



REVISED

#2016-24

Matt's Car Wash – Preliminary/Final PUD, SUP, PUD Amendment and Variations

Project Review for Planning and Zoning Commission

Meeting Date:

June 15, 2016 and July 6, 2016

Requests:

1. Preliminary and Final PUD and a Special Use Permit for a carwash.
2. Final PUD Amendment to amend Condition #2F from Ordinance 5917 to allow a free-standing sign on this property.

Location:

1165 S. Route 31

Acreage:

Approximately 1 acre

Zoning:

B-2 PUD General Commercial

Surrounding Properties:

North: B-2 PUD General Commercial
South: B-2 PUD General Commercial
East: B-2 PUD General Commercial
West: B-2 PUD General Commercial

Staff Contact:

Elizabeth Maxwell (815.356.3615)

Background:

- The site is a 1 acre outlot in front of the Wal-Mart super center on south Route 31.
- In the original Lutter Center development a condition was approved stating that the outlots and Lot 4 (Goodwill) would not have a free-standing sign and would use the main “Wal-Mart” free-standing sign. This petition is requesting to amend that condition to allow a free-standing sign for this site.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-2 PUD General Commercial. A carwash is allowed in this zoning district with a Special Use Permit.
- The current land use is Commerce. This would allow for a variety of retail uses. The carwash is compatible with this land use district.

Site Layout

- The site has an exit only access off the main access drive between Wal-Mart and the outlet in-line retail stores. The entrance into the site would be from the shared drive between this site and the adjacent in-line retail to the north.
- Customers would enter and get into one of three stacking lanes to purchase their carwash options. After the purchase, the lanes would funnel into one lane to enter the carwash.
- The carwash is automated and cars are routed through in their order.

Building Elevations

- The building is constructed of brick with a stone block base.
- There is a metal peaked roof at either end with a parapet roof in the middle. The roof is illustrated as an aluminum gray color. The roof would be required to complement the color palette of the neighboring businesses.
- The petitioner has added additional architectural details from the Central Park retail shops and the Wal-Mart, which include decorative EIFS under the metal roof, thicker top parapet roof trim, banding along the columns and above the windows as well as decorative rectangular elements on the columns.
- The petitioner has increased the bump-outs on the corner columns to two feet. The other columns added along the side elevations project out 4 inches providing additional relief and interest in the elevations.
- The proposed site and building meets 7 of the 10 Design Standards in the UDO, only 6 are required to be met.

Landscape

- The petitioner has provided a landscape plan illustrating trees, shrubs and flowers around the perimeter of the site.
- There is a good mix of small shrub material to provide screening from headlights to Route 31. Smaller shrubs and flowers are planted around the building.
- Additional shrubs, flowers and ground cover are required to meet the foundation base landscape requirements around the entire building.
- Additional landscape is required around the free-standing sign.

Parking

- The parking lot has 1 accessible, 2 employee and 12 vacuum parking spaces. There is no interior retail portion to the carwash so no additional parking is provided.

Signs

- A 60 square foot free-standing sign is requested for this site.
- Wall signage totals 153.7 square feet. 150 square feet of wall signage is permitted.

- On the north elevation there is 88.8 square feet of signage proposed. There is a maximum of 75 square feet of signage per elevation.
- There are three 8-foot-high 15-square-foot drive-through signs proposed.
- A condition has been added to reduce the signage to comply with the UDO.

Findings of fact:

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit to allow Carwash. A Special Use requires separate review because of its potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

A Carwash has specific Special Use Criteria they have to meet. Full service and automatic vehicle wash uses must comply with the following standards:

1. Drive-through criteria: The use must comply with applicable drive-through standards established in Section 203C-7.
 Meets *Does not meet*
2. Equipment: Details for all automatic car wash equipment to be installed within the building must be provided.
 Meets *Does not meet*
3. Towel drying area: An adequately large, outdoor or indoor, paved, hand-towel drying area must be provided. The hand-towel drying area must be exclusive of drive-aisles which carry cross-traffic and parking spaces for employees or different users.
 Meets *Does not meet*

DESIGN CRITERIA

The UDO specifies specific design criteria for new development. There are 10 criteria groups and the site must meet a minimum of 6 of those. Staff has reviewed the proposed development against the standards listed and has made a determination that the project meets 3 of 10 of the criteria. The results are as follows:

1. Building Form
 Meets *Does not meet* *Not Applicable*
2. Building Massing and Articulation
 Meets *Does not meet* *Not Applicable*
3. Rooflines and Parapets
 Meets *Does not meet* *Not Applicable*
4. Building Materials
 Meets *Does not meet* *Not Applicable*
5. Roof Materials
 Meets *Does not meet* *Not Applicable*

6. Building Colors
 Meets *Does not meet* *Not Applicable*
7. Building Fenestration
 Meets *Does not meet* *Not Applicable*
8. Entrance Design
 Meets *Does not meet* *Not Applicable*
9. Canopy/Awning Design
 Meets *Does not meet* *Not Applicable*
10. Overall Façade Design
 Meets *Does not meet* *Not Applicable*

Planned Unit Development Variation

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variation as part of the PUD

The petitioner is asking for three variations in conjunction with their PUD request.

The first variation is from Article 4-400 F1 to allow 15 parking spaces in a row without an interior landscape island. The layout of the vacuum stations for customers makes an interior island out of character and would affect the use of the area.

The second variation is from Article 4-1000 F to allow 88.8 square feet of signage on the north elevation and a total of 153.7 square feet of wall signage. Staff would recommend they meet the UDO requirements for all signage.

The third variation is from Article 3-300 to allow a front yard setback of 60 feet along Route 31 from the required 80 feet, a variation of 20 feet.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Speiser, received 05/16/16)
 - B. Site Plan (arsa, undated, received 05/31/16)
 - C. Elevations (arsa, dated 05/25/16, received 05/31/16)
 - D. Site Renderings (arsa, dated 05/26/16, received 05/31/16)
 - E. Landscape Plan (Upland Design, dated 05/23/16, received 05/31/16)
 - F. Sign Plans (Olympic Signs, dated 05/24/16, received 05/31/16)
 - G. Engineering Plans (M. Gingerich, Gereaux, dated 05/10/16, received 05/31/16)
2. Site:
 - A. Sidewalk is required around the perimeter of the site. An easement may be required to provide for the sidewalk. If so, a plat of easement shall be prepared. Work with staff to properly locate the necessary sidewalk improvements.
3. Elevations
 - A. The metal roof shall be a compatible color with the other roofs in the shopping center including the Central Park retail buildings, the Wal-Mart and the Chase Bank. Work with staff to select a compatible color.
4. Landscape:
 - A. Add foundation base landscape around the entire building, only areas with the direct perpendicular sidewalk connection to a door are exempt.
 - B. Landscape is required around the free-standing sign at 1 square foot per square foot of signage.
5. Signs:
 - A. Reduce the size of the signs to meet the requirements of the UDO including not more than 75 square feet per one elevation and not more than 150 square feet in total wall signage.
 - B. All site and building signage shall meet the requirements of the UDO.
6. All mechanical equipment including roof mounted equipment must be screened per the UDO.
7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

**CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION**

Please type or print legibly

OFFICE USE ONLY
CASE #

PROJECT TITLE: S & G Partners, LLC

ACTION REQUESTED:

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

Petitioner Information:

NAME: Matthew B. Speiser

ADDRESS: S & G Partners, LLC
2015 Spring Road, Suite 500
Oak Brook, IL 60523

PHONE: 630-560-7803

FAX: 630-203-6016

E-MAIL: mspeiser@exroncapital.com

Owner Information:(if different)

NAME: Jim Stuckmann and Tim Opfer

ADDRESS: Central Park Lot 4, LLC
835 Feinburg Court #118
Cary, IL 60013

PHONE: 847-471-7691

FAX: _____

E-MAIL: jim@osdevelop.com

Property Information:

Project Description: Out Lot 3 in Lutter Center Subdivision, Crystal Lake, Illinois for a special use permit to allow the construction and operation of an express car wash facility. The proposal includes a request to eliminate a landscaped island in the parking/vacuum area and a setback variation on the front yard. Finally the proposed monument and building signs should be reviewed and approved.

Project Address/Location: 1145 S. Illinois Route 31 (Lot 3), Crystal Lake, Illinois

PIN Number(s): 19-15-203-004-0000

Development Team:

Developer: n/a

Architect: Scott Pritchett of ARSA Schneider Architects: Phone: (847)698-4438
Email: arsa@enteract.com

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller: Phone: (815)459-5152 Email:
joe@mchenrycountylaw.com FAX: (815-459-0290)

Engineer: Brian Hertz at MG2A: Phone: (815)478-9680 Email: bhertz@mg2a.com Fax: (815)478-9685

Landscape Architect: UplandDesign, Ltd: Phone (815)254-0091 Fax: (815)254-6010

Planner: n/a

Surveyor: MG2A (see Engineer)

Other: Signs: Bill Barry at Olympic Signs: Phone: (630)424-6100; Email: BBarry@olysigns.com
Fax: (630) 424-6120

Signatures:

516 PARTNERS, LLC
X MATTHEW SPEISER, MANAGER X [Signature] 5/27/16
PETITIONER: Print and Sign Name (If different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested actions.

