



#2018-101
Crystal Lake Express Car Wash –
Preliminary/Final PUD and Rezoning upon Annexation
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	October 17, 2018
<u>Request:</u>	1. Preliminary/Final Planned Unit Development for a car wash with an Electronic Message Center sign. 2. Rezoning upon annexation of Parcels 6/7 to B-2 PUD.
<u>Location:</u>	5720 & 5804 N. Route 31
<u>Acreage:</u>	8.35 acres
<u>Zoning:</u>	B-2 PUD – General Commercial Planned Unit Development McHenry County R1 – Single-Family Residential
<u>Requested Zoning:</u>	B-2 PUD – General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North: B-2 – General Commercial Planned Unit Development & McHenry County B-1 – Neighborhood Business South: McHenry County R-1 – Single-Family Residential East: McHenry County R-1 – Single-Family Residential West: B-2 – General Commercial & McHenry County R-1 – Single-Family Residential
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- The subject property is made up of five vacant parcels and one unincorporated residential zoning lot.
- The parcels located in the current city limits previously received zoning approval for a car dealership, which was not constructed.
- The parcels to be annexed is currently a vacant house.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned B-2 PUD General Commercial. The petitioner is requesting Planned Unit Development approval for the proposed car wash.

- The land use map shows the area as Commerce. This is an appropriate land use designation for the proposed car wash.
- Car washes are a limited use in the B-2 zoning district if all of the special criteria can be met. The proposed car wash meets the criteria and is before the Planning & Zoning Commission since the property is a Planned Unit Development.
- The requested zoning designation for the vacant residential parcels to be rezoned upon annexation is B-2 PUD. This is consistent with the adjacent property and the Comprehensive Plan.
- Below is a zoning map of the area, the property to be zoned upon annexation is outlined in yellow.



SITE LAYOUT

- The building has a front yard setback of 70.5 feet. The UDO standard for along Route 31 is 80 feet. The petitioner is requesting a PUD variation to allow the building to be at the proposed setback, which is in line with the existing commercial building to the north.
- The rear yard setback is 327 feet and the drive-through payment canopy is located approximately 180 feet from the rear property line.

- The car wash has the appropriate amount of stacking for the drive-through car wash. The UDO requires 5 stacking stalls and the proposed car wash has 7 stacking stalls per lane.

TRAFFIC CIRCULATION

- The entrance located across from Orchard Lane is a full access. This access will be shared with future development of the lots to the south.
- A traffic study was completed and the following improvements were recommended:
 - Adding a dedicated right-turn lane on Route 31 at the proposed full access,
 - A separate left- and right-turn lane at the full access for outboard traffic, and
 - “Do Not Enter” signs where appropriate internally to discourage wrong-way traffic.
- The petitioner has also illustrated a future right-in right-out across from Strong Road. This entrance will be incorporated into future development, but was requested at this time so all the work to be completed in the Route 31 right-of-way would be done at one time.

PARKING

- The parking lot has 2 accessible, 2 employee, 2 customer and 24 vacuum parking spaces. There is no interior retail portion to the carwash so no additional parking is provided.

LANDSCAPING

- The petitioner has provided a landscape plan illustrating trees, shrubs and decorative grasses around the development. The rear of the property is screened with a mix of spruce, pine and deciduous trees.
- The detention basins will be seeded with a native prairie seed mix and the bottom of the basin would be seeded with water tolerate plantings.
- Foundation landscaping must be added around the building foundation.
- There are no landscape islands illustrated within the parking lot. All but six spaces are vacuum stalls. The UDO does not distinguish a difference between vacuum stalls and parking spaces, therefore the petitioner is requesting a PUD variation from this requirement.
- With the exception of the variation for the landscape islands, the site landscaping will meet the UDO requirements.

ARCHITECTURE

- The proposed car wash building meets the required 6 of the 10 commercial UDO design standards.
- The proposed building material is brick with stone along the base and wrapping the columns.

- The end caps have a pitched roof with a metal roofing material while the middle section of the building is a flat roof.

SIGNAGE

- The freestanding sign includes an EMC sign. EMC signs are permitted in the B-2 zoning district as a limited use if all of the special criteria can be met. The proposed EMC meets the criteria set in the UDO.
- Below is a chart of the requested wall and directional signage. A recommended condition that the wall and directional signage comply with the UDO requirements is proposed.

UDO Requirement – Wall Signs	Proposed Signs	PUD Variation
Size (75 sq ft)	83.34 sq ft – west elevation	8.34 sq ft
	133.85 sq ft – south elevation	58.85 sq ft
	133.85 sq ft – north elevation	58.85 sq ft
Total Size (150 sq ft)	351.04 sq ft	201.04 sq ft

UDO Requirement – Directional Signs	Proposed Sign	PUD Variation
Height (3 ft)	6 ft	3 ft
Size (4 sq ft)	7.5 sq ft	3.5 sq ft

Findings of fact:

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development for a car wash. A Planned Unit Development is a Special Use and Special Uses require 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*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional Standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets *Does not meet*
3. PUDs must provide transitional uses to blend with adjacent development.
 Meets *Does not meet*
4. PUD phases must be logically sequenced.
 Meets *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
 Meets Does not meet
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
 Meets Does not meet
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
 Meets Does not meet
8. Any private infrastructure shall comply with the city standards.
 Meets Does not meet
9. The PUD plan shall establish the responsibility of the applicant/developer.
 Meets Does not meet
10. A bond or letter of credit shall be posted to cover required fees or public improvements.
 Meets Does not meet
11. Location: A commercial PUD can be located in the B-1 Neighborhood Commercial, B-2 General Commercial, B-4 Downtown Business and W Watershed Districts or any land proposed for annexation.
 Meets Does not meet
12. Permissible uses: A mix of retail and office with residential above street level uses is encouraged in the B-4 Downtown Business, Virginia Street Corridor Overlay District and the Watershed District.
 Meets Does not 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*

All electronic message center (EMC) signs, except gasoline electronic pricing signs, must comply with the following standards:

- a. Number permitted: One EMC Sign may be incorporated into any freestanding business sign on a property, provided that such freestanding sign would otherwise be permitted within the underlying Zoning District and subject to the following restrictions:

- (i) Minimum width: The zoning lot upon which an EMC may be permitted must have a minimum of 200 contiguous lineal feet of frontage that must be located on Route 14 or Route 31.

Meets *Does not meet*

- (ii) Minimum area: The zoning lot upon which an EMC may be permitted must have a minimum of two acres of total lot area.

Meets *Does not meet*

- (iii) Maximum gross surface area: The maximum gross surface area of the EMC portion of any sign shall not exceed 32 square feet or 40% of the sign's total area; whichever is smaller. The EMC portion must occupy the bottom half of the sign. The maximum gross area of any sign within which an EMC sign is incorporated shall comply with the requirements for maximum gross surface area based on the underlying Zoning District and shall include the surface area of the EMC. The sign must be outside of the required setback and located on the middle third of the property.

Meets *Does not meet*

- (iv) Maximum height: The EMC sign, including any sign in which the EMC is incorporated, shall comply with the maximum height permitted for any sign based on the underlying Zoning District to which the property is located.

Meets *Does not meet*

- (v) Preexisting nonconforming signs: An EMC sign cannot be incorporated into a preexisting nonconforming sign.

Meets *Does not meet*

- (vi) Minimum design standards: The EMC sign shall meet all the following design conditions:

I. The EMC unit must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and

mechanical equipment shall be set so that the EMC, at night or in overcast conditions, will be no more than 40% of the daytime brightness level;

Meets *Does not meet*

II. All EMCs located on properties adjacent to residential uses must be extinguished from 11:00 p.m. until 7:00 a.m. This restriction shall apply regardless of the location of the EMC on the property;

Meets *Does not meet*

III. The message area of an EMC can be illuminated by white or amber incandescent lamps, LED (light-emitting diode) or magnetic discs;

Meets *Does not meet*

IV. The EMC unit must have the "flash" feature disabled and messages shall have a five-minute "hold" time except for time and temperature messaging which may have a shorter duration, but no less than one minute or separate the sign into two areas - one for the message and the other for the time and temperature;

Meets *Does not meet*

V. The messages displayed on the EMC may only transition from one message to another by either fading or dissolving to black with another message appearing immediately thereafter, without movement or other transition effects between messages;

Meets *Does not meet*

VI. Except as otherwise provided herein, all messages displayed on the EMC must be static and may not reflect movement, flashing, scrolling or changes in shape or size of messages or portions of messages. Streaming and/or live-time video may not be displayed and this function of the EMC must be disabled;

Meets *Does not meet*

VII. The EMC unit must be equipped to override commercial messages for emergency situations such as an "Amber Alert" or other such acute public emergencies, but such override authority for public emergencies shall not exceed 48 total hours within any two week period. The owner of the EMC unit is requested to cooperate with the City of Crystal Lake in order to allow the City to exercise its override authority; and

Meets *Does not meet*

VIII. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction.

Meets *Does not meet*

(vii) A freestanding sign may have not more than two sign faces. Freestanding signs with more than one sign face must be designed to have the sign faces attached back to back to the support structure. No V-shaped freestanding EMC signs shall be permitted.

Meets *Does not meet*

(viii) The EMC unit shall otherwise comply with all other provisions of Section 4-1000 of the Crystal Lake Unified Development Ordinance ("Signs"), including, but not limited to, the prohibition of Off-Premise Signs.

Meets *Does not meet*

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 which may otherwise require individual requests and applications for zoning variations.

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development proposed by the Petitioner includes the following variations from the UDO:

1. Article 3-300, Measurements & Exceptions, to allow a 70.5-foot front yard setback, a variation of 9.5 feet.
2. Article 4-400 Landscape and Screening, to allow greater than 10 parking spaces without landscape islands for the parking and vacuum stalls.
3. Article 4-1000 Signs, to allow 351.04 square feet of wall signage and a single sign on a façade that is greater than 50 square feet in area.
4. Article 4-1000 Signs, to allow directional signs 6-feet in height with a 7.5 square foot sign area.

