



#2010-49
Mobil Gas Station - 250 N. Route 31
Project Review for Planning and Zoning Commission

Meeting Dates: September 1, 2010

Requests:

- 1) Special Use Permit for a gasoline station with a convenience store and a car wash.
- 2) Variation from Section 4-1000, Signs of the UDO to allow electronic pricing signs and previously approved signage.

Location: 250 N. Route 31

Acreage: approximately 0.92 acres

Existing Zoning: “B-2” General Commercial

Surrounding Properties:

North:	“B-2 PUD” General Commercial PUD (Shell)
South:	“B-2” General Commercial (McDonalds)
East:	County (CITGO)
West:	“B-2” General Commercial (The Car Wash)

Staff Contact: Latika Bhide (815.356.3615)

Background:

The property at 250 N. Route 31 was the location of the former Tareydale restaurant that was annexed into the City in 1990 and razed in 1991. Mobil Oil received a Special Use Permit in 1991 for a gas station with a convenience store, however, that approval lapsed. In 1996, the City approved a Special Use Permit for a gas station, car wash and convenience store/sandwich shop at this location. Per the provisions of the Unified Development Ordinance (UDO), whenever any special use has been discontinued for a period of 6 consecutive months or whenever there is evidence of a clear intent on the part of the owner to abandon a special use, such use after being discontinued or abandoned, cannot be reestablished without notice and public hearing as provided for in the UDO. Accordingly, the petitioner is requesting a special use permit for a gas station with a convenience store/sandwich shop (Subway) and a car wash.

Land Use Analysis:

The property is zoned “B-2” General Commercial. Gasoline stations (with and without convenience stores) are a special use and car washes are a limited use in the ‘B-2’ district. The petitioner will be utilizing the existing convenience store and car wash buildings at this location. The canopy, fuel pumps and underground tanks were removed in 2008 and will be reinstalled at the same location as before.

Site Plan

It is the petitioner’s intent to maintain the previously existing site configuration. There are currently two curb cuts (full access onto Route 176 and a right-in right-out access onto Route 31) for this property, both of which will be utilized. There is also an existing cross-access (stubbed) to the property to the south (McDonalds). The convenience store is located at the western edge of the property and the car wash is located to the south of the store. There are 6 fuel dispensers located east of the convenience store. The canopy for the fuel dispensers is setback at least 41 feet from the Route 176 right-of-way and 63 feet from the Route 31 right-of-way. Adequate stacking for approximately 12 vehicles exists for the car wash. There are 10 existing parking spaces along the front (east) of the convenience store that will be maintained.

Signage

The petitioner has not provided complete details for signage requested. However, they have indicated that they would like to utilize the existing free-standing sign that was previously approved and replace the pricing portion with electronic (pricing) signs (see proposed sign details below). The pricing portion is approximately 20 square feet. Following is a summary of the approved signage for the previous gasoline station.

Sign Type	Previous approval - Area	UDO allowance	Previous approval - Height	UDO allowance
Free-standing	60 SF (per face)	80 SF (per face)	15 FT	8 FT
Wall	139.95 SF	150 SF (total)		
<i>On the Run</i>	<i>45 SF</i>			
<i>Vie De France</i>	<i>24.84 SF</i>			
<i>Mobil (canopy)</i>	<i>18.70 SF</i>			
<i>Mobil (canopy)</i>	<i>18.70 SF</i>			
<i>Touchfree</i>	<i>12.50 SF</i>			
<i>Snap Lock</i>	<i>21.30 SF</i>			

In addition there were three way-finding (directional) as well as one car wash instruction sign installed as well as signage on the pumps.



Option 1

Option 2

Burial of overhead utility lines

Per the requirements of the UDO (as well as the previous zoning and subdivision ordinances), the burial of overhead utility lines is a requirement of a Plat of Subdivision as well as Planned Unit Developments (PUDs). The property in question, when annexed was not required to be developed as a PUD and they are not seeking a subdivision. Therefore, the requirement to bury overhead utility lines (that are located along both Routes 31 and 176) does not apply. However, it should be noted that a deferral from this requirement was requested both in 1991 and 1995 during previous requests for special uses. A status of burial of public utilities for other projects in the immediate vicinity is as follows:



1. Mobil: 1995, deferred for 10 years (until 2005) or until Route 31 improvements are made.
2. Brilliance Honda: A method of relocating non-municipal utilities was to be submitted for review and approval of the City Engineer.
3. Burger King: Suggested that the petitioner bury the utility lines (Petitioner agreed to bury lines in the next few months after approval - Not a condition of approval, no time limit).
4. MGAS: Deferred for 10 years (until 2006) or until Route 31 improvements are made.
5. MCO Professional Center: Deferred until 5-21-2006 or until Route 31 improvements are made, whichever is earlier.
6. Talon Development: Deferred until an area-wide program is established (no time limit).
7. Walgreens: 2009, Deferred until an area-wide program is established (no time limit) or until IDOT improvements are made.

Findings of fact:

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit for a gas station. Due to their unique nature, Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
 Meets *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
 Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
 Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
 Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
 Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
 Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.
 Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.
 Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

Additionally, Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for gasoline stations.

- a. Location: Gasoline stations are not permitted within the City's wellhead protection areas. Stations in the Crystal Lake watershed require a site specific analysis by the City's watershed consultant.
The proposed location is not within the City's wellhead protection area or within the Crystal Lake watershed.
- b. Environmental impact: No gasoline station shall commence operations unless it has first provided an environmental impact statement from a qualified expert in the related field that the use will not negatively affect ground water resources or contaminate the soil.
It is the petitioner's responsibility to submit the applicable environmental impact statements.
- c. Screening: Gasoline stations adjacent to residential properties shall provide an 6 foot tall solid screen consisting of a solid wooden fence, in accordance with the provisions of Article 4-700, Fences, Walls and Screening or opaque landscaping along the perimeters of the property abutting the residential district or use, in accordance with the provisions of Article 4-400, Landscaping and Screening Standards.
The proposed gasoline station is not located adjacent to residential properties.
- d. Canopy: The edge of the pump canopy shall be setback at least 15 feet from all property lines.
The canopy as proposed is setback at least 41 feet from the Route 176 right-of-way and 63 feet from the Route 31 right-of-way.
- e. Curb cuts: There shall be a maximum of 2 curb cuts per property. Corner lots shall be limited to 1 curb cut per street frontage. Curb cuts for corner lots shall be located at least 75 feet from the intersection, or as deemed appropriate by the City Engineer.
There are two existing curb cuts (full access onto Route 176 and a right-in right-out access onto Route 31) for this property that will be utilized.
- f. Vending machines: One vacuum and one air compressors shall be permitted on-site. Vending machines are treated as outside sales and display. Refer to the handout on Outdoor Sales, Service, Storage and Display available through the Planning and Economic Development Department for further clarification.
The petitioner has not provided any information relative to vending machines. No more than a total of 2 machines are permitted. Any machines to be located on-site must meet the Outdoor Sales, Service, Storage and Display guidelines in the UDO and their location must be approved by staff.

- g. Outside sales: Outside product display and sales of seasonal items are prohibited. Propane tanks stored in 1 locked metal cage are not treated as outside sales and permitted subject to the approval of the City’s Fire Prevention Bureau. For any other outside display and sales, refer to the handout on Outdoor Sales, Service, Storage and Display available through the Planning and Economic Development Department for further clarification.

The petitioner has not provided any information relative to any outside sales. Any outside sales must meet the Outdoor Sales, Service, Storage and Display guidelines in the UDO

- h. Monitoring: Monitoring wells finished at appropriate depths and locations best suited to detect a contaminate plume are required to be designed and located by a groundwater professional for stations within the Crystal Lake watershed or as determined by the City Engineer.

Not applicable.

- i. Electronic Pricing Signs: Electronic pricing signs must be requested as part of the Special Use Permit.

The petitioner is requesting electronic pricing signs as part of this SUP request.

LIMITED USE PERMIT

Limited uses may be initiated after staff review and approval of a site plan, landscaping plan, architectural plans and any other information needed to verify compliance with the standards for limited uses in the UDO. Full service and automatic vehicle wash uses must comply with the following standards:

- a. Drive through criteria: The use must comply with applicable drive-through standards established in Section 203C-7.

The petitioner will not be changing the configuration of the existing drive-through.

- b. Equipment: Details for all automatic car wash equipment to be installed within the building must be provided.

Details must be provided at permit.

- c. 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.

This requirement is applicable to full service car washes.

UNIFIED DEVELOPMENT ORDINANCE VARIATION

The petitioner is requesting a variation from the sign requirements in the UDO to allow electronic signage. The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

- 1. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

True False

2. Also, that the variation, if granted, will not alter the essential character of the locality.
 True False

The Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;
 True False
2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;
 True False
3. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
 True False
4. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.
 True False

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application, received 8-6-10
 - B. Plan Set, (including site plan, landscape plan, floor plan, elevations), Eric R Carlson, architect, dated 08-04-10, received 8-6-10
 - C. Plat of Survey, VSEI, dated 11-30-06, received 8-6-10
2. A special use permit is hereby granted for the gasoline station.
3. Any missing landscaping on-site shall be replaced in accordance with the landscaping plan submitted.
4. Any new site lighting must comply with the Unified Development Ordinance (UDO) including, but not limited to, minimum and maximum average light levels, maximum permissible light levels at property lines, etc. Submit lighting catalog cuts and photometric sheet.
5. All sidewalk that is out of the ROW should be in an easement. Submit an easement document for review.
6. Future cross access to south provision should be maintained as part of the SUP.