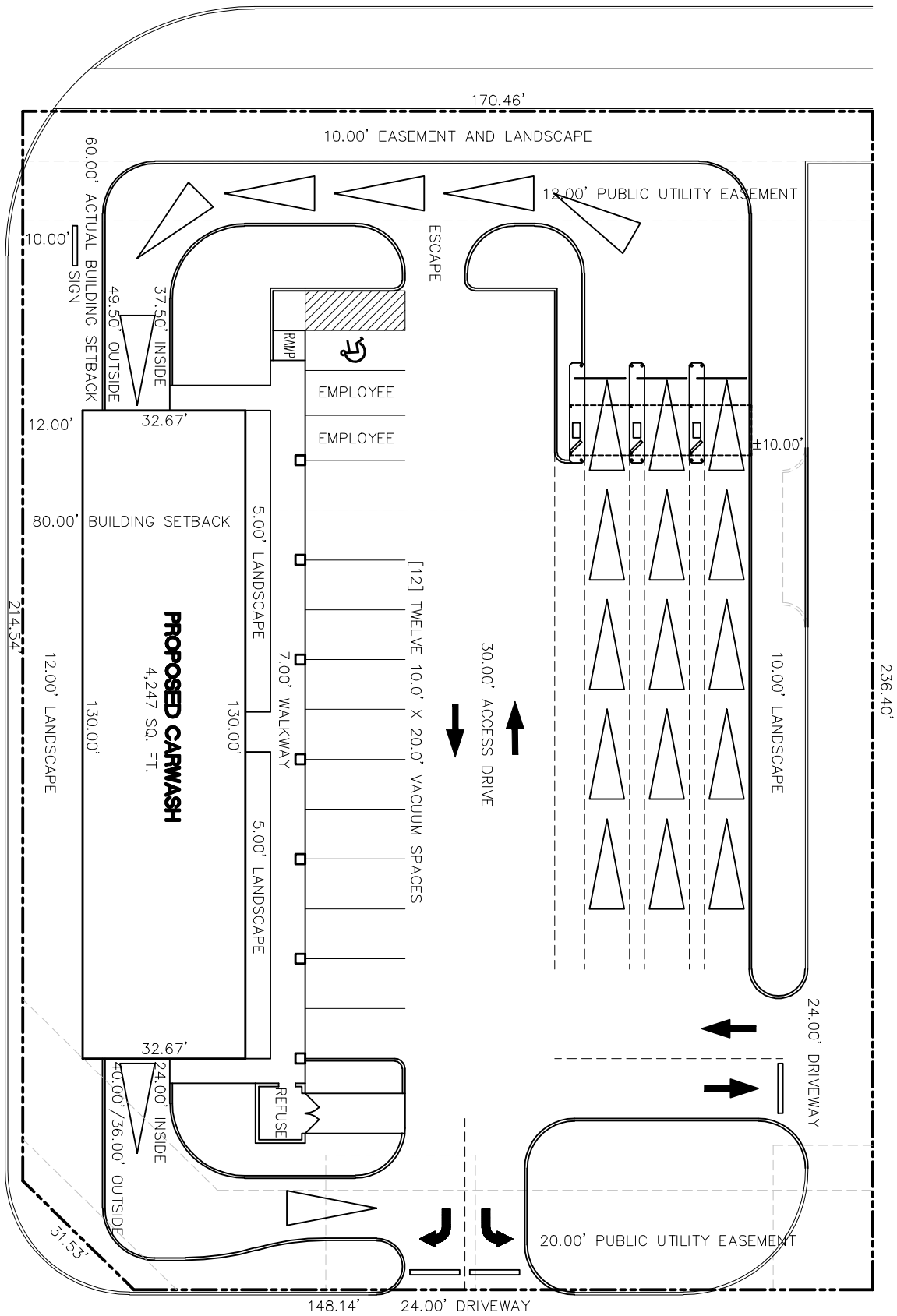
TIM OPFER [Signature] 5/27/16
OWNER: Print and Sign Name Date

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which names all beneficiaries of the trust.



Map created on June 9, 2016.
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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

