



#2015-16
Bucky's Convenience Store – Preliminary and Final PUD and Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: April 22, 2015

Requests:

1. Rezoning from E to B-2 PUD
2. Preliminary and Final PUD
3. Special Use Permit to allow a Gasoline Service Station and Convenience Store with a Gasoline Electronic Pricing signs.

Location: 8108 Pyott Road

Acreage: Approximately 2.9 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:

North:	B-2 PUD General Commercial
South:	M Manufacturing
East:	M Manufacturing
West:	Lake in the Hills

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The City was notified by the McHenry County Geographic Information System (GIS) department that there was a discrepancy and that the County had no documentation that the south parcel of the L&V site was annexed into the City. Although we have previously rezoned this property and acted on the preliminary PUD petition, we are required to re-annex and zone the property. The annexation is taking place on April 21, 2015 and will zone the property E.
- The proposed use would be for a Gasoline Service Station and Convenience Store, which requires a Special Use Permit. In addition, the petitioner is requesting a Planned Unit Development approval with Variations.
- The petitioner's current request fully complies with the conditions of the preliminary PUD approval.

Development Analysis:

Land Use/Zoning

- The site is currently zoned E, estate. The petitioner is requesting B-2 PUD. This is the appropriate zoning district for a gasoline service station, which requires a Special Use Permit in this district.
- The land use map shows the area as Commerce. This is an appropriate land use designation for Gasoline Service Station and Convenience Store.

Site Layout

- The L&V site will be demolished and rebuilt with a 20-pump gas fueling area and 7,054 square foot convenience store.
- Two access points have been approved by McDOT, one full access along Pyott Road and a right-in/right-out along Rakow Road. The petitioner has also performed an on-site traffic analysis reviewing turning movements and entering and exiting from the site.
- There is an automatic car wash along the east side of the building. The petitioner has provided a full drive aisle lane and full drive-through stacking lane along the south end of the building.
- The City has two wells #12 and #13 which are approximately 2,000 feet north/northwest of this site. The gas fueling pumps are outside the well-head protection area. The attached Exhibit A shows the well-head protection area. Staff overlaid the well-head map with the petitioner's site plan which also has a dashed line that shows the well-head protection. The maps line up as close as we can get them to, but the line illustrated by the petitioner is the correct line.

Building Elevations

- The convenience store is constructed of brick and stone. The entry feature on three sides is a stacked stone on large projecting columns. This creates a noticeable and welcoming entry area.
- The peaked roofs at the entrances are a painted metal. The main portion of the building has a parapet roof with thick stone top cap.
- The building is also accented with a stone banding through the brick and flat metal awnings and pitched copper painted awnings that match the peaked roof.
- New buildings are required to meet at least 6 of the architectural design criteria; this building meets 9 of the criteria.
- The petitioner has wrapped the gas station columns in the same materials as the building. The columns will have a stone base with stone top leading to the brick up the main column. The colors and materials match that of the building.

Parking

- Parking for a convenience store, gas station and car wash is as follows: 1/350 sq. ft. of convenience store space + ¼ gas pumps and 5 stacking spaces for the automatic car wash. This requires a total of 25 parking spaces.

- The project has been designed with 40 parking spaces. Most spaces are adjacent for the convenience store then additional parking is provided for the vacuums.

Landscape

- The landscape plan illustrates landscape around the sign, parking lot screening, parking lot islands and landscape around the sign.
- Planter areas are added along the front and side of the building for the foundation base landscape.
- The plan meets the ordinance requirements with the variation as requested.

Signage

- The petitioner has illustrated signage on the convenience store building, the gas canopy, the gas pumps, vacuum and rug shampooer, and two free-standing signs.
- The petitioner is proposing 2 free-standing electronic pricing signs one to be located along each roadway. The proposed illumination is red, which requires a variation. The size, height and location meet all ordinance requirements.
- The signage on the convenience store is broken up on the three main facades. The front elevation has 96 sq. ft., the left elevation has 31 sq. ft. and the right elevation has 34 sq. ft. This is a total of 161 sq. ft.
- The gas station canopy also has signage. Non-illuminated single color banding is not considered signage. There are also two illuminated "Mobile" signs at 24 sq. ft. each. This is a total of 48 sq. ft. of signage for the canopy.
- Sites are permitted a total of 150 sq. ft. of signage so a variation has been requested.
- There is also additional signs on the gas pumps (some regulatory, some advertising), the shampoo and spot remover machine and the vacuum and air pump.
- There is a third free-standing sign for the car wash located along that drive-through lane at the southeast corner of the building. That is 15 sq. ft. of signage.

Findings of fact:

PRELIMINARY and FINAL PUD/SPECIAL USE PERMIT

The petitioner is requesting approval of a for a Preliminary and Final Planned Unit Development and Special Use Permit to allow a Gasoline Service Station and Convenience store and Gasoline Electronic Pricing Sign. A Special Use requires separate review because of its potential to impact surrounding properties and the orderly development of the City.

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

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

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 2 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets *Does not meet*

3. PUD's must provide transitional uses to blend with adjacent development.
 Meets *Does not meet*
4. PUD phases must be logically sequenced.
 Meets *Does not meet*
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
 Meets *Does not meet*
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
 Meets *Does not meet*
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
 Meets *Does not meet*
8. Any private infrastructure shall comply with the city standards.
 Meets *Does not meet*
9. The PUD plan shall establish the responsibility of the applicant/developer.
 Meets *Does not meet*
10. A bond or letter of credit shall be posted to cover required fees or public improvements.
 Meets *Does not meet*

Gasoline Stations have specific Special Use Criteria they have to meet. Gasoline stations must comply with the following standards:

1. 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
 Meets *Does not meet*
2. 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.
 Meets *Does not meet*
3. 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.
 Meets *Does not meet*

4. Canopy: Flat canopies are not permitted. Canopies must have a minimum 4:12 pitch (Amended per Ord. 6970, 11-5-2013). The edge of the pump canopy shall be setback at least 15 feet from all property lines.
 Meets *Does not meet*
5. 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.
 Meets *Does not meet*
6. Vending machines: One vacuums 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.
 Meets *Does not meet*
7. 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.
 Meets *Does not meet*
8. 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.
 Meets *Does not meet*
9. Electronic Pricing Signs: Electronic pricing signs must be requested as part of the Special Use Permit.
 Meets *Does not meet*

DESIGN CRITERIA

The UDO specifies specific design criteria for new development. There are 10 criteria groups and the site must meet a minimum of 6 of those. Staff has reviewed the proposed development against the standards listed and has made a determination if the project meets 9 of 10 of the criteria. The results are as follows:

1. Building Form
 Meets *Does not meet* *Not Applicable*

2. Building Massing and Articulation
 Meets Does not meet Not Applicable

The building meets all the criteria under this category except for the minimum 2-foot stagger. There is a 1-foot stagger provided along the front elevation.

3. Rooflines and Parapets
 Meets Does not meet Not Applicable

4. Building Materials
 Meets Does not meet Not Applicable

5. Roof Materials
 Meets Does not meet Not Applicable

6. Building Colors
 Meets Does not meet Not Applicable

7. Building Fenestration
 Meets Does not meet Not Applicable

8. Entrance Design
 Meets Does not meet Not Applicable

9. Canopy/Awning Design
 Meets Does not meet Not Applicable

10. Overall Façade Design
 Meets Does not meet Not Applicable

PLANNED UNIT DEVELOPMENT VARIATIONS

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

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

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found

to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variations as part of the PUD

The petitioner is asking for five variations

Variations from

- a. Section 2-400 13 to allow a flat roof for the gas canopy, rather than the peaked roof required,
- b. Section 2-400 62 and 4-1000 F to allow 2 free-standing gas station electronic pricing monument signs with red illumination, rather than the 1 free-standing sign permitted with white, amber or green illumination,
- c. Section 4-200 D 5 to allow greater than 125% of the required parking constructed on a non-permeable surface rather than the requirement for a permeable surface,
- d. Section 4-400 F 1 from the requirement for a landscape island every 10 spaces and at the ends of the ends of rows,
- e. Section 4-1000 F to allow building and gas canopy wall signage and additional signage on the gas pumps above the 150 square feet permitted. Also, to allow 96 square feet of signage on the front façade rather than the 75 square feet permitted.

Comprehensive Land Use Plan 2020 Vision Summary Review:

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

Land Use - Commerce

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

This can be accomplished with the following supporting action:

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

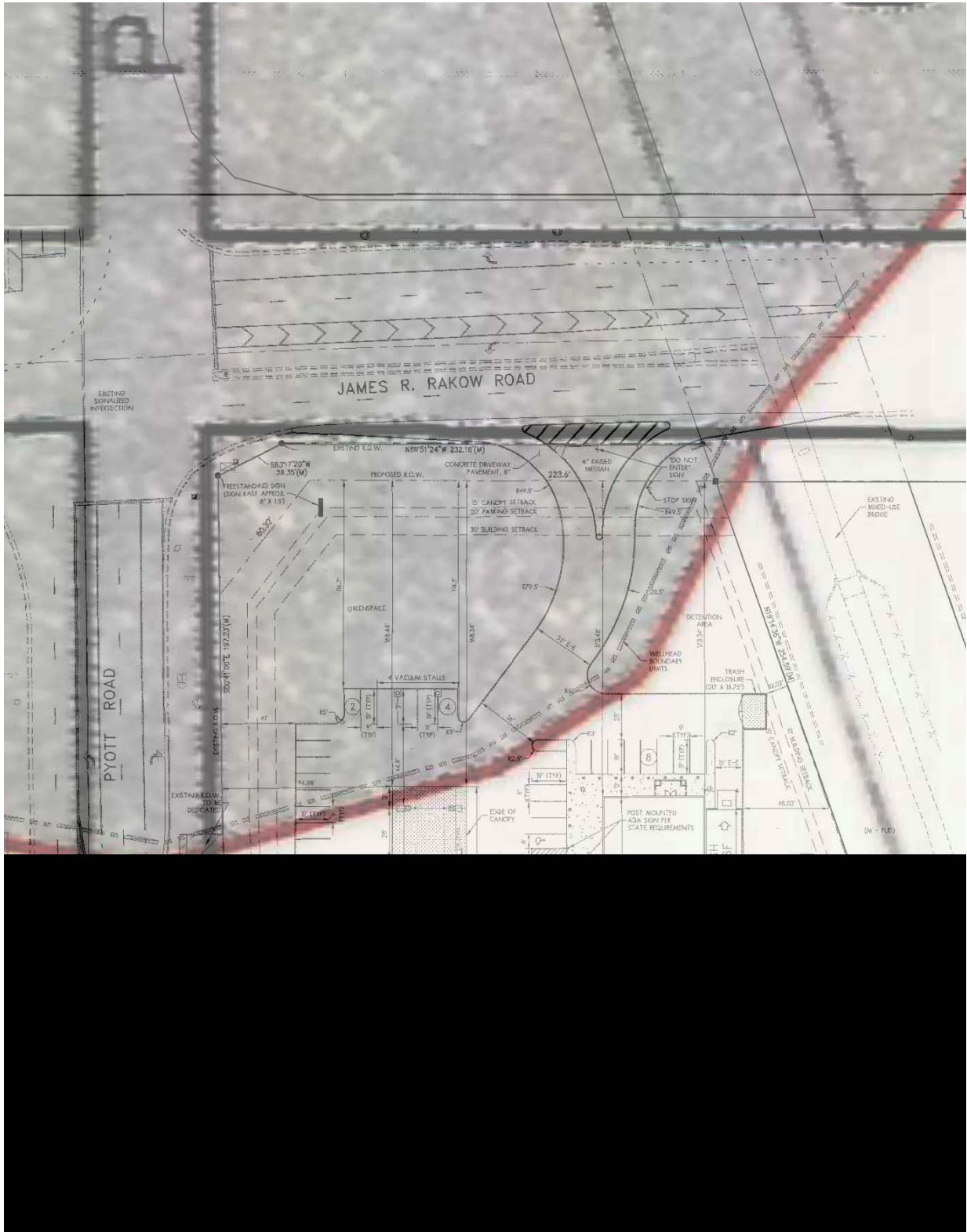
Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Buchanan Energy LLC, received 03/25/15)
 - B. ALTA and Topographic Survey (VSEL, dated 2/19/13, received 04/25/14)
 - C. Site and Landscape Plans (ARC Design, dated 03/25/15, received 03/25/15)

- D. Architectural Plans (Building Elevations and Floor Plan) (Robert W. Engel and Associates, dated 01/26/15, received 03/09/15)
 - E. Sign Plans (Omaha Neon Sign Co., dated 01/29/15, 01/30/15 and 03/06/15, received 03/09/15)
2. Site and Landscape Plan
 - A. The petitioner shall provide the easement documents to dedicate a 30-foot easement for water and future sanitary sewer along Rakow Road. The free-standing sign is permitted within this easement in the location as shown on the final PUD plans. Work with staff on the easement and MUMA.
 3. Signs
 - A. The petitioner is granted a variation for signs as presented in the Sign Plans for the building wall signage, free-standing signage and the gas canopy signage.
 - B. The blue banding on the canopy shall be non-illuminated.
 4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments and of the City's Stormwater Consultant.

EXHIBIT A



City of Crystal Lake
Development Application

2015-15

Office Use Only

File #

RECEIVED
MAR 25 2015

Project Title: BUCKY'S CONVENIENCE CENTER

BY:

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: RICHARD McMAHON
BUCHANAN EVERLY
 Address: 5412 REGENTS PARK RD
ROCKFORD, IL 61107
 Phone: 402-718-6724
 Fax: _____
 E-mail: RMcMAHON@BUCHANANEVERLY
.COM

Owner Information (if different)

Donald E. Lewis, Beneficial Owner
 Name: ad Home State Bank Trust No. 1195
 Address: Op Joseph Gottemoller Esq.
Madsen, Snyden & Gottemoller
One North Virginia, C.L. IL 60014
 Phone: 815-459-5152
 Fax: _____
 E-mail: Joe@mchenrycountylaw.com

Property Information

Project Description: CONSTRUCT NEW GASOLINE FILLING STATION,
CONVENIENCE STORE and AUTOMATIC CAR WASH

Project Address/Location: SEC JAMES R. PARROW ROAD & PRYTT ROAD

PIN Number(s): 19-16
~~19-16~~ - ~~19-16~~ - 100-019 & 020

Development Team

Please include address, phone, fax and e-mail

Developer: BUCHANAN ENERGY (U) LLC OMAHA NE 68124 7315 MERCY RD. 402-558-9860
2110 S. 156TH CIRLE 402-380-8287

Architect: ROBERT ENGLE ASSOC. OMAHA, NE 68130

Attorney: N/A

Engineer: ARC DESIGN RESOURCES LOVES PARK, IL 61111 7291 ZENITH PRWY 815-484-4300

Landscape Architect: SAMEAS ENGINEER

Planner: KURTZ ASSOCIATES ARCHITECTS Des Plaines, IL 60010 701 LEE ST. Suite 900
1316 N. MADISON 815-337-8310

