#2012-37
Brilliance Honda
Project Review for Planning and Zoning Commission

Meeting Dates: June 6, 2012

Requests:
1) Final PUD Amendment for exterior building, site changes and signage for this watershed PUD.
2) Final Plat of Subdivision to create two lots.
3) Special Use Permit for an electronic message center sign.

Location: 680 W. Terra Cotta Avenue

Acreage: 27.49 acres

Existing Zoning: "W" Watershed

Surrounding Properties:
North: "W" Vacant land
South: "B-2" Shell Station
East: "R-2, W, (various County)" auto uses, sign co. single family, vacant land
West: "W, B-1 County" Classic Oak, vacant land, single family

Staff Contact: Michelle Rentzsch (815-356-3615)

Background:

- This property was annexed and zoned in 2002, granted "W" watershed zoning with all the principal permitted uses in the "B-2" Highway Service district.
- The property is partially improved with an automobile dealership and service operation and the remaining land is vacant.
- Brilliance Honda is planning to relocate to this location, making improvements to the building and the site, and creating a second vacant lot.

Land Use Analysis:

- Details: The site layout would basically stay the same with the relocation of Brilliance Honda. The existing building would be refaced with a new facade on the south elevation and two small additions would be added to the northeast and southwest sides of the building. The front customer parking spaces and vehicle storage areas would basically remain the same. The gravel area in back of the building used for inventory storage would be improved with an approved surface and extended to the north. The petitioner's engineers have worked closely with the City to meet the requirements of the City's stormwater and watershed ordinances.

- Limited Use Criteria: The UDO allows for auto dealerships to operate as long as the limited use criteria are met. The proposed dealership meets the criteria, which are provided below.

- Architectural Elevations: The colored renderings that were submitted illustrate a new front facade with a central entrance feature and modern design elements that are customarily found in Honda dealerships.
- Parking: Customer parking is shown on the south, north and east sides of the building, to accommodate car shoppers and service customers, respectively. The spaces provided meet the UDO requirements for this use.
- Signage:
  Wall signs: three main identifications signs are shown: "Brilliance" 82.74 sf, "Honda" 56 sf, and the "H" emblem 79 sf as well as some directional wall signage to assist customers. Given the UDO ratios for buildings with certain lineal frontage, distance from the ROW and sign name length, the wall signage meets the UDO requirements.

  Freestanding signs: The UDO permits one freestanding sign that is 80 sf in area and 9 feet tall. The other car dealerships within Crystal Lake have more than one and taller freestanding signs than is permitted by the UDO. A summary chart is attached.

  Multiple freestanding way-finding signs are permitted that are 4 sf in area and 3 feet in height. The proposed way-finding signs are 10.64 sf in area and 4'9" in area. Two are shown, one at each entrance to the car dealership property.

  EMC sign: The proposed EMC sign does not meet the following criteria from the UDO:
  a) EMC sign lot must be located on Routes 14 or 31
  b) EMC cannot exceed 32 square feet or 40% of the sign's total area
  c) The proposed 40 foot height exceeds the UDO's requirement of 9 feet
  d) It is assumed that the other provisions regarding timing, illumination, duration, and other safety requirements are met with the proposed EMC sign.

Findings of Fact:

FINAL PLAT OF SUBDIVISION

A two-lot subdivision is proposed to create a 13-acre lot for the auto dealership and a vacant 13.326-acre lot. A publicly dedicated roadway provides access to Lot 2. The typical requirements for street trees, burial of aerial lines and installation of sidewalks should be deferred until the surrounding properties are required to provide these improvements.

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT & SPECIAL USE PERMIT

The petitioner is requesting approval of a Final PUD Amendment to allow changes to site, building and signage to accommodate the relocation of Brilliance Honda to this site. Additionally, a Special Use Permit is also being requested to accommodate the EMC sign, which does not meet all the criteria in the UDO. A PUD 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 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

☐ *Meets* ☐ *Does not meet*

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

   ☐ *Meets* ☐ *Does not meet*

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

   ☐ *Meets* ☐ *Does not meet*

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

   ☐ *Meets* ☐ *Does not meet*

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

   ☐ *Meets* ☐ *Does not meet*

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

   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

   ☐ *Meets* ☐ *Does not meet*

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

   ☐ *Meets* ☐ *Does not meet*

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

    ☐ *Meets* ☐ *Does not meet*

More specifically automobile sales and passenger car rental & leasing must comply with the following standards:

a. Display areas: All vehicle display areas must be paved with an approved surface (Approved surface shall mean asphalt/bituminous, concrete/P.C.C. and any surface that is approved by the City Engineer). Display areas shall be setback a minimum of 5 feet from all adjacent property lines and 10 feet from roadways.

☐ *Meets* ☐ *Does not meet*

b. Lighting: All lighting shall be designed and installed to prevent glare or excessive light spillover onto adjacent properties, in accordance with the requirements of Article 4-800, Exterior Lighting Standards.

☐ *Meets* ☐ *Does not meet*

c. Public Address Systems: If outdoor speaker or public address systems are installed, the maximum decibel level at the property line shall not exceed 55 where adjoining residential property and 65 where adjoining non-residential property.

☐ *Meets* ☐ *Does not meet*

d. Repair bays: Repair bays shall not front adjacent major arterial or collector right-of-ways or towards property that is residential property.

☐ *Meets* ☐ *Does not meet*

e. Landscaping: Landscaping is not required within or surrounding vehicle display areas. Parking lot landscaping in accordance with Article 4-400, Landscaping and Screening Standards shall be provided for employee and customer parking areas.

☐ *Meets* ☐ *Does not meet*

f. Elevated vehicles: For automobile sales uses, up to 2 new vehicles are permitted on an elevated display, with a maximum height of the structure display being no more than 5 feet.

☐ *Meets* ☐ *Does not meet*

g. Accessory uses: Accessory uses and structures, such as car wash facilities and their incidental functions (vacuums and air compressors) shall be set back a minimum distance of 50 feet from all rear and side property lines abutting residential property. These facilities shall not be open to the public, unless as Special Use Permit is obtained.

☐ *Meets* ☐ *Does not meet*

h. Parking on right-of-way: No vehicles offered for sale shall be parked on the public right-of-way.

☐ *Meets* ☐ *Does not meet*

2030 Comprehensive Land Use Plan Review:

The Comprehensive Land Use Plan designates the property in question as Commerce, which is intended for areas of commercial and business activity. The following goals are applicable to this request:

Land Use

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.***

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

Economic Development

Goal: ***Establish marketing efforts to attract and retain businesses throughout the City.***

Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application, Brilliance Land Management, received 5-21-2012
   B. Plat of Subdivision, Trotter, dated 5-22-12
   C. Site plan, DLA, dated 5-22-2012
   D. Architectural plans, DLA, dated 5-18-2012
   E. Sign information, Lawrence Signs, dated 5-11-12
2. Site Plan and Landscape Plan
   A. Indicate if the directional sign is to be located only at the entrances or by the building, too.
   B. Work with staff to provide some additional landscape for the residential to the west, once the final inventory storage plan is determined.
3. Signage
   A. The EMC should be lowered into a 9-foot tall sign that matches the other proposed signs or incorporated into the proposed main ID-freestanding sign, that should be lowered to more closely match the heights of the other auto dealerships in town.
4. Minor revisions are needed on the plat of subdivision document. Work with staff to finalize these changes.
5. To provide for the orderly improvement of this area, the installation of street trees and sidewalks and the burial of aerial utility lines is deferred until the surrounding properties are required to provide these improvements.
6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY
CASE # ~~____~~ 3 7 2012

PROJECT TITLE: Brilliance Land Management, LLC

RECEIVED
MAY 21 2012
BY:

ACTION REQUESTED:

_____Annexation
_____Comprehensive Plan Amendment
_____Conceptual PUD Review
_____Final PUD
__X__Final PUD Amendment
_X__Final Plat of Subdivision

_____Preliminary PUD
_____Preliminary Plat of Subdivision
_____Rezoning
_____Special Use Permit
_____Variation
_X__Other: Amend Annexation Agreement

Petitioner Information:

NAME: Brilliance Land Management LLC
c/o Kevin Keefe
ADDRESS: 210 N. Route 31
Crystal Lake, IL 60014
PHONE: 847 924 7800
FAX:
E-MAIL: WJO@mcmlaw.com

Owner Information:(if different)

NAME: Scherston Real Estate Investments LLC
c/o Mr. Ryan Farrell
ADDRESS: 50 N Virginia Street
Crystal lake Il 60014
PHONE: 8154592050
FAX: 815 459 9057
E-MAIL: Rfarrelll@zrfmlaw.com

Property Information:

Project Description: The petitioner is seeking a final PUD amendment for improvements in the watershed. Brilliance Honda intends to move and consolidate their various car lots onto the former car dealership at the corner of Rte 14 and Rte 176. To accomplish this move the petitioner seeks the approval of their expanded paved parking area, a new façade for the existing and expanded building and new signage.

