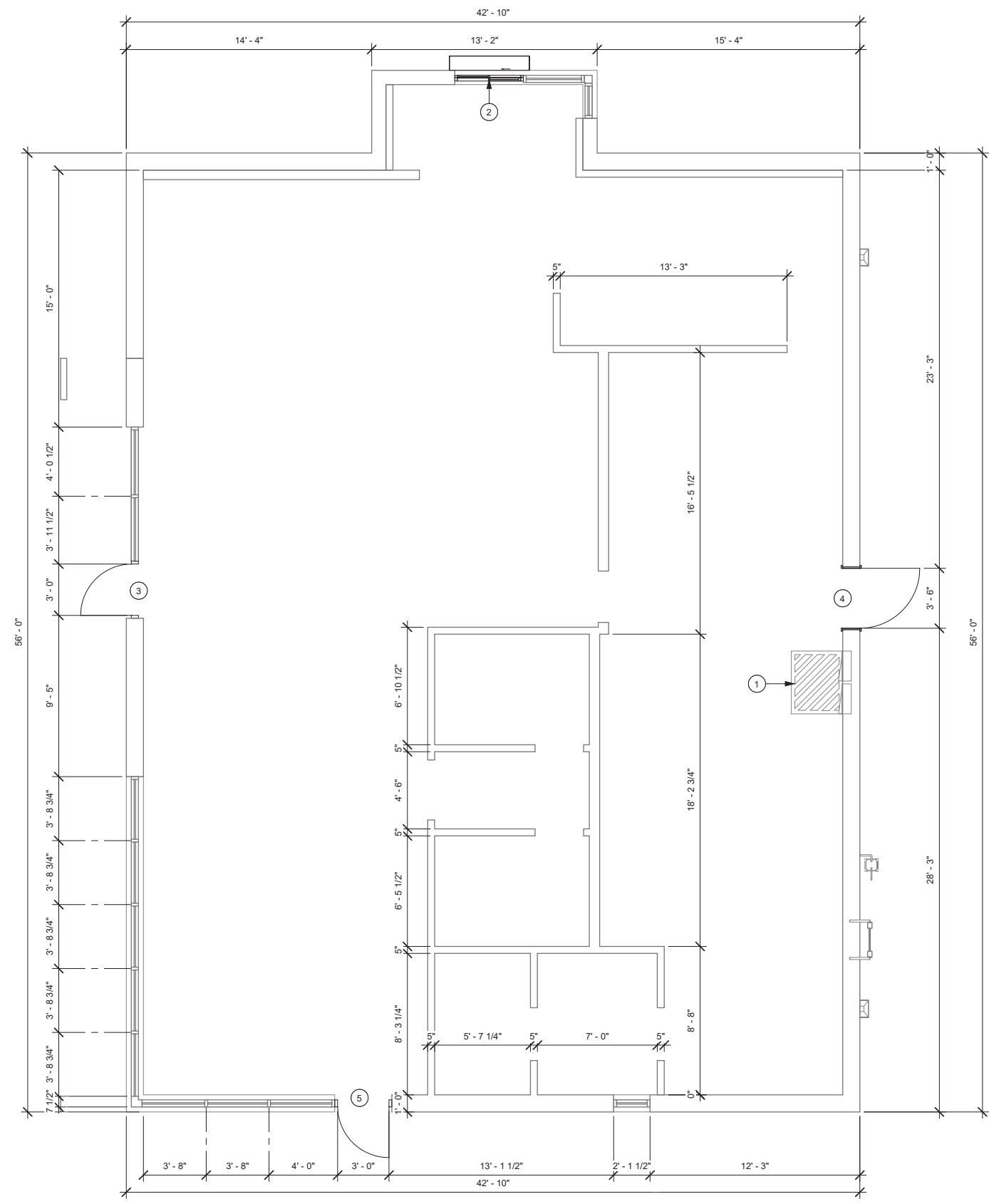
Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
SCHEMATIC FLOOR PLAN
 SCALE: AS SHOWN

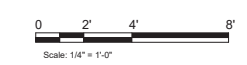
SHEET NUMBER:
SD2

KEYED NOTES

1. ELECTRICAL PANELS
2. DRIVE THRU WINDOW
3. 36" MAIN ENTRY DOOR
4. 42" EXTERIOR DOOR
5. 36" PATIO ENTRY DOOR

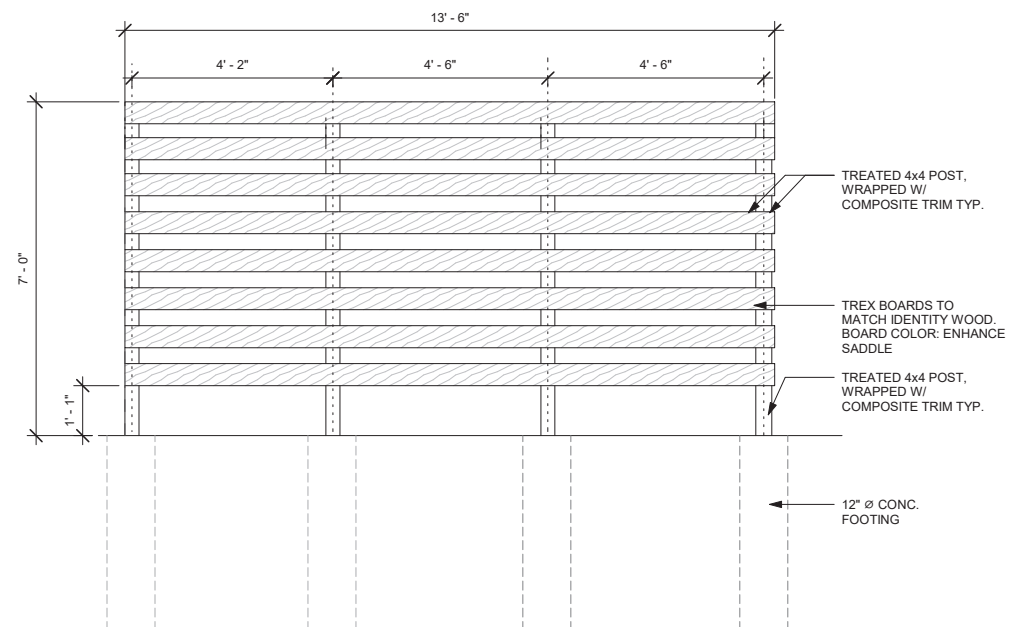


1 SCHEMATIC FLOOR PLAN
 Scale: 1/4" = 1'-0"

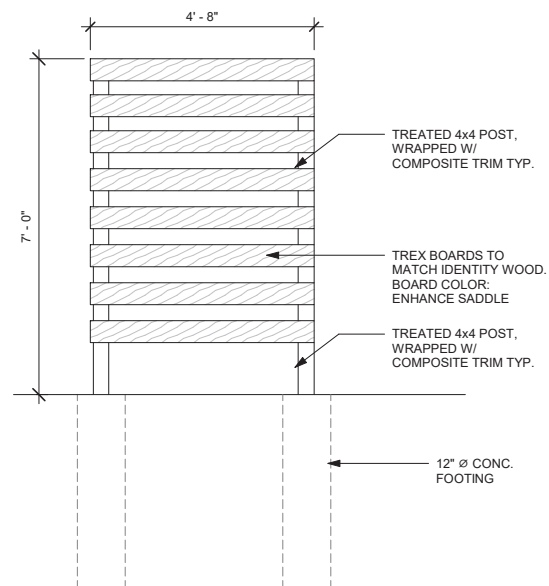


SCHEMATIC DESIGN ONLY - NOT INTENDED FOR CONSTRUCTION USE

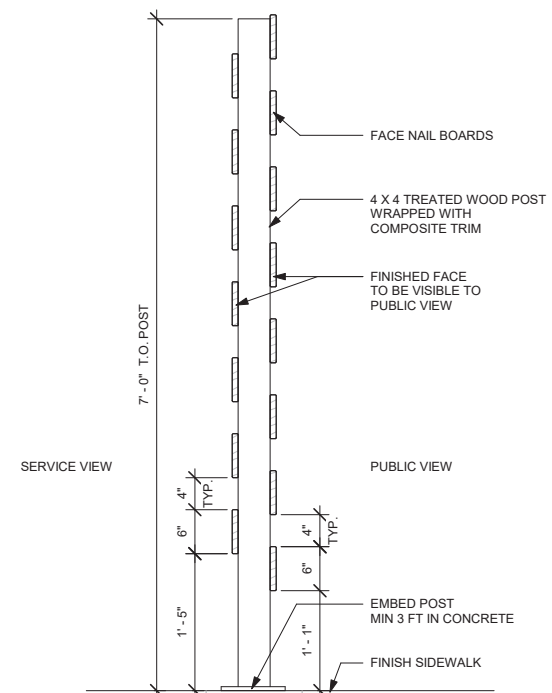
SCREEN TO HAVE NO VISIBILITY THROUGH SLATS



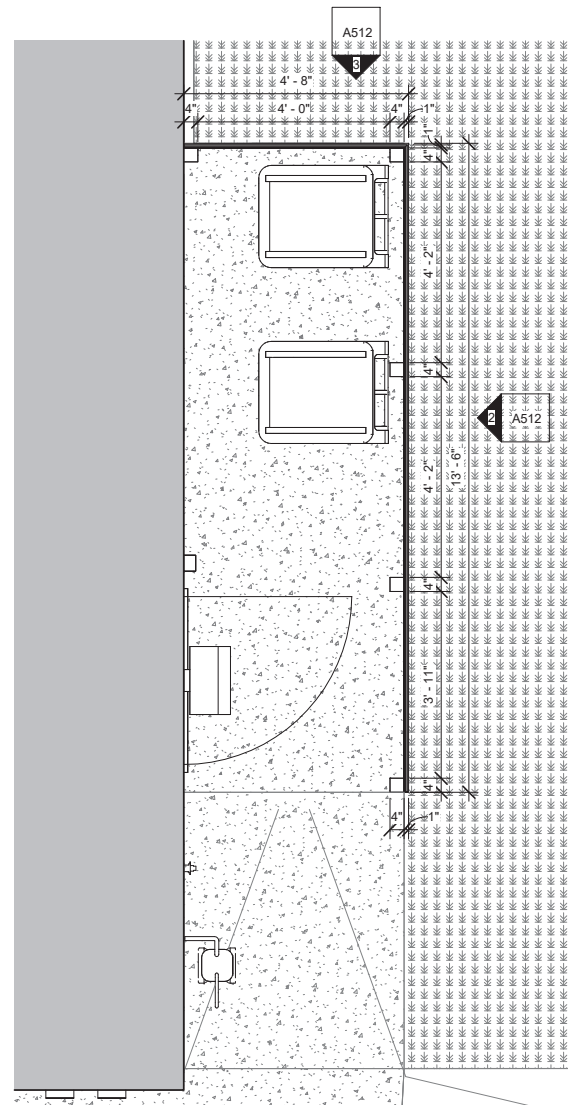
2 ELEVATION @ WOODEN SCREEN
Scale: 1/2" = 1'-0"



3 ELEVATION @ WOODEN SCREEN
Scale: 1/2" = 1'-0"



4 SCREEN DETAIL
Scale: 1" = 1'-0"



1 ENLARGED SCREEN PLAN
Scale: 1/2" = 1'-0"

NOTE: GC TO PROVIDE MOUNTING BRACKETS FOR INSIDE CORNERS.



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ARCHITECT OF RECORD

wd innovation at scale
7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T
wdpartners.com

PROJECT NAME:
ALGONQUIN & LAKEWOOD

PROJECT ADDRESS:

COUNTY:

STORE #: 78325
PROJECT #: 98540-001
ISSUE DATE: 07-21-2023
STORE DESIGNER: DANIELLE SILVA
LEED® AP: N/A
PRODUCTION DESIGNER: WD PARTNERS
CHECKED BY: SONG GAO

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION

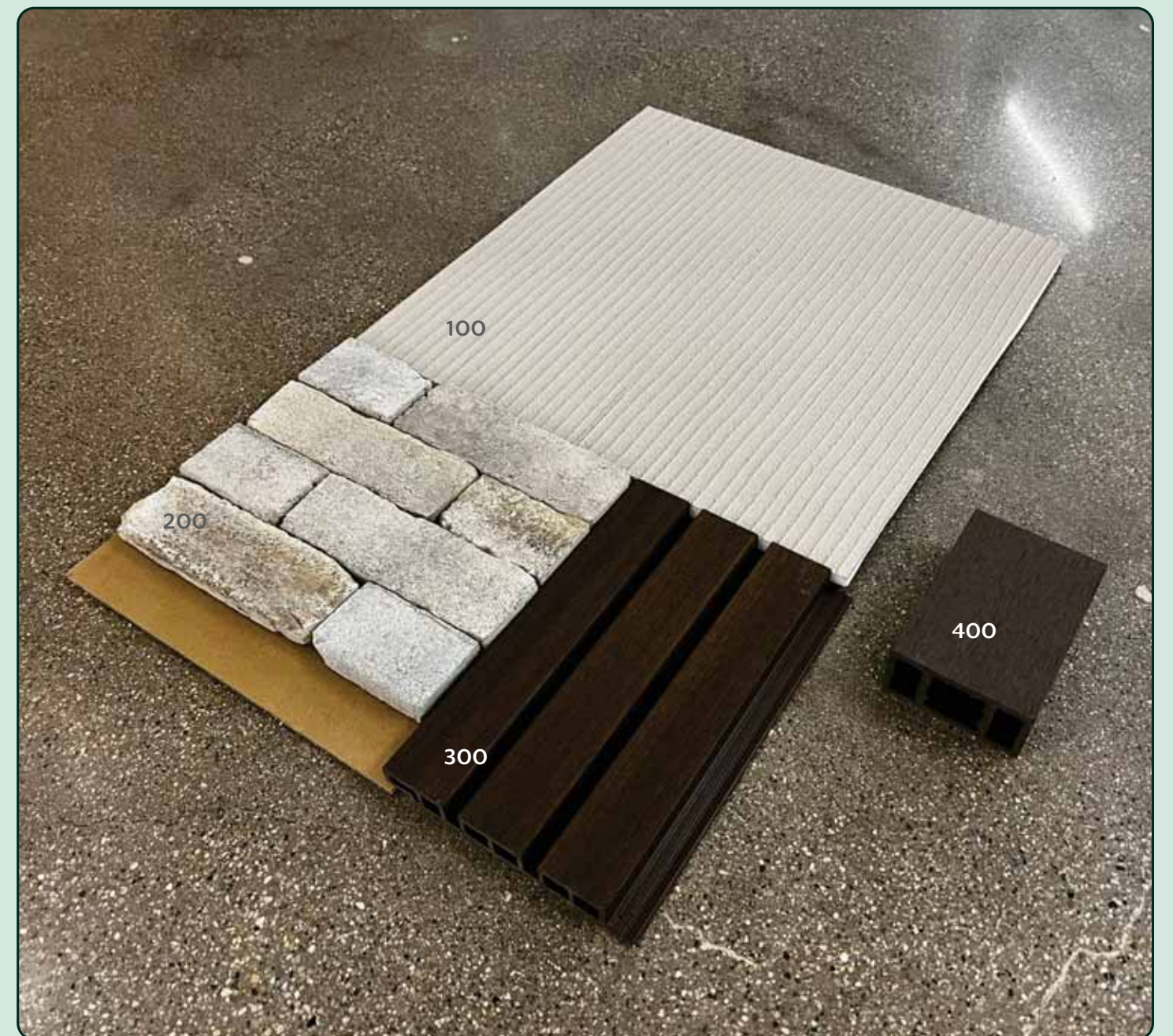
SHEET TITLE:
UTILITY SCREEN DETAILS
SCALE: AS SHOWN

SHEET NUMBER:
A512

PALETTE B || SPECIFICATIONS

MATERIAL	MANUFACTURER	COLOR / DESCRIPTION	FINISH / STYLE
ALUMINUM STOREFRONT SYSTEM	KAWNEER / TOM SHEERAN / 312-720-0494 TUBELITE / AARON ZORN / 630-337-7607 LOCALLY SOURCED	DARK BRONZE, ANODIZED DARK BRONZE, ANODIZED DARK BRONZE, ANODIZED	TRIFAB 451T VERSA GLAZE T14000 SERIES
METAL CANOPY	AWNEX / BOB GLESSING / 770-704-7140	STATUARY BRONZE	COLORADO / TUSCANY SOFFIT SYSTEM CANTILEVERED SUPPORT, 12" OPEN FACE, REAR GUTTER
RTU SCREENS	CITYSCAPES / AUSTIN DUONG / 614-850-2542	COLOR TO MATCH SW 9087 SMOKEY BEIGE	VERTICAL 4.0 CORRUGATED SOLID, LINEAL BAND
METAL COPING	LOCALLY SOURCED	COLOR TO MATCH SW 9087 SMOKEY BEIGE	PRE-FINISHED
HOLLOW METAL FRAME	LOCALLY SOURCED	TO MATCH RAL #7021 MATTE BLACK	PAINTED

DESIGN DID	MATERIAL	MANUFACTURER	COLOR / DESCRIPTION	FINISH / STYLE
100	EIFS	DRYVIT MARCIN EJMONT / 773-875-7788	SW 9087 SMOKEY BEIGE	RAKED
SUBSTITUTE FINISH	EIFS	DRYVIT MARCIN EJMONT / 773-875-7788	SW 9087 SMOKEY BEIGE	SANDBLAST
200	BRICK (THIN FACE)	WESTLAKE SUSAN KING / 413-207-7285	LATIGO	TUNDRABRICK
SUBSTITUTE 1	BRICK (MODULAR)	ACME 866-430-2263	SADDLEBROOK	DTP707
300	COMPOSITE	NEW TECH JONATHAN WALKER / 832-810-3970	BRAZILIAN IPE	BELGIAN BOARD
SUBSTITUTE 1	COMPOSITE	RESYSTA GRANT CARLSON / 773-459-7722	AST DARK SIAM	LUSSO SIDING
SUBSTITUTE 2	COMPOSITE	NORTWOOD VENISSA MARTINEZ / 716-808-0380	BRAZIL IPE	FLUTED PANELS
SUBSTITUTE 3	WOOD	reSAWN TIMBER 215-709-2001	TEAK	(CUSTOM SOLUTION)
400	SCREEN	NORTWOOD VENISSA MARTINEZ / 716-808-0380	BRAZIL IPE	WPC LOUVER
SUBSTITUTE	SCREEN	RESYSTA GRANT CARLSON / 773-459-7722	AST DARK SIAM	CLADDING 2





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STARBUCKS®
 2401 UTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 318-1575

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STARBUCKS TEMPLATE VERSION: i2021.07.23

ARCHITECT OF RECORD

wd innovation at scale
 7007 DISCOVERY BLVD
 DUBLIN, OH 43017
 614.634.7000 T
 wdpartners.com

REFERENCE SET

PROJECT NAME:
Algonquin & Lakewood

PROJECT ADDRESS:

COUNTY:

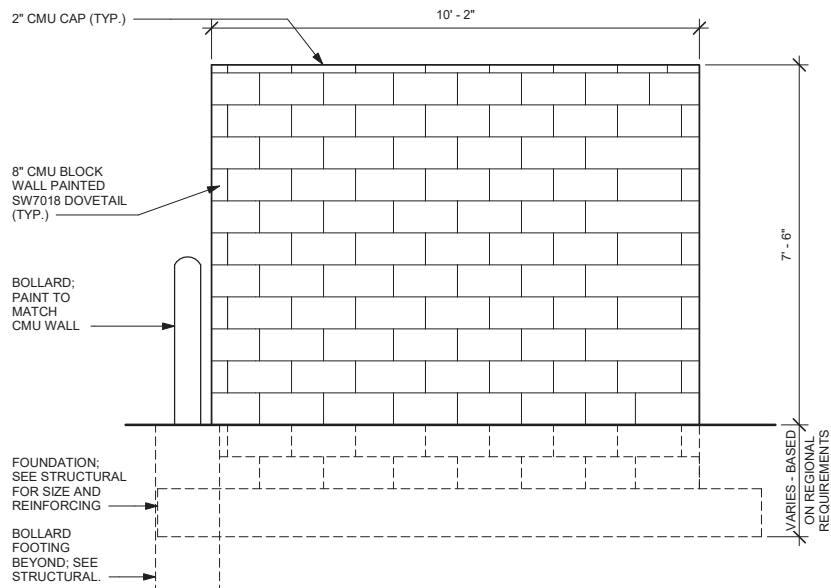
STORE #: 80292
 PROJECT #: 100249-001
 ISSUE DATE:
 STORE DESIGNER:
 LEED® AP: N/A
 PRODUCTION DESIGNER: WD PARTNERS
 CHECKED BY:

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION

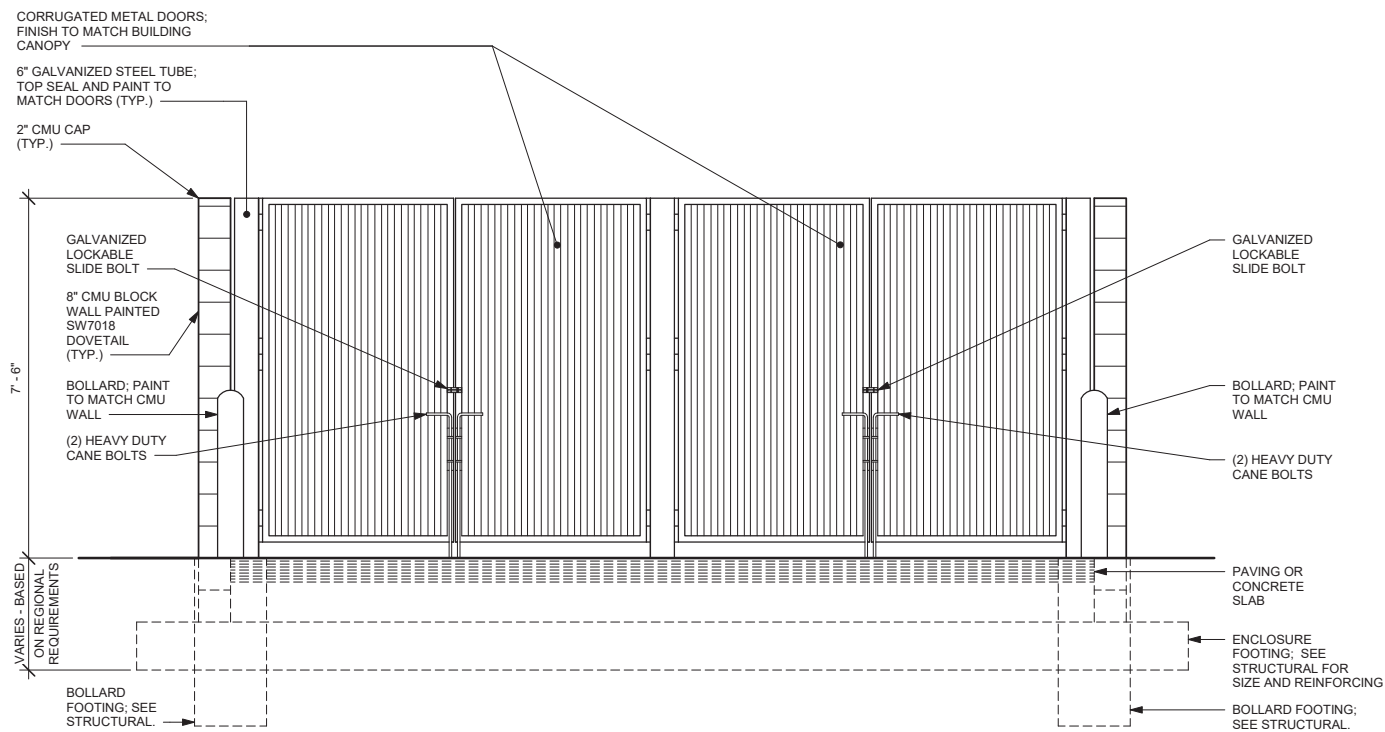
SHEET TITLE:
TRASH ENCLOSURE DETAILS
 SCALE: AS SHOWN

SHEET NUMBER:
A508



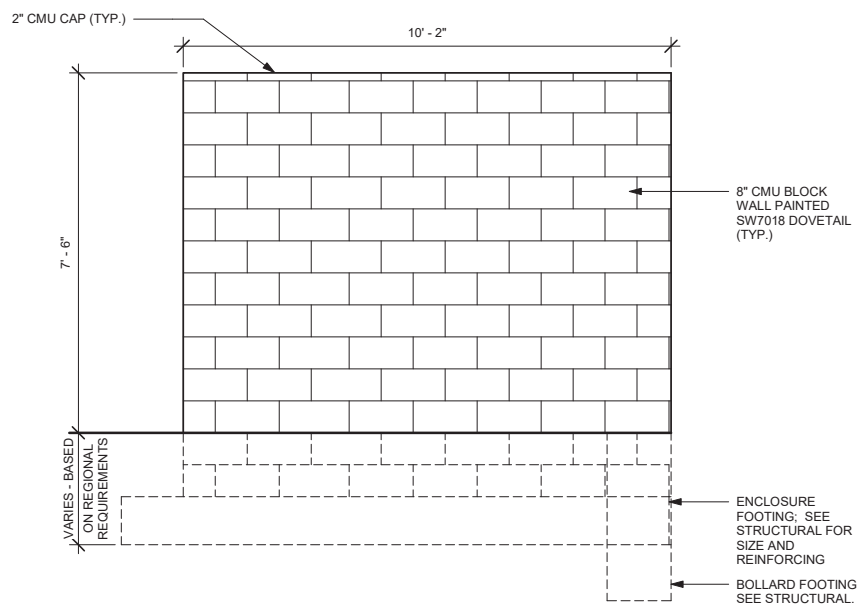
1 SIDE ELEVATION "A"