ROUTE 31

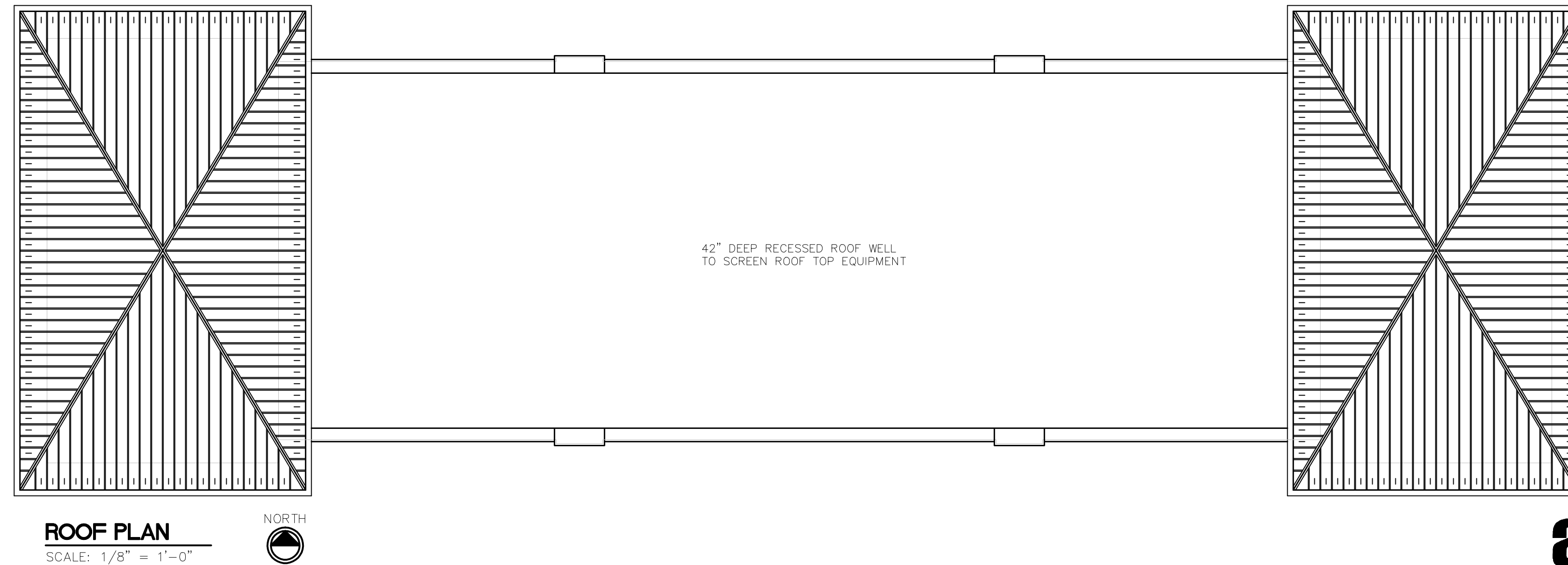
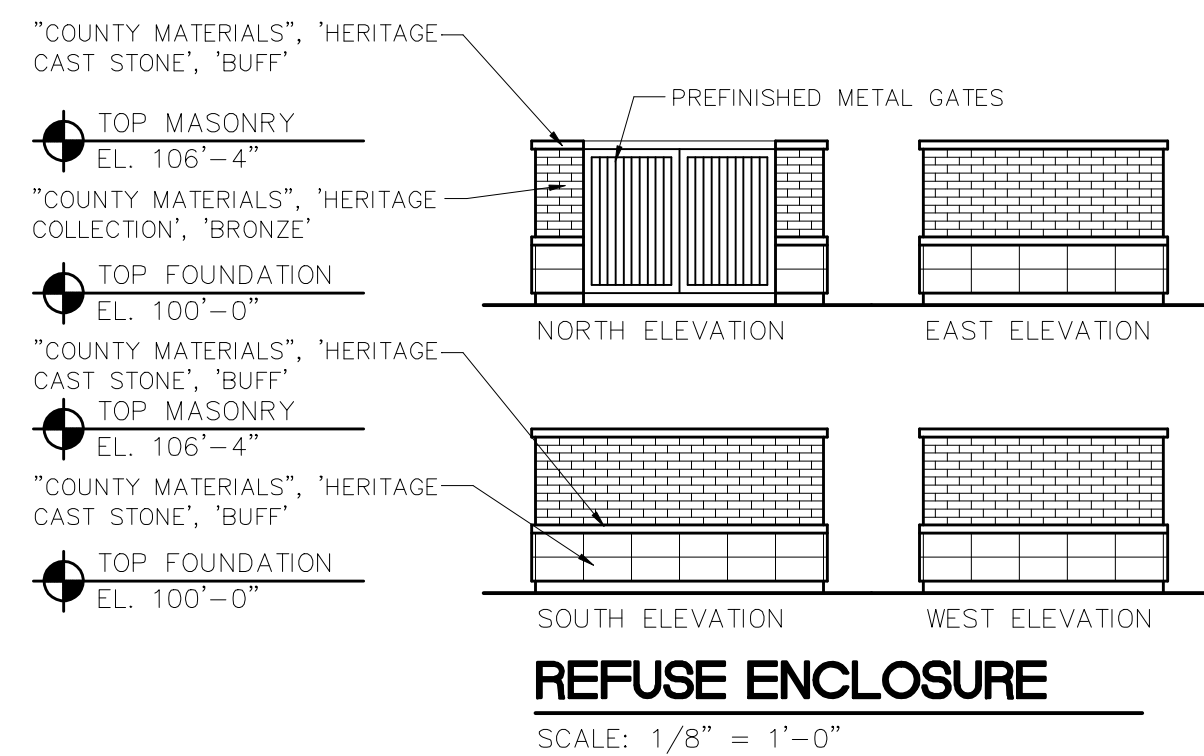
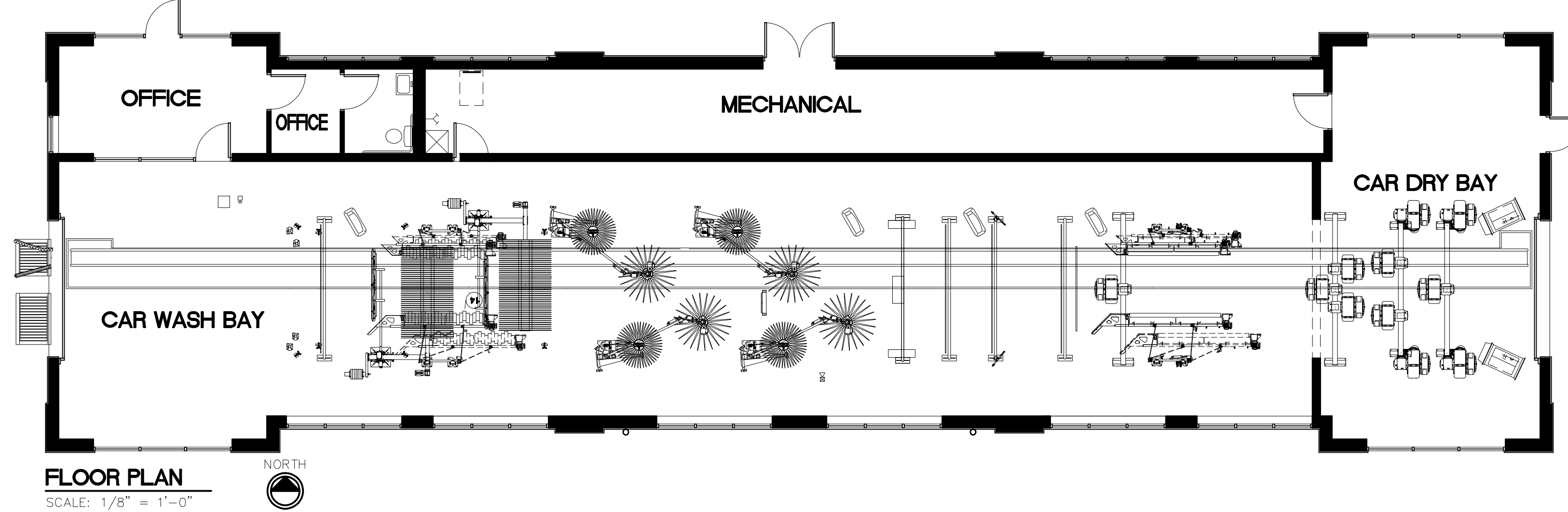
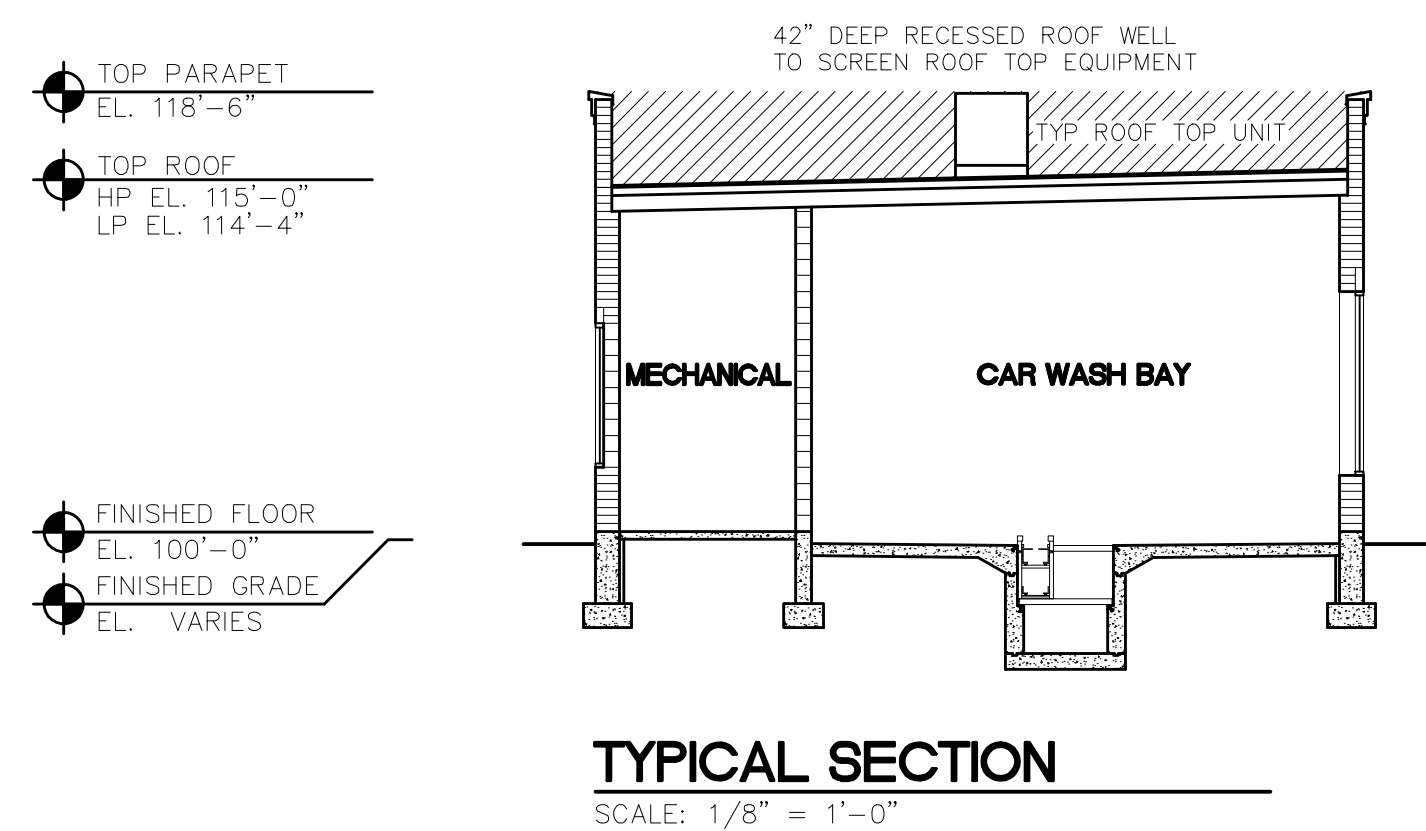
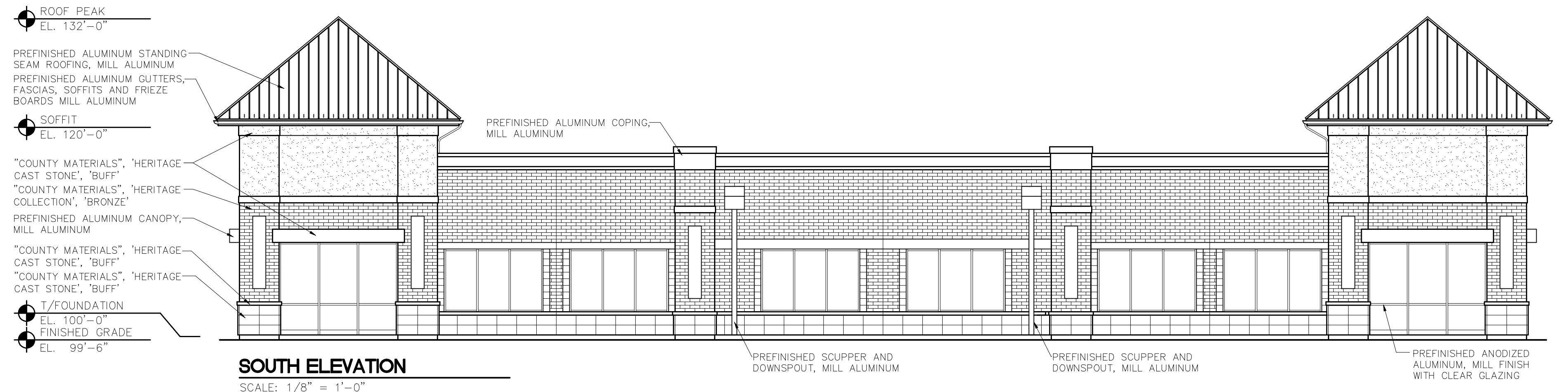
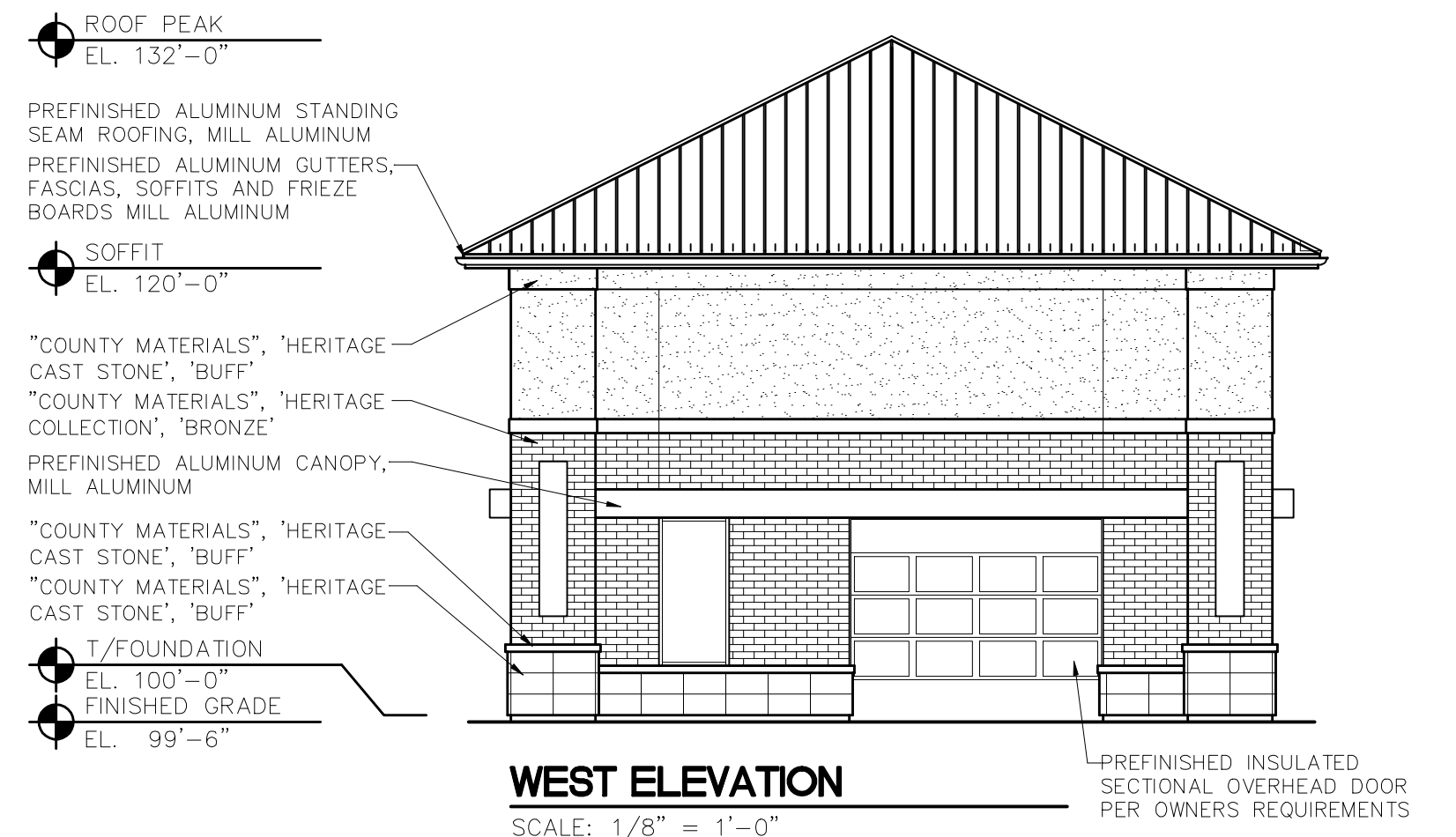
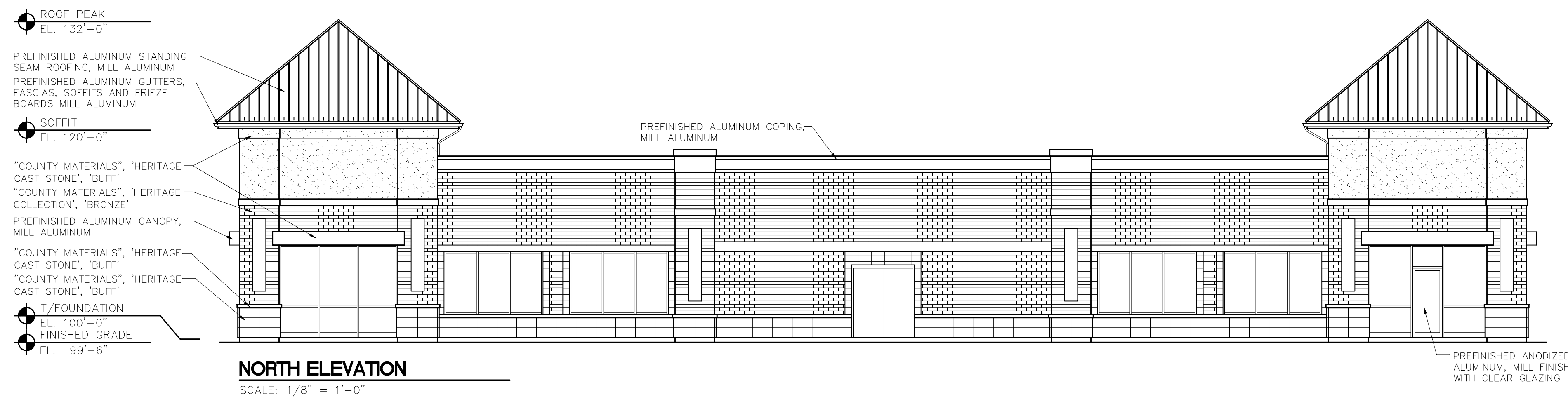
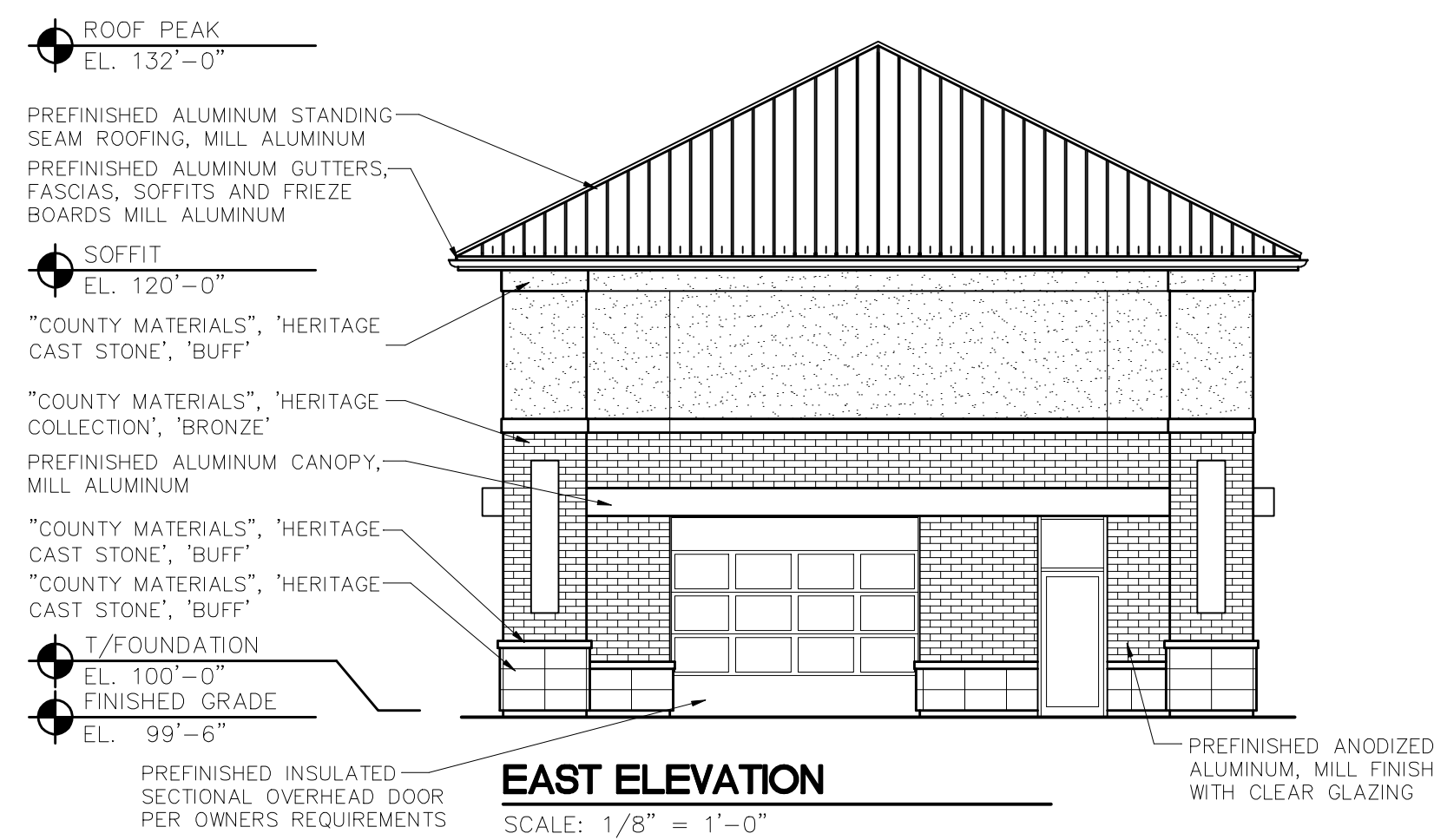