Surveyor: VANDERSTAPPEN SURVEYING WOODSTOCK, IL 60098

Other: _____

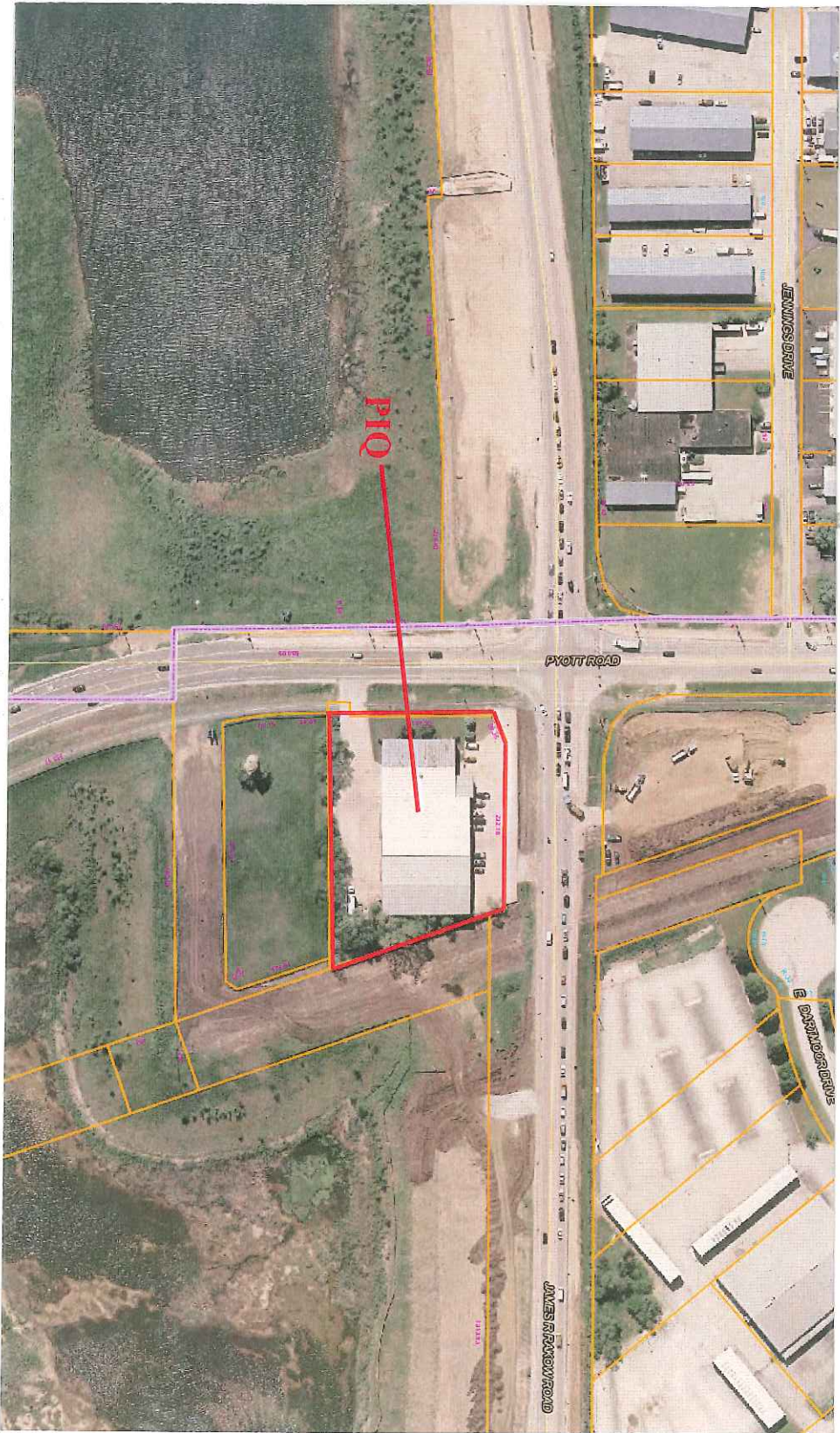
Signatures

Richard J. Mahan 23 March 2015
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.

John C. Kerkow
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.





9010 Haligus Road
Lake in the Hills, IL 60156
(847) 960-7500
Fax: (847) 960-7501
www.lilh.org

December 22, 2014

Walter J. Hainsfurther, FAIA
Kurtz Associates Architects
701 Lee Street, Suite 900
Des Plaines, IL 60016



Re: Bucky's - SE corner of Rakow and Pyott

Dear Mr. Hainsfurther;

Please accept this letter as conditional approval from the Village of Lake in the Hills Airport of the proposed development on the corner of Rakow and Pyott roads. This approval is conditioned on the adherence to the terms set forth in the FAA Letter of Determination for the site dated November 13, 2014.

We respectfully request that you contact the airport office at the number below at least 24 hours prior to any cranes operating at the site during construction so that airport staff can notify pilots operating at the airport. Because of the proximity to the airport, we believe this notification is an important safety feature that should be available to pilots as they are flying in the pattern.

If you have any questions, please call me at 815-479-7960 or email me at mperanich@lilh.org.

Best Regards,

Michael Peranich, C.M.
Airport Manager

Cc: Gerald Sagona, Village Administrator
Fred Mullard, Public Works Director



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 21, 2014
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Gavle, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. Goss was absent.

Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

2014-17 BUCKY'S GAS STATION (BUCHANAN ENERGY) – 8108 Pyott Rd. – PUBLIC MEETING

A motion is requested to set a public hearing date of June 4, 2014.

Preliminary PUD and Special Use Permit for a Gasoline Station/Convenience Store, and EMC sign;

Variations to allow a flat gasoline canopy, 2 free-standing gas station EMC signs with red illumination, from the requirement to install a permeable surface for parking, requirement to have a landscape island every 10 spaces, and to allow 595.5 square feet of wall signage.

Richard McMannon with Buchanan Energy was present to represent the petition. Mr. McMannon said they have purchased 81 Exxon Mobile facilities and are in the process of updating them. They are also searching for new locations. He said they are the contract purchasers for the L & V Distributors property and they are requesting a public hearing be set for the June 4, 2014 PZC meeting.

Mr. McMannon said they have already received permission from McHenry County Department of Transportation for the curb cuts on Pyott and Rakow Roads. They have studied the water in the area and this use will not affect the fen. The water from this property goes to the southeast to Curran's property where the clean fill landfill will be located. Mr. McMannon said environmental reports will be presented and explained at the hearing. Sensors will be used to detect any spills and the tanks to be used are double walled. There will also be a monitoring well.

Mr. McMannon said they have a good way to handle on-site water which will go to a detention basin. Also, the parking lot runoff will go through a water/oil/grease separator and then an infiltration basin to further filter the runoff.

As for the convenience store, Mr. McMannon stated it is proposed to be 7,000 square feet and will not be a typical convenience store. There will be more offerings for their customers. The architecture looks

more retail than a standard gas station convenience store. They are also proposing a car wash. Mr. McMannon said the cycle will be very quick so to avoid backups. There will be 20 gas pumps and all are out of the well head protection area. He added that this proposed gas station will be adjacent to the bike path, which will allow the bikers to stop to use the washrooms as well as purchase items. They feel this is a great location in Crystal Lake and it will be great for the community.

Mr. Hayden stated that this is only the public meeting but asked if anyone was in attendance who wished to comment on this request. There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Esposito said during the public hearing the petitioner should be prepared to show the hardship for the variations that are requested. Also how the traffic could affect the bike path.

Mr. Greenman asked that the petitioner review the Findings of Fact as well as the conditions presented in the staff report at the next meeting.

Mr. Skluzacek feels that this site is over parked and asked if it could be reduced. Also, having parking lot landscape islands would make this project look nicer.

Mr. Jouron said he was having difficulty reading the dimensions and asked that they be sure there is sufficient stacking for the car wash. He is also concerned with having 2 free standing signs.

Mr. Hayden said the staff report is very complete. He would like highlighted at the next meeting the site layout and the on-site traffic analysis. Also, explain how a spill would be contained. There seems to be a lot of signage for this site. Mr. Hayden is also concerned with the environmental impact of this use. He will not support a variation for the flat canopies and asked how the vending machines outside will be handled. He also asked that the design criteria be addressed and asked the petitioner to look at condition #3 regarding the architecture of the building.

Mr. McMannon said he has been working with staff on this project and stated that the City has a great staff.

Mr. Esposito moved to set the public hearing for 2014-17 Bucky's Gas Station at 8108 Pyott Road for June 4, 2014. Mr. Greenman seconded the motion. On roll call, all members voted aye. Motion passed.



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 4, 2014
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Gavle, Goss, Greenman, Jouron, Skluzacek, and Hayden were present.

James Richter II, Planning and Economic Development Manager, Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

2014-17 BUCKY'S GAS STATION (BUCHANAN ENERGY) – 8108 Pyott Rd. – PUBLIC HEARING

Preliminary PUD and Special Use Permit for a Gasoline Station/Convenience Store, and EMC sign; Variations to allow a flat gasoline canopy, 2 free-standing gas station EMC signs with red illumination, from the requirement to install a permeable surface for parking, requirement to have a landscape island every 10 spaces, and to allow 595.5 square feet of wall signage.

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Richard McMannon with Buchanan Energy and Ryan Swanson with ARC Design Resources were present to represent the petition. Mr. McMannon said they have made changes to the previous submittals reflecting some of staff's requests. He showed photos of the property and stated it is approximately 2.9 acres. The revised site plan showed the entrance/exit on Pyott Road moved south. There is a considerable amount of green space on the property which is very unusual for this type of business. They have also increased the end caps and eliminated parking spaces in the front of the property. Mr. McMannon showed an artist rendering of the building they would like to build. He added that there is nothing like this in Northern Illinois.

Mr. McMannon said they are requesting a variation from the peaked roof canopy. He said that would block the architecture of the building. He knows of only 2 gas stations in the area that have peaked roofs on their canopies – one is in Schaumburg south of Woodfield. With a peaked roof there is a potential for snow/rain to come off the roof and fall on the customer.

Mr. McMannon said they are requesting 2 free standing EMC signs with red illumination. He showed photos of businesses in Crystal Lake that have the red illumination. Because the property is so large – 2.9 acres – and the frontage is 232 feet along Rakow Road and 307 feet along Pyott Road is so expansive that it would be difficult to place one sign that could be seen from both directions. There is also a grade change along Pyott Road which would also hinder seeing the sign if it were placed along Rakow Road only. Mr. McMannon added that the berm along the bike path would also shield the price sign. Also, having one sign would not allow the drives to safely maneuver their vehicle to enter the property.

Mr. McMannon said the revised site plan shows 16 parking spaces in front of the building which is the only location on the site with 10+ parking spaces in one area. He also showed the revised site plan showing the delivery truck routes for both regular deliveries and gas tankers. Even with the gas tanker there and another delivery truck is parked in that area, there is plenty of room for a vehicle to get through.

Mr. McMannon said they are requesting sign variations for the building signs. There will be three businesses on this parcel – the car wash, the gas station, and the café. There is a lot of building and they are slightly over the allowed square footage. He showed the site plan that noted the location of the signs. Both of the EMC signs will be monument signs. The City Ordinance counts the blue stripe on the canopy as signage because it is illuminated. It is their trade mark and has been accepted in other communities.

Mr. Hayden asked if the petitioners had any concerns with the conditions listed in the revised staff report. Mr. McMannon reviewed the changes that were made to the site plan. He said they will have a tree inventory completed. Ms. Maxwell said she will get a copy of the revised plan for Engineering to review. Mr. McMannon said they are in the process of receiving FAA approval and they are out of the runway protection zone for the airport. They will include their lighting information for the FAA to review.

Mr. McMannon said he is not sure if the owner will want some of the changes suggested by staff such as the stone base around the building and the knee walls for all of the windows. They will be samples of the materials to be used when they come back for Final approval. Mr. Goss asked about 2D – moving the building to allow for more stacking for the car wash. Mr. McMannon said the building was moved to stay out of the well head protection zone. They don't have stacking issues for the car wash at other locations. He added that the water flow from this property is away from the Fen area and goes towards the Fox River.

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

Ms. Maxwell said with the new location of the driveway along Pyott Road she is not sure they can meet the 10 foot setback requirement. Mr. McMannon said they will move the location of the sign to north of the entrance/exit.

Mr. Jouron said there are a lot of signs for this property. He said the red illumination is not an issue, but he prefers there be only one monument sign. He also has a problem with the illuminated bands on the canopy.

Mr. Batastini asked if the artist rendering of the building is the same as what is shown in their packet. Mr. McMannon said the artist rendering is an earlier version. Mr. Greenman said the building footprint shown on the site plan is a rectangle. Mr. McMannon said that is used as a “place holder” for the engineers to do their calculations. Mr. Batastini said it doesn’t show the ins and outs of the building. Also, the canopies shown don’t match the building. He said the petitioner is requesting a lot of variations.

Mr. Hayden said he likes the artist rendering of the building versus the architect’s elevation that is in their packet. Mr. Esposito said he likes the Prairie Style building shown. Mr. McMannon said the elevation in the packets is very similar to the artist’s rendering.

Mr. Goss said the windows could be changed to include a knee wall since those windows are in storage areas and can’t be seen through. He added that there are no dimensions given. He asked if staff had received the revised plan to review. Mr. McMannon said no. Mr. Goss thanked the petitioner for reducing the parking on the site. He asked if sale items would be displayed outside the building. They don’t want anything piled up on skids. Mr. McMannon said they understand the City’s requirements for outside storage of sale items.

Mr. Goss said he is ok with two small monument signs if the canopy stripe is not illuminated. He added that the amount of building signs is large and the businesses are advertised on the monument signs. He asked if the Fire Department needs a rear aisle behind the building. Ms. Maxwell said no that they were ok with the building location. Mr. Goss asked if there would be additional lighting on the building or along the roof line. Mr. McMannon said there will be down-lights from the eaves of the building.

Mr. Goss said he is concerned with the traffic especially the southbound traffic going from the site onto Pyott Road. The traffic coming northbound is going at least 45 mph and it is on a curve and going uphill. He is very surprised the County ok-ed the plan. He would prefer the County look at the plan again. If the County is still ok with the revised plan, it is their jurisdiction. Mr. Gavle added that going southbound on Pyott Road will be a challenge to get into the site. Mr. Swanson said they looked at the site with the recent improvements. Moving the entrance south allows for more cars stacking on the site. Mr. Gavle asked if the detention areas have been approved. Mr. Swanson said they received comments back.

Mr. Greenman asked about the number of parking spaces shown on the revised plan. Mr. McMannon said they have reduced it to 39 from 61. Mr. Greenman said that area is still impervious surface – just not striped for parking. Ms. Maxwell said a gas station is not allowed to have pervious surface and the petitioner will still need that area for truck traffic. Mr. Greenman asked how the parking requirements

are determined. Ms. Maxwell said they use the information in the UDO and the American Planning Association Parking Standards. Mr. Greenman said he would prefer having the canopy and building feel more together. He doesn't want a blue building. Also he doesn't care for the variation for the amount of signage requested.

Mr. Skluzacek asked what happens if there is a large fuel spill. Mr. McMannon said if there is a large fuel spill it would be from the delivery truck. The trucks are equipped with large "diapers" to contain the fluid. If it flows into the drain there is another system to handle it. Mr. Swanson said there is a water/gas separator. They are also proposing a trench drain around the canopy which is meant to take care of spills. Mr. McMannon said they also contact the appropriate people for a hazardous material spill. Mr. Goss said that would be our Fire Department.

Mr. Esposito agreed with Mr. Greenman about the canopies and building matching. They need to be more coordinated. He does like the peak roof that was shown in the photos from Schaumburg. He said there is not a lot of lighting in that area currently and this use has a lot of lighting. Gas stations are bright but they can be dimmed slightly after a certain hour and they will still be bright. Mr. Esposito believes they do need two signs for this site. Since this is at an entrance to the City, they would like it to be nice, like the CVS and WalMart are. He asked what Bucky's carries since they are new to the area. Mr. McMannon said they carry the usual convenience store items – hot lunches, drinks, etc. Mr. Esposito said this use will be on the bike trail and asked if there will be a trail in and out of the site as well as bike racks. Mr. McMannon said yes and there will be large washrooms. They will also adjust what items are sold there based on being next to the bike path.