7. Any outside storage must meet the provisions of the UDO. Only 2 vending machines in total (including, but not limited to air compressors and vacuums) are permitted on-site. This number is in addition to one propane container that is permitted through the UDO.
8. A rumble strip shall be provided at the car wash exit.
9. The total wall signage (including all canopy signage, any signage on the pumps, convenience store, car wash) shall not exceed 150 SF in area and shall meet the provisions of the UDO.
10. The existing free standing sign on the property can be utilized with the proposed face changes for 5 years. The sign shall be brought into compliance at the end of 5 years (in 2015).
11. A variation is hereby granted to allow the existing (and future) free standing sign to have electronic pricing. The total area of the electronic sign (for the current and any future sign) is limited to 20 SF.
12. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: MOBIL OIL

49 2010

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Action Requested

- Annexation
- Comprehensive Plan Amendment
- Conceptual PUD Review
- Final PUD
- Final PUD Amendment
- Final Plat of Subdivision
- Preliminary PUD
- Preliminary Plat of Subdivision
- Rezoning
- Special Use Permit
- Variation
- Other

Petitioner Information

Name: ZM&H REAL ESTATE LLC
ZAHID HAMEED
Address: 100 TRI STATE INTL STE 100
LINCOLNSHIRE IL 60069
Phone: 847-444-0792
Fax: 847-444-0793
E-mail: Zhameed@combinedoil.com

Owner Information (if different)

Name: GEORGE BOUDROS
Address: 6012 S RT 31
CRYSTAL LAKE IL 60014
Phone: 815 814 9833
Fax: _____
E-mail: _____

Property Information

Project Description: REFRESH EXTERIOR OF EXISTING CAR WASH AND
GAS STATION / C-STORE BUILDING. INSTALL NEW UNDERGROUND
TANKS, OVERHEAD CANOPY & PUMP ISLANDS.

Project Address/Location: 250 N. STATE RTE 31

→ PIN Number(s): 14-34-326-005

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ERIC CARLSON 455 BARNABY DR OSWEGO IL 60543 ^{630.400.2950 ecarchitect@sbcsjglobal.com}

Attorney: _____

Engineer: _____

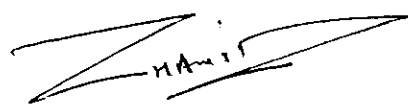
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures



→ ZM & H REAL ESTATE LLC, ZAHID HAMEED 8/3/2010
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.

→ [Handwritten Signature] 8-6-10
OWNER: Print and Sign name Date

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

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF ZAHID HAMEED ON BEHALF OF ZM & H REAL ESTATE 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 of the City of Crystal Lake upon the application of Zahid Hameed on behalf of ZM & H Real Estate LLC relating to the following described real estate commonly known as 250 N. State Route 31, Crystal Lake, Illinois 60014 PIN: 14-34-326-005 (the "Subject Property").

This application is filed for the purposes of seeking a Special Use Permit pursuant to Articles 2 and 9 of the UDO to allow a gasoline station with a convenience store and a car wash facility at the subject property; a variation from Article 4-1000, Signs, to allow: (the existing) free-standing sign and wall signage (both) greater than the UDO allowance; the use of LED (electronic) pricing signs; signage at the pumps; as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, September 1, 2010, 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
August 17, 2010)

e. Lee Jensen Sales - 7316 Teckler Blvd. - "M" Manufacturing
Motion was made by Goss to approve the rezoning from "RE-1" Residential Estate to "M" Manufacturing and for a Special Use Permit to allow the existing outside storage to continue. Seconded by Otto. On roll call Goss, Otto, Van Breda, Babington and Burnett voted aye. Motion carried.

f. Maaco/Milex - 6200 Three Oaks Road - "M" Manufacturing

Motion was made by Goss to approve rezoning from "RE-1" Residential Estate to "M" Manufacturing and for a Special Use Permit to allow the existing outside sales and storage of vehicles to remain with the following conditions from staff comments of April 5, 1991 report as follows:

1. An improved area for the sales and storage of vehicles shall be installed and comply with City requirements.
2. All temporary signs shall be removed within 90 days of the approval of the rezoning, special use permit and variation.
3. Submit a Certificate of Occupancy for the new addition and a sign permit for the new sign which must comply with the Sign Ordinance.
4. All outstanding issues and concerns of the Building, Fire and Engineering Departments shall be addressed and resolved, seconded by Otto. On roll call Otto, Babington, Van Breda, Goss and Burnett voted aye. Motion carried.

91-04 MOBIL OIL/TAREYDALE SPECIAL USE PERMIT

This petition was continued at the March 13, 1991 Plan Commission meeting. The petitioners are requesting a Special Use Permit with variations to allow the construction of a gasoline service station. The quick oil change business was dropped from the plan. The property is located on the southwest corner of Routes 176 and 31, commonly known as 5605 South Route 31 (will be 250 N. Route 31), consists of 1.44 acres, is zoned "E-2" Highway Service and is currently the Tareydale Restaurant.

Joe Gottemoller was the attorney for the petitioner. He indicated this is not part of a parking lot because they have met the requirements of a service station.

John Budeneau spoke regarding traffic. Route 31 has more traffic on it making the main road for this business as it relates to entrance from customers. The gas islands are located perpendicular to Route 31 for easy entrance and exit. The northeast access has been moved 18 ft. south to allow for more landscaping. Most of the traffic will be right in and right out during peak hours. Traffic during nonpeak hours should not be a problem, but the Board disagreed. The chairman asked for right in only and no right out at the north entrance on Route 31. Chairman Burnett asked for the entrance to be narrowed. Chairman Burnett felt this was a bad location for a left turn onto Route 31. Bill Babington referred to the previous gas station and the same entrances as previously, and the times are now different.

Dennis Huff presented an exhibit showing the northern entrance at an angle to allow for a right in turn only. He explained the pumps are placed for easy entrance and exit for customers.

Joe Gottemoller said the Planning Dept. wants the building to be shifted further from Route 31, but the petitioner does not agree. The proposed building placement keeps the building in line with the other buildings along Route 176.

Mr. Goss asked why the pumps are not placed back further to allow for stacking. Mr. Huff said the islands were located for easy car movement. Mr. Chuck Wagner said this design is preferred method by the customer.

Mrs. Van Breda did not feel this design flows for a customer who has to look for a space. John Buteneau felt there was plenty of room for cars at the pumps.

Dennis Huff said Bill Ganek wants to increase the landscaping on the corner of Routes 31 and 176. He felt this would be better because they are leasing the property, and they do not want to bury the utility lines. They are requesting two additional signs, one on Route 31 and one on Route 176 for prices of products. Mr. Huff indicated the building would have a sign on it saying "Mobil Mart" and also for their logo. There will be a sign on the canopy. Mr. Goss said he would prefer a three-sided sign instead of three separate signs. Mr. Huff said the signs are 7 ft. from the ground, and they could eliminate the sign on Route 31. Mrs. Van Breda said the sign on the corner should be 5 ft. not 7 ft. high with a finished base. Bill Ganek recommended that the total signage not be over 80 sq. ft. Mr. Huff said the oil company requires them to advertise their prices and a small sign would create a hardship. Mrs. Van Breda said she would like the price signs to be smaller. Mr. Huff indicated their signs would be in compliance with the sign ordinance. Mr. Huff did not want to have a brick base for their main sign because it would not be seen because of landscaping covering it.

Mr. Gottemoller felt the petitioner does not want to move the building or the island/canopy. He thought the landscaping was fine and they should not bury the overhead lines. The signs as presented is fine. He does not like the idea of a brick base for the sign on the corner.

Motion was made by Babington to recommend denial of the special use permit for Mobil Oil for a service station. It died for lack of a second.

Mr. Goss recommended approval of the special use permit for Mobil Oil subject to the March 29, 1991 staff report as follows:

- 1.a. Limit the northeastern most access to Route 31 to right in only.
- b. Shift the island/canopy to the west and south to provide more stacking for traffic entering on Route 31.

- c. Increase the landscaping areas along Route 31 and Route 176 as directed by the review bodies.
2. All overhead lines shall be buried. Staff would suggest a cooperative plan with McDonald's and Crystal Lake Honda be developed.
 3. Meet all sign ordinance requirements.. Two signs are appropriate with total footage being within the ordinance. The second sign must be no higher than 5 ft.
 4. Submit a new landscape plan which addresses the site changes and the increased landscaping setbacks on Route 176 to 15 ft.
 5. Submit a new sign plan indicating the requested signs. Add a brick base to the ground sign.
 6. Any outstanding issues and concerns of the Building, Engineering and Fire Departments shall be addressed and resolved.
- Seconded by Van Breda. On roll call, Otto, Van Breda, Goss and Burnett voted aye. Mr. Babington voted no. Motion carried.

Mr. Militello represented the car wash to the west and the property to the south felt this is a good idea, but the landscaping needs to be increased.

FREED PROPERTY (SAM'S CLUB) FINAL PUD

This petition was continued from the March 13, 1991 Plan Commission meeting. The petitioners are requesting a Final PUD pursuant to the site plan dated 2-13-91 to be developed as a shopping center with Sam's Club (130,848 square feet). The property is located north of U.S. Route 14 and east of Crystal Point Mall and consists of approximately 20.34 acres. The property is zoned "B-3PUD" Shopping Center Planned Unit Development and is undeveloped.

Mr. Jim Militello, attorney for the petitioner, said the drive along the mall property will be a private drive and will be on Sam's property. He agrees with the March 22, 1991 staff report in total. They would like final plat approval.

Mrs. Van Breda wanted only 40 ft. of landscape easement in front of the PIQ instead of 60'. Mr. Fraen project engineer, this is because of the information and based on the connections and stacking of traffic. Mr. Militello said they would prefer 40 ft, but 60 ft. is staff recommendations.

Mr. Goss asked about the back curb. Mr. Fraen said it is to allow fire trucks to have access if necessary. Mr. Goss asked about the signs painted on the building. Mr. Fraen indicated Mr. Ganek would not accept the signs painted on the building, and revisions of the signs would have to be approved by the Planning Director.

Mr. Goss is concerned with the amount of traffic and is hesitant to approve the parking without proof that it is all needed.

Mr. Zopp represented the Mall and indicated the buried lines along the property line could cause a problem. There is a border line dispute. There is an agreement on the water concerns. He felt the roadway should be moved further to the east.

Bill Ganek said the agreement for the cross access is drafted.

Mr. Militello requested landscaping by the mall along their side of the road, and for future developments.

No one in the audience wished to speak on this matter.

Motion was made by Otto to recommend approval of the Final PUD for Sam's Club subject to the March 22, 1991 staff report comments as follows:

1. Revise the site plan to include a minimum 60 foot landscape area and 80 foot building line adjacent to the south property line U.S. Route 14 frontage and an 8-10 foot landscape area around the perimeter of the future development area.
2. Provide written agreement to financial participation in the fair share of the signal at Crystal Court Mall and U.S. Route 14 as well as fair share participation to Route 14/Main Street and Route 14/Vulcan intersection improvements.
3. Payment of recapture fees for Special Service Area 4-18 shall be made upon connections.

