REVISED

#2014-17
Bucky's Convenience Store – Preliminary PUD
Project Review for Planning and Zoning Commission

Meeting Date: May 20, 2014 and June 4, 2014

Requests:

1. Special Use Permit to allow a Preliminary PUD, Gasoline Service Station and Convenience Store and Gasoline Electronic Pricing signs.

2. Variations from

a. Section 2-400 13 to allow a flat roof for the gas canopy, rather than the peaked roof required,

b. Section 2-400 62 and 4-1000 F to allow 2 free-standing gas station electronic pricing monument signs with red illumination, rather than the 1 free-standing sign permitted with white, amber or green illumination,

c. Section 4-200 D 5 to allow greater than 125% of the required parking constructed on a non-permeable surface rather than the requirement for a permeable surface,

d. Section 4-400 F 1 from the requirement for a landscape island every 10 spaces,

e. Section 4-1000 F to allow 595.5 square feet of wall signage and additional signage on the gas pumps rather than the 150 square feet permitted, a variation of 445.5 square feet and to allow 83.5 square feet of signage on the front façade rather than the 75 square feet permitted, a variation of 8.5 square feet.

Location: 8108 Pyott Road

Acreage: Approximately 2.9 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:

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

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- This property is currently developed as L & V Distribution. There is an existing building with paved parking lot and truck loading area.
- The proposed use would be for a Gasoline Service Station and Convenience Store, which requires a Special Use Permit. In addition, the petitioner is requesting a Planned Unit Development approval and Variations.

Development Analysis:

Land Use/Zoning

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

Site Layout

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

Building Elevations

- The convenience store is constructed of brick with some stone along the entry features.
- The peaked roof is a painted metal and the main roof is a parapet. Metal awnings are added which match the peaked roof.
- There is banding through the brick and all colors are natural muted colors.
- There are a variety of windows along the building. Staff is recommending that all windows finish with a stone knee wall. And that a stone base is added around the front, left and right of the building.
- New buildings are required to meet at least 6 of the architectural design criteria; this building meets 7 of the criteria.

Parking

- Parking for a convenience store, gas station and car wash is as follows: 1/350 sq. ft. of convenience store space + ¼ gas pumps and 5 stacking spaces for the automatic car wash. This requires a total of 25 parking spaces.
- The project has been designed with 61 parking spaces.

- The UDO requires that parking over the 125% of required parking be constructed as a permeable material. Being a gas station, permeable pavement is not permitted. Staff would recommend that much of the excess parking be removed.
- This is a large convenience store, since the average size is 2,000-5,000 sq. ft. APA lists out several parking standards for convenience stores with the range between 16-47 parking spaces for a 7,054 sq. ft. convenience store.
- The average size of a grocery store is 45,000 sq. ft. APA lists out several parking standards for grocery stores with the range between 9-35 parking spaces for a 7,054 sq. ft. grocery store.
- Staff has recommended that much of the excess parking be removed.

Landscape

- The petitioner has submitted a preliminary landscape plan, which illustrates landscape around the sign, parking lot screening and some parking lot island landscaping.
- Parking lots are required to have a landscape island at the ends of every parking row and every 10 parking spaces. The islands must be 8 feet wide and the depth of parking stall and contain 1 tree and 5 shrubs. Staff is recommending that the end parking lot islands be modified to meet the requirement. The petitioner is requesting a variation from the requirement to put a landscape island every 10 spaces.
- Foundation base landscape is required around the base of the building. Three hatched areas are shown along the building foundation. Staff is recommending that foundation base landscape be added around the building perimeter.
- A final detailed landscape plan will be required with the Final PUD submittal.