The proposed car wash was placed on the lot to match the existing setbacks along Route 31. The

parking lot has less than 10 parking stalls, but has 24 vacuum stalls without landscape islands. The UDO does not provide for a distinction between the types of stalls, therefore a variation from the landscaping standards is required. The parking and vacuum area does have perimeter landscaping to soften the impervious surface and screen the area from Route 31.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

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

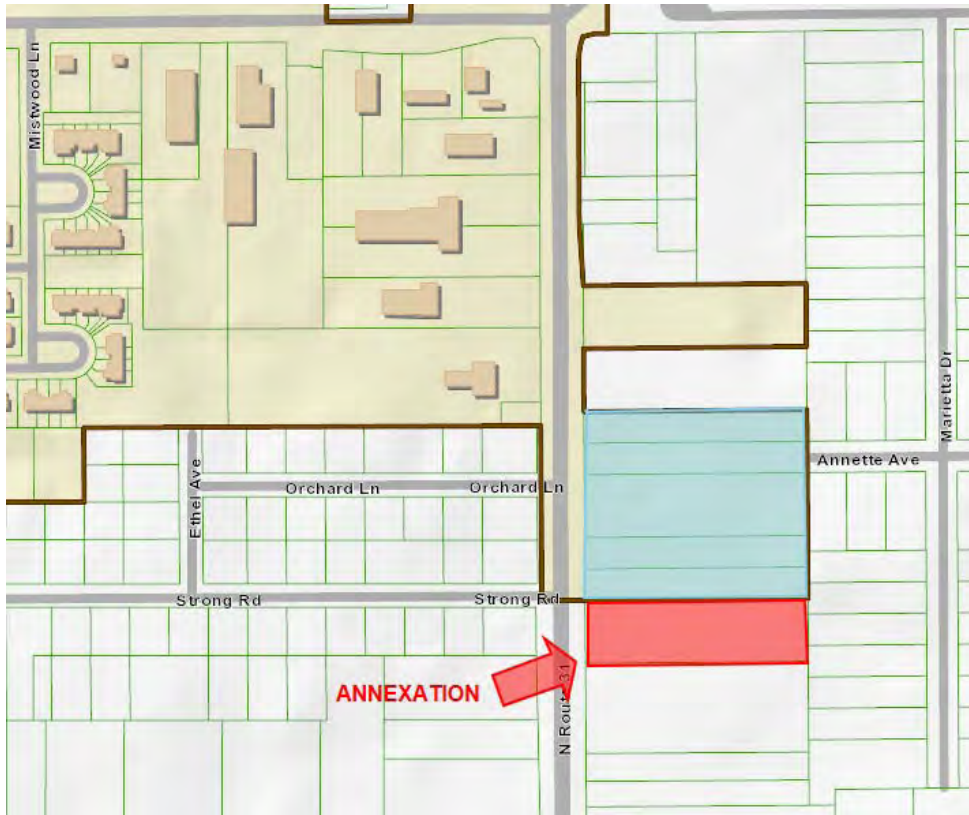
Recommended Conditions:

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 (Spring Creek LLC, dated 08/27/18, received 08/28/18)
 - B. Plat of Survey (M. Gingerich, Gereaux & Assoc., dated 03/21/18, received 08/28/18)
 - C. Plat of Annexation (M. Gingerich, Gereaux & Assoc., dated 03/21/18, received 08/28/18)
 - D. Elevations (ARSA, dated 07/30/18, received 08/28/18)
 - E. Colored Elevations (ARSA, received 08/28/18)
 - F. Sign Elevation (Grate Signs, dated 06/22/18 & 06/21/18, received 08/28/18 & 10/12/18)
 - G. Landscape Plan (WMA, dated 07/13/18, received 08/28/18)
 - H. Site Plan (M. Gingerich, Gereaux & Assoc., dated 08/22/18, received 08/28/18)
 - I. Photometric Plan (LSI, dated 05/24/18, received 08/28/18)
 - J. Engineering Plan (M. Gingerich, Gereaux & Assoc., dated 08/22/18, received 08/28/18)
 - K. Traffic Study (GHA, dated 08/03/18)
2. Landscape Plan:
 - A. Add foundation plantings along the foundation of the car wash building.
 - B. The area to the east of the landscape screening must be planted with a native prairie mix and maintained as conservation open space.
3. The photometric plan must comply with the UDO requirements for site lighting.
4. All wall signage and directional signage must comply with the UDO requirements.

5. The EMC must be a single amber or white LED and cannot have various shades of amber or white.
6. All mechanical equipment including roof mounted equipment must be screened per the UDO.
7. Future development will require a Final PUD Amendment and approval. The future development must have the same or complementary building materials as the car wash.
8. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Fire Rescue Departments, as well as the City's traffic consultant, Gewalt Hamilton Associates.

PLN-2018-00101 CRYSTAL LAKE EXPRESS CAR WASH – EAST RT 31 ACROSS FROM ORCHARD LN.



Received 8-28-18

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: Crystal Lake Express Car Wash

Action Requested

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

Petitioner Information

Owner Information (if different)

Name: Greg Barich / Spring Creek LLC

Name: _____

Address: 5N755 Denker Road, St. Charles,
Illinois 60175

Address: _____

Phone: 630-632-7545

Phone: _____

Fax: _____

Fax: _____

E-mail: Greg.Barich@yahoo.com

E-mail: _____

Property Information

Project Description: _____

Project Address/Location: 8.35 acres, east side of Illinois Route 31

South of Crystal Cove Plaza 5714-16-18 South Route 31

North of Calvary Church 5906 South Route 31

14-34-401-012, 14-34-401-013, 14-34-451-004, 14-34-451-005,
PIN Number(s): 14-34-451-003, 14-34-451-037

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ARSA Associates/Scott Pritchett / 847-698-4438 O / 847-698-9889 F/ arsa@enteract.com
1411 W. Peterson Avenue, Suite 203, Park Ridge, Illinois 60068

Attorney: _____

Engineer: MG2A / Brian Hertz / 815-478-9680 O / 815-478-9685 Fax / BHertz@mg2a.com
25620 S. Gougar Road, Manhattan, Illinois 60442

Landscape Architect: _____

Planner: _____

Surveyor: MG2A / Bob Sluis / 815-478-9680 O / 815-478-9685 Fax / RSluis@mg2a.com
25620 S. Gougar Road, Manhattan, Illinois 60442


Other: _____

Signatures

PETITIONER: Print and Sign name (if different from owner)

Date

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

GREGORY BARICH / Spring Creek LLC 

OWNER: Print and Sign name

Date

8-27-18

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

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

IN THE MATTER OF THE
APPLICATION OF
Spring Creek LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of Spring Creek LLC, seeking a Preliminary/Final Planned Unit Development, Special Use Permit, Rezoning and Variations located at 5720 & 5804 N Route 31, Crystal Lake, Illinois. PIN 14-34-401-012, 14-34-401-013, 14-34-451-003, 14-34-451-004, 14-34-451-005 & 14-34-451-037.

This application is filed for the purpose of seeking a Preliminary/Final Planned Unit Development, Special Use Permit and Variations for a car wash with an Electronic Message Center sign pursuant to Article 9-200 and Article 2-400 Special Use Permit Criteria, as well as, Variations from Article 3-300 to allow a 70.5-foot front yard setback, a variation of 9.5 feet, Article 4-1000 Signs for the allowable wall signage and Article 4-400 Landscape and Screening to allow greater than 10 parking spaces without an island and no foundation landscaping, as well as any other variations as necessary to complete the project as proposed. The project also includes rezoning upon annexation of parcel 14-34-451-037 to B-2 (General Commercial) Planned Unit Development pursuant Article 9-200(B). Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, October 17, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
on September 29, 2018)1587606



WEBSTER, MCGRATH & AHLBERG, LTD.

LAND SURVEYING – CIVIL ENGINEERING – LANDSCAPE ARCHITECTURE

207 S NAPERVILLE ROAD, WHEATON, IL 60187

PH: 630-668-7603 FAX: 630-682-1760 WEB: WWW.WMALTD.COM

received 8-28-18

Date: July 16, 2018

To: Greg Barich
PO Box 442
Wasco, IL 60183
Email: greg.barich@yahoo.com

From: Benedict Bussman, Vice President, PLA

Re: Proposed Crystal Lake Car Wash
Existing Tree Conditions

A site visit to determine the size and species of the existing trees on the proposed car wash site west of Route 31, east of Orchard Lane in Crystal Lake was completed July 15, 2018. The trees within the car wash development property include Walnut, Siberian Elm, Box Elder, Cottonwood, and Buckthorn.

All trees found on the car wash parcel are less than 6" DBH and are listed as species C or D within the City of Crystal Lake Unified Development Ordinance. Trees less than 6" DBH in categories C and D would not require replacement per the Ordinance.

The trees are primarily growing as multi stem trees as though the trees were cut several years ago and have since developed multiple trunks.

The large 56" diameter tree on the Wells Fargo parcel is an Elm tree.

See attached Exhibit of our findings.



