#PLN-2026-058
1501 Carlemont Drive –Preliminary PUD Amendment
Project Review for Planning and Zoning Commission

Date: May 6, 2026

Request: Amend the Preliminary Planned Unit Development to allow changes to an approved site plan for a proposed car wash that includes a front-yard setback Variation of 69'-6".

Location: 1501 Carlemont Drive

Acreage: Approximately 6 acres

Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: R-3B PUD Multi-Family Residential
South: B-2 PUD General Commercial
East: City Limits – A-1 Agriculture McHenry County zoning district
West: B-2 PUD General Commercial

Staff Contact: Darrell Moore 815-356-3612

Background:

- The site is a vacant parcel bounded by Alexandria Boulevard to the north, Angela Lane to the south, Randall Road to the east and Carlemont Drive to the west.
- The site was rezoned to R-2 Single-Family Residential when the entire Kaper Business Park development was approved. The R-2 zoning district was put in place until the specific commercial uses were identified, and then each use could come in for PUD approval and rezoning. The surrounding properties have been rezoned and development over the past 20 years, but this property has remained vacant.
- In 2018, a conceptual review of a car wash at this location was reviewed by the Planning and Zoning Commission (PZC). The PZC ultimately was not supportive of a car wash at this location.
- The petitioner presented a conceptual Planned Unit Development to the PZC on March 15, 2023 and received favorable feedback for a car wash at this location, but the PZC wanted to see the rest of the site developed at the same time.

- On November 7, 2023, the City Council approved the requested rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Special Use Permit for a four-lot commercial development and car wash.
- The current application has identified a car wash operator and seeks to amend the Preliminary Planned Unit Development to incorporate the proposed design plans for a Club Car Wash facility.

Development Analysis:

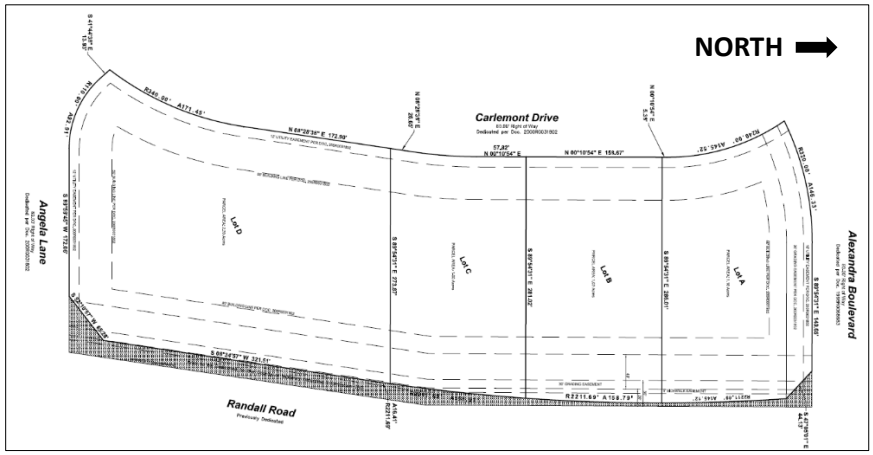
LAND USE/ZONING

- The site is currently zoned B-2 PUD General Commercial with preliminary approval for a car wash.
- The current Comprehensive Plan land use designation is Commercial, which is an appropriate land use designation.
- In 2023, the property owner expressed a desire to develop the site in phases. The first phase would be the construction of the car wash. The owner stated the development of the entire site would first require the approval of the car wash.
- The Preliminary Planned Unit Development approval (Ord. 7973) included the following variations and conditions regarding the proposed car wash lot:
    - Front-yard setback of 69'-6", a variance of 10'-6" from the required 80 feet. (Requested due to MCDOT right-of-way taking on Randall Road.)
    - 2,654 square feet of wall signage, a variance of 2,504 square feet from the maximum 150 square feet.
    - Building colors must complement the surrounding commercial buildings.
    - Vacuum apparatus must be neutral in color and cannot be a primary color.
    - Car was mechanical equipment, including vacuums must be screened with landscaping.
- The current proposal complies with the approved front-yard setback variance. The wall signage variance for 2,654 square feet of sign area pertained to building material colors that are no longer proposed.
- The previously approved conditions are met.

SITE LAYOUT / PARKING

- The proposed development is on Lot B of the Preliminary Plat of Subdivision, measuring approximately 1 acre and having a lot width of 158 feet. *Note: this is not a platted lot. If dimensions change at the time of recording, any PUD or Variation approvals may need to be amended.*

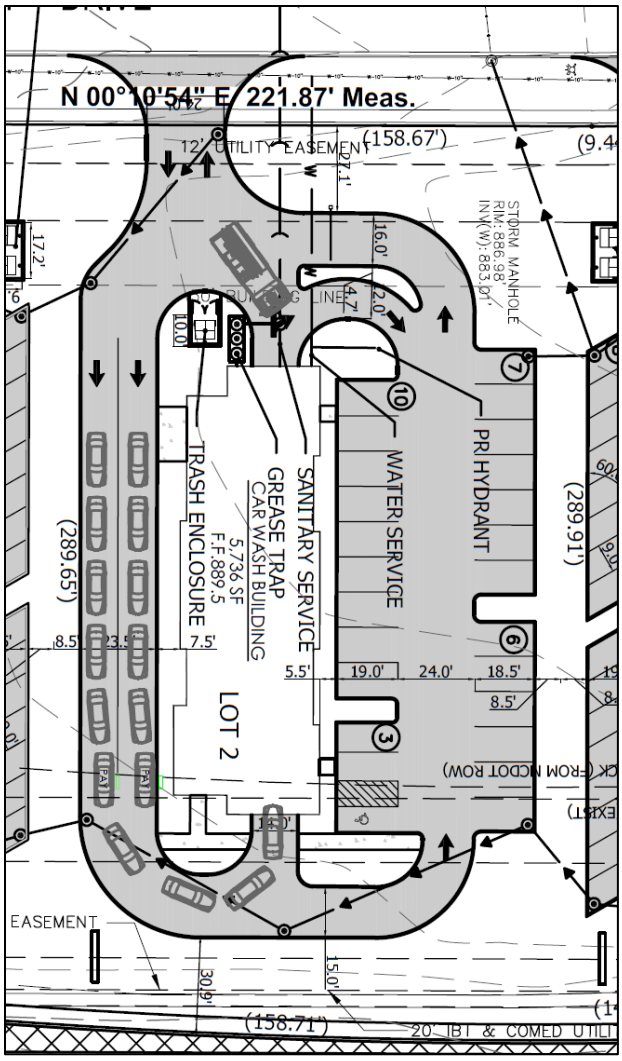
- As presented in the preliminarily approved site plan, access will be from Carlemont Drive only. The building setback from Randall Road appears to remain consistent with the previously approved front yard setback variation of 69'-6". Randall Road otherwise requires an 80-foot setback. The parking lot setback of 20 feet off of Carlemont Drive is not met. Staff recommends the site plan be modified to meet this required setback.

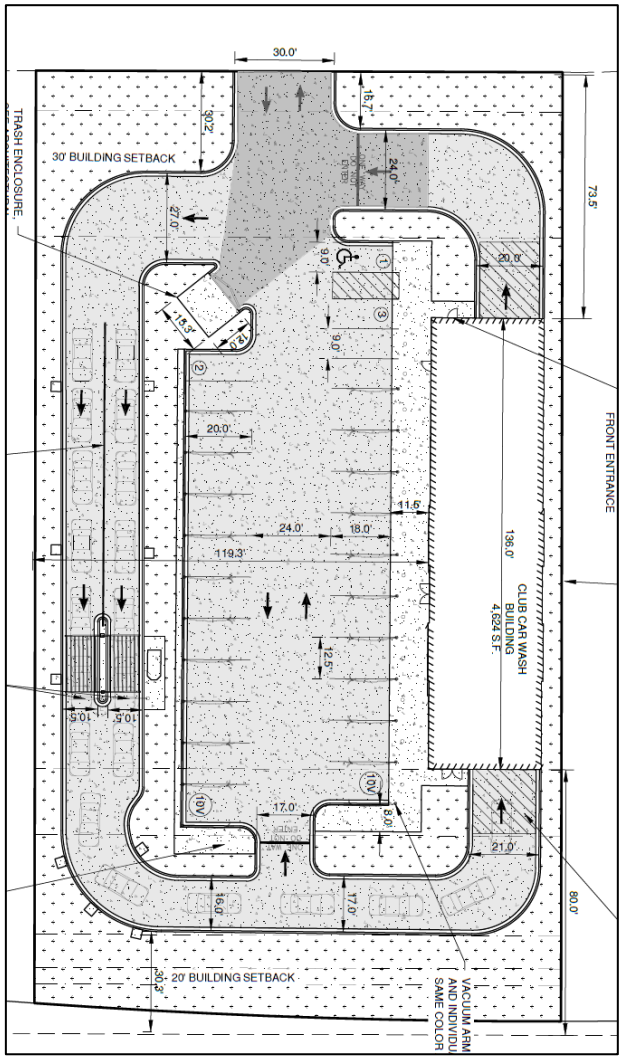


Left: Approved Preliminary Plat of Subdivision.