Project Address/Location: 680 West Terra Cotta Ave , Crystal Lake Illinois the Northeast corner of Route 14 and Rte 176

PIN Number(s): part of 14 31 351 001, 14 31 201 003

Development Team:

Developer: Steve McDaniels, 2873 Highway 61 North, Maplewood, Mn 55109 phone 651 247 6500

Architect: Darwin Lindahl Architects 4124 Quebec Ave North, Ste 106, Minneapolis, Mn 55427 phone 763 560 0448

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, 815 459-5152, FAX 815-459-0290

Engineer: Hey and Associates 26575 W Commerce Dr Ste 60 Volo, Il 60073 phone 847 404 3303

Landscape Architect:

Planner:

Surveyor: Trotter & Assoc 5415 Business Parkway, Ringwood, Il 60072 815 728 0068 fax 815 728 1008

Other:

Signatures:

Brilliance Land Management LLC
By: Steve McDaniels cm 5/10/12
PETITIONER: Print and Sign Name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested actions.
Scherston Real Estate Investments LLC

By STANLEY J. CZERWIEN 5-21-12
OWNER: Print and Sign Name Date

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

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION

OF BRILLIANCE LAND MANAGEMENT LLC CONTRACT PURCHASER FOR THE APPROVAL OF A FINAL PUD AMENDMENT FOR IMPROVEMENTS IN THE WATERSHED

2012-37
LEGAL NOTICE

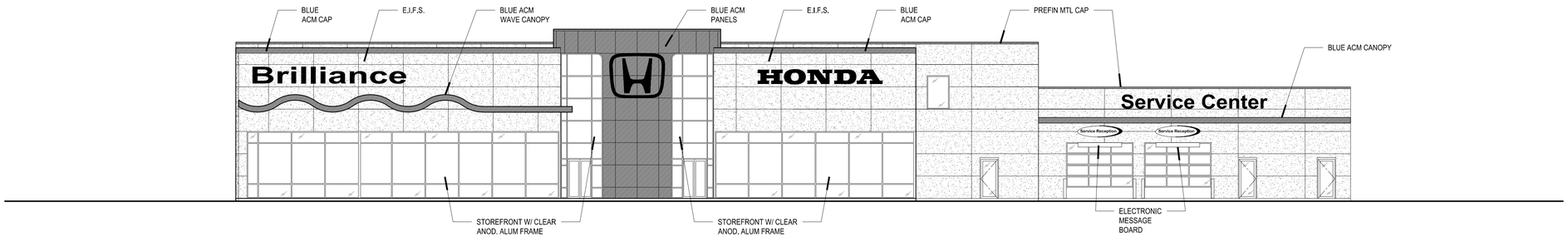
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Brilliance Land Management LLC. Contract Purchaser relating to o the property commonly known as 680 West Terra Cotta Avenue Crystal Lake, Illinois. The land cantains the site of a former car dealership.

The petitioner seeks a Final Planned Unit Development Amendment to allow changes to the building and site and to permit a new car dealership and signage as represented in the information and plans presented as part of this petition.

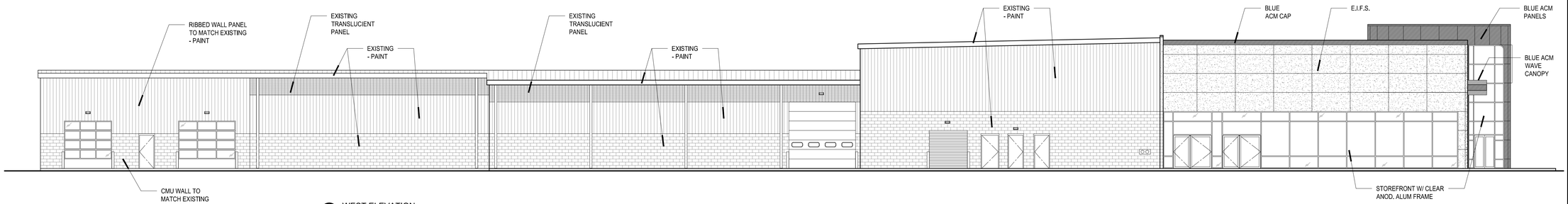
A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on June 6, 2012, at the Crystal Lake City Hall, 100 West Woodstock Street, Crystal Lake at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission,
City of Crystal Lake

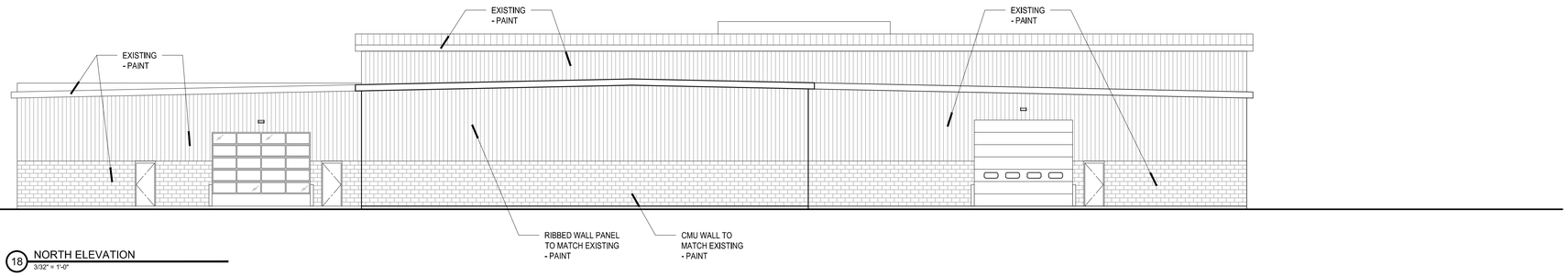
Prepared By
Joseph Gottemoller
MADSEN, SUGDEN &
GOTTEMOLLER
1 N. Virginia Street
Crystal Lake, Illinois, 60014
815 459 5152
(Published in the Northwest Herald
May 19, 2012)



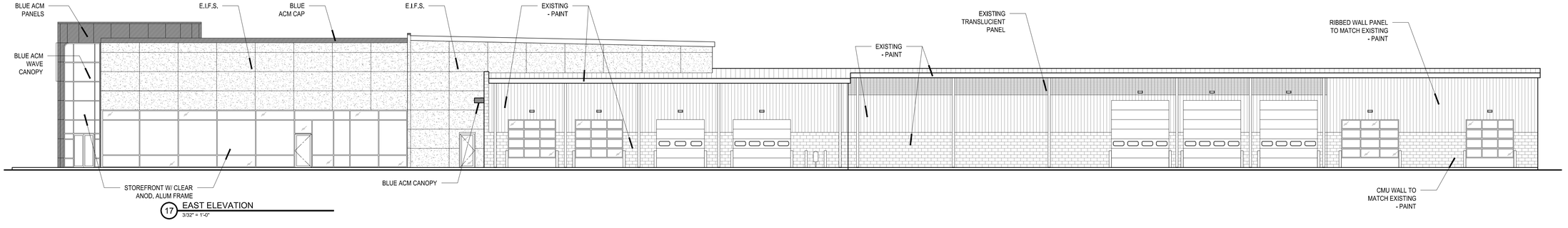
20 SOUTH ELEVATION
3/32" = 1'-0"



19 WEST ELEVATION
3/32" = 1'-0"



18 NORTH ELEVATION
3/32" = 1'-0"



17 EAST ELEVATION
3/32" = 1'-0"

Darwin Lindahl Architects, P.A.
4124 Quebec Ave. North, Suite 106
Minneapolis, Minnesota 55427
Ph:763.560.0448 Fax:763.560.0441
e-mail: lindahlarch@gmail.com

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Project # : 2011-53

PROPOSED FACILITY FOR:
BRILLIANCE HONDA
680 W. TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014

Revisions:

No:	Revision:	Date:

Certification:

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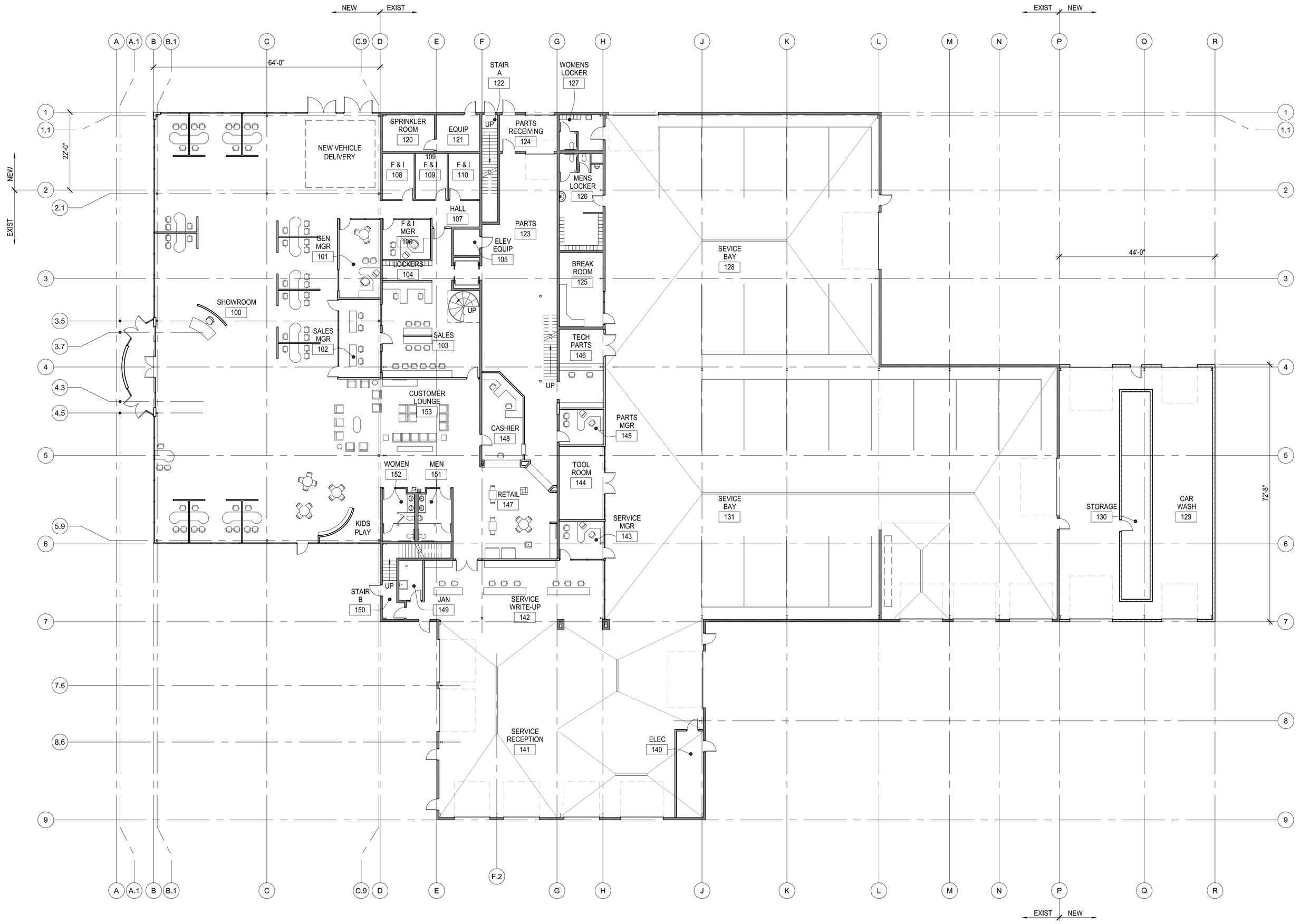
Drawing:
EXTERIOR ELEVATIONS