Scale: 1/2" = 1'-0"



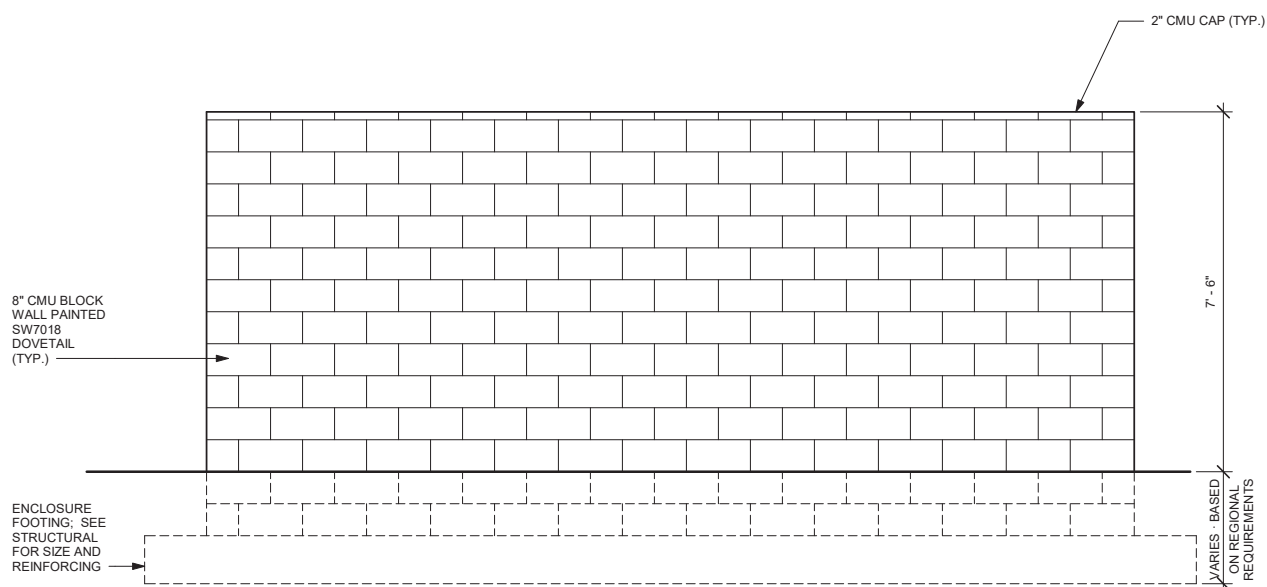
2 FRONT ELEVATION

Scale: 1/2" = 1'-0"



3 SIDE ELEVATION "B"

Scale: 1/2" = 1'-0"



4 BACK ELEVATION

Scale: 1/2" = 1'-0"

STARBUCKS COFFEE #77664
ALGONQUIN & LAKEWOOD
LAKE IN THE HILLS, IL 60156



23-68769

HILTONDISPLAYS

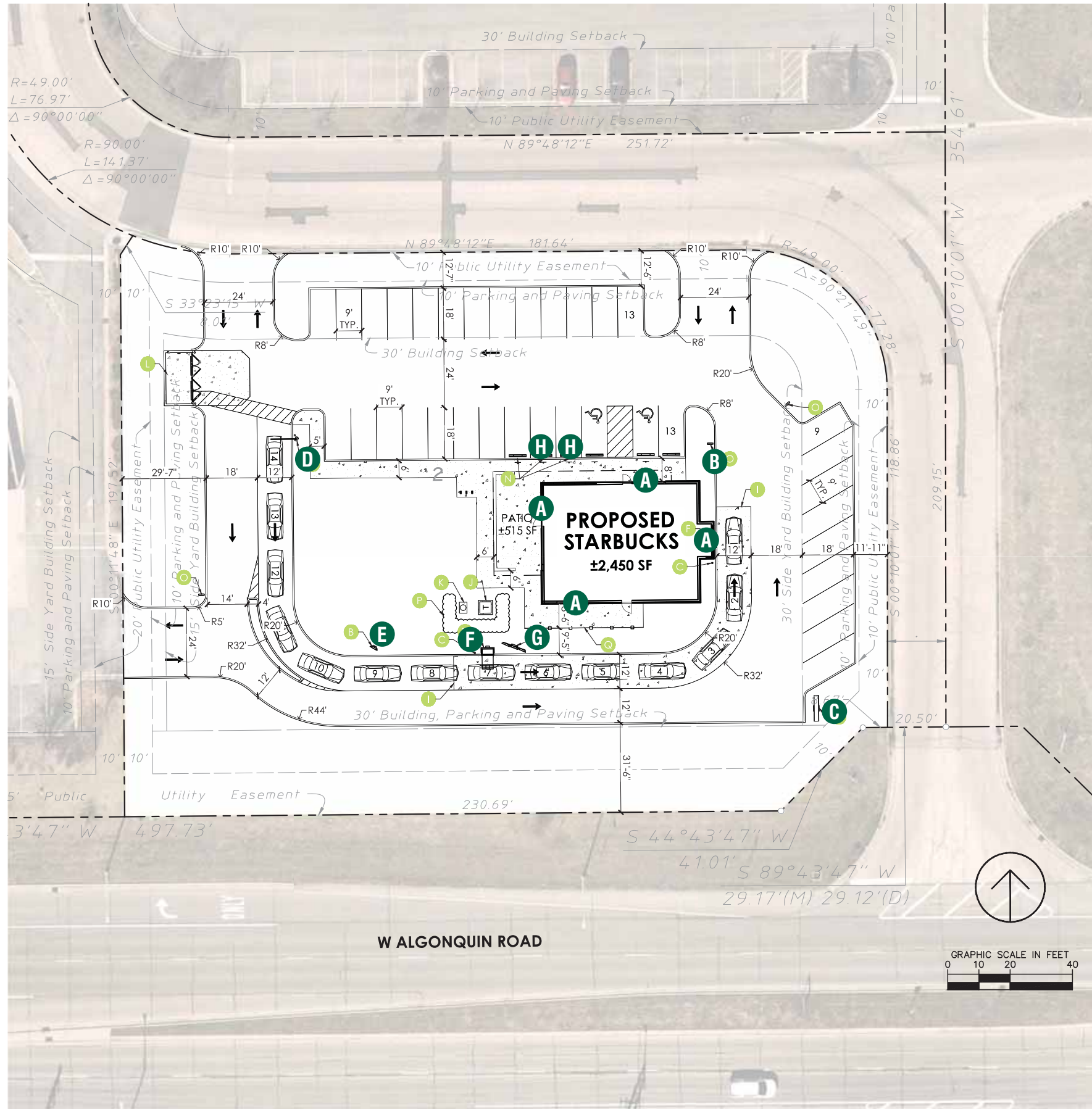
125 HILLSIDE DRIVE • GREENVILLE SC 29607

P 800 353 9132 • F 864 242 2204

www.hiltondisplays.com

SITE PLAN

- A** 60" SIREN
- B** TY/EO DIRECTIONAL
- C** MONUMENT
- D** CLEARANCE BAR
- E** PRE-MENU BOARD
- F** DOS w/ CANOPY
- G** 5-PANEL MENU BOARD
- H** PARKING SIGNS



Scale: 40' = 1'-0"

QID 23-68769

JOB NAME

Starbucks 77664

LOCATION

Algonquin & Lakewood
 Lake In The Hills, IL 60156

CUSTOMER CONTACT

SALESMAN / PM

Tim Black

DESIGNER

Laura DeVries

DWG. DATE

11-27-23

REV. DATE / REVISION

12-18-23

12-26-23

2-05-24

SCALE

As Noted

FILE

2023/Starbucks/Locations/
 Lake In the Hills IL/23-68769/
 SB Lake In the Hills IL 23-68769

DESIGN SPECIFICATIONS ACCEPTED BY:

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SLS/PM: LANDLORD:

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S/F EXTERIOR TRIMLESS FLEX FACE SIREN WALL SIGN

Qty. 4

SBC-S13164-60-FF

A

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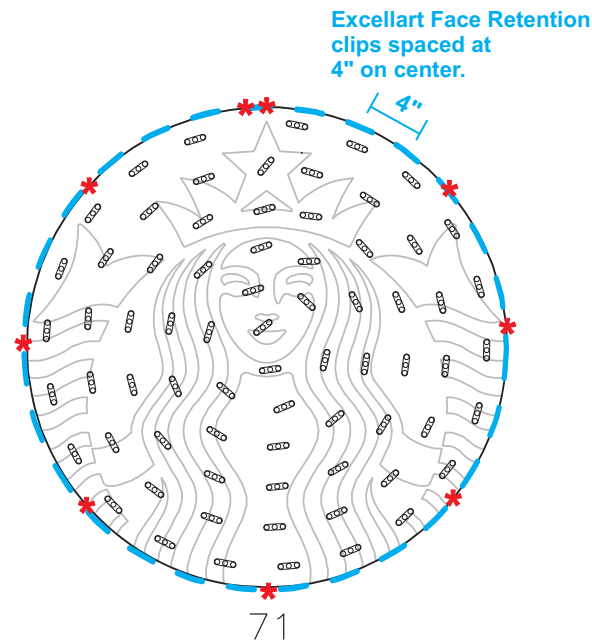
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* #6 PAN HEAD SCREWS

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 5.0" ON CENTER
- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 2.5" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
- 7) PRIMARY SYSTEM POWER: 66.56 WATTS
- 8) LED MODULE POWER USAGE (secondary): 53.25 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:

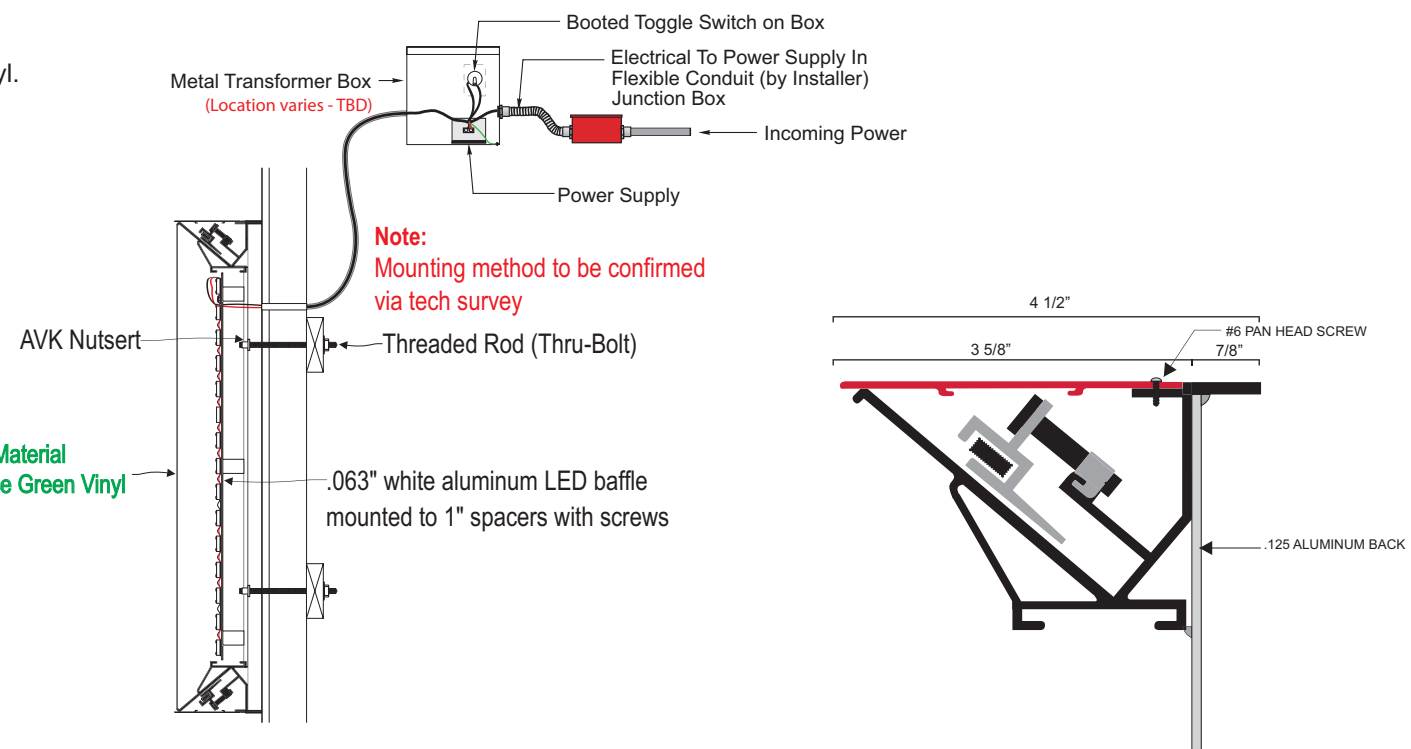
- 71 Each Prism Enlighten White 6500K Modules - 48'
- PN: 701269-6WEJ1-MB
- 1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
- 1 Each 100' Roll of Jacketed Cable

1 FRONT VIEW

Scale: 1/2" = 1' (11x17 Paper) 25 SQ FT

Specifications:

- A Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B White 3M 19 oz Panagraphics III Flex Faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- C Interior of cabinet painted reflective white and exterior painted satin black.
- D Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- E 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs.
- F Drain holes to be covered with drain hole covers to reduce light leaks.



Siren Detail

Excellart EC-Flex Standard with Bleed Trim Cover

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-126
	SATIN BLACK	3M 3630-22
	PMS WHITE	3M 3630-20 / 7725-10 TRANSLUCENT OPAQUE
	PMS 560 C	NA
	REFL. WHITE	3M 680-10

DIRECTIONAL - NEW FOUNDATION

SBC-S23075-DIR-IL-NF-XTY-36

Qty. 1

B

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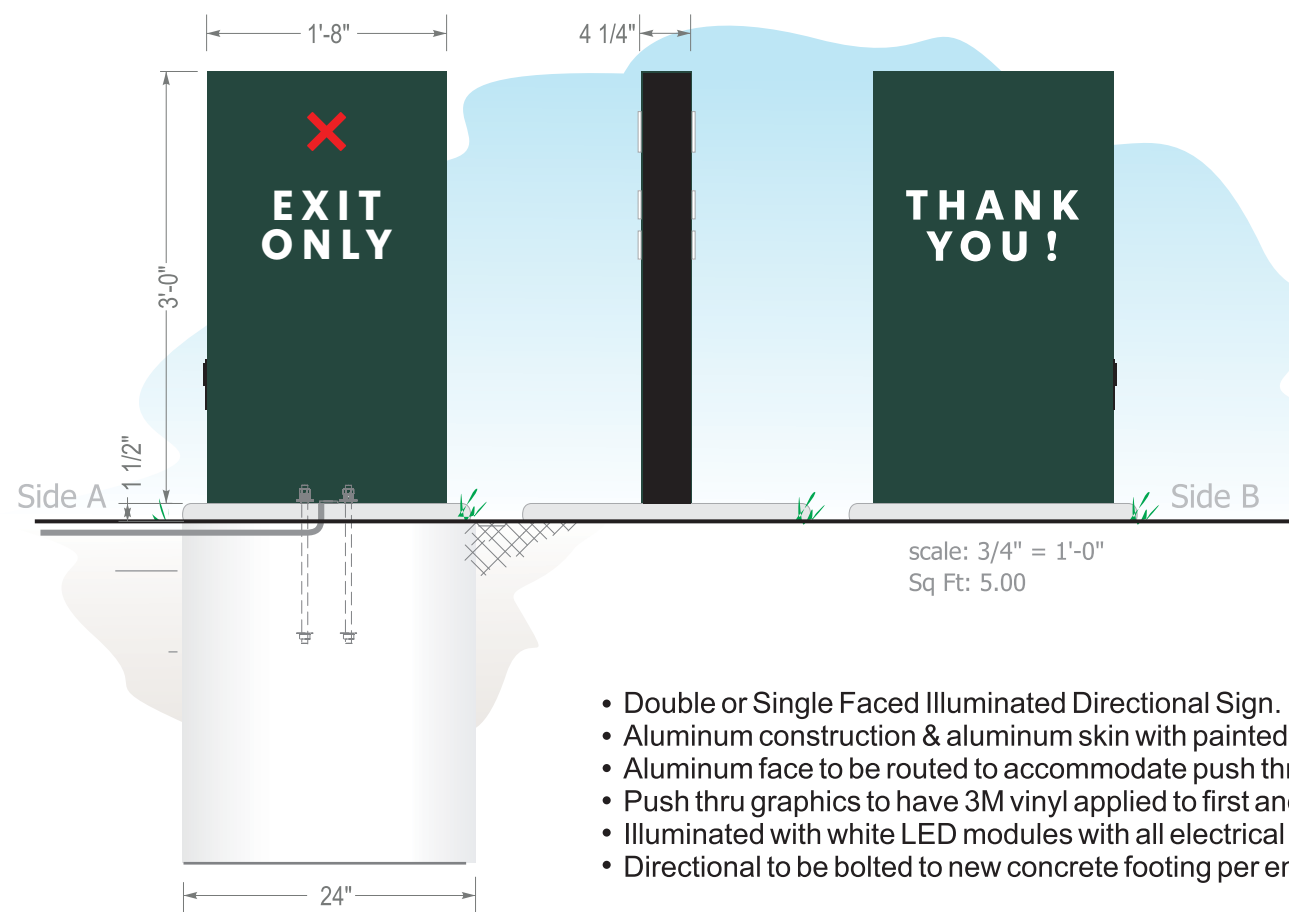
2023/Starbucks/Locations/
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SB Lake In the Hills IL 23-68769

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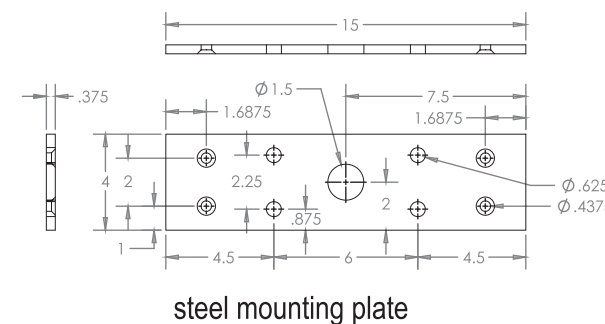
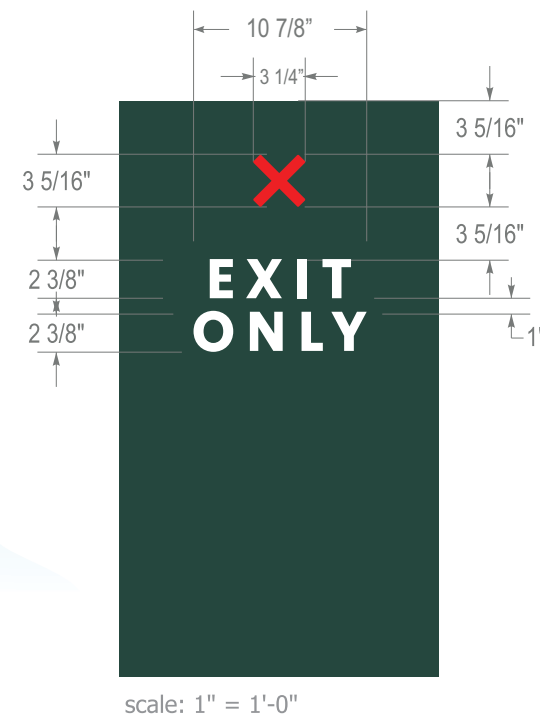
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- Double or Single Faced Illuminated Directional Sign.
- Aluminum construction & aluminum skin with painted finishes.
- Aluminum face to be routed to accommodate push thru graphics.
- Push thru graphics to have 3M vinyl applied to first and second surface.
- Illuminated with white LED modules with all electrical UL listed and labeled.
- Directional to be bolted to new concrete footing per engineering for site location and soil condition.



Colors:

- Painted Pantone #560 (satin finish)
- Painted Pantone 419 Black (RAL 7021M) (satin finish)
- Clear Acrylic (push thru)
- 3M White Translucent Vinyl (first surface)
- 3M Diffuser Film (second surface)

D/F ILLUMINATED MONUMENT

SBC-S23070-MON-IL-72

Qty. 1



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Scale: 3/4" = 1' (11x17 paper)

- Double Faced Illuminated Monument Sign.
- Aluminum construction & aluminum skin with painted finishes.
- .125" thick face to be routed to accommodate push thru graphics.
- .375" Push thru graphics to have 3M vinyl applied to first and second surface.
- Illuminated with white LED modules with all electrical UL listed and labeled.
- Monument to be bolted to new concrete footing per engineering for site location and soil condition.