Bottom Left: Previous Preliminary Site Plan

Bottom Right: Proposed Preliminary Site Plan





- Car wash uses require five (5) stacking spaces per bay/stall for an automated establishment plus one (1) space per employee on largest shift. The car wash provides the following:
    - 7 stacking spaces per lane
    - 6 employee parking stalls
    - 20 vacuum stalls
- The building footprint is 4,624 square feet, which is significantly smaller than the previously proposed 5,736 square feet. The overall hard surface area for the site is approximately 67%, which exceeds the required maximum of 65%. Staff recommends reducing the hard surface area to comply with this standard.
- The vacuum stalls are wider than standard parking spaces. Each will be served by a vacuum arm, canopy, and trellis which are identified as matching the color of the building—presumed to be black, which is the building's accent color. A condition of the previous approval requires the vacuum equipment to be a neutral color.
- The vacuum turbine is located on the Randall Road side of the parking lot. It will be screened by eight six-foot-tall juniper evergreens.
- Sidewalks currently exist on each frontage.

BUILDING ELEVATIONS

- The car wash building will be comprised entirely of masonry (and doors/windows) on all four sides. The masonry will be primarily dark-red brick and also include a cream color brick. A previous proposal that included bright colors and required a sign variation is no longer being sought. Though, prior to approval by the City Council, an alternative design was presented comprised of red and gray brick (pictured below).
- Additional features include black coping, windows, doors, and horizontal metal awnings.
- The proposed building complies with the UDO design standards for commercial developments. However, staff recommends the top of the parapet wall be modified to be consistent with Unified Development Ordinance Section 4-900E-2.c.v., which states: "Parapet walls should have a defined top, framing the building façade. A narrow piece of metal flashing or stone cap is considered inadequate to create this distinction. Brick patterns, deeper stone caps with an overhang and shadow line, and contrasting color for flashing are examples of treatments which may be conserved to meet this guideline."



Left: Previous Preliminary Building Elevations (Alternate version presented to City Council)

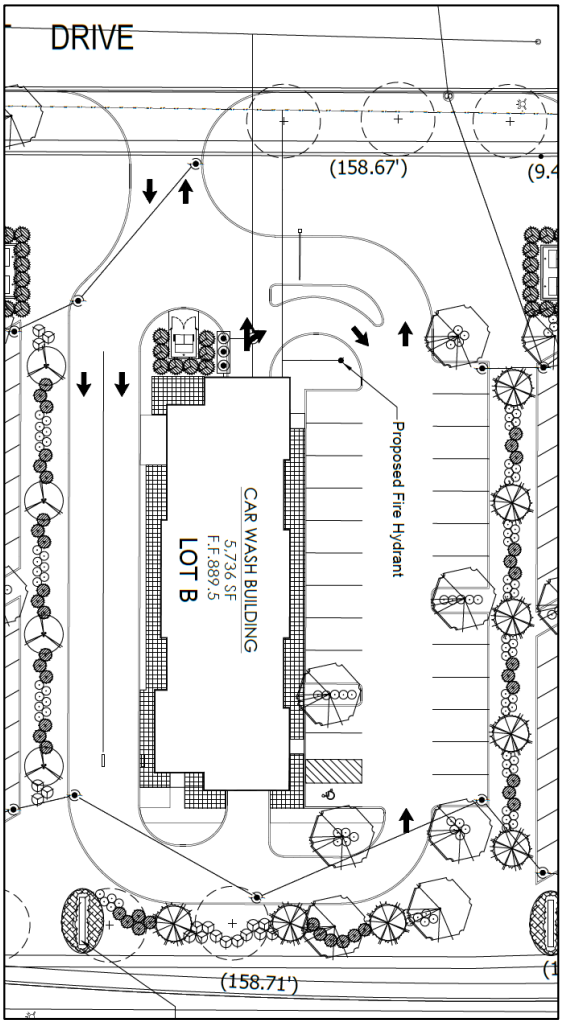
Bottom: Proposed Preliminary Building Elevations



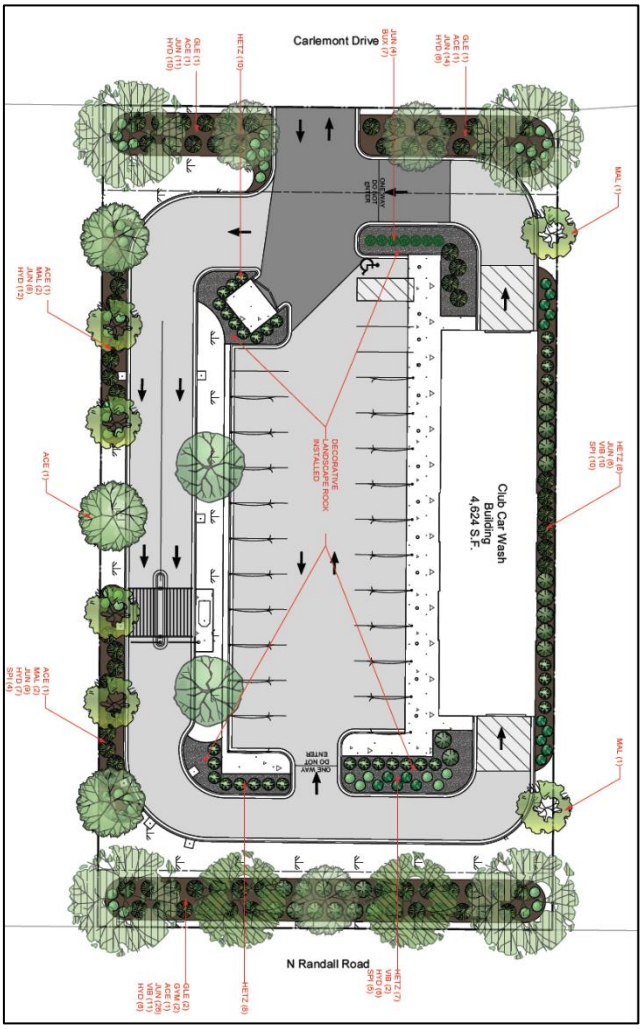
LANDSCAPE

- The landscape plan provide meets UDO standards for design and screening, including eight six-foot-tall juniper evergreens that will screen the vacuum turbine.
- A five-foot foundation landscaping is shown for each proposed building.

Left: Previous Preliminary Landscape Plan



Right: Proposed Preliminary Landscape Plan



SIGNAGE

- The UDO allows at this location one freestanding sign up to 80 square feet in sign area and nine feet in height. The proposed monument sign meets sign size requirements. It must be placed back from the right-of-way at least ten feet.
- The UDO allows single-tenant buildings, such as this one, a maximum wall sign area of 75 square feet of per sign or façade, and an overall sign area of 150 square feet. Based on the information provided, a 89.25-square-foot wall sign is proposed on each of the four sides of the building for a total of 357 square feet of wall signage. Staff recommends the signage be reduced in size and number to comply with the UDO sign requirements.

TRAFFIC STUDY

- A traffic study was completed for this development by one of the City's approved traffic consultants, Gewalt Hamilton and Associates, on July 19, 2023. The study needs to be updated to include the most recent site plan as it changes the findings outlined in the traffic study.

Findings of Fact:

PRELIMINARY PLANNED UNIT DEVELOPMENT

The petitioner is requesting an amendment to a Preliminary Planned Unit Development to allow changes to an approved site plan for a proposed car wash. A Planned Unit Development is a Special Use and Special Uses require separate review because of their 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*

PLANNED UNIT DEVELOPMENT VARIATIONS
No new variations are sought. The petitioner is seeking to retain the existing approved variations for a car wash to allow a front-yard (Randall Road) setback for the car wash building of 69'-6".

CAR WASHES
Car Washes. Full service and automatic vehicle wash uses must comply with the following standards.