Mr. Hayden asked if there has been any consideration given to having a charging station for electric cars. Mr. McMannon said he would like it and they have been studying it. He believes it won't be done right away because of the liability with the batteries. Once the batteries are more stable, there will be more charging stations. Mr. Hayden appreciates the style of the building. It's the nicest he has seen. He is concerned with the car wash and asked if it was full service or just a wash through. Mr. McMannon said there are blowers at the end of the wash and the cars come out dry.

Mr. Hayden likes the artist rendering and looks like it has flat roofs. If the building had peaked roofs it would go better with peaked roof canopies. He asked if there will be outdoor seating. Mr. McMannon said yes. Mr. Hayden thanked the petitioner for working with staff.

Mr. McMannon said the canopies are important to them. They won't be able to brand the Mobil station if they deviate from their branding. He said the owner goes with what he is comfortable with and the more deviations the less comfortable he is. Mr. McMannon said the lighting they use is an LED lighting, which has a different quality to it.

Mr. Goss asked if the blue bands on the canopies are illuminated. Mr. McMannon said on 3 sides.

Mr. Hayden asked if staff has spoken with MCCD and McDOT. Ms. Maxwell said she had.

Mr. Goss suggested that the petitioner have the new plans available for Council and the plans should have dimensions.

Mr. Goss moved to approve the Special Use Permit to allow a Preliminary PUD, Gasoline Service Station and Convenience Store and Gasoline Electronic Pricing signs, and Variations from: A. Section 2-400 13 to allow a flat roof for the gas canopy, rather than the peaked roof required; B. Section 2-400 62 and 4-1000 F to allow 2 free-standing gas station electronic pricing monument signs with red illumination, rather than the 1 free-standing sign permitted with white, amber or green illumination; C. Section 4-200 D 5 to allow greater than 125% of the required parking constructed on a non-permeable surface rather than the requirement for a permeable surface; D. Section 4-400 F 1 from the requirement for a landscape island every 10 spaces; and E. Section 4-1000 F to allow ~~595.5~~ 206.5 square feet of wall signage and additional signage on the gas pumps rather than the 150 square feet permitted, a variation of ~~445.5~~ 56.5 square feet and to allow 83.5 square feet of signage on the front façade rather than the 75 square feet permitted, a variation of 8.5 square feet for Bucky's Gas Station at 8108 Pyott Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Buchanan Energy LLC, received 04/25/14)
 - B. ALTA and Topographic Survey (VSEI., dated 2/19/13, received 04/25/14)
 - C. Site and Landscape Plans (ARC Design, dated 01/27/14, received 04/25/14)
 - D. Architectural Plans (Robert W. Engel and Associates, dated 09/17/12, received 04/25/14)
 - E. Sign Plans (Omaha Neon Sign Co., dated 004/02/14, received 04/25/14)

2. Site and Landscape Plan
 - A. Addition foundation base landscaping is required to meet the UDO standards. Work with staff on the foundation base landscape.
 - B. Any tree removal must meet the requirements of Article 4-300.
 - C. An addendum to your traffic study is required for an on-site traffic analysis.
 - ~~D. The site should be shifted up to provide a drive through lane and required maneuvering area for the parked vehicles at the south end of the site adjacent to the car wash.~~
 - E. Work with the Public Works Department to provide sufficient utilities to the site including a looped water main.
 - F. Provide the City with a copy of the FAA approval.

3. Elevations
 - A. The petitioner shall work to better integrate the gas canopy into the convenience store architecture, possible options include:
 1. Creating brick columns around the metal gas canopy columns to match the brick on the building.

2. Painting the gas canopy the same color as the brick.

~~3. Giving the gas canopy a peaked roof that matches the roof over the convenience store.~~

B. **Work with staff on the addition of the** ~~The petitioner shall add a stone base around building to give the building a solid and grounded feel.~~

C. **Work with staff on the addition of a knee wall for the two (2) 13 foot sections adjacent to the backroom and behind the prep area.** ~~The windows shall have a knee wall of brick or stone.~~

D. A sample color and material board shall be presented with the Final PUD application for all exterior materials on all buildings.

E. The Mobil logo signs on the canopies can be illuminated, but the blue bands shall not be illuminated.

4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and of the City's Stormwater Consultant.

5. Due to safety concerns, the petitioner shall work with staff to move the driveway along Pyott Road farther south.

6. Present the revised plans to McHenry County Department of Transportation to review the changes to the entrance on Pyott Road stating the City's concern with the potential safety issue with vehicles turning left out of the site heading southbound on Pyott Road. There is no place for the turning vehicle to safely wait to merge with other southbound traffic.

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

12b, with the addition of Item 13. Councilwoman Ferguson seconded the motion.

Mayor Shepley asked if anyone in the audience wished to speak in objection to any of the items, and advised that comments in support could also be made, but since the items had been placed on the Consent Agenda, the items would most likely be approved. Eric Anderson, President of the Crystal Lake Water Ski Association, spoke briefly about the Association's activities.

On roll call, all voted yes. Motion passed.

12a. *Doherty Properties - Continued the Annexation Public Hearing to the August 19, 2014 Regular City Council meeting at the petitioner's request.*

12b. *Downtown Crystal Lake Main Street - Approved the issuance of a Temporary Use Permit for the Johnny Appleseed Festival and Great Ball Race pursuant to recommendations listed on the Agenda Supplement, and approved the request for a waiver of the Temporary Use Permit application fee.*

13. *Crystal Lake Water Ski Association - Approved a request for a waiver of no-wake restrictions for their Slalom Tournaments on July 13, 2013, August 24, 2014, and August 31 2014.*

14. New Retailer Job Creation and Investment Program Matching Grant Application Request – Bioenergy Technology Inc., 340 Commerce Drive, Unit B.

Thomas Breslin, the business owner was present. Mr. Breslin stated that he has been a resident for 16 years and has been in the bioenergy business for 12 years. He stated that he had worked with Planning & Economic Development Manager James Richter II to find the right location for his business, which sells equipment to businesses looking to create wood pellets for wood burning stoves using waste product materials such as wood, biomass, paper and cardboard, which saves those materials from going into landfills, thereby helping to clean up the water system and provide low cost energy for the U. S. market. Mr. Richter confirmed that the application met all requirements for the grant.

Councilman Thorsen moved to approve the Grant Agreement with Bioenergy Technology, Inc. and to award \$10,000 in grant funding for the new retail business's furniture, fixtures and equipment, and employees. Councilman Hopkins seconded the motion. On roll call, all voted yes. Motion passed.

15. Bucky's Convenience Store, 8108 Pyott Road – Special Use Permit to allow a Preliminary PUD for a Gasoline Service Station and Convenience Store and Gasoline Electronic Pricing Signs; and variations (a) to allow a flat roof for the gas canopy, rather than peaked roof; (b) to allow 2 free-standing gas station electronic pricing monument signs with red illumination, rather than the 1 free-standing sign permitted with white, amber or green illumination; (c) to allow greater than 125% of the required parking constructed on a non-permeable surface rather than the requirement for a permeable surface; (d) from the requirement for a landscape island every 10 spaces; and (e) to allow 206.5 square feet of wall signage and additional signage on the gas pumps rather than the 150 square feet permitted, a variation of 56.5 square feet and to allow 83.5 square feet of

signage on the front façade rather than the 75 square feet permitted, a variation of 8.5 square feet.

Richard McMahon was present.

Mayor Shepley asked if anyone in the audience wished to speak on this matter. No one wished to speak.

Councilman Thorsen asked if they were in agreement with the Planning and Zoning Commission recommendations. Mr. McMahon stated that the Planning and Zoning Commission had recommended that the blue band on the canopy not be illuminated, but noted that an illuminated canopy is required by Mobil for their franchises. He stated that the Mobil store at the southwest corner of Routes 31 and 176 has an illuminated band on their canopy and they were asking for the same consideration.

In response to a question from Mayor Shepley, Director of Community Development Michelle Rentzsch stated that the Unified Development Ordinance (UDO) specifies that an illuminated canopy requires a variation. Planning & Economic Development Manager James Richter II stated that the Mobil store at Routes 31 and 176 has considerably less wall signage than this petitioner was requesting. Mr. McMahon stated that was because their proposed store is considerably larger. Mayor Shepley stated that he felt an illuminated canopy was totally unnecessary for this location because it would be right up against the roadway, but other than that, he was in support of the project. Mayor Shepley added that 256 square feet of wall signage also seemed excessive to him, given the location of the proposed store. Councilman Thorsen asked if Mobil would accept not having illuminated stripes on the canopy. Mayor Shepley stated that he was not concerned about Mobil's corporate requirements, but rather Crystal Lake's requirements. He urged the petitioner to compromise on the illuminated canopy because of the increased wall signage, which at 256 square feet greatly exceeded the allowed 150 square feet. Mr. McMahon stated that Mobil would have to decide, but added that they would want to know "where is the equity" because of the store at Route 31/176. Mayor Shepley stated that the equity was in the increased wall signage. Councilwoman Brady Mueller asked if the petitioner would rather have the illuminated band on the canopy or the increased wall signage. Mr. McMahon stated that would be up to Mobil.

Councilman Thorsen stated that the Planning and Zoning Commission had worked extensively on this matter and he was comfortable with their recommendations. Councilman Dawson questioned allowing outside storage of products under the canopy. Ms Rentzsch advised that the UDO provides that if products are typically sold inside the store, they can be displayed outside, such as windshield washer fluid. She stated that products such as mulch, which are not typically sold inside, were not allowed. Councilman Dawson stated that he would also adhere to the Planning and Zoning Commission recommendations regarding this petition.

Councilwoman Ferguson questioned if the motion should allow for a choice between reduced wall signage or an illuminated band for the petitioner to discuss with Mobil. Mayor Shepley stated that for simplicity's sake, he would prefer to stay with the Planning and Zoning Commission recommendations and the City Attorney concurred.

Councilwoman Ferguson moved to approve the Planning and Zoning Commission recommendations and to adopt an Ordinance granting the Special Use Permit and Preliminary Planned Unit Development with variations for Bucky's Convenience Store at 8108 Pyott Road. Councilman Thorsen seconded the motion. On roll call, all voted yes. Motion passed.

16. Resolution authorizing execution of an agreement for the purchase of five (5) Police Interceptor Utility/Sedan Vehicles through the State of Illinois Joint Purchasing Program.

Councilman Hopkins moved to adopt a Resolution authorizing the City Manager to execute an agreement with Morrow Brothers Ford Inc., in Greenfield, IL, for the purchase of five (5) Police Interceptor Utility/Sedan Vehicles in the amount of \$133,840.00 through the State of Illinois Joint Purchasing Program. Councilman Hubbard seconded the motion. On roll call, all voted yes. Motion passed.

17. Unified Development Ordinance Text Amendment for Medical Cannabis Cultivation Centers and Medical Cannabis Dispensaries.

Mayor Shepley prefaced the vote on this matter by explaining that if the City Council did not adopt the proposed Text Amendment, based on State Law, the City would be relegating authority regarding these types of businesses to the State of Illinois. Councilwoman Ferguson asked how the Council could adopt an amendment that was more restrictive than the City's Sign Ordinance, and Mr. Richter advised that each petition would be considered as a Special Use. Councilwoman Ferguson stated that she just wanted to be certain that the City had good legal standing regarding this matter.

Councilman Thorsen moved to approve the Planning and Zoning Commission recommendations and to adopt an Ordinance amending Chapter 650 of the Code of Ordinances of the City of Crystal Lake for the Text Amendment for Medical Cannabis Cultivation Centers and Medical Cannabis Dispensaries. Councilwoman Ferguson seconded the motion. On roll call, all voted yes. Motion passed.

18. Capital Improvement Project Overview Presentation -- Discussion Only

City Manager Gary Mayerhofer stated that City Engineer Abby Wilgreen would present an overview of current projects and possible future projects for Council direction.

Ms. Wilgreen provided information as detailed on the Agenda Supplement. Highlights included:

Current Projects:

Since 2009, over \$26 million in road improvements have been completed in the City. Of that, the City's share is about \$9.3 million. The City has a history of successfully leveraging grant funds and other funding sources to supplement local revenues for road construction improvements. Since 2008, the City has also resurfaced 42.3 miles (26 percent) of the City maintained streets using local funds.

Improvements Underway

The following projects are currently programmed to be constructed over the next two years:



AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT,
SPECIAL USE PERMIT, AND VARIATIONS
FOR BUCKY'S CONVENIENCE STORE

WHEREAS, pursuant to the terms of the Petition (File #2014-17) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary Planned Unit Development for Bucky's Convenience Store to allow the Special Use Permit to allow a Preliminary PUD, Gasoline Service Station and Convenience Store and Gasoline Electronic Pricing signs, and Variations from: A. Section 2-400 13 to allow a flat roof for the gas canopy, rather than the peaked roof required; B. Section 2-400 62 and 4-1000 F to allow 2 free-standing gas station electronic pricing monument signs with red illumination, rather than the 1 free-standing sign permitted with white, amber or green illumination; C. Section 4-200 D 5 to allow greater than 125% of the required parking constructed on a non-permeable surface rather than the requirement for a permeable surface; D. Section 4-400 F 1 from the requirement for a landscape island every 10 spaces; and E. Section 4-1000 F to allow 595.5 square feet of wall signage and additional signage on the gas pumps rather than the 150 square feet permitted, a variation of 445.5 square feet and to allow 83.5 square feet of signage on the front façade rather than the 75 square feet permitted, a variation of 8.5 square feet; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Unified Development Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Preliminary Planned Unit Development, Special Use Permit, and Variations be granted 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 Preliminary Planned Unit Development be granted to permit the Special Use Permit to allow a Preliminary PUD, Gasoline Service Station and Convenience Store and Gasoline Electronic Pricing signs, and Variations from: A. Section 2-400 13 to allow a flat roof for the gas canopy, rather than the peaked roof required; B. Section 2-400 62 and 4-1000 F to allow 2 free-standing gas station electronic pricing monument signs with red illumination, rather than the 1 free-standing sign permitted with white, amber or green illumination; C. Section 4-200 D 5 to allow

greater than 125% of the required parking constructed on a non-permeable surface rather than the requirement for a permeable surface; D. Section 4-400 F 1 from the requirement for a landscape island every 10 spaces; and E. Section 4-1000 F to allow 206.5 square feet of wall signage and additional signage on the gas pumps rather than the 150 square feet permitted, a variation of 56.5 square feet and to allow 83.5 square feet of signage on the front façade rather than the 75 square feet permitted, a variation of 8.5 square feet for the property located at 8108 Pyott Road (19-16-100-019), Crystal Lake, Illinois.

SECTION II: That the Preliminary Planned Unit Development be granted with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Buchanan Energy LLC, received 04/25/14)
 - B. ALTA and Topographic Survey (VSEL, dated 2/19/13, received 04/25/14)
 - C. Site and Landscape Plans (ARC Design, dated 01/27/14, received 04/25/14)
 - D. Architectural Plans (Robert W. Engel and Associates, dated 09/17/12, received 04/25/14)
 - E. Sign Plans (Omaha Neon Sign Co., dated 004/02/14, received 04/25/14)

2. Site and Landscape Plan
 - A. Addition foundation base landscaping is required to meet the UDO standards. Work with staff on the foundation base landscape.
 - B. Any tree removal must meet the requirements of Article 4-300.
 - C. An addendum to your traffic study is required for an on-site traffic analysis.
 - D. Work with the Public Works Department to provide sufficient utilities to the site including a looped water main.
 - E. Provide the City with a copy of the FAA approval.