Signage

- The petitioner has illustrated signage on the convenience store building, the gas canopy, the gas pumps, vacuum and rug shampooer, and two free-standing signs.
- The petitioner is proposing 2 free-standing electronic pricing signs one to be located along each roadway. The proposed illumination is red, which requires a variation.
- The signage on the convenience store is broken up on the three main facades. The front elevation has 83.5 sq. ft., the left elevation has 43 sq. ft. and the right elevation has 46 sq. ft. This is a total of 172.5 sq. ft.
- The gas station canopy also has signage. Non-illuminated single color banding is not considered signage. Three sides of the canopy have illuminated banding, which is considered signage. There are also two "Mobile" signs. The west side of the canopy has 261 sq. ft. of signage, the north side of the canopy has 82 sq. ft. of signage and the south side of the canopy has 80 sq. ft. of signage. The east side of the canopy is not included since it is non-illuminated and a single color band. This is a total of 423 sq. ft. of signage.
- Sites are permitted a total of 150 sq. ft. of signage.
- There is also additional signs on the gas pumps (some regulatory, some advertising), the shampoo and spot remover machine and the vacuum and air pump.
- There is a third free-standing sign for the car wash located along that drive-through lane at the southeast corner of the building. That is 15 sq. ft. of signage.

Findings of fact:

PRELIMINARY PUD/SPECIAL USE PERMIT

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

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

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

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

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☐ *Meets* ☐ *Does not meet*

3. PUD's must provide transitional uses to blend with adjacent development.
   ☐ *Meets* ☐ *Does not meet*

4. PUD phases must be logically sequenced.
   ☐ *Meets* ☐ *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☐ *Meets* ☐ *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☐ *Meets* ☐ *Does not meet*

8. Any private infrastructure shall comply with the city standards.
   ☐ *Meets* ☐ *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☐ *Meets* ☐ *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☐ *Meets* ☐ *Does not meet*

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

1. Location: Gasoline stations are not permitted within the City's wellhead protection areas. Stations in the Crystal Lake watershed require a site specific analysis by the City's watershed consultant
   ☐ *Meets* ☐ *Does not meet*

2. Environmental impact: No gasoline station shall commence operations unless it has first provided an environmental impact statement from a qualified expert in the related field that the use will not negatively affect ground water resources or contaminate the soil.
   ☐ *Meets* ☐ *Does not meet*

3. Screening: Gasoline stations adjacent to residential properties shall provide an 6 foot tall solid screen consisting of a solid wooden fence, in accordance with the provisions of Article 4-700, Fences, Walls and Screening or opaque landscaping along the perimeters of the property abutting the residential district or use, in accordance with the provisions of Article 4-400, Landscaping and Screening Standards.
   ☐ *Meets* ☐ *Does not meet*

4. Canopy: Flat canopies are not permitted. Canopies must have a minimum 4:12 pitch (Amended per Ord. 6970, 11-5-2013).The edge of the pump canopy shall be setback at least 15 feet from all property lines.
   ☐ *Meets* ☐ *Does not meet*

5. Curb cuts: There shall be a maximum of 2 curb cuts per property. Corner lots shall be limited to 1 curb cut per street frontage. Curb cuts for corner lots shall be located at least 75 feet from the intersection, or as deemed appropriate by the City Engineer.
   ☐ *Meets* ☐ *Does not meet*

6. Vending machines: One vacuums and one air compressors shall be permitted on-site. Vending machines are treated as outside sales and display. Refer to the handout on Outdoor Sales, Service, Storage and Display available through the Planning and Economic Development Department for further clarification.
   ☐ *Meets* ☐ *Does not meet*

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

8. Monitoring: Monitoring wells finished at appropriate depths and locations best suited to detect a contaminate plume are required to be designed and located by a groundwater professional for stations within the Crystal Lake watershed or as determined by the City Engineer.
   ☐ *Meets* ☐ *Does not meet*

9. Electronic Pricing Signs: Electronic pricing signs must be requested as part of the Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

DESIGN CRITERIA

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

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

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

3. Rooflines and Parapets
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

4. Building Materials
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

5. Roof Materials
   ☐ *Meets* ☐ *Does not meet* ☒ *Not Applicable*

6. Building Colors
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

7. Building Fenestration
   ☐ *Meets* ☒ *Does not meet* ☐ *Not Applicable*

8. Entrance Design
   ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

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

10. Overall Façade Design
    ☒ *Meets* ☐ *Does not meet* ☐ *Not Applicable*

The request meets the UDO Design Criteria.