1. Drive-through criteria: The use must comply with applicable drive-through standards established in Section 2-400C-7.
   ☐ *Meets* ☐ *Does not meet*

2. Equipment: Details for all automatic car wash equipment to be installed within the building must be provided.
   ☐ *Meets* ☐ *Does not meet*

3. Towel drying area: An adequately large, outdoor or indoor, paved.
   ☐ *Meets* ☐ *Does not meet*

4. Mechanical Equipment: All ground-mounted equipment is required to be screened by landscaping. Roof mounted equipment should be screened utilizing a material which is complementary to the external façade of the building structure. Vacuum equipment (including any vacuum equipment or vacuum hoses or vacuum supports for hoses) should be located in the rear of the property and is not visible from roadways, if possible and painted a neutral color.
   ☐ *Meets* ☐ *Does not meet*

5. Drying equipment cannot face towards residentially zoned properties.
   ☐ *Meets* ☐ *Does not meet*

6. Properties abutting, adjacent or kitty corner to residentially zoned properties must submit a noise study to illustrate there would not be an increase in ambient noise at the relevant property lines.
   ☐ *Meets* ☐ *Does not meet*

7. Car Wash uses not eligible for EMC signs.
   ☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use: Commerce

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

The Comprehensive Plan indicates 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, it should be with the following conditions:

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following documents:
   A. Application (Club Car Wash, 4/15/26)
   B. Narrative (REL, 3/27/26)
   C. Site Plan (REL, 11/20/25)
   D. Elevations & Renderings (Finkle + Williams, 9/17/25)
   E. Landscape Plan (Elevate Outdoor, 3/31/26)
   F. Photometric Plan (G&G, 4/2/26)
   G. Preliminary Sign Package (3/30/26)

2. SITE PLAN:
   A. The exit drive from the car wash must be modified to maintain a 20-foot setback from the Carlemont Drive right-of-way.
   B. The hard surface area must be reduced to comply with the 65% maximum coverage area.

3. ARCHITECTURE:
   A. The architectural design must be modified to be consistent with Unified Development Ordinance Section 4-900E-2.c.v., which states: "Parapet walls should have a defined top, framing the building façade. A narrow piece of metal flashing or stone cap is considered inadequate to create this distinction. Brick patterns, deeper stone caps with an overhang and shadow line, and contrasting color for flashing are examples of treatments which may be conserved to meet this guideline."
   B. Vacuum apparatus must be neutral in color and cannot be a primary color.

4. SIGNAGE:
   A. The sign plan must be modified to comply with Unified Development Ordinance TABLE 4-1000F-1 Commercial Signs, which limits individual wall signs to not more than 75 square feet and total wall sign area to not more than 150 square feet.

5. The proposed development cannot be constructed until a Final Planned Unit Development is approved for this lot and a Final Plat of Subdivision is approved and recorded. A Final Planned Unit Development will require, at a minimum:
   A. Final Engineering Plans
   B. Stormwater Review
   C. Finalized Traffic Study—updated to include the site plan dated September 12, 2023. Any requirements from the traffic study must be implemented in the Final PUD plans.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

PARCEL IN QUESTION

1501 Carlemont Drive



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Club Car Wash - Crystal Lake IL

Action Requested

- ___ **Annexation**
- ___ **Comprehensive Plan Amendment**
- ___ **Conceptual PUD Review**
- ___ **Final PUD**
- x **~~Final~~ PUD Amendment** (Lot 2)
- ___ **Final Plat of Subdivision**
- ___ **Preliminary PUD**
- ___ **Preliminary Plat of Subdivision**
- ___ **Rezoning**
- ___ **Special Use Permit**
- ___ **Variation**
- ___ **Other**

Petitioner Information

Name: Club Car Wash

Address: 1591 E. Prathersville Road
Columbia MO 65202

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Owner Information (if different)

Name: Claudio Da Rosa

Address: 2501 Chatham Rd, Suite R
Springfield, IL 62704

Phone: [redacted]

Fax: _____

E-mail: [redacted]

Property Information

Project Description: See Attached Plans

Project Address/Location: 1501 Carlemont Drive McHenry County, IL

PIN Number(s): 19-18-477-002 (new PIN) 19-18-477-001 (old PIN)

Development Team

Please include address, phone, fax and e-mail

Developer: Club Car Wash

Architect: _____

Attorney: _____

Engineer: Michael Leidig, Robert E. Lee and Associates, Inc

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

[redacted]

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.

[redacted] Claudio Da Rosa 4/15/2026

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.

Robert E. Lee & Associates, Inc.
Engineering | Environmental | Surveying | Ecological

1250 Centennial Centre Blvd
Hobart, WI 54155
920-662-9641
releeinc.com

March 27, 2026

Elizabeth Maxwell
City Planner
City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

RE: Club Car Wash Development – 1501 Carlemont Drive, Crystal Lake IL

Dear Ms. Maxwell:

On behalf of Club Car Wash, Robert E. Lee & Associates, Inc. is submitting the Preliminary PUD application and associated documentation for the proposed car wash development at 1501 Carlemont Drive, Crystal Lake IL. The proposed project includes the construction of an automated car wash building, the associated paved parking lot, signage, driveways, and vacuum stations.

The proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays. The car wash will have 3-4 employees on-site during all hours of operation. The vacuum stalls will be self-serve, but the carwash will be staffed at all times.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Michael R. Leidig, P.E. (WI, IL)
Project Manager

MRL

ENC.

Certificate of the Publication

Northwest Herald

Description:MCHENRY-PUD AMEND-CLUB CW
2319757

MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published one time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
04/21/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Jennifer Heintzelman, its Director of Public Notices, at Crystal Lake, Illinois, on
21st day of April, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10069745

Amount $105.28

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

IN THE MATTER OF THE PETITION OF **CLUB CAR WASH**

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by **Club Car Wash**, for a **Preliminary Planned Unit Development Amendment** on the property at the **1501 Carlemont Drive, Crystal Lake, Illinois, 60014. PIN: 19-18-477-002.**

This application is filed for the purpose of seeking a **Preliminary Planned Unit Development Amendment to allow changes to an approved site plan for a proposed car wash at 1501 Carlemont Drive, as well as any other variations necessary to approve the proposed improvements, pursuant to Articles 1, 3, 4, 5, and 9 of the Unified Development Ordinance.**

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 for this request will be held at 7:00 p.m. on Wednesday, **May 6, 2026**, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published Northwest Herald Apr. 21, 2026) 2319757

ALEXANDRA BLVD

CARLEMONT DR

N RANDALL RD

SITE INFORMATION
PART OF PARCEL 19-18-477-001
SITE AREA: 1.06 ACRES
ADDRESS: 1501 CARLEMONT DR
CRYSTAL LAKE, IL 60014
ZONING: B2 GENERAL COMMERCIAL
SPECIAL USE

KNOX BOX TO BE INSTALLED AT FRONT ENTRANCE

APPROXIMATE HEATED CONCRETE SECTION, SEE MECHANICAL PLANS FOR DETAILS AND EXACT LIMITS (TYP.)

VACUUM ARM AND CANOPY. VACUUM TRELLIS AND INDIVIDUAL TRASH RECEPTACLES TO BE SAME COLOR AND MATCH THE BUILDING (TYP.)

CLUB CAR WASH BUILDING
4,624 S.F.

73.5'
136.0'
80.0'
20.0'
21.0'
24.0"
16.7"
ONE WAY DO NOT ENTER
9.0'
9.0'
11.6'
18.0'
12.5"
8.0'
17.0'
30.0'
24.0'
17.0'
ONE WAY DO NOT ENTER
15.3'
20.0'
119.3'
16.0'
30.2'
27.0'
30' BUILDING SETBACK
20' BUILDING SETBACK
30.3'
10.5'
10.5'

TRASH ENCLOSURE, SEE ARCHITECTURAL AND FOUNDATION PLANS FOR DETAILS

STOP ARMS PROVIDED BY OWNER

2" BLACK PAINT STRIPE, 4" RED PAINT STRIPE, AND 2" BLACK PAINT STRIPE

VACUUM TURBINE PAD, SEE MECHANICAL AND ARCHITECTURAL PLANS (TYP.)