Sheet No:
A200

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Brilliance
HONDA
Service Center
SALES
PARTS
SERVICE
PARKING





1 FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

Darwin Lindahl Architects, P.A.
4124 Quebec Ave. North, Suite 106
Minneapolis, Minnesota 55427
Ph:763.560.0448 Fax:763.560.0441
e-mail: lindahlarch@gmail.com

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BRILLIANCE HONDA
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CRYSTAL LAKE, IL 60014

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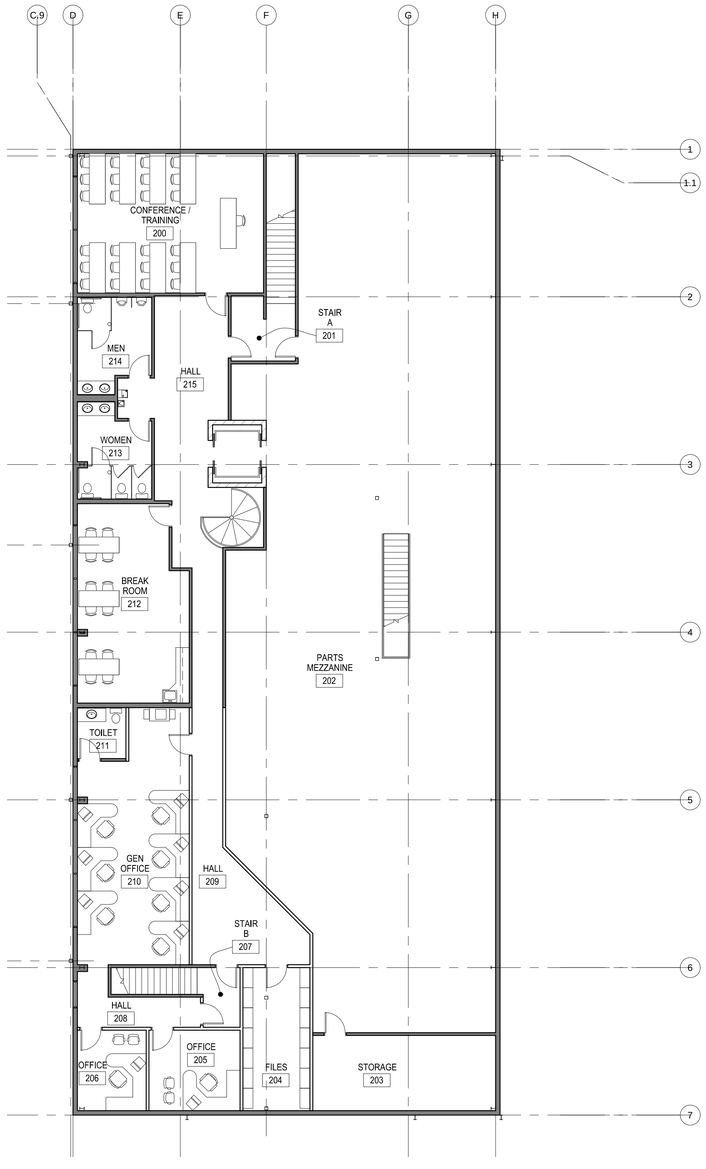
Drawing:

FLOOR PLAN - LEVEL 1

Sheet No:

A110

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Darwin Lindahl Architects, P.A.

4124 Quebec Ave. North, Suite 106
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e-mail: lindahlarch@gmail.com

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Project # : 2011-53

PROPOSED FACILITY FOR:

BRILLIANCE HONDA

680 W. TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014

Revisions:

No:	Revision:	Date:

Certification:

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Drawing:

FLOOR PLAN - LEVEL 2

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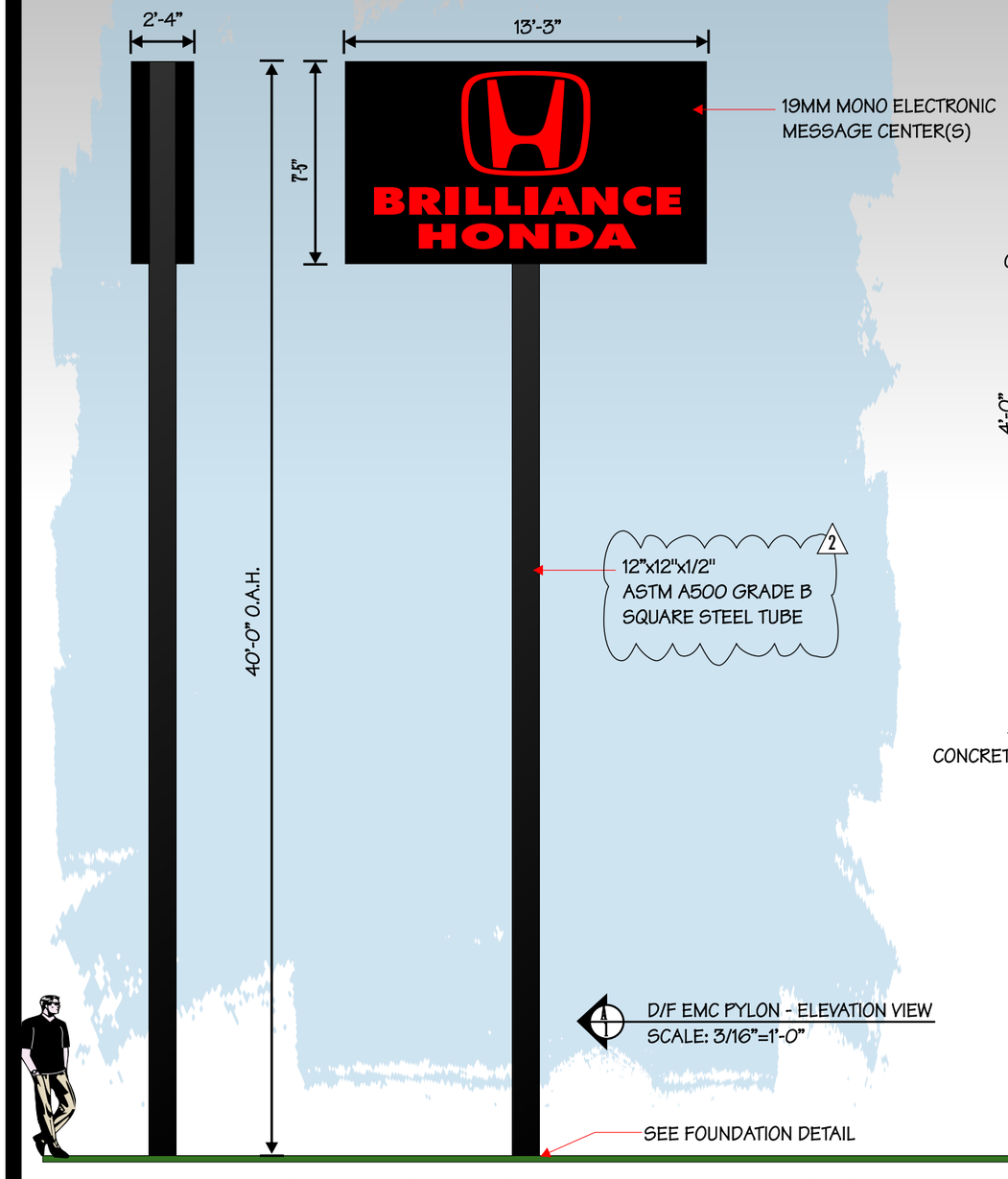
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CRYSTAL LAKE, IL

SIGN A

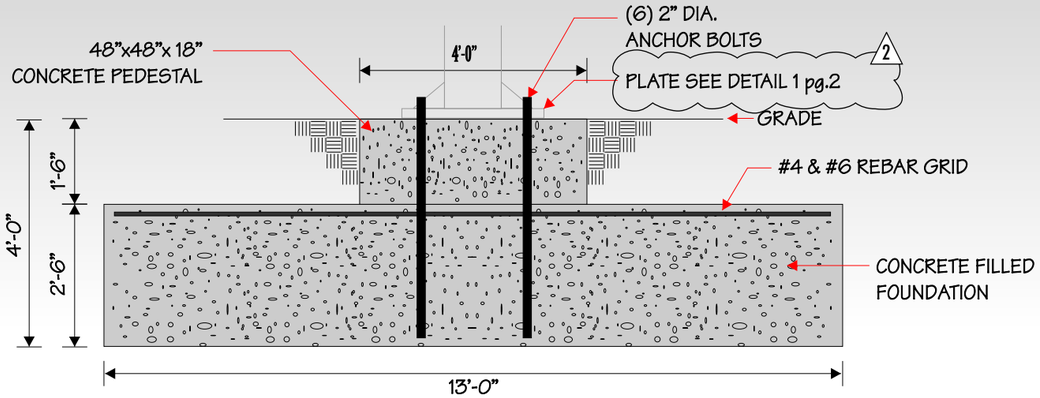
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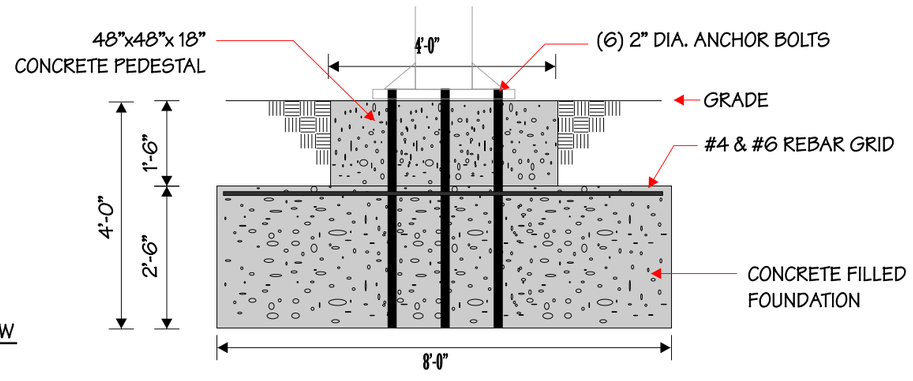
A1 D/F EMC PYLON - ELEVATION VIEW
SCALE: 3/16"=1'-0"

MONOCHROMATIC RED ELECTRONIC MESSAGE CENTER

- COLOR: RED LED
- DISPLAY CAPABILITY: 4096 SHADES
- VIDEO: PLAY PRE-RECORDED CLIPS UP TO 30FPS - ANIMATED TEXT & GRAPHICS
- PITCH: MONO 19MM
- WEIGHT: 2025LBS
- MATRIX SIZE: 112 X 208
- LOCATION: 50TH STREET SOUTH - SEE LOCATION (A) ON SITE PLAN



A2 EXISTING FOUNDATION DETAIL - SIDE VIEW
SCALE: 3/8"=1'-0"



A3 EXISTING FOUNDATION DETAIL - FRONT VIEW
SCALE: 3/8"=1'-0"

PRINTED COLORS & GRADIENTS AS SHOWN MAY VARY FROM ACTUAL FINISHED COLOR.