3. Elevations
 - A. The petitioner shall work to better integrate the gas canopy into the convenience store architecture, possible options include:
 1. Creating brick columns around the metal gas canopy columns to match the brick on the building.
 2. Painting the gas canopy the same color as the brick.
 - B. Work with staff on the addition of the stone base around building to give the building a solid and grounded feel.
 - C. Work with staff on the addition of a knee wall for the two (2) 13-foot sections adjacent to the backroom and behind the prep area.
 - D. A sample color and material board shall be presented with the Final PUD application for all exterior materials on all buildings.
 - E. The Mobil logo signs on the canopies can be illuminated, but the blue bands shall not be illuminated.

4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and of the City's Stormwater Consultant.

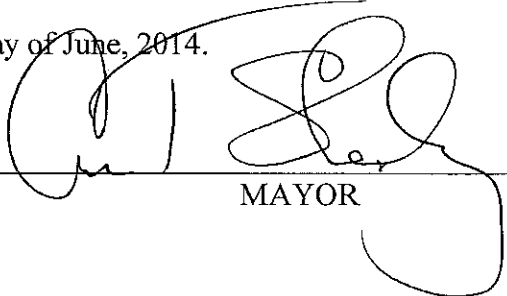
5. Due to safety concerns, the petitioner shall work with staff to move the driveway along Pyott Road farther south.

6. Present the revised plans to McHenry County Department of Transportation to review the changes to the entrance on Pyott Road stating the City's concern with the potential safety issue with vehicles turning left out of the site heading southbound on Pyott Road. There is no place for the turning vehicle to safely wait to merge with other southbound traffic.

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 granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

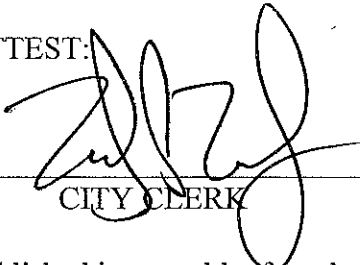
SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED at Crystal Lake, Illinois, this 17th day of June, 2014.



MAYOR

ATTEST:



CITY CLERK

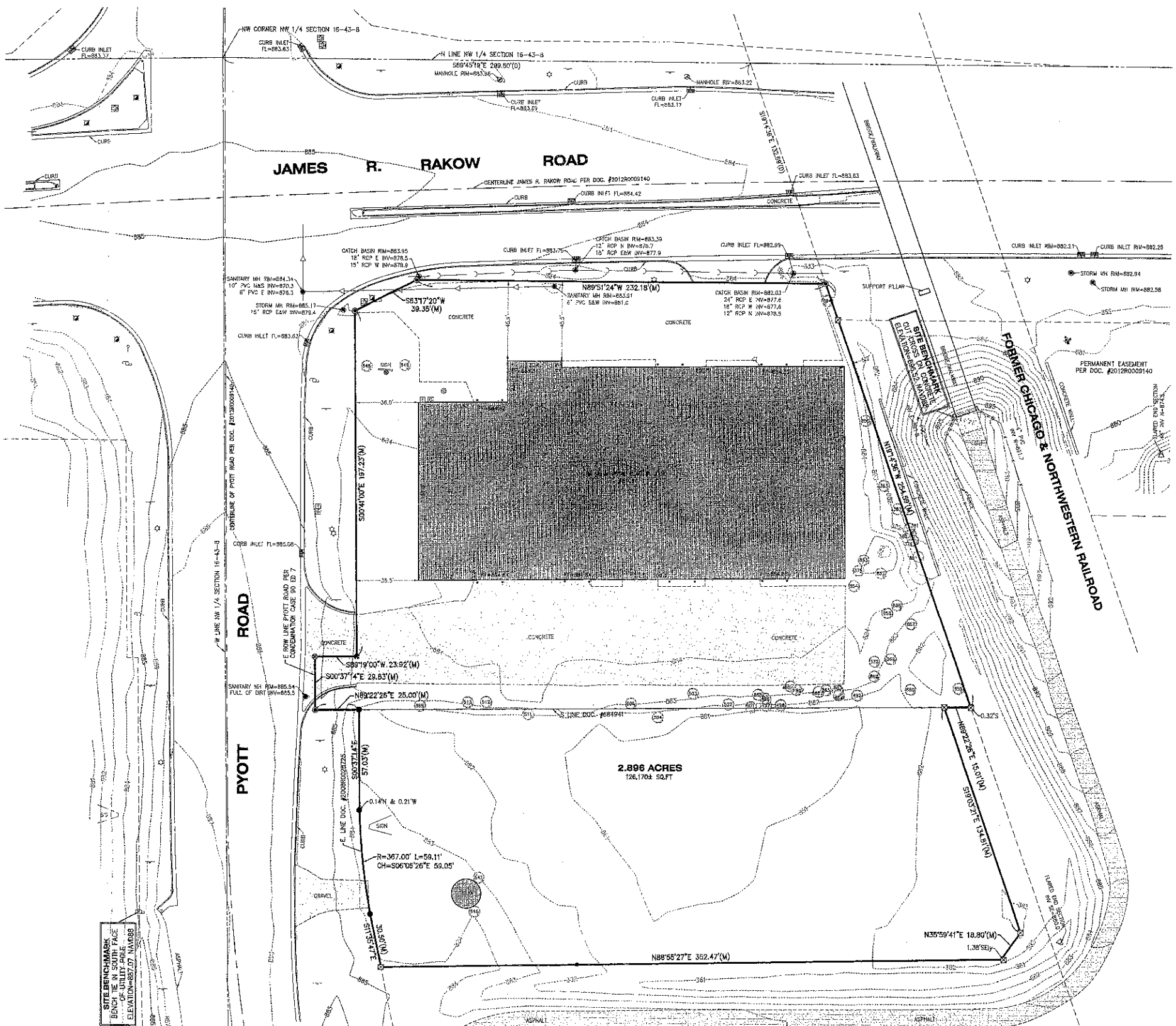
Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

ALTA/ACSM LAND TITLE SURVEY

LEGEND	
□ FOUND MONUMENT	▽ FIRE HYDRANT
✱ FOUND CUT CROSS	⊠ WATER VALVE
● FOUND IRON BAR	⊙ MANHOLE
⊙ SET IRON BAR	⊕ WATER VALVE VAULT
⊙ SET CUT CROSS	⊕ CATCH BASIN
⊕ UTILITY POLE	⊕ TELEPHONE RISER
⊕ LIGHT	⊕ MONITORING WELL
⊕ SANITARY MANHOLE	⊕ ELECTRIC METER
⊕ CURB INLET	⊕ GAS METER
⊕ TRAFFIC SIGNAL POLE	⊕ FLAGPOLE
⊕ POLLARD	⊕ TREE - WITH TAG# NOTED
⊕ TRAFFIC CONTROL BOX/VAULT	⊕ SIGN
⊕ FLARED END SECTION	⊕ GAS MARKER/LOCATE UTILITY
⊕ CABLE TV RISER	⊕ STORM MANHOLE
⊕ WELL	(D) DEED (M) MEASURE

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 16, Township 43 North, Range 8 East of the Third Principal Meridian being described as follows: Commencing at the Northwest corner of the said Northwest Quarter; thence South 89 degrees 45 minutes 19 seconds East along the North line thereof, 293.50 feet to the West right-of-way line of the former Chicago & Northwestern Railroad; thence South 19 degrees 14 minutes 36 seconds East along said West right-of-way line, 132.59 feet to the South right-of-way line of James R. Rakow Road per Trustee's Deed recorded May 24, 2010 as Document No. 2010R0022505 and the Place of Beginning; thence North 89 degrees 51 minutes 24 seconds West along said South right-of-way line, 232.18 feet; thence South 63 degrees 17 minutes 20 seconds West along said South right-of-way line, 39.35 feet; thence South 00 degrees 41 minutes 00 seconds East along the East right-of-way line of Pyott Road per said Trustee's Deed, 197.23 feet; thence South 89 degrees 19 minutes 00 seconds West along the South line of said Trustee's Deed, 23.92 feet to the East line of Pyott Road per Circuit Clerk Court Case No. 90 ED 7; thence South 00 degrees 37 minutes 14 seconds East along said East right-of-way line, 29.83 feet to the South line of the property described in Document No. #684941; thence North 89 degrees 22 minutes 28 seconds East along said South line, 25.00 feet to the East right-of-way line of Pyott Road per Trustee's Deed recorded May 16, 2008 as Document No. 2008R0023725; thence South 00 degrees 37 minutes 14 seconds East along said East right-of-way line, 57.03 feet; thence South 89 degrees 19 minutes 00 seconds West along the West line of said Trustee's Deed, 134.51 feet to the North line thereof; thence North 89 degrees 21 seconds West along the West line of said Trustee's Deed, 23.92 feet to the West line of the former Chicago & Northwestern Railroad; thence North 19 degrees 14 minutes 36 seconds West along said West right-of-way line, 264.58 feet to the Place of Beginning, in McHenry County, Illinois.



SURVEYOR'S NOTES

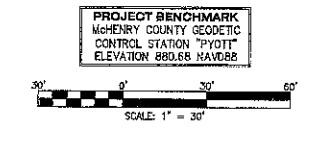
- The utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #1409 WNW130077 CI, dated October 15, 2012. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 17111003294, dated November 16, 2005, the subject property lies within Zone "X", areas determined to be outside the 0.5% annual chance floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parentheses (D) are record or deed values, not field measured.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and offset observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- Other than visible observations noted hereon, this survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "GUILF" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-692-0123.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- The surveyed property is Zoned B-2 FUD based on the City of Crystal Lake Zoning Map dated July, 2012. Plottable restrictions from said Zoning District have not been shown.
- There were no striped parking spaces at time of survey. (Pertains to Table A, Item 9).
- There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, Item 10).
- The surveyor and those working under his supervision have no training with regard to identifying "solid waste dumps", "sumps" or "sanitary landfills". However, the current use of the surveyed property does not appear to support such activities. (Pertains to Table A, Item 10).
- (Exception C) Denny Road could not be located on maps made available to surveyor, easement cannot be plotted. See document for particulars.
- (Exception H & I) Permit recorded in Book 1 of Miscellaneous Records, pages 390 and 391, allows for installation and maintenance of gas mains, new poles and other equipment along and adjacent to the West right-of-way line of the Chicago & Northwestern Railroad. No width is specified in said permit. See document for particulars.
- (Exception J) Easement described in Document No. 875938 does not lie on the above described property.
- (Exception M) Easement described in Document No. 1983R048240 lies within the right-of-way of Pyott Road.
- (Exception N) Easement described in Document No. 1983R048241 lies within the right-of-way of Pyott Road.
- (Exception P) Easement described in Document No. 906293 does not lie on the above described property.
- Survey completed with over 6-18" of snow cover. Some ground improvements may not have been visible and surveyed at this time.

RECEIVED
 APR 04 2014
 EX:

B-2 ZONING BULK REQUIREMENTS:
 MINIMUM LOT AREA: 20,000 Sq.Ft.
 MINIMUM LOT WIDTH: 120'
 MINIMUM FRONT SETBACK: 30'
 MINIMUM INTERIOR SIDE SETBACK: 0'
 MINIMUM REAR SETBACK: 20'
 MINIMUM CORNER SIDE SETBACK: 30'
 YARD ABUTTING RESIDENTIAL DISTRICTS: 50'
 SIDE SETBACK FOR DETACHED ACCESSORY STRUCTURE: 20'
 REAR SETBACK FOR DETACHED ACCESSORY STRUCTURE: 50'
 MAXIMUM BUILDING COVERAGE: 50%
 MAXIMUM IMPERVIOUS SURFACE RATIO: 1.5
 MAXIMUM HEIGHT, PRINCIPAL STRUCTURE: 28 FEET & 2 STORES
 MAXIMUM HEIGHT, ACCESSORY STRUCTURE: 25 FEET & 2 STORES

STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)
 Certified to: 1) Chicago Title Insurance Company
 2) Bucks, Inc.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 8, 9, 11b, 14, 16, 17, 18, 20a, 20b, 21 & 22 of Table A thereof. The field work was completed on February 19th, 2013.
 Dated this 1st day of March, A.D., 2013.
 VANDERSTAPPEN SURVEYING & ENGINEERING, INC.
 Design Firm No. 184-002792
 WILLIAM I. VANDERSTAPPEN, 045-002709 (seal)
 PROFESSIONAL LAND SURVEYOR

CLIENT: BUCHANAN ENERGY, LLC
 DRAWN BY: AFG CHECKED BY: WJV
 SCALE: 1"=30' SRG: 16 T. 43 R. 8 E
 BASIS OF BEARING: PER DOC. #2012R0023725
 P.I.N.: 19-16-100-019_020
 JOB NO.: 130552 I.D. ALT
 FIELDWORK COMP.: 2/19/13 BK. 97 PG. 48
 ALL DISTANCES SHOWN IN FEET AND DECIMAL FEET.
 PARTS THEREOF CORRECTED TO 60° F.



BUCKY'S EXPRESS

PYOTT ROAD AND
JAMES R. RAKOW
ROAD
CRYSTAL LAKE, IL
STORE NO. 907

RANDY BEIERMANN
CONSTRUCTION MANAGER
BUCHANAN ENERGY
OFFICE (402) 558-9860
CELL (402) 332-7254

	DATE
COUNTY REVIEW	02-03-2015
PUD REVIEW	02-09-2015
FINAL PUD APPROVAL	03-05-2015
FINAL PUD APPROVAL	03-25-2015
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ITEM	DATE
1.
2.
3.
4.
5.
6.
7.