ILLINOIS RD

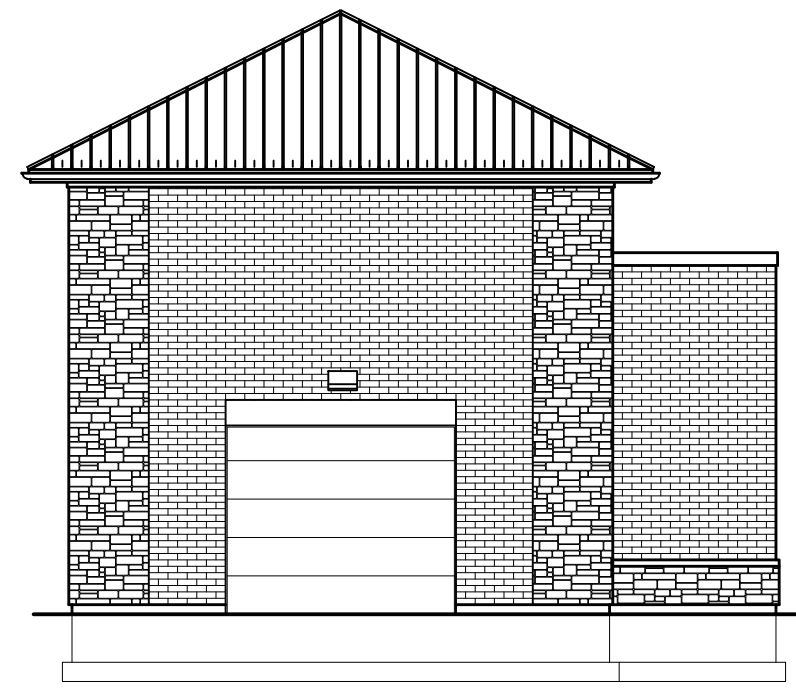
Elm Cluster

Car Wash Parcel Study Limits

56" Elm on Bank Property

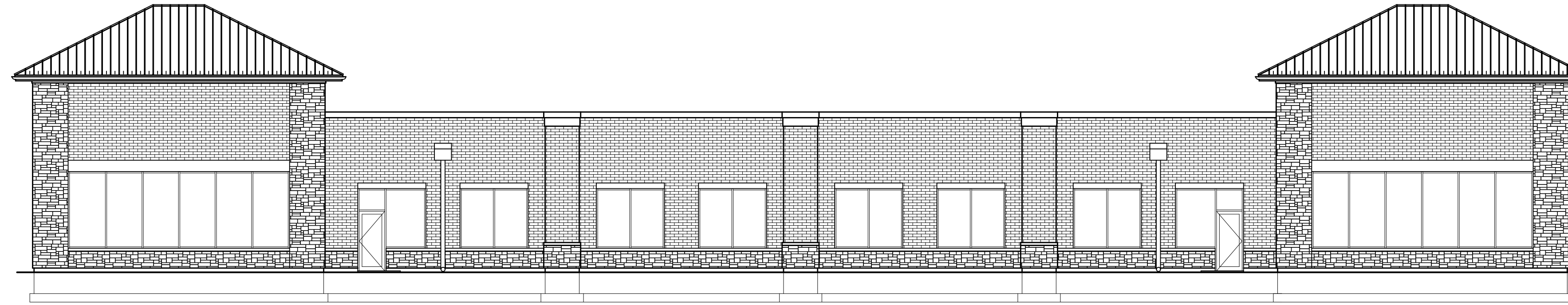
Walnut and Elm Cluster

Scattered Walnut, Elm, Cottonwood, and Buckthorn



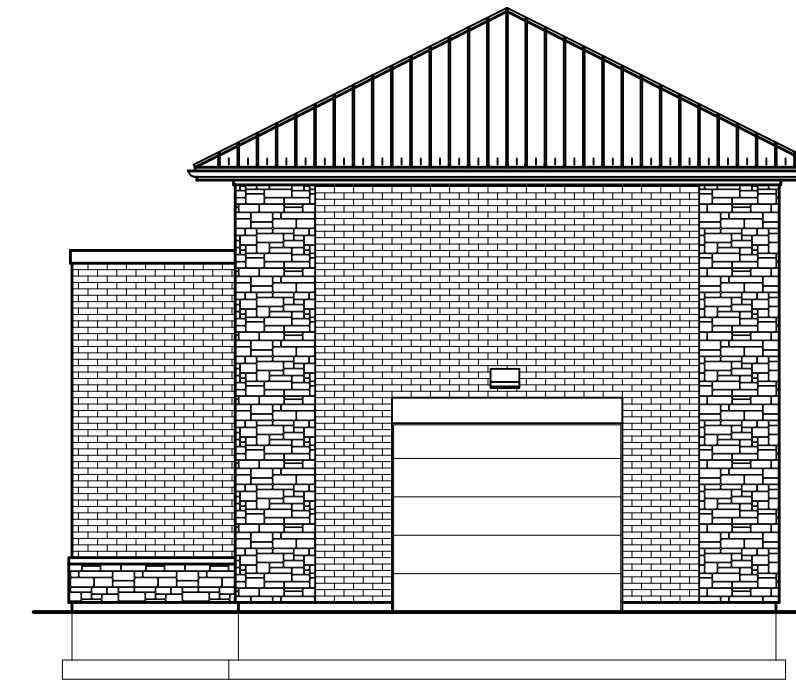
PRELIMINARY WEST ELEVATION

SCALE: 1/8" = 1'-0"



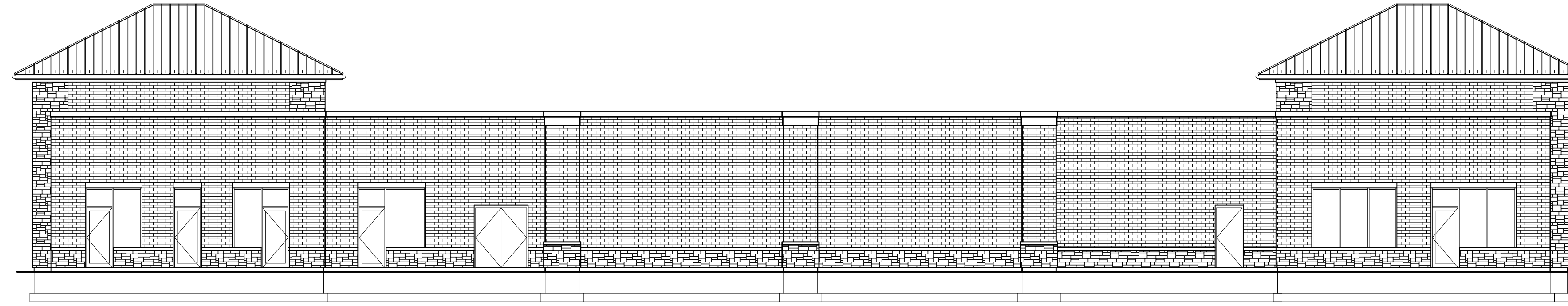
PRELIMINARY NORTH ELEVATION

SCALE: 1/8" = 1'-0"



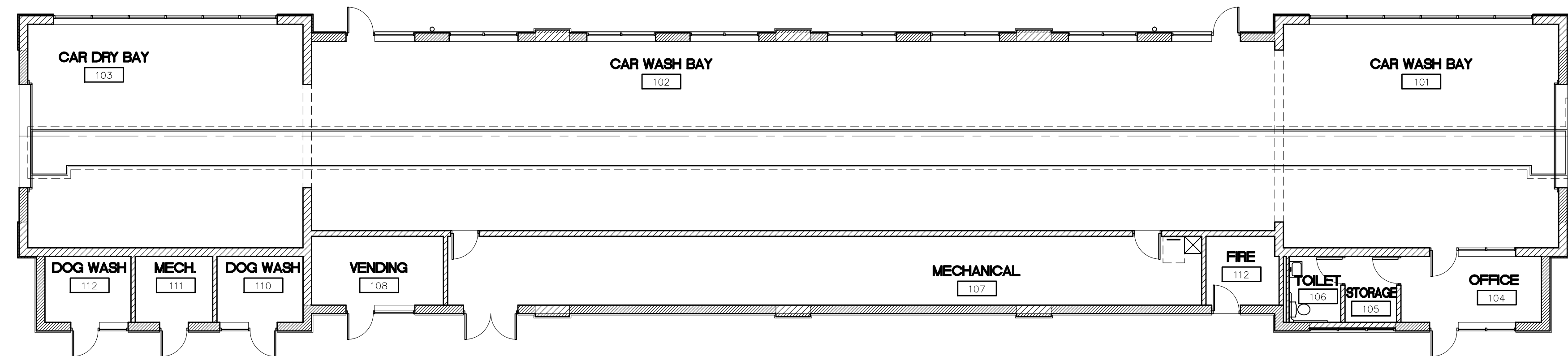
PRELIMINARY EAST ELEVATION

SCALE: 1/8" = 1'-0"



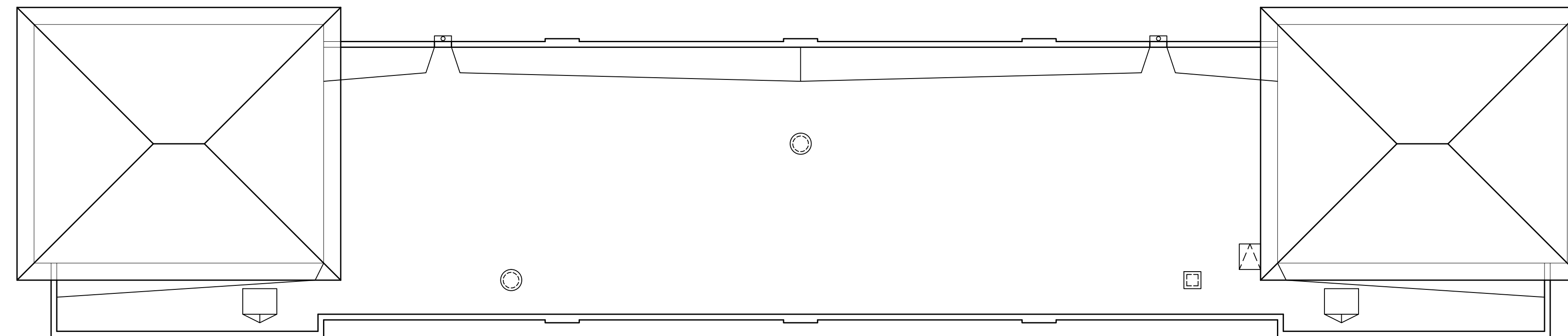
PRELIMINARY SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"



PRELIMINARY ROOF PLAN

SCALE: 1/8" = 1'-0"



CRYSTAL LAKE EXPRESS CAR WASH

ROUTE 31
CRYSTAL LAKE, ILLINOIS

Renderings do not reflect signage request. Disregard signage.

July 20, 2018



Rt31, Crystal Lake, IL



Received 8-28-18



Rt31, Crystal Lake, IL

Renderings do not reflect signage request. Disregard signage.