Lawrence Sign
945 PIERCE BUTLER ROUTE, ST. PAUL, MN 55104
WWW.LAWRENCESIGN.COM

HONDA
CLIENT-

CRYSTAL LAKE, IL
LOCATION-

JON JASPER
ACCOUNT EXECUTIVE-

HONDA - CRYSTAL LAKE, IL
DRAWING-

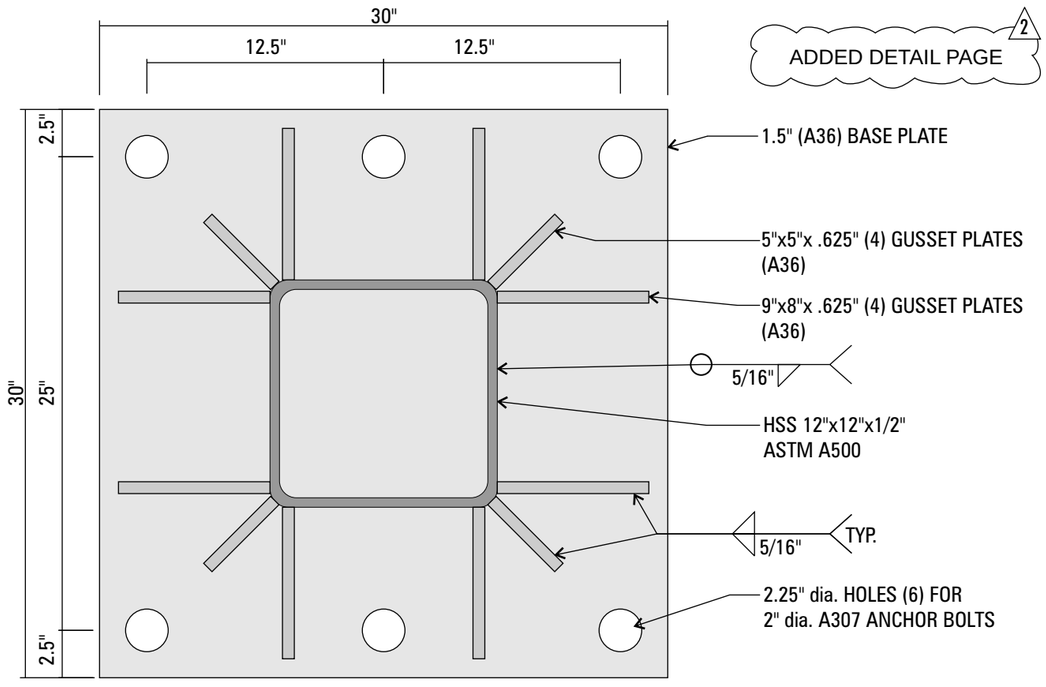
5-11-12
DATE-

REVISION-

CUSTOMER APPROVAL

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF LAWRENCE SIGN AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS OR TO PURCHASE FROM LAWRENCE SIGN A SIGN MANUFACTURED ACCORDING TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO ANYONE OTHER THAN EMPLOYEES OF YOUR COMPANY, OR USEOF THESE PLANS TO CONSTRUCT A SIGN SIMILAR TO THE ONE EMBODIED HEREIN, IS EXPRESSLY PROHIBITED AND WILL RENDER THE USER LIABLE FOR DAMAGES. COPYRIGHT 2008 © LS, INC. ALL RIGHTS RESERVED.

UL LISTED **ELECTRIC SIGN**



1 DETAIL: MATCH PLATE

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

ADDED DETAIL PAGE 2

PRINTED COLORS & GRADIENTS AS SHOWN MAY VARY FROM ACTUAL FINISHED COLOR.

Lawrence Sign
945 PIERCE BUTLER ROUTE, ST. PAUL, MN 55104
WWW.LAWRENCESIGN.COM

HONDA
CLIENT-

CRYSTAL LAKE, IL
LOCATION-

JON JASPER
ACCOUNT EXECUTIVE-

HONDA - CRYSTAL LAKE, IL
DRAWING-

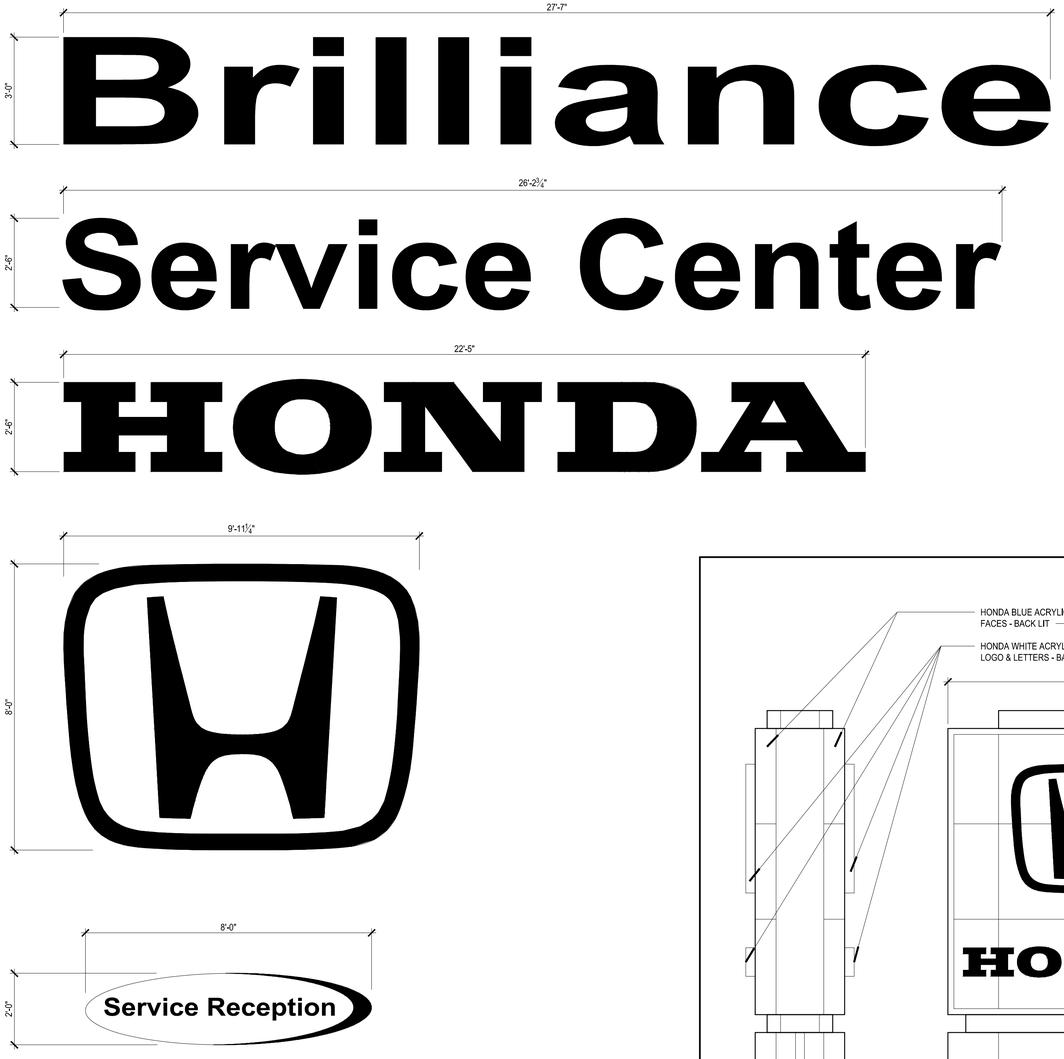
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DATE-

REVISION-

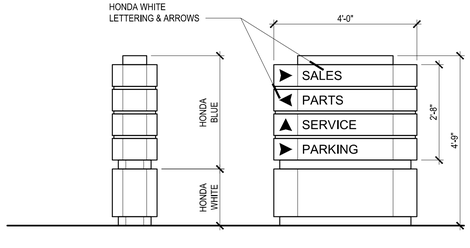
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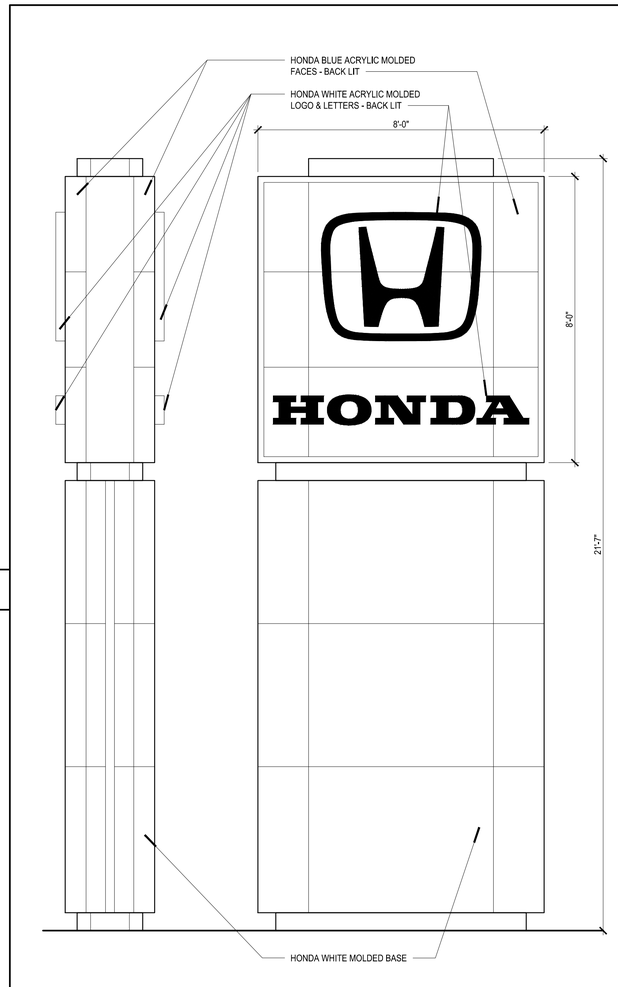
UL LISTED ELECTRIC SIGN