LAYOUT PLAN

14007

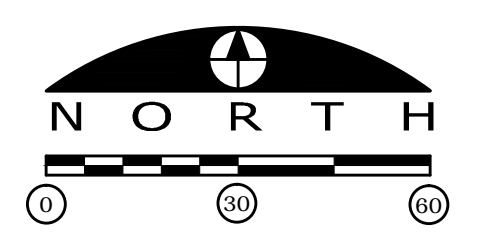
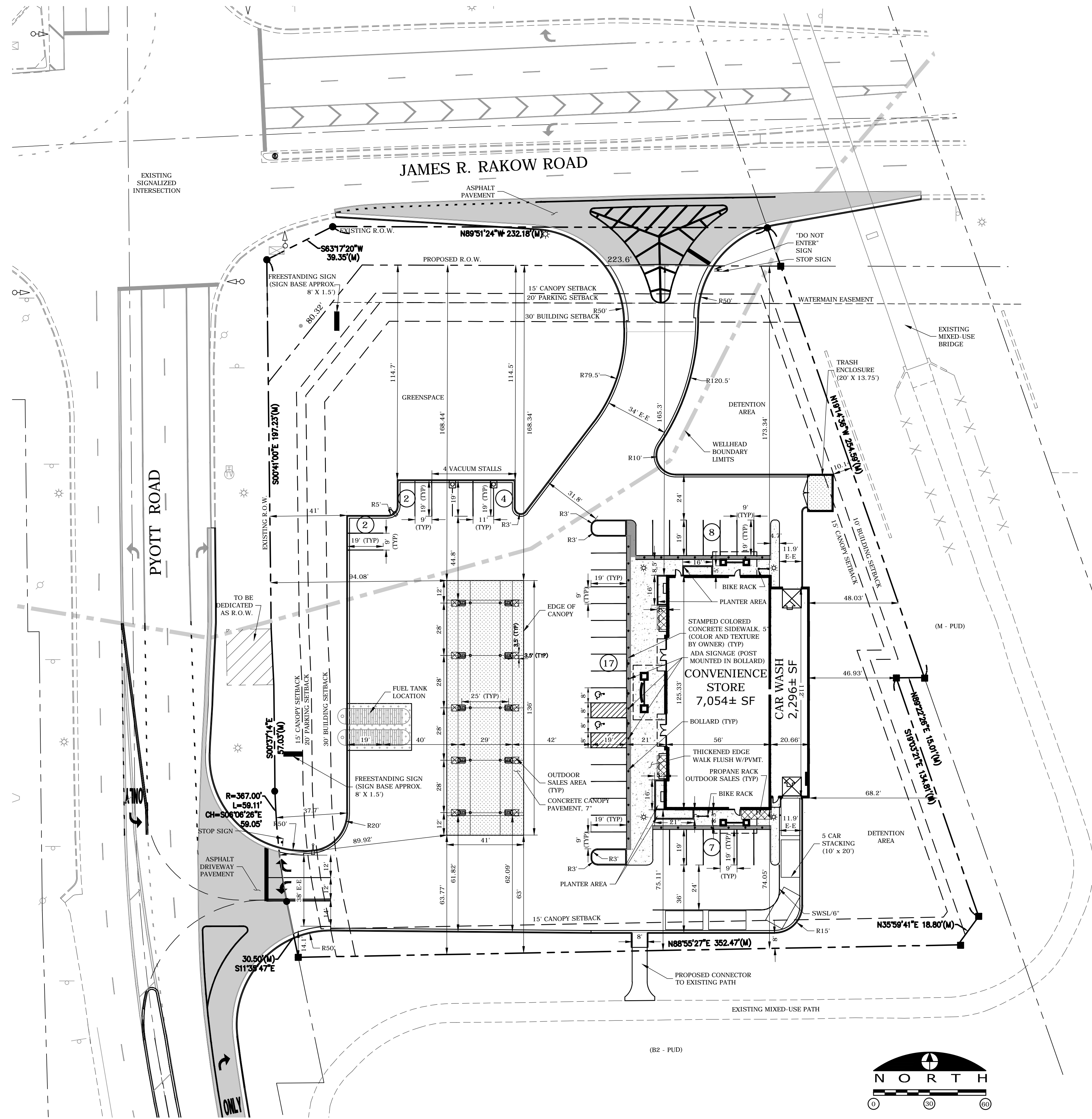
C07

LEGEND

- *ALL PAVEMENT DIMENSIONS REFERENCE THE FACE OF CURB WHERE CURB IS PROPOSED
- *ALL SETBACK DIMENSIONS REFERENCE THE BACK OF CURB OR THE EXTERNAL FACE OF THE BUILDING WHERE APPLICABLE
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- CONCRETE PAVEMENT, 7" (UNLESS OTHERWISE NOTED)
- CONCRETE PAVEMENT, 7" (ISLAND / CANOPY)
- CONCRETE PAVEMENT, 8" (TANK FARM)
- CONCRETE PAVEMENT, 8" (DRIVEWAYS W/IN R.O.W. AND SIDEWALKS CROSSING DRIVEWAYS)
- CONCRETE SIDEWALK, 5" (PUBLIC SIDEWALK NOT IN DRIVEWAYS AND THICKENED EDGE SIDEWALK)
- OUTDOOR SALES DISPLAY AREA
- PROPOSED CONCRETE CURB AND GUTTER, SEE PLAN FOR IDOT TYPE
- EXISTING CONCRETE CURB AND GUTTER
- 10 NUMBER OF PROPOSED PARKING SPACES PAINTED YELLOW STRIPES
- PROPOSED ADA PARKING SYMBOLS
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- EXISTING SIGNAL CONTROLLER
- EXISTING TRAFFIC SIGNAL MAST ARM
- PROPOSED PARKING (PAVEMENT MARKING)

PARKING TABLE

	NO. OF SPACES	NO. OF SPACES
1 SPACE PER 350 SF OF GROSS FLOOR ARE + 1 PER 4 FUEL PUMPS	21 CUSTOMER STALLS + 5 FUEL STALLS = 25 REQUIRED	38 PROVIDED
ACCESSIBLE PARKING STALLS	2 REQUIRED	2 PROVIDED
TOTAL PARKING STALLS	28 REQUIRED	40 PROVIDED





Omaha Neon Sign Co., Inc.

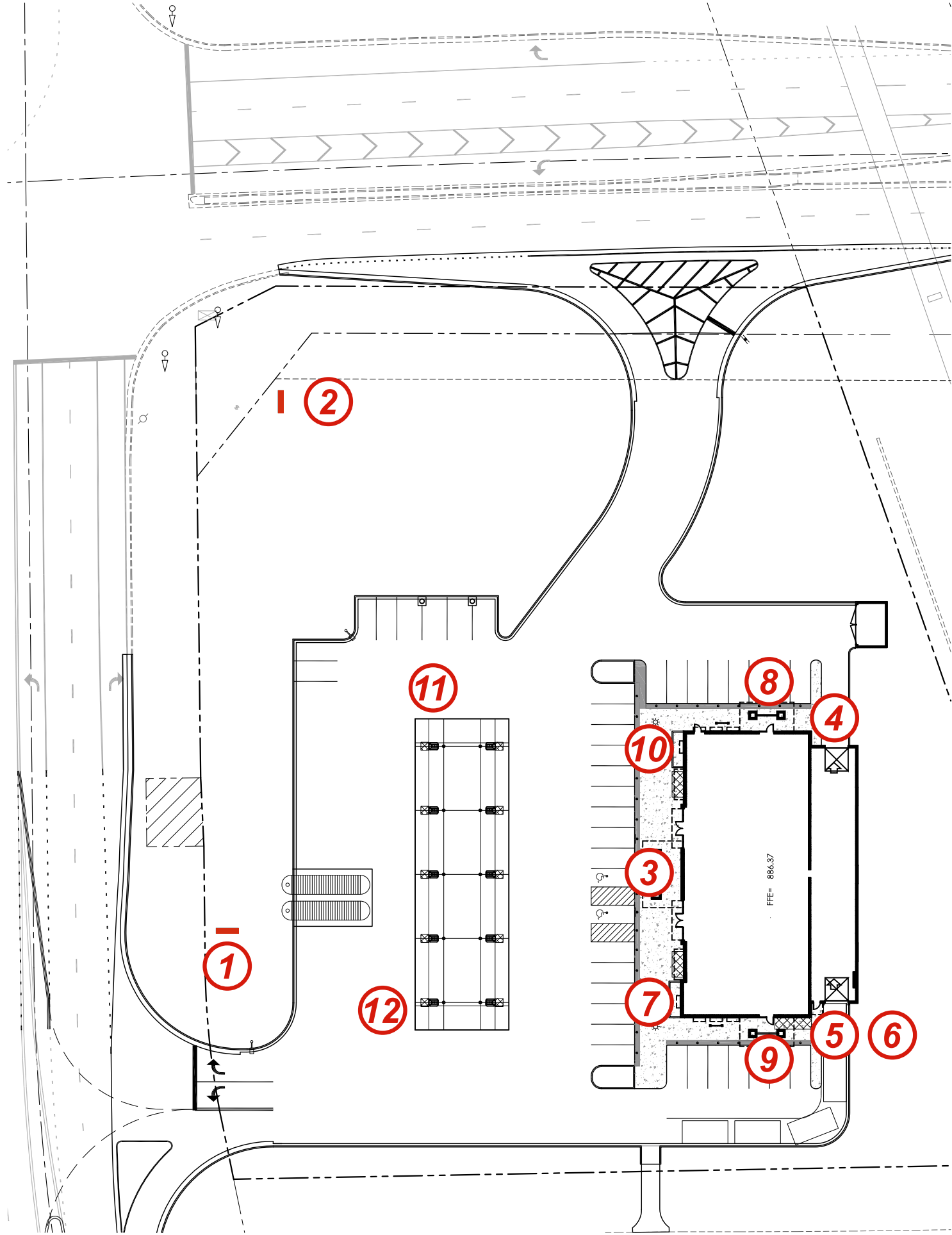
1120 N 18th Street • Omaha 68102 • 402.341.6077 • 402.341.7654 fax

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Crystal Lake, IL

Site Plan





DRAWING # : 92129
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 01.29.15

INSPECTED BY:

Revised:

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Crystal Lake, IL

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Signed _____ Date _____
Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

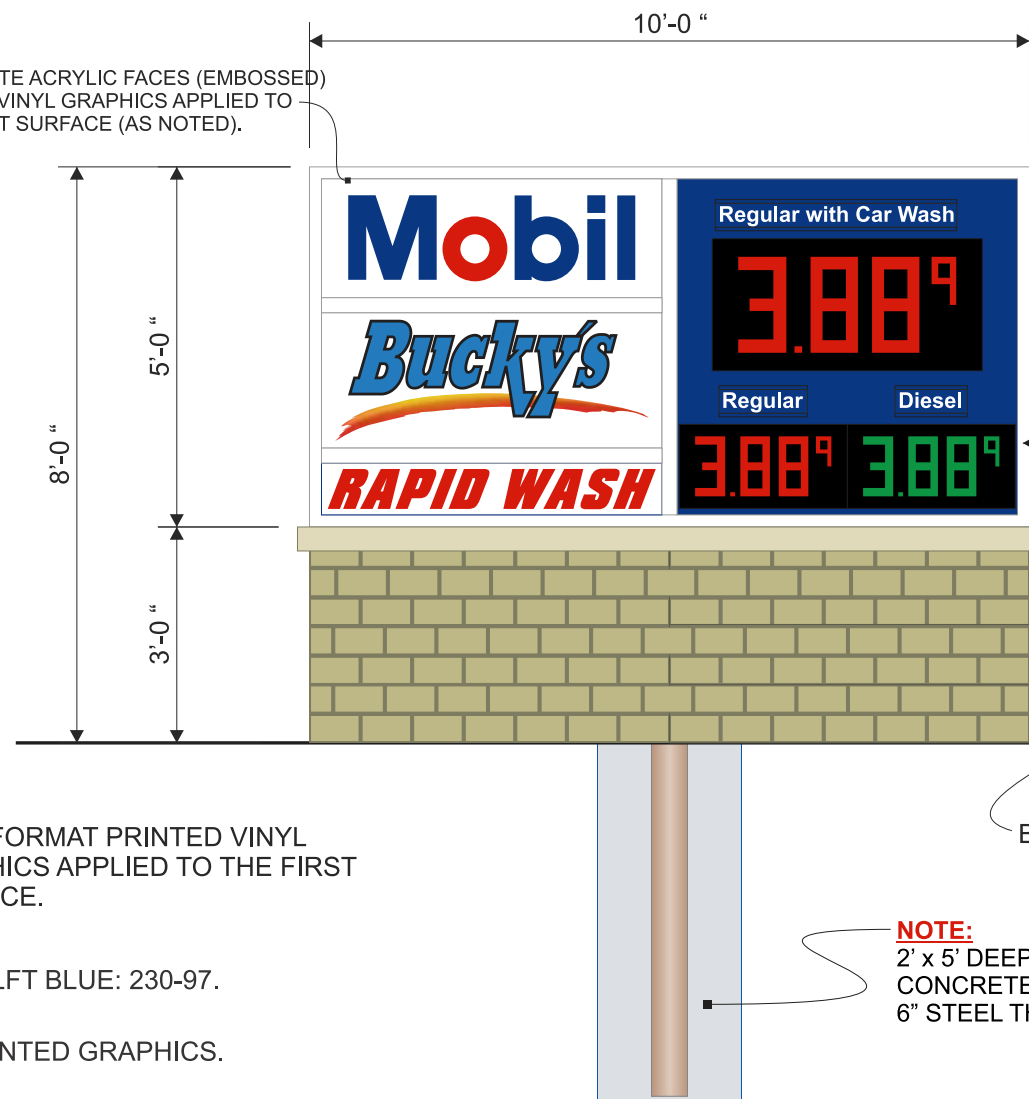


SCALE: 3/8" = 1'-0"

SIGN 1

NOTE:

FLAT WHITE ACRYLIC FACES (EMBOSSED) WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED).



D/F MONUMENT SIGN DISPLAY:

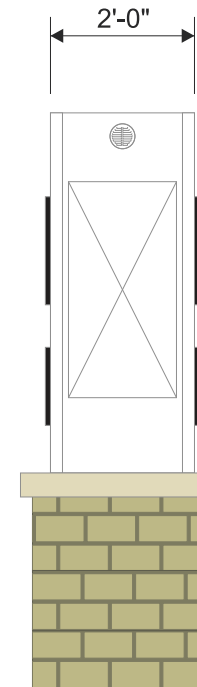
CABINET FABRICATED FROM WHITE PRE-FINISHED ALUMINUM OVER AN INTERNAL ANGLE IRON FRAME. FACES ARE AS NOTED. INTERNAL ILLUM. WITH CW/HO FLUORESCENT LAMPS. SIGN IS TO BE INSTALLED BY OTHERS.

SQ. FT.: 50

FUEL TYPES:



CLEAR ACRYLIC PANEL WITH BLUE VINYL OVERLAY, COPY REVERSE CUT FROM BACKGROUND. ZIP TRACK TO HOUSE PANEL(S). GREEN VINYL AS NOTED FOR DIESEL PANEL(S).



WIDE FORMAT PRINTED VINYL GRAPHICS APPLIED TO THE FIRST SURFACE.

DELFT BLUE: 230-97.

PRINTED GRAPHICS.

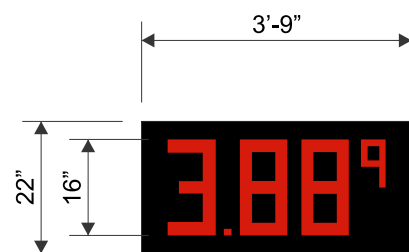
VINYL COLORS:

ARLON BLUE: 2257

3M RED: 3630-33

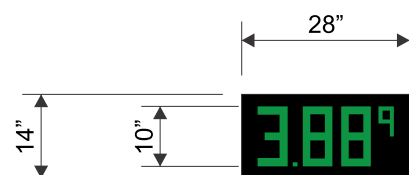
NOTE:

2' x 5' DEEP CIRCULAR CONCRETE FOOTING WITH 6" STEEL THRU SIGN.



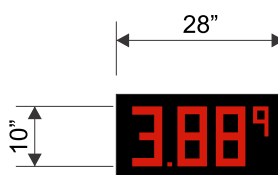
SQ. FT.: 6.86

16" RED DIGITS.



SQ. FT.: 2.7

10" GREEN DIGITS.



SQ. FT.: 2.7

10" RED DIGITS.