PRELIMINARY PLAT PARCEL LINE

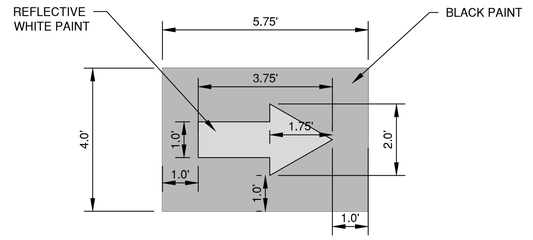
EXISTING ROW LINE

LEGEND

- CONCRETE SIDEWALK (3,306 S.F.)
- CONCRETE PAVEMENT (LIGHT) (18,770 S.F.)
- CONCRETE PAVEMENT (HEAVY) (2,497 S.F.)
- GREEN SPACE
- HEATED CONCRETE
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- VACUUM ARM

1 RESERVED PARKING SIGN ACCESSIBLE

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE



DIRECTIONAL ARROW DETAIL

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 6

HANDICAP ACCESSIBLE PARKING STALLS = 1

TOTAL PARKING STALLS REQUIRED = 4

SITE DATA

TOTAL AREA = 1.06 ACRES, 46,379 S.F.

BUILDING AREA = 0.11 ACRES, 4,624 S.F. (10.4%)

SIDEWALK/PARKING LOT AREA = 0.60 ACRES, 26,557 S.F. (56.6%)

GREEN SPACE = 0.35 ACRES, 15,198 S.F. (33.0%)

ZONING

B2 GENERAL COMMERCIAL

PARCEL NO.

19-18-477-001 (PART OF)

NORTH

0' 20' 40'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN KDC
CHECKED ----
DESIGNED MRL

1501 CARLEMONT DRIVE
FOR CLUB CAR WASH
CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS

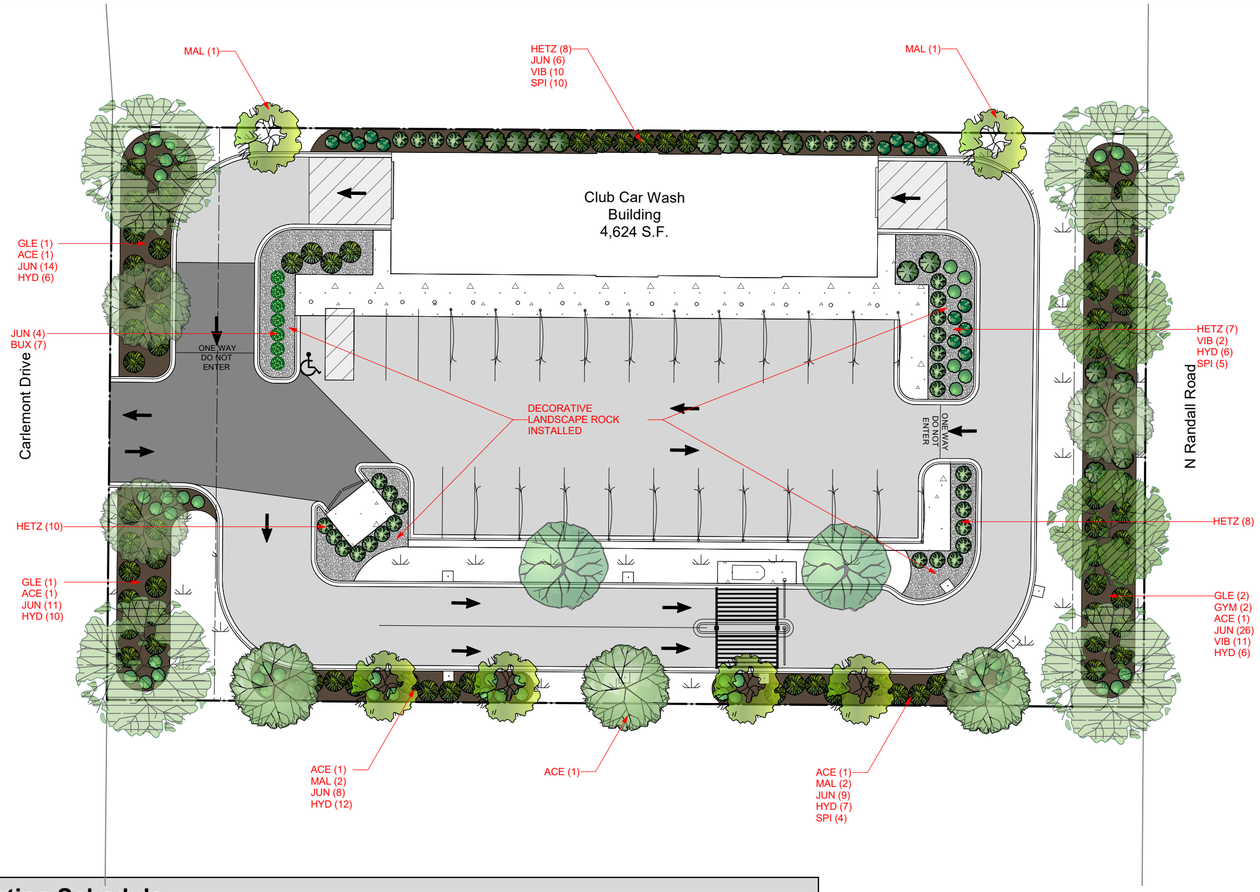
SITE PLAN

DATE 11/2025
FILE 6258054D
JOB NO. 6258013-178

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

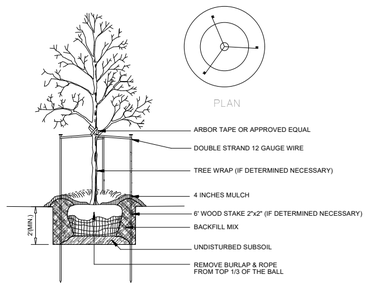
SHEET NO. 3

File: R:\6200\6258\6258054\Dwg\6258054D.dwg
Plot Date: Apr 16, 2026 - 12:20pm
LAYOUT: SITE PLAN



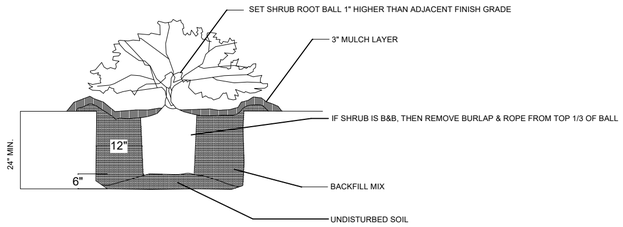
Planting Schedule

	Qty	Common Name	Botanical Name	Scheduled Size	Plant ID
Conifers					
	33	**Hetz Columnar Juniper**	Juniperus chinensis 'Hetzii Columnaris'	6' BB	HETZ
Shrubs					
	19	**Goldflame Spirea**	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 24"	SPI
	47	**Little Lime® Hardy Hydrangea**	Hydrangea paniculata 'Jane' USPP 22330	#5 - 24"	HYD
	78	**Sea Green Juniper**	Juniperus x pfitzeriana 'Sea Green'	#5 - 36"	JUN
	23	**Summer Snowflake Viburnum**	Viburnum plicatum f. tomentosum 'Summer Snowflake'	#5 - 24"	VIB
	7	**Wintergreen Boxwood**	Buxus microphylla 'Wintergreen'	#5 - 24"	BUX
Trees					
	2	**Eastern Hop Hornbeam**	Ostrya virginiana	2.5" Cal.	OST
	2	**Kentucky Coffeetree**	Gymnocladus dioicus	2.5" Cal.	GYM
	6	**Prairie Fire Crabapple**	Malus 'Prairie Fire'	2.5" Cal.	MAL
	6	**Red Maple, Swamp Maple**	Acer rubrum	2.5" Cal.	ACE
	4	**Skyline Honeylocust**	Gleditsia triacanthos inermis 'Skyline'	2.5" Cal.	GLE



TREE PLANTING

N.T.S.



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN/CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING

N.T.S.

Landscape Installation Notes:

GENERAL:

-Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

-Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.

-This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

-All planting beds adjacent to turf grass shall be edged with vinyl or steel landscaping edging.

-Individiual trees planting within turf grass shall have a 4' minimum diameter mulched tree ring.

PLANTING:

-When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by Landscape Contractor.

-All planting beds and trees should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

City of Crystal Lake Design Standards:

Parkway Tree Planting:

East (Carlemont Dr)	=	160'	/	40	=	4 Trees Required
West (N Randall Rd)	=	160'	/	40	=	4 Trees Required
						9 Trees Provided

Perimeter Landscaping:
A 15' continuous visual screen consisting of canopy, ornamental, or evergreen trees and both deciduous and evergreen shrubs has been provided along the East, West, North, and South property lines at the rate of 1 (one) canopy tree and 10 (ten) shrubs per 40 l.f.