4. Future site development will be subject to the PUD amendment process.
5. Revise the landscape plan to include berm and additional landscaping to 60 feet required landscape easement adjacent to U.S. Route 14 and an 8-10 foot landscape area around the perimeter of the future development area.
6. Provide written agreement for cross access between the Freed property and Crystal Point Mall and a bond for construction of the remainder of the cross access road to be completed upon the expansion of Crystal Point Mall.
7. Color scheme for north building wall is subject to the approval of the Planning Director.
8. Buidling and ground signs are subject to Plan Commission and City Court approval.
9. Resolve technical issues of the Buidling, Fire, Planning & Engineering Departments. Motion was seconded by Goss. On roll call Goss, Babington, Van Breda, Otto and Burnett voted aye. Motion carried.

KELLY WOODS PRELIMINARY PLAT OF SUBDIVISION

The petitioners are requesting approval for a Preliminary Plat of Subdivision for 3 lots; Lot 1 is 5.2 acres; Lot 2 is 2.80 acres and Lot 3 is 22.44 acres. The property is located northwest of the intersection of State Highway 31 and Reiland Drive and consists of 32.43 acres. The proposed Lots 1 and 2 are zoned "B-2PUD" Highway Service Planned Unit Development; The proposed lot 3 is zoned "R-3aPUD" Attached Residence Planned Unit Development. The entire site is vacant and unimproved.

Mr. John Horeled, attorney for the petitioner, gave a brief history of the property. The original road was 80 ft., and staff requested a 70 ft. right of way to allow for underground utilities. The petitioner would prefer 40 ft. instead of 50 ft. along Route 31. A total traffic study is a good idea but should not be done at this time. He is not sure there are recapture fees according to Mr. Ganek.

Mr. Goss asked if there would only be one entrance onto Route 31. Mr. Zaks said this is correct. Mr. Goss asked about the 50 ft. right-of-way. Mr. Ganek said this issue was not addressed when this property was annexed because there was no subdivision. The property line goes across Route 31. The 50 ft was future development along Route 31. He felt the traffic study could be done in the future. Mr. Horeled said the property across Route 31 is 40 ft. not 50 ft. and felt they should comply with the 40 ft.

No one in the audience wished to speak on this matter.

Motion was made by Goss to recommend approval of the Preliminary Plat of Subdivision for 3 lots; Lots 1 is 5.2 acres; Lot 2 is 2.80 acres and Lot 3 is 22.44 acres. for Kelly Woods subject to the March 22, 1991 staff report comments as follows:

1. The Final Plat shall include the following:

CRYSTAL LAKE ZONING BOARD OF APPEALS
THURSDAY, APRIL 11, 1991

The meeting was called to order by Chairman Landon at 7:30 p.m. On roll call Foley, Kurtz, Jouron, Mitchell, and Landon were present. Members Viger and Geddis were absent.

APPROVAL OF THE MINUTES OF THE MARCH 20, 1991 MEETING

Motion was made by Jouron and seconded by Mitchell to approve the minutes as presented for the March 20, 1991 Zoning Board of Appeals meeting. On roll call, Foley, Kurtz, Jouron, Mitchell and Landon voted aye. Motion passed.

91-04 MOBIL OIL/TAREYDALE SPECIAL USE PERMIT

This petition was continued at the March 20 and April 3, 1991 Zoning Board of Appeals meeting. The petitioners are requesting a Special Use Permit with variations to allow the construction of a gasoline service station. The quick oil change business was dropped from the plan. The property is located on the southwest corner of Routes 176 and 31, commonly known as 5605 South Route 31 (will be 250 N. Route 31), consists of 1.44 acres, is zoned "B-2" Highway Service and is currently the Tareydale Restaurant.

Mr. Joe Gottemoller represented the petition. The petitioner tried to amend his petition to comply with the new ordinance. He feels there is a need for this business since there are few service stations in this area or nearby. Some of the property owners feel this will improve the property values. They will have four pump islands. The canopy issue does not apply any longer. The entrance on Route 31 will be a right in turn only to improve traffic circulation. There will be plenty of room for cars to maneuver on the site. There has been a traffic study done for this site. This will be an improvement over the business presently there.

Mr. Dennis Huffacher said they do not plan to move the building, but they will move the canopy west and south. There will be 15 ft. of landscaping along Routes 31 and 176. The petitioner does not want to bury the overhead lines because they do not own the property. The adjacent properties do not have their lines buried.

Mr. Huffacher presented an exhibit showing the location and types of signs requested for this site. The sign on the corner of Routes 31 and 176 will be 5 ft. high. The petitioner is concerned that this site is on a 5-sided intersection. The ground sign will be covered at the base with landscaping and does not feel brick is required at the base of the sign.

Mrs. Kurtz asked about the three sided sign discussed at the Plan Commission meeting. Mr. Gottemoller said it would not give enough room for advertising and would be too cluttered.

Jim Jouron asked about a telephone. Mr. Huffacher said there will be a customer service to the west of the property for a telephone and air for tires. Mr. Jouron asked about the sign. Mr. Gottemoller said the letters would be lighted, not the sign. Mr. Jouron asked if all of the merchandise would be located within the store. The attorney said it would be inside the store.

Mr. Mitchell asked if there was connection to the car wash. Response was yes there would be on the northwest corner of the PIQ. Mr. Mitchell asked about gas leaks in the underground tanks. The petitioner said it depends on the type of leak whether the tanks would have to be dug up to be repaired.

Mr. Foley asked if the sign at the northwest corner would block the site distance view. The petitioner said it was located approximately 120 ft. from the intersection, and will block the view. The petitioner suggested moving the sign further west to the other side of the proposed landscaping.

Mr. Mitchell suggested the bushes around the corner sign be green all year long. The petitioner wants to use the same material on the base of the sign as the building.

Mr. Jouron asked if the depth of the landscaping would be the same as the adjacent properties. Mr. Forsythe said it would be consistent. Mr. Jouron asked about burying the overhead lines. Mr. Forsythe said it would be very costly and there would be a pole at the each end of the property.

Mr. Landon felt burying the overhead lines would be a big improvement for the site and improve the corner. He felt the lines should be buried along Route 31 at a minimum.

No one in the audience wished to address this matter.

The fees were paid, the publication and notice to surrounding property owners was done.

Mrs. Kurtz asked about access to other properties. Mr. Gottemoller said access could be done through the car wash property and for businesses to the south.

Motion was made by Mitchell to recommend approval of the Mobil Oil Special Use Permit for a gasoline service station with the following conditions:

1. Amend the site plan dated 3/21/91 as follows:
 - a. Limit the northeastern most access to Route 31 to right in only.
 - b. Shift the island/canopy to the west and south to cover the building, ased on the revised plans dated 4-11-91.
 - c. Increase the landscaping areas along Route 31 and Route 176 as directed by the review bodies.

2. All overhead lines shall be buried. Staff would suggest a cooperative plan with McDonald's and Crystal Lake Honda be developed down Route 31 and along Route 176 when further developed is required to bury the lines.
 3. Meet all Sign Ordinance requirements. Two road signs are acceptable not to exceed 80 square feet per face total for both signs. The second sign is to be a ground sign no higher than 5 feet with base.
 4. Submit a new landscape plan which addresses the site changes and the increased landscaping setbacks.
 5. Submit a new sign plan indicating the requested signs. Add a base to match the building material with appropriate landscaping at th
 6. Any outstanding issues and concerns of the Building, Engineering inte and Fire Departments shall be addressed and resolved. sect
- Motion was seconded by Jouron. On roll call, Foley, Kurtz, Jouron, Mitchell and Landon voted aye. Motion carried.

This is an appropriate use for this site which will better looking than presently exists. The Board is concerned with the impact of this very important entrance to the community. Signage and use is very important. The possibility of moving the sign on the western boundary further down Route 176 might add a site line. This should be looked into by staff when permits are given. We encourage City Council to act forthrightly to get the utilities lines on Route 31 buried insmuch as visibility is polluted in the area.

REPORT FROM PLANNING BY RAY FORSYTHE

- Schuch Variation
- Deerpath Trails Final Plat of Subdivision
- Old Towne Pizza Final PUD Amendment for Country Corners

Meeting was adjourned at 8:30 p.m.

The Council was asked to consider the request for the issuance of a Special Use Permit to allow the construction of a gasoline service station and mini-mart at 5605 South Route 31, located at the southwest corner of the intersections of State Routes 176 and 31. Attorney Joe Gottemoller was present to represent this request.

SPECIAL USE PERMIT
MOBIL OIL CO.

Mr. Gottemoller stated that the Petitioners were still working out an agreement with Commonwealth Edison regarding the City's condition to bury the power lines. He stated that while the reason for burying the power lines was for aesthetic reasons, Commonwealth Edison stated they would need to add more poles in order to bury the lines and estimated the cost to bury the lines on the property would be approximately \$200,000.00. The Planning Director stated that the Staff had just received information regarding the matter of the power lines and Commonwealth Edison and had not had sufficient time to review it.

The Planning Director stated that with regard to the two curb cuts, one on Route 176 and one on Route 31, the original Staff recommendations had been to eliminate the curb cut closest to the intersection or limit the access to right in lane which would serve the purpose of getting the traffic off of Route 31. The City Engineer stated that he felt the northern most entrance on Route 31 should be eliminated from a safety perspective as it could be used as an acceleration lane. Mr. Dennis Hufstaker, site engineer for the project, stated that per the Plan Commission's request, the Petitioners had agreed to relocate the curb cut 20 feet further south and place it at an angle thereby making it an "in" only. He stated that access was very important for a service station and if it is not convenient to enter the station, it will hurt business. Mr. John Buden of Metropolitan Transportation Corporation stated that a traffic count had been done at the intersection. After looking at the results, they felt there was an adequate distance of 60 feet from the intersection for entrance, as well as the fact that the lane was angled. Mr. Gottemoller also stated that with a five-way intersection and the way the lights are controlled, only one lane of traffic is usually travelling that direction at a time.

Mayor Pro-Tem Dillon stated a concern about the distance of the curb cut to the intersection and that he would like to see it as far away from the intersection as possible. He stated with respect to the issue of the utility lines, he felt more negotiations were needed with Commonwealth Edison. The Planning Director stated that discussions would continue with Commonwealth Edison to resolve the issue.

The City Engineer re-stated his concern regarding the north exit due to the speed limit and traffic flow.

Mayor Pro-Tem Dillon moved to accept the recommendations of the Zoning Board of Appeals, Plan Commission and the Staff subject to the revision of the Route 31 access and to the resolution of the underground burial of utilities. Motion died for lack of second.