**SQ. FT. OF COMBINED FUEL BOARDS
SQ. FT.: 13**



DRAWING # : 92130
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 01.29.15 INSPECTED BY:

Revised:

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Signed _____ Date _____
Sales Rep. _____ Date _____

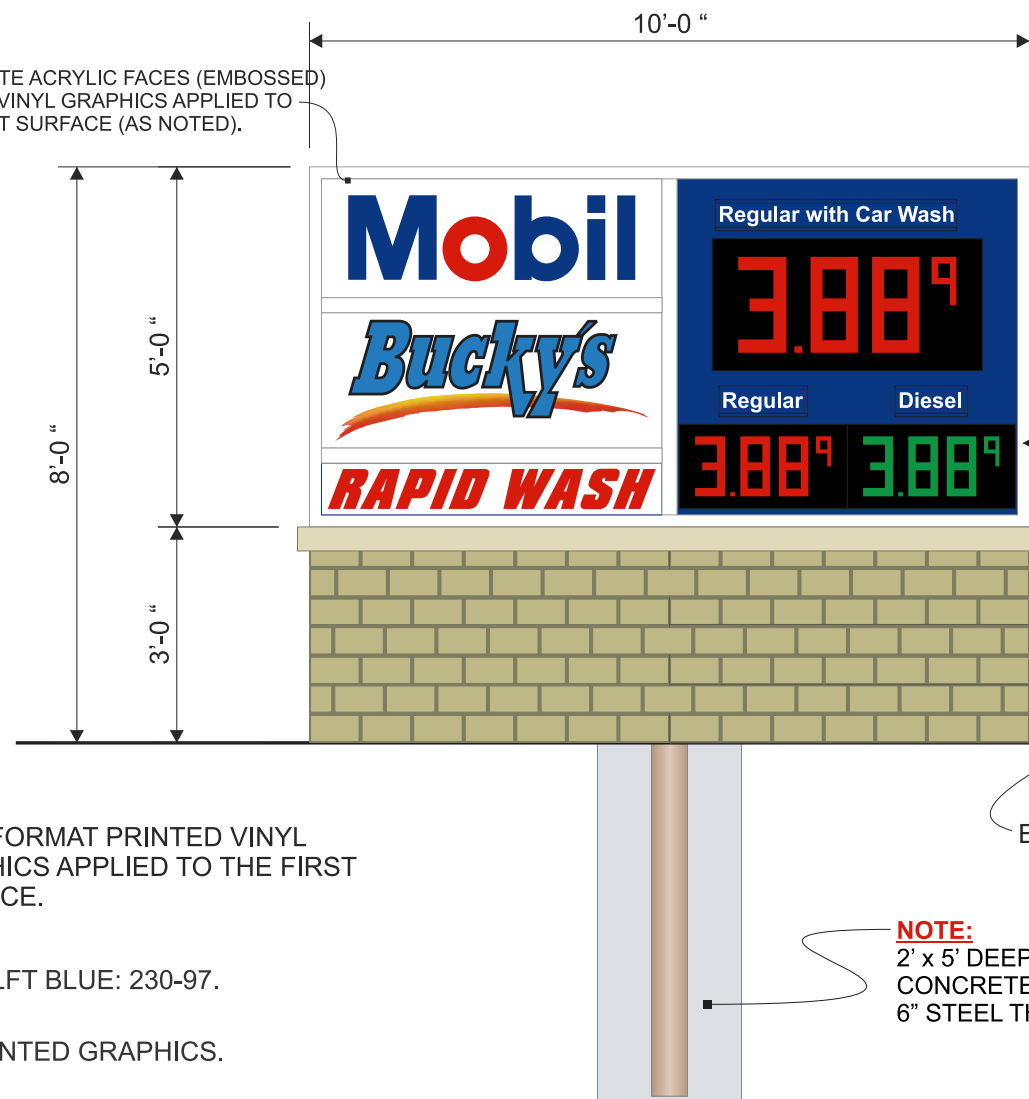
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



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

SIGN 2

NOTE:
FLAT WHITE ACRYLIC FACES (EMBOSSED) WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED).



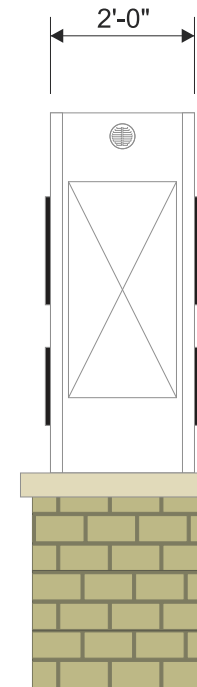
D/F MONUMENT SIGN DISPLAY:
CABINET FABRICATED FROM WHITE PRE-FINISHED ALUMINUM OVER AN INTERNAL ANGLE IRON FRAME. FACES ARE AS NOTED. INTERNAL ILLUM. WITH CW/HO FLUORESCENT LAMPS. SIGN IS TO BE INSTALLED BY OTHERS.

SQ. FT.: 50

FUEL TYPES:



CLEAR ACRYLIC PANEL WITH BLUE VINYL OVERLAY, COPY REVERSE CUT FROM BACKGROUND. ZIP TRACK TO HOUSE PANEL(S). GREEN VINYL AS NOTED FOR DIESEL PANEL(S).



WIDE FORMAT PRINTED VINYL GRAPHICS APPLIED TO THE FIRST SURFACE.

DELFT BLUE: 230-97.

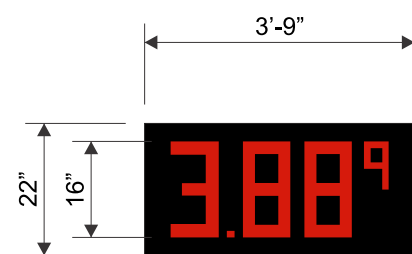
PRINTED GRAPHICS.

VINYL COLORS:

ARLON BLUE: 2257

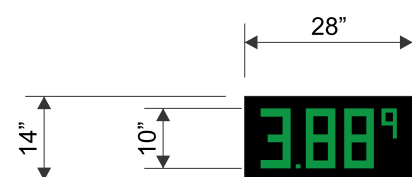
3M RED: 3630-33

NOTE:
2' x 5' DEEP CIRCULAR CONCRETE FOOTING WITH 6" STEEL THRU SIGN.



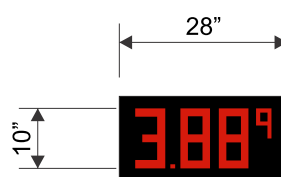
SQ. FT.: 6.86

16" RED DIGITS.



SQ. FT.: 2.7

10" GREEN DIGITS.



SQ. FT.: 2.7

10" RED DIGITS.

**SQ. FT. OF COMBINED FUEL BOARDS
SQ. FT.: 13**



DRAWING # : 92131
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 01.29.15 INSPECTED BY:

Revised:

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Crystal Lake, IL

NOTICE:

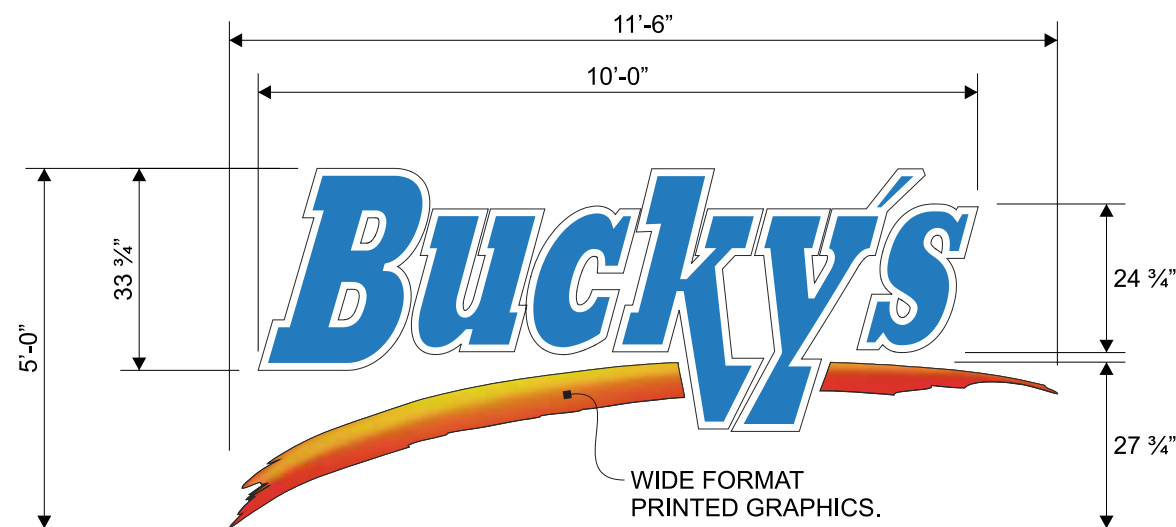
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Signed _____ Date _____
Sales Rep. _____ Date _____

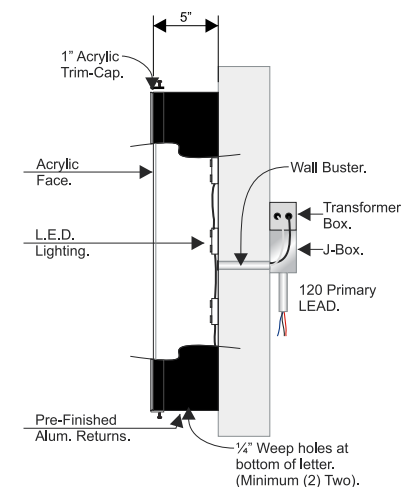
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



SIGN 3



58 Sq. Ft.



NOTE:
INSTALLATION METHOD MAY VARY DUE TO FASCIA TYPE.

FLUSH MOUNTED CHANNEL LETTERS:

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

SPECIFICATIONS:

- RETURNS:** .050 BLACK PRE-FINISHED ALUMINUM.
- BACKS:** .063 ALUMINUM ATTACHED TO RETURNS.
- FACES:** 3/16" #7328 WHITE PLEXIGLAS WITH (VINYL GRAPHICS AS NOTED).
- TRIM-CAP:** 1" BLACK JEWELITE.
- ILLUMINATION:** WHITE LED's.
- INSTALLATION:** FLUSH MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

NOTE:
LETTERS ARE TO BE SELF CONTAINED.
PRE-DRILL FOR ELECTRICAL.

FRONT ELEVATION: NOT TO SCALE.





DRAWING # : 92132
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 01.29.15

INSPECTED BY:

Revised:

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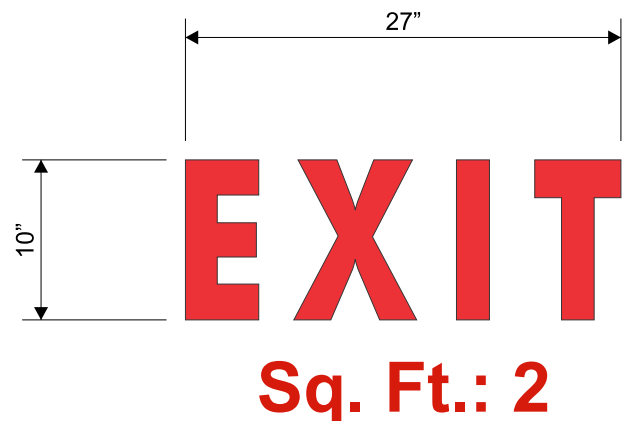
Signed _____ Date _____

Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



SIGN 4



SCALE: 1" = 1'-0"

FCO LETTERS:

FABRICATED FROM 1/4" ALUMINUM AND PAINTED RED.

LETTERS ARE TO BE STUD MOUNTED TO FASCIA IN CUSTOMER SPECIFIED LOCATION.

LEFT SIDE ELEVATION:
SCALE: 1/16" = 1'-0"

SIGN 4



RIGHT SIDE ELEVATION:
SCALE: 1/16" = 1'-0"

SIGN 5



SIGN 5



Total Sq. Ft.: 5



DRAWING # : 92133
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 01.29.15

INSPECTED BY:

Revised: 03.06.15

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NOTICE:

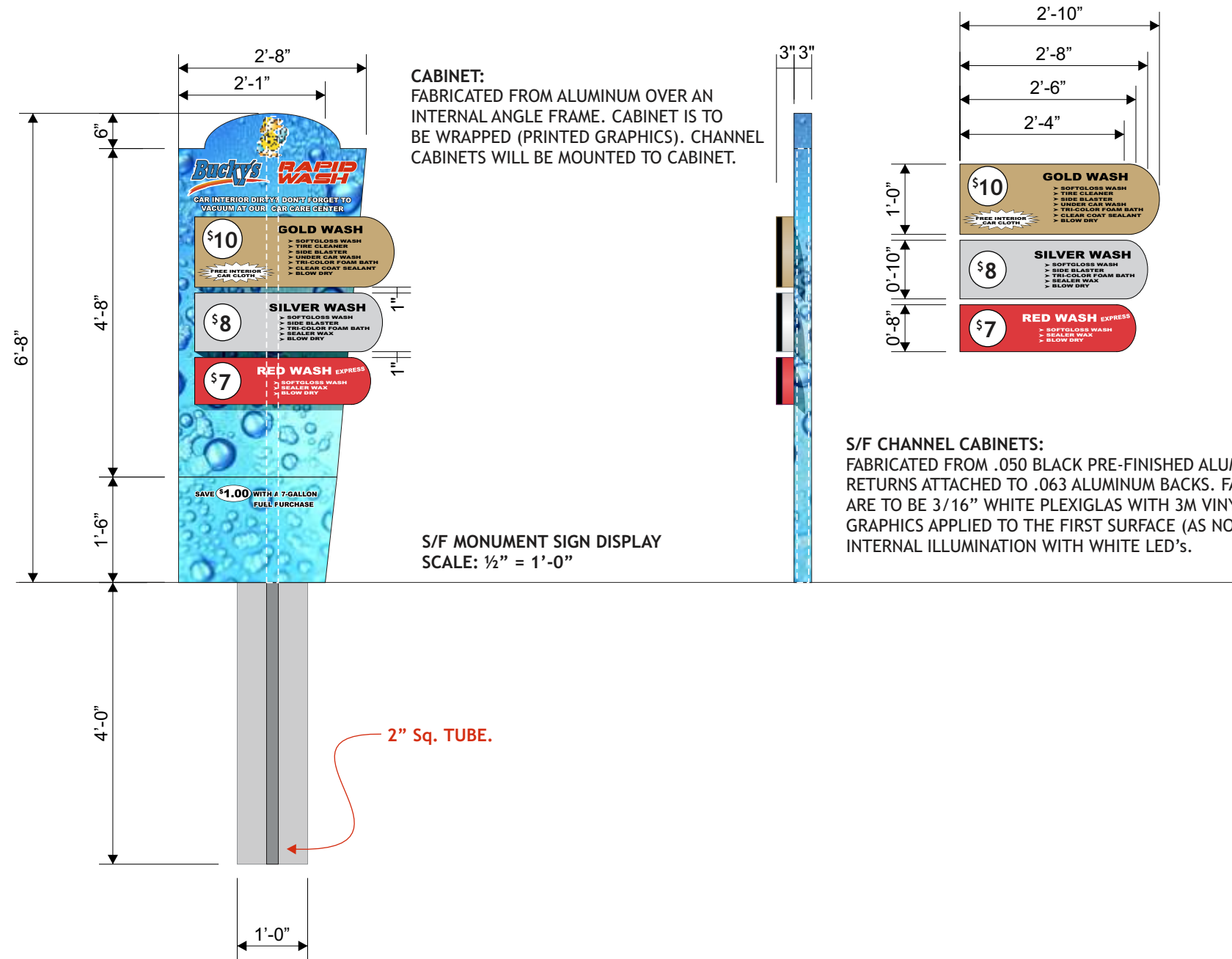
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Signed _____ Date _____
Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



SIGN 6



RIGHT SIDE ELEVATION:
SCALE: 1/16" = 1'-0"

SIGN 6





DRAWING # : 92134
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 01.29.15 INSPECTED BY:

Revised:

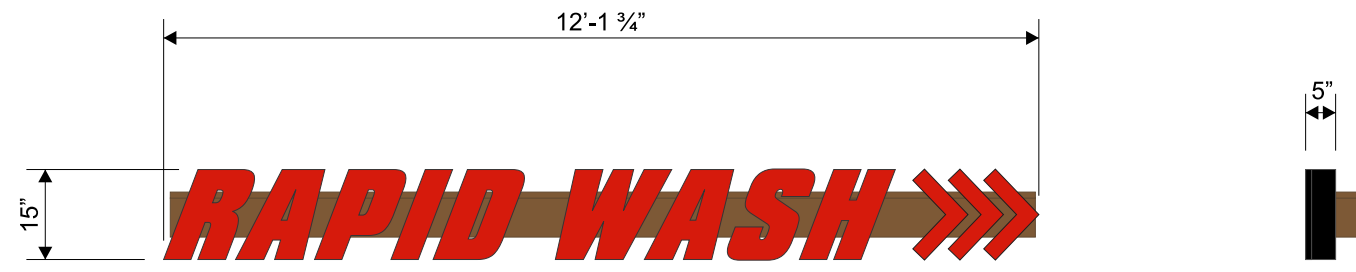
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Crystal Lake, IL

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Signed _____ Date _____
 Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



RACEWAY MOUNTED CHANNEL LETTERS:
SCALE: 3/8" = 1'-0"

- SPECIFICATIONS:**
- RETURNS:** .050 BLACK PRE-FINISHED ALUMINUM.
 - BACKS:** .063 ALUMINUM ATTACHED TO RETURNS.
 - FACES:** 3/16" #2397 RED PLEXIGLAS.
 - TRIM-CAP:** 1" BLACK JEWELITE.
 - ILLUMINATION:** RED LED'S.
 - INSTALLATION:** LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

FRONT ELEVATION: NOT TO SCALE.