PROPOSED SITE PLAN
 SCALE: 1" = 30'-0"
 NORTH

arsa Associates
 ALAN R. SCHNEIDER ARCHITECTS P.C.
 1417 WEST PATTERSON AVENUE, SUITE 208
 DENVER, CO 80202
 TEL: 847-698-4498 FAX: 847-698-8889
 © ALAN R. SCHNEIDER ARCHITECTS P.C. 2015

ACCESS DRIVE

Received 6/24/16



MATTS CARWASH
ROUTE 31
CRYSTAL LAKE, ILLINOIS

Received 6/24/16

arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 203
PARK RIDGE, ILLINOIS 60068
TEL. 847-698-4438 FAX: 847-698-9889
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JUNE 21, 2016



Route 31, Crystal Lake, IL

May 26, 2016

1411 W. Peterson Avenue, Suite 203 • Park Ridge, IL 60068 • tel 847-698-4438 / fax 847-698-9889





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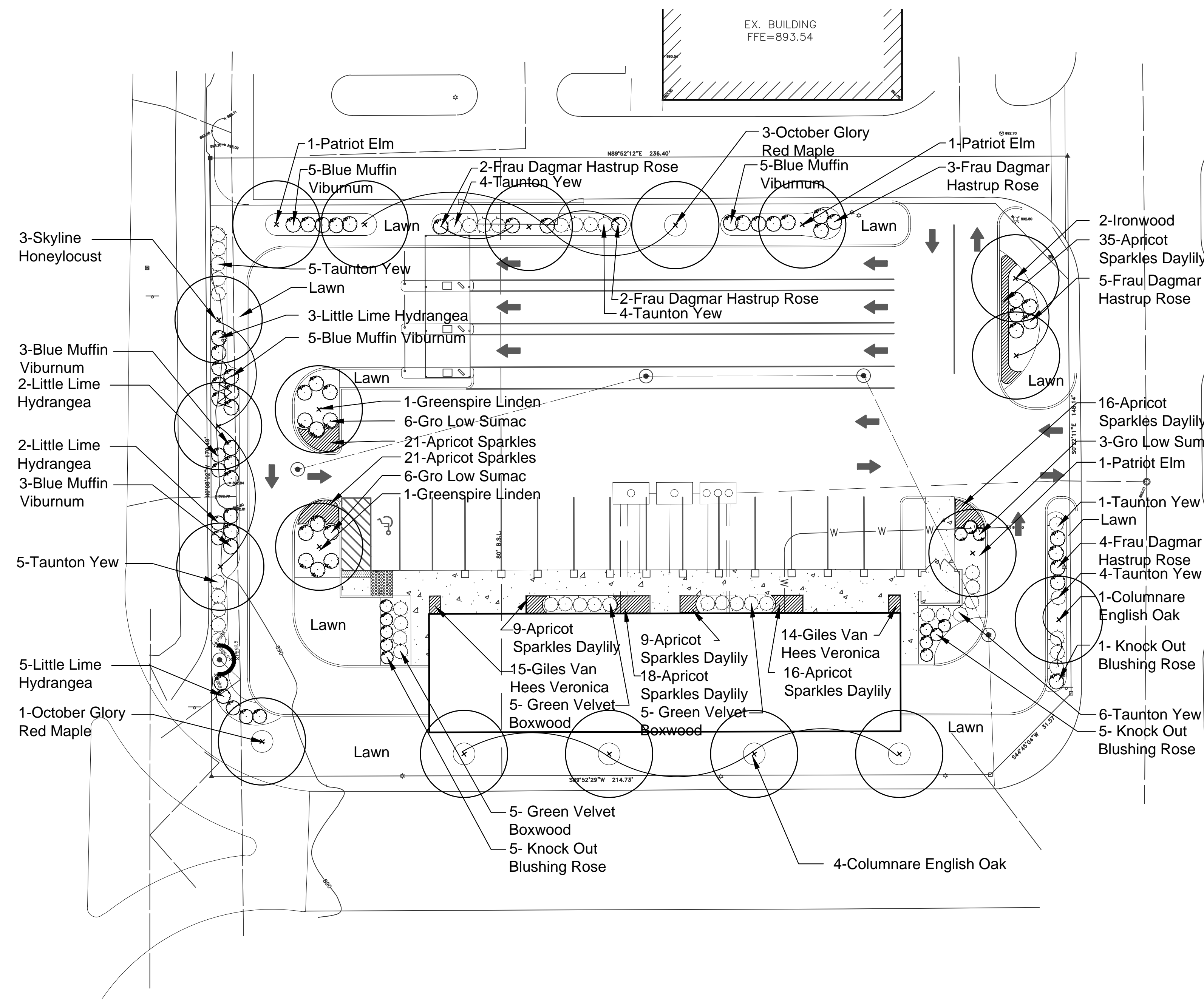