Councilman Yerly stated that he felt more traffic problems were caused by multi-lane changes and not by motorists slowing down for an entrance. He stated that most people would not likely cross five lanes in order to enter in the proposed access. Mr. Hufstaker stated again that the angled lane prohibited cars from going both in and out.

Councilwoman Hidding questioned if the access was allowed and it proved to be a safety hazard, could the City request Mobil change the access location. The City Attorney stated the Council would place any restrictions they wished as part of the Special Use Permit.

Councilman Yerly moved to accept the recommendations of the Zoning Board, Plan Commission and the Staff subject to resolution of the underground burial of utilities and with the present entrance/exit off of Route 31 subject to review two years from date of approval, with the City to take action at time of review if needed. Councilwoman Hidding seconded the motion. On roll call, Councilmembers Hidding and Yerly voted aye. Mayor Pro-Tem Dillon voted no. Motion passed.

Councilman Yerly moved to adopt an ordinance, to be published in pamphlet form by the authority of the Mayor and City Council, issuing a Special Use Permit subject to the revisions to reflect Council action. Councilwoman Hidding seconded the motion. On roll call, Councilmembers Hidding and Yerly voted aye. Mayor Pro-Tem Dillon voted no. Motion passed.

Councilwoman Hidding moved to approve the temporary use permit for a construction and storage trailer for Burkart and Oehlerking/Greenbrier Park located at the northwest corner of Route 31 and Oak Valley Drive. Councilman Yerly seconded the motion. On roll call, all present voted aye. Motion passed.

TEMP. USE PERMIT
GREENBRIER PARK

Councilwoman Hidding moved to approve a temporary use permit for two construction office trailers and six storage trailers with additional storage trailers possible upon review by the Building Director, for the Sterling Estates Subdivision located at the northeast

TEMP. USE PERMIT
STERLING ESTATES

Ordinance No. 5396

File No. 440

SPECIAL USE AND VARIATION ORDINANCE
FOR MOBIL MINI-MART GASOLINE STATION
PURSUANT TO THE CITY OF CRYSTAL LAKE ZONING ORDINANCE
CRYSTAL LAKE, ILLINOIS

Be it ordained by the Mayor and City Council of the City of Crystal Lake, McHenry County, Illinois, as follows:

Section 1: That a Special Use Permit with one Variation under the provisions of the Crystal Lake Zoning Ordinance, heretofore passed and published in pamphlet by the City Council of the City of Crystal Lake, be and is hereby approved and granted according to the Site Plan dated March 21, 1991 as revised under the recommendations of Planning and Zoning attached hereto and made a part hereof as Exhibit "A", for the subject real estate in the City of Crystal Lake legally described as follows:

THE EAST 250 FEET OF THE NORTH 250 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SW 1/4, THENCE WEST ALONG THE EAST AND WEST QUARTER SECTION LINE, 842.19 FEET TO A POINT, THENCE SOUTHWESTERLY PARALLEL WITH THE EAST LINE OF SAID SW 1/4, 1033.28 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 17 ACRES AND 129 SQUARE RODS OF THE NORTH 1/2 OF THE SW 1/4 OF SECTION 34 AFORESAID, THENCE EASTERLY ALONG SAID NORTH LINE, 842.17 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 AFORESAID; THENCE NORTH ALONG SAID EAST LINE 1033.73 FEET TO A PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

P.I.N. 14-34-326-005

Section 2: The granting of the Special Use Permit and Variation herein is effected pursuant to proper application having been made to the Plan Commission, Zoning Board of Appeals and City Council of the City of Crystal Lake, Illinois, following the receipt of written findings and affirmative recommendation of the members of the Plan Commission and Zoning Board of Appeals of the City of Crystal Lake, Illinois all in accordance with the provisions of said Zoning Ordinance.

Section 3: Pursuant to Ill. Rev. Stat., Ch. 24, Sec. 11-13-1.1, allowing for the imposition of Conditions on Special Uses, and pursuant to the Zoning Ordinance of the City of Crystal Lake Section 6.3 which imposes standard on Special Uses and Section 8.6-2 which imposes standards on Variations. The City Council makes the following findings and imposes the followings conditions upon the development plan:

A. The subject property is currently classified B-2 Highway Service District within the City of Crystal Lake.

B. The proposed use is necessary and desirable at the location involved to provide a service which will further the public convenience and contribute to the general welfare of the neighborhood and community.

C. The proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

D. The proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including but not limited to, all lot, yard and bulk

regulations, parking and loading regulations, water shed, wetland, flood plain regulations, building and fire codes and sign regulations with the exception of the one variation herein to be granted and all other applicable City Ordinances.

E. The proposed use will not negatively impact the existing off site traffic circulation and adequately addresses the on site traffic circulation and provide adequate on site parking facility.

F. The proposed use will not negatively impact on existing public utilities and services.

G. The proposed use will not impact negatively on the environment in terms of air, noise and water pollution, ground contamination or visual impact.

H. The proposed use will improve the existing vegetation, and provide landscaping in forms of ground covers, trees and shrubs and architecture which is aesthetically appealing, compatible to or complementary to surrounding properties and acceptable by community standards.

I. That the proposed use will meet standards and requirement established by all jurisdictions outside the City, such as Federal, State or County statutes in terms of licensing procedures or health requirements.

J. A traffic impact study has been provided and the number of curb cuts has been minimized.

K. Environmental testimony from qualified experts has been heard and the monitoring system in use by Mobil will protect

ground water resources and will not negatively impact any such resources.

L. That the Site Plan dated March 21, 1991 shall be revised based on all of the testimony, evidence and recommendation of the staff, Planning Commission and Zoning Board of Appeals.

N. That this Special Use Permit for a Mobil Mini-Mart with a variation is subject to the following conditions.

1. The Northeastern most access to Route 31 shall be right in only. The Mayor and City Council shall have the right to review the safe and continued use of this access during a period of two (2) years from the date of issuance of a building permit. If during that time the Mayor and City Council determine that the access constitutes a safety hazard, the owner or occupant of the premises shall terminate the use of such access and take such action as directed by the Council to close such access.

2. Shift the island canopy five foot to the west and south two and one half foot to cover the building.

3. Increase the landscaping areas along Route 31 and Route 176 to 15 foot as directed by the review bodies.

4. The overhead lines along Route 31 shall be buried subject to a satisfactory plan being agreed to by Commonwealth Edison and the City of Crystal Lake subject to a cooperative plan with McDonalds and Crystal Lake Honda.

5. Meet all sign ordinance requirements except two

road signs are acceptable, not to exceed 80 square feet per face total for both signs. The second sign may be a ground sign no higher than five foot with base.

6. Submit a new landscape plan which addresses the site changes and the increase landscaping setbacks.

7. Submitt a new sign plan indicating the requested signs and add a base to the ground sign to match the building with appropriate landscaping.

8. All issues and concerns of the building, engineering and fire department shall be addressed and resolved.

Section 4: That pursuant to Section 8.6-2 which imposes standards on variations, the City Council makes the following findings and imposes the following conditions upon the development plan:

A. That upon hearing the evidence and reviewing the record the additional ground sign, along Route 176, is necessary because of the difficulty and hardship of aligning a sign which would be visible to all five roadways at the intersection of Route 31, 176, and Terra Cotta.

B. The additional sign will not impair an adequate supply of light or air to the adjacent property.

C. The additional sign will not unreasonably diminish the value of the adjacent property.

D. The additional sign will not unreasonably increase congestion in the public streets or otherwise endanger public safety.

E. The sign is harmony with the general purpose and intent of this ordinance.

F. The second sign shall be limited to no more than five foot high and the combined square footage of each sign face shall not exceed 80 square feet total for both signs.

Section 5: The City Council finds that all other City Ordinances and regulations applicable to the subject property and its development in accordance with this Ordinance will be complied with. The City Council finds the proposed use shall conform to the stipulations and conditions herein which shall be incorporated into the Special Use Permit issued for the use. The City Council finds that proposed use conforms with the regulations established for Gasoline Service Stations in the Crystal Lake Zoning Ordinance, specifically including the applicable provisions of Section 6 of the said Crystal Lake Zoning Ordinance. Pursuant to this Special Use and Variation ordinance, the Zoning Administrator is directed to issue a Special Use Permit for Mobil Mini-Mart with a variation for the subject property which Permits by its terms shall incorporate the terms, stipulations and conditions of this Ordinance and the regulations of the Crystal Lake Zoning Ordinance.

Section 6: Should any section, sub-section, condition, clause, finding, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Ordinance as a whole or any part thereof, other than the explicit part so declared to be invalid.

Section 7: That all Ordinances or parts thereof in conflict herewith be and the same are hereby repealed.


Section 8: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

(City Seal)

CITY OF CRYSTAL LAKE, ILLINOIS

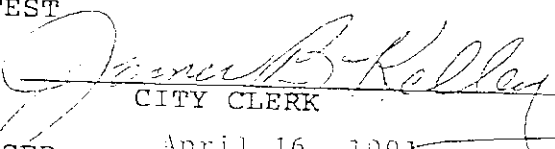
APPROVED:

BY:


MAYOR PRO TEMPORE

ATTEST

BY:


CITY CLERK

PASSED: April 16, 1991

APPROVED: April 16, 1991

PUBLISHED IN PAMPHLET FORM BY THE AUTHORITY OF THE MAYOR AND CITY COUNCIL.

CRYSTAL LAKE PLAN COMMISSION
WEDNESDAY, APRIL 24, 1996

The meeting was called to order by Chair Marek at 7:30 p.m. On roll call, members Goss, Morehead, McDonough, Smith, Subak and Marek were present. Members Overbay and Vause were absent.

APPROVE MINUTES OF THE APRIL 10, 1996 MEETING

Mr. McDonough suggested to change page 2 1st paragraph to change "require" to "suggest."

Mr. Morehead moved to approve the minutes of April 10, 1996 meeting as amended. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

Ms. Marek stated the representative for the 2nd and 4th items on the agenda are the same person, so they will take them one after the other.

#95-60 MOBIL OIL - 250 S. ROUTE 31

Subdivision Ordinance Variation: Burial of Utility Lines

Vitas Maciukcius with W.T. Engineering was present to represent the petition. Mr. Maciukcius said they are asking for relief for the burial of utility lines. He said it would be desirous to bury the overhead lines but feels a larger area should be done to make it more efficient. Mr. Maciukcius said he has had discussions with staff regarding Burger King.