DRAWING # : 92135
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 01.29.15

INSPECTED BY:

Revised: 01.30.15

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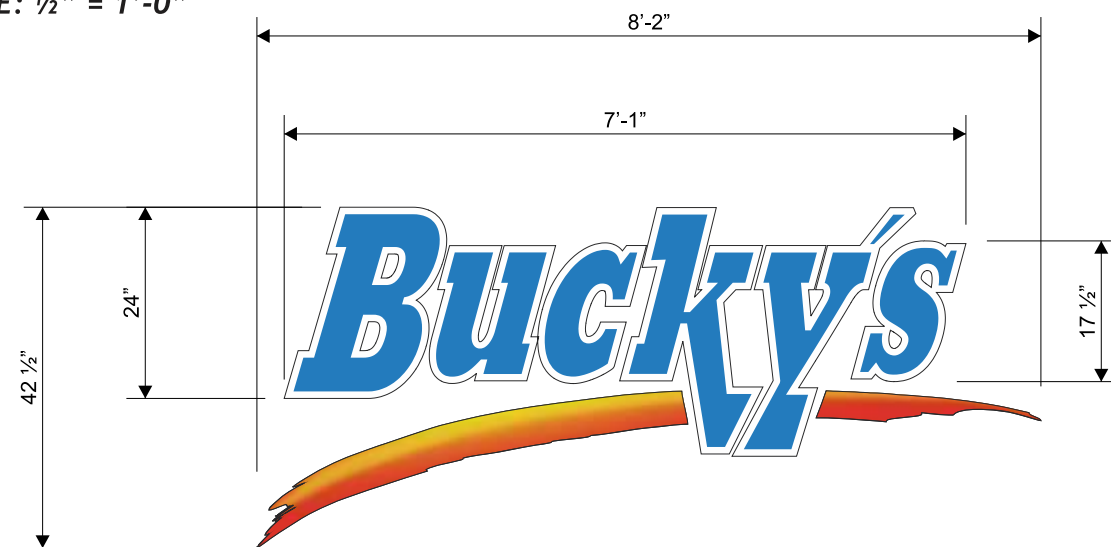
Signed _____ Date _____
Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



FLUSH MOUNTED CHANNEL LETTERS:

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

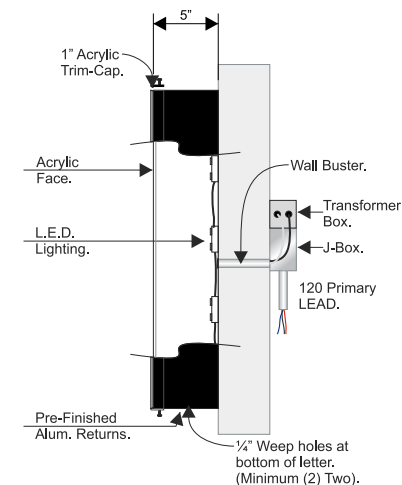


SPECIFICATIONS:

- RETURNS:** .050 BLACK PRE-FINISHED ALUMINUM.
- BACKS:** .063 ALUMINUM ATTACHED TO RETURNS.
- FACES:** 3/16" #7328 WHITE PLEXIGLAS WITH (VINYL GRAPHICS AS NOTED).
- TRIM-CAP:** 1" BLACK JEWELITE.
- ILLUMINATION:** WHITE LED's.
- INSTALLATION:** FLUSH MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

NOTE:
LETTERS ARE TO BE SELF CONTAINED.
PRE-DRILL FOR ELECTRICAL.

SIGN 8



NOTE:
INSTALLATION METHOD MAY VARY DUE TO FASCIA TYPE.

LEFT SIDE ELEVATION:
SCALE: 1/16" = 1'-0"





DRAWING # : 92136
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 01.29.15

INSPECTED BY:

Revised: 01.30.15

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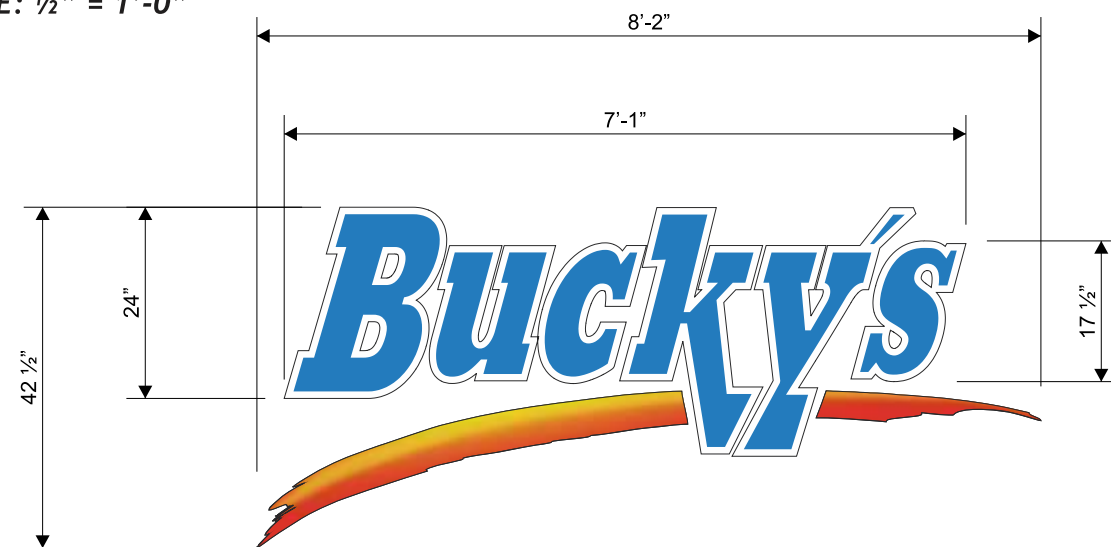
Signed _____ Date _____
Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



FLUSH MOUNTED CHANNEL LETTERS:

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

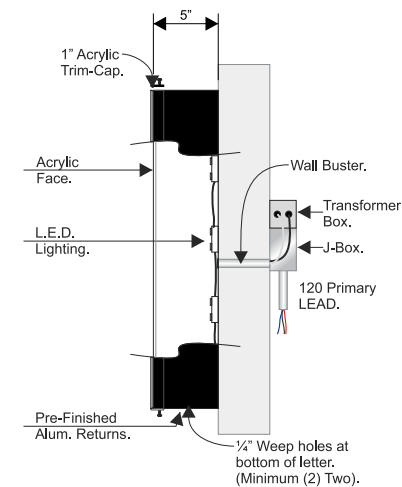


SPECIFICATIONS:

- RETURNS:** .050 BLACK PRE-FINISHED ALUMINUM.
- BACKS:** .063 ALUMINUM ATTACHED TO RETURNS.
- FACES:** 3/16" #7328 WHITE PLEXIGLAS WITH (VINYL GRAPHICS AS NOTED).
- TRIM-CAP:** 1" BLACK JEWELITE.
- ILLUMINATION:** WHITE LED's.
- INSTALLATION:** FLUSH MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

NOTE:
LETTERS ARE TO BE SELF CONTAINED.
PRE-DRILL FOR ELECTRICAL.

SIGN 9



NOTE:
INSTALLATION METHOD MAY VARY
DUE TO FASCIA TYPE.

RIGHT SIDE ELEVATION:
SCALE: 1/16" = 1'-0"





DRAWING # : 92137
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 01.29.15

INSPECTED BY:

Revised: 01.30.15

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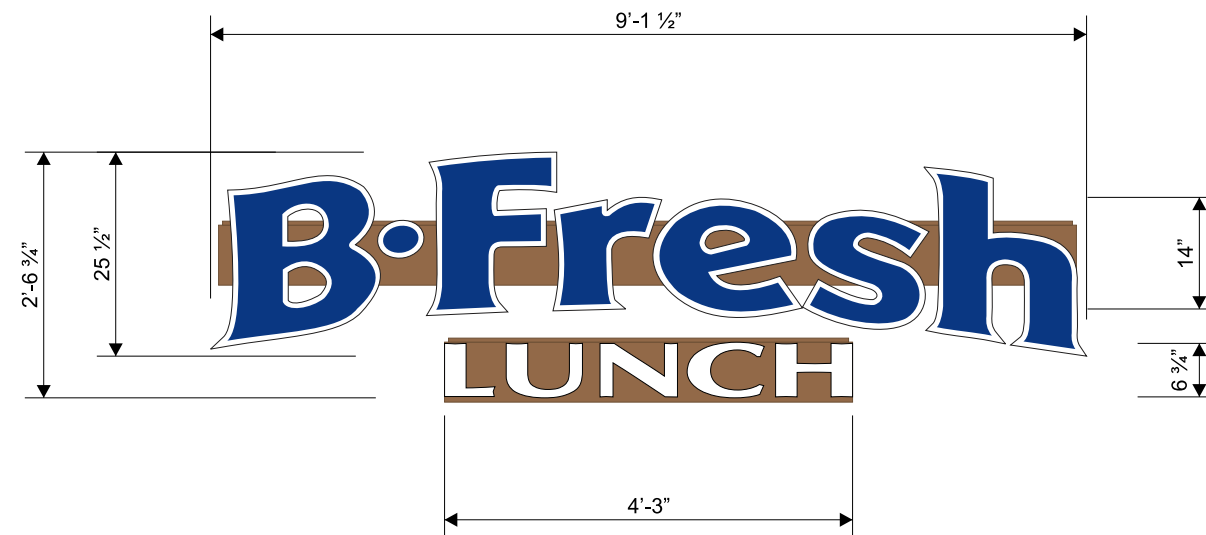
Signed _____ Date _____

Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



RACEWAY MOUNTED CHANNEL LETTERS:
SCALE: 1/2" = 1'-0"



SPECIFICATIONS:

RETURNS: .050 BLACK PRE-FINISHED ALUMINUM.

BACKS: .063 ALUMINUM ATTACHED TO RETURNS.

FACES: 3/16" WHITE PLEXIGLAS.

TRIM-CAP: 1" BLACK JEWELITE.

ILLUMINATION: WHITE LED'S.

INSTALLATION: LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

SIGN 10

FRONT ELEVATION: NOT TO SCALE.





DRAWING # : 92388
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 02.13.15 INSPECTED BY:

Revised:

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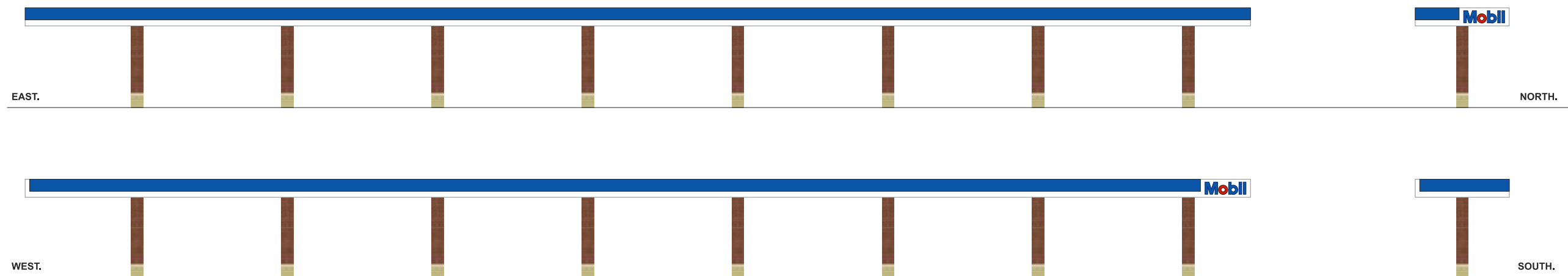


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Signed _____ Date _____
Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.





GAS CANOPY OVERVIEW:
SCALE: 1/16" = 1'-0"

SIGN 11

DRAWING # : 92389
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 02.13.15 INSPECTED BY:

Revised:

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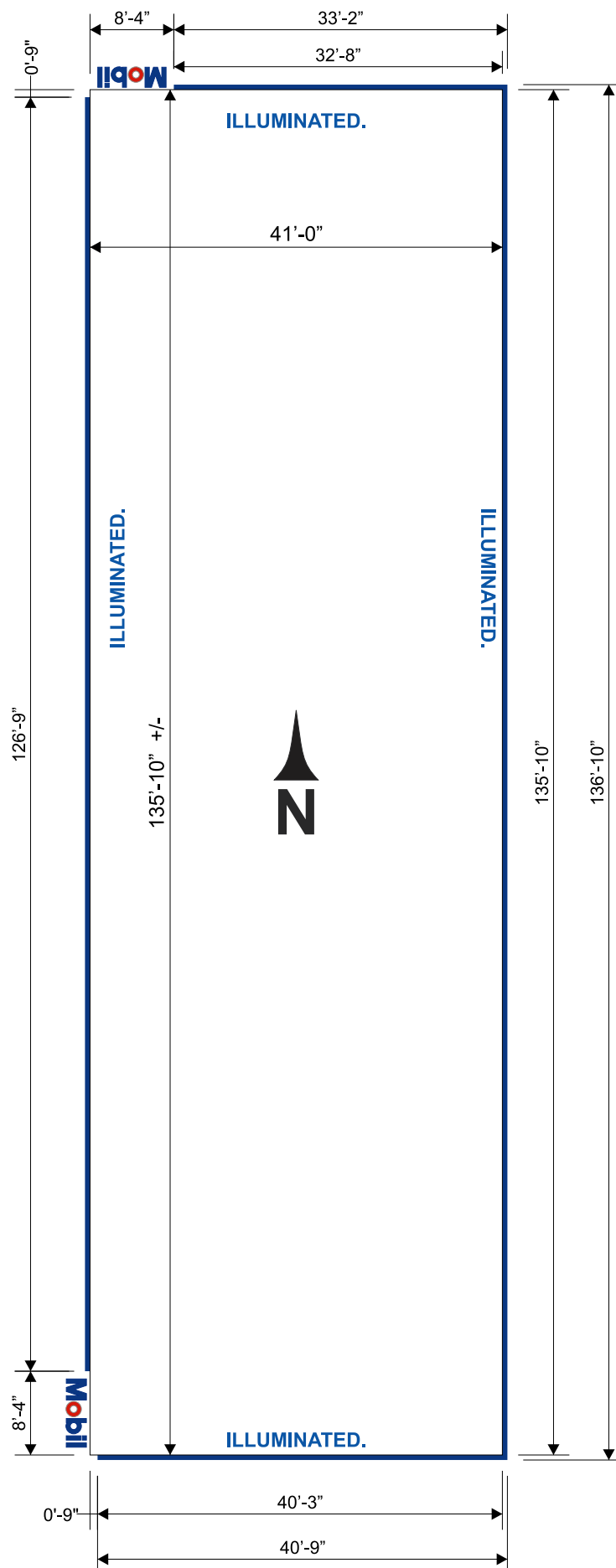
Crystal Lake, IL