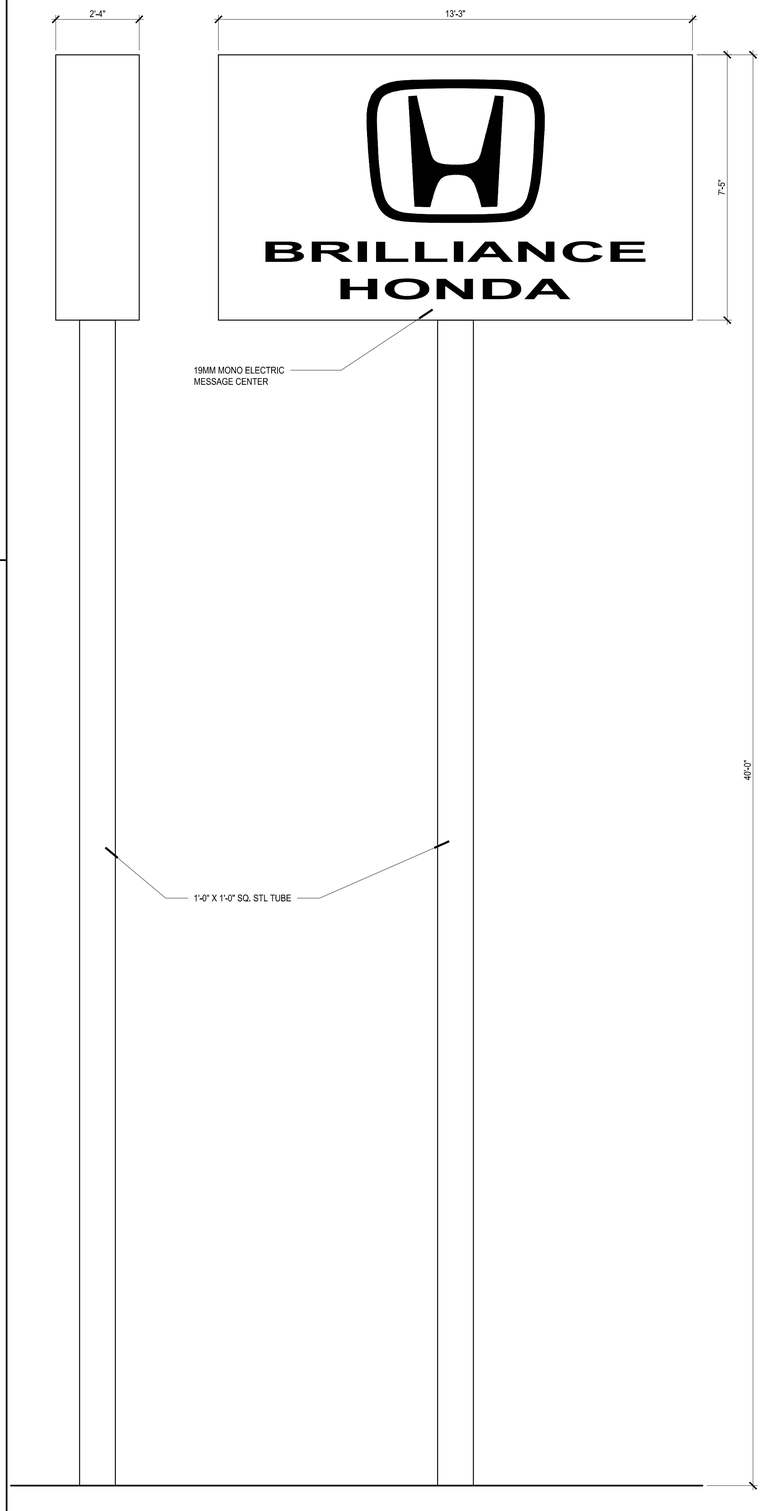
18 BUILDING SIGNAGE
1/2" = 1'-0"



17 SIGNAGE ELEVATIONS - MONUMENT SIGN C
1/2" = 1'-0"



13 SIGNAGE ELEVATIONS - PYLON SIGN B
1/2" = 1'-0"



5 SIGNAGE ELEVATIONS - ELECTRIC MESSAGE SIGN A
1/2" = 1'-0"

Darwin Lindahl Architects, P.A.
4124 Quebec Ave. North, Suite 106
Minneapolis, Minnesota 55427
Ph:763.560.0448 Fax:763.560.0441
e-mail: lindahlarch@gmail.com

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Project # : 2011-53

PROPOSED FACILITY FOR:
BRILLIANCE HONDA
680 W. TERRA COTTA AVENUE
CRYSTAL LAKE, IL 60014

Revisions:

No:	Revision:	Date:

Certification:
PRELIMINARY
NOT FOR CONSTRUCTION
PRINTED FOR: INFORMATION
DATE: 5/18/2012

Drawing:
SIGNAGE ELEVATIONS

Sheet No:
A220

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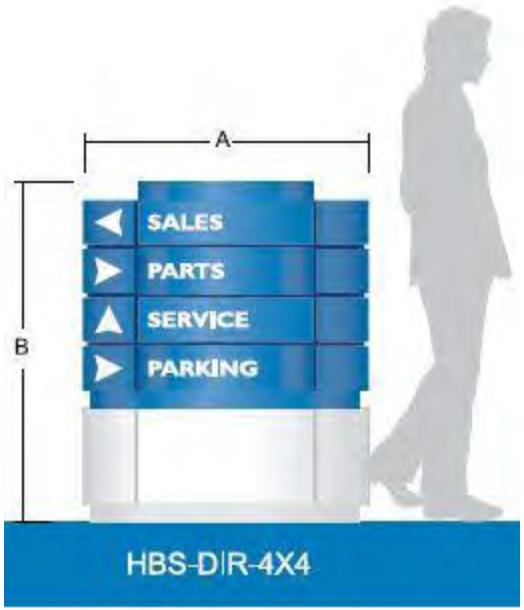
Brilliance Honda Signage

Site Signage



8X8X21	
A	8'-0"
B	8'-0"
C	21'-7"

Sign Type B
(Illuminated)



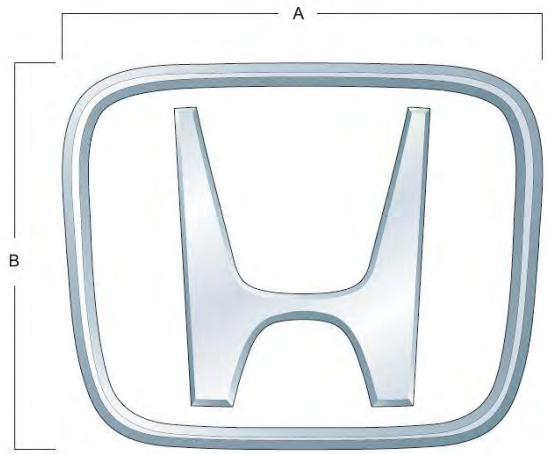
Directional Signs

4X4	3X3	2X2
A 4'-0"	A 3'-0"	A 2'-1 1/2"
B 4'-9"	B 3'-6 3/4"	B 2'-6 1/2"

Sign Type C
(Illuminated)

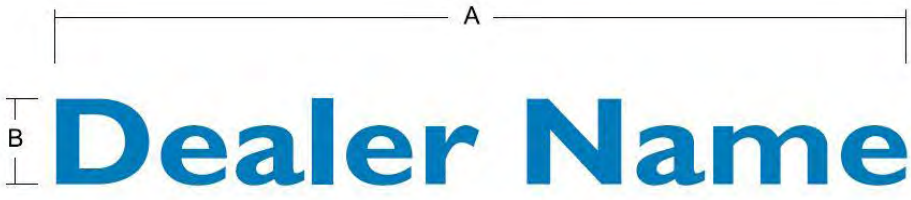
Brilliance Honda Signage

Building Signage



EMB-8X10	
A	9’-11 7/16”
B	8’-0”

Honda Emblem
(Non-illumated)



DLS-30	
A	VARIES
B	2’-6”

Dealer Name
(Illuminated)



HNL30	
A	22’-5 15/32”
B	2’-6”

Honda Name
(Illuminated)