PLANNED UNIT DEVELOPMENT VARIATIONS

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning

and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

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

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variations as part of the PUD
The petitioner is asking for five variations

- To allow a flat roof for the gas canopy, rather than the peaked roof required.
- To allow 2 free-standing gas station electronic pricing monument signs with red illumination, rather than the 1 free-standing sign permitted with white, amber or green illumination.
- To allow greater than 125% of the required parking constructed on a non-permeable surface rather than the requirement for a permeable surface.
- From the requirement for a landscape island every 10 spaces.
- To allow 595.5 square feet of wall signage and additional signage on the gas pumps rather than the 150 square feet permitted, a variation of 445.5 square feet and to allow 83.5 square feet of signage on the front façade rather than the 75 square feet permitted, a variation of 8.5 square feet

Comprehensive Land Use Plan 2020 Vision Summary Review:
The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future business uses. The following goal is applicable to this request:

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

This can be accomplished with the following supporting action:
Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

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

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

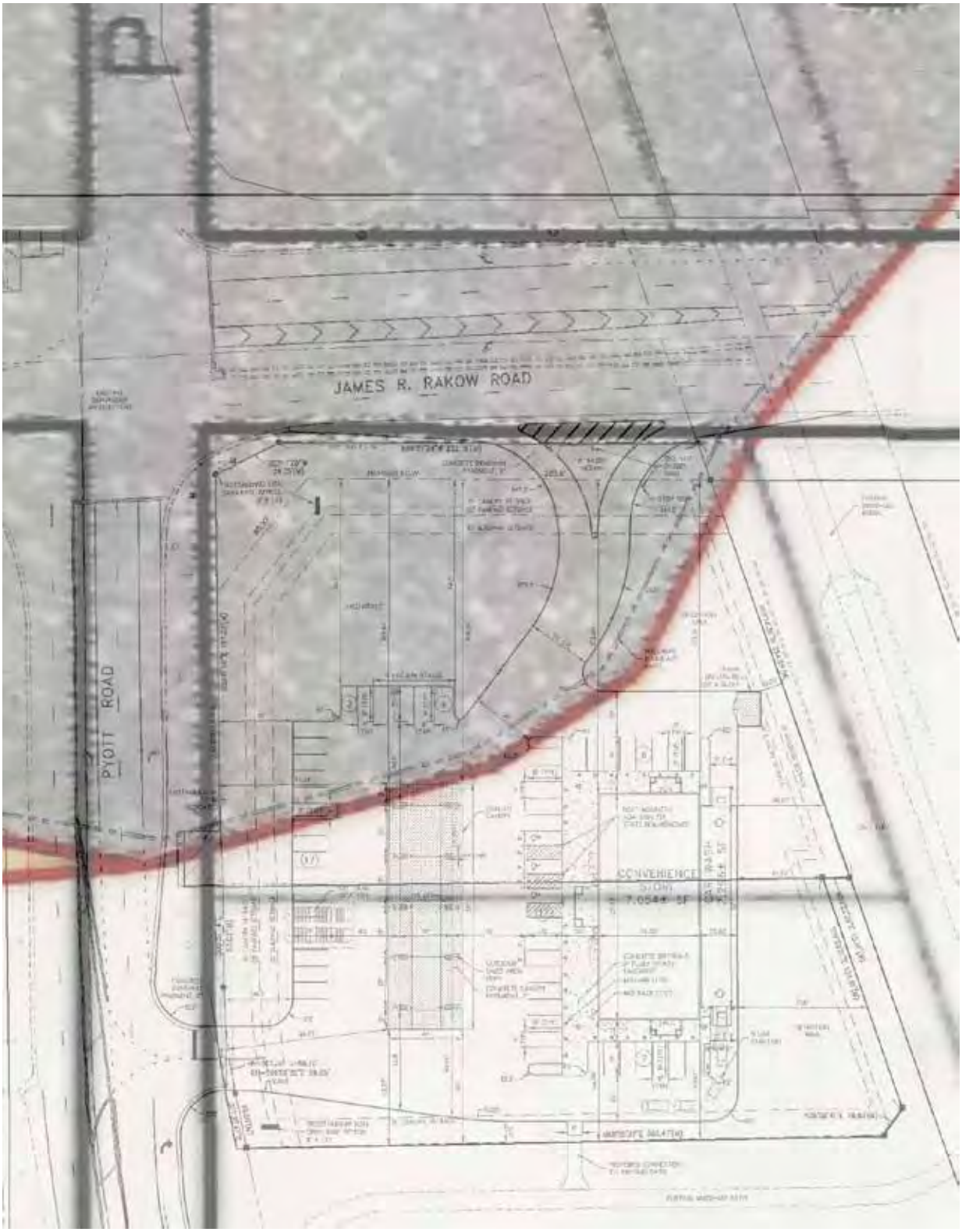
2. Site and Landscape Plan
   A. Addition foundation base landscaping is required to meet the UDO standards. Work with staff on the foundation base landscape.
   B. Any tree removal must meet the requirements of Article 4-300.
   C. An addendum to your traffic study is required for an on-site traffic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