Route 31, Crystal Lake, IL

May 26, 2016

1411 W. Peterson Avenue, Suite 203 • Park Ridge, IL 60068 • tel 847-698-4438 / fax 847-698-9889





GENERAL NOTES: LANDSCAPE

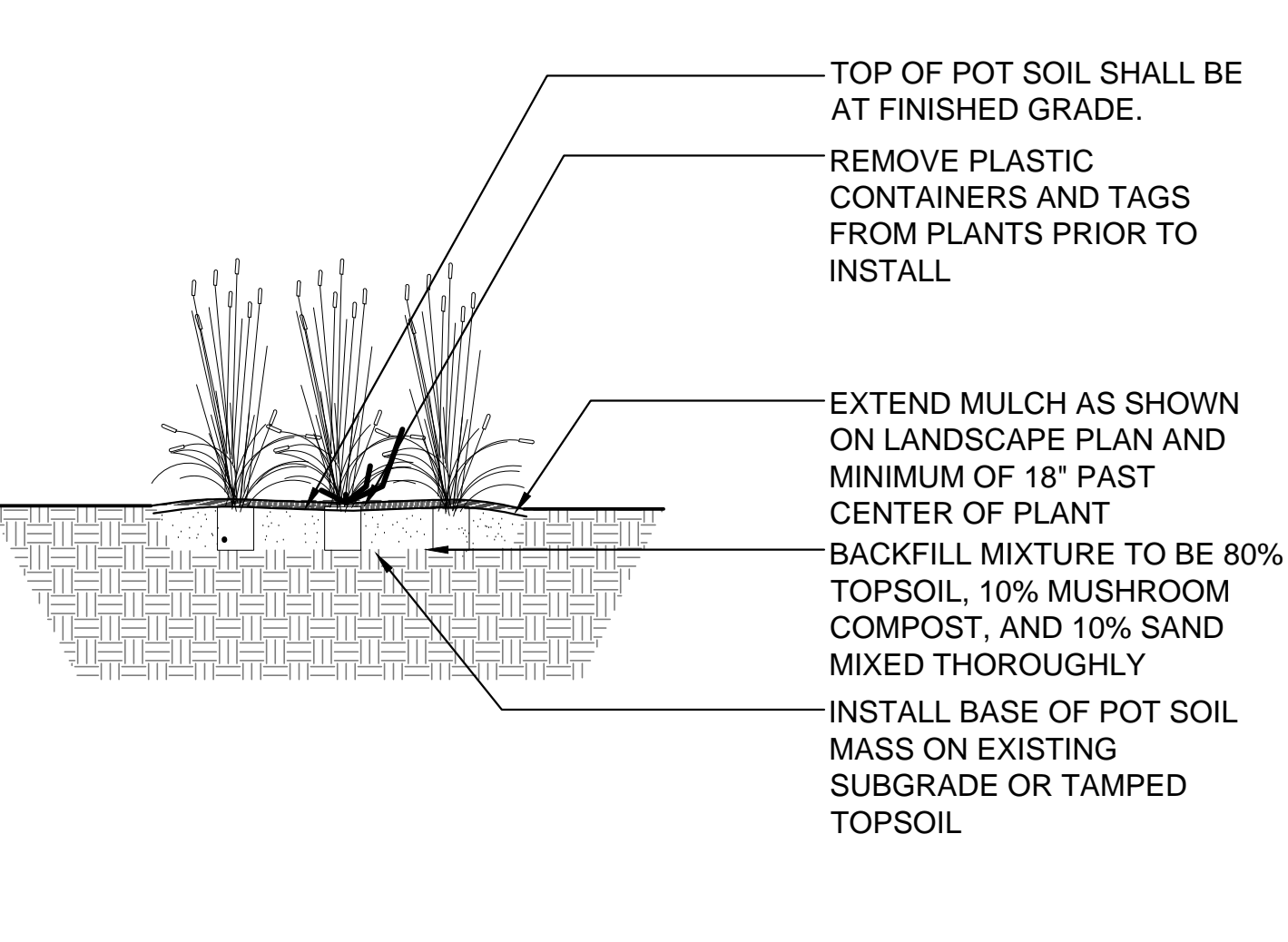
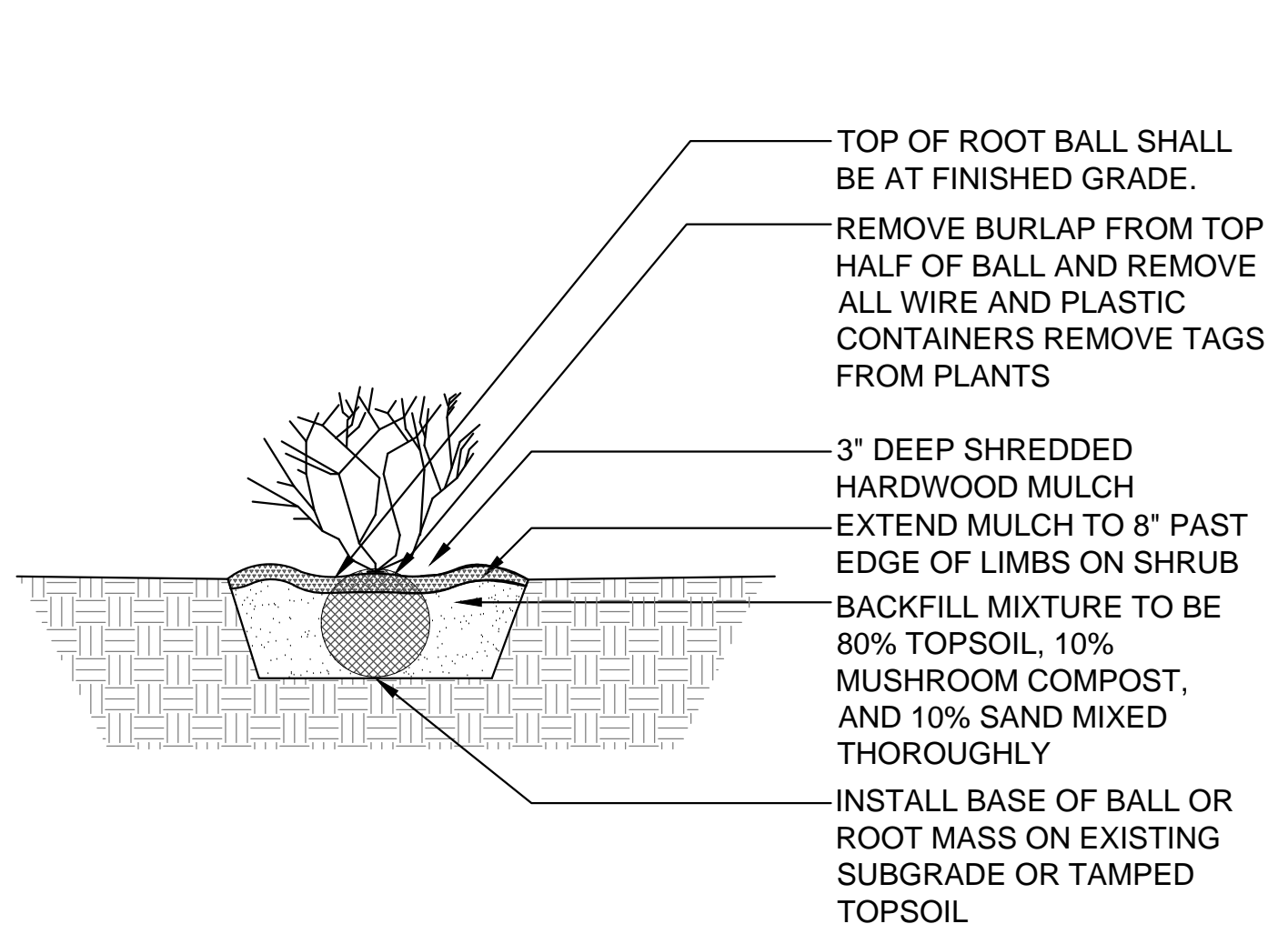
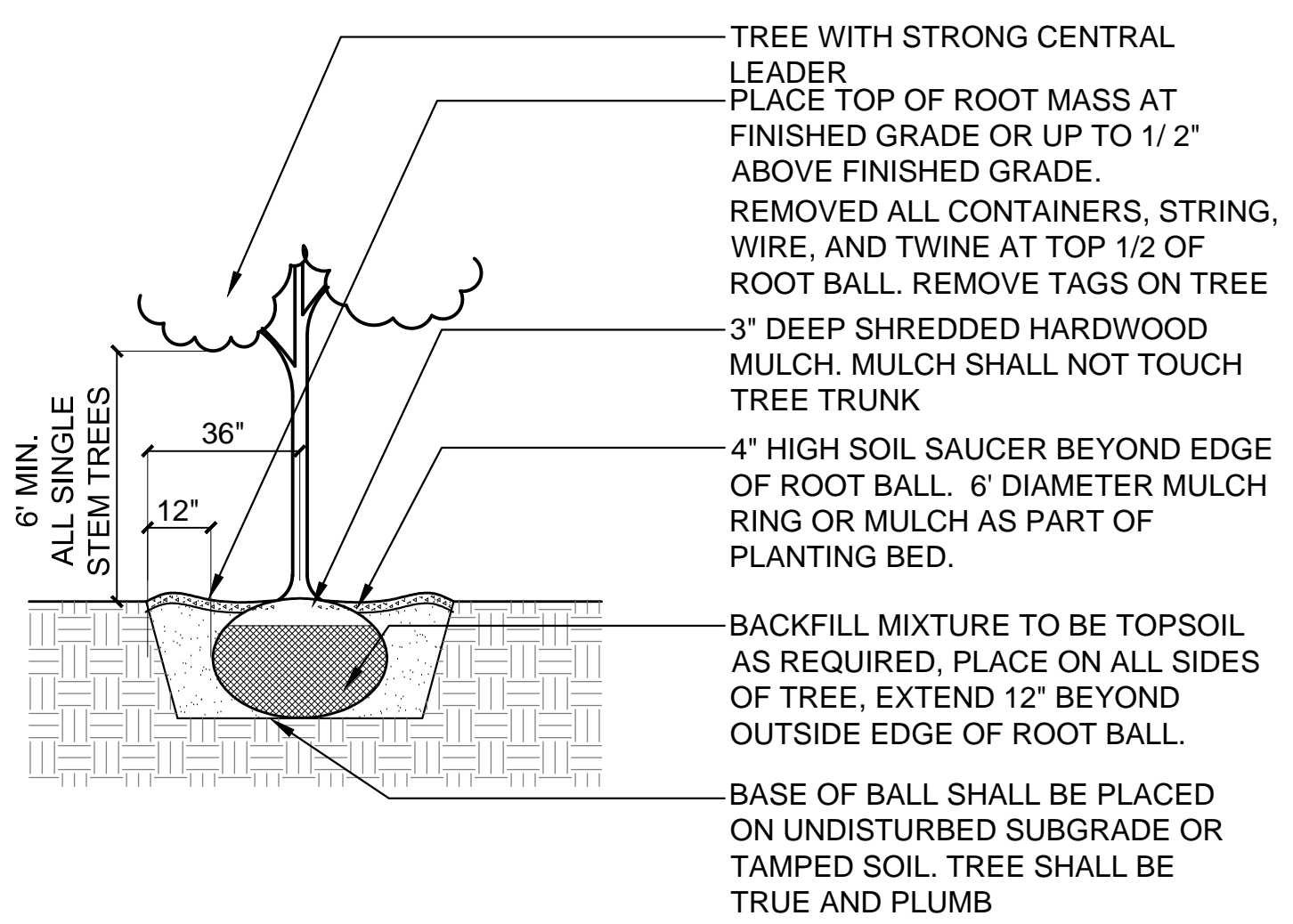
- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- Beds and tree rings (6" diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by roto-filling 2" of Mushroom Compost into new beds. Do not add compost nor roto-fill within drip line of existing trees.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. Turf mixes shall be installed and lawn established at all disturbed areas.
- Do not overseed into mulch beds, and paving.
- Contractor shall restore all areas disturbed as a result of construction.