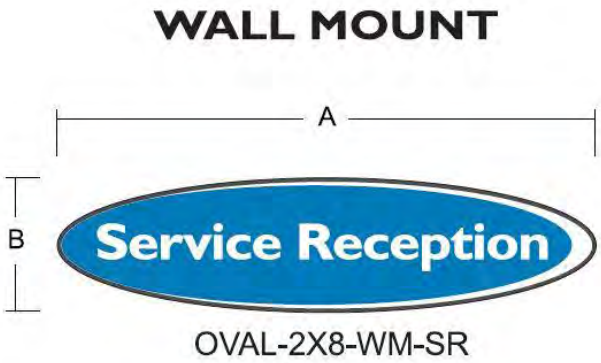
Brilliance Honda Signage

Building Signage



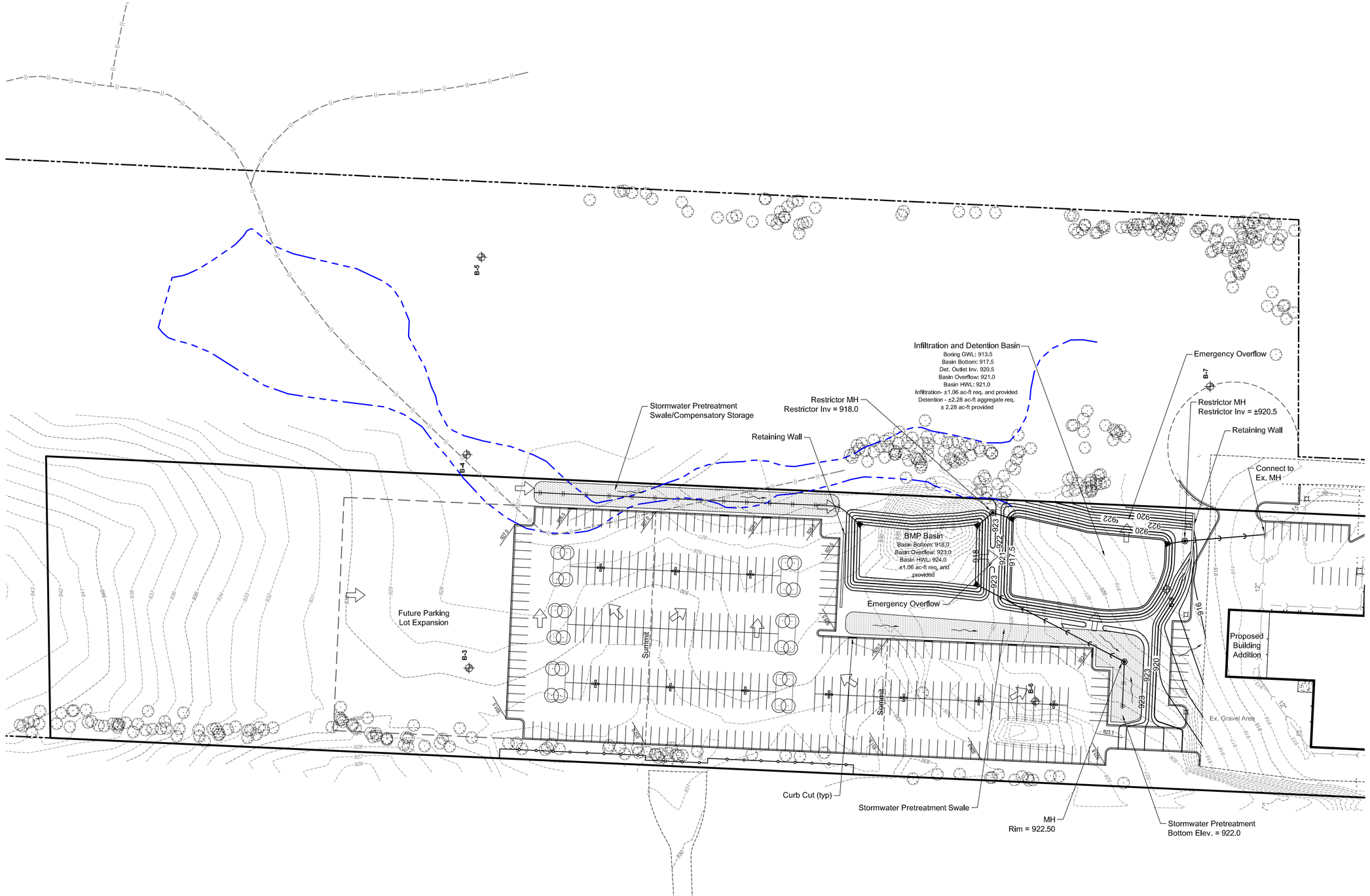
SCL30	
A	26’-2 25/32”
B	2’-6”

Service Center
(Illuminated)



2X8 Oval Signs	
OVAL-2X8	
A	8’-0”
B	2’-0”
C	2’-0”

Service Reception
(Illuminated)



0 50 100

Scale in Feet

N

LEGEND

- Property Line
- Project Area
- Existing Contours
- Proposed Contours
- 100-YR Floodplain Limits
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing Drain Tile
- Proposed Underdrain
- Existing Sanitary Sewer
- Existing Forcemain
- Existing Water Main
- Proposed Fence Line
- Ex. Storm Manhole
- Proposed Storm Manhole (MH)
- Ex. Catch Basin
- Ex. Inlet
- Ex. Flared End Section (FES)
- Proposed Flared End Section (FES)
- Ex. Sanitary Manhole
- Ex. Water Valve and Vault
- Ex. Fire Hydrant
- Ex. Light
- Proposed Light
- Ex. Tree
- Drainage Path
- B-7 Soil Boring Location
- 929.0 Proposed Spot Elevation

No.	Revision/Issue	Date

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

26575 West Commerce Drive, Suite 601
Volo, Illinois 60073
Office (847) 740-0888
Fax (847) 740-2888
Volo@Heyassoc.com

Professional Design Firm
License No. 184.002429

Brilliance Honda
Crystal Lake, Illinois

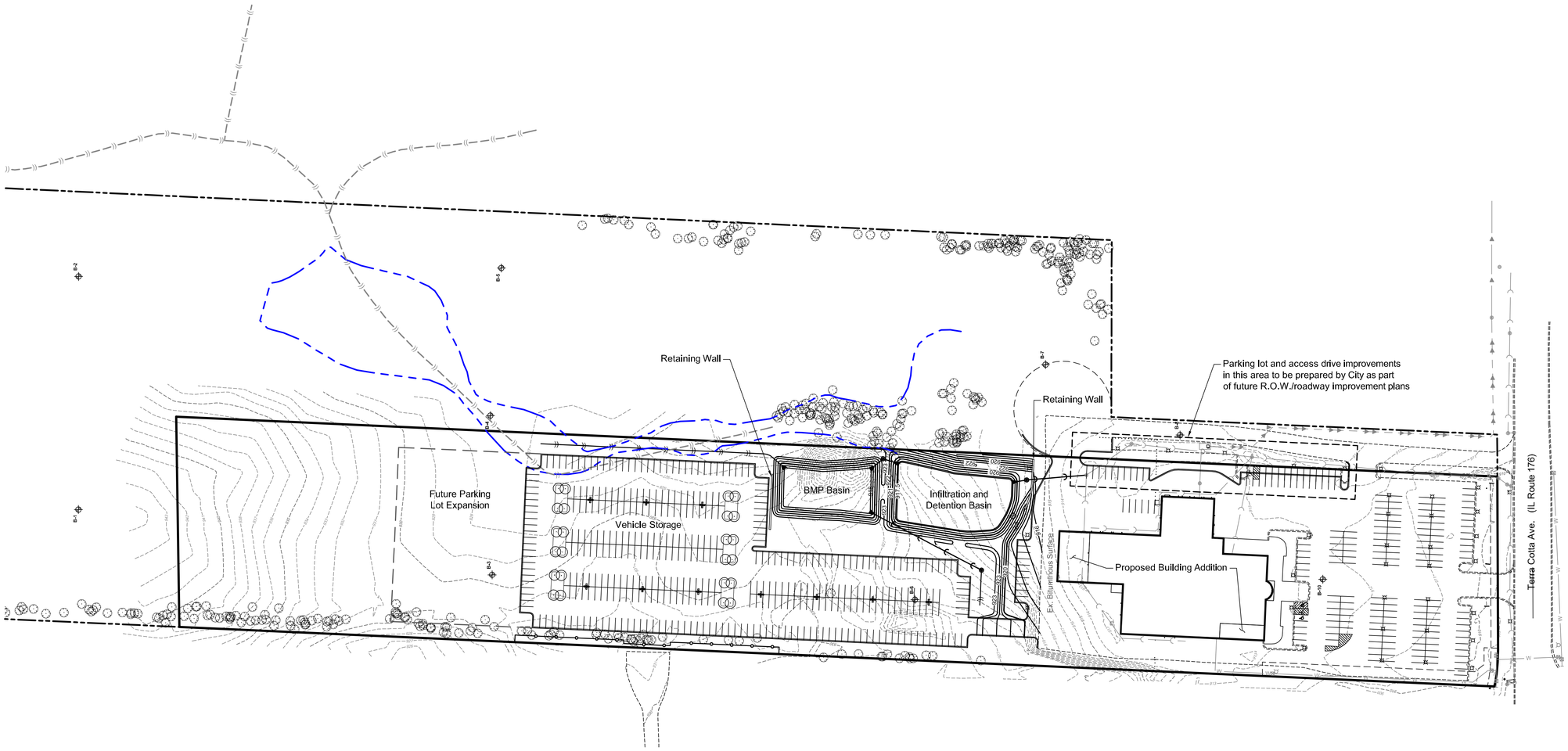
Grading and Drainage Plan

PROJECT NO:	12-0025	SHEET NO:
DESIGNED BY	DAK	5
DRAWN BY	CFR	
CHECKED BY	TLP	
APPROVED BY		
ISSUE DATE	05/18/2012	

Preliminary

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Fri 2/24/12 2:40:03 PM Brilliance Honda Valley Dr\Cad Data\Civil 3d\2012 Brilliance Honda Engineering Plans_Preliminary.dwg, 05-GG, 5/14/2012 8:08:15 AM



0 80 160

Scale in Feet

N

LEGEND

- Property Line
- Project Area
- Existing Contours
- Proposed Contours
- 100-YR Floodplain Limits
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing Drain Tile
- Proposed Underdrain
- Existing Sanitary Sewer
- Existing Forcemain
- Existing Water Main
- Proposed Fence Line
- Ex. Storm Manhole
- Proposed Storm Manhole (MH)
- Ex. Catch Basin
- Ex. Inlet
- Ex. Flared End Section (FES)
- Proposed Flared End Section (FES)
- Ex. Sanitary Manhole
- Ex. Water Valve and Vault
- Ex. Fire Hydrant
- Ex. Light
- Proposed Light
- Ex. Tree
- B-7 Soil Boring Location

No.	Revision/Issue	Date

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Brilliance Honda
Crystal Lake, Illinois