July 20, 2018





Rt31, Crystal Lake, IL

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July 20, 2018





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July 20, 2018

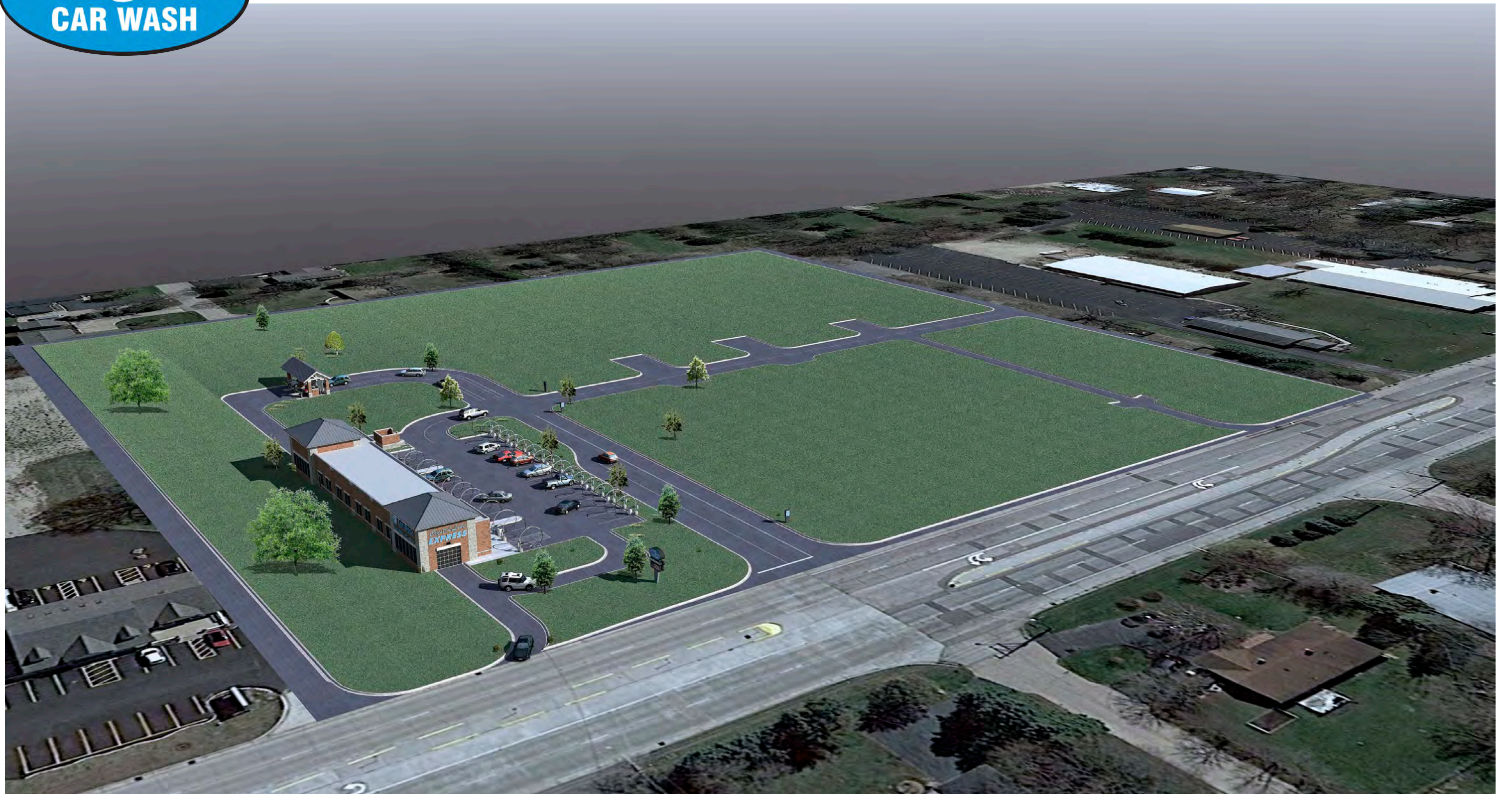




Rt31, Crystal Lake, IL

Renderings do not reflect signage request. Disregard signage.

July 20, 2018



ALTA/NSPS LAND TITLE SURVEY

Items Corresponding to Schedule B

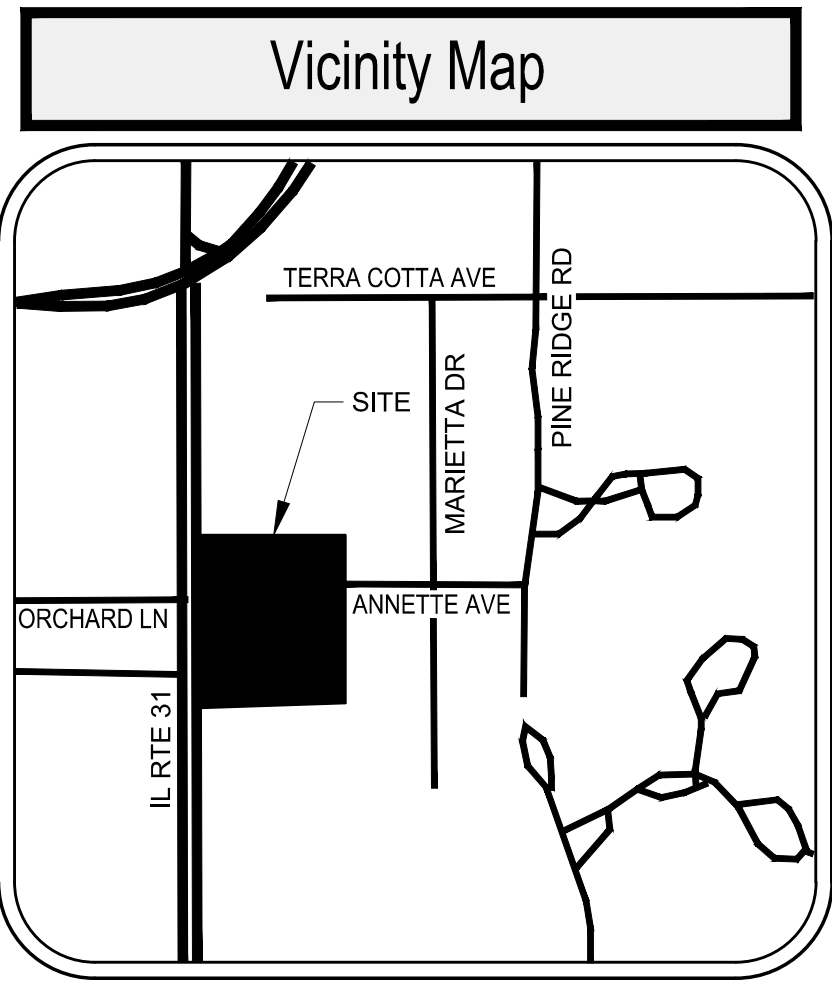
THERE ARE NO SURVEY RELATED ITEMS IN SCHEDULE B IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 18ST0065CL WITH AN EFFECTIVE DATE OF MARCH 8, 2018

Miscellaneous Notes

- MN1** DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2** AREA = 363,704 SQ. FT. 8.35 ACRES
- MN3** PINS-14-34-401-012, 14-34-401-013, 14-34-451-004, 14-34-451-005, 14-34-451-003 & 14-34-451-037
- MN4** BEARING BASIS IS ASSUMED

Utility Notes

- UN1** THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2** CALL "J.U.L.L.E." FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES 1-800-892-0123



Legend of Symbols & Abbreviations

- FOUND IRON PIPE
 - SET IRON ROD
 - FOUND IRON ROD
 - FOUND CUT CROSS
 - SET CUT CROSS
 - FOUND MAG. NAL.
 - SET MAG. NAL.
 - MEASURED DATA
 - RECORDED DATA
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.S.L. BUILDING SETBACK LINE
- STORM SEWER MANHOLE
 - CURB BLET
 - FLARED END SECTION
 - FOUND CUT CROSS
 - SANITARY SEWER MANHOLE
 - FRIE HYDRANT
 - WATER VALVE
 - WATER VALVE VAULT
 - WELL
 - PIPELINE MARKER
 - LIGHT POLE
 - FLAGPOLE/MAILBOX
 - POWER POLE
 - GUY WIRE
 - SIGN
 - UNKNOWN MANHOLE
- ELECTRIC PEDESTAL TRANSFORMER
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - WATER METER
 - BUFFALO BOX
 - SEPTIC TANK
 - FENCE LINE
 - OVERHEAD UTILITY LINE
 - ASPHALT SURFACE
 - AGGREGATE SURFACE
 - BRICK PAVERS
 - CONCRETE SURFACE

LAND DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST 1/4 AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE NO. 31, THENCE SOUTH ALONG THE CENTER LINE OF SAID HIGHWAY FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 998.4 FEET TO A POINT FOR A PLACE OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY, FOR A DISTANCE OF 628 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO A POINT, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED POINT LINE, 628 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID HIGHWAY, THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EASTERLY OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) 998.4 FEET TO A POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT, THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID ROUTE 54 A DISTANCE OF 80 FEET TO A POINT, THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT, THENCE WESTERLY 60 FEET TO A POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST 1/4 AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE NO. 31 AND RUNNING THENCE SOUTH ALONG THE CENTERLINE OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1078.4 FEET TO A POINT FOR A PLACE OF BEGINNING, THENCE SOUTH ON A CONTINUATION OF THE LAST DESCRIBED LINE, 80 FEET TO A POINT, THENCE EAST AT RIGHT ANGLES TO THE CENTERLINE OF SAID HIGHWAY FOR A DISTANCE OF 628 FEET TO A POINT, THENCE NORTHERLY ON A LINE DRAWN PARALLEL WITH THE CENTER OF SAID STATE HIGHWAY, 80 FEET TO A POINT, THENCE WESTERLY IN A STRAIGHT OR DIRECT LINE, 628 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM AN EASEMENT FOR HIGHWAY PURPOSES OVER THAT PART THEREOF HERETOFORE DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS, RECORDED IN BOOK 19 OF MISCELLANEOUS RECORDS, PAGE 423), ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EASTERLY OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) 998.4 FEET TO A POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 160 FEET TO A POINT, THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54 A DISTANCE OF 80 FEET TO A POINT, THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54, 80 FEET TO A POINT, THENCE WESTERLY 60 FEET TO A POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