PLANT LIST

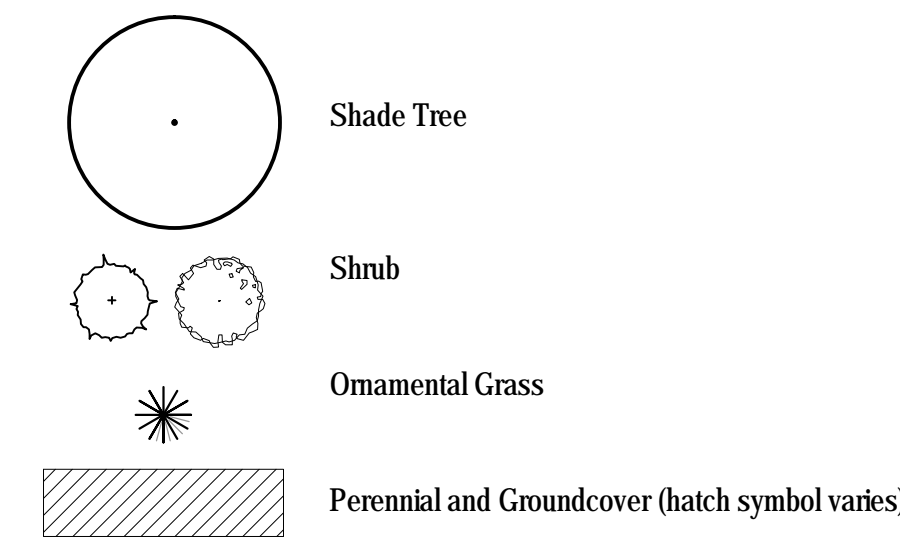
QTY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
SHADE TREES				
4	2.5" cal.	Acer rubrum 'October Glory'	October Glory Red Maple	B&B
3	2.5" cal.	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	B&B
2	2.5" cal.	Ostrya virginiana	Ironwood	B&B
5	2.5" cal.	Quercus robur 'Fastigiata'	Columnare English Oak	B&B
2	2.5" cal.	Tilia cordata 'Greenspire'	Greenspire Linden	B&B
3	2.5" cal.	Ulmus 'Urban'	Patriot Elm	B&B
19	Total			
EVERGREEN SHRUBS				
15	24" x 24"	Buxus 'Green Velvet'	Green Velvet Boxwood	B&B or Pot
28	24" x 24"	Taxus x media 'Tauntonii'	Taunton Yew	B&B or Pot
43	Total			
DECIDUOUS SHRUBS				
15	#5 cont.	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	Pot
15	18" ht.	Rhus aromatica 'Gro-Low'	Gro Low Sumac	Pot
11	30" ht.	Rosa 'Radyod'	Knock Out Blushing Rose	Pot
16	#5 cont.	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rose	Pot
21	#5 cont.	Viburnum dentatum 'Blue Muffin'	Viburnum Blue Muffin	Pot
78	Total			
PERENNIALS & GROUNDCOVERS				
124	1 gal.	Hemerocallis 'Apricot Sparkles'	Apricot Sparkles Daylily	Pot
29	1 gal.	Veronica 'Giles Van Hess'	Giles Van Hess Veronica	Pot
153	Total			

Requirement Chart

B1. Parking Lot Landscaping Interior Landscaping				
Location	Parking Spaces	Requirement	Shade Trees	Shrubs
Parking Lot	15 spaces	Island at Each End - 3 Islands - 1 Shade tree and 5 Shrubs per Island	3	15
Proposed		Proposed Plantings	3	15
B2. Parking Lot Landscaping - Perimeter Landscaping Adjacent to ROW				
Location	Distance	Requirement	Shade Trees	Shrubs
Parking Lot West	170'	Continuous undulating landscape screen - 15' width min. - 1 shade tree per 40'	4.25	varies
Proposed			4	
B3. Parking Lot Landscaping - Perimeter Landscaping (not adjacent to ROW)				
Location	Distance	Requirement	Shade Trees	Shrubs
Parking Lot North	237-34' drive =203'	1 shade tree and 5 shrubs per 40'	5	25
Proposed			5	25
Location	Distance	Requirement	Shade Trees	Shrubs
Parking Lot East	148-29' drive =119'	1 shade tree and 5 shrubs per 40'	3	15
Proposed			3	15
C. Foundation Landscaping				
Location	Size	Requirement	Shade Trees	Shrubs
All Buildings	Car Wash	5' Width bed all sides of buildings	0	varies



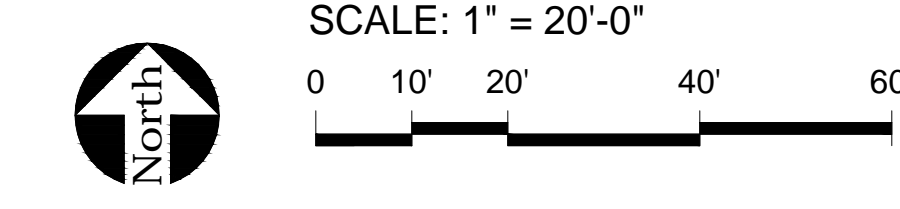
LEGEND



1 Tree Installation
SCALE: N.T.S.
d-plant-tree_12

2 Shrub Installation
SCALE: N.T.S.
d-plant-shrub_12

3 Perennial & Ornamental Grass Installation
SCALE: 1" = 1'-0"
d-perennials

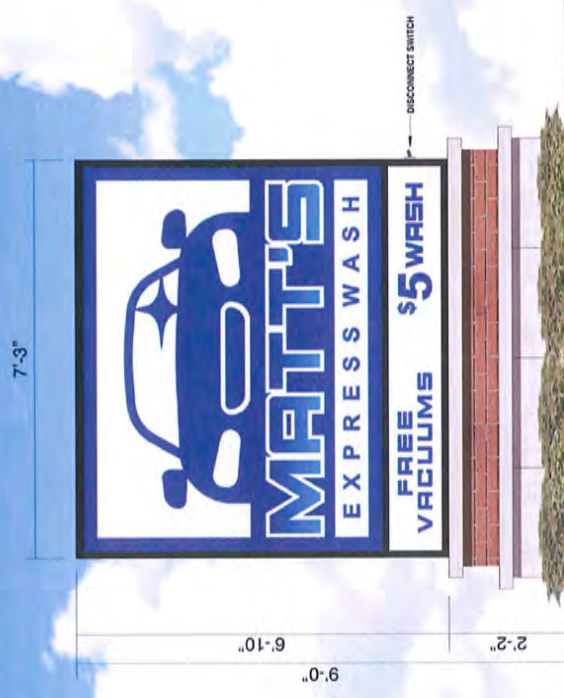


PROJECT
Car Wash
IL Route 31
Crystal Lake, Illinois

PROJECT TEAM
uplandDesign Ltd
Park Planning and Landscape Architecture
564 W Randolph St., Chicago, Illinois 60661
24042 Lockport St. Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com
M. Gingerich, Gereaux & Associates
25620 S. Gougar Rd.
Manhattan, Illinois 60442
Phone: 815.478.9680

SHEET TITLE
Landscape Plan

SHEET NUMBER
L1.0
DRAW / REVISION
MK/LD Permit Review 23MAY2016
NOT FOR CONSTRUCTION



1 ONE (1) D.F. LED ILLUM. MONUMENT DISPLAY 3/8" = 1'-0"
 CABINET, RETAINERS TO BE BLACK. WHITE LEXAN FACES W/ DIGITAL PRINT
 AND BLUE VINYL GRAPHICS. FAUX STONE BASE TO MATCH EXISTING BUILDING.



1130 N. Garfield
 Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

WWW.OLYSIGNS.COM

THIS IS AN UNFINISHED UNAPPROVED DRAWING. SUBMITTER IS RESPONSIBLE FOR ALL NECESSARY PERMITS AND LOCAL REGULATIONS. THIS DRAWING IS NOT TO BE CONSIDERED A CONTRACT. APPROVED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. APPROVAL IS EXCLUSIVE PROPERTY OF OLYMPIC SIGNS, INC.

page 1 of 4

Customer's Signature: _____ Date: _____

Comments:
 SET4 16-6476

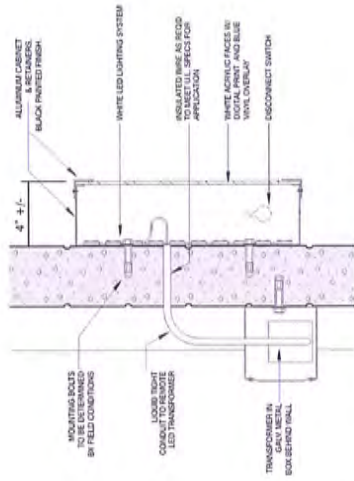
job #: 16-6476
 5-21-16
 rev.# 6-24-16

drawn by
 Dan S.