Colors:

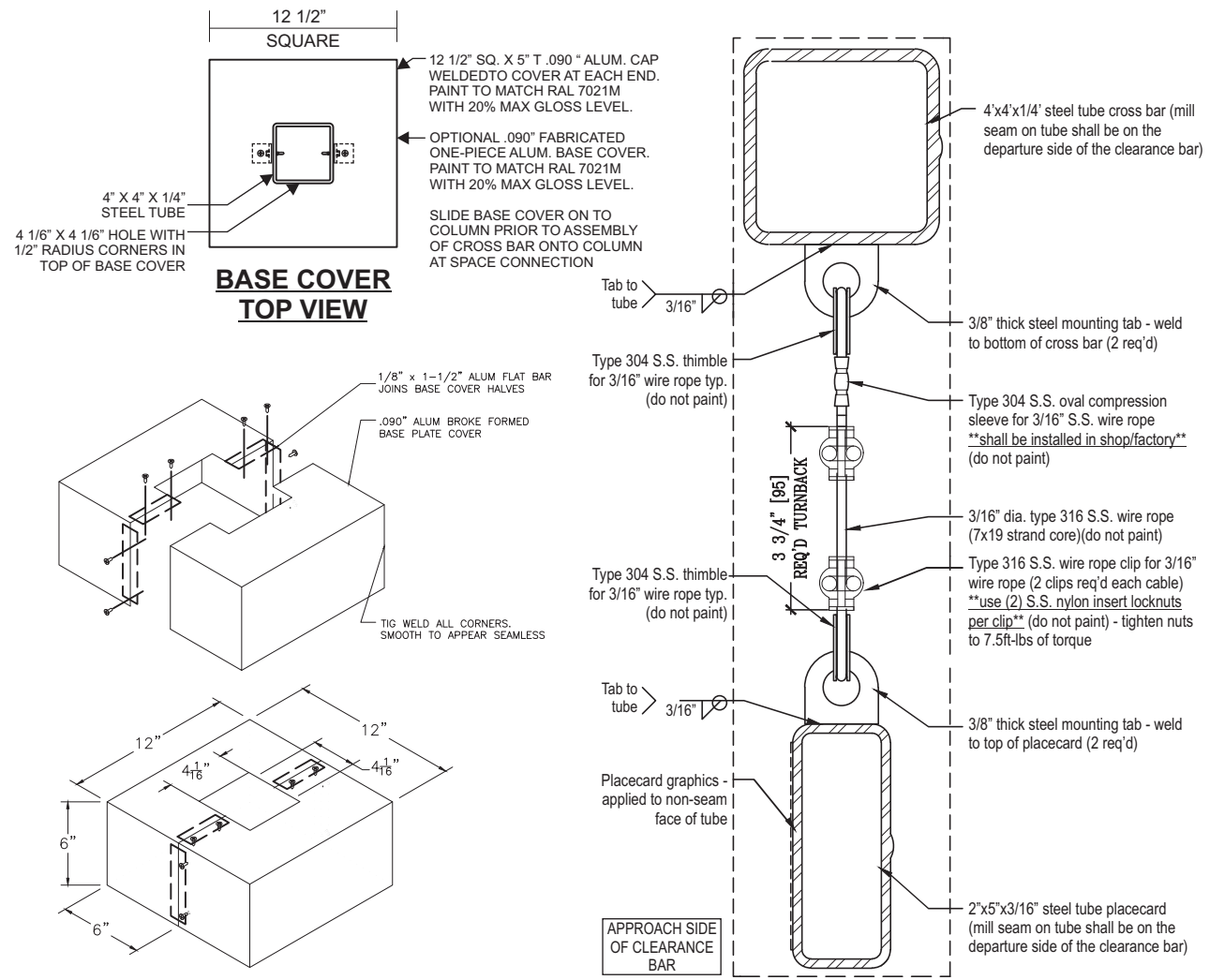
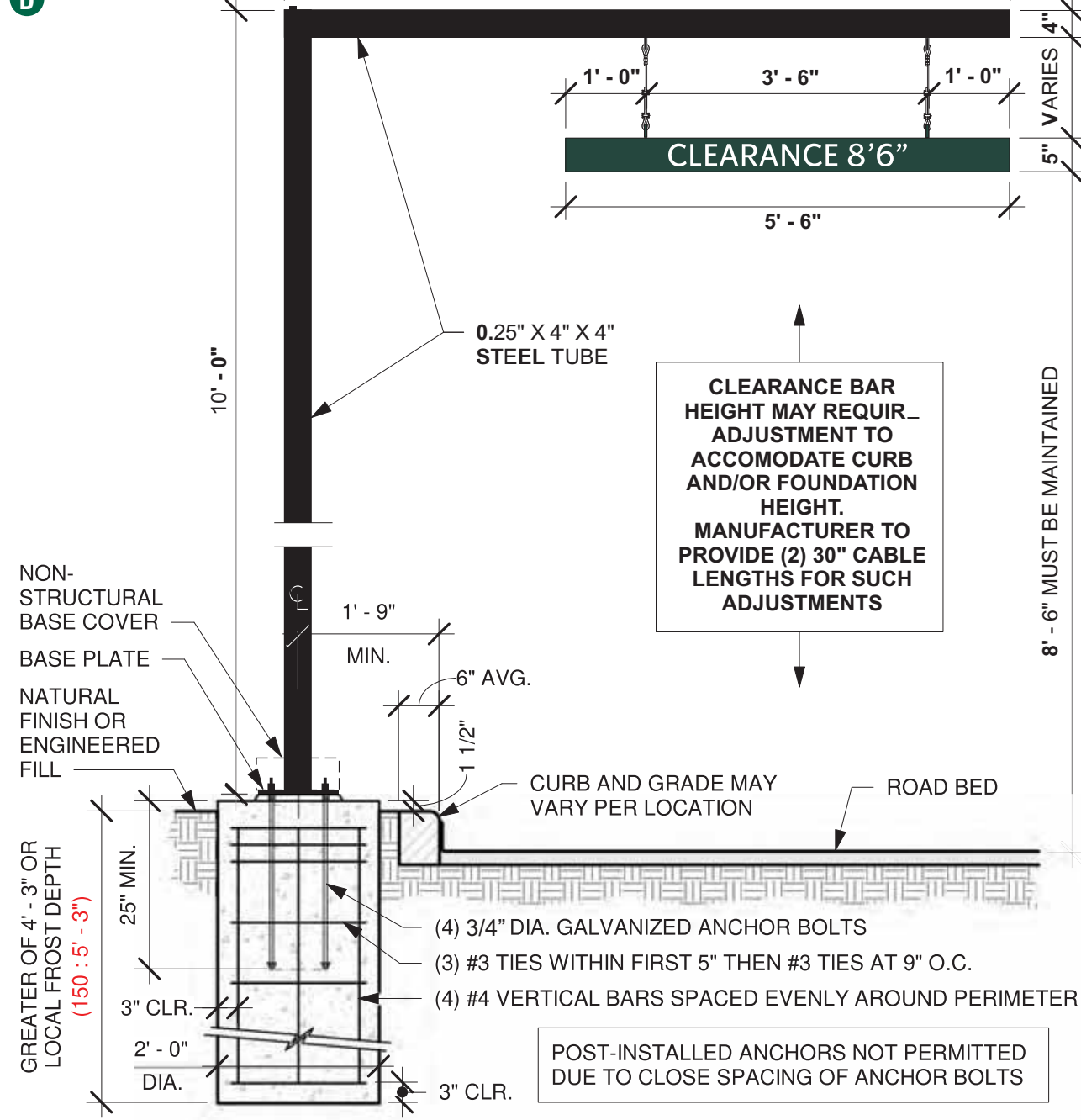
- Painted Pantone #560 (satin finish)
- Painted Pantone 419 Black (RAL 7021M) (satin finish)
- Clear Acrylic (push thru)
- 3M 3630-126 Dark Emerald Green Translucent Vinyl (first surface)
- 3M White Translucent Vinyl (first surface)
- 3M Diffuser Film (second surface)

REVOLUTION CLEARANCE BAR

SBC-S22544-SHB-C-10

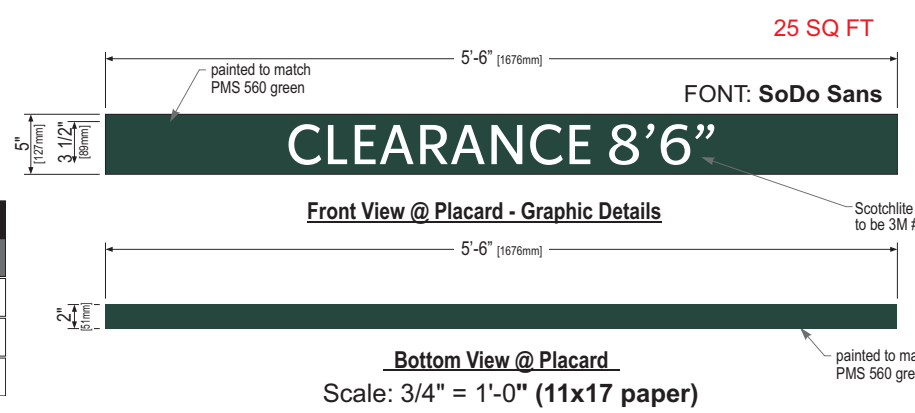
Qty. 1

D



ASSUMED CONDITIONS DESIGN LOADS	
<ul style="list-style-type: none"> 115 MPH wind load (150 MPH Wind Load) Category II, Exposure C Est. Combined Weight of Canopy & DOS: 993 Lbs. Concrete Strength: MN 3000 PSI @ 28 Days 2012 International Building Code, ASCE 7-10 Vertical Soil Bearing Pressure: 2000 PSF 	
Rotate Footing Bolt pattern Relative To Drive Lane Per Site Plan & Signage Configuration Details.	
Route Conduit Per Electrical Site Plan Provide 3" Stub-Up	GC Responsible For Foundations & Footings On All Menu Boards & Drive-Thru Elements. Signage Vendor To Supply Templates & Install Menu Boards Only.

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 560 C	NA
	PSB 6865/ SATIN BLACK	3M 3630-22
	REFL. WHITE	3M 680-10



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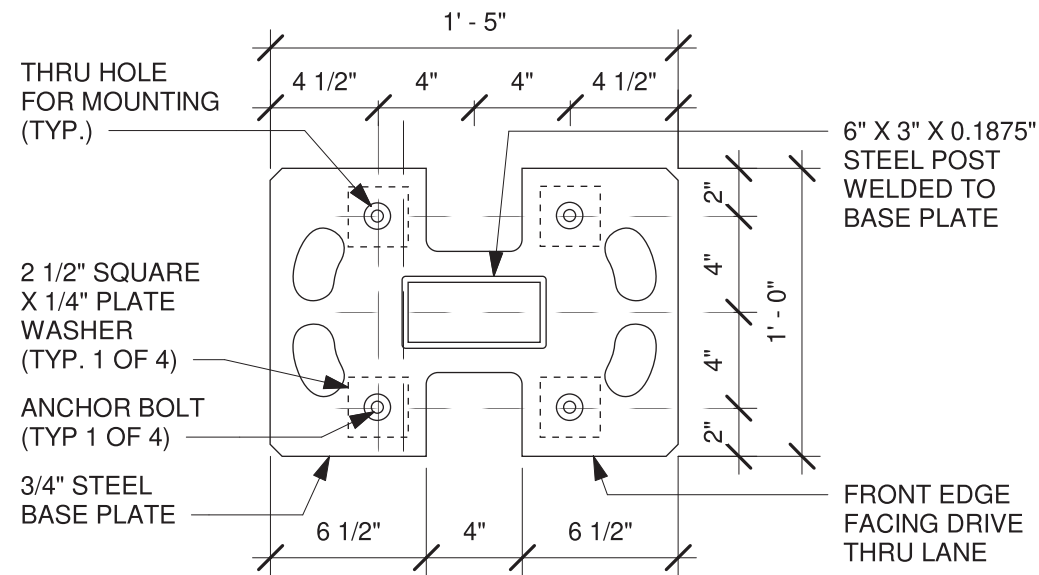
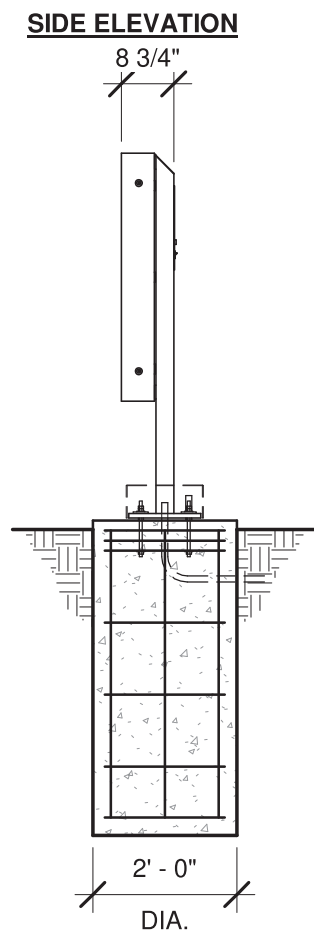
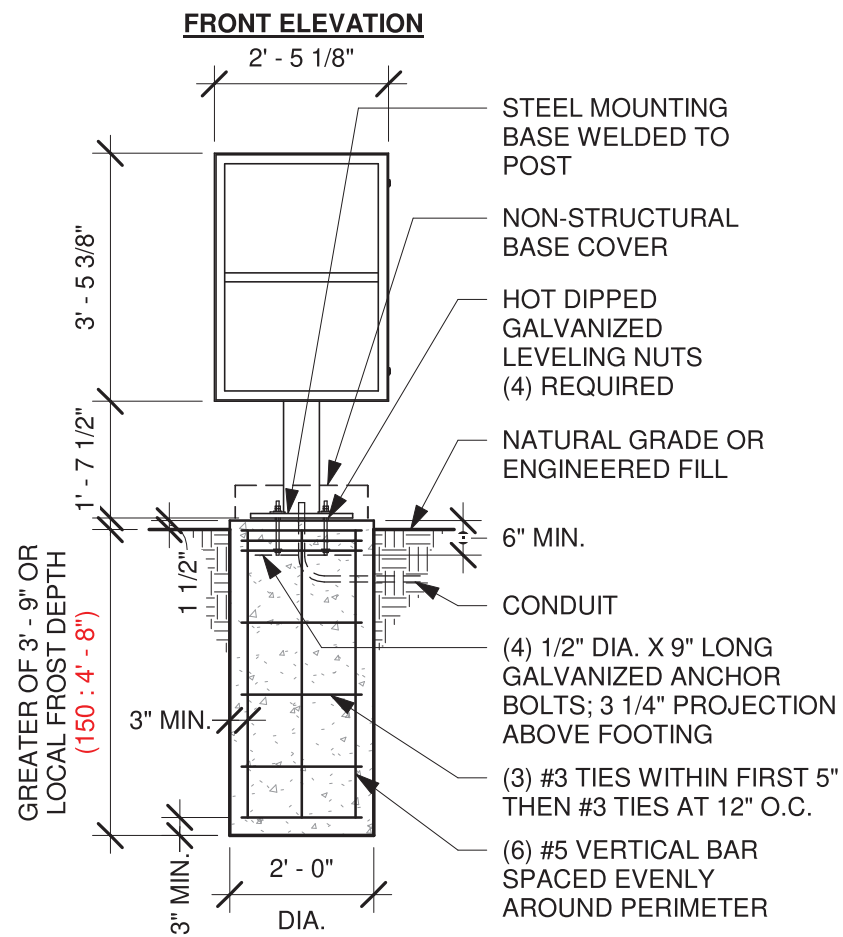
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UL Underwriters Laboratories Inc. **UL**
 DRY DAMP WET

PRE-MENU BOARD - INSTALL ONLY

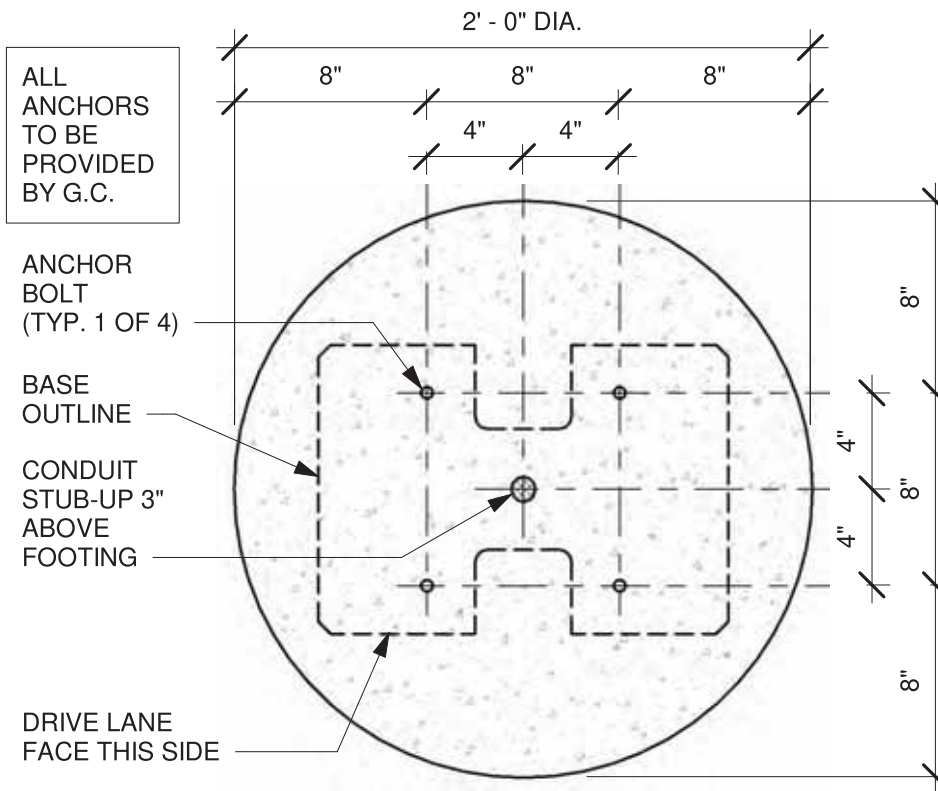
Qty. 1

E



BASE PLATE

scale: 1 1/2\"/>



BOLT PATTERN (TOP VIEW)

Scale: 1 1/2\"/>

DT PRE-MENU GROUND FOOTING

Scale: 3/8\"/>



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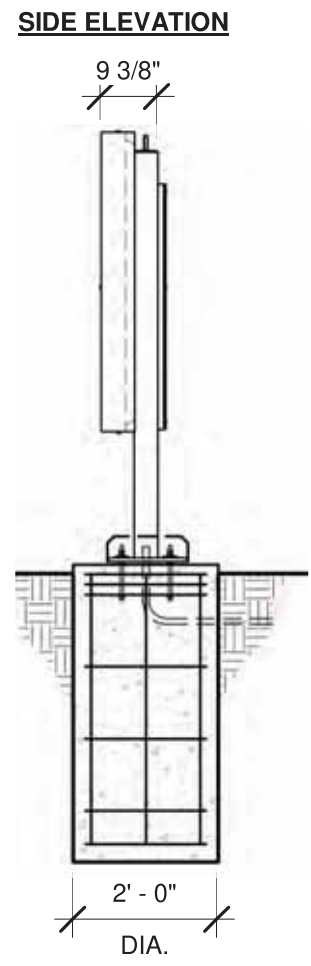
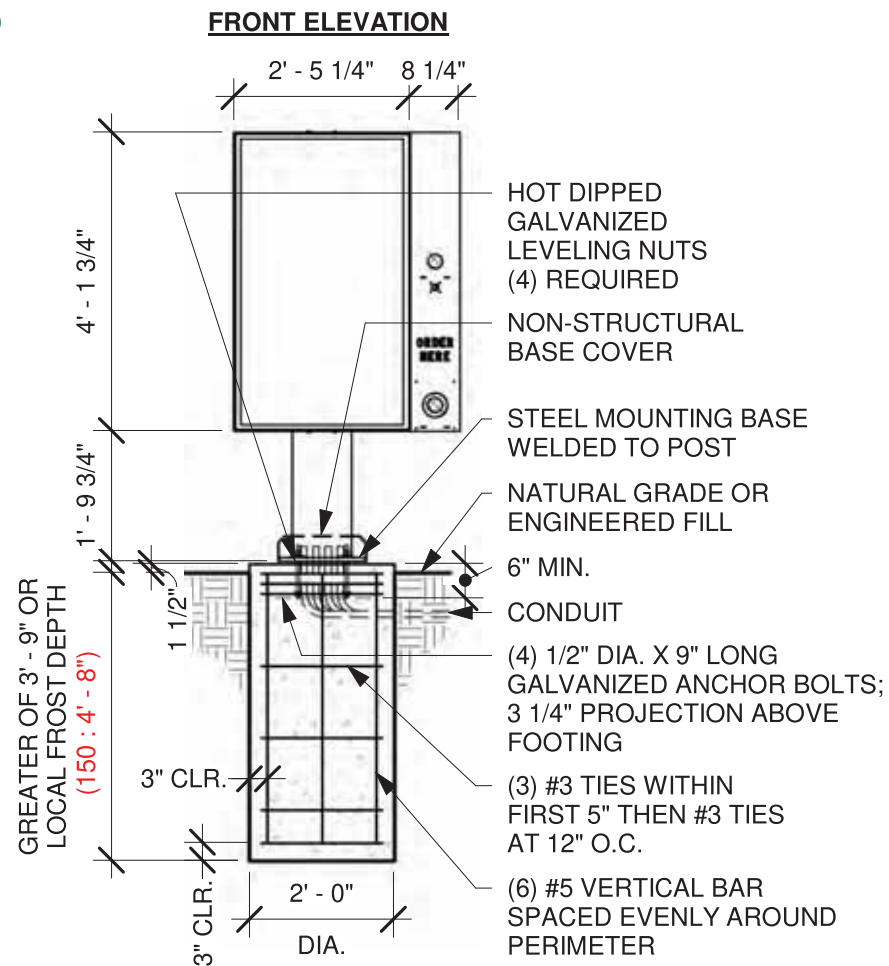
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DOS - INSTALL ONLY Note: - All steel shall be galvanized

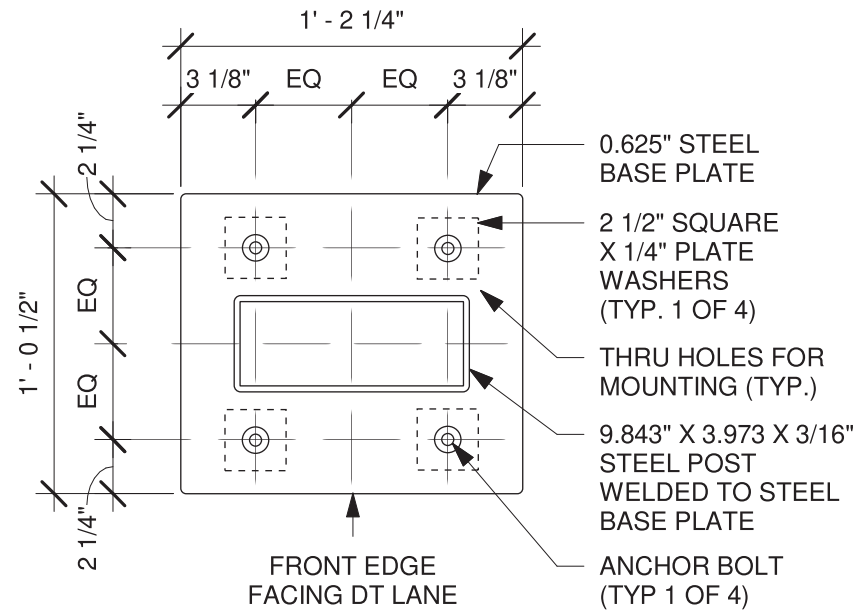
Qty. 1

F



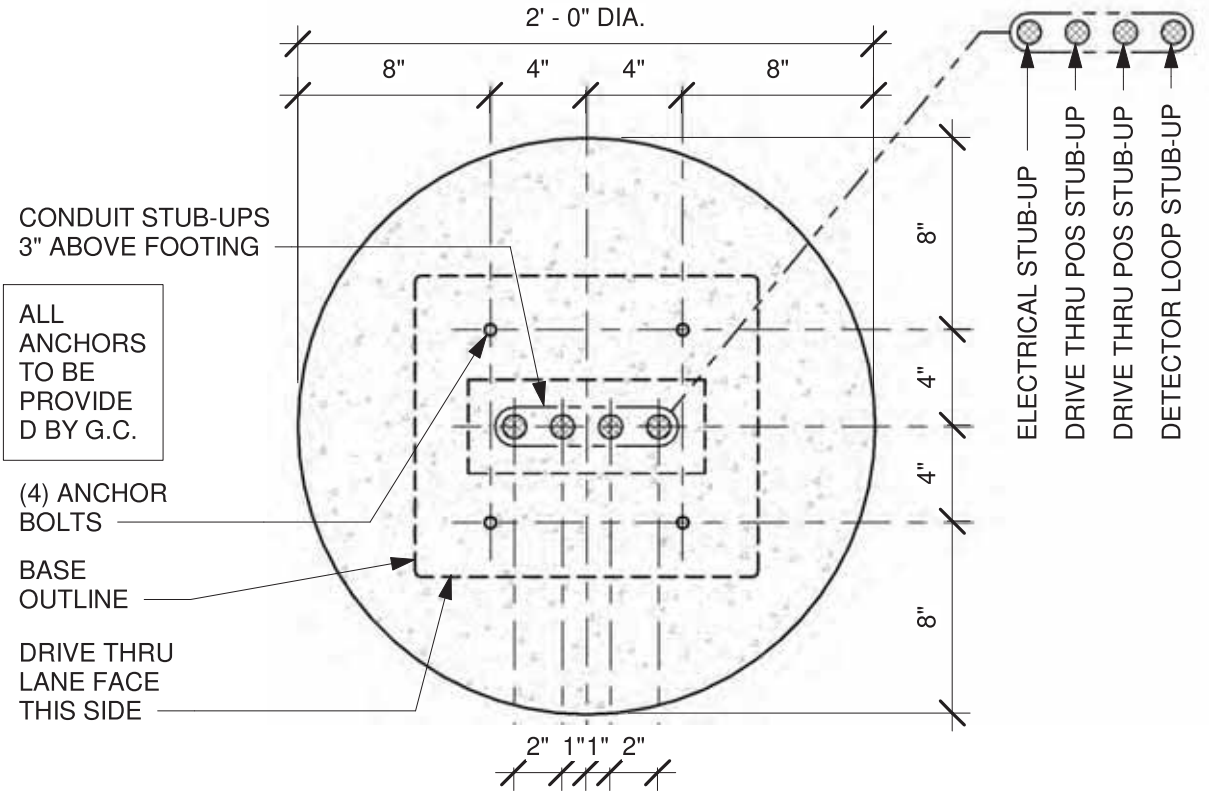
DT DIGITAL ORDER SCREEN POST GROUND FOOTING

Scale: 3/8" = 1'-0"



BASE PLATE

Scale: 1 1/2" = 1'-0"



BOLT PATTERN (TOP VIEW)

Scale: 1 1/2" = 1'-0"