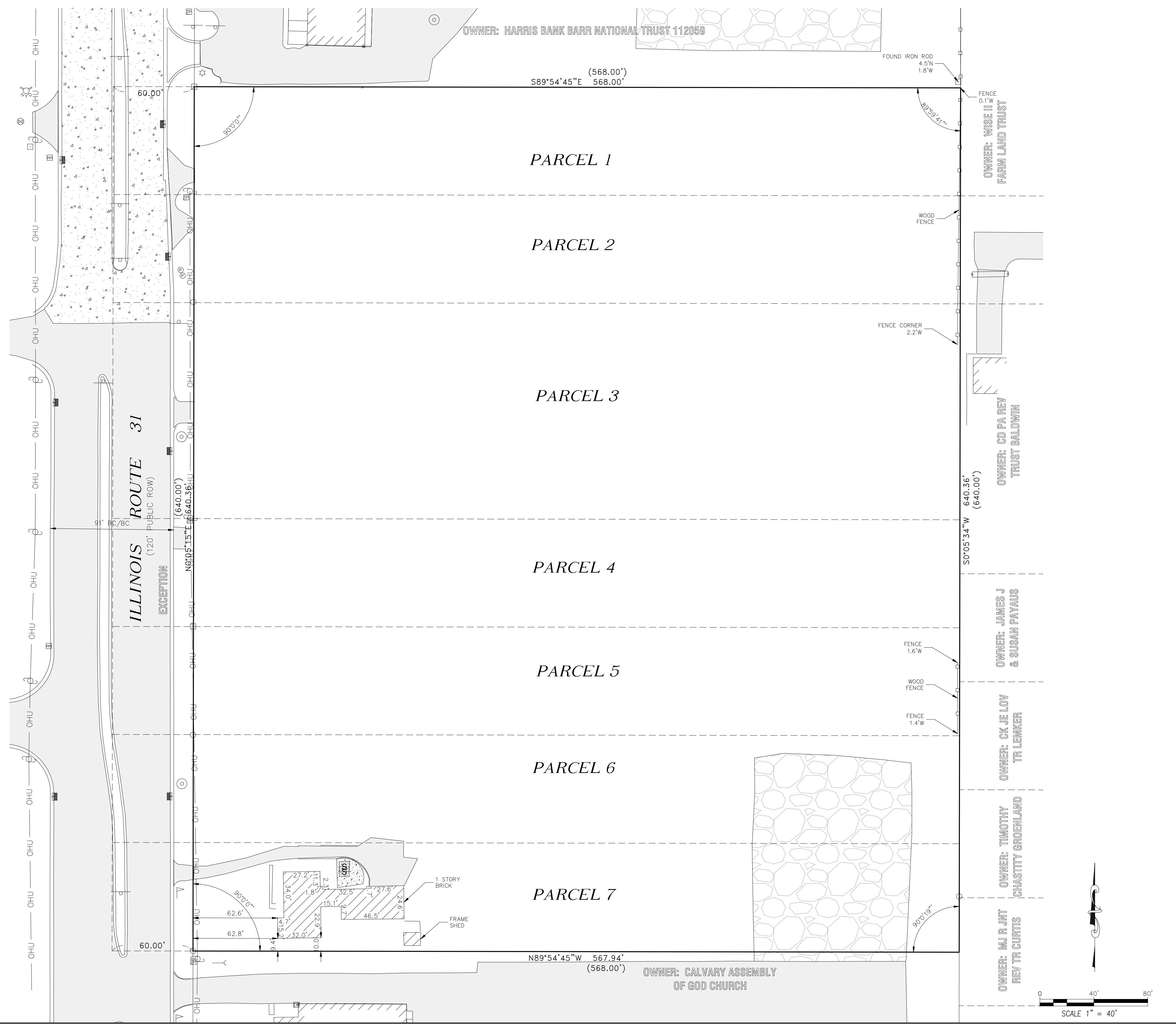
PARCEL 3: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE 31 AND RUNNING THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1318.4 FEET FOR A PLACE OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY FOR A DISTANCE OF 628 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO A POINT, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 628 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID HIGHWAY, THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EASTERLY OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) 1318.4 FEET TO A POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54, 80 FEET TO A POINT, THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54, 80 FEET TO A POINT, THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54, 80 FEET TO A POINT, THENCE WESTERLY 60 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE 31 AND RUNNING THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT, WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1398.4 FEET FOR A PLACE OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY, FOR A DISTANCE OF 628 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO A POINT, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 628 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID HIGHWAY, THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PART TAKEN FOR HIGHWAY PURPOSES), IN MCHENRY COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AT A POINT FOUR AND NINE TENTHS (4.9) FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE 31, THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1158.4 FEET FOR A PLACE OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY, FOR A DISTANCE OF 628 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO A POINT, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 628 FEET TO AN INTERSECTION WITH THE CENTER LINE OF SAID HIGHWAY, THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING REAL ESTATE: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) SAID POINT OF INTERSECTION BEING 4.9 FEET EASTERLY OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31) 1,158.4 FEET TO A POINT OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54, A DISTANCE OF 160 FEET TO A POINT, THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54, A DISTANCE OF 80 FEET TO A POINT, THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54, A DISTANCE OF 160 FEET TO A POINT, THENCE WESTERLY 60 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 6: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, 4.9 FEET TO THE CENTERLINE OF STATE HIGHWAY ROUTE 31, THENCE SOUTHERLY ALONG THE CENTER OF SAID HIGHWAY, 1558.4 FEET FOR A PLACE OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTER OF THE HIGHWAY, 80 FEET, THENCE EASTERLY AT RIGHT ANGLES TO SAID HIGHWAY, 628 FEET, THENCE NORTHERLY, PARALLEL WITH SAID HIGHWAY, 80 FEET, THENCE WESTERLY, 628 FEET TO THE PLACE OF BEGINNING, EXCEPTING THAT PORTION THEREOF DEDICATED FOR HIGHWAY PURPOSES), IN MCHENRY COUNTY, ILLINOIS, ALSO

PARCEL 7: THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY, NOW KNOWN AS ROUTE 31, THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES, 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1478.4 FEET FOR A PLACE OF BEGINNING, THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY FOR A DISTANCE OF 32.8 FEET TO A POINT, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO A POINT, THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 62.8 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID HIGHWAY, THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS, EXCEPTING FROM BOTH PARCELS THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31), SAID POINT OF INTERSECTION BEING 4.9 FEET EASTERLY OF THE CENTER OF SAID SECTION 34, THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31), 1478.4 FEET TO A PLACE OF BEGINNING, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54, 160 FEET TO A POINT, THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID F.A. ROUTE 54, A DISTANCE OF 80 FEET TO A POINT, THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54, A DISTANCE OF 160 FEET TO A POINT, THENCE WESTERLY 60 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.



TO: CHICAGO TITLE INSURANCE COMPANY; FORDHAM CREEK LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (PARCELS 3 - 7); SPRING CREEK LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (PARCELS 1 & 2)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (-) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 13, 2018.

DATED: 03/13/2018
Robert F. Sluis



ROBERT F. SLUIS
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3558
LICENSE EXPIRES NOVEMBER 30, 2018

Received 8-28-18

REVISIONS		
BY	DESCRIPTION	DATE
RFS	ISSUED TO CLIENT	3/21/18

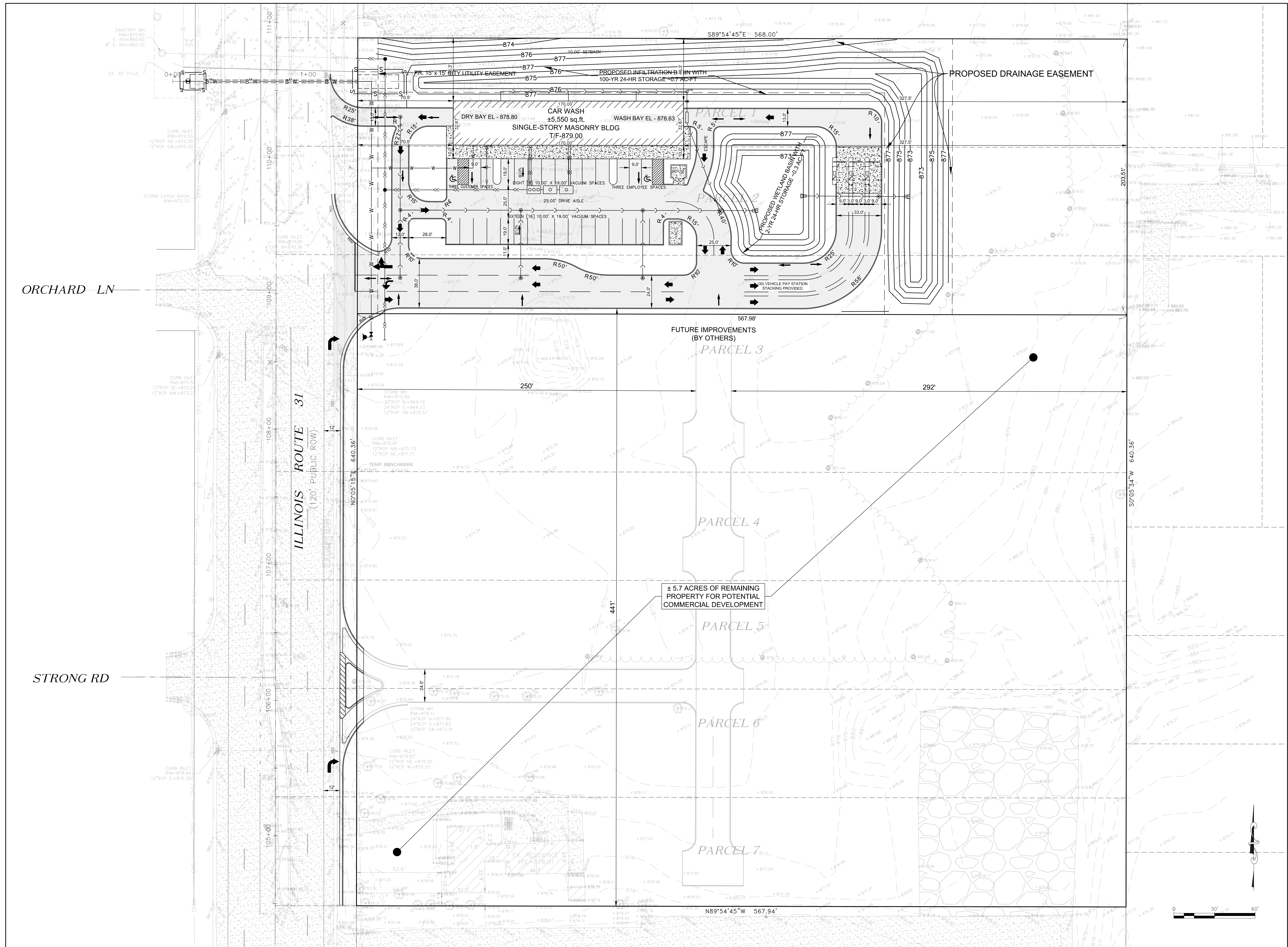
M. GINGERICH, GEREAX & ASSOCIATES
ENGINEERING * PLANNING * SURVEYING

MGA

Manhattan Office
25620 S. Gougar Rd
Manhattan, Illinois 60442
PH: 815-478-9689
FX: 815-478-9685
www.mgaa.com Professional Design FIRM #184.005003