3. Elevations
   A. The petitioner shall work to better integrate the gas canopy into the convenience store architecture, possible options include:
      1. Creating brick columns around the metal gas canopy columns to match the brick on the building.
      2. Painting the gas canopy the same color as the brick.
      3. Giving the gas canopy a peaked roof that matches the roof over the convenience store.
   B. The petitioner shall add as stone base around building to give the building a solid and grounded feel.
   C. The windows shall have a knee wall of brick or stone.
   D. A sample color and material board shall be presented with the Final PUD application for all exterior materials on all buildings.

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

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

EXHIBIT A



2014 17

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: BUCKY'S CONVENIENCE CENTER

RECEIVED
APR 04 2014
BY:

Action Requested

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

Petitioner Information

Name: WALTER HAINSFURTHER KURTZ ASSOCIATES ARCHITECTS

Address: 701 LEE ST. SUITE 900
DES PLAINES, IL. 60016

Phone: 847.824.0132

Fax: 847.824.7906

E-mail: WHAINSFURTHER@KURTZARCH.COM

Owner Information (if different)

Name: BUCHANAN ENERGY (N) LLC

Address: 4973 DODGE ST.
OMAHA, NE 68132

Phone: 402.558.9860

Fax: 402.558.1669

E-mail: RMCMAHON@BUCHANANENERGY.COM

Property Information

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

Project Address/Location: SOUTHEAST CORNER JAMES R. RALOW ROAD AND PYOTT ROAD (8108 PYOTT RD.)

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

Development Team

Please include address, phone, fax and e-mail

Developer: BUCHANAN ENERGY (N), LLC — 4973 DODGE ST. OMAHA, NE 68132 — V: 402.558.9860 F: 402.558.1669 E: RMCMAHON@BUCHANANENERGY.COM

Architect: ROBERT ENGLE & ASSOC — 2110 S 156TH CIRCLE OMAHA, NE 68130 — V: 402.330.8780 F: 402.330.8331 E: BWEARCHITECTS@QWEST.NET

Attorney: N/A

Engineer: DRC DESIGN RESOURCES — 5291 ZENITH PKWY LOVES PARK, IL — V: 815.484.4300 F: 815.484.4303 E: RYANS@DRCDESIGNS.COM

Landscape Architect: SAME AS ENGINEER

Planner: KURTZ ASSOCIATES ARCHITECTS — 701 LEE ST. SUITE 900 DES PLAINES, IL 60016 — V: 847.824.0132 F: 847.824.7906 E: WATKINS@KURTZARCH.COM

Surveyor: VANDERSTAPPEN SURVEYING — 1316 N. MADISON ST WOODSTOCK, IL — V: 815.337.8310 F: 815.337.8311

Other: _____

Signatures

Richard J. McMahon Attorney-in-fact — 3 April 2014

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.