1" = 30'

No.	Date	By	Revision Notes
1	12/17/25	MVG	
2	3/23/26	MVG	

Project Address

Club Car Wash
1501 Carlemont Drive
Crystal Lake, Illinois 60014

elevate outdoor

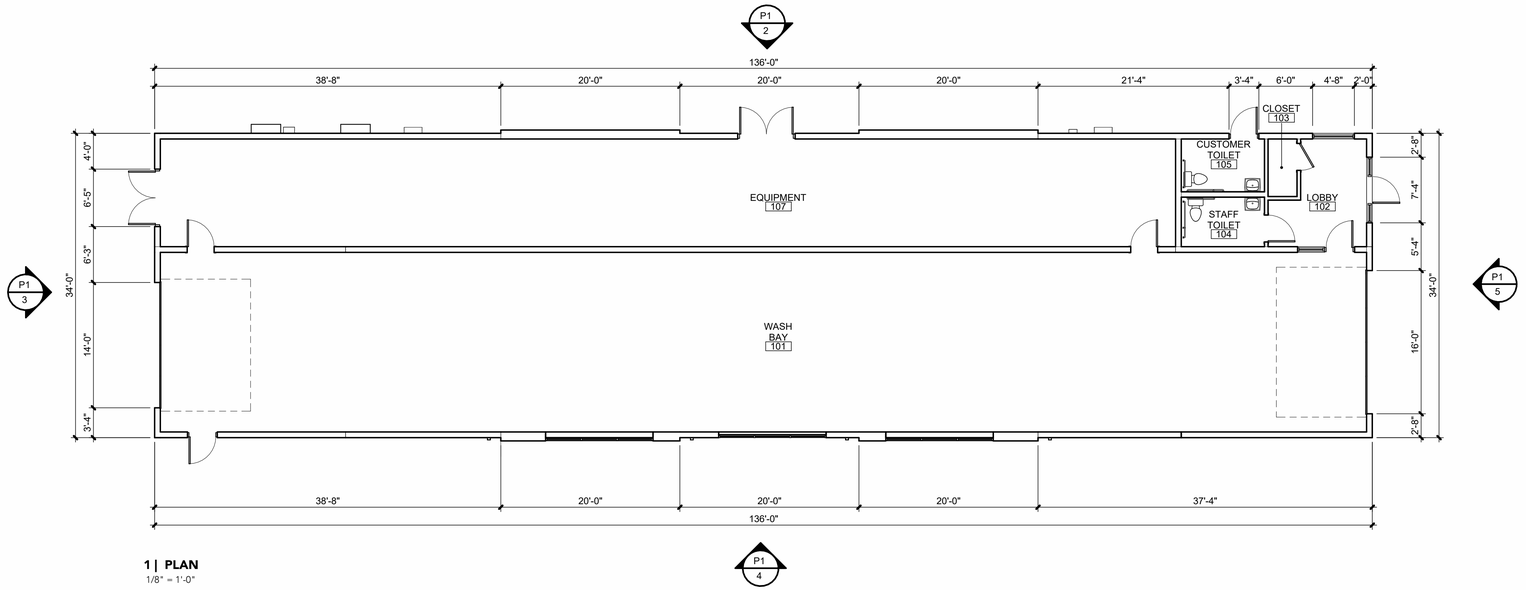
Design Firm
Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

Consultant
Mark Gawriluk
Member APLD

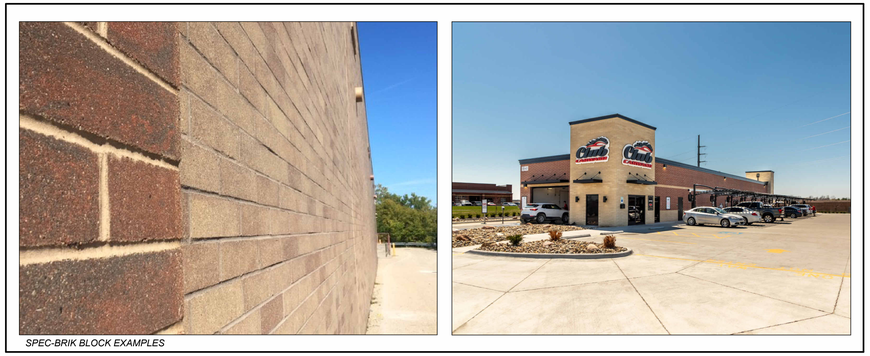
Project Title
Club Car Wash
Crystal Lake, Illinois

Sheet Title
Landscape Plan

Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 30'
Reviewed By	Sheet No.: L-1
Date: 3/31/2026	of 1



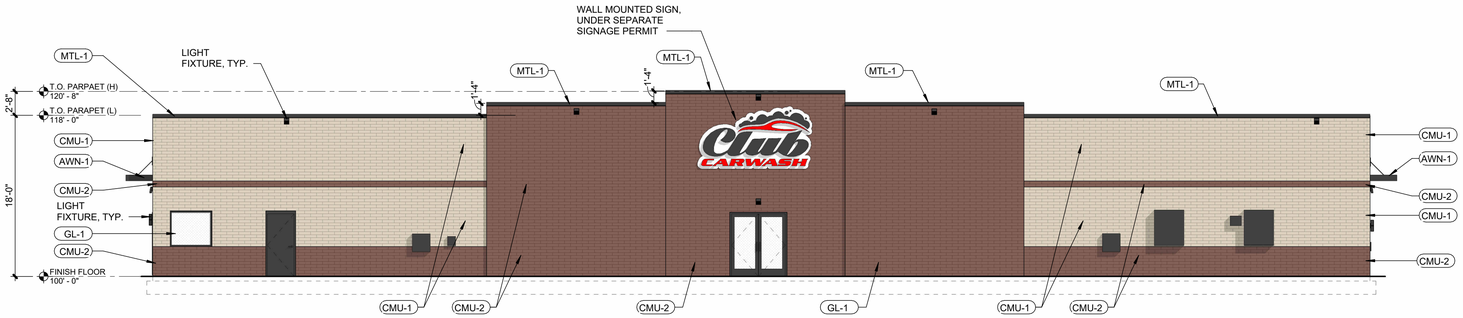
1 | PLAN
1/8" = 1'-0"



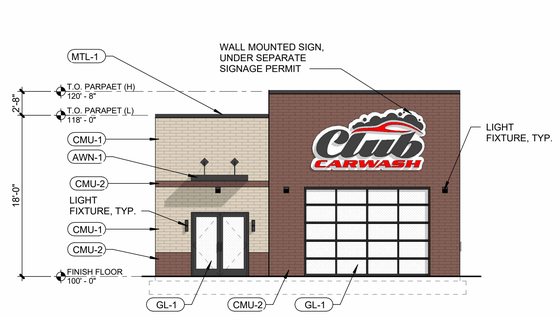
SPEC-BRIK BLOCK EXAMPLES

EXTERIOR MATERIAL LEGEND

- CMU-1 — ARCHITECTURAL SPEC-BRIK BLOCK (8" x 4" x 16") (INTEGRAL COLOR: CREAM)
- CMU-2 — ARCHITECTURAL SPEC-BRIK BLOCK (8" x 4" x 16") (INTEGRAL COLOR: TERRA COTTA)
- GL-1 — BLACK ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM W/ CLEAR GLASS
- GL-2 — BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM W/ GRAY SPANDREL GLASS
- AWN-1 — BLACK PREFABRICATED FLAT METAL AWNING PROVIDED AND INSTALLED BY OWNER
- S/DS — KYNAR-COATED SHEET METAL SCUPPER, DOWNSPOUT AND BOOT (COLOR: MATTE BLACK)
- MTL-1 — KYNAR COATED METAL COPING (COLOR: MATTE BLACK)

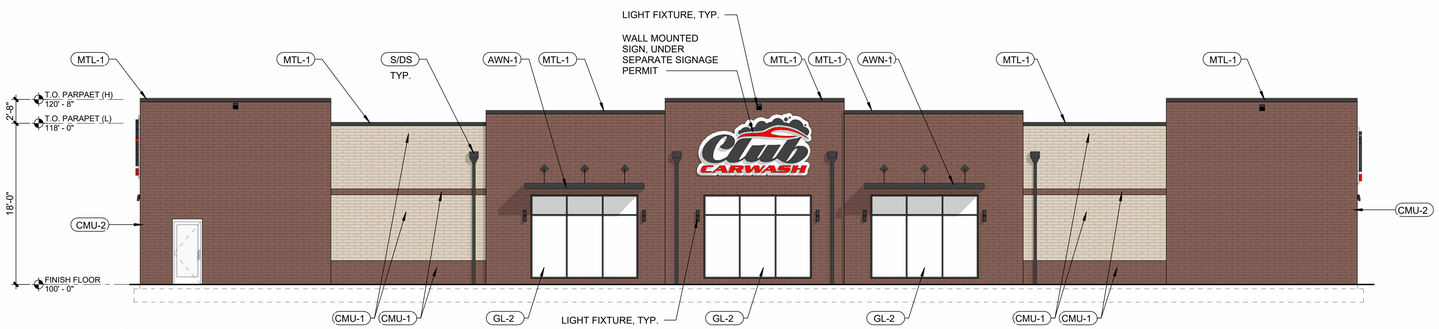


2 | NORTH ELEVATION
1/8" = 1'-0"