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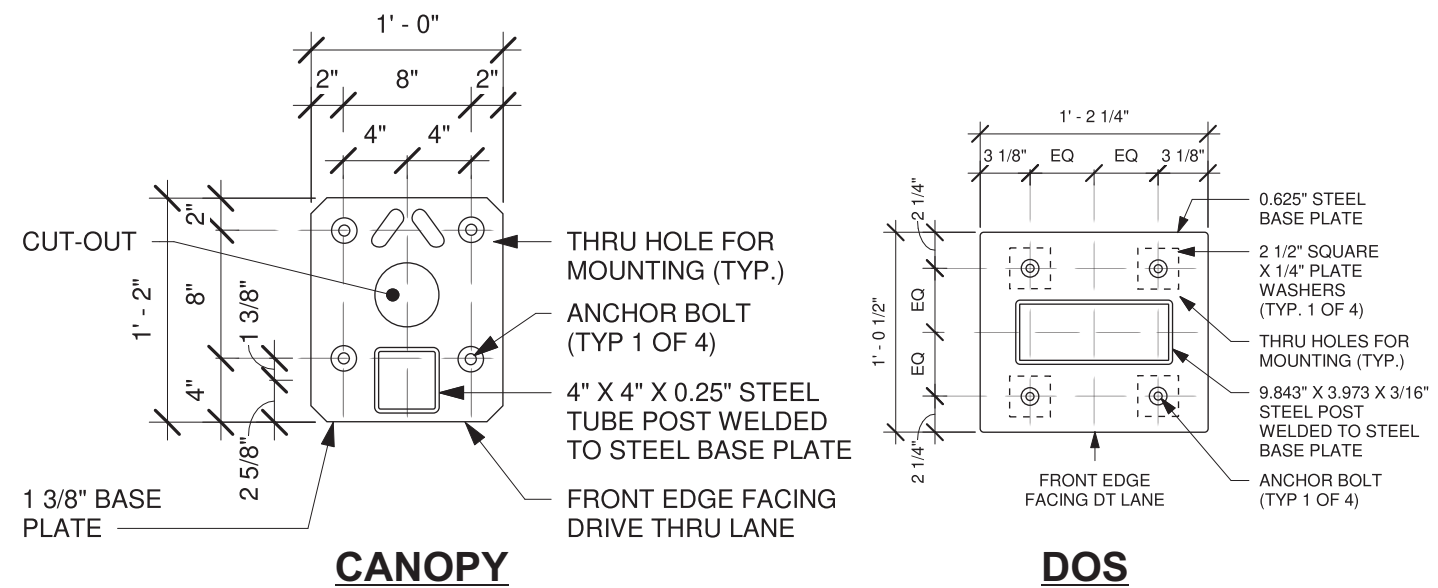
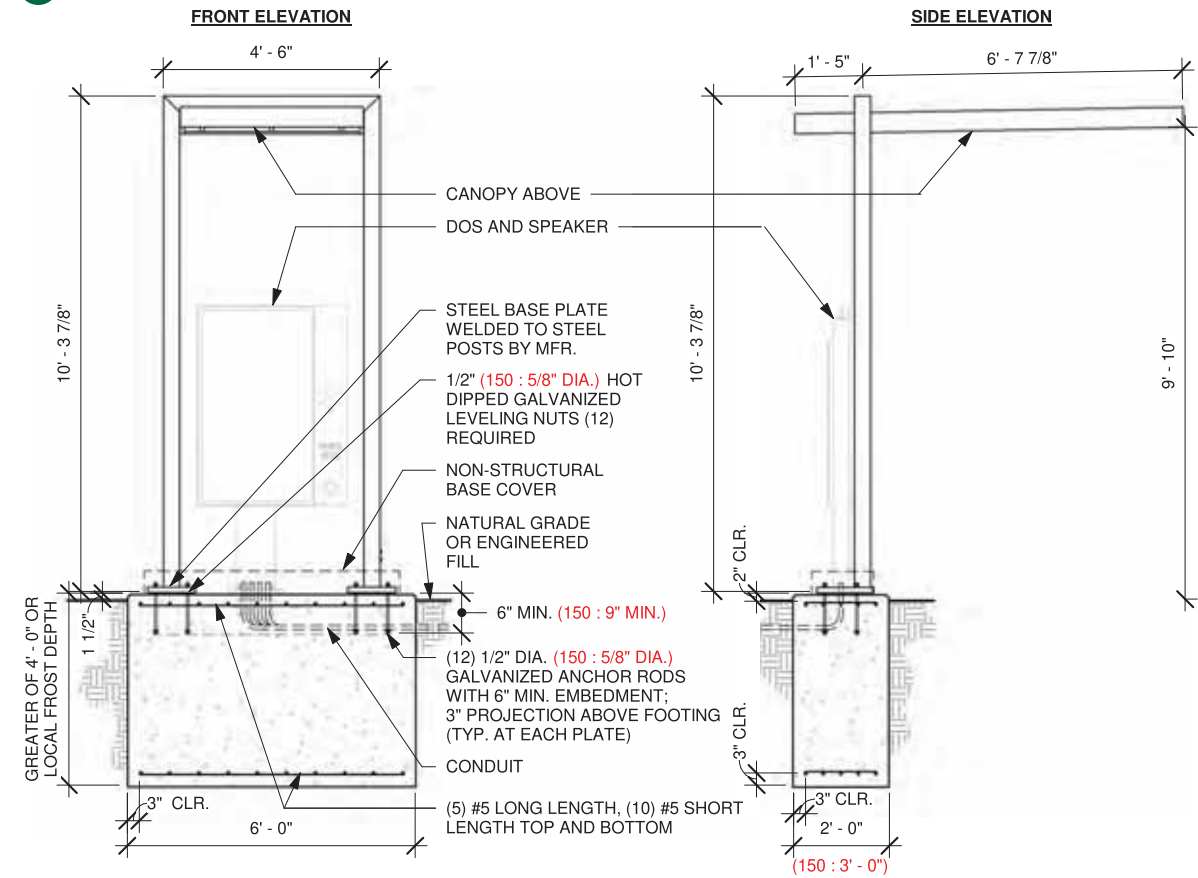
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



CANOPY - INSTALL ONLY

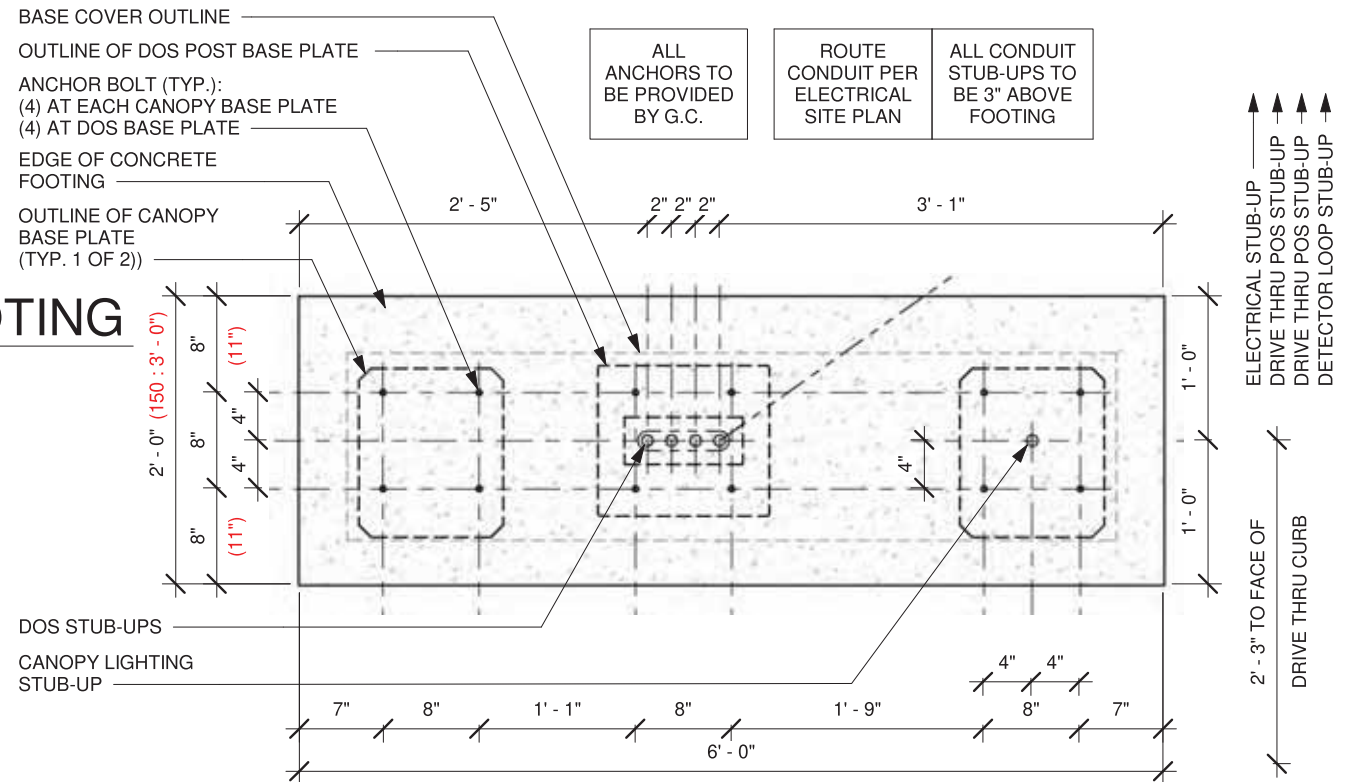
Qty. 1

F



BASE PLATE

Scale: 1" = 1'-0"



BOLT PATTERN (TOP VIEW)

scale: 3/4" = 1'

DT DIGITAL ORDER SCREEN CANOPY GROUND FOOTING

scale: 1/4" = 1'



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QID 23-68769

JOB NAME

Starbucks 77664

LOCATION

Algonquin & Lakewood
Lake In The Hills, IL 60156

CUSTOMER CONTACT

SALESMAN / PM

Tim Black

DESIGNER

Laura DeVries

DWG. DATE

11-27-23

REV. DATE / REVISION

12-18-23

12-26-23

2-05-24

SCALE

As Noted

FILE

2023/Starbucks/Locations/
Lake In the Hills IL/23-68769/
SB Lake In the Hills IL 23-68769

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

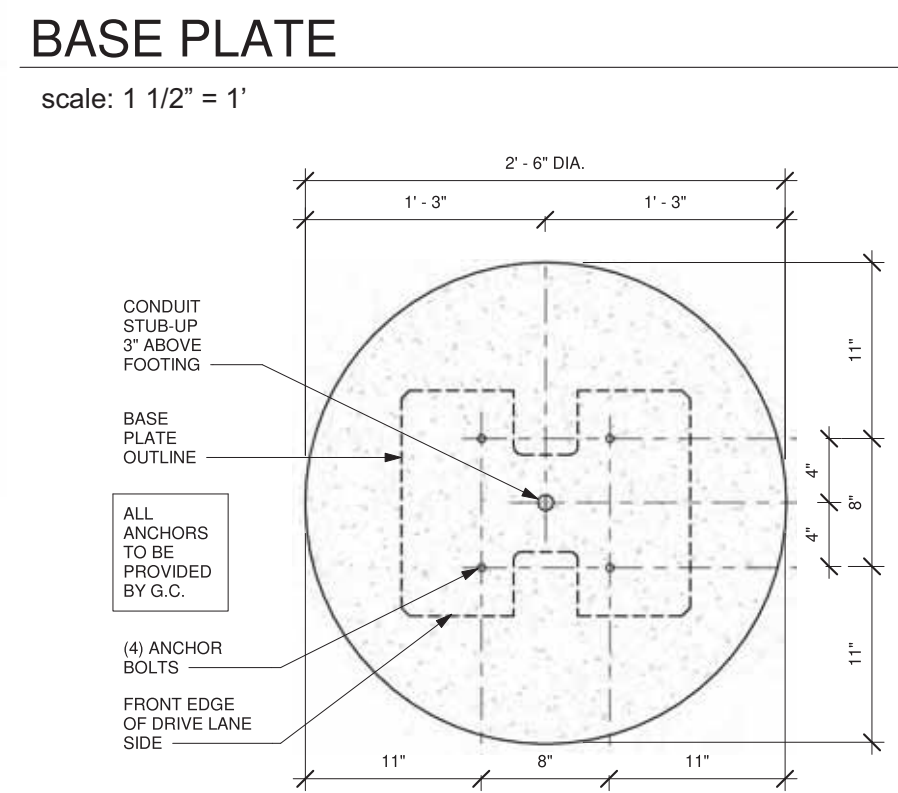
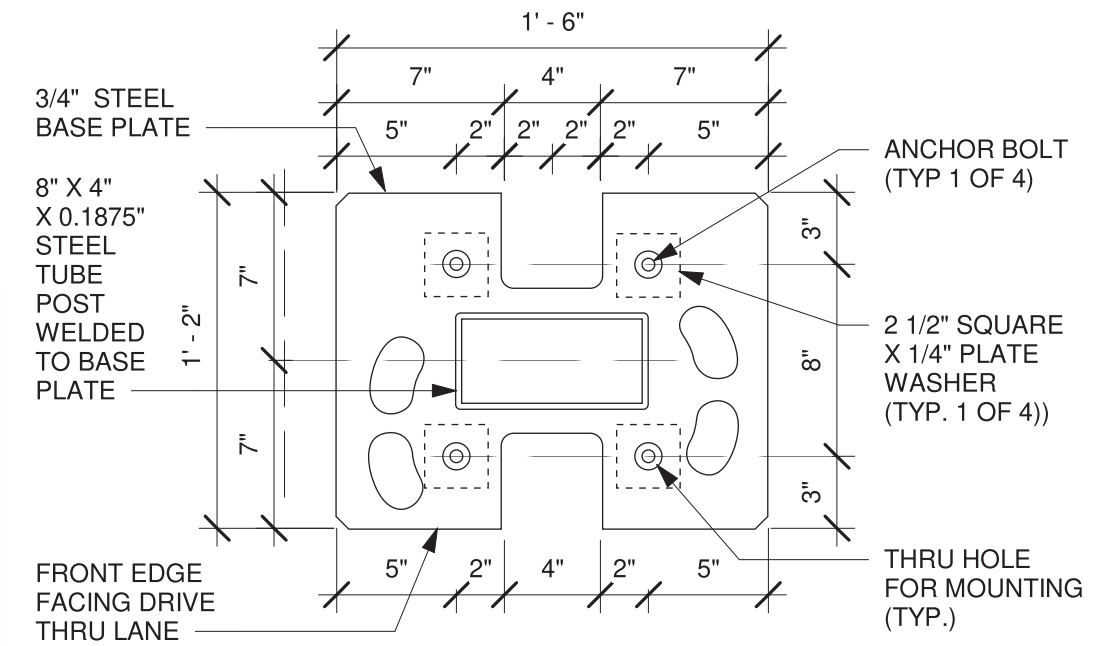
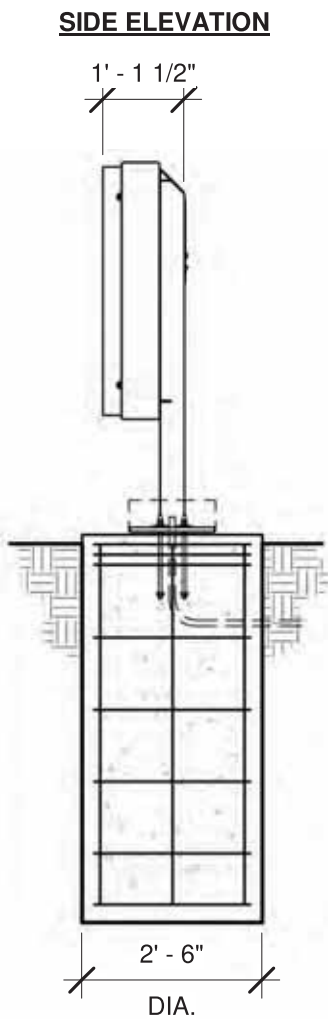
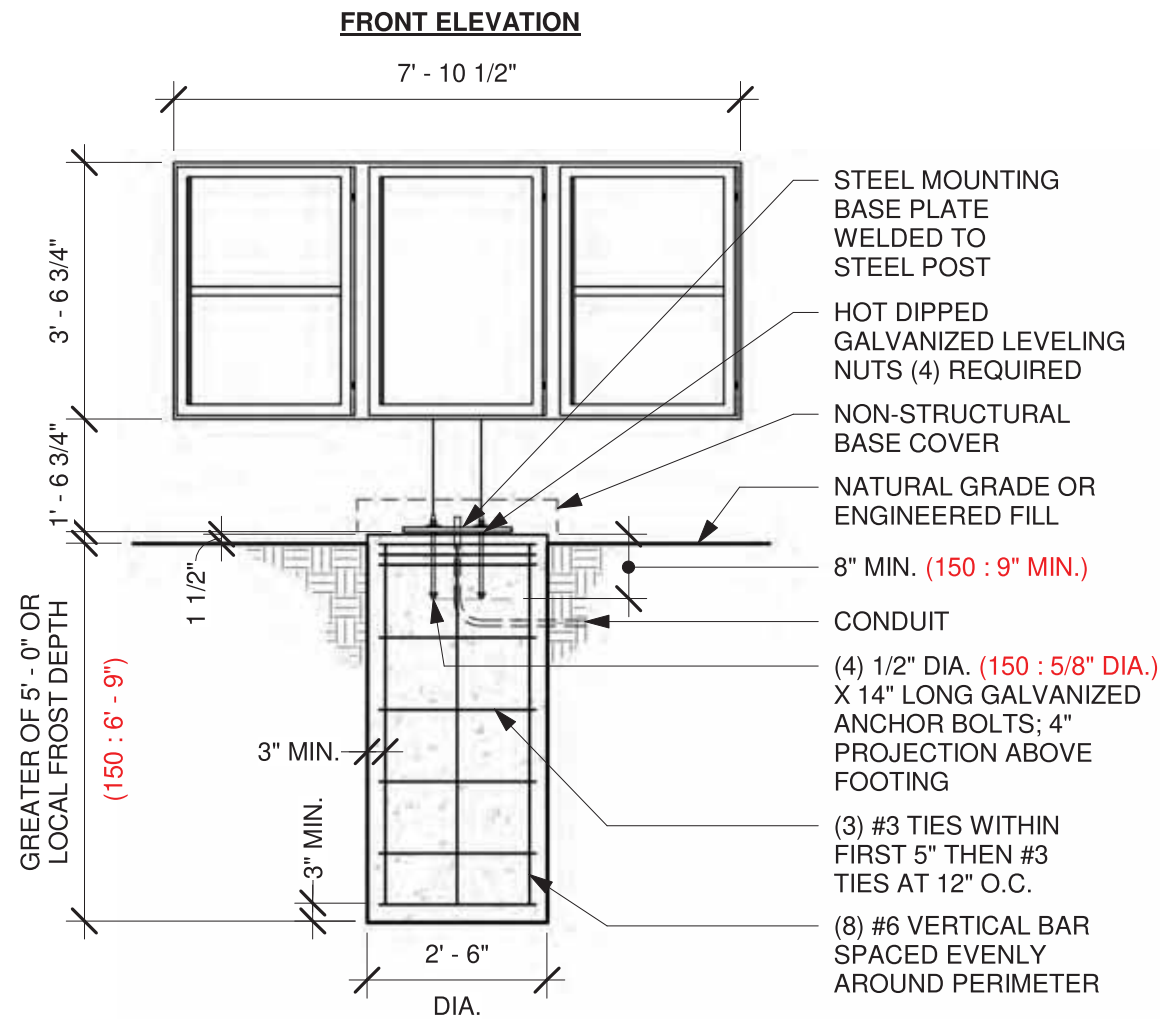
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



MENU BOARD - INSTALL ONLY Note: - All steel shall be A36 Galvanized or A304 Stainless Steel

Qty. 1

G



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QID 23-68769	
JOB NAME	
Starbucks 77664	
LOCATION	
Algonquin & Lakewood Lake In The Hills, IL 60156	
CUSTOMER CONTACT	
SALESMAN / PM	
Tim Black	
DESIGNER	
Laura DeVries	
DWG. DATE	
11-27-23	
REV. DATE / REVISION	
12-18-23	
12-26-23	
2-05-24	
SCALE	
As Noted	
FILE	
2023/Starbucks/Locations/ Lake In the Hills IL/23-68769/ SB Lake In the Hills IL 23-68769	

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



18" x 12" PARKING SIGN

SBC-PK-1812-UC-54

Qty. 2

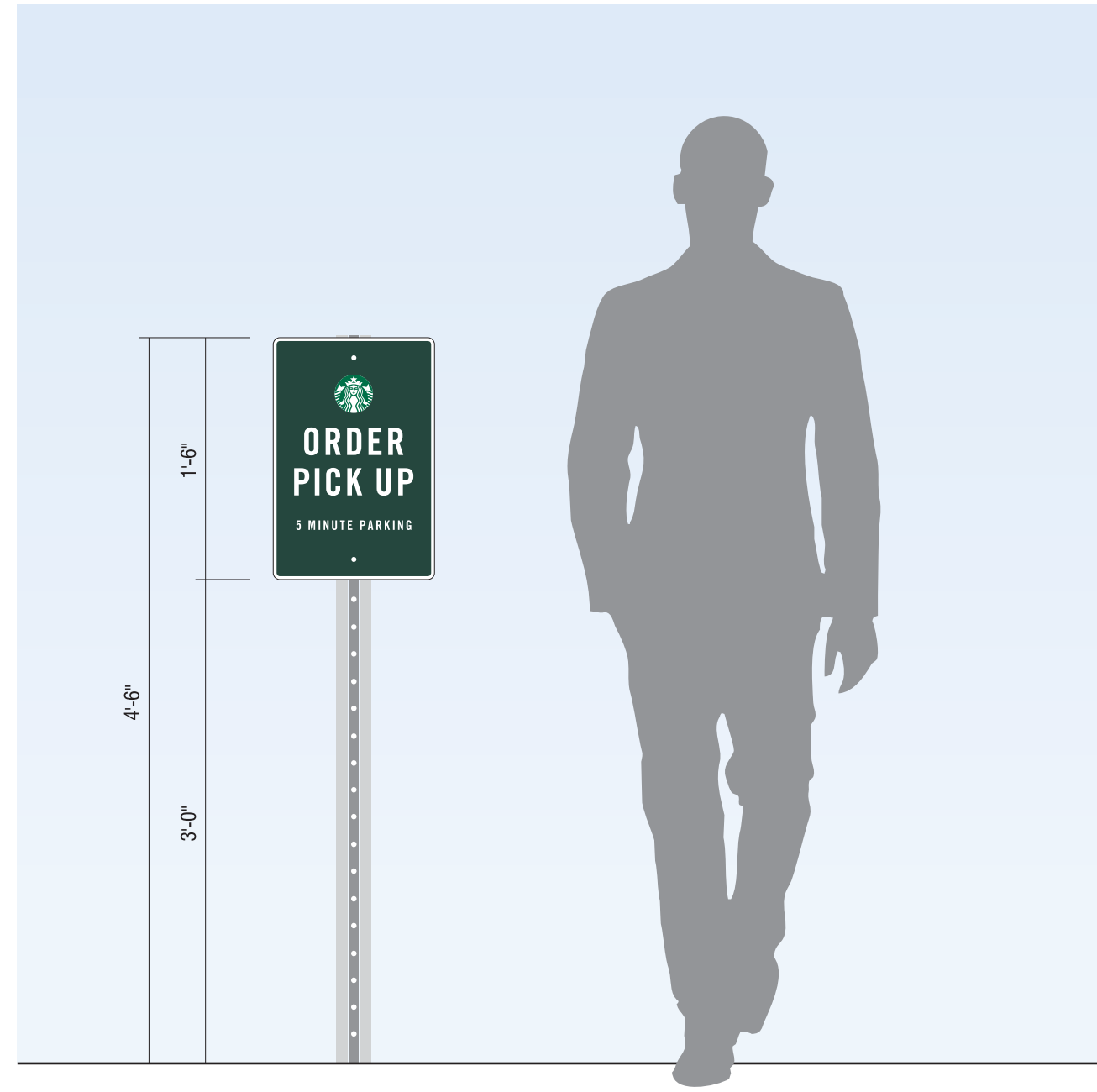
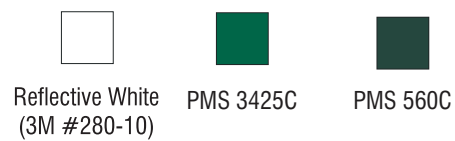
H



1 Front View
SCALE: 3" = 1'-0"

SPECIFICATIONS

- A. .090" ALUMINUM PARKING SIGN TO BE PAINTED TO PMS 560c
- B. FACE TO HAVE APPLIED DIGITALLY PRINTED VINYL GRAPHICS ON WHITE REFLECTIVE VINYL w/5/16" WHITE REFLECTIVE BORDER.
- C. SIGN PANEL TO BE FASTENED TO U-CHANNEL POST W/ 5/16"x2" BOLTS (QTY. 2)
- D. SIGN POST TO BE U-CHANNEL (6' TALL, 2 1/4" WIDE)