ORDERED BY: **GREG BARICH**
DATE ISSUED: 3-21-2018 DR. BY: NB CK. BY: RFS FILE:
JOB NO.: 18-143 PG: 1 of 1

X:\Projects\2018\18-143 - Rte. 31 Car Wash, Crystal Lake - Greg Barich\DWG-Client\18-143_BBarich.dwg, 8/22/2018 2:12:20 PM, mab



DATE	BY	DESCRIPTION
5/1/2018	BPH	ISSUED FOR REVIEW
8/10/2018	RV	PER TRAFFIC REPORT
8/22/2018	BPH	GENERAL REVISIONS

M. GINGERICH, GEREAUDY & ASSOCIATES
 MANHATTAN OFFICE
 ENGINEERING * PLANNING * SURVEYING

Manhattan Office
 25620 S. Gougar Rd
 Manhattan, Illinois 60442
 Tel: 815-475-9800
 Fax: 815-475-9880
 www.mgca.com

DESIGN: BPH
DRAWING: NIB
CHECKED: BPH
APPROVED: BPH

PROFESSIONAL DESIGN FIRM #184.005003

BARICH ROUTE 31 CAR WASH
 CRYSTAL LAKE, ILLINOIS

PRELIMINARY ENGINEERING SITE PLAN

SHEET NO. 2 OF 3

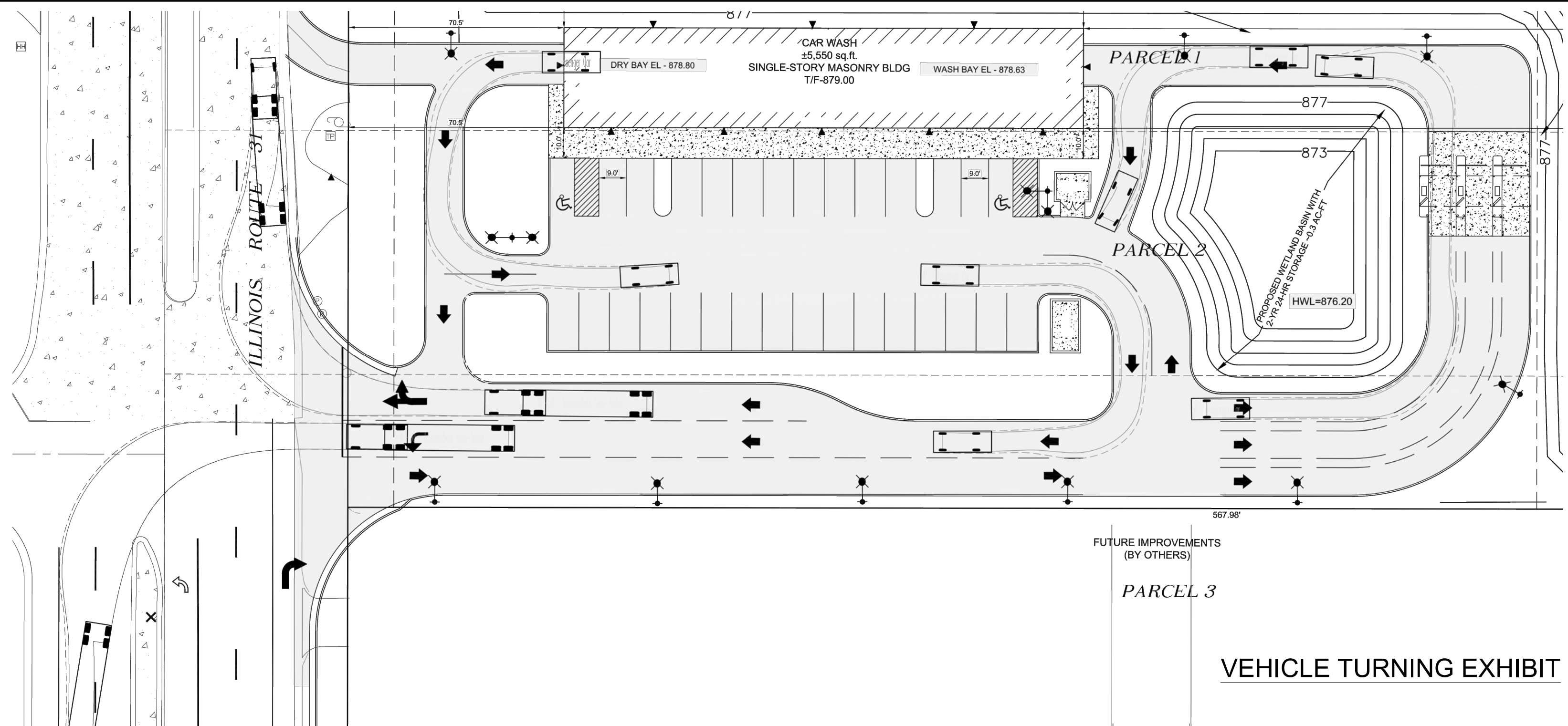
JOB NO. 18-143
 © 2010 M. GINGERICH, GEREAUDY & ASSOCIATES

SITE DATA
 PROPOSED DEVELOPMENT AREA = 2.65 ACRES

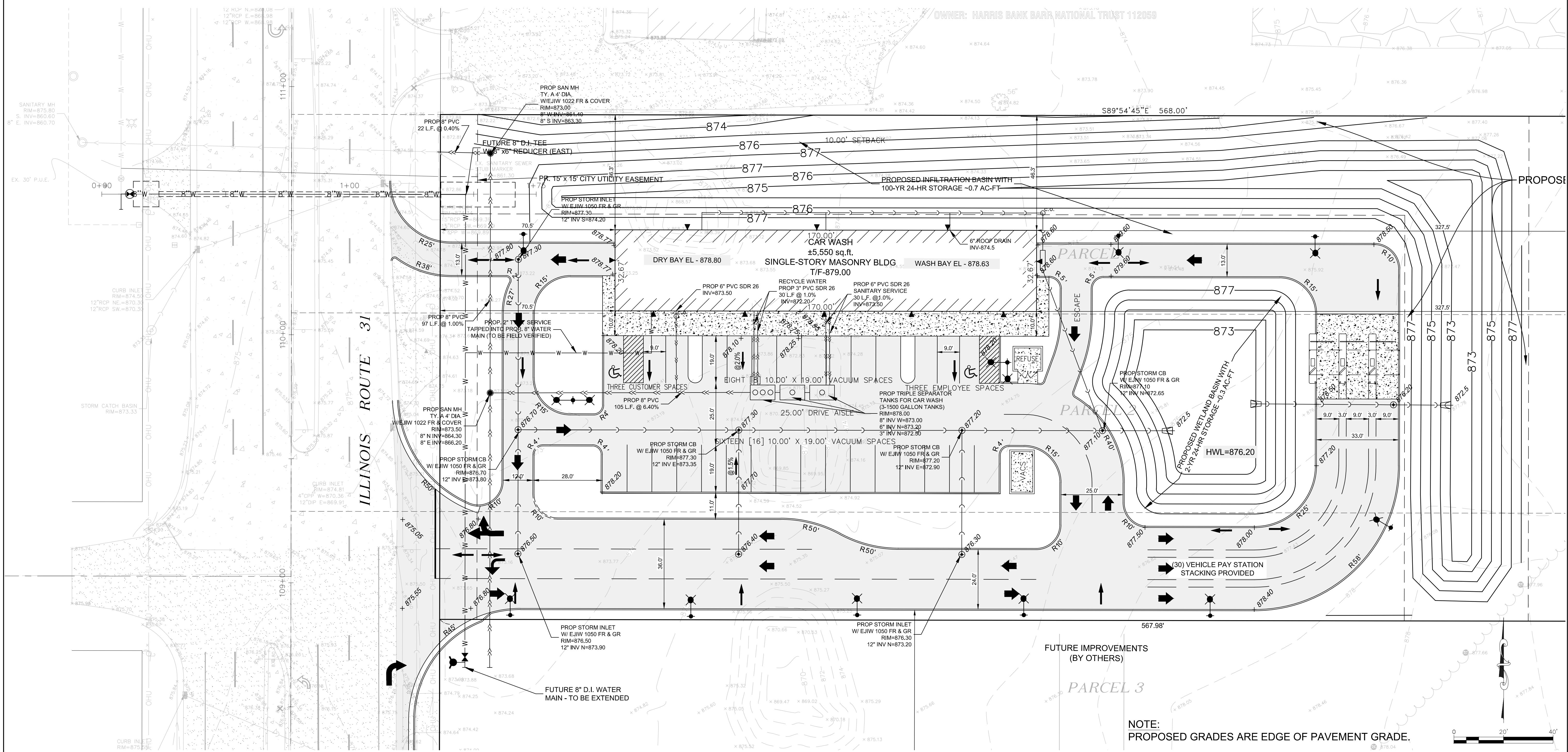
IMPERVIOUS AREA = 0.89 ACRES
 IMPERVIOUS SURFACE COVERAGE = 34%

DETENTION SIZING PER CHART
 2-YEAR - 2.65 AC x 0.08 AC-FT/AC = 0.21 AC-FT
 100-YEAR - 2.65 AC x 0.23 AC-FT/AC = 0.61 AC-FT

PERVIOUS AREA = 1.76 ACRES



VEHICLE TURNING EXHIBIT



NOTE:
 PROPOSED GRADES ARE EDGE OF PAVEMENT GRADE.