Donald E. Jensen — 4-3-14

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.

April 4, 2014

City of Crystal Lake
Narrative

KURTZ ASSOCIATES ARCHITECTS

For: Buchanan Energy Company
Crystal Lake, IL,8108 Pyott Road
Kurtz Project No. 14002

2014 17

RECEIVED
APR 04 2014
BY:

AGENT FOR THE OWNER

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

BACKGROUND

Buchanan Energy is an Omaha Nebraska owner and operator of convenience stores (operated as Bucky's) and car washes. The company was founded in 1980 and has steadily grown into the largest gas/convenience store operator in the Omaha market. It is a privately owned entity.

In December 2010, Buchanan Energy Company purchased 81 convenience store and gas station assets of Exxon Mobil Corporation in the Chicago market.

Buchanan Energy has recently entered into an agreement to purchase the property on the southeast corner of James R Rakow and Pyott Roads. The property is currently improved with a metal industrial building. We intend to construct a state of the art, convenience center on the property.

Buchanan views it's business as a convenience and designs its facilities to support that goal. On this site, that means offering an adequate number of fueling positions to support the expected business, especially at peak times. In addition, we have designed the facility using "dive-in" islands, which allows customers to access and leave fueling positions efficiently. The number of fueling positions (10 on this site) is determined by the business expected to be generated by the site.

We will also construct a state of the art Bucky's convenience store. This 7,000 square foot facility will offer our customers a wide variety of food and beverage items, in addition to the usual items found in similar stores. The site offers ample "head-in" parking, a feature deemed important by convenience store customers.

701 Lee Street
Suite 900
Des Plaines, Illinois
60016-4551

V 847 824 0132
F 847 824 7906
www.kurtzarch.com

Finally, the site features a 110 foot long conveyor car wash. This system requires a car to be placed by the driver on a conveyor system. The vehicle is then pushed through the car wash equipment at a controlled rate of travel. All of the mechanical aspects of the car wash, including the entire conveyor, is enclosed within the building.

The current site is zoned as B-2, PUD (General Business District.)

REQUESTS

In order to construct the new facility, we will be seeking approval as a B-2 PUD with a Special Use to construct the facility as shown on the plans. In addition, a number of variations will be required for the project.

This requires the following actions:

- Approve the PUD for this site plan.
- Grant a Special Use to allow the construction of the gasoline service station with the car wash as shown in the plans. The convenience store is a permitted use in the B-2 District.
- Approve the following variations from the Unified Development Ordinance:
  - Approve Outdoor Sales in the areas designated on the plan (Section 2-400-C-8)
  - Allow outdoor seating on the sidewalk surrounding the convenience store (Section 2-400-C-19)
  - Increase the lighting under the gasoline canopy from the permitted Min 10 fc and Max 30 fc to the amount shown on the Photometric Plan (Section 4-800)
  - Increase the number of free standing signs to 3, (Two (2) ID Signs and one (1) Car Wash Menu Baoard from 1 permitted. (Section 4-1000 and 2-400-C-62)
  - Allow for LED lighting of price signs on the free standing signs in the size and color indicated on the plans. (Section 4-1000 (J (2)))
  - Illuminate the blue band on 3 sides of the gasoline canopy (Table 4-1000 F (1))
  - Install a flat deck on the gasoline canopy in lieu of a pitched roof.

McHenry County
CONSERVATION DISTRICT

Via Email
emaxwell@crystallake.org

May 23, 2014

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

Re: Buchanan Energy, LLC (Bucky's) PUD

Dear Ms. Maxwell:

On behalf of the McHenry County Conservation District, we would like to thank you for providing us the opportunity to review the draft plans presented by Richard McMahon on behalf of Buchanan Energy, LLC (Bucky's complex).

The proposed development is directly adjacent to a portion of the existing and recently rebuilt regional trail system known as the Prairie Trail; the heaviest used publicly held park in our system.