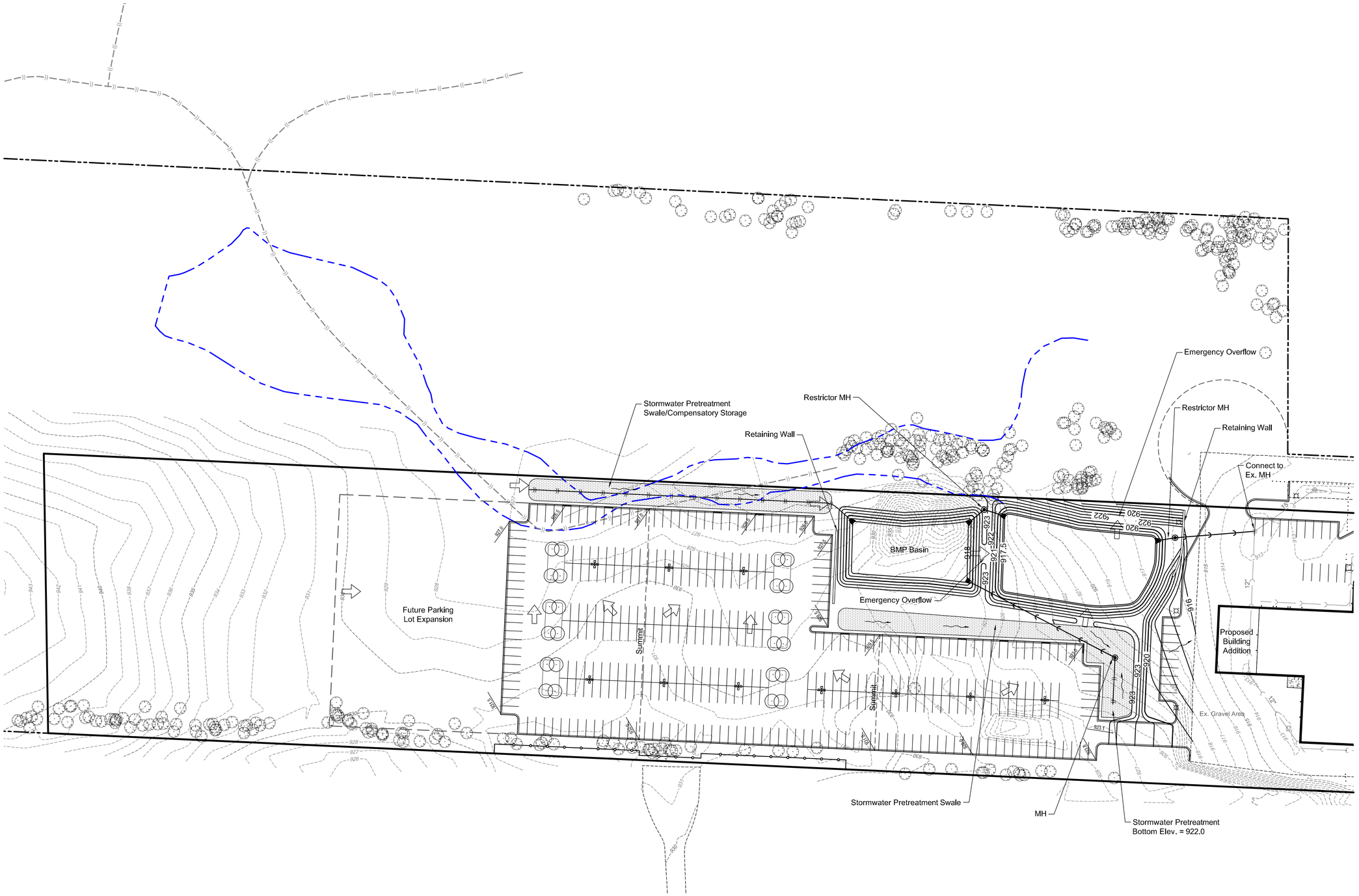
Overall Site Plan

PROJECT NO:	12-0025	SHEET NO:
DESIGNED BY	DAK	3
DRAWN BY	CFR	
CHECKED BY	TLP	
APPROVED BY		
ISSUE DATE	05/18/2012	

Preliminary

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0 50 100

Scale in Feet

N

LEGEND

- Property Line
- Project Area
- Existing Contours
- Proposed Contours
- 100-YR Floodplain Limits
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing Drain Tile
- Proposed Underdrain
- Existing Sanitary Sewer
- Existing Forcemain
- Existing Water Main
- Proposed Fence Line
- Silt Fence
- Ex. Storm Manhole
- Proposed Storm Manhole (MH)
- Ex. Catch Basin
- Ex. Inlet
- Ex. Flared End Section (FES)
- Proposed Flared End Section (FES)
- Ex. Sanitary Manhole
- Ex. Water Valve and Vault
- Ex. Fire Hydrant
- Ex. Light
- Proposed Light
- Ex. Tree
- Drainage Path
- Proposed Spot Elevation

No.	Revision/Issue	Date

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Engineering, Ecology and Landscape Architecture
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Volo@Heyassoc.com

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License No. 184.002429

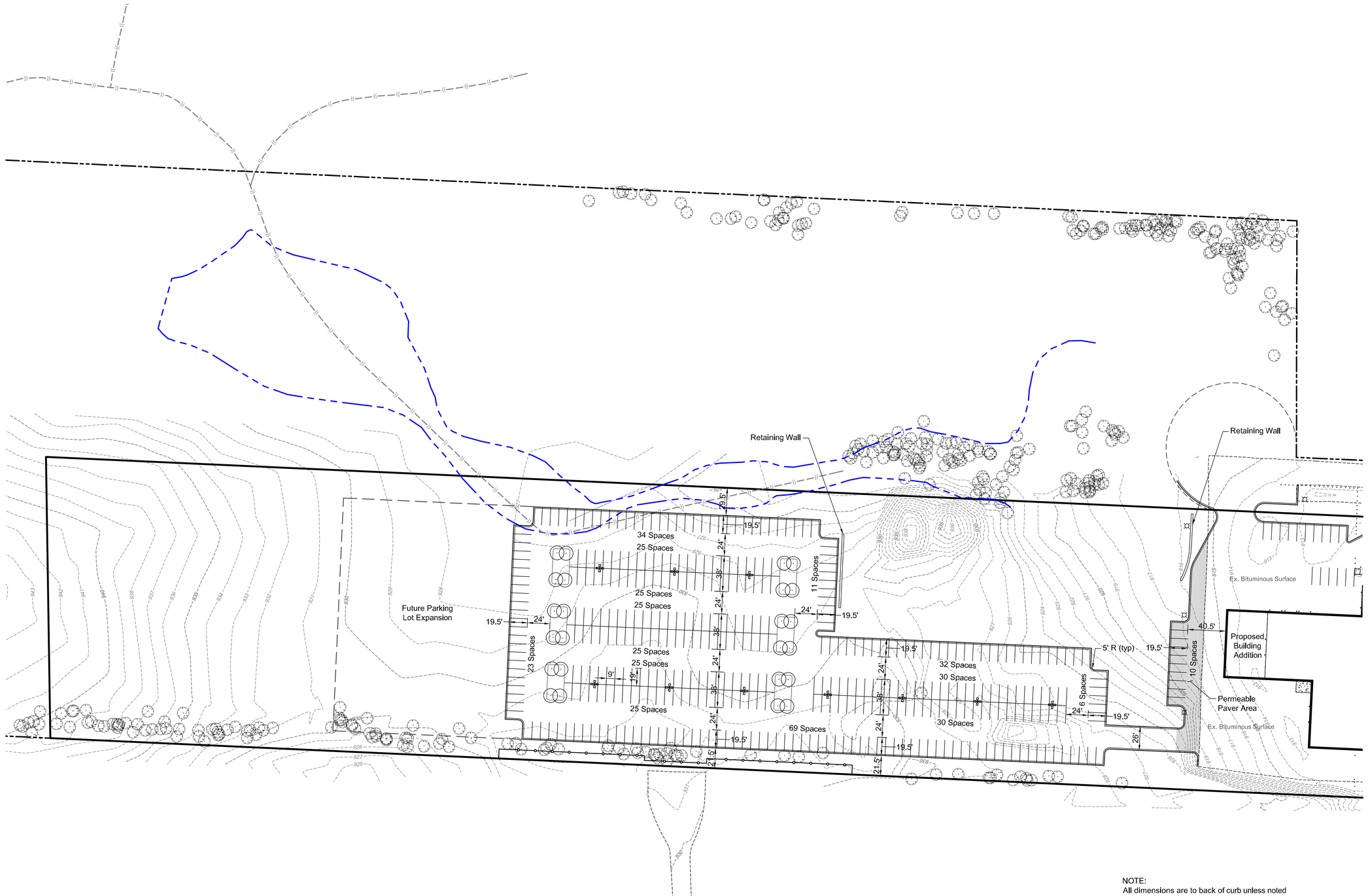
Brilliance Honda
Crystal Lake, Illinois

Soil Erosion and Sediment Control Plan

PROJECT NO:	12-0025	SHEET NO:
DESIGNED BY	DAK	6
DRAWN BY	CFR	
CHECKED BY	TLP	
APPROVED BY		
ISSUE DATE	05/18/2012	

Preliminary

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NOTE:
All dimensions are to back of curb unless noted otherwise.

0 50 100

Scale in Feet

N

LEGEND

- Property Line
- Project Area
- Existing Contours
- Proposed Contours
- 100-YR Floodplain Limits
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing Drain Tile
- Proposed Underdrain
- Existing Sanitary Sewer
- Existing Forcemain
- Existing Water Main
- Proposed Fence Line
- Permeable Pavers
- Ex. Storm Manhole
- Proposed Storm Manhole (MH)
- Ex. Catch Basin
- Ex. Inlet
- Ex. Flared End Section (FES)
- Proposed Flared End Section (FES)
- Ex. Sanitary Manhole
- Ex. Water Valve and Vault
- Ex. Fire Hydrant
- Ex. Light
- Proposed Light
- Ex. Tree

No.	Revision/Issue	Date

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Volo@Heyassoc.com

Professional Design Firm
License No. 184.002429

Brilliance Honda
Crystal Lake, Illinois

Geometric Plan

PROJECT NO:	12-0025	SHEET NO:
DESIGNED BY	DAK	4
DRAWN BY	CFR	
CHECKED BY	TLP	
APPROVED BY		
ISSUE DATE	05/18/2012	

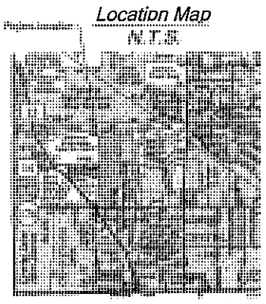
Preliminary

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P:\12-0025 (2012) Brilliance Honda Mixed Use Dev\Civil\Cad\12-0025 Brilliance Honda Engineering Plans_Preliminary.dwg, M1 Geo, 5/17/2012 2:53:02 AM

FINAL PLAT OF SUBDIVISION OF BRILLIANCE LAND SUBDIVISION

Being a Subdivision of part of the North Half of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian North of the North Right-of-Way line of Terra Cotta Ave (Illinois State Route No. 176) in the City of Crystal Lake, McHenry County, Illinois.