2 Typical Elevation
SCALE: 1" = 1'-0"

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QID 23-68769

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Tim Black

DESIGNER

Laura DeVries

DWG. DATE

11-27-23

REV. DATE / REVISION

12-18-23

12-26-23

2-05-24

SCALE

As Noted

FILE

2023/Starbucks/Locations/
Lake In the Hills IL/23-68769/
SB Lake In the Hills IL 23-68769

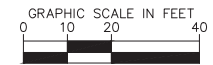
DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



Drawing name: K:\CH_LDE\268598000_Eview\Shw_Lake in The Hills_L2_Photometrics Plan.dwg PH1.0 Feb 02, 2024 3:01pm by: davisemmett
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No.	REVISIONS	DATE	BY
1	VILLAGE REVIEW COMMENTS	02/02/24	JPM
2	VILLAGE SITE PLAN SUBMITTAL	12/22/23	JPM

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CHICAGO, IL 60604-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: CMD
DRAWN BY: CMD
CHECKED BY: RW

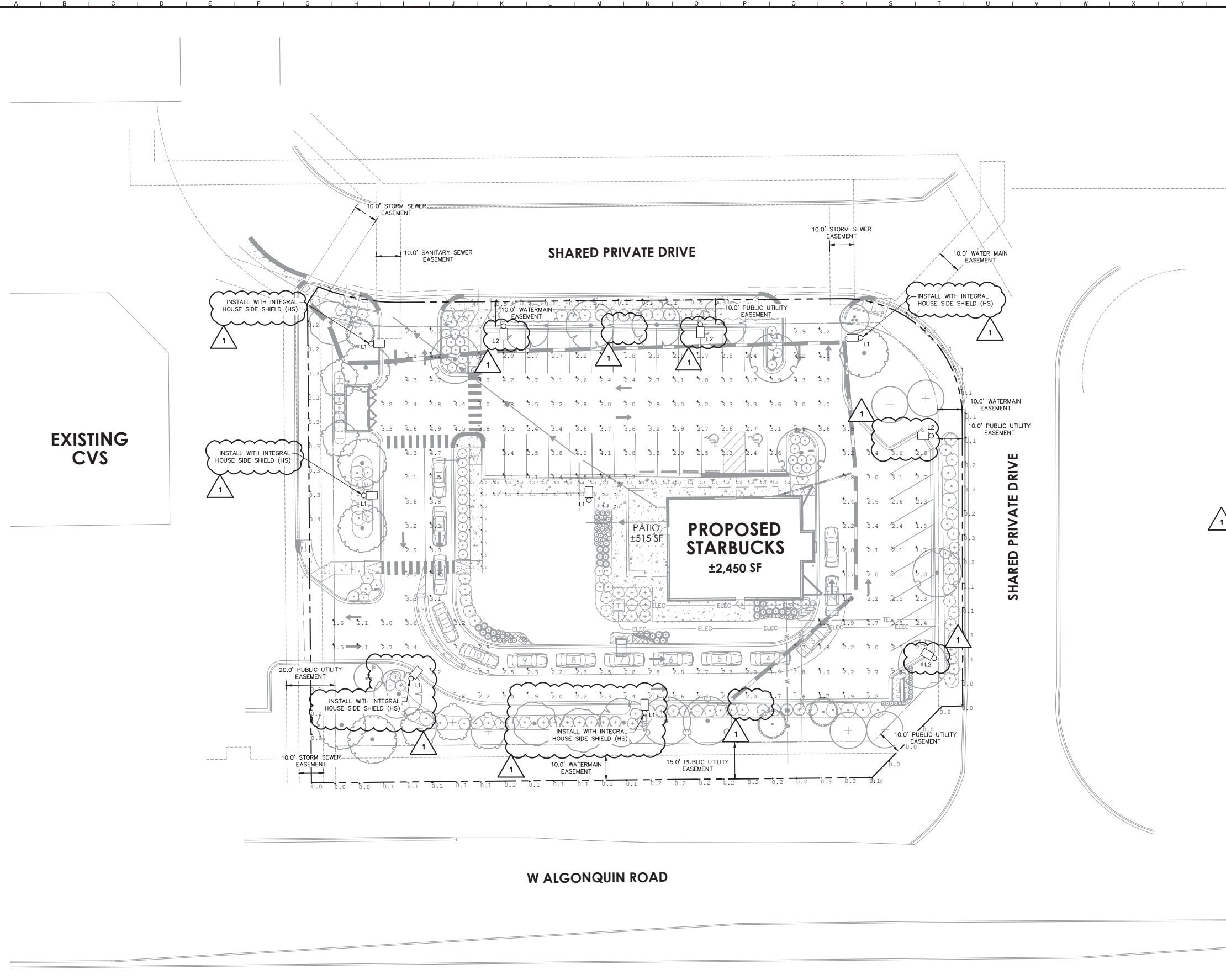
EVOLVE COMMERCIAL REAL ESTATE

PHOTOMETRICS PLAN

STARBUCKS
4501 ALGONQUIN RD
LAKE IN THE HILLS, IL 60156

ORIGINAL ISSUE:
12/22/23
KHA PROJECT NO.
268598000

SHEET NUMBER
PH1.0

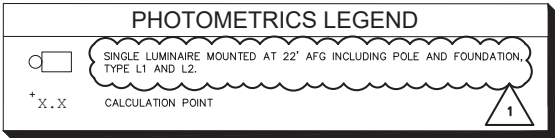


CALC TYPE	CALC REQUIREMENT	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	STARBUCKS	-	-	1.5	-	-
SIDEWALK	STARBUCKS	-	-	1.5	-	-
*NON-RESIDENTIAL PROPERTY LINE	LITH	-	0.5	-	-	-

TARGET ILLUMINANCE LEVELS BASED ON THE STARBUCKS REQUIRED LIGHTING LEVELS AND THE LAKE IN THE HILLS (LITH) SECTION 18.4-3.0.3.b ZONING CODE. THE MORE STRINGENT OF THE TWO SHALL BE OBSERVED.

CALC TYPE	CALC REQUIREMENT	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	STARBUCKS	2.94	4.9	1.5	1.96	3.27
PARKING LOT ADJACENT SIDEWALK	STARBUCKS	2.63	4.3	1.5	1.75	2.87
*NON-RESIDENTIAL PROPERTY LINE	LITH	0.16	0.5	0.0	-	-

CALCULATIONS AT DRIVE AISLE ENTRANCES ARE REMOVED FROM PROPERTY LINE CALCULATIONS AS CONSISTENT ILLUMINANCE LEVELS AT ENTRANCES ARE REQUIRED FOR PEDESTRIAN AND VEHICULAR SAFETY.

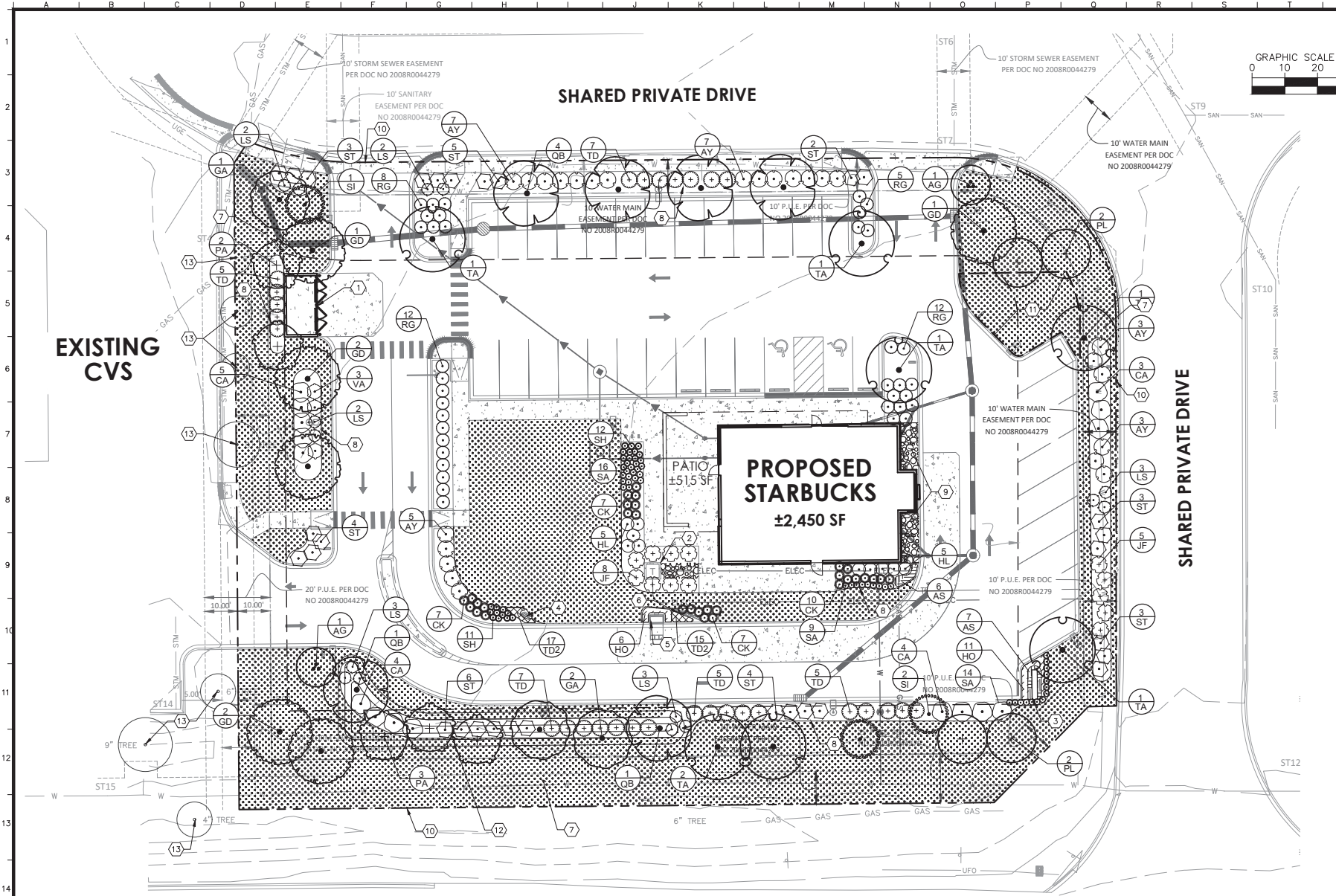


- | |
|---|
| 1. ALL PHOTOMETRIC VALUES SHOWN ON SITE PLAN IN TABLES ARE IN FOOTCANDLES (FC). 1 FC = 10.76 LUX. |
| 2. CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES. |
| 3. ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS EXHIBIT WILL DISCOUNT THE VALIDITY OF THE CALCULATIONS. |
| 4. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING. |
| 5. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL BUILDING MOUNTED FIXTURES. REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR SPECIFICATIONS AND LOCATIONS OF BUILDING MOUNTED FIXTURES. |
| 6. CONTRACTOR TO FIELD COORDINATE EXACT LOCATION OF POLES WITH UNDERGROUND UTILITY AND OTHER OBSTRUCTIONS. |
| 7. CONTRACTOR SHALL CONFIRM POLE AND FIXTURE FINISHES WITH OWNER AND ARCHITECT PRIOR TO PURCHASE. ALL PROPOSED LUMINAIRE STYLES, COLORS AND MOUNTING TYPES SHALL BE SUBMITTED AND APPROVED BY ARCHITECT. |
| 8. ALL LUMINAIRE SYMBOLS ARE DIAGRAMMATIC ONLY. EXACT LOCATION AND SETBACKS SHALL BE FIELD COORDINATED. |
| 9. FINAL ELECTRICAL DESIGN AND POLE FOUNDATION DETAILS BY OTHERS. LUMINAIRE CONTROL PROVISIONS SHALL BE INCLUDED AND FINALIZED BY DESIGN ENGINEER. CONTRACTOR SHALL ORDER ALL ACCESSORIES REQUIRED FOR CONTROL, MOUNTING AND DECORATION TO MEET THE INTENT OF THE DESIGN. |
| 10. CALCULATIONS BASED ON 3000K CCT. CONFIRM EXACT CCT WITH ARCHITECT AND OWNER PRIOR TO PURCHASE. |
| 11. IT IS ASSUMED THAT SIGNAGE LIGHTING, LANDSCAPE LIGHTING AND BUILDING MOUNTED LIGHTING IS PROVIDED BY OTHERS. |
| 12. IT IS ASSUMED THAT BUILDING MOUNTED LIGHTING WILL PROVIDE ADEQUATE LIGHTING TO ILLUMINATE BUILDING ENTRIES, EXITS, PATIOS AND NON-PARKING LOT ADJACENT SIDEWALKS. |
| 13. LIGHTING DESIGN BASED ON STARBUCKS STANDARDS AND THE VILLAGE OF LAKE IN THE HILLS SECTION 18.4-3 ZONING CODE. THE MORE STRINGENT OF THE TWO REQUIREMENTS ARE OBSERVED. |

SYMBOL	TAG	DESCRIPTION	MODEL NUMBER	LLF	CRI	MOUNTING STYLE	LAMPS	VOLTAGE	WATTS/FIXTURE	LUMENS/FIXTURE	COLOR	MOUNTING HEIGHT	NOTES
	L1	LITHONIA LIGHTING DSXO SERIES - POLE MOUNTED SINGLE TYPE 2 LUMINAIRE (WITH HOUSE SHIELD WHERE IDENTIFIED ON PLANS)	DSXO-LED-P6-30K-80CRI-T2M-MVOLT-SPA	0.9	80	POLE MOUNT	LED	MVOLT	137	14,140	3000K*	22FT**	CONFIRM POLE FINISH, LUMINAIRE FINISH AND OUTPUT TEMPERATURE WITH ARCHITECT PRIOR TO PURCHASE. REFER TO ELECTRICAL PLANS FOR LIGHTING CONTROLS. CONTRACTOR SHALL ORDER ACCESSORIES TO MEET THE INTENT OF THE DESIGN. INSTALL WITH HOUSE SIDE SHIELD (HS) WHERE IDENTIFIED ON PLANS.
	L2	LITHONIA LIGHTING DSXO SERIES - POLE MOUNTED SINGLE TYPE 4 BACK LIGHT CONTROL LUMINAIRE	DSXO-LED-P6-30K-80CRI-BLC4-MVOLT-SPA	0.9	80	POLE MOUNT	LED	MVOLT	137	10,746	3000K*	22FT**	CONFIRM POLE FINISH, LUMINAIRE FINISH AND OUTPUT TEMPERATURE WITH ARCHITECT PRIOR TO PURCHASE. REFER TO ELECTRICAL PLANS FOR LIGHTING CONTROLS. CONTRACTOR SHALL ORDER ACCESSORIES TO MEET THE INTENT OF THE DESIGN.

*FIXTURES MODELED AT 3000K. CONTRACTOR SHALL CONFIRM COLOR TEMPERATURE WITH ARCHITECT AND OWNER PRIOR TO PURCHASE TO BEST COORDINATE WITH BUILDING MOUNTED FIXTURE COLOR TEMPERATURES.
**MOUNTED ON LITHONIA SSS POLE. MOUNTING HEIGHT INCLUDES FOUNDATION AND POLE HEIGHT. STRUCTURAL FOUNDATION BY OTHERS.

Drawing name: K:\CH_LDEV\268598000_Evolve-Shw-Lake in the Hills_IL_V2_Design\CAD\Drawings\L1.0 - LANDSCAPE PLAN.dwg
 L1.0 LANDSCAPE PLAN - Feb 05, 2024 3:39pm
 by: hsp@ltdk
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LANDSCAPE KEYNOTES

- 1 MASONRY TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 2 TRANSFORMER PAD (FOR REFERENCE ONLY)
- 3 PROPOSED PYLON SIGN (BY OTHERS)
- 4 PRE MENU BOARD FOOTING & CONDUIT (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 5 ORDER POINT CANOPY W/ DIGITAL ORDER SCREEN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 6 5 PANEL MENU BOARD, FOOTING & CONDUIT (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 7 TURF SOD TO LIMITS OF DISTURBANCE, TYP.
- 8 METAL BED EDGER, TYP.
- 9 RIVER ROCK COBBLE, 4" DEPTH WITH 100% COMPLETE COVERAGE, TYP.
- 10 PROPERTY LINE, TYP.
- 11 SNOW STORAGE AREA
- 12 3:1 LANDSCAPE SCREENING BERM
- 13 EXISTING TREE TO REMAIN, PROTECT IN PLACE.

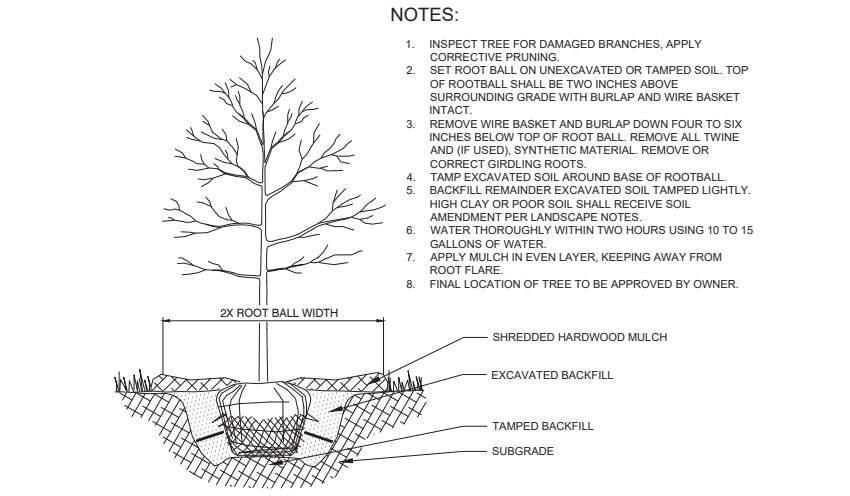
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CANOPY TREES						
	GA	3	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B & B	2" CAL. MIN.	7' HT. MIN.
	GD	6	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2" CAL. MIN.	7' HT. MIN.
	OB	6	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3" CAL. MIN.	7' HT. MIN.
	TA	7	TILIA AMERICANA / AMERICAN LINDEN	B & B	3" CAL. MIN.	7' HT. MIN.
EVERGREEN TREES						
	PA	5	PICEA ABIES / NORWAY SPRUCE	B & B	-	7' HT. MIN.
	PL	4	PINUS FLEXILIS / LIMBER PINE	B & B	-	7' HT. MIN.
ORNAMENTAL TREES						
	AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	MULTISTEM	8' HT. MIN.
	SI	3	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	1.5" CAL. MIN.	
SYMBOL CODE QTY BOTANICAL / COMMON NAME SPACING SIZE						
EVERGREEN SHRUBS						
	JF	13	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	SEE PLAN		30" HT. MIN.
	JH	17	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	SEE PLAN		18" HT. MIN.
	TD	29	TAXUS X MEDIA / ANGLO-JAPANESE YEW	SEE PLAN		30" HT. MIN.
LARGE DECIDUOUS SHRUBS						
	AM	25	ARONIA MELANOCARPA / BLACK CHOKEBERRY	SEE PLAN		36" HT. MIN.
	HV	16	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	SEE PLAN		36" HT. MIN.
	VA	5	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN® ARROWWOOD VIBURNUM	SEE PLAN		36" HT. MIN.
MEDIUM DECIDUOUS SHRUB						
	FS	10	FORSYTHIA X 'SUNRISE' / SUNRISE FORSYTHIA	SEE PLAN		24" HT. MIN.
	RG	37	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	SEE PLAN		18" HT. MIN.
	SG	32	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	SEE PLAN		24" HT. MIN.
ORNAMENTAL GRASSES						
	CK	31	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.		SEE PLAN
	DP	39	DESCHAMPSIA CESPOSITA 'PIXIE FOUNTAIN' / PIXIE FOUNTAIN TUFTED HAIR GRASS	1 GAL.		SEE PLAN
	SH	23	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL.		SEE PLAN
SHRUB AREAS						
	AS	22	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	1 GAL.		18" O.C.
	HO	30	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.		18" O.C.
	TD2	32	THYMUS X 'DOONE VALLEY' / DOONE VALLEY THYME	1 GAL.		12" O.C.
SYMBOL CODE BOTANICAL / COMMON NAME						
GROUND COVERS						
	RI		RIVER ROCK MULCH / RIVER ROCK			
	TS2		TURF SOD / DROUGHT TOLERANT FESCUE BLEND			

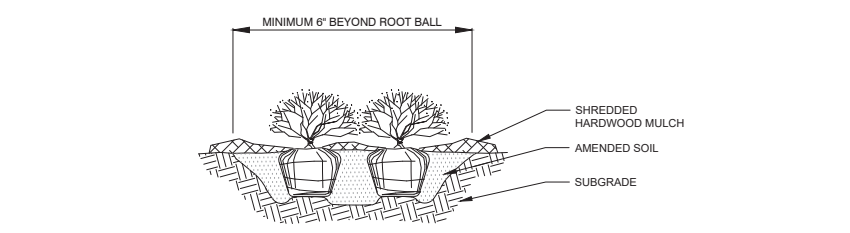
LAKE IN THE HILLS, IL - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
SECTION 26.4 PERIMETER LANDSCAPING		
LANDSCAPING SHALL BE INSTALLED ALONG THE PERIMETER LOTS, CONSISTENT WITH STANDARDS FOR YARD WIDTH AND TYPE OF INTENSITY PLANTING IDENTIFIED BELOW BUSINESS ZONING REQ. PER 100 L.F. OF MINOR STREET FRONTAGE: 10' WIDE PLANTED YARD 2 OVERSTORY TREES 1 UNDERSTORY TREE OR 1 EVERGREEN TREE 9 LG SHRUBS & 6 MED SHRUBS, OF WHICH 33% ARE EVERGREEN	FRONTAGE ALONG 'MINOR ROAD' ON NORTH LOT LINE: 232 L.F. 232 L.F. / 100 L.F. = 2.32 2.3 (2 OVERSTORY TREES) = 4.6 OVERSTORY TREES 2.3 (1 UNDERSTORY OR EVERGREEN TREE) = 2.3 TREES 2.3 (9 LG SHRUBS & 6 MED SHRUBS) = 20.7 LG & 13.8 MED SHRUBS	NORTH BUFFER PROPOSED: 10' WIDE CONTAINING: 5 OVERSTORY TREES 2 UNDERSTORY OR EVERGREEN TREES 21 LG SHRUBS 14 MED SHRUBS
LANDSCAPING SHALL BE INSTALLED ALONG THE PERIMETER LOTS, CONSISTENT WITH STANDARDS FOR YARD WIDTH AND TYPE OF INTENSITY PLANTING IDENTIFIED BELOW BUSINESS ZONING REQ. PER 100 L.F. OF MINOR STREET FRONTAGE: 10' WIDE PLANTED YARD 2 OVERSTORY TREES 1 UNDERSTORY TREE OR 1 EVERGREEN TREE 9 LG SHRUBS & 6 MED SHRUBS, OF WHICH 33% ARE EVERGREEN	FRONTAGE ALONG 'MINOR ROAD' ON EAST LOT LINE: 147 L.F. 147 L.F. / 100 L.F. = 1.47 1.5 (2 OVERSTORY TREES) = 3 OVERSTORY TREES 1.5 (1 UNDERSTORY OR EVERGREEN TREE) = 1.5 TREES 1.5 (9 LG SHRUBS & 6 MED SHRUBS) = 13.5 LG & 9 MED SHRUBS	EAST BUFFER PROPOSED: 10' WIDE CONTAINING: 3 OVERSTORY TREES 2 UNDERSTORY OR EVERGREEN TREES 14 LG SHRUBS 9 MED SHRUBS
SECTION 26.4 PERIMETER LANDSCAPING		
LANDSCAPING SHALL BE INSTALLED ALONG THE PERIMETER LOTS, CONSISTENT WITH STANDARDS FOR YARD WIDTH AND TYPE OF INTENSITY PLANTING IDENTIFIED BELOW BUSINESS ZONING REQ. PER 100 L.F. OF ARTERIAL STREET FRONTAGE: 30' WIDE PLANTED YARD 3-5' BERM 3 OVERSTORY TREES 1 UNDERSTORY TREE 2 EVERGREEN TREE 9 LG SHRUBS & 6 MED SHRUBS, OF WHICH 33% ARE EVERGREEN	FRONTAGE ALONG W ALGONQUIN RD: 248 L.F. 248 L.F. / 100 L.F. = 2.48 2.5 (3 OVERSTORY TREES) = 7.5 OVERSTORY TREES 2.5 (2 UNDERSTORY TREES) = 2.5 UNDERSTORY TREES 2.5 (2 EVERGREEN TREE) = 5 EVERGREEN TREES 2.5 (9 LG SHRUBS & 6 MED SHRUBS) = 22.5 LG & 15 MED SHRUBS	SOUTH BUFFER PROPOSED: 30' WIDE CONTAINING: 3.1 SLOPE BERM 8 OVERSTORY TREES 3 UNDERSTORY TREES 5 EVERGREEN TREES 25 LG SHRUBS 16 MED SHRUBS
SECTION 26.4 PERIMETER LANDSCAPING		
LANDSCAPING SHALL BE INSTALLED ALONG THE PERIMETER LOTS, CONSISTENT WITH STANDARDS FOR YARD WIDTH AND TYPE OF INTENSITY PLANTING IDENTIFIED BELOW BUSINESS ZONING REQ. PER 100 L.F. OF SIDE LOT LINE: 10' WIDE PLANTED YARD 2 OVERSTORY TREES 1 UNDERSTORY TREE OR 1 EVERGREEN TREE 9 LG SHRUBS & 3 MED SHRUBS, OF WHICH 33% ARE EVERGREEN	WEST SIDE YARD: 169 L.F. 169 L.F. / 100 L.F. = 1.69 1.7 (2 OVERSTORY TREES) = 3.4 OVERSTORY TREES 1.7 (1 UNDERSTORY OR EVERGREEN TREE) = 1.7 EVERGREEN OR UNDERSTORY TREES 1.7 (9 LG & 3 MED SHRUBS) = 15.3 LG & 5.1 MED SHRUBS	WEST SIDE YARD PROPOSED: 10' WIDE CONTAINING: 3 OVERSTORY TREES 2 UNDERSTORY OR EVERGREEN TREES 15 LG SHRUBS 5 MED SHRUBS
SECTION 26.10 PARKING LOT LANDSCAPING		
A MINIMUM OF ONE TREE SHALL BE PLANTED OR PRESERVED FOR EACH 15 PARKING SPACES, SUCH TREES SHALL BE LOCATED IN LANDSCAPE ISLANDS OR MEDIAN STRIPS.	35 PARKING SPACES PROPOSED ON SITE 35 / 15 = 2.33	3 TREES PROPOSED WITHIN PARKING LOT
SECTION 26.12 LANDSCAPING AROUND SIGNS		
LANDSCAPING SHALL BE INSTALLED AROUND THE BASE OF ALL GROUND SIGNS TO VISUALLY ANCHOR THE SIGN AND HELP IT BLEND INTO THE LANDSCAPE. LANDSCAPING SHALL INCLUDE SHRUBS OR OTHER GROUND COVERS (EXCLUDING TURF) THAT ARE LARGE ENOUGH TO COVER OR SOFTEN THE BASE OF THE SIGN	LANDSCAPE REQUIRED AT MONUMENT SIGN	ALL SIGNAGE ELEMENTS ARE SURROUNDED BY LANDSCAPING PER OUTLINED VEGETATION REQUIREMENTS