From our preliminary review, we have reason to believe that the proposal submitted by the petitioner may potentially impact the District's property and we want to ensure our users and the residents of the City as well as the County have the best recreational experience.

We would like to discuss our concerns (e.g., safe access to the trail, surface runoff capacities, chemical collection systems, construction timeframe and liability issues) with the City at your earliest convenience and preferably prior to the public hearing scheduled for June 4, 2014 .

I look forward to talking with you at your earliest convenience and can be reached at 815.338.6223, ext. 1233 or by email at EKessler@MCCDistrict.org. Thank you again for your taking the time to make us aware of the petitioner's proposal.

Sincerely,
McHenry County Conservation District

Elizabeth S. Kessler, MBA, CPRP
Executive Director

c: Matthew Ewertowski, President

600 Harvest Gate
Lake in the Hills, IL 60156

(847) 960-7440
Fax: (847) 960-7445
www.lith.org

May 29, 2014

Elizabeth Maxwell
Community Development Department
City of Crystal Lake
100 West Woodstock Street
Crystal Lake, IL 60014

Re: City of Crystal Lake Zoning Petition – Bucky's Convenience Center (8108 Pyott Road) (Buchanan Energy, LLC)

Dear Ms. Maxwell:

Thanks for providing a copy of the public hearing notice and additional project information for the above mentioned petition.

In accordance with Chapter 26 (copy provided) of the Lake in the Hills Municipal Code and FAA regulations, there may be restrictions on the site. An FAA form 7460 will have to be submitted for review of the planned construction. The area is adjacent to the Lake in the Hills Airport runway approach zone. Primary issues of concern include height of structures, lighting which interferes with aircraft operating in the vicinity of the airport, and bird attractants (primarily trash and open water).

Per Section 2 of the Intergovernmental Agreement between the City of Crystal Lake and the Village, comments related to site access, signage, lighting, design criteria and other site specific features are allowed for projects in other community's jurisdiction. Per the public hearing notice provided there are variations requested related to signage, building elevations, landscaping and lighting. The Village's Comprehensive Plan recommends for the Airport area, commercial development that is high in quality and also compatible and supportive of the Lake in the Hills Airport. We would encourage compliance with the regulations of the City of Crystal Lake regarding the variances.

The proposed access to Pyott Road lines up at approximately the same location as a future access on the west side of Pyott Road in the Village. We would encourage the access for the Bucky's be moved slightly south so the centerline of the access is 270 feet south of the north property line of the property at the SW corner of Rakow Road and Pyott Road.

Thanks for the opportunity to comment on the project, and if you have any questions regarding this letter, please contact me at (847) 960-7440.

Sincerely,

Dan Olson, AICP
Director of Community Development

Enclosure

cc: Gerald Sagona, Village Administrator
Fred Mullard, Director of Public Works

2014 17

RECEIVED
APR 25 2014
BY:

ERIKSSON ENGINEERING ASSOCIATES, LTD.

MEMORANDUM

To: Richard Mcmahon
Buchanan Energy

Copy To: Walter Hainsfurther
Kurtz Architects

Ryan Swanson, P.E.
ARC Design Resources

From: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

Date: September 27, 2013

Re: Bucky's Express
Southeast Corner of Rakow Road and Pyott Road
Crystal Lake, Illinois

LICENSED PROFESSIONAL ENGINEER
STEPHEN B. CORCORAN
062-046487
STATE OF ILLINOIS
10/14/13
Exp 11/30/2015

This memorandum summarizes a traffic study conducted for the redevelopment of two parcels into a Bucky's Express gas station with a convenience store and car wash. It is located at the southeast corner of Rakow Road and Pyott Road in Crystal Lake, Illinois. Bucky's Express is a gas station with 20 fueling positions, a 7,054 square foot convenience store, and a car wash. The purpose of the study was to observe the existing traffic patterns in the area of the site, estimate the traffic generated by the changes in the site plan, and then propose strategies to mitigate any traffic issues. Procedures and guidelines from the *McHenry County Access Control and Right-Of-Way Management Ordinance* and the *McHenry County Division of Transportation Permit Procedures and Requirements Manual* were used in this study.