REPRODUCED WITH PERMISSION OF ROCKFORD MAP PUBLISHERS, INC. ROCKFORD, ILLINOIS

Legal Description of Road Dedication:
Being part of the North Half of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at a point on the Northerly Right-of-Way line of State Route 176 which is 300.00 feet (300.50 measured) East from the North and South Quarter Section line of said Section 31, and running thence North 02 degrees 37 minutes 49 seconds East, parallel with the said North and South Quarter Section line, a distance of 691.56 feet; thence South 89 degrees 51 minutes 19 seconds East, a distance of 60.02 feet; thence South 02 degrees 37 minutes 49 seconds West, parallel with the aforesaid North and South Quarter Section line, a distance of 691.20 feet to an intersection with the Northerly Right-of-Way line of State Route 176; thence North 89 degrees 47 minutes 56 seconds West along said Northerly Right-of-Way line, a distance of 60.00 feet (60.07 measured) to the Place of Beginning, in McHenry County, Illinois.

Note: For the purposes of the Legal Description the North and South Quarter Section line referred to therein is defined as a line commencing at the North Quarter Corner of said Section 31; thence Southerly at an angle of 0 degrees, 55 minutes, 40 seconds, to the right from the North and South Quarter Sections as relocated and renomunumered, a distance of 2632.39 feet to a point on the South line at the North Half of said Section 31, said point being 44.79 feet Westerly of the North and South Quarter Section line as relocated and renomunumered.

Legal Description of Access Easement:
Being part of the North Half of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at a point on the Northerly Right-of-Way line of State Route 176 which is 300.00 feet (300.50 measured) East from the North and South Quarter Section line of said Section 31, and running thence North 02 degrees 37 minutes 49 seconds East, parallel with the said North and South Quarter Section line, a distance of 691.56 feet; thence South 89 degrees 51 minutes 19 seconds East, a distance of 60.02 feet to a place of beginning; thence Southeasterly, a distance of 213.84 feet along a tangent curve to the right having a radius of 70.00 feet, the chord of said curve bears South 05 degrees 18 minutes 52 seconds East with a chord distance of 139.87 feet; thence North 89 degrees 51 minutes 19 seconds West, a distance of 19.39 feet; thence North 02 degrees 37 minutes 49 seconds East, parallel with the aforesaid North and South Quarter Section line of Section 31, a distance of 198.37 feet to the Place of Beginning, in McHenry County, Illinois.

Note: For the purposes of the Legal Description the North and South Quarter Section line referred to therein is defined as a line commencing at the North Quarter Corner of said Section 31; thence Southerly at an angle of 0 degrees, 55 minutes, 40 seconds, to the right from the North and South Quarter Sections as relocated and renomunumered, a distance of 2632.39 feet to a point on the South line of the North Half of said Section 31, said point being 44.79 feet Westerly of the North and South Quarter Section line as relocated and renomunumered.

ILLINOIS DEPARTMENT OF TRANSPORTATION

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant of § 2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

Diane M. O'Keefe, P.E.
Deputy Director, Region One Engineer

Existing access to State Route 176 shall remain.

COUNTY CLERK'S CERTIFICATE

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

I, _____, County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redemptable tax against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal of the County at Woodstock, Illinois,

this _____ day of _____, 201__, A.D.

_____
McHenry County Clerk

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

I, SCHERSTON REAL ESTATE INVESTMENTS, LLC., Owner(s) and I, JAMES E. CONDON, Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or if such changes occur, adequate provisions have been made for collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited as adjoining land owners in such concentration as may cause damage to the adjoining property because of the construction of this subdivision.

_____
Owner(s)

_____
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF MCHENRY)

This is to certify that the undersigned,

SCHERSTON REAL ESTATES INVESTMENTS, LLC. are the legal owners of the land described on the plat hereon drawn and shown hereon as subdivided; that they have caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded as provided by law, and as the Owners, do hereby state that to the best of our knowledge, all of the lots in this Subdivision lie within:

Crystal Lake Community Consolidated School District 47
Crystal Lake High School District 155

Seal (s) this _____ day of _____, A.D., 201__.

By: _____ _____
(Name) (Title)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____, personally known to me to be the _____ (Title) of SCHERSTON REAL ESTATE INVESTMENTS, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as such delivered the said instrument, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, A.D., 201__.

_____ _____
Notary Public My Commission Expires

SURVEYOR'S CERTIFICATE

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

This is to certify that I, Thomas E. Cichowski of Trotter and Associates, Inc. have surveyed and subdivided the property as described and shown by the plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. Dimensions shown along curves are arc distances unless otherwise noted.

Parcel 1: Part of the North Half of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the North Quarter Corner of said Section 31; thence South 02 degrees 16 minutes 21 seconds West, along the West line of the Northeast Quarter of said Section 31 as remonumented, a distance of 2063.66 feet to the Place of Beginning; thence South 89 degrees 39 minutes 48 seconds East, a distance of 265.27 feet; thence South 03 degrees 14 minutes 48 seconds West, a distance of 647.50 feet to the North Right-of-Way line of Illinois State Route No. 176; thence South 89 degrees 57 minutes 39 seconds West, along said Right-of-Way line, a distance of 244.53 feet; thence continuing along said Right-of-Way a distance of 56.07 feet along the arc of a curve to the right, said curve having a radius of 251.5 feet and a chord bearing of North 83 degrees 39 minutes 06 seconds West, a chord distance of 55.96 feet; thence North 03 degrees 14 minutes 48 seconds East, a distance of 543.49 feet; thence South 89 degrees 39 minutes 48 seconds East, a distance of 35.12 feet to the Place of Beginning, in McHenry County, Illinois.

Parcel 2: Part of the North Half of Section 31, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at a point on the Northerly Right-of-Way line of State Route 176 which is 300.00 feet East from the North and South Quarter Section line of said Section 31, and running thence North, parallel with the said North and South Quarter Section line, a distance of 550.00 feet; thence Westerly, parallel with the Northerly Right-of-Way of said State Route 176, a distance of 300.00 feet to an intersection with the aforesaid North and South Quarter Section line; thence North along said Quarter Section line, a distance of 1625.00 feet to a point which is 440.39 feet South from the North Quarter Corner of said Section 31; thence Easterly along a line forming an angle of 86 degrees and 21 minutes measured to the right with a prolongation of the last described course, a distance of 616.45 feet to a point which is 705.7 feet West from the East line of the West Half of the Northeast Quarter of said Section 31, as measured along a prolongation of said course; thence Southerly along a line forming an angle of 93 degrees and 34 minutes measured to the right with a prolongation of the last described course, a distance of 676.58 feet to the Northwest Corner of Leonard Heights Subdivision, according to the Plat thereof recorded March 15, 1926 as Document No. 62565 in Book 6 of Plats, pages 42 and 43; thence continuing Southerly along the West line of said Leonard Heights Subdivision, a distance of 753.60 feet; thence Westerly, parallel with the Northerly Right-of-Way line of State Route 176, aforesaid, a distance of 253.3 feet; thence Sooth parallel with the aforesaid North and South Quarter Section line of Section 31, a distance of 550.00 feet to an intersection with the Northerly Right-of-Way line of State Route 176; thence Westerly along said Northerly Right-of-Way line, a distance of 60.00 feet to the Place of Beginning, in McHenry County, Illinois.

Note: For the purposes of the Legal Description the North and South Quarter Section line referred to therein is defined as a line commencing at the North Quarter Corner of said Section 31; thence Southerly at an angle of 0 degrees, 55 minutes, 40 seconds, to the right from the North and South Quarter Sections as relocated and renomunumered, a distance of 2632.39 feet to a point on the South line of the North Half of said Section 31, said point being 44.79 feet Westerly of the North and South Quarter Section line as relocated and renomunumered.

I further certify that this professional service conforms to the current Illinois minimum standards for a boundary survey, and that concrete monuments at opposing subdivision corners and 5/8" steel bars (Mag Nail in pavement) at all lot corners and point of change in alignment will be set as required by the Plat Act. (Illinois Revised Statutes 2005, 765ILCS 205/1).

I further certify that the above described property is located in Zone "A" areas determined to be outside the 0.2% annual chance floodplain, Flood Insurance Rate Map Community Panel 17111C0335J dated November 16, 2006. I further certify that this subdivision lies within the corporate limits of the City of Crystal Lake, Illinois.

Given under my hand and seal this _____ day of _____, 2012

_____
THOMAS E. CICHOWSKI, P.L.S. No. 035-003346
Expires 11/30/2012
Trotter and Associates, Inc.
Illinois Design Firm No. 184-002148

CITY COUNCIL CERTIFICATE

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

Approved by the City Council of Crystal Lake, Illinois,

this _____ day of _____, A.D., 201__.

_____
Mayor

_____
Assist. City Clerk

PLANNING AND ZONING COMMISSION CERTIFICATE

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

I, _____, Chairman of the Crystal Lake Planning and Zoning Commission, do hereby certify that on

this _____ day of _____, A.D., 201__, the Plat of Subdivision was duly approved by the Planning and Zoning Commission of the City of Crystal Lake.

_____
Chairman

RECORDER'S CERTIFICATE

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

This instrument filed for record in the Recorder's Office of McHenry County, Illinois, on

this _____ day of _____, 201__, A.D.,

at _____ o'clock ___M. and recorded as

Document Number _____

_____
McHenry County Recorder

3 7 2012

RECEIVED
MAY 23 2012
BY: _____

THIS PLAT PRESENTED FOR RECORDING BY:

_____

_____

_____

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PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER:			
ENGINEER:			
ENGINEER:			
ENGINEER:			
TECHNICIAN:			
TECHNICIAN: tec			
ILLINOIS FIRM 184-002148			

TROTTER ASSOCIATES
Engineers and Surveyors
5916 Business Parkway, Ringwood, IL 60072
Ph: 815.728.0088 • Fax: 815.728.1008

FINAL PLAT OF SUBDIVISION
BRILLIANCE LAND SUBDIVISION
CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS

Project No.: BRI 001C	
Base File:	
Sheet File:	
Issue Date:	05/22/12
Scale:	1"=100'
Sheet Number	1 of 1