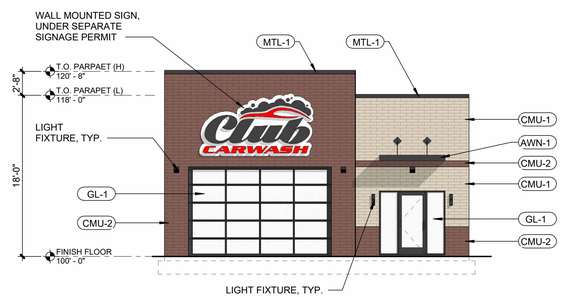


3 | WEST ELEVATION
1/8" = 1'-0"

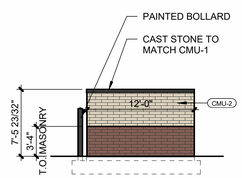
6 | TRASH ENCLOSURE- GATE ELEVATION
1/8" = 1'-0"



4 | SOUTH ELEVATION
1/8" = 1'-0"



5 | EAST ELEVATION
1/8" = 1'-0"



7 | TRASH ENCLOSURE- SIDE ELEVATION
1/8" = 1'-0"


FINKLE +
WILLIAMS
ARCHITECTURE

ZIGLIN SIGNS

636.390.8455
www.ziglinsigns.com

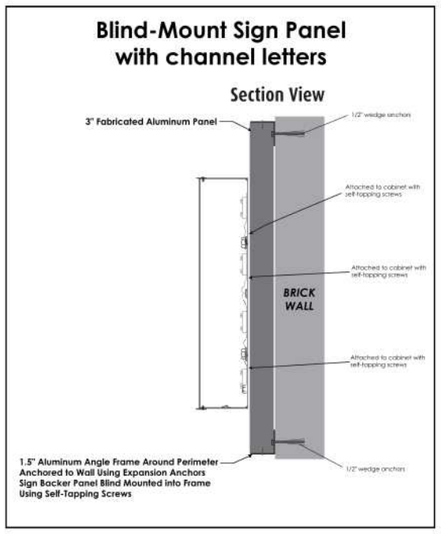
540 Vossbrink Dr.
Washington, MO 63090



SPECIFICATIONS Wall Sign

- Qty. 3
- 3" deep, welded aluminum sign cabinet
- Sign cabinet to be painted white
- Remote mount power supplies

Blind-Mount Sign Panel with channel letters



Customer:	Club Car Wash
Job/Est.#:	46265
Contact:	
Salesperson:	GN
Project:	Orchard Rd
Drawn By:	JY
Date:	03-30-2026

Revisions

Rev 1:
Rev 2:
Rev 3:
Rev 4:

Signature/Date Approval

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Disclaimers

NOTE: All dimensions shown are nominal and may vary on the finished product due to fabrication tolerances.

NOTE: Artwork proofs are best viewed using Adobe Acrobat. Other apps may produce unexpected color variations. Every attempt is made to match colors to specified branding and/or the PMS standardized color system, however no color matching scheme can guarantee an exact match due to environmental, printer, and online variables.

NOTE: Field verification survey required to determine actual sizes, conditions, materials, etc. before permitting, manufacturing and installation of new signs.

Sign Color Specs:

- Paint: Satin White
- Vinyl: Perforated Day/Night
- Acrylic: 2793 Red

Electrical Requirements
(1) 20amp 3-wire
120V-277V Circuit





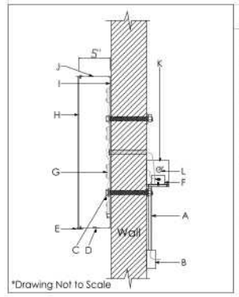
SPECIFICATIONS Wall Sign - Channel Letters Detail

Club Carwash Logo

Suds & "Club"
- 3" deep channel letters
- Faces: White acrylic
- Vinyl: Perforated day/night
- Trimcap: Black
- Returns: Black
- Illumination: White LED's

Car & "CARWASH"
- 3" deep channel letters
- Faces: Red acrylic
- Trimcap: Red
- Returns: Red
- Illumination: Red LED's

Cross Section - Direct Mount LED Channel Letters/Module



A	1/2" EMT of Flex Conduit
B	J-Box (By others)
C	Appropriate fasteners
D	1/4" Drain Holes
E	3/4" Trimcap
F	12 Volt Power Supply
G	LED Modules
H	3/16" Acrylic Faces
I	.063" Aluminum Backs
J	.040" Aluminum Returns
K	Power Supply Enclosed
L	On/Off Disconnect Switch

Sign Color Specs:

- Returns & Trimcap: Black
- Vinyl: Perforated Day/Night
- Acrylic: 2793 Red
- Returns & Trimcap: Red

636.390.8455
www.ziglinsigns.com

540 Vossbrink Dr.
Washington, MO 63090

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Job/Est.#:	46265
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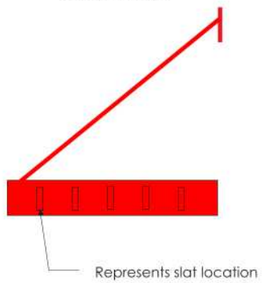
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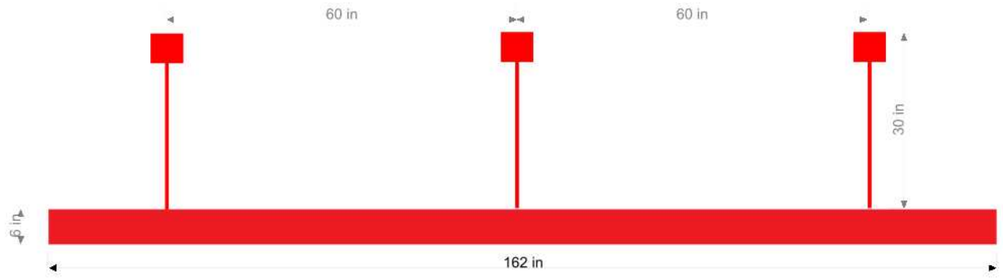
SPECIFICATIONS

- Qty. 6 total
- Aluminum fabricated sunshade canopies
- 2x6 frame and 1x4 slats
- Painted Hotrod Red MP10224
- Turnbuckles are 5/8" all thread with adjustable coupling
- Mounting plates are 6" x 6" x 1/2" thick

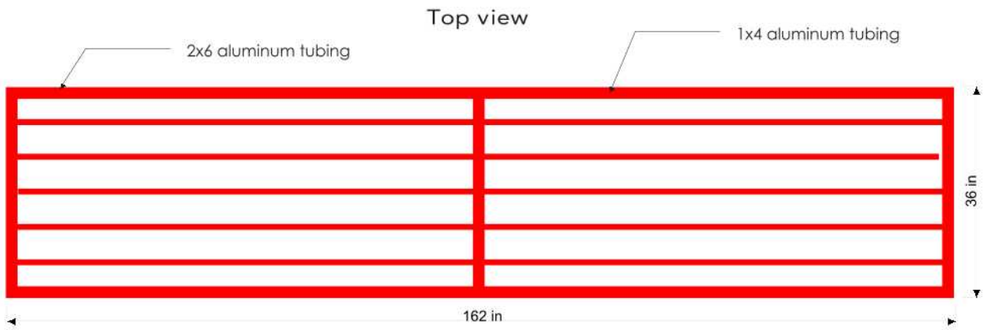
Side view



Front view



Top view

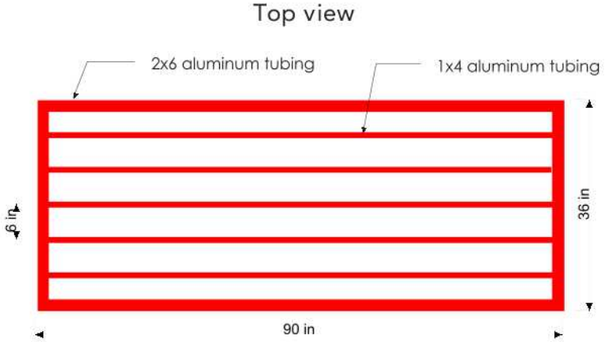


Qty: 4

Front view



Top view



Qty: 2

Sign Color Specs:

Paint - Hotrod Red MP10224

ZIGLIN SIGNS
636.390.8455
www.ziglinsigns.com
540 Vossbrink Dr.
Washington, MO 63090

Customer:	Club Car Wash
Job/Est.#:	46265
Contact:	
Salesperson:	GN
Project:	Orchard Rd
Drawn By:	JY
Date:	03-30-2026

Revisions

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Rev 2:

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Club Car Wash - 3801 Orchard Rd., Oswego, IL 60543

ZIGLIN SIGNS

SPECIFICATIONS

- Qty. 1
- Double-sided monument sign

ID Cabinet
- Welded aluminum construction
- Cabinet painted white
- Routed aluminum face
- 3/4" thick push-thru acrylic logo and letters
- Vinyl graphics applied
- White LEDs
- Disconnect switch

Base
- Applied faux brick
- Black cap

Permitting (B-1 Zoning)
- Allowance: 50 sq' sign face x 10' tall overall height
- Sign face: 114"w x 63"h = 49.9 sq'



Sign Color Specs:

- Paint: Satin Black
- Paint: Satin White
- Vinyl: Perforated Day/Night
- Vinyl: Oracal 8800-031 red
- Faux Brick: Cape Cod

Electrical Requirements
(1) 20amp 3-wire
120V-277V Circuit

636.390.8455
www.ziglinsigns.com

540 Vossbrink Dr.
Washington, MO 63090

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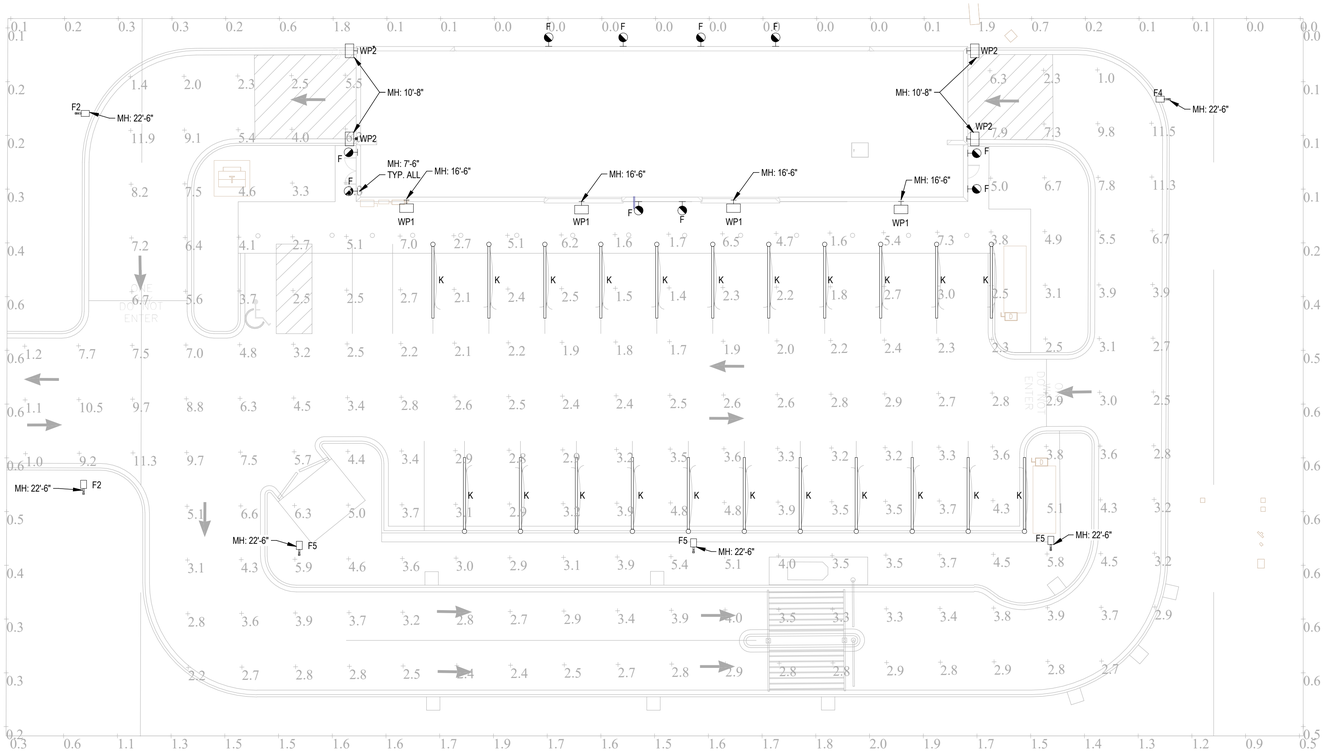
Rev 1: 9/25/23
Rev 2:
Rev 3:
Rev 4:

Signature/Date Approval

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NOTE: Field verification survey required to determine actual sizes, conditions, materials, etc. before permitting, manufacturing and installation of new signs.



PHOTOMETRIC PLAN

1/16" = 1'-0"

SITE LIGHTING SCHEDULE

MARK	MANUFACTURER	*MODEL NO.	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
F	AFX	BVYW0406LAJUDBK	SCONCE DOWN LIGHT	120	0.12	10	600	4000	80	LED	WALL	
F2	MCGRAW EDISON	GALN-SA4C-740-U-SLR-HSS	POLE LIGHT	277	0.77	213	19973	4000	80	LED	POLE	WITH BLACK SSS POLE AND HOUSE SIDE SHIELDS
F4	MCGRAW EDISON	GALN-SA4C-740-U-SLL-HSS	POLE LIGHT	277	0.77	213	19973	4000	80	LED	POLE	WITH BLACK SSS POLE AND HOUSE SIDE SHIELDS
F5	MCGRAW EDISON	GALN-SA4C-740-U-SMQ	POLE LIGHT	277	0.77	213	29169	4000	80	LED	POLE	WITH BLACK SSS POLE
K	G&G INDUSTRIAL	GPX8-S-O	VACUUM ARCH LIGHT	120	0.3	36	4800	4000	80	LED	POLE	PROVIDE WITH FULL CUT-OFF SHROUD/SHIELD
WP1	LUXMARK	XTOR4B-W	WALL PACK	277	0.14	37.7	4205	4000	80	LED	WALL	
WP2	LUXMARK	XTOR1B-W	WALL PACK	277	0.04	12.2	1418	4000	80	LED	WALL	

* OR EQUAL

AFX

LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

Beverly LED Outdoor Sconce
BVYW Series

Features
This outdoor LED light is ideal for security and general lighting. Available in 1-light and 2-light. Provides lighting in residential, commercial, and hospitality applications.
Fixture mounts to standard junction box (not included).

Construction
Die-cast aluminum construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish
Black powder coated or Satin Nickel finish.

Diffuser
Clear acrylic diffuser(s).

Electrical
Input 120-277 VAC 60 HZ.
0-10V dimming (120-277V), TRIAC (120V).
Minimum starting temp -4° F / -20°C

LED
Fixture includes a LED modules capable of producing:
10W = 600 delivered lumens
20W = 1200 delivered lumens
Selectable 2700K, 3000K, 3500K, 4000K, 5000K (CCT).
Rated for 50,000 hrs., 90 CRI.

Certification
All fixtures are cETLus listed for wet locations.
Title 24Jx8 Compliant

Warranty
Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

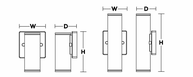
Specifications and dimensions subject to change without notice.

1-Light



2-Light





Black	Satin Nickel	LED	Delivered Lumens	Adjustable CCT	H	W	D
BVYW0406LAJUDBK	BVYWG406LAJUDSN	10W	600	2700K/3000K/3500K/4000K/5000K	10"	4-1/8"	3-1/2" (1-Light)
BVYW0406LAJUDBK	BVYWG406LAJUDSN	20W	1200	2700K/3000K/3500K/4000K/5000K	10"	4-1/8"	3-1/2" (2-Light)

2345 N. Ernie Krueger Circle • Waukegan, IL. 60087 • P: 847.249.5970 • F: 847.249.2618 • AFXinc.com R1/23

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

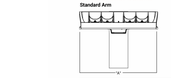
Product Certifications

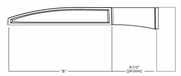
Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems
- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm





Pole Drilling Patterns
Type "A"



Number of Light Squares	Width 'A'	Housing Length 'B'	Weight with Standard or Old Arm	EPA with Standard or Old Arm
1-4	16"	23"	29 lb	0.95
5-6	22"	23"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES
For arm selection requirements and additional line art, see Mounting Details section.