DATE	BY	DESCRIPTION
5/1/2018	BPH	ISSUED FOR REVIEW
8/10/2018	RFV	PER TRAFFIC REPORT
8/22/2018	BPH	GENERAL REVISIONS

M. GINGERICH, GEREAUDY & ASSOCIATES
 MANHATTAN OFFICE

ENGINEERING * PLANNING * SURVEYING

Manhattan Office
 25620 S. Gougar Rd
 Manhattan, Illinois 60442
 Tel: 815-475-3621
 Fax: 815-475-3680
 www.mgca.com

DESIGN: BPH	PROFESSIONAL DESIGN FIRM #184,005003
DRAWING: NIB	
CHECKED: BPH	
APPROVED: BPH	

BARICH ROUTE 31 CAR WASH
 CRYSTAL LAKE, ILLINOIS

PRELIMINARY ENGINEERING SITE PLAN

SHEET NO.
3 OF **3**

JOB NO. 18-143
 © 2010 M. GINGERICH, GEREAUDY & ASSOCIATES

X:\Projects\2018\18-143 - Rte. 31 Car Wash, Crystal Lake - Greg Barich\DWG\Site\18-143_BBarich.dwg, 8/22/2018 2:11:01 PM, mab

PLAT OF ANNEXATION

TO
THE CITY OF CRYSTAL LAKE, ILLINOIS

LAND DESCRIPTION

PARCEL 6:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, 4.9 FEET TO THE CENTERLINE OF STATE HIGHWAY ROUTE 31; THENCE SOUTHERLY ALONG THE CENTER OF SAID HIGHWAY, 1558.4 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHERLY ALONG THE CENTER OF THE HIGHWAY, 80 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID HIGHWAY, 628 FEET; THENCE NORTHERLY, PARALLEL WITH SAID HIGHWAY, 80 FEET; THENCE WESTERLY, 628 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PORTION THEREOF DEDICATED FOR HIGHWAY PURPOSES), IN MCHENRY COUNTY, ILLINOIS, ALSO

PARCEL 7:
THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AT A POINT 4.9 FEET EAST FROM THE CENTER OF SAID SECTION 34, BEING IN THE CENTER OF THE STATE HIGHWAY KNOWN AS ROUTE 31; THENCE SOUTH ALONG THE CENTER OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 90 DEGREES 19 MINUTES TO THE RIGHT WITH SAID EAST AND WEST QUARTER SECTION LINE, FOR A DISTANCE OF 1478.4 FEET FOR A PLACE OF BEGINNING; THENCE EAST AT RIGHT ANGLES TO THE CENTER OF SAID HIGHWAY FOR A DISTANCE OF 62.8 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 80 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 62.8 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SAID HIGHWAY; THENCE NORTH ALONG THE CENTER OF SAID HIGHWAY, 80 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS, (EXCEPTING FROM BOTH PARCELS THE FOLLOWING DESCRIBED PROPERTY, THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, AND THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31), SAID POINT OF INTERSECTION BEING 4.9 FEET EASTERLY OF THE CENTER OF SAID SECTION; THENCE SOUTHERLY ALONG THE CENTERLINE OF F.A. ROUTE 54 (ILLINOIS ROUTE 31), 1478.4 FEET TO A PLACE OF BEGINNING; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID F.A. ROUTE 54, 160 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF SAID ROUTE 54, A DISTANCE OF 60 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID F.A. ROUTE 54, A DISTANCE OF 160 FEET TO A POINT; THENCE WESTERLY 60 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.)

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS
APPROVED AND ACCEPTED BY THE CITY OF CRYSTAL LAKE, ILLINOIS,
AT A MEETING HELD ON THIS _____ DAY OF _____, 20____.
MAYOR _____ CITY CLERK _____

SURVEYOR'S CERTIFICATE

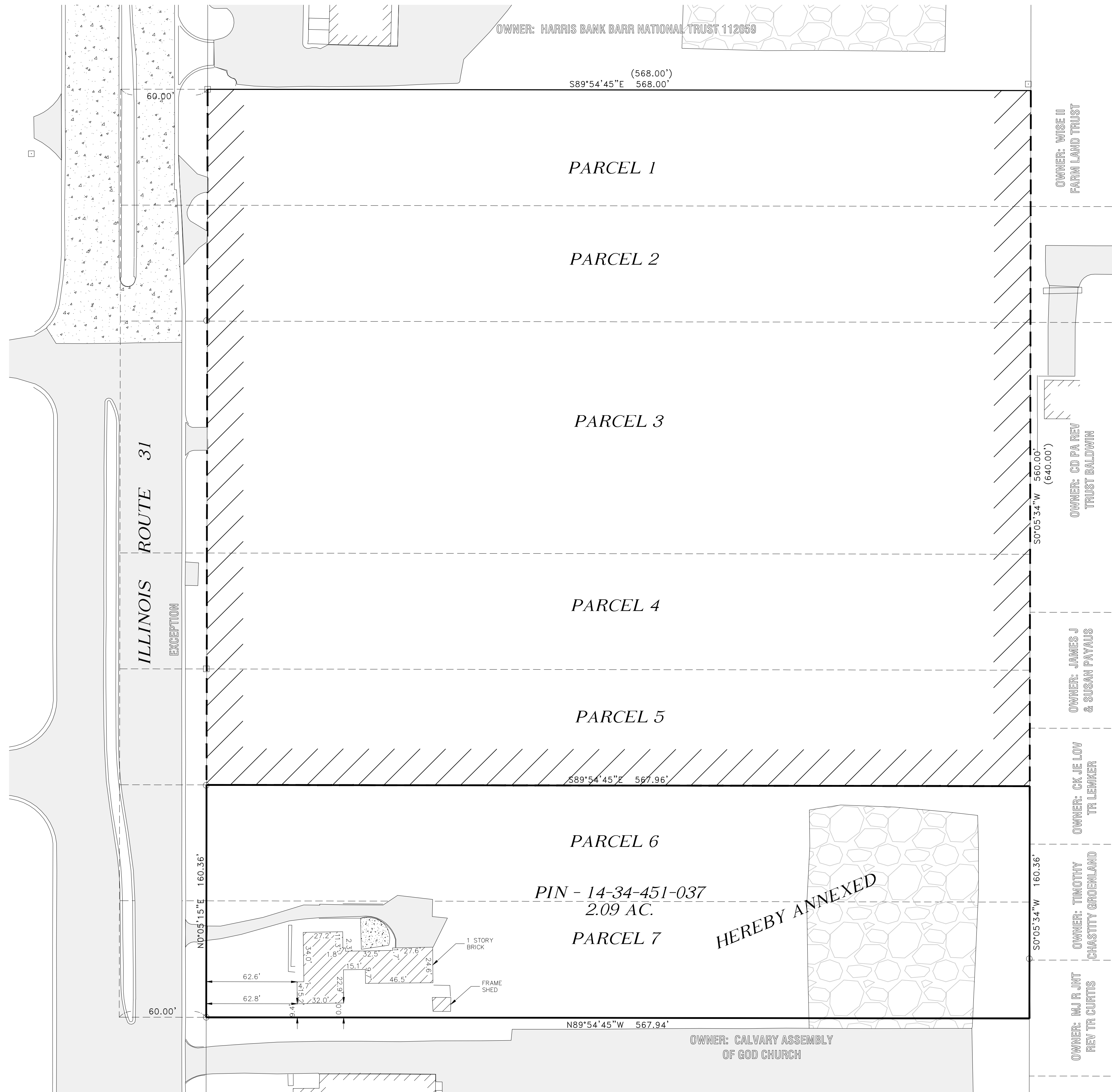
STATE OF ILLINOIS)
COUNTY OF WILL) SS
I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AS HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.

FURTHERMORE, I DESIGNATE THE CITY OF CRYSTAL LAKE TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

DATED THIS _____ DAY OF _____, 2018.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR

LICENSE NO. 035-003558



OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNER, SO HEREBY CONSENT TO THE ANNEXATION GRANTED BY THIS DOCUMENT.

DATED THIS _____ DAY OF _____, A.D. 20____.

OWNER _____

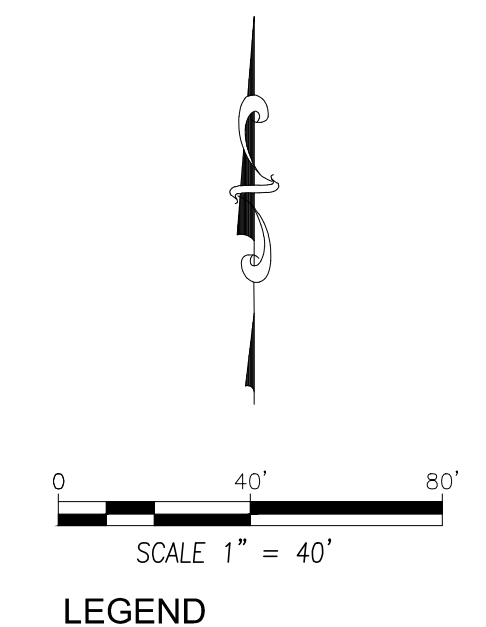
OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE EASEMENT PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL IN _____ COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____