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Signed _____ Date _____
Sales Rep. _____ Date _____

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SIGN 12



DRAWING # : 92390
PROJECT ID: 12347

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 02.13.15

INSPECTED BY:

Revised:

Omaha Neon Sign Co., Inc.
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NOTICE:

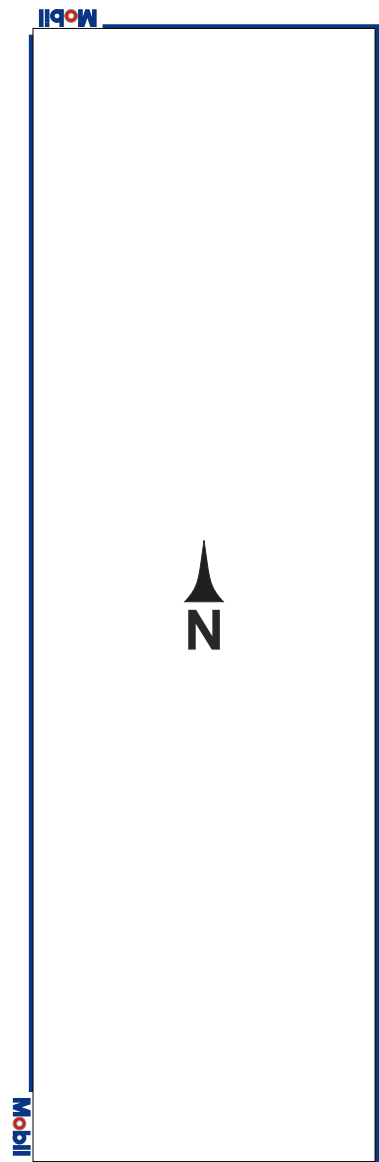
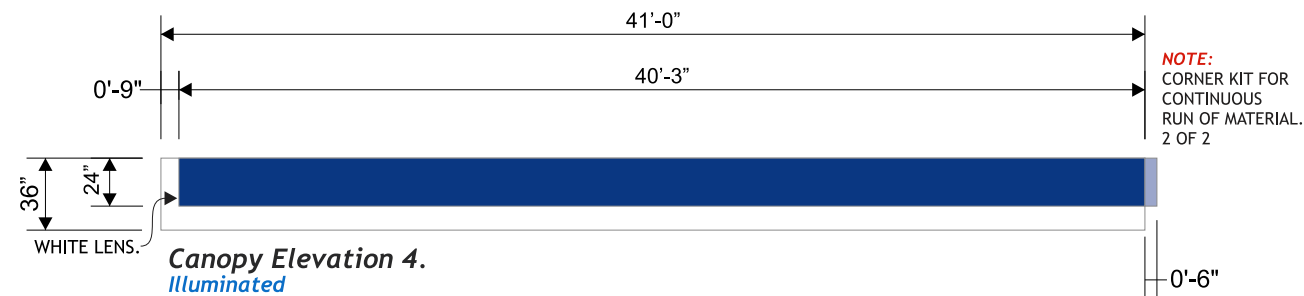
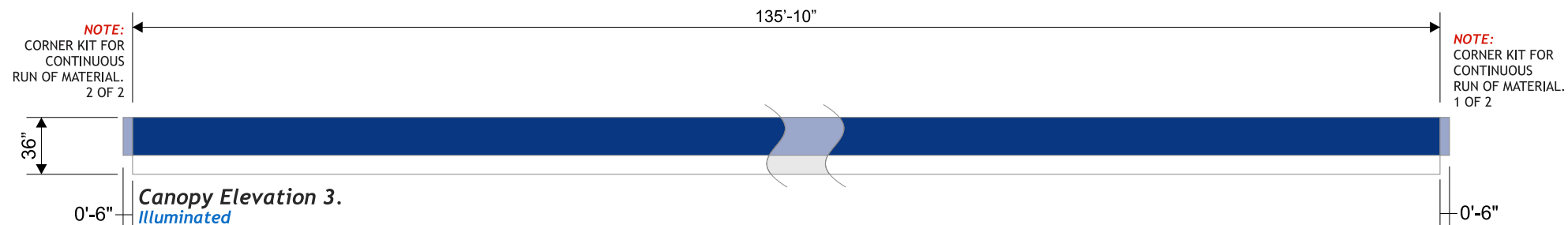
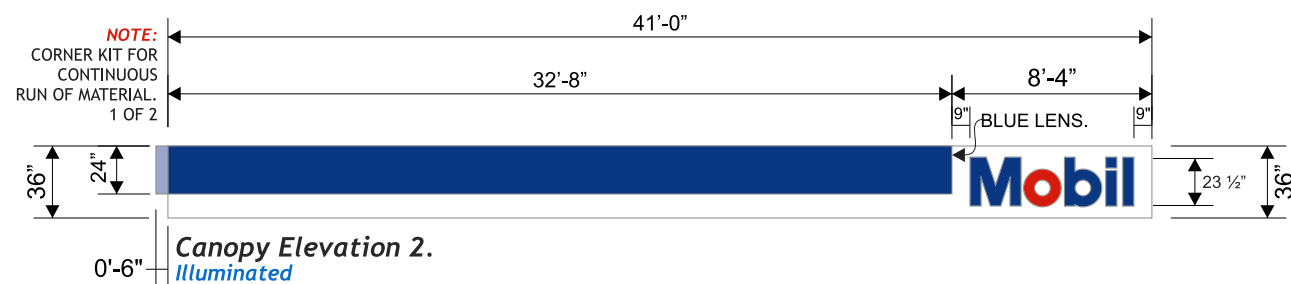
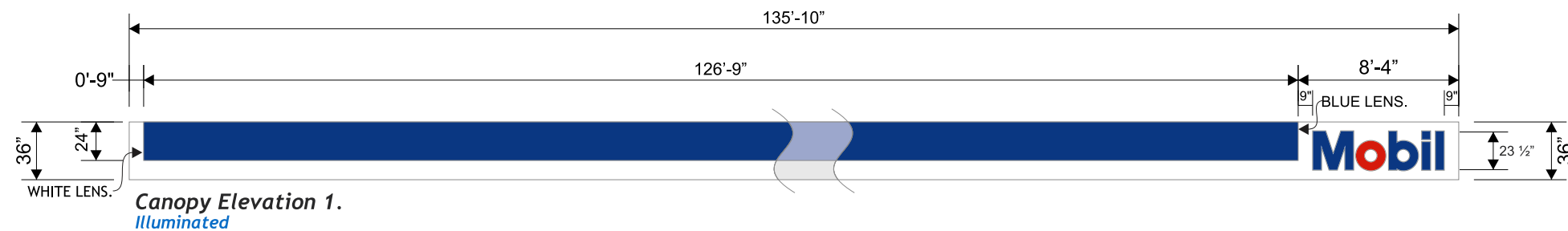
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Signed _____ Date _____
Sales Rep. _____ Date _____

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**GAS CANOPY FRONT VIEW:
SCALE: 1/8" = 1'-0"**

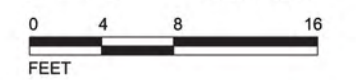


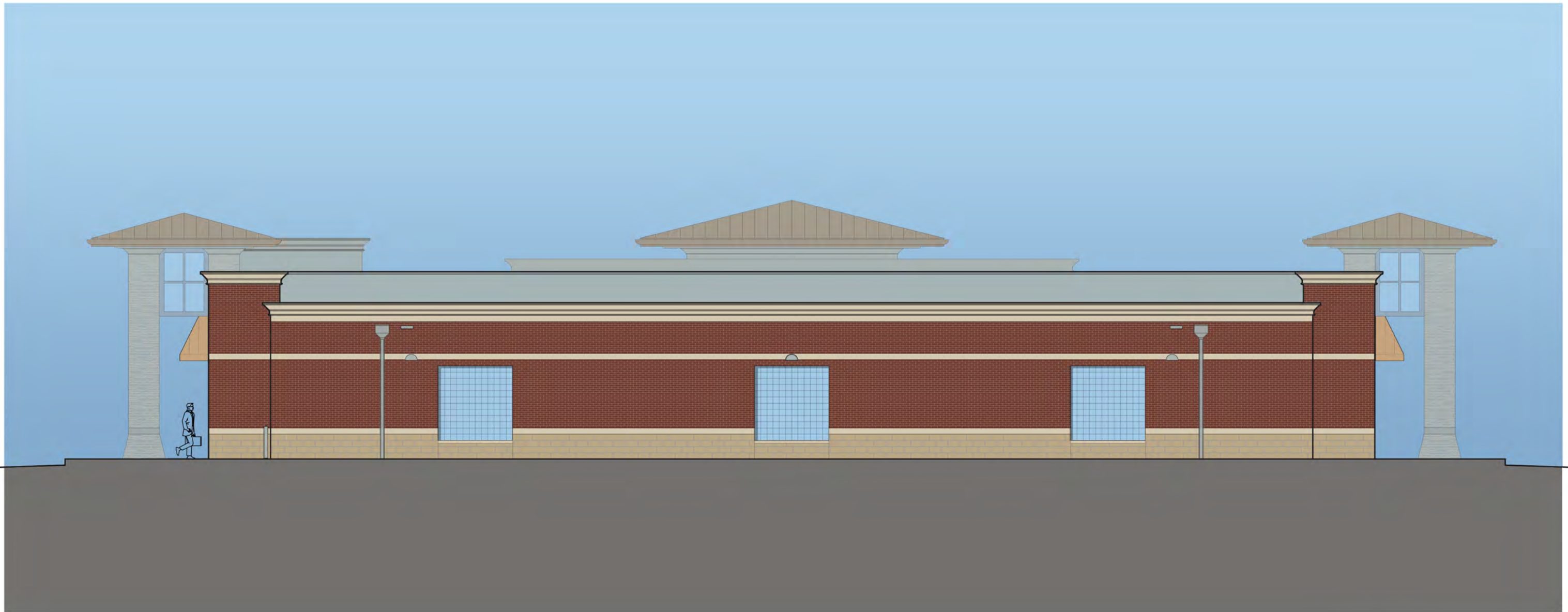


BUCKY'S EXPRESS

CRYSTAL LAKE, ILLINOIS
FRONT ELEVATION

$\frac{3}{8}$ " = 1'-0" 1.26.2015



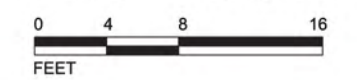


BUCKY'S EXPRESS

CRYSTAL LAKE, ILLINOIS

BACK ELEVATION

$\frac{3}{32}$ " = 1'-0" 1.26.2015

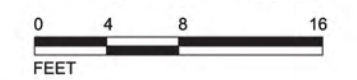




BUCKY'S EXPRESS

CRYSTAL LAKE, ILLINOIS
RIGHT SIDE ELEVATION

$\frac{3}{32}$ " = 1'-0" 1.14.2015

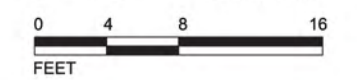


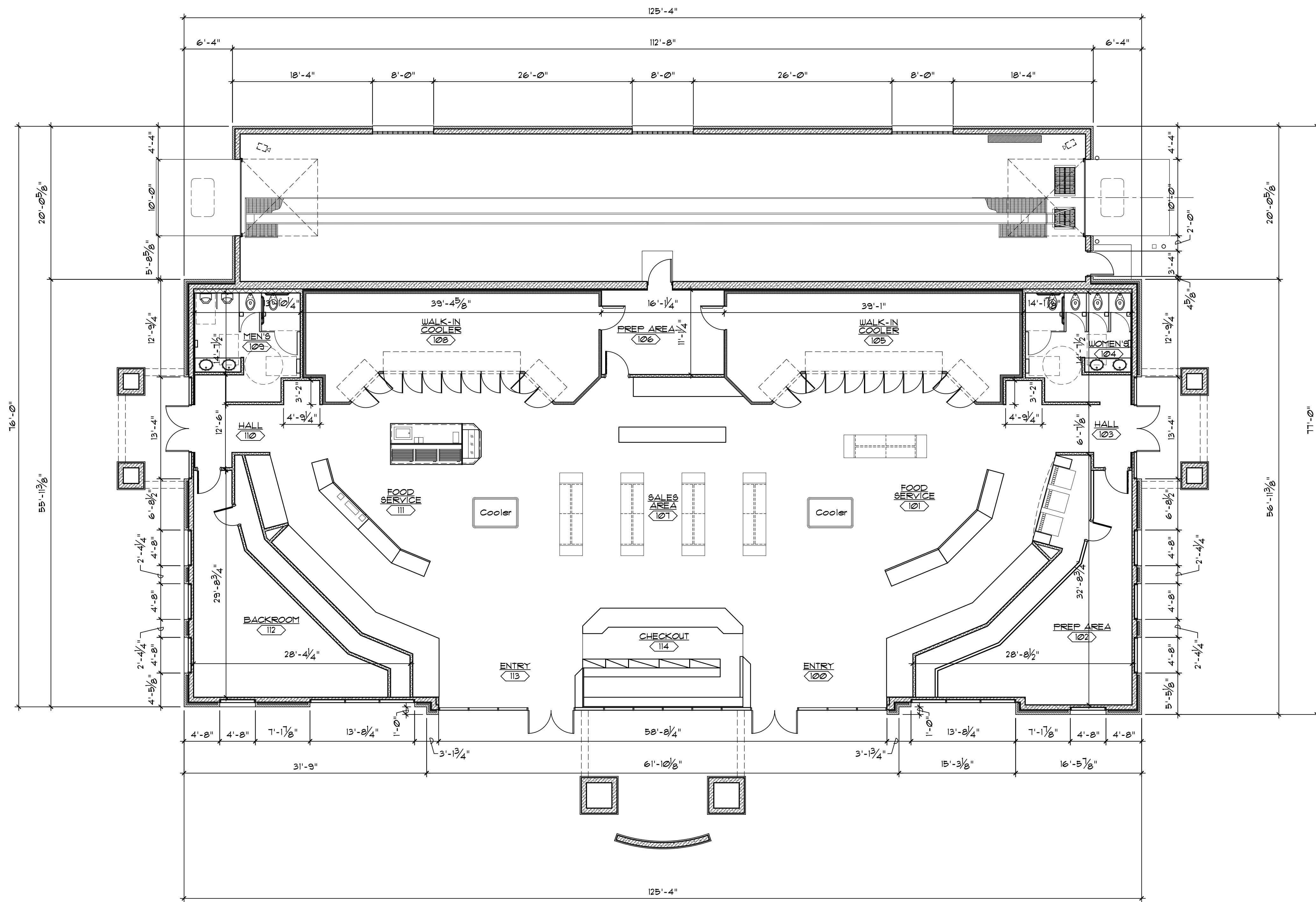


BUCKY'S EXPRESS

CRYSTAL LAKE, ILLINOIS
LEFT SIDE ELEVATION

$\frac{3}{32}$ " = 1'-0" 1.26.2015





FLOOR PLAN

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



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Project Number:	2013	Issue Date:	September 17, 2012
Drawn by:	RGA	Revisions	
Checked by:	RWE	No.	Date
Sheet Name:	FLOOR PLANS AND NOTES	Description	

A1.1

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BUCKY'S EXPRESS