EXISTING CONDITIONS

Site Location and Area Land-Use

The subject site is located in Crystal Lake, Illinois on the southeast corner of Pyott Road and Rakow Road. It is occupied by liquor distributor and a vacant parcel. These parcels have two access drives on Pyott Road and one drive on Rakow Road.

To the northeast and northwest of the site, there are commercial and industrial developments in Crystal Lake. A detention pond is located on the northeast corner of the intersection. The Lake in the Hills Airport is located to the west, across Pyott Road, with an airport retention pond near the intersection. To the south and east, there is industrial land and a gravel/sand pit.

Also to the southeast is the Prairie Trail bike path that borders the east and south property lines and has a bridge over Rakow Road. **Figure 1** illustrates the site and the surrounding land-uses and roads. (Note: all figures are located at the end of the report).

Roadway Characteristics

A description of the area roadways providing access to the site is provided below:

James R. Rakow Road (McHenry 29) is an east-west Principal Arterial roadway extending from east of State Route 31 west to Randall Road. At its signalized intersection with Pyott Road, it has two thru lanes and a right-turn lane in each direction. Separate dual left-turn lanes are provided on the eastbound approach. The westbound approach is striped with one left-turn lane that could be converted to dual left-turn lanes in the future. There are two travel lanes exiting the intersection. Rakow Road is under the jurisdiction of McHenry County Division of Transportation and has a 45 mph speed limit.

Pyott Road (McHenry 32) is a north-south Arterial roadway. It has single left-turn lanes, two thru lanes, and a right-turn lane in each direction. The southbound right-turn lane is designed as a free-flow lane. There are two travel lanes exiting the intersection. It is under the jurisdiction of the McHenry County Division of Transportation with a 45 mph posted speed limit.

Existing Traffic Volumes

Weekday morning (6:00 to 9:00 AM), afternoon (6:00 to 6:00 PM), and Saturday (11:00 AM to 2:00 PM) manual traffic counts were conducted at the Pyott Road and Rakow Road intersection. Peak-hours of traffic occurred from 7:00 to 8:00 AM and 4:45 to 5:45 PM on a weekday and from 11:15 AM to 21:15 PM on Saturday. Rakow Road carries the highest volume of two-way traffic with 1,837 vehicles per hour (vph) in the morning, 2,230 vph in the evening peak-hour, and 1,737 on a Saturday in front of the site. Daily traffic volumes on Rakow Road in front of the site are 17,900 vehicles per day (source- IDOT website). Pyott Road to the north carries less traffic (790 to 1,005 vph) and a daily volume of 10,600. The existing traffic volumes are shown in **Figure 2** and included in the **Appendix**.

FUTURE TRAFFIC PROJECTIONS

Future traffic volumes on the adjacent roadways without the proposed gas station were developed in accordance with the access ordinance and permit procedures.

Year 2014 Opening Day Volumes

Non-site traffic volume projections were developed for the anticipated opening day of the gas station in the Year 2014. Existing traffic volumes on Rakow Road were increased 3% and 1% on Pyott Road based on the Year 2030 traffic growth projections developed for the Rakow Road Improvement Project. **Figure 3** illustrates the Year 2013 Opening Day volumes.

Year 2024 Traffic Volumes

Traffic projections were calculated for ten years after the opening of the project. Rakow Road traffic was increased 30% (3%/year for 10 years) and Pyott Road was increased 10% (1%/year for 10 years). **Figure 4** shows the 2024 Total Traffic volumes.

SITE TRAFFIC CHARACTERISTICS

Site Plan

The site plan occupies two existing lots on the southeast corner of the Rakow/Pyott intersection. The north lot has a 28,000 square foot (approx.) liqueur distributor with one driveway on Rakow Road and one drive on Pyott