Mr. Morehead said at the last meeting of the Plan Commission, they discussed the burial of the utility lines for Burger King. He said the intent of the City is to bury the lines and since that corner with Burger King, Honda, McDonalds, etc. are in the process of developing this corner and its the final piece, this should "trigger" the burial for all the properties on the southwest section. Mr. Morehead said if the City grants the variation then the City should grant it forever.

Mr. Goss said the businesses on the south side of Route 176 and west of Route 31 all have deferrals to bury the utility lines until the area buries them. Mr. Goss said the only hold up may be the property with the temporary car dealership since it will not be used for that soon.

Mr. Maciukcius said they are only asking to be treated the way the others in the area are treated. He said he made a field check of the area and the lines are above ground on the east side of Route 31, as well as to the south of the bank where the residential area is. Mr. Morehead said east of Route 31 and south of the bank are in the county and we have no control over it. Mr. Maciukcius asked if there was any escrow put aside to bury the lines. Dave Hene, Planner, said he did not believe so. The Commission was concerned with the other businesses giving the City problems when a notice is sent to them regarding the burial of the lines. Ms. Marek said those uses have Special Use Permits and as conditions of the Special Use is the requirement to bury the lines.

There was a question as to how the lines across Route 31 could be buried. Mr. Hene said they could bore under the street or saw cut the street. He said the petitioner would cover the costs of the line burial and crossing Route 31.

Ms. Marek asked if this was subject to recapture. Mr. Hene said it is not a City utility and therefore the City is not involved with recapture.

There was no one in attendance who wished to speak on the matter.

Mr. Maciukcius said ultimately the utility lines will be buried. They would like to defer the burial of the lines until multiple parcels do the same. He said their plan shows the future IDOT taking but it is not clear when it will be done. Mr. Maciukcius said he was mistaken with his field check. Mr. Morehead said the intention is to do this as a coordinated effort.

Mr. Subak asked how the City can make the business comply with burial of the lines. Ms. Marek said it is a condition of their Special Use and we can start proceedings to revoke their Special Use.

Mr. Hene suggested a deferral which may last just a few months. Mr. Morehead does not want this to be put on the back burner. He said this is the trigger for the area to bury the lines.

Mr. Smith moved to deny the deferral of the burial of utility lines for the southwest corner of Routes 176 & 31. Mr. McDonough seconded the motion. On roll call, members Goss, McDonough, Morehead, Smith and Marek voted aye to deny. Mr. Subak voted no. Motion to deny deferral passed.

#96-16 MGAS - NW CORNER ROUTES 176 & 31

Subdivision Ordinance Variation: Burial of Utility Lines

Vitas Maciukcius with W.T. Engineering, John Van Orden with Shell, and Dave Beebe with Lube Pros, were present to represent the petition. Mr. Van Orden said they are under construction. They have been working with Com Ed since November of last year. Mr. Van Orden said they were hoping to have power when they open in June.

Mr. Beebe said he can't stand the delay. This would create an extreme hardship for them. Ms. Marek asked why they are asking for this now when they knew all along the lines were to be buried. Mr. Beebe said the prior owner knew but didn't follow through with it.

Mr. Goss asked if there was still an agreement with Com Ed to bury so many feet of power line in a year. He believes it is part of the license agreement. Mr. Hene said he is not aware of it.

Mr. McDonough asked if the deferral were granted, what would be the trigger for that side of Route 176. Mr. Van Orden suggested when IDOT does the improvements to the intersection. Ms. Marek suggested it be tied to Mobil.

Mr. Hene said they spoke with Com Ed. He said if Mobil on the south side of Route 176 were to bury the lines and MGAS on the north side not bury the lines there would be several poles at the intersection. He said it would not help the situation if one were to bury and the other not.

Mr. Goss suggested they put in the pipe now no matter when they bury the utility lines.

Mr. Maciukcius said there is no Com Ed easement. Mr. Hene said an easement can be recorded at any time.

Mr. Morehead said if they grant the deferral, they haven't gained anything. Mr. Smith suggested granting the deferral until Mobil goes underground.

**CRYSTAL LAKE ZONING BOARD OF APPEALS
WEDNESDAY, MAY 1, 1996**

The meeting was called to order by Chairman Landon at 7:30 p.m. On roll call, members Foley, Fox, Jouron, Kurtz and Landon were present. Members Ehlerl and Geddis were absent.

APPROVE MINUTES OF THE APRIL 17, 1996 MEETING

Mr. Fox moved to approve the minutes of April 17, 1996 meeting as presented. Mrs. Kurtz seconded the motion. On roll call, members Foley, Fox, Kurtz and Landon voted aye. Mr. Jouron abstained. Motion passed.

#95-60 MOBIL OIL - 250 S. ROUTE 31

This item was continued from the April 17, 1996 Zoning Board of Appeals meeting.

Subdivision Ordinance Variation: Burial of Utility Lines
Special Use Permit: (a) Section 6.5-2 for a Car Wash
(b) Section 6.5-6 for a Gas Station

Variation as a condition of the Special Use Permit:

- (a) Section 4.4-3 Front Yard to reduce the required setback from 80 feet to 64 feet;
- (b) Section 4.4-4 Rear Yard to reduce the required setback from 20 feet to 10 feet;
- (c) Section 5.3-3-5 to reduce the parking lot setback on Route 176 from 25 feet to approximately 20 feet.

Mr. Landon read the legal notice. The fees have been paid, the sign has been posted, the certificate of notice of publication and green cards for notice to surrounding property owners are in the file.

Vitas Maciukcius with W.T. Engineering, Troy Westerman and Ernest Rossy with Mobil and Dave Miller with Metro Transportation were present to represent the petition. Mr. Maciukcius said they are requesting 2 Special Use Permits for a car wash and gas station with variations. He showed the landscape plan and described the layout of the site. Mr. Maciukcius said they have met with IDOT regarding access to the site. There will be one entrance/exit on Route 176 and one right turn in and out on Route 31 instead of the two existing exits. Mr. Maciukcius said the plan shows the future right of way taking as shown in the IDOT SRA plans for the intersection. They have met with Staff and the site design was revised before coming before the Board. The car wash was moved to allow for additional car stacking area. There will also be a cross access to the McDonald's property to the south. Mr. Maciukcius said they are requesting an additional building sign for the north side of the building. He showed the sign design and the building elevations.

Mr. Maciukcius reviewed the criteria set forth in the Zoning Ordinance regarding car washes. There will be space for approximately 10 cars in the stacking lane. The car wash is a reclaim system. Mr. Maciukcius said they moved the car wash as far out of the way as possible. They have shown the plans to McDonalds and they have signed off on the cross access and the location of the car wash building.

Mr. Miller said they did the traffic analysis of peak times. Service station traffic seems to be impulse items. He said 60-80% of traffic coming to the site is traffic that is already on the roads. They feel they would be adding less than 1% of new traffic to the intersection. Mr. Miller said the entrance on Route 176 is offset from the Shell entrance and the exit onto Route 31 is offset from the exit from the car wash so more dripping will take place on the site. The cross access from

McDonalds will be very helpful. Mr. Miller said the internal traffic flow will not be effected if IDOT takes the property to expand the intersections. They would prefer not to have plantings at the cross access that would block the views from vehicles..

Mr. Landon reviewed the conditions recommended by Staff. Mr. Maciukcius said they agree with all items. They are concerned with the planting of street trees as IDOT does not like them in the right of way.

Mr. Fox asked what would prevent the people coming northbound on Route 31 to turn into the RIGHT OUT ONLY exit to enter the site. Mr. Foley said he has not seen that happen at Sam's on Route 14. Mr. Fox said people will still pull up in front of the building with their cars and block the traffic flow on the site. He said the variations requested are similar to the request from Shell on the northwest corner of this intersection. But the variations would not be needed if there were no car wash. Mr. Vitas said they would only need one variation.

Mr. Jouron asked about the yellow band around the building. Mr. Maciukcius said the band will be drivet painted yellow with a light that allows white light up and down but looking straight on looks blue.

Mr. Jouron said regarding burial of cable that every time a property in the area comes before the City they asked that they bury the lines together. He said this is the last parcel and this will cause the owners of the parcels to bury the cable.

Mr. Jouron asked if this will be a corporate station. Mr. Maciukcius said it would be.

Mrs. Kurtz said the previous request for this site was five pumps and no car wash. Now the petitioner is requesting six pumps and a car wash. Mrs. Kurtz asked about the taking of the property by IDOT. Mr. Maciukcius said the IDOT plans are sketchy. Mrs. Kurtz feels that the car wash will be used primarily on the weekends.

Mr. Jouron asked how many cars can stack from the corner of Routes 176 & 31 west. Mr. Miller said approximately five cars can be stacked before blocking the entrance. Mr. Miller said most people will find it easier to turn left off of Route 176 to go south on Route 31 and enter the station off of Route 31. He knows it doesn't take much for cars to back up on Route 176 going east. Mr. Foley said if that is the case they will go to Shell on the north side of Route 176.

Mr. Landon said the Board was accused with the MGAS petition that they were in cahoots with the owners of another property in the area. He has great concerns with this site. He said if the car wash is gone they would have next to no variations. Mr. Landon is not sure the car wash is necessary and desirable for this location.

Mr. Rossy said Mobil is in the business to provide service. He said when they sketched out five pumps they did not have the traffic counts. Mr. Rossy said they feel six pumps are a minimum for the amount of traffic at this intersection. They have found through customer surveys that a car wash is desirable.

Mr. Westerman said a car wash is what people want. He said the car wash is used during the week and it is convenient.

Tom Zanck, 40 Brink Street, said they have concerns with this proposed use. He said the petitioner is ignoring the people going west or north. Mr. Zanck showed the plat for Park Center

which surrounds this parcel. The plat shows a private easement which will have six access points onto it when Burger King is built. They are concerned with the potential backup at that intersection for people turning left onto Route 176. Mr. Zanck said he is aware that Staff recommended the cross access to McDonalds but feels there are problems with that. He said the petitioner has not shown a hardship for the variations requested. Just because Shell received similar variations is not a reason to request them for this site. Mr. Zanck hopes they develop the site but without the variations.

There was no one else in the public who wished to speak on this petition.

Mr. Maciukcius said cross access has been requested by the City to connect compatible uses. He said all parcels have access to the north/south easement. Mr. Maciukcius said they are only asking for a 16-foot variation.