Notes:
1. Refer to www.mcgraw-edison.com for complete qualification. Not all product variations are DLC qualified.
2. Not CalTitle 24/JA8 CCT and warmer only. Sold/ordering optional.

COOPER Lighting Solutions

P830050ZEN page 1
April 19, 2023, 2:12 PM

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, mom-and-pop facilities, apartment buildings, institutions, schools, stairways and loading docks ieas.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door with no screws. The rugged door styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 36W model. Patented secure lock hinge feature allows for easy installation and electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and is available in square, 4" square, round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece gasket seals door, lens and back box. Minimum 5 " wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector for superb efficiency and illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 36W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 70% lumen maintenance at over 73,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme weather conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

Lumark

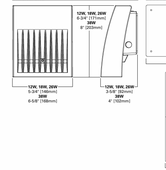
Catalog #		Type	
Project			
Comments		Date	
Prepared by			



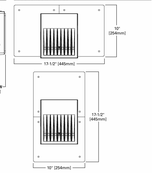
XTOR
CROSSTOUR LED

APPLICATIONS
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
Dark Sky Approved (Fixed mount, Full cutoff models only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
IP66 Ingress Rated
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
Electrical Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR4B, XTOR8B, XTOR8B-U-24
1.0 (0.09 m²)

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

*www.designlights.org

TCP614013EN
December 14, 2021 5:37 PM

G&G
INDUSTRIAL LIGHTING
T (630) 285-9780 E sales@ggled.net
www.ggled.net

Date:
Project:

cULus LISTED DIRECT AC DRIVERLESS

GPX DRIVERLESS LINEAR



Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Features

Maintenance-Free Driverless Design
Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.

Easy to Install Quick-Connect Cabling
Convenient push-and-click connectors and cabling make GPX Series fixtures easy to install and daisy chain.

Coextruded Copolyester/Aluminum Housing
Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heatsinking characteristics for long lifetime.

Superior Chemical & UV Resistance
Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

Performance Summary

Delivered Light Output: up to 8,000 Lumens

Efficacy: 130 LPW

CRI: Typical 85 CRI

CCT: 5000K & 4000K

Lifetime: Designed to last 100,000 Hours at 25°C

Warranty: 5 Years (See gglled.net for Terms)

Mounting: Ceiling or Wall

Protection Class: IP67

Voltage: 120 VAC or 277 VAC Input

Maximum Run Length: Refer to the Table on Page 2

Ambient Temperature: -40°C to 50°C

Ordering Information

Product Length	Lumen Output	Color Temp.	Lens Diffusion	UV Protection	Through-Wired	Voltage
GPX						
2 2 Foot **4** 4 Foot **6** 6 Foot **8** 8 Foot	**SO** Standard Output 90+ Lumens/Ft. **HO*** High Output 120+ Lumens/Ft. *Available in 2', 4' & 8' only	**50K** Standard 5000 Kelvin **40K** 4000 Kelvin *N/A in 2' HO	**Blank** standard Diffused Resistant Clear Lens **GC** Lens scored, Diffused Resistant Lens with Added Diffusion Bead	**Blank** standard No Coating, Rated for Indoor Use **UVO** Outdoor Rated with UV-Blocking Coating	**Blank** standard Connectors or Caps & Output for Ability to Daisy Chain Inbuilds **SE** Single-Ended Connectors Only, No Daisy Chain, for Standalone Install	**120V** 120 VAC Input **277V** 277 VAC Input

Power & Connection Accessories

Cable	Type	Length	Wire
*No Jumper Cable Required on End-to-End Connection			
GPX-JMP-1	Jumper	1ft	18 AWG SJTW
GPX-JMP-2	Jumper	2ft	18 AWG SJTW
GPX-JMP-4	Jumper	4ft	18 AWG SJTW
GPX-JMP-8	Jumper	8ft	18 AWG SJTW
GPX-LDR-10	Leader Cable	10ft	18 AWG SJTW
GPX-LDR-25	Leader Cable	25ft	18 AWG SJTW

Mounting Hardware	Description
GPX-MNT-M4	Non-Metallic Quick Latch
GPX-MNT-SS	Stainless Steel Bolt Latch

*For serviceability and expansion/contraction considerations G&G limits the number of luminaires connected end-to-end (without a jumper cable) to a maximum of 4.

Rev Date 22 1108

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ISSUE TITLE	DATE
PRELIMINARY ISSUE	04-02-2026

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PRELIMINARY NOT INTENDED FOR CONSTRUCTION

Shane Floyd, P.E. APRIL 2ND, 2026
62.071994
IL Certificate of Authority #184.004779

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Illinois Certificate of Authority # 184.004779

PROJECT No.	DESIGNED BY
COL26033	NCC
DRAWN BY	CHECKED BY
NCC	SLF

PROJECT

CLUB CAR WASH

1501 CARLEMONT DR
CRYSTAL LAKE, IL

SHEET TITLE

PHOTOMETRIC PLAN

SHEET NUMBER

MEP4

Ord. No. 7973
File No. 316

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A REZONING TO B-2 PUD GENERAL COMMERCIAL, PRELIMINARY PLAT OF SUBDIVISION, PRELIMINARY PLANNED UNIT DEVELOPMENT AND SPECIAL USE PERMIT FOR 1501 CARLEMONT DRIVE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-00163) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Special Use Permit for a four-lot commercial development and car wash; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on September 30, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on October 18, 2023 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and Special Use Permit, and

WHEREAS, on October 18, 2023, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and Special Use Permit be approved, all as more specifically set forth in the minutes from the Planning and Zoning Commission in Case #PLN-2023-00163, dated as of October 18, 2023; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and Special Use Permit be issued as requested in said Petition.

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

Section I: Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Special Use Permit for a four-lot commercial development and car wash for the property commonly known as 1501 Carlemont Drive (19-18-477-001) Crystal Lake, Illinois are hereby approved.

Section II: Said Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and Special Use Permit is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Da Rosa, dated 08/10/2023, received 09/27/2023)
   B. Architectural Plans (Adams Design Group, Ltd., dated 09/07/2023, last revised 10/04/2023, received 10/05/2023)
   C. Preliminary Engineering Plan (Engineering Resource Associates, dated 08/14/2023, last revised 10/04/2023, received 10/05/2023)
   D. Preliminary Landscape Plans (IRG Ives/Ryan Group, Inc., dated 08/15/2023, last revised 09/14/2023, received 09/14/2023)
   E. Preliminary Plat of Subdivision (Luco Surveying, undated, received 08/10/2023)
   F. Preliminary Site Lighting Plan (Cooper Lighting Solutions, dated 07/31/2023, received 08/14/2023)
   G. Stormwater Memo (Engineering Resource Associates, dated 09/07/2023, received 09/14/2023)

2. Architecture – Car Wash:
   A. Use building material colors that would complement the surrounding commercial buildings.
   B. Vacuum apparatus must be neutral in color and cannot be a primary color.

3. Landscape Plan:
   A. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.
   B. Provide the UDO requirement for landscaping around freestanding signs.
   C. Provide the condition of the existing street trees on the property.
   D. Work with staff to increase landscaping along Carlemont Drive.
   E. Car wash mechanical equipment, including vacuums must be screen with landscaping.

4. Signage:
   A. Final sign plans must be submitted.
   B. No wall mounted lighting or ground mounted lighting shall be installed to illuminate sections of the wall to further create the appearance of signage.

5. The Final Plat of Subdivision shall label with Lots 1-4.

6. The Traffic Study must be finalized prior to Final Planned Unit Development. The traffic study shall be updated to include the site plan dated September 12, 2023. Any requirements from the traffic study must be implemented in the Final PUD plans.

7. Each lot requires Final Planned Unit Development approval. Any revisions to the approved site plan and/or additional variations requested may be subject to a Preliminary Planned Unit Development Amendment.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

Section III: That the City Clerk be and is hereby directed to amend the Official Zoning Map and all pertinent records of the City of Crystal Lake to show the issuance of a Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development, and 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, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 7th day of November, 2023.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas by Nick Hammonds, Deputy City Clerk
Nick Kachiroubas, CITY CLERK

Passed: November 7, 2023
Approved: November 7, 2023