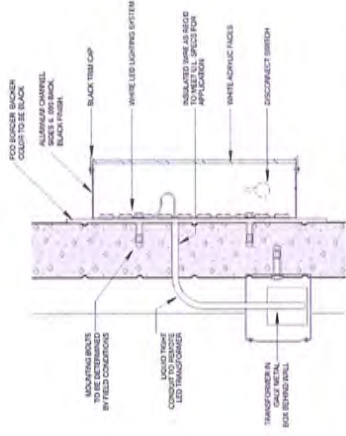
Received 6/24/16



② ONE (1) S.F. LED ILLUMINATED WALL DISPLAY 1/2" = 1'-0"



② FLUSH MOUNT INTERNALLY ILLUM. DETAIL

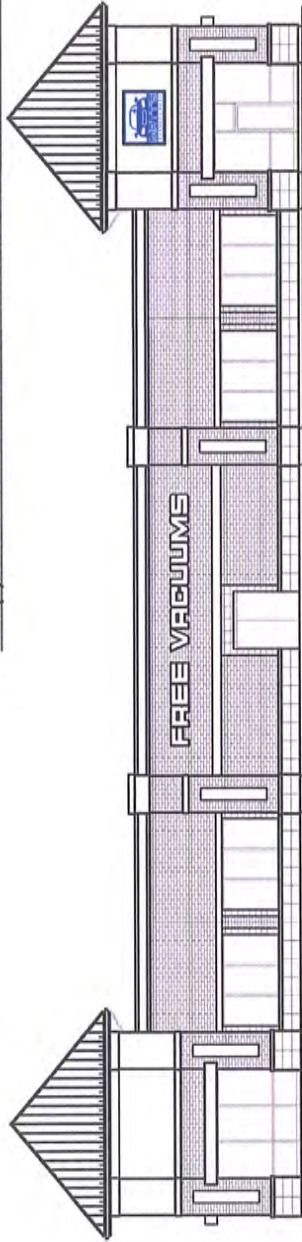


③ FLUSH MOUNT INTERNALLY ILLUM. CHANNEL LTRS. W/ BORDER BACKER

27'-10"
27'-6"

FREE VAGUUMS

③ ONE (1) SET OF S.F. LED ILLUMINATED CHANNEL LETTERS 1/4" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

Date:

Customer's Signature:

Comments:
SET4 16-6476

job#: 16-6476
5-21-16
rev.# 6-24-16

drawn by
Dan S.

MATT'S CAR WASH
1145 S. IL. ROUTE 31 CRYSTAL LAKE, IL.

client
RWJR



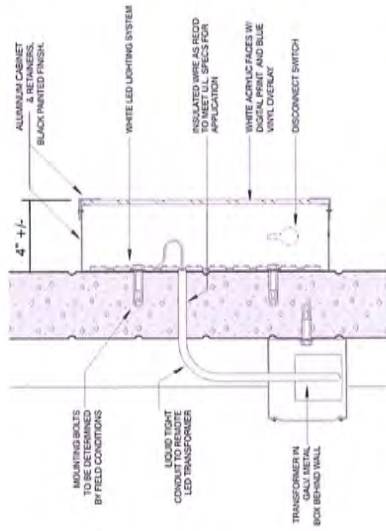
1130 N. Garfield Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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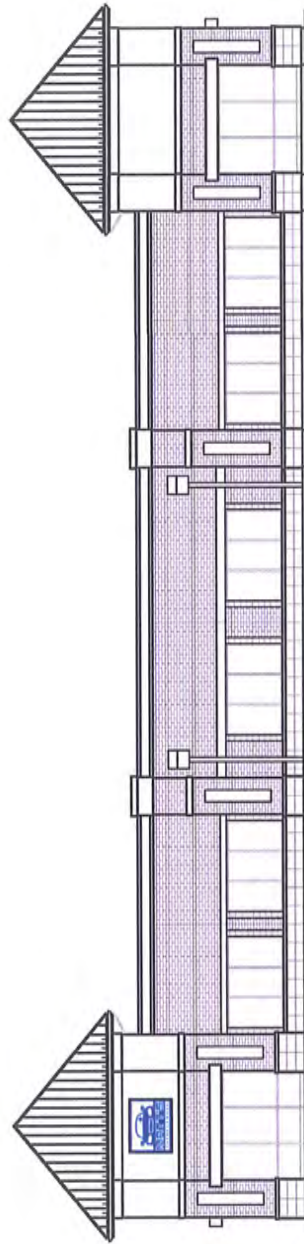
page 2 of 4



ONE (1) S.F. LED ILLUMINATED WALL DISPLAY 1/2" = 1'-0"



FLUSH MOUNT INTERNALLY ILLUM. DETAIL



SOUTH ELEVATION

Date:

Customer's Signature:

Comments:
SET4 16-6476

job #: 16-6476
5-21-16
rev. # 6-24-16

drawn by
Dan S.

client
MATT'S CAR WASH
1145 S. IL. ROUTE 31 CRYSTAL LAKE, IL.

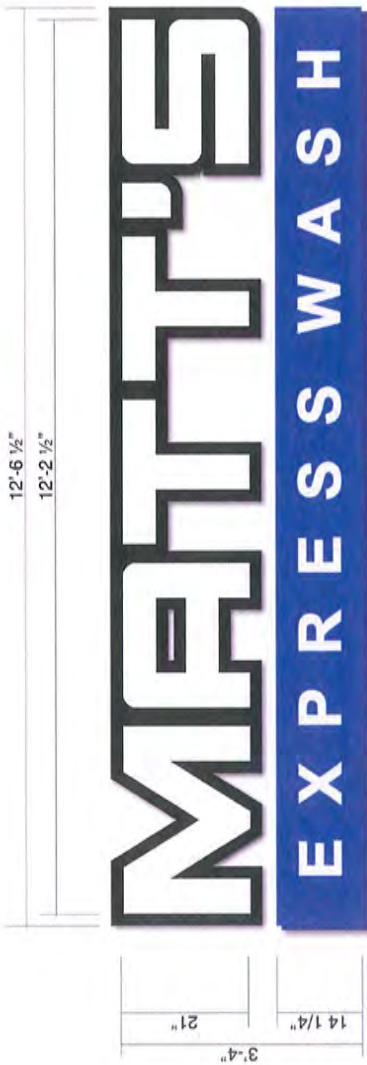
account representative
RWJR

Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

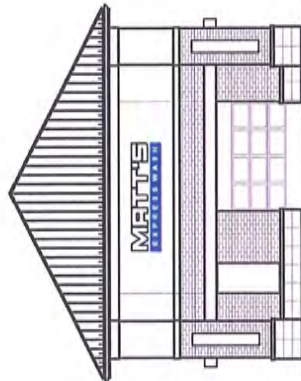
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page 3 of 4

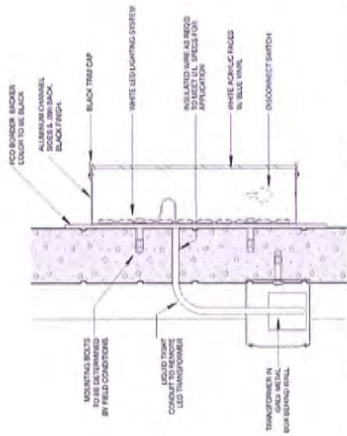




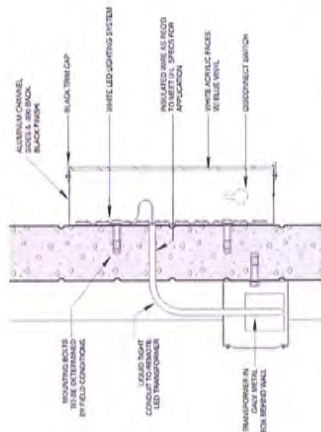
ONE (1) SET OF S.F. LED ILLUMINATED WALL DISPLAYS 1/2" = 1'-0"



WEST ELEVATION 1/16" = 1'-0"



FLUSH MOUNT INTERNALLY ILLUM. CHANNEL LTRS. W/ BORDER BACKER



FLUSH MOUNT INTERNALLY ILLUM. CHANNEL LIGHT BOX

Customer's Signature: _____ Date: _____

Comments: SET14 16-6476

job#: 16-6476
5-21-16
rev.# 6-24-16

drawn by Dan S.

client MATT'S CAR WASH
1145 S. IL. ROUTE 31 CRYSTAL LAKE, IL

account representative RWJR

Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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ILLUMINATED I-MENU™

Features

- Display your menu in an iconic graphic format that is easy for customers to identify with. This style has been said to boost sales as customers see extra services marketed in a way that makes them more appealing.
- Sleek body style will give your wash a modern look.

Specifications

Dimensions	30" W x 72" H x 4" D
Voltage/Amp	100 ~ 240VAC / 2.4 AMP
Construction	Baked enamel aluminum with a high impact plastic face.
Mounting	Single pedestal mount with a 24" ground clearance.



Illumination

Ultra bright LED clusters

Item	Description
IMENU	30" W X 72" H I - Menu
IMENURF	30" W X 72" H I - Menu replacement face (specify your existing face trim color when ordering)
CS01	Vertical Side Coroplast 10MM Sign - Up to 12" W x 43" H

- (2) internally illuminated car wash menu boards located at 2 of the 3 customer lanes (3rd lane is VIP - no menu board)
- 8 ft. in total height
- 15 sq. ft. each (30 sq. ft. total for 2)
- ***Please note: This will not be our menu design/layout. We will have less busy graphics.



DUAL POST CURVED PAY STATION CANOPY

New!