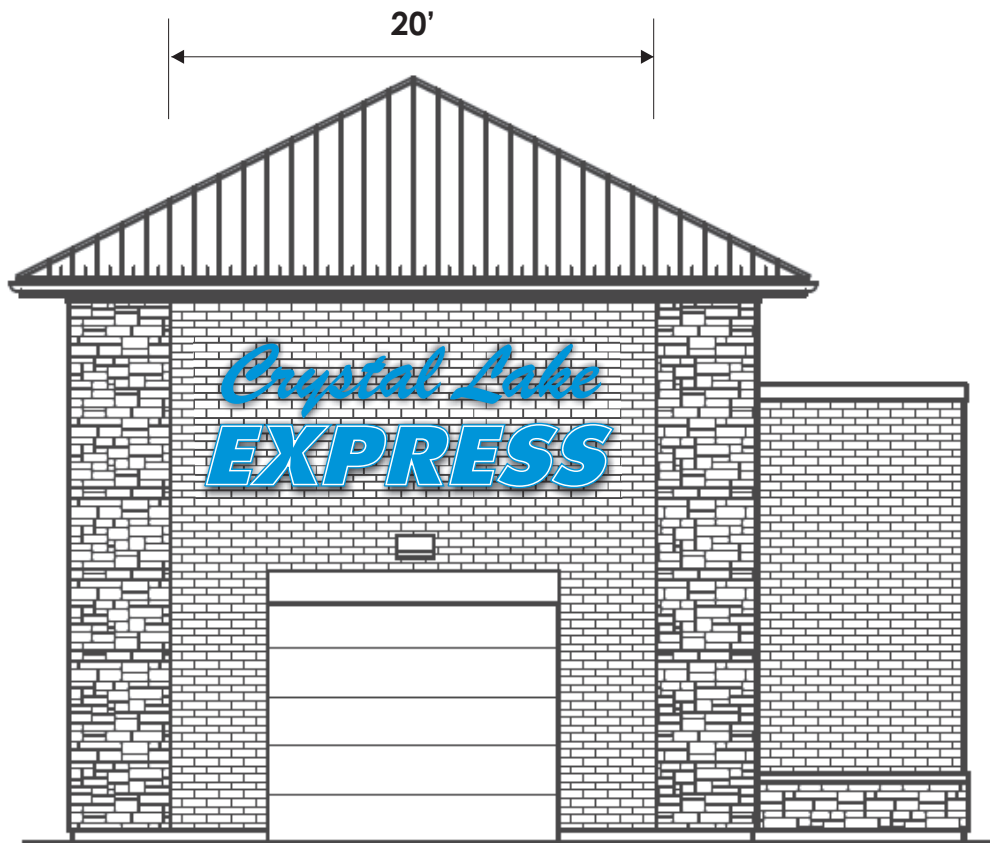
LEGEND

- 77.77 - MEASURED DATA
- (77.77) - RECORDED DATA
- EXISTING CORPORATE LIMITS

REVISIONS		
BY	DESCRIPTION	DATE
RFS	ISSUED TO CLIENT	3/21/18

M. GINGERICH, GERAUX & ASSOCIATES	
ENGINEERING * PLANNING * SURVEYING	
Manhattan Office 25620 S. Gougar Rd Manhattan, Illinois 60442 PH. 815-478-9690 FX. 815-478-9685 www.mga.com Professional Design FIRM #184.005003	
ORDERED BY: GREG BARICH	
DATE ISSUED: 3-21-2018	DR. BY: NB
CK. BY: RFS	FILE:
JOB NO.: 18-143	PG: 1 of 1

Received 8-28-18



WEST ELEVATION: scale 1/8" = 1'

One (1) Set Flush-Mounted Illuminated Channel Letters

EXPRESS: White acrylic faces with 018 Olympic Blue vinyl overlay and White borders - Blue trim caps and Black returns

CRYSTAL LAKE: White acrylic faces with 018 Olympic Blue vinyl overlay, Blue trim caps and Black returns

Received 8-28-18

Client: Crystal Lake Express Car Wash		Drwng # 18-0313
Approved:	Sales: Dan	Date: 6-22-18
Scale: 1/4" = 1'	Drawn by: JTG	Rev Date:

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COMPUTER GENERATED COLORS ARE NOT A TRUE MATCH TO ANY PMS, VINYL, OR PAINT.



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Two (2) Sets Illuminated Flush-Mounted Channel Letters

White acrylic faces with 018 Olympic Blue vinyl overlay
Blue trimcaps and Black returns

NORTH ELEVATION



SOUTH ELEVATION



elevation not to scale

Client: Crystal Lake Express Car Wash

Approved:

Sales: Dan

Scale: 1/4"=1'

Drawn by: JTG

Drwng #18-0324-B

Date: 6-29-18

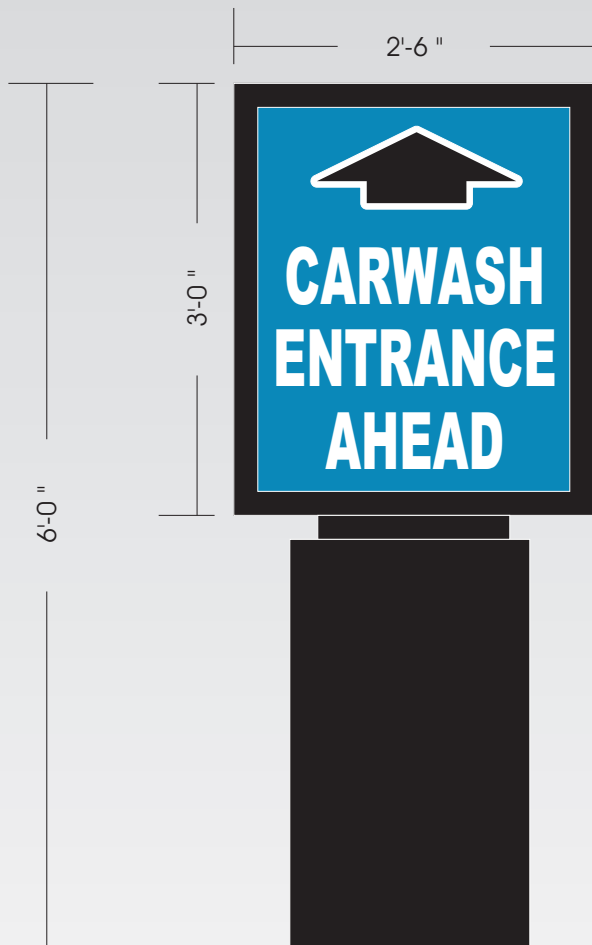
Rev Date:

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**Two (2) New Single Face
Illuminated Directional Signs**

White Lexan Faces with 2500-018 Olympic Blue Vinyl
Background, Black Vinyl Arrow, & White Weed Out Copy

Cabinet, Retainer, Reveal and Pylon Painted Black

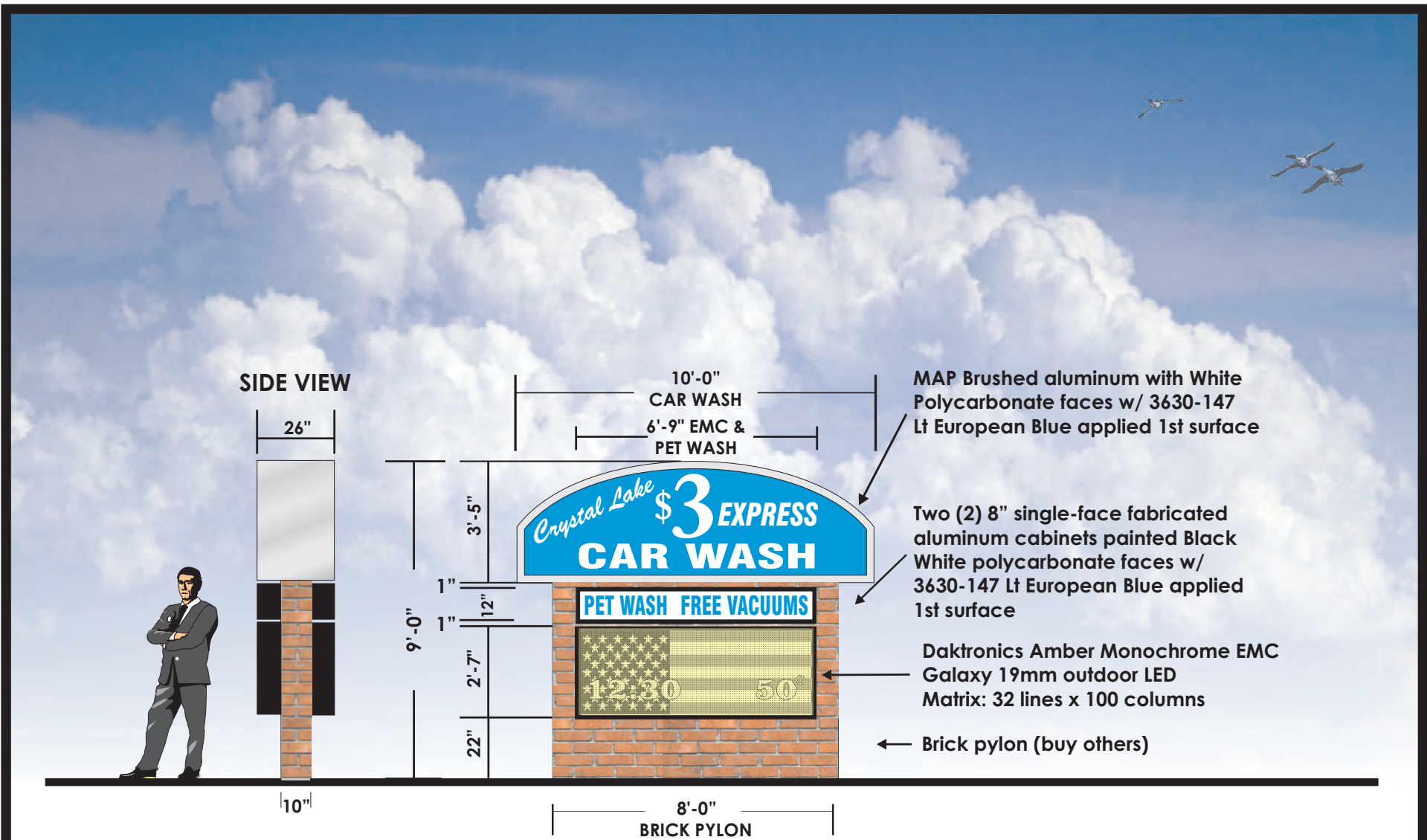
Client: Crystal Lake Express		Drawing #: 18-0344	
Approved:		Drawn By: SJV	Date: 7-17-18
Scale: 3/4"=1'	Sales: Dan Olson	Rev By:	Rev Date:

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One (1) Double-Face Internally-Illuminated Pylon sign w/ LED Display

Received 10/12/18

Client: Crystal Lake Express Car Wash		Drwng # 18-0309-C
Approved:	Sales: Dan	Date: 6-21-18
Scale: 1/4"=1'	Drawn by: JTG	Rev Date:

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