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SCALE: AS NOTED	DESIGNED BY: HL	DRAWN BY: HL	CHECKED BY: JCC
EVOLVE COMMERCIAL REAL ESTATE		LANDSCAPE PLAN	
STARBUCKS 4501 ALGONQUIN RD LAKE IN THE HILLS, IL 60156		ORIGINAL ISSUE: 12/22/23 KHA PROJECT NO. 268598000 SHEET NUMBER L1.0	
		VILLAGE REVIEW COMMENTS	02/02/24 JPM
		VILLAGE SITE PLAN SUBMITTAL	12/22/23 JPM
		REVISIONS	DATE
		No.	BY

Drawing name: K:\CH_LDEV\268598000_Eview\Shrub_Lake in The Hills_L1.2 - LANDSCAPE PLAN.DWG L2.0 LANDSCAPE NOTES & DETAILS Feb 05, 2024 3:36pm by HopeLisak
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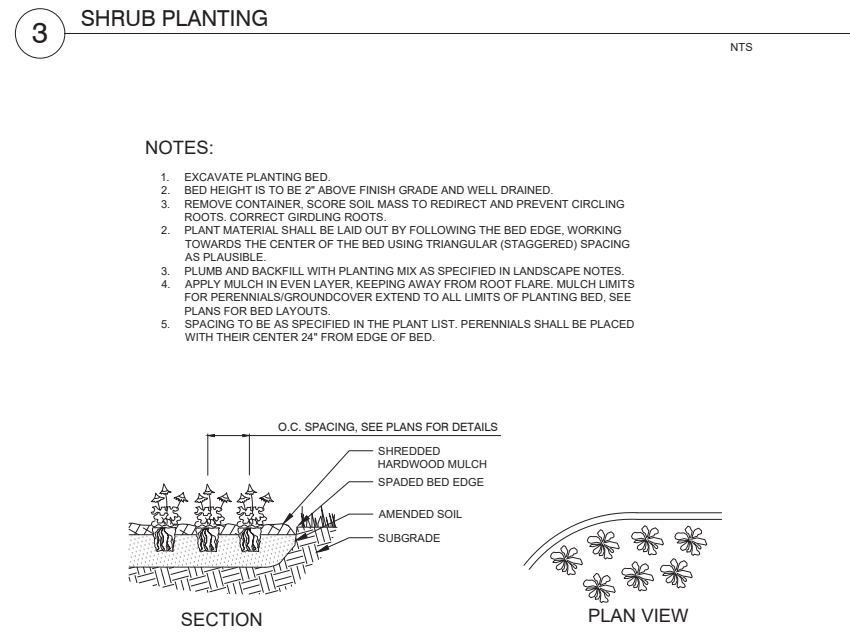
1 TREE PLANTING NTS



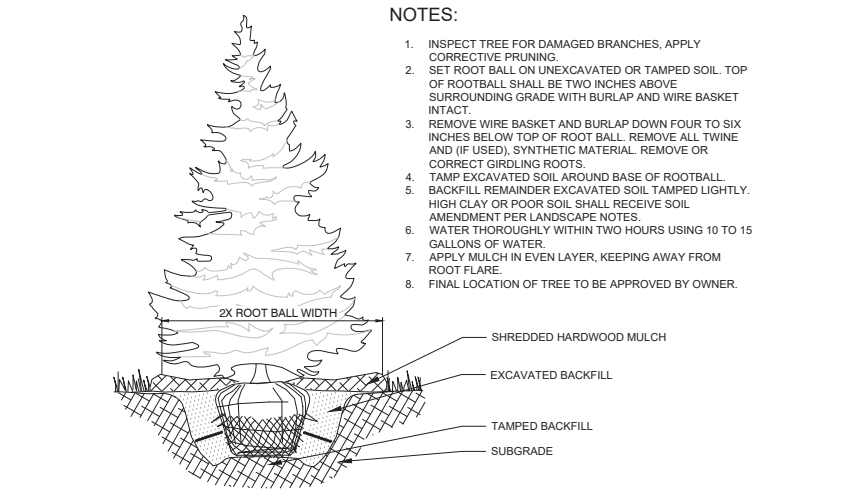
3 SHRUB PLANTING NTS

NOTES:

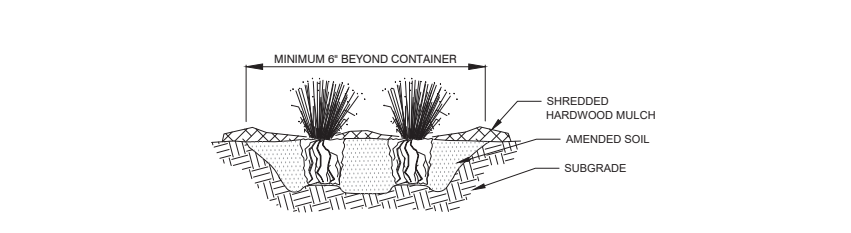
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.



6 PERENNIAL PLANTING NTS



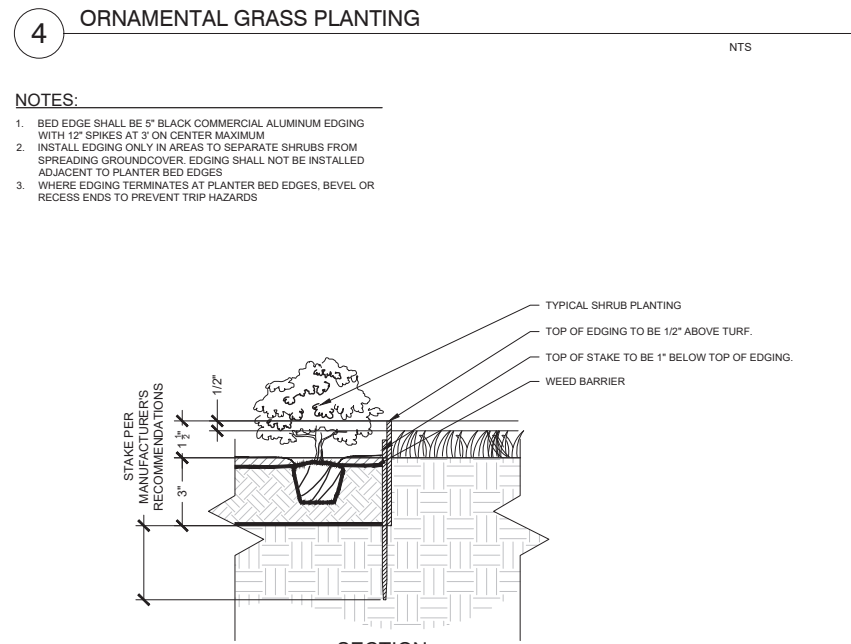
2 EVERGREEN TREE PLANTING NTS



4 ORNAMENTAL GRASS PLANTING NTS

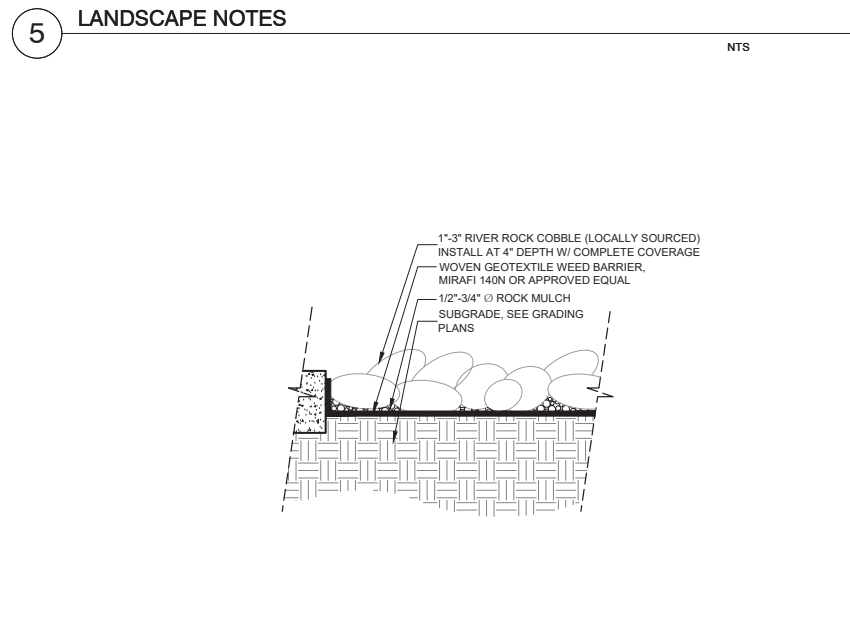
NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.



7 METAL BED EDGING N.T.S.

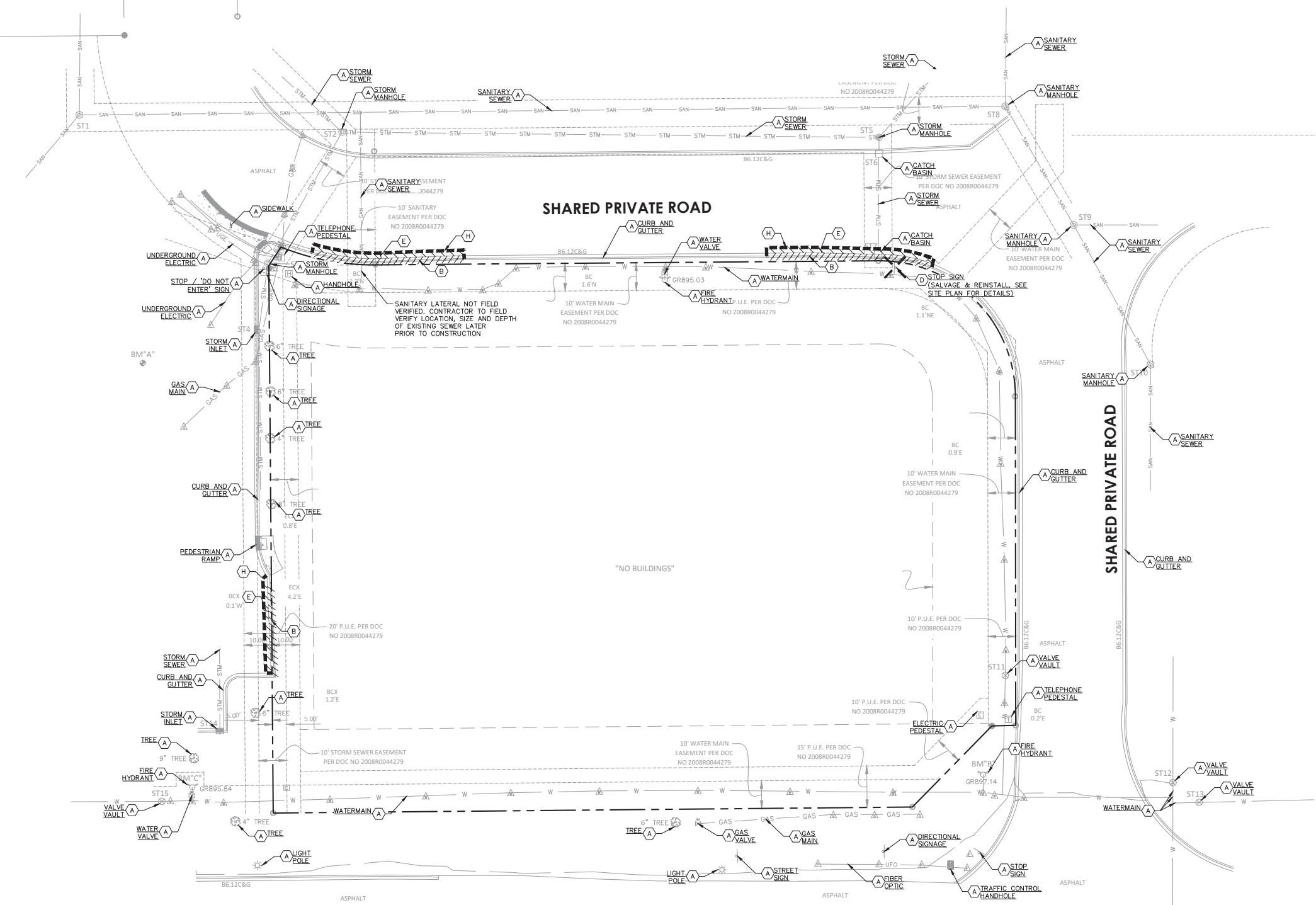
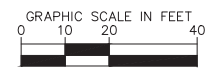
- 5 LANDSCAPE NOTES** NTS
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
 2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
 3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
 5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
 6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
 7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
 8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
 9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
 10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
 11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
 12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
 13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
 14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
 15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
 16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
 17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
 18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
 19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.



8 RIVER ROCK COBBLE N.T.S.

		02/02/24 JPM 12/22/23 JPM
VILLAGE REVIEW COMMENTS VILLAGE SITE PLAN SUBMITTAL		DATE
SCALE: AS NOTED DESIGNED BY: HL DRAWN BY: HL CHECKED BY: JGC		
EVOLVE COMMERCIAL REAL ESTATE		
LANDSCAPE NOTES & DETAILS		
STARBUCKS 4501 ALCONQUIN RD LAKE IN THE HILLS, IL 60156		
ORIGINAL ISSUE: 12/22/23 KHA PROJECT NO. 268598000		
SHEET NUMBER L2.0		

Drawing name: K:\CH_LDEV\268598000_Eview\Star_Lake in The Hills_V2 - DEMOLITION PLAN.dwg C2.0 - 02/22/23 3:01pm by: chrismemmett
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DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- 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 REQUEST EXACT FIELD LOCATION OF UTILITIES.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE SO NECESSARY.
- QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
- CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
- EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLAS AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'CALL BEFORE YOU DIG' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE DOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

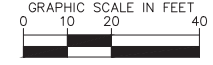
DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) - - - - CURB REMOVAL
- (C) · X · X · UTILITY REMOVAL
- (D) X X X X ITEM TO BE REMOVED
- (E) [Hatched Box] FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) [Cross-hatched Box] CONCRETE REMOVAL (NOT USED)
- (H) [Dashed Line] FULL-DEPTH SAWCUT LINE



DATE	12/22/23	BY	JPM
REVISIONS			
VILLAGE REVIEW COMMENTS	02/02/24		JPM
VILLAGE SITE PLAN SUBMITTAL	12/22/23		JPM
No.			
DESIGNED BY: BMH	AS NOTED		
DRAWN BY: ANA	DESIGNED BY: BMH		
CHECKED BY: JPM	DRAWN BY: ANA		
EVOLVE COMMERCIAL REAL ESTATE			
DEMOLITION PLAN			
STARBUCKS 4501 ALGONQUIN RD LAKE IN THE HILLS, IL 60156			
ORIGINAL ISSUE:	12/22/23		
KHA PROJECT NO.	268598000		
SHEET NUMBER	C2.0		

Drawing name: K:\CH_LDE\16898000_Eview-Stu_Lake in the Hills_V2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 - Feb 02, 2024 3:01pm by christemmett
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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

- 1 B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAIL, SHEET C7.0)
- 2 DEPRESSED CURB AND GUTTER (SEE DETAIL, SHEET C7.0)
- 3 CONCRETE SIDEWALK, TYP. (SEE DETAIL, SHEET C7.0)
- 4 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAIL, SHEET C7.0)
- 5 ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 6 4" WDE PAINTED SOLID LINE, TYP.
- 7 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 8 MASONRY TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 9 TRANSFORMER PAD (FOR REFERENCE ONLY)
- 10 PROPOSED PYLON SIGN (BY OTHERS)
- 11 BOLLARD, TYP. (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 12 CLEARANCE BAR FOOTING & CONDUIT (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 13 PRE MENU BOARD FOOTING & CONDUIT (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 14 ORDER POINT CANOPY W/ DIGITAL ORDER SCREEN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 15 5 PANEL MENU BOARD, FOOTING & CONDUIT (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 16 BIKE RACK (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 17 PATIO SEAT WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 18 MOBILE ORDER PARK SIGNS (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 19 CURB CUT (NOT USED)
- 20 LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE PHOTOMETRIC PLANS, SHEET PH1.0)
- 21 ACCESSIBLE RAMP (SEE DETAIL, SHEET C7.0)
- 22 WHEEL STOP, TYP. (SEE DETAILS, SHEET C7.0)
- 23 STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- 24 CROSSWALK (SEE DETAILS, SHEET C7.0)
- 25 'DO NOT ENTER' SIGN
- 26 'RIGHT TURN ONLY' SIGN
- 27 MOUNTABLE CURB (SEE DETAILS, SHEET C7.0)

PAVING AND CURB LEGEND

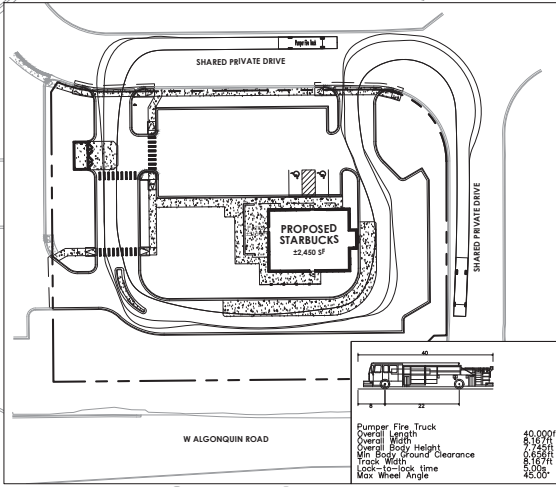
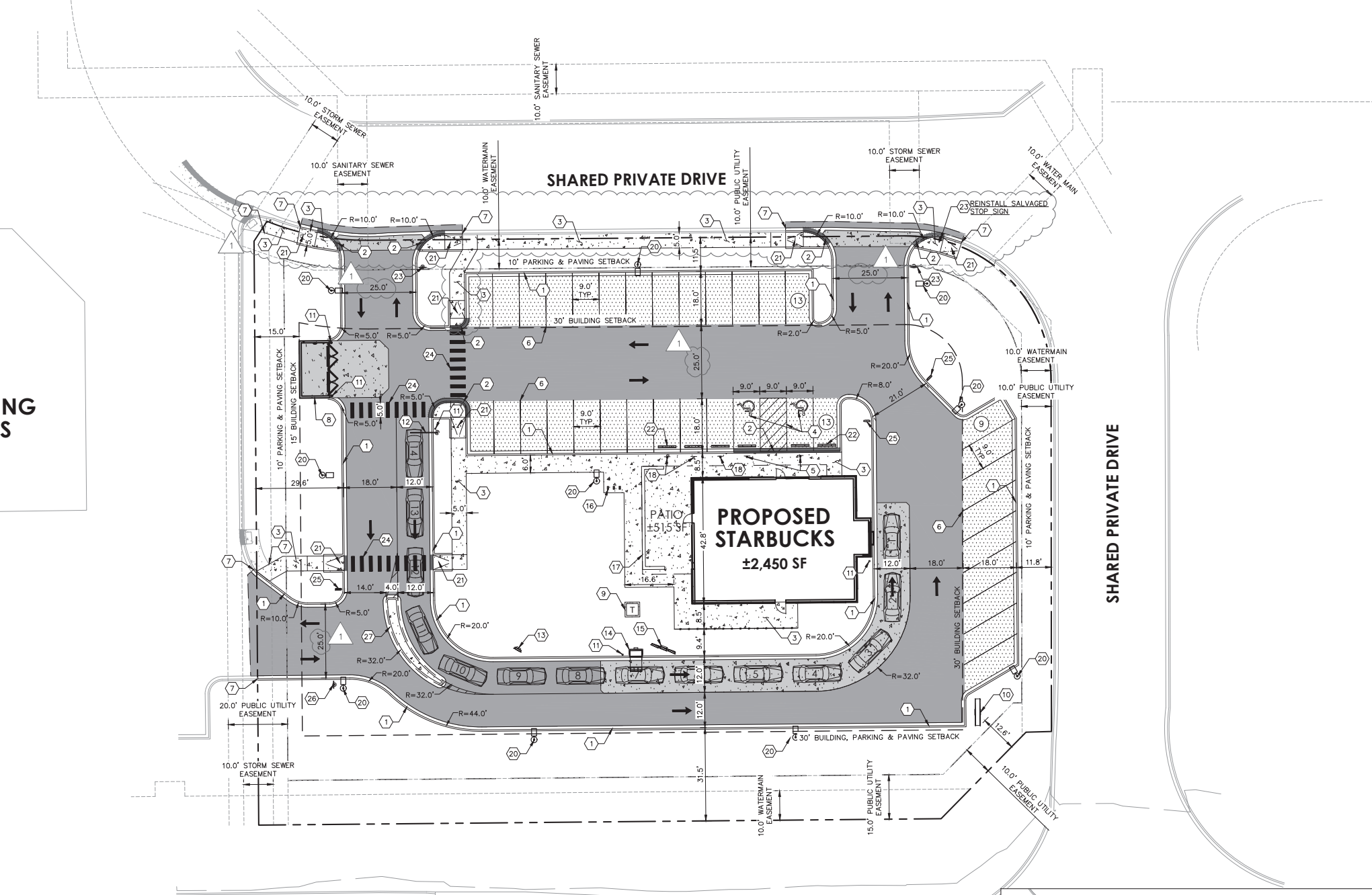
- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- MOUNTABLE CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD) (1 SPACE PER 70 SQ. FT.)	= 35 SPACES
TOTAL PARKING SPACES PROVIDED	= 35 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 2 SPACES