NOW CAPABLE OF WITHSTANDING HIGHER WIND AND SNOW LOADS



INCLUDED CUSTOM TOP MESSAGE
MAXIMUM 4FT LENGTH

INCLUDED 5FT DAMP LOCATION LED LIGHT FIXTURE

INCLUDED

RUST-FREE STEEL POST WRAPPED WITH BAKED ENAMEL ALUMINUM

Features

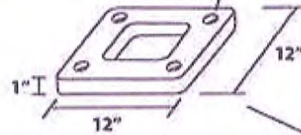
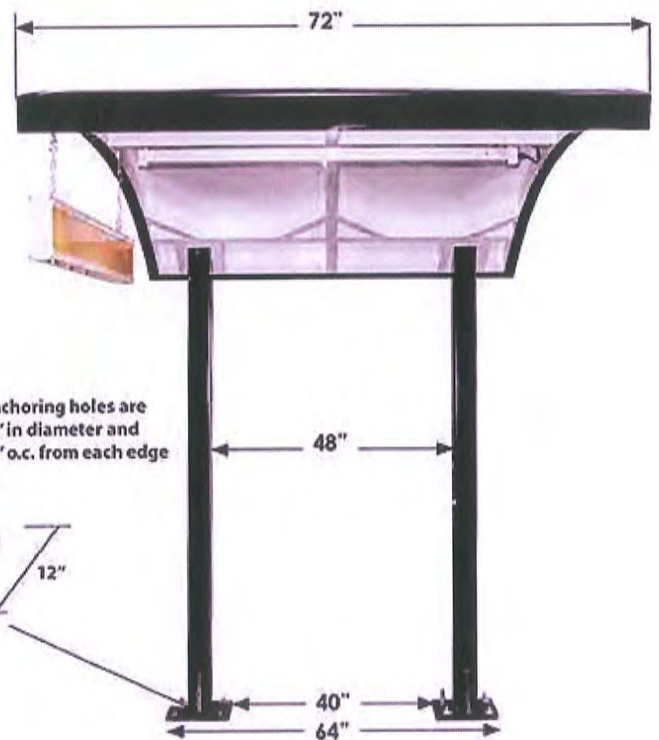
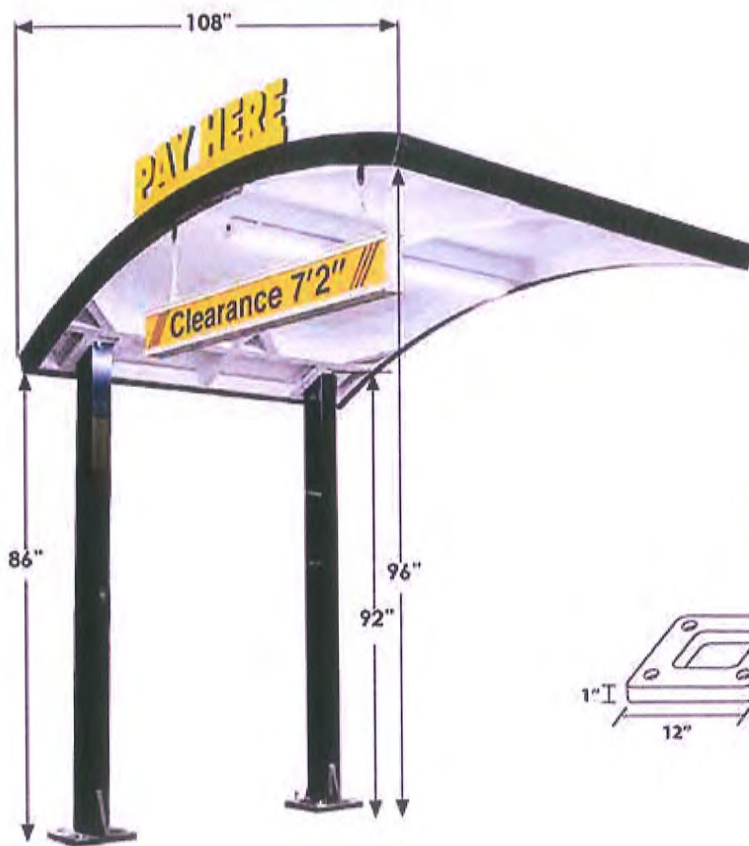
- Protects your expensive and sensitive electronics
- Posts will be wrapped with your choice of baked enamel colored aluminum
- The canopy structure is capable of withstanding forces generated by winds in excess of 90MPH.

Specifications

Construction	Top is heavy duty aluminum tubing 2" x 4" x .250" wrapped with baked enamel aluminum. Posts are heavy steel 4" x 6" x 3/16"
Voltage	120VAC
Amperage	0.5 AMP

Item	Description
CPSCD	Curved Pay Station Canopy with dual posts
CPSCDRF	Curved Pay Station Canopy with dual posts and RFID reader mount installed
DUALA	Galvanized J Anchor Assembly for dual post canopy

- (3) pay station canopies over customer pay lanes
- Pay stations to fit between canopy posts
- Proposed canopies will be light gray in color w/ blue letters (instead of black w/ yellow letters as in the picture above)



SLIM 3 SECTION TRAFFIC FIXTURE WITH LED STROBES

Features

- An essential traffic fixture that will create an efficient traffic flow through your wash.

Specifications

Dimensions	18" W x 30" H x 4" D
Construction	Baked enamel aluminum body with a high impact plastic face
Voltage/Amp	100 ~ 240VAC/ 1.2 AMP per section
Mounting	Swivel mount or pedestal mount with a 36" ground clearance



Illumination

The background of the graphics is illuminated with ultra bright LED clusters



TR3P
Pedestal Mount
Design A



Easy access
to the face
by removable
retainer



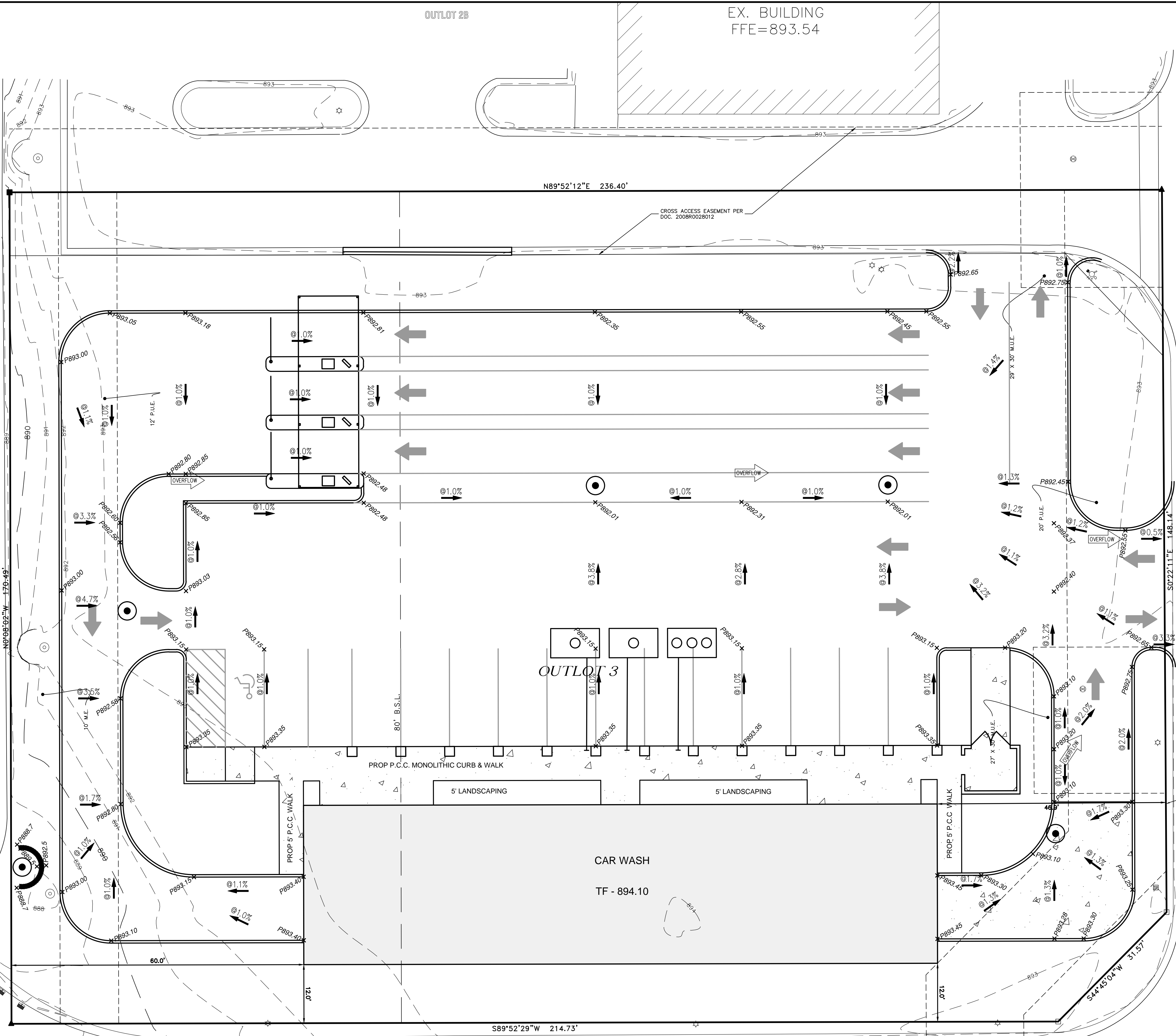
SWIVEL MOUNT

POWER SUPPLIES CAN BE
ACCESSED FROM THE BACK

Item	Description
TR3P	Pedestal mounted with a 36" ground clearance- 3 Sect Traffic Fixture with strobes
TR3S	Swivel mount 3 Sect Traffic Fixture with strobes
TR3RF	Replacement face with 3 built in strobes. Power supplies sold separately.

- Pedestal sign located roughly 5 feet outside car wash tunnel exit. Facing customers who are exiting the wash in vehicle.
- 5.5 ft. in total height
- 3.75 sq. ft.

S. IL RTE 31



PLAN EDITION	DATE	BY	DESCRIPTION	ISSUE TO CITY
1	9/10/18	JMP	PRELIMINARY	
2				
3				
4				
5				
6				
7				
8				
9				
10				

M. GINGERICH, GEREUX & ASSOCIATES
 ENGINEERING * PLANNING * SURVEYING

MANHATTAN OFFICE

Manhattan Office
 25620 S. Gougar Rd
 Bradley, Illinois 60442
 PH. 815-939-4921
 FX. 815-939-9810
 www.mga.com

DESIGN: JMP	DESIGN: JMP
DRAWING: JMP	DRAWING: JMP
CHECKED: ---	CHECKED: ---
APPROVED: ---	APPROVED: ---
	PROFESSIONAL DESIGN FIRM #184-005003

CRYSTAL LAKE CAR WASH
 CITY OF CRYSTAL LAKE, MCHEERY COUNTY, ILLINOIS

GRADING PLAN

SHEET NO. **C4** OF **C7**

JOB NO. 15-717
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