Mr. Rossy said they have been adding car washes to existing gas stations. This is what is being built today.

Mr. Fox said if the wait for the car wash is too long the customers won't stay but they can't see how long the line is and after they are committed to the line they can't back out.

Mr. Jouron asked about the variations. Mr. Maciukcius showed where the variations occur. Mr. Rossy said the area between Route 31 and the canopy and the canopy to the building is both 35 feet so a tanker truck can maneuver more easily.

Dave Hene, Planner, said the older stations in town are very tight. He said this site is better than those.

Mr. Foley asked how long it takes for a car to stop going 60 mph. Mr. Miller said more than 200 feet. Mr. Foley said that is how fast some of the people drive so they make the light at Routes 176 & 31.

Mr. Jouron asked about the IDOT SRA. Mr. Hene said the area is reflected on their plan but that property may never be taken by IDOT.

Mr. Maciukcius said they have worked with Staff and IDOT to have a sensible plan.

The public hearing was closed at this time.

Mr. Foley said he voted against Shell because of the speed of traffic. He does not believe a gas station belongs there.

Mrs. Kurtz feels that the connection to McDonalds makes sense. Mr. Landon said the City has insisted on cross accesses between shopping centers, etc. He feels this intersection will be a horrendous traffic problem.

Mr. Jouron said there was a restaurant there in the past and feels there were more cars generated from that restaurant than what will be generated by the gas station.

Mr. Landon said the variations will be gone if the car wash is gone. He said the Board's business is to be sure the intersection is the best it can be. Mr. Landon said if the building was moved it would be easier to move around the site. He said corners are always a problem. Mr.

Fox said this is a tight location.

Mr. Fox moved that the Zoning Board of Appeals recommends to the City Council approval of the Special Use Permit for a Gas Station at 250 N. Route 31 with the following conditions:

1. The approved plans are:
 - A. Site, Engineering, Landscape: Illini Consulting Group, Inc. dated 10-20-95, last revised 2-12-96.
 - B. Elevations, Floor Plans, Signs: Illini Consulting Group, Inc. dated 10-31-95, last revised 2-12-96

Excluding the car wash.

2. DELETE

3. Submit easement documentation for the link to McDonald's Restaurant.

4. Add street trees every 35-50 feet in accordance with Section 3.7-5(b) of the Subdivision Ordinance.

5. Landscape parking lot setback.

6. Provide information on expected water usage and the impact on existing water and utility systems and an environmental impact statement as to the effect of the use on water quality potential to contaminate the soil.

7. Provide written evidence that standards and requirements for health and safety protection by jurisdictions other than the City, as well as applicable City ordinances, have been met.

8. Free standing sign shall be no larger than 80 square feet per face. The free-standing sign should be consistent with the free-standing signs at the MGAS PUD across Route 176. The petitioner shall bring the free-standing sign into compliance with the new Sign Ordinance is adopted.

9. Eliminate blue hat fascia and pegasus discs.

10. The developer shall comply with all the technical requirements of the Building, Engineering, Fire and Planning Departments.

Mr. Foley seconded the motion. On roll call, members Foley, Fox, Jouron and Landon voted aye. Mrs. Kurtz voted no. Motion passed.

The Board feels that putting a car wash on this site is too much. Without the car wash no variations are necessary and it is possible to move the entrances further away from the center of the intersection for safety's sake. The Board does feel a gas station is an appropriate use on this corner and the cross access to the property to the south is in keeping with other areas of the community that we try to keep traffic off of the major highway. Mrs. Kurtz took into account the recommendation of the Planning Staff and agreed with them. Though it is not in the Board's realm to make a recommendation regarding the utility lines, the Board enthusiastically agrees with the Plan Commission's recommendation that the utilities in that area be buried. The majority of the Board feels the entire intersection is an accident waiting to happen.

dollars, and that Crystal Lake Chrysler-Plymouth-Mitsubish would receive back \$200,000 to make their improvements. He stated in using the 1994 sales tax figure provided by the attorney for the car dealer, the City would receive 75% of \$224,000 the first year. Mayor Wagner stated that in looking at a representative tax bill for a \$180,000 home, this would mean a \$175.00 savings per year in real estate taxes, which the voters could elect to use for a pool, to build a school, or for some other project.

Mayor Wagner asked if the Council had any questions or comments. Councilwoman Chamberlain stated that she wished they could vote on the matter that evening. Mayor Wagner commented that four votes were needed for annexations.

Councilman Christensen moved to continue the Annexation Public Hearing for Crystal Lake Chrysler-Plymouth-Mitsubishi to the May 21, 1996 regular City Council meeting. Councilwoman Chamberlain seconded the motion. On roll call, all present voted aye. Motion passed.

The Council considered a request from Mobil Oil Corporation, 250 North Route 31, for their petition for the issuance of Special Use Permits, a Subdivision Ordinance Variation, and Zoning Variations for the property located at 250 North Route 31 to be remanded back to the Zoning Board of Appeals in order to present a revised site layout, due to the negative recommendation of the Zoning Board of Appeals to their original petition. Vitas Maciukcius of W-T Engineering was present to represent the request. Councilman Christensen stated that he wanted to be sure that they addressed the concerns of the neighbors regarding the private road before they come back before the Council. Councilman Christensen moved to refer the matter back to the Zoning Board of Appeals. Councilwoman Chamberlain seconded the motion. On roll call, all present voted aye. Motion passed.

MOBIL OIL CORPORATION
REFER BACK TO ZBA

Kathryn Beringer, 390 Linn Avenue, requested that the Council consider agenda Item #6 ahead of the next two items on the agenda, since children wished to make a presentation to the Council and it was getting late. Councilman Christensen moved to consider Agenda Item #6, an objection to the issuance of a liquor license, ahead of Agenda Items #4 and #5. Councilwoman Chamberlain seconded the motion. On roll call, all present voted aye. Motion passed.

LIQUOR LICENSE OBJECTION

A student of the Judith Svalander School of Ballet presented the Council with a petition signed by 63 current students of the Judith Svalander School of Ballet, 83 East Woodstock Street, in objection to the liquor license for the planned Depot Bar & Grille to be located at 75 West Woodstock Street.

Mr. Coughlin said the engineering will be taken care of at Final PUD. He said the issue in condition #5 has been taken care of with Com Ed's non-approval.

There was no one else in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. Fox moved that the Zoning Board of Appeals recommends to the City Council approval of a Preliminary PUD build 2 office buildings for the 1.39 acres west of McHenry Avenue north of Monterey Drive and south of Barlina Road with the following conditions:

1. Approved plans are as follows:
 - a. Site Plan (RDG, Inc.; last revised 4-16-96)
 - b. Preliminary Engineering Plans (RDG, Inc.; last revised 4-11-96)
 - c. Sign Plan (RDG, Inc.; 4-22-96)
 - d. Elevations and Floor Plans (no name, 4-22-96)
2. Show all setbacks on the plan. Move storage shed out of the required yard.
3. Move the storage shed and trash container out of flood plain.
4. Relabel the existing 5' utility easement to include drainage as is shown on the Plat of Subdivision.
5. DELETE.
6. Submit a more detailed plan of the stairway area or show how staircase ends at a walk way.
7. Show the 10" water main easement along McHenry Ave.
8. Verify location of the monument sign. Show sign location on the site plan as suggested in the Staff Report.
9. Submit ownership information.
10. Provide a permanent easement for the pump station and access.
11. The developer shall comply with all technical requirements of the Building, Engineering, Fire and Planning Departments.

Mrs. Kurtz seconded the motion. On roll call, all members voted aye. Motion passed.

The Board would rather have this plan that a multiple family project. This seems to be a good use of the area. The neighbors are happy with the plan and RDG will certainly do its usual good job of making it look good.

#95-60 MOBIL OIL - 250 S. ROUTE 31

Subdivision Ordinance Variation: Burial of Utility Lines
Special Use Permit: (a) Section 6.5-2 for a Car Wash

(b) Section 6.5-6 for a Gas Station

Mr. Landon said this was remanded back to the Zoning Board of Appeals and the previous notice is still in effect.

Bill Franz, attorney and Vitas Maciukevcius with W.T. Engineering, were present to represent the petition. Mr. Franz said they were remanded back to the Zoning Board by the City Council. Mr. Hene said the vote on the last plan was 4 to 1 in favor of the plan without the car wash and the variations.

Mr. Franz said they redesigned the plan without the variations. He showed where the plan now meets the requirements. Mr. Franz said they can't be a full service station today without a car wash. He said it is a convenience but without it in today's business it is a negative.

Mr. Franz said the Board has previously seen the traffic information, elevations, landscape plans which are all the same except the building is on a smaller scale but they will be the same. He said they agree with the conditions recommended by Staff. Mr. Franz said they do not feel they will increase traffic on the cross accesses will be that much and they will help them keep the roadway in repair. He said this will be an attractive entrance into the City.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. Fox asked if the pumps are further away from the building. Mr. Maciukevcius said there are now 12 parking spaces instead of the original six spaces but the building itself is further away.

Mrs. Kurtz moved that the Zoning Board of Appeals recommends to the City Council approval of a Special Use Permit for (a) Section 6.5-2 for a Car Wash; and (b) Section 6.5-6 for a Gas Station at 250 N. Route 31 with the following conditions:

1. The approved plans are:
 - a. Site: Illini Consulting Group, Inc.; 4-15-96, received 5-8-96
 - b. Engineering, Landscape: Illini Consulting Group, Inc.; 10-20-95 last revised 2-12-96
 - c. Elevations, Floor Plans, Signs: Illini Consulting Group, Inc.; 10-31-95 last revised 2-12-96.
2. Submit easement documentation if a link to the McDonald's Restaurant property is permitted.
3. Add street trees every 35-50 feet in accordance with Section 3.7-5(b) of the Subdivision Ordinance.
4. Landscape parking lot setback.
5. Provide information on expected water usage and the impact on existing water and utility systems and an environmental impact statement as to the effect of the use on water quality potential to contaminate the soil.
6. Provide written evidence that standards and requirements for health and safety protection by jurisdictions other than the City, as well as applicable City ordinances, have been met.

7. Free standing sign shall be no longer than 80 square feet per face. The free-standing sign should be consistent with the free-standing signs at the MGAS PUD across Route 176. The petitioner shall bring the free-standing sign into compliance when the new Sign Ordinance is adopted.

8. Eliminate blue hat facia and pegasus disc.

9. The developer shall comply with all of the technical requirements of the Building, Engineering, Fire and Planning Departments.