FEMA NOTE

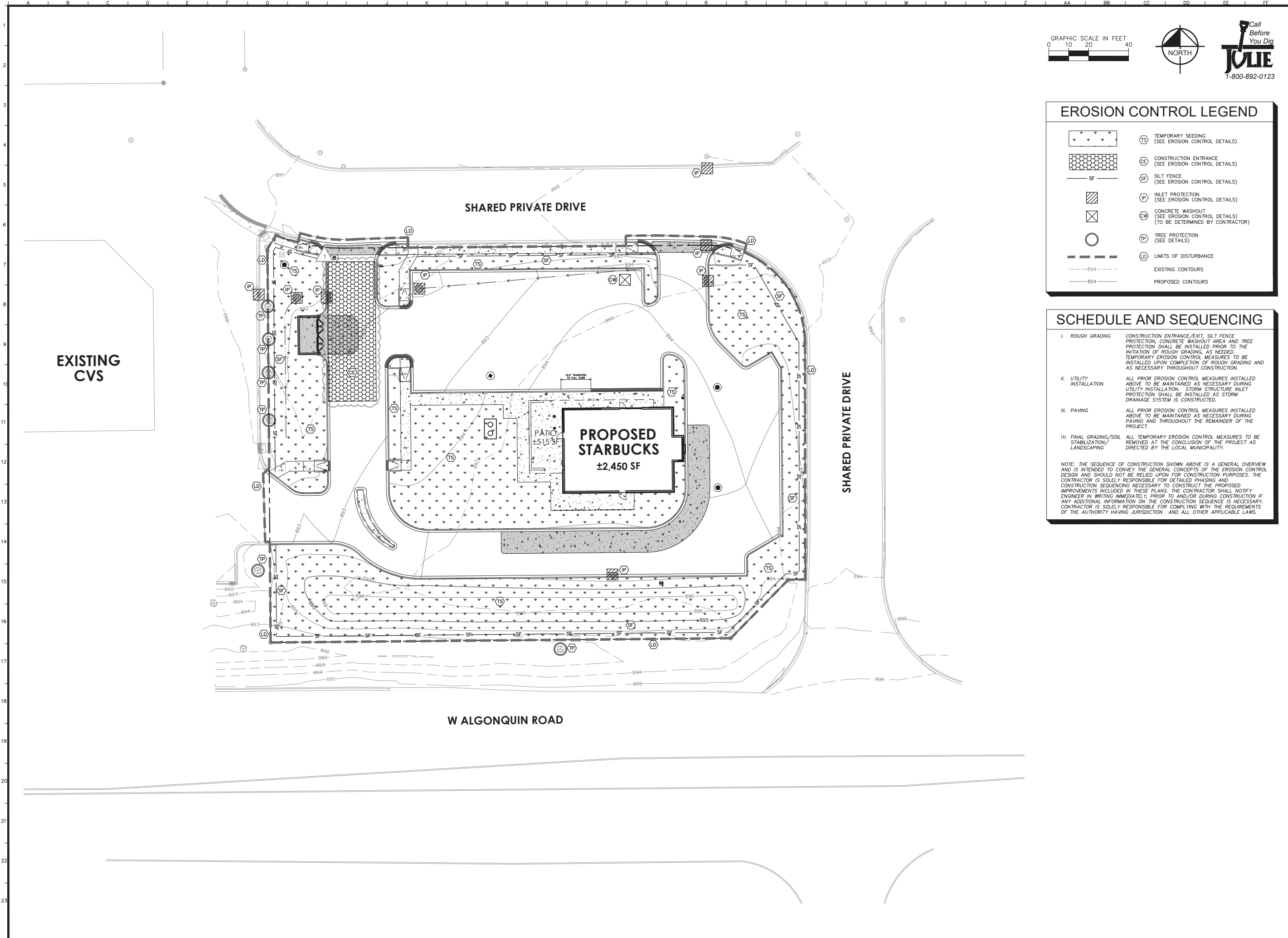
PER FLOOD INSURANCE RATE MAP PANEL NO. 17111C0320J, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



FIRE TRUCK TURN DETAIL
1" = 60'

DATE	12/22/23	BY	JPM
REVISIONS			
	VILLAGE REVIEW COMMENTS		02/02/24 JPM
	VILLAGE SITE PLAN SUBMITTAL		12/22/23 JPM
No.			
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SCALE:	AS NOTED	DESIGNED BY:	BMH
		DRAWN BY:	ANA
		CHECKED BY:	JPM
EVOLVE COMMERCIAL REAL ESTATE			
SITE PLAN			
STARBUCKS 4501 ALGONQUIN RD LAKE IN THE HILLS, IL 60156			
ORIGINAL ISSUE:	12/22/23		
KHA PROJECT NO.	268598000		
SHEET NUMBER	C3.0		

Drawing name: K:\CH_LDEV\268598000_Eview\Star_Lake in The Hills_V2 Design\CAD\PlanSheets\C4.0 - EROSION CONTROL PLAN.dwg C4.0 Feb 02, 2024 3:07pm by christemmett
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EROSION CONTROL LEGEND

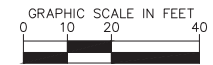
	TS TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
	CE CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
	SF SILT FENCE (SEE EROSION CONTROL DETAILS)
	IP INLET PROTECTION (SEE EROSION CONTROL DETAILS)
	CW CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
	TP TREE PROTECTION (SEE DETAILS)
	LD LIMITS OF DISTURBANCE
	894 EXISTING CONTOURS
	894 PROPOSED CONTOURS

SCHEDULE AND SEQUENCING

<p>I. ROUGH GRADING</p> <p>II. UTILITY INSTALLATION</p> <p>III. PAVING</p> <p>IV. FINAL GRADING/SOIL STABILIZATION/LANDSCAPING</p>	<p>CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.</p> <p>ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.</p> <p>ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.</p> <p>ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.</p> <p><small>NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.</small></p>
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EVOLVE COMMERCIAL REAL ESTATE	
EROSION CONTROL PLAN	
STARBUCKS <small>4501 ALGONQUIN RD LAKE IN THE HILLS, IL 60156</small>	
ORIGINAL ISSUE: 12/22/23 KHA PROJECT NO. 268598000 SHEET NUMBER C4.0	

Drawing name: K:\CH_LDEV\26898000_Eview-Stav_Lake in The Hills_V2 Design CAD\Drawings\C5.0 - GRADING AND DRAINAGE PLAN.dwg C5.0 Feb 02, 2024 3:01pm by chrisemmett
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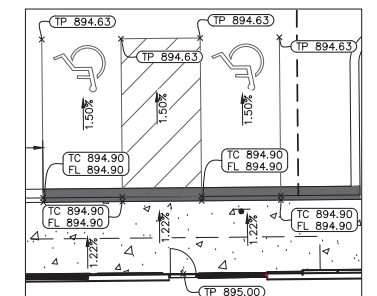
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GRADING NOTES

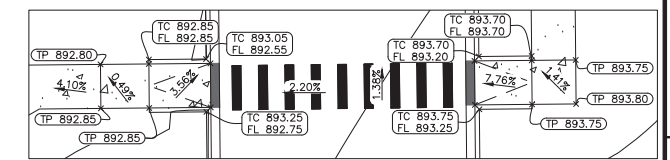
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

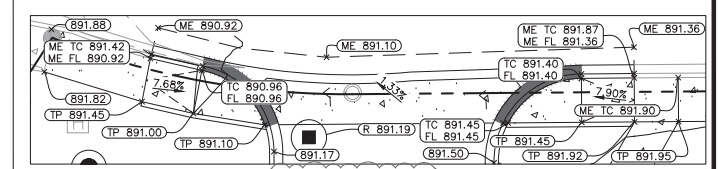
- TP = TOP OF PAVEMENT
 - EP = EDGE OF PAVEMENT
 - FL = FLOW LINE
 - TC = TOP OF CURB
 - ME = MATCH ELEVATION
 - R = RIM ELEVATION
 - FG = FINISHED GRADE
-
- 895 — PROPOSED CONTOUR
 - - - 895 - - - EXISTING CONTOUR
 - RIDGE — RIDGE LINE
 - X.XX% SLOPE AND FLOW DIRECTION
 - ← 100-YEAR OVERLAND OVERFLOW ROUTE
 - SWALE — PROPOSED SWALE
 - V V V V REVERSED PITCH CURB AND GUTTER



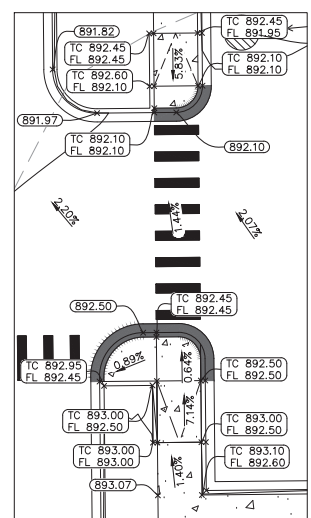
ADA DETAIL 1
1" = 10'



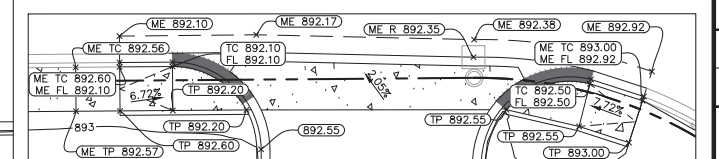
ADA DETAIL 3
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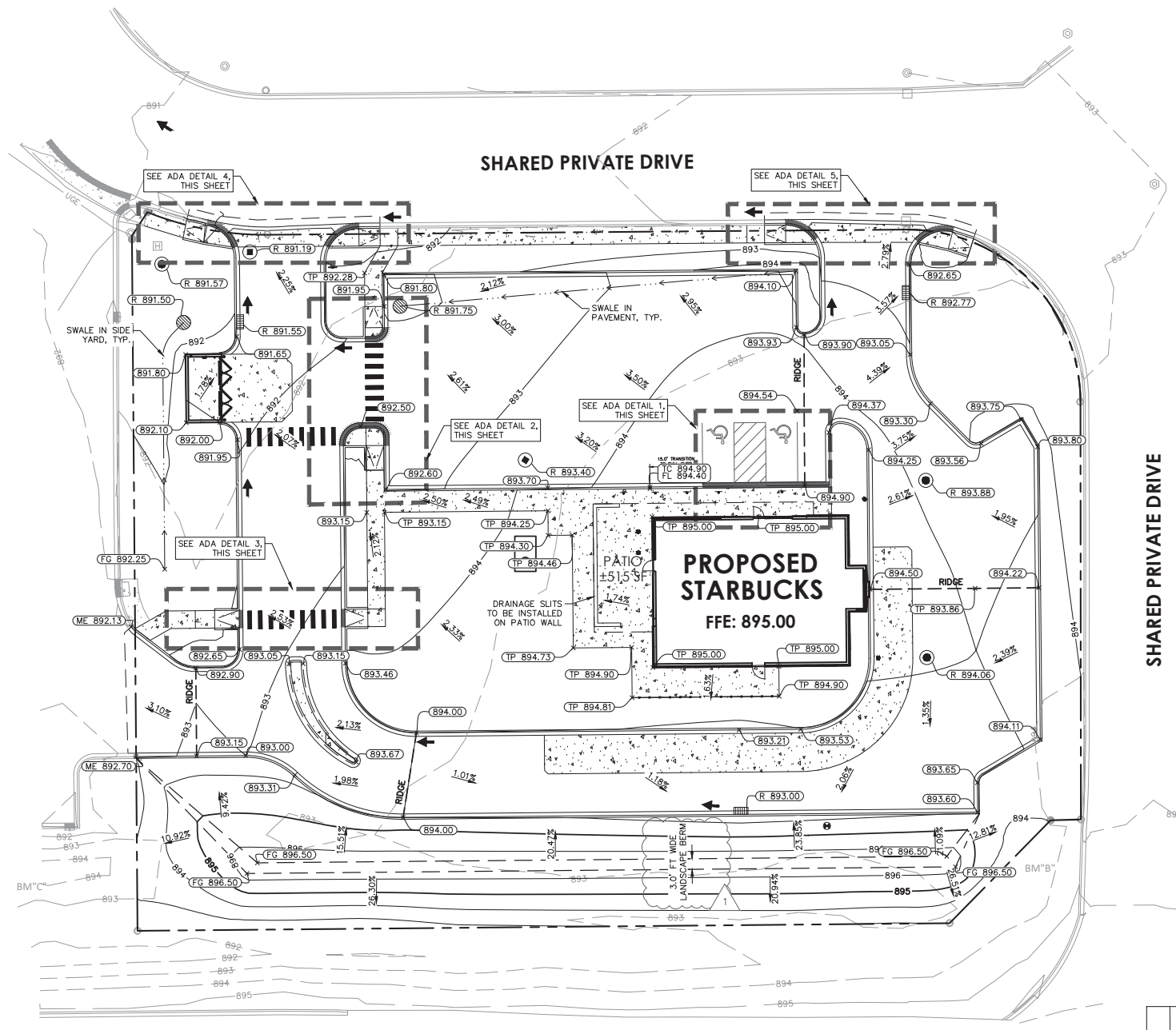
ADA DETAIL 4
1" = 10'



ADA DETAIL 2
1" = 10'



ADA DETAIL 5
1" = 10'



W ALGONQUIN ROAD

SHARED PRIVATE DRIVE

SHARED PRIVATE DRIVE

EXISTING CVS

NO.	REVISIONS	DATE	BY
1	VILLAGE REVIEW COMMENTS	02/02/24	JPM
2	VILLAGE SITE PLAN SUBMITTAL	12/22/23	JPM

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SCALE: AS NOTED
 DESIGNED BY: BMH
 DRAWN BY: ANA
 CHECKED BY: JPM

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STARBUCKS
 4501 ALGONQUIN RD
 LAKE IN THE HILLS, IL 60156

ORIGINAL ISSUE:
 12/22/23
 KHA PROJECT NO.
 26898000

SHEET NUMBER
C5.0

Drawing name: K:\CH_LDEV\268590000_Eview-Stew_Lake in The Hills_IL\2 - UTILITY PLAN.dwg C6.0 Feb 02, 2024 3:01pm by: chrisammel
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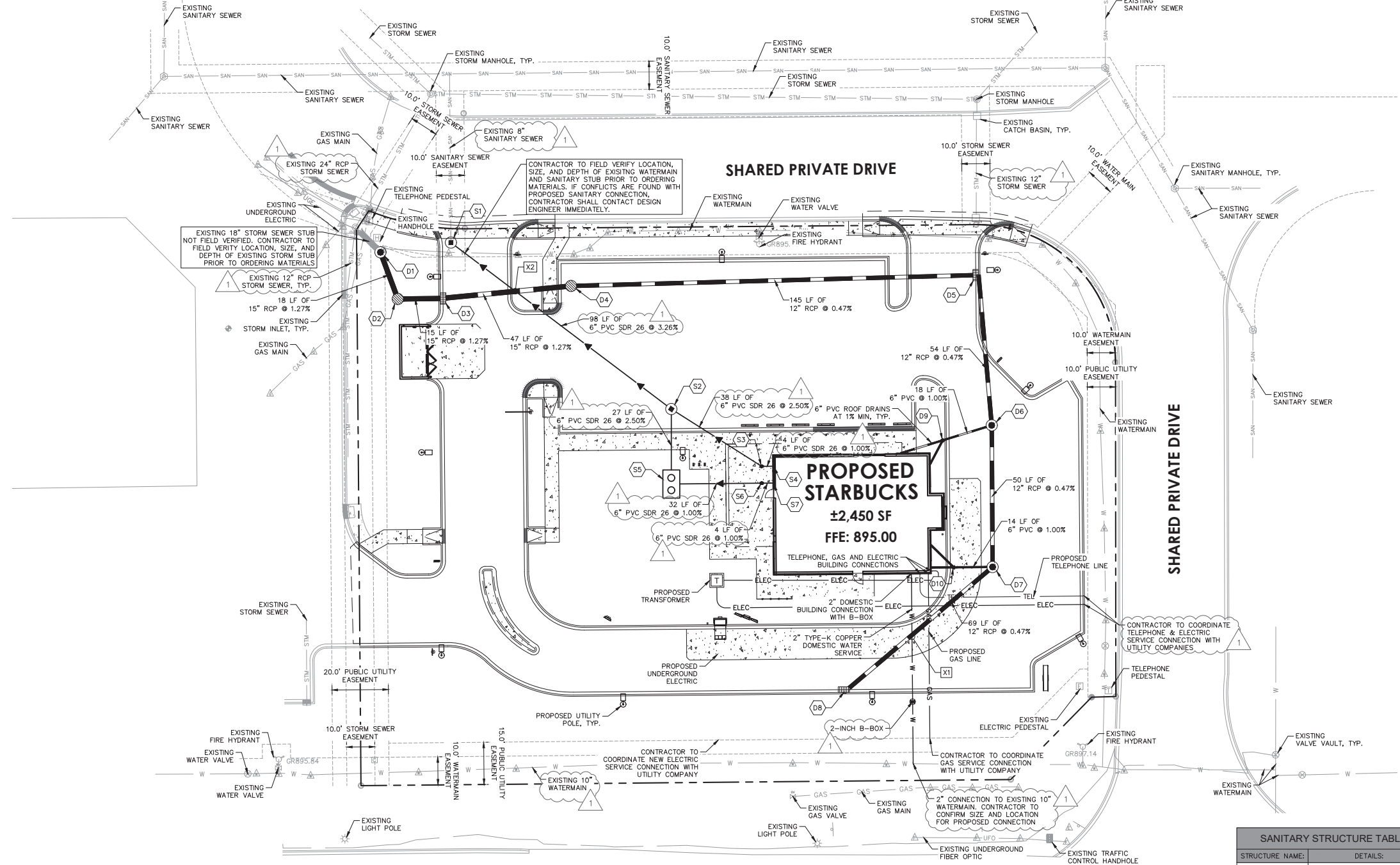
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UTILITY PLAN

STARBUCKS
 4501 ALGONQUIN RD
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ORIGINAL ISSUE:
 12/22/23
 KHA PROJECT NO.
 268590000
 SHEET NUMBER

C6.0



UTILITY LEGEND

W	EX. WATER LINE
EX. HYDRANT	EX. HYDRANT
EX. WATER VALVE	EX. WATER VALVE
SAN	EX. SANITARY SEWER LINE
EX. SANITARY SEWER MANHOLE	EX. SANITARY SEWER MANHOLE
EX. CATCH BASIN	EX. CATCH BASIN
STM	EX. STORM DRAIN LINE
EX. STORM MANHOLE	EX. STORM MANHOLE
EX. STORM STRUCTURE/INLET	EX. STORM STRUCTURE/INLET
GAS	EX. GAS LINE
EX. GAS VALVE	EX. GAS VALVE
UGE	EX. UNDERGROUND ELECTRIC LINE
UFO	EX. UNDERGROUND TELEPHONE LINE
EX. LIGHT POLE	EX. LIGHT POLE
EX. TRAFFIC CONTROL HANDHOLE	EX. TRAFFIC CONTROL HANDHOLE
EX. VALVE VAULT	EX. VALVE VAULT
ELEC	PROPOSED UNDERGROUND ELECTRIC LINE
GAS	GAS LINE (BY GAS COMPANY)
TEL	PROPOSED PHONE LINE
PROPOSED STORM SEWER LINE	PROPOSED STORM SEWER LINE
PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NENAH R-2540) (GRASS USE NENAH R-4340-B BEEHIVE)	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NENAH R-2540) (GRASS USE NENAH R-4340-B BEEHIVE)
PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NENAH R-1713) (GRASS USE NENAH R-1786)	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NENAH R-1713) (GRASS USE NENAH R-1786)
PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NENAH R-3281-A)	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NENAH R-3281-A)
PROPOSED SANITARY SEWER LINE	PROPOSED SANITARY SEWER LINE
PROPOSED SANITARY MANHOLE	PROPOSED SANITARY MANHOLE
PROPOSED STORM/SANITARY CLEANOUT	PROPOSED STORM/SANITARY CLEANOUT
PROPOSED VALVE VAULT	PROPOSED VALVE VAULT
PROPOSED VALVE BOX	PROPOSED VALVE BOX
PROPOSED FIRE HYDRANT	PROPOSED FIRE HYDRANT
PROPOSED LIGHT POLE	PROPOSED LIGHT POLE
PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)	PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
RIP RAP (SEE DETAILS)	RIP RAP (SEE DETAILS)

UTILITY NOTES

- ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52 WITH MINIMUM COVER OF 6'-FT PER VILLAGE STANDARDS.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND HIS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY JURISDICTION.

SANITARY STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
S1	4' DIA. SANITARY MH; CONNECT TO EXISTING SANITARY STUB. CONTRACTOR TO FIELD VERIFY DEPTH, LOCATION, AND SIZE OF EXISTING STUB PRIOR TO ORDERING MATERIALS. RIM: 891.19 INV IN: 885.75 (SE, 6") INV OUT: 885.32 (N, 8")
S2	4' DIA. SANITARY MH RIM: 893.40 INV IN: 889.41 (SE, 6") INV IN: 889.15 (S, 6") INV OUT: 888.95 (NW, 6")
S3	6" SANITARY CLEANOUT RIM: 894.90 INV IN: 890.36 (E, 6") INV OUT: 890.36 (NW, 6")
S4	SANITARY BUILDING CONNECTION FG: 895.00 INV OUT: 890.40 (W, 6")
S5	SANITARY GREASE TRAP RIM: 894.22 INV IN: 890.01 (E, 6") INV OUT: 889.81 (N, 6")
S6	6" SANITARY CLEANOUT RIM: 894.91 INV IN: 890.34 (E, 6") INV OUT: 890.34 (W, 6")
S7	SANITARY BUILDING CONNECTION FG: 895.00 INV OUT: 890.38 (W, 6")

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D1	4' DIA. STORM MH TO BE CONSTRUCTED ON EXISTING 18" STORM SEWER STUB. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND DEPTH OF EXISTING STUB PRIOR TO ORDERING MATERIALS. RIM: 891.57 INV IN: 887.24 (S, 15") INV OUT: 887.24 (NW, 18")
D2	4' DIA. STORM MH WITH BEEHIVE GRATE RIM: 891.50 INV IN: 887.46 (E, 15") INV OUT: 887.46 (N, 15")
D3	4' DIA. STORM MH WITH CURB GRATE RIM: 891.55 INV IN: 887.66 (E, 15") INV OUT: 887.66 (W, 15")
D4	4' DIA. STORM MH WITH OPEN GRATE RIM: 891.75 INV IN: 888.25 (E, 12") INV OUT: 888.25 (W, 15")
D5	4' DIA. STORM MH WITH CURB GRATE RIM: 892.77 INV IN: 888.93 (S, 12") INV OUT: 888.93 (W, 12")

STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D6	4' DIA. STORM MH WITH CLOSED LID RIM: 893.68 INV IN: 891.25 (W, 6") INV IN: 889.19 (S, 12") INV OUT: 889.19 (N, 12")
D7	4' DIA. STORM MH WITH CLOSED LID RIM: 894.06 INV IN: 889.42 (SW, 12") INV IN: 891.25 (W, 6") INV OUT: 889.42 (N, 12")
D8	2' DIA. STORM INLET WITH CURB GRATE RIM: 893.00 INV OUT: 889.75 (NE, 12")
D9	6" STORM CLEANOUT RIM: 894.86 INV IN: 891.43 (SW, 6") INV IN: 891.43 (W, 6") INV OUT: 891.43 (E, 6")
D10	6" STORM CLEANOUT RIM: 894.12 INV IN: 891.39 (NW, 6") INV IN: 891.39 (W, 6") INV OUT: 891.39 (E, 6")

W ALGONQUIN ROAD

UTILITY CROSSING LEGEND

X1	12" STORM	B/P = 889.12
	2" WATER	T/P = 887.50
X2	12" STORM	B/P = 887.81
	6" SSWR	T/P = 887.20

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3159 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

REQUEST FOR PUBLIC HEARING AND COMMISSION ACTION



PLANNING AND ZONING COMMISSION

MEETING DATE: February 12, 2024

DEPARTMENT: Community Development

SUBJECT: Conditional Use for a Pawn Shop for Niles Loan and Diamond Brokers, Inc. and Doerner Jewelers at 9239 S. IL Route 31

EXECUTIVE SUMMARY

General Information

Requested Action: Conditional Use Permit to allow a pawn shop.

Owner: David Wolf / NorthRidge Storage, LLC

Applicant: Gabriella Gutierrez / Doerner Jewelers / Niles Loan and Diamond Brokers, Inc.

Purpose: To allow a retail jewelry store to lend money on the deposit or pledge of physically delivered personal property

Location and Size: 9239 S. IL Route 31. Approximately 2,125 square feet in area.

Zoning and Land Use:

Site:	B-4 Commercial Business – vacant tenant space
North:	B-4 Commercial Business – window and door showroom
East:	Algonquin B-2 Business – vacant land
South:	B-4 Commercial Business – office
West:	B-4 Commercial Business – multi-tenant commercial building
Future Land Use:	Commercial

Background

Doerner Jewelers is family-owned full-service jewelry store business founded in 1963. Their current store at 115 S. Main Street in downtown Algonquin has an in-house master jeweler, provides onsite repairs and custom design, carries loose diamonds and offers a full line of jewelry. The Algonquin store location is closing soon, and the owners of Doerner Jewelers have signed a lease to move their retail store to the tenant space at 9239 S. IL Route 31 in Lake in the Hills. The subject property at

9239 S. IL Route 31 is within the B-4 Commercial Business zoning district, where retail sales is listed as a permitted use. However, in addition to retail jewelry sales, the owners also operate a business named Niles Loan and Diamond Brokers, Inc. that offers loans on the collateral of diamonds, jewelry, coins, watches, silver flatware, etc. To lend money on the deposit or pledge of physically delivered personal property meets the definition of a pawnbroker in Illinois. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code a “pawn shop” is allowed in the B-4 zoning district only with the approval of a conditional use. Therefore, Gabrielle Gutierrez of Doerner Jewelers has requested approval of this conditional use.