Mr. Geddis seconded the motion. On roll call, all members voted aye. Motion passed.

The plan for this petition has completely changed and there is no reason not to accept the plan.

REPORT FROM PLANNING
CITY COUNCIL

- 96-14 Metra Lot
- 95-51 Crystal Lake Chrysler Plymouth Annexation

NEXT MEETING

- Crystal Lake Park District - Woodscreek Park
- Beggs Variation - 56 S. Caroline St.
- Crystal Lake Park District - Barlina House
- Oraham Variation - 1398 Lucerne Dr.

COMMENTS FROM THE BOARD

Mr. Fox discussed the action at the City Council regarding The Depot Bar & Grill on Woodstock Street.

The meeting was adjourned at 8:25 p.m.

The Council considered a request from Mobil Oil Corporation, 250 North Route 31, for Special Use Permits for a car wash and gas station, and a variation from the Subdivision Ordinance to defer the burial of overhead utilities for the Mobil Oil property located at 250 North Route 31. Bill Franz, Attorney, and Vitas Maciukevcius of W. T. Engineering were present to represent the request.

SPECIAL USE
PERMITS AND
WAIVER OF
UTILITY BURIAL
MOBIL OIL

Regarding the burial of overhead utilities, Mayor Wagner asked if the petitioner would be agreeable to the same terms as the MGAS development was given, to wait until the IDOT improvements to Route 31 occur and comprehensive burial of lines occurs in the area in the City, but not to exceed a period of ten years. Mr. Franz and Mr. Maciukevcius agreed.

Mr. Franz stated that the petitioner had eliminated all variation requests by reducing the size of the building, moving the car wash back 20 feet, and increasing the parking spaces from 6 to 12.

Councilman Hayden moved to approve the recommendations of the Plan Commission and Zoning Board of Appeals, defer the burial of the overhead utility lines until the IDOT improvements to Route 31 occur and comprehensive burial of lines occurs in the area in the City, but not to exceed a period of ten years, and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing the issuance of the Special Use Permit for the property located at 250 North Route 31. Councilman Christensen seconded the motion. On roll call, Councilmembers Chamberlain, Christensen, Hayden and Mayor Wagner voted aye. Councilman Nystrom voted no. Motion passed.

The Council considered a request from Peter and Melanie Stefan for a Simplified Residential Zoning Variation for the property located at 1313 Cottonwood Lane to allow a 3' variation from the corner lot fence height limit of 3' to allow a 6' fence along most of the perimeter of the property. Peter Stefan was present to represent the request.

ZONING
VARIATION
1313 COTTONWO

Mayor Wagner commended that by moving the fence in closer, the site line issued had been resolved. Councilman Hayden asked if there were still any objectors. Mr. Stefan stated that the objections had been resolved.

Councilman Christensen moved to approve the recommendations of the Zoning Board of Appeals and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing the requested variation for 1313 Cottonwood Lane. Councilman Hayden seconded the motion. On roll call, all voted aye. Motion passed.

COPY

ORDINANCE NO. 3913
FILE NO. 440

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
AT 250 NORTH ROUTE 31

WHEREAS, pursuant to the terms of a Petition (File #95-60) before the Crystal Lake Zoning Board of Appeals, the Petitioner has requested the issuance of a Special Use Permit to allow a car wash (Section 6.5-2) and a gas station (Section 6.5-6) for the property located at 250 N. Route 31; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit be issued as requested in said Petition.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That a Special Use Permit be issued to allow a car wash (Section 6.5-2) and a gas station (Section 6.5-6) for the property legally described as follows:

The East 250 feet of the North 250 feet of that part of the Southwest Quarter of Section 34, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of said Southwest Quarter, thence West along the East and West Quarter Section Line, 842.19 feet to a point, thence southwesterly parallel with the East line of said Southwest Quarter, 1,033.28 feet to a point in the North line L20090e South 17 acres and 129 square rods of the North Half of the Southwest Quarter Section 34 aforesaid, thence Easterly along said North line, 842.17 feet to an intersection with the East line of the Southwest Quarter aforesaid; thence North along said East line 1,033.73 feet to a point of beginning, in McHenry County, Illinois.

commonly known as 250 N. Route 31, Crystal Lake, Illinois.

SECTION II: Said Special Use is issued with the following conditions:

1. The approved plans are:
 - a. Site: Illini Consulting Group, Inc.; 4-15-96, received 5-8-96
 - b. Engineering, Landscape: Illini Consulting Group, Inc.; 10-20-95 last revised 2-12-96
 - c. Elevations, Floor Plans, Signs: Illini Consulting Group, Inc.; 10-31-95 last revised 2-12-96.
2. Submit easement documentation if a link to the McDonald's Restaurant property is permitted.
3. Add street trees every 35-50 feet in accordance with Section 3.7-5(b) of the Subdivision Ordinance.
4. Landscape parking lot setback.
5. Provide information on expected water usage and the impact on existing water and utility systems and an environmental impact statement as to the effect of the use on water quality potential to contaminate the soil.

6. Provide written evidence that standards and requirements for health and safety protection by jurisdictions other than the City, as well as applicable City ordinances, have been met.

7. Free standing sign shall be no longer than 80 square feet per face. The free-standing sign should be consistent with the free-standing signs at the MGAS PUD across Route 176. The petitioner shall bring the free-standing sign into compliance when the new Sign Ordinance is adopted.

8. Eliminate blue hat facia and pegasus disc.

9. The developer shall comply with all of the technical requirements of the Building, Engineering, Fire and Planning Departments.

Section III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

AYES: 4

NAYS: 1


ABSENT: 0

PASSED this 18th day of June, 1996.

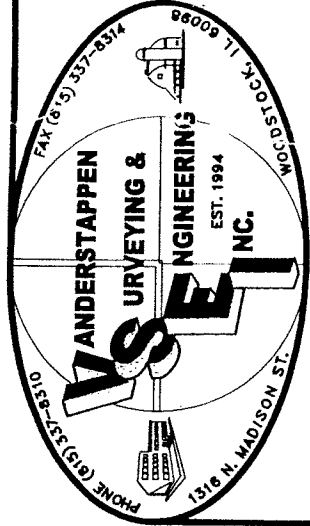
APPROVED by me this 18th day of June, 1996.


MAYOR

ATTEST:

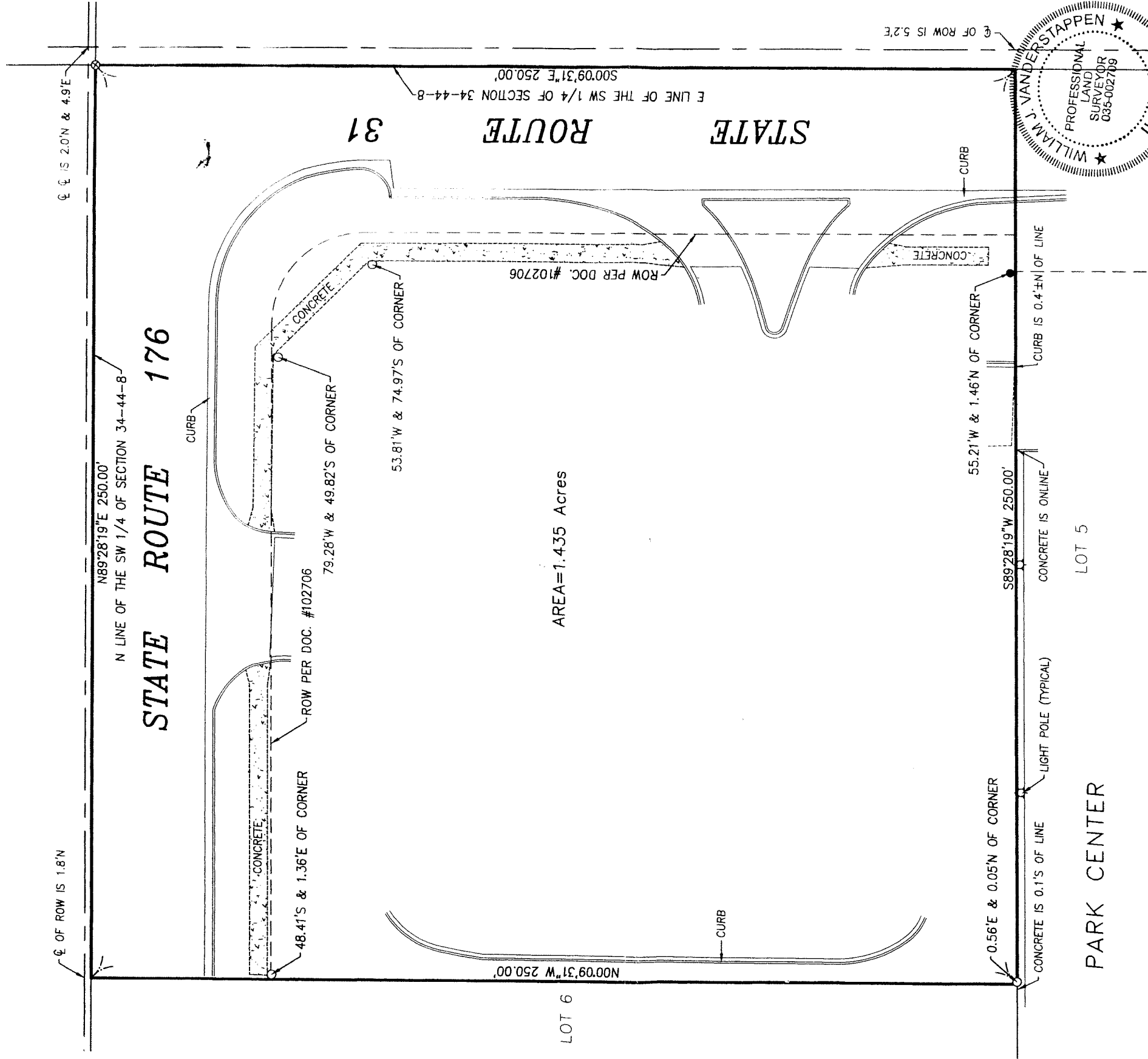

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

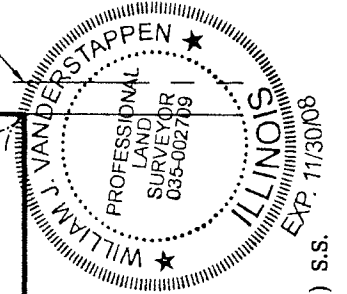


PLAT OF SURVEY

The North 250.00 feet of the East 250.00 feet of the Southwest Quarter of Section 34, Township 44 North, Range 8, East of the Third Principal Meridian, in McHenry County, Illinois.



AREA=1.435 Acres



NOTE: ONSITE IMPROVEMENTS NOT LOCATED PER CLIENT REQUEST

LEGEND	
● FOUND IRON BAR	⊙ SET IRON BAR
⊗ FOUND SPIKE	⊗ SET SPIKE
○ FOUND IRON PIPE	⊠ FOUND MONUMENT

CLIENT: GEORGE BOUNDROUKAS
 DRAWN BY: APG CHECKED BY: WJV
 SCALE: 1"=30' SEC. 34 T. 44 R. 8 E.
 BASIS OF BEARING: ASSUMED
 P.L.N.: 14-34-326-005
 JOB NO.: 061025 I.D. MBV
 FIELDWORK COMP.: 11/30/06 BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL REF.
 PARTS THEREOF CORRECTED TO 88 F.

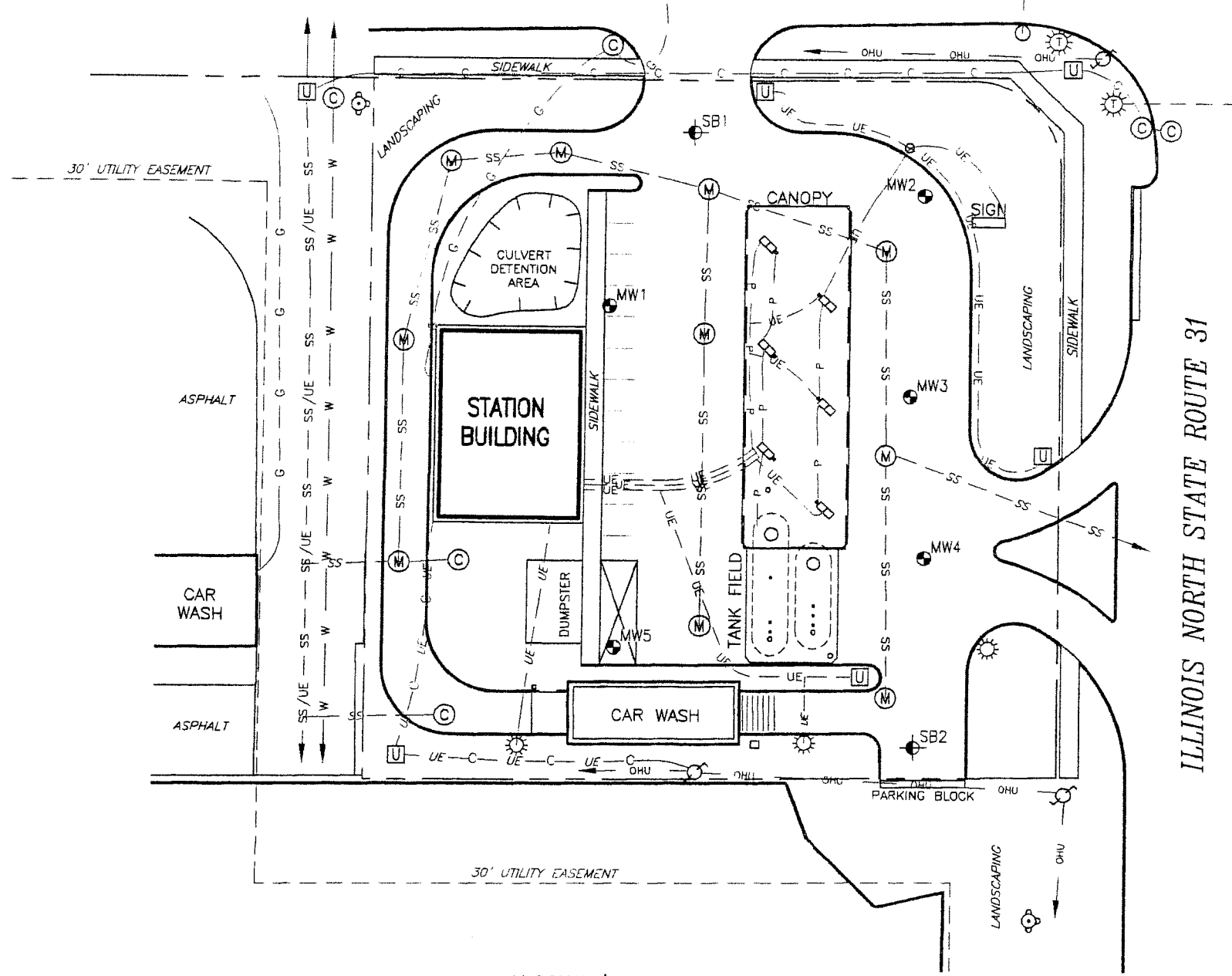
NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
 • No distance should be assumed by scaling.
 • No underground improvements have been located unless shown and noted.
 • No representation as to ownership, use, or possession should be hereon implied.
 • This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
 Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

In my professional opinion and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.
 Dated at Woodstock,
 McHenry County, Illinois 12/4, A.D., 20 06.
 VANDERSTAPPEN SURVEYING & ENGINEERING, INC.
 Design Firm No. 184-002782

STATE OF ILLINOIS)
 COUNTY OF McHENRY) S.S.
)

By: _____
 Illinois Professional Land Surveyor No. 2709

ILLINOIS ROUTE 176 (TERRA COTTA ROAD)



LEGEND

- PROPERTY BOUNDARY
- UNDERGROUND STORAGE TANK
- DISPENSER ISLAND
- UTILITY POLE
- ☀ TRAFFIC LIGHT
- ☀ LIGHT
- ⊙ FIRE PLUG
- ⊙ CATCH BASIN IN MANHOLE
- ⊙ MANHOLE IN CATCH BASIN
- ABOVE GROUND UTILITY BOX
- ⊙ MONITORING WELL
- ⊙ SOIL BORING
- OHU — OVERHEAD UTILITIES
- UE — UNDERGROUND ELECTRIC
- SS — UNDERGROUND SANITARY SEWER
- W — UNDERGROUND WATER LINE
- C — UNDERGROUND CABLE LINE
- G — UNDERGROUND GAS LINE
- P — UNDERGROUND PRODUCT LINE

ILLINOIS NORTH STATE ROUTE 31

30' UTILITY EASEMENT

ASPHALT

CAR WASH

ASPHALT

STATION BUILDING

CULVERT DETENTION AREA

CAR WASH

30' UTILITY EASEMENT

McDONALD'S PARKING LOT

PARKING BLOCK

LANDSCAPING

DRAFTED BY: E.V. (N.J.)	SITE MAP		
CHECKED BY:	EXXONMOBIL OIL CORPORATION FORMER MOBIL STATION #05-K69 250 NORTH STATE ROUTE 31 CRYSTAL LAKE, ILLINOIS		
REVIEWED BY:	Groundwater & Environmental Services, Inc. 1050 CORPORATE BOULEVARD, SUITE C, AURORA, IL 60505		
NORTH 	SCALE IN FEET 	DATE 5-21-07	FIGURE 3

M:\Graphics\11400_Chicago\ExxonMobil\Mobil\05-K69 Crystal Lake\05-K69 Crystal Lake SM.dwg, E.Vega

SOURCE:
ILLINI CONSULTING GROUP, INC.
39 E. SCULLY DRIVE
SCHAUMBURG, ILLINOIS 60193
JANUARY 26, 1996

263294 B

RETRO REPLACEMENT FACES AND H-BARS

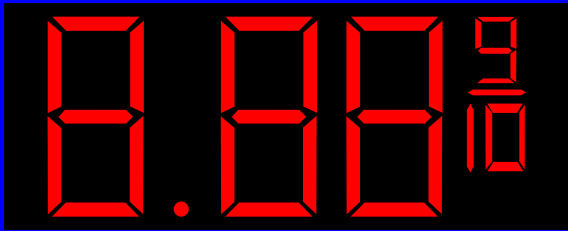
CABINET - 89.5" X 98" - 14.3" LEDS

SEATTLE'S BEST - DECAL

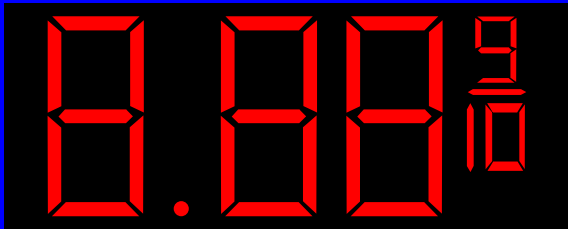
Mobil



Regular



Super +



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CUSTOMER: EXXON MOBIL

PROJECT #: 263294.fs

DATE: 8/26/2010

SCALE:

DRAWN BY: D. JACOBSON

LOCATION & SITE NUMBER

#

DESCRIPTION:

REVISED:

REVISED:

REVISED:

CUSTOMER APPROVAL: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

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- Sketch OK as is
 New sketch required

SIGNATURE

DATE

263294 A

RETRO REPLACEMENT FACES AND H-BARS

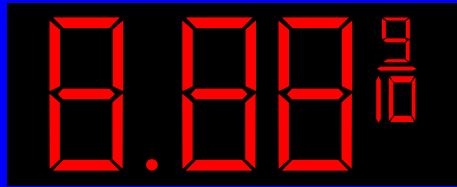
CABINET - 89.5" X 98" - 10" LEDS

SEATTLE'S BEST - DECAL

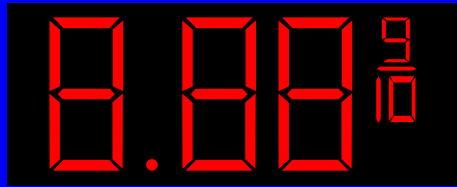
Mobil



Regular



Special



Super +



Touchfree
Car Wash



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CUSTOMER: EXXON MOBIL

PROJECT #: 263294.fs

DATE: 8/26/2010

SCALE:

DRAWN BY: D. JACOBSON

LOCATION & SITE NUMBER

#

DESCRIPTION:

REVISED:

REVISED:

REVISED:

CUSTOMER APPROVAL: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

Please read carefully, check appropriate box and fax back to Everbrite:

- Sketch OK as is
- New sketch required

SIGNATURE

DATE