Analysis – Conditional Use

Per Section 24.6 of the Zoning Code, there are seven factors that shall be considered by the Planning and Zoning Commission regarding how they are relevant to the specific conditional use being requested. The applicant has indicated on their submitted application form how they believe these factors are met. Staff has provided a detailed analysis below of all factors for the request.

In the review of whether the proposed pawn shop use is necessary or desirable to provide a service or facility which is in the interest of public convenience and will contribute to the general welfare, staff notes that the store is moving from a nearby location that serves the same local clientele, and has operated for over 60 years. The business sells jewelry on a regular basis in their current location in Algonquin, and staff finds the approval of the conditional use permit at 9239 S. IL Route 31 would allow the applicant to continue to provide a desirable service to the public in the vicinity.

In the review of whether the proposed pawn shop use will be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity, staff has considered how a pawn shop might be operated. As noted above, the items taken in pawn by the jewelry store would generally include items such as diamonds, jewelry, coins, watches, and silver flatware. In general, staff finds such items would typically be kept or displayed inside the store where they would have no effect on the general welfare or property values. However, the pawnbroker license from the State of Illinois would allow other goods to be pawned, such as sporting goods, clothing, and appliances, for example. If such used goods were to be displayed for sale outside of the building, they might cause a visual blight that could have a negative effect on the value of the adjacent tenant spaces. Therefore, if the Planning and Zoning Commission recommends approval of the conditional use, staff suggests that the recommendation include the condition that outdoor sales and the outdoor display of goods for sale shall be prohibited at the proposed pawn shop.

Next, staff has reviewed whether the pawn shop use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The subject tenant space at 9239 S. IL Route 31 is part of a condominium building, where each tenant space has a different owner. The adjacent tenant space properties to the north and south are already fully developed. The rear of the subject property backs up to the rear of a similar multi-tenant building located to the west at 9340-9362 Virginia Road, which is also already developed and occupied. The property directly to the east across Route 31 is undeveloped, within the B-2 business zoning district in the Village of Algonquin. Due to the fact that the property to the east is zoned for similar commercial uses as the subject property, and that the properties are separated by the wide right-of-way of Route 31, staff finds that the proposed pawn shop will have no effect on the development potential of the nearest property to the east. Therefore, staff finds that the

establishment of the proposed use will not impede the normal and orderly development and improvement of the surrounding property.

In the review of the extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents, staff notes that the future land use map calls for commercial development on the subject property and the proposed jewelry store and pawn shop are commercial uses. The condominium building is occupied by similar commercial offices and businesses. As such, staff finds that the pawn shop use will be compatible with the comprehensive plan.

Next, staff has considered the amount of traffic congestion or hazards, if any, that may occur as a result of the proposed conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. The subject property is part of the existing Trinity Commons commercial condominium building. Per Section 18.9 of the Zoning Code, one parking space is required for every 300 square feet of floor area in the multi-tenant building. The Trinity Commons center has a large existing parking lot that appears to provide more than adequate parking. Specific to the 2,125 square-foot space proposed for the pawn shop, a total of seven parking spaces would be required. Staff finds that it would be rare for a retail jewelry store and pawn shop of this size to require more than seven parking spaces at any one time. Further, because the tenant space is located within a larger center, there are many other spaces available for any busy times at the store. Therefore, staff finds the existing parking to be sufficient to meet the needs of the business without causing any traffic congestion. Regarding pedestrian circulation, the site is located along Route 31 in an area surrounded by current and former quarry properties, and most customers arrive to the site by vehicle. The property includes a pedestrian walkway along the front of the building that allows visitors to safely walk between each tenant space on the property, and staff finds the existing pedestrian accommodations to be sufficient for the proposed pawn shop use.

In review of the extent that the conditional use can be adequately served by essential public facilities and services and private utilities, staff notes that all necessary utilities are already in place. The site is not connected to public water and sewer service, but is adequately served by existing private well and septic systems. Staff notes that the pawn shop use does not require any unusual additional utility services.

Finally, staff has examined whether the proposed use will comply with the regulations and conditions specified in the code. The business owner has indicated on the submitted application form their willingness to comply with the Village's zoning regulations, and with the State of Illinois regulations for pawnbrokers. However, staff has found one existing code violation on the subject property that would need to be resolved. Specifically, directly east of the storefront, the parking lot is striped for one handicapped accessible parking space that does not comply with the Illinois Accessibility Code requirements. The parking space is on a sloped pavement area and is not level as required, there is no curb ramp to provide an accessible route between the parking lot and the sidewalk, and the required identification sign is missing. The accessible parking space could be brought into compliance at its current location with significant construction work, or compliance could easily be obtained by changing the parking lot striping to move this one parking space adjacent to another accessible space elsewhere in the parking lot and adding the required signage. Therefore, if the Planning and Zoning Commission recommends approval of the conditional use, staff suggests that the recommendation include the condition that the nearest accessible parking space to the

subject tenant space must be brought into compliance with the current requirements of the Illinois Accessibility Code.

Findings – Summary, Conditional Uses

Based on the analysis noted above, staff offers draft findings that support the approval of the requested conditional use. The Planning and Zoning Commission’s decision must be consistent with the findings, otherwise the commissioners should deliberate new findings at the public hearing.

Findings – Detail, Conditional Uses

The commissioners shall arrive at findings relevant to the conditional use request. There are seven review factors listed in the Zoning Code that need to be addressed by the applicant. Below are the seven criteria and staff findings for each based on the application:

1. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community: *The requested conditional use on the property is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community, in that it will allow a 60-year-old business to continue operating in the vicinity and continue providing a service to local residents and businesses.*
2. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity: *The requested conditional use will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity, subject to the condition that outdoor sales and the outdoor display of goods for sale shall be prohibited at the proposed pawn shop.*
3. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district: *The requested conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district in that the surrounding properties to the north, south and west have already been developed, and the undeveloped property to the east has a similar commercial zoning and is separated from the subject property by the Route 31 right-of-way.*
4. The Planning and Zoning Commission and the Board of Trustees shall consider the extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village’s comprehensive planning documents: *The requested conditional use is harmonious and compatible with the goals and objectives of the Village’s comprehensive planning documents in that the pawn shop use is a commercial use and the Future Land Use Map calls for commercial development on the subject property.*

5. The Planning and Zoning Commission and the Board of Trustees shall consider the amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation: *The requested conditional use will not create traffic congestion or hazards in that all vehicular access drives and parking areas are existing, and in that the existing parking and pedestrian facilities are adequate to accommodate the needs of the proposed pawn shop use.*
6. The Planning and Zoning Commission and the Board of Trustees shall consider the extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities: *The requested conditional use has been and will continue to be adequately served by the existing public and private utilities that already serve the facility.*
7. The Planning and Zoning Commission may recommend and the Board of Trustees shall find that the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees: *The requested conditional use will be able to comply with the applicable regulations, subject to the condition that the nearest accessible parking space to the tenant space at 9239 S. IL Route 31 must be brought into compliance with the current requirements of the Illinois Accessibility Code.*

ATTACHMENTS

1. Exhibits
2. Application

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission (PZC) review, deliberate, and make the following motion:

A motion to recommend approval of the requested Conditional Use Permit to allow Doerner Jewelers and Niles Loan & Diamond Brokers to operate a pawn shop on the property at 9239 S. IL Route 31, per the findings and with the conditions noted in the staff report dated February 12, 2024.

Staff recommends that the motion above be subject to compliance with the following conditions:

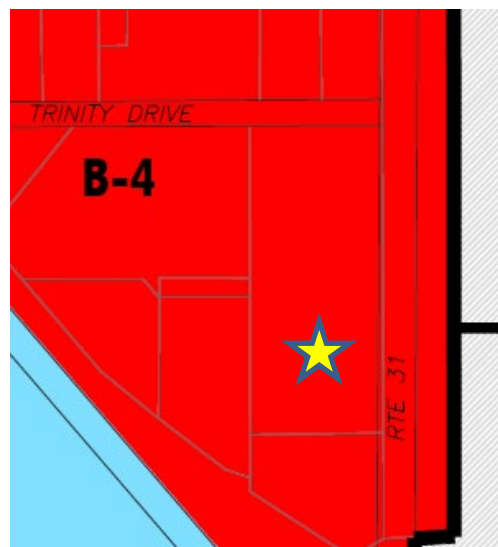
1. Outdoor sales and the outdoor display of goods for sale shall be prohibited at the proposed pawn shop.
2. The nearest accessible parking space to the tenant space at 9239 S. IL Route 31 must be brought into compliance with the current requirements of the Illinois Accessibility Code.

Conditional Use for a Pawn Shop for Niles Loan and Diamond Brokers, Inc. and Doerner Jewelers at 9239 S. IL Route 31

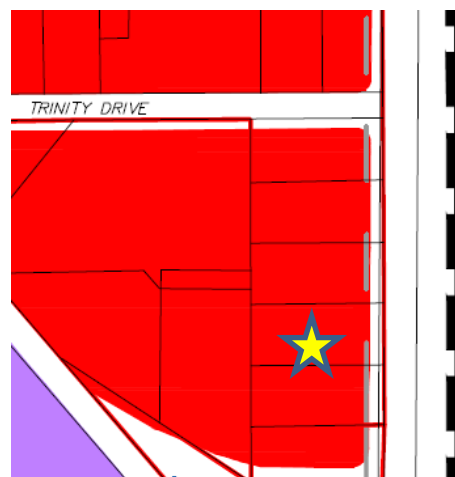


2. EXHIBITS

ZONING MAP

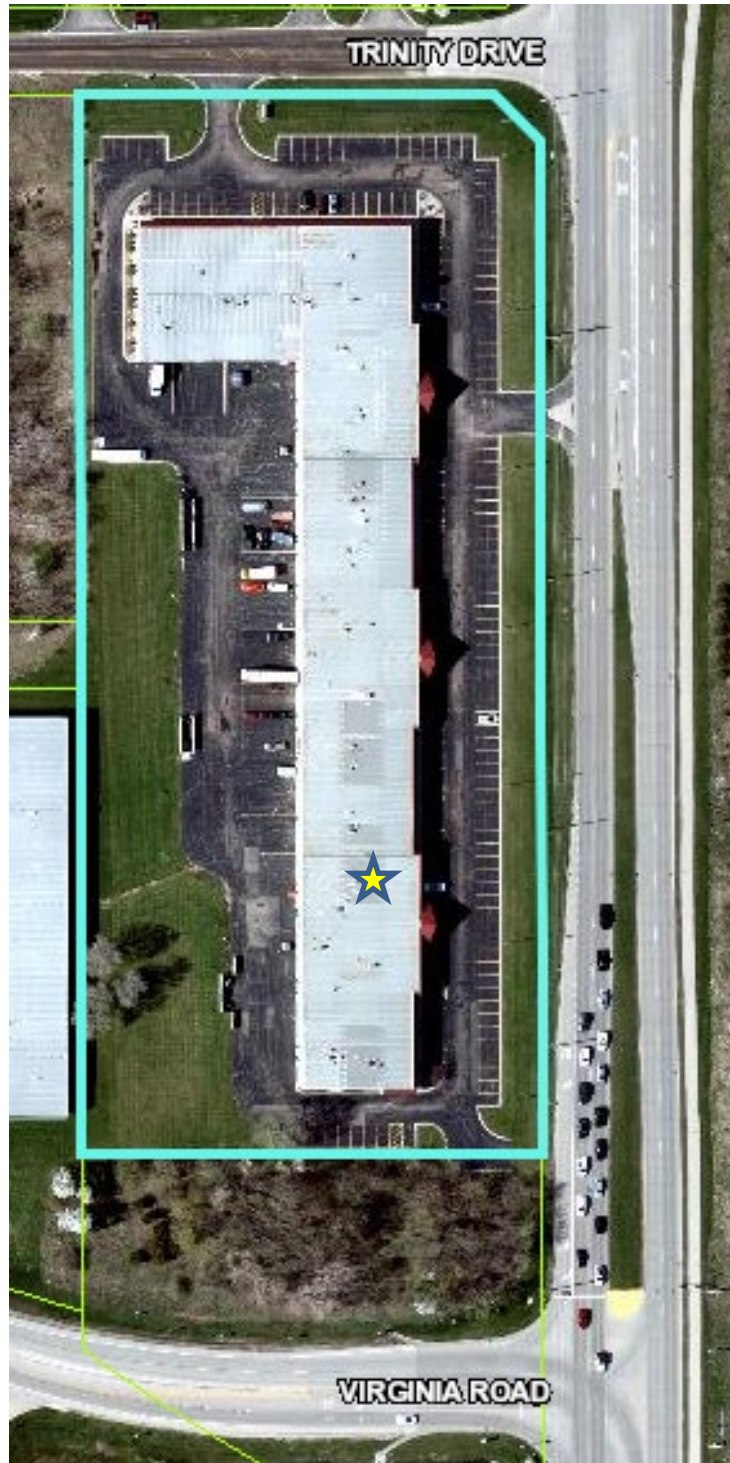


FUTURE LAND USE MAP



Commercial

AERIAL PHOTO



PROPERTY PHOTO

View of east (front) side
of building.

Non-compliant accessible
parking space shown.





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JAN 15 2023

Village of Lake in the Hills
Community Development

PLANNING & ZONING APPLICATION

Property Information

Common street address: 9239 S. IL Route 31 Hwy, Lake in the Hills

PIN (Property Index Number): 19-22-127-028

Current Zoning: B-4

Proposed Zoning: Conditional Use

Current Use: B-4

Proposed Use: Pawn shop / Jewelry store

Is the request consistent with the Comprehensive Plan? Yes

Number of Acres: _____ If greater than 4 acres, 2 acres for government property or 5 acres for manufacturing zoned land, application shall be processed as a Planned Development as a Conditional Use. See definition of Planned Development and PD Section of Zoning Ordinance.

Legal description of the property (print or attach exhibit): Commerical B-4

see attached

Property Owner Information

Name(s): David Wolf

Business/Firm Name (if applicable): North Ridge Storage LLC

Address: 44 N. Virginia St. #1A

City/State/Zip: Cryptal Lake, IL 60014

Phone Number: 815-455-0660 (office) 815-482-7711 (cell)

Email: David@wolfrealty.com

Applicant Information

Name(s): Gabriele Gutierrez

Business/Firm Name (if applicable): Niles Loan & Diamond Brokers & Doerner Jewelers

Address: 115 S. Main St. Algonquin, IL

City/State/Zip: Algonquin, IL 60102

Phone Number: 847-529-1390 (cell) 847-458-9779 Business


Email: doernerjg@gmail.com


PLANNING & ZONING APPLICATION

Page Two

1	2	3	4	5	6
Request	Select Request with "X"	Required Fee ac = acre	For Requirements See Appendix	Public Hearing Required See Appendix A2	Total Fee (enter amount per column 3)
Annexation		\$1,000/ac payable upon annexation	D	Yes	
Sketch Plan		\$0	E	No	
Tentative Plan		\$500 + \$10/ac	F	No	
Final Plat		\$500 + \$10/ac	G	No	
Plat of Vacation and/or Resubdivision Plat		\$500 + \$10/ac	H	No	
Conditional Use		\$500 + \$10/ac over 2 ac	I	Yes	500.-
Rezoning		\$500 + \$10/ac over 2 ac	J	Yes	
Text Amendment		\$500	K	Yes	
Variance – Residential		\$100	L	Yes	
Variance – Non-Residential		0-2 ac = \$250 Over 2 ac = \$500	L	Yes	
Development Plan Review		\$500 + \$10/ac	M	No	
Total Fees – add column 6 (Separate Check)					500.-
Additional Fees					
Stormwater Permit Application Fee to be paid at time of permit issuance (Separate Check) Minor = \$250 Intermediate or Major = \$1,000					
Reimbursement of Fees Required Appendix B = \$2,000 + \$100/acre for every acre over 5 acres (Separate Check)					2,000.00

If the Village provides a sign to publicize a public hearing related to this application, the applicant accepts responsibility to ensure the sign is returned within one week after completion of the hearing. The applicant further agrees that if the sign is not returned, they will compensate the Village \$75.00 to allow for a replacement of the lost sign and agrees the Village may withhold approval of their application until payment is received.


 Property Owner's Signature


 Applicant's Signature

 1-15-2024
Date

 1-15-2024
Date

If Owner/Applicant is a School District please, fill out and submit Appendix N

All required appendices and documentation shall be submitted with this application. Incomplete applications will not be processed.

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit No. 9239 in D & S Commercial Condominium Association No. 1 as delineated on the Plat of Survey of the following described parcel of Real Estate : Lots 4 through 8 in D & S Commercial Phase 2, being a subdivision of part of the Northwest Quarter of Section 22, Township 43 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded October 6, 1994 as Document No. 94R057985, in McHenry County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded November 15, 1996 as Document No. 96R058524 and Amendment recorded November 20, 1996 as Document No. 95R059235, as amended from time to time, together with its undivided percentage interest in the common elements, all in McHenry County, Illinois.

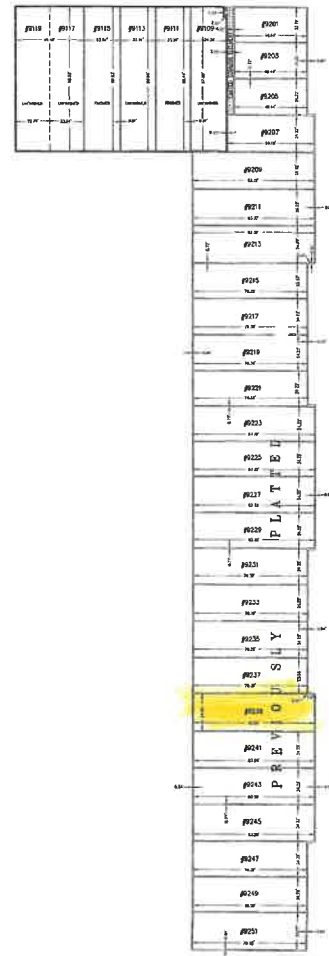
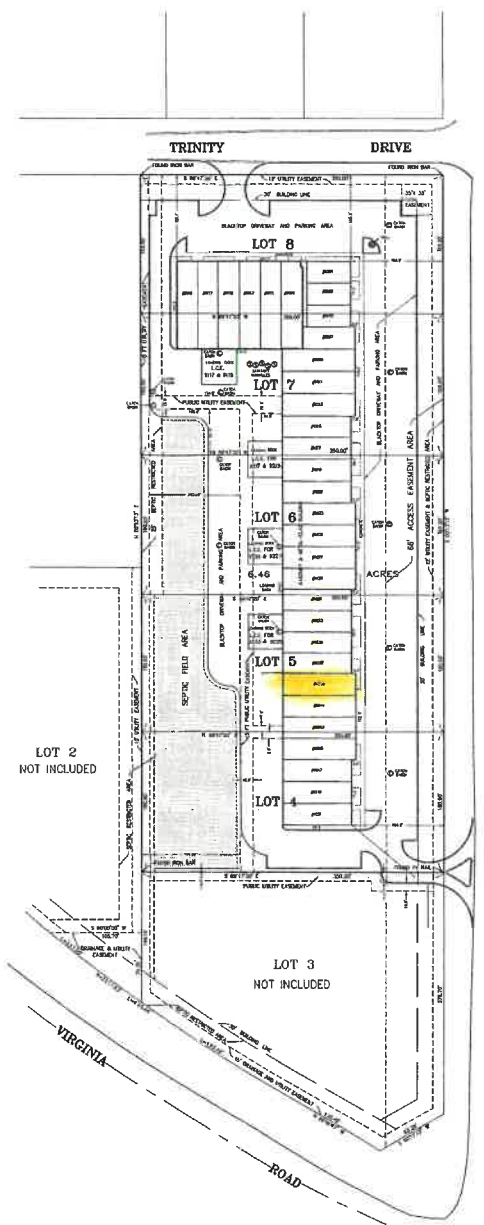
Permanent Index #'s: 19-22-127-028

Property Address: 9239 South Route 31, Lake In The Hills, Illinois 60156

VANDERSTAPPEN SURVEYING, INC.
 217 W. Judd Street
 Rockdale, Illinois 60090
 (616) 237-8210

EXHIBIT "A" PLAT OF SURVEY

Lots 4 through 8 in D & S Commercial Park, Phase 2, being a Subdivision of part of the Northwest Quarter of Section 22,
 Township 43 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof, recorded on October 6, 1964
 as Document No. 24807585, in Madison County, Illinois.



BUILDING DETAIL
 SCALE 1"=50'
 NOTE: 1/4"=1/8"=1/16"=1/32"



ACCESS NOTE:
 ACCESS FROM LOTS 5 THROUGH 8 IS PROMOTED TO REMAIN EXCEPT AS ACCESS POINT
 REMOVED ON THE FINAL PLAT OF A 5' CONCRETE FLOOR FINISH 1' BELOW GRADE
 ALLOW RIGHT IN AND RIGHT OUT ONLY.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown
 herein unless the description referred to be corrected contains a proper description of the restricted building
 lines or easements.

- * If the distance should be corrected by surveying.
- * All underlined measurements have been located unless shown and noted.
- * All right angles are to be preserved, unless otherwise indicated.
- * This Survey and Plat of Survey are not without original endorsement or endorsed and signature attached.

Compare your description and all markings with this plat and AT ONCE report any discrepancies.

STATE OF ILLINOIS)
 COUNTY OF MADISON) s.s.
 I, Surveyor, do hereby certify that we have surveyed the premises above
 described, and that the said survey is a true representation
 of the said survey.

Dated at Woodstock, Madison County, Illinois, 10/22 A.D., 1982.

VANDERSTAPPEN SURVEYING, INC.
 By: *[Signature]*
 Licensed Professional Land Surveyor No. 2709



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JAN 15 2023

Village of Lake in the Hills
Community Development

Property Address/PIN: 9239 S. IL Rt. 31 LITH
19-22-127-028

**Standards and Findings of Facts
Per Section 24.6 of the Zoning Ordinance**

Before recommending any Conditional Use, the Planning and Zoning Commission and the Board of Trustees shall consider the following factors and how they are relevant to the specific conditional use being requested.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will it contribute to the general welfare of the neighborhood or community? **Explain how this standard is met.**

A pawnshop offers a transaction that is entirely unique from anything else. Every day, thousands of people trust their local pawnshop to help them through short term loans, which local + national banks do not offer. Are loans never effect a consumers credit in anyway. We also are a fine jewelry store that specializes in custom design + jewelry + watch Repair.

2. That the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity. **Explain how this standard is met.**

By no means will this conditional use permit have any adverse effect on the community. We are a fine jewelry store that has been in business for 67 years. We have been helping + servicing our customer for a lifetime. We tend to have long term relationships with our customers.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. **Explain how this standard is met.**

Our present in the community has only enhanced the area. We are truly a family owned business + have a long customer following,

Property Address/PIN: 9239 S. IL Rt 31, LITH
19-22-127-028

4. The extent to which the conditional use is harmonious and compatible with the goals and objectives of the Village's comprehensive planning documents. **Explain how this standard is met.**

This space is a commercial space
& zoned B-4.

5. The amount of traffic congestion or hazards, if any, that may occur as a result of the conditional use, as well as the extent and adequacy of pedestrian and vehicular access and circulation. **Explain how this standard is met.**

There will be no congestion or hazards that
will occur with this use. We are a regular
small town retail business.

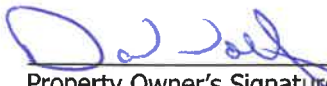
6. The extent that the conditional use can be adequately served by essential public facilities and services, and by private utilities. **Explain how this standard is met.**

We require no special utilities. Just
the normal usage of a small retail
business.

7. That the proposed use will comply with the regulations and conditions specified in this Zoning Code for such use, and with the stipulations and conditions made a part of the authorization granted by the Board of Trustees. **Explain how this standard is met.**

We will comply with the regulations & conditions of the
zoning code as needed. We are also regulated
by the Illinois Dept. of Financial & Professional Regulations

8. The Village may impose any other criteria as identified in the Zoning Code.

 1-15-2024
Property Owner's Signature Date

 1-15-2024
Applicant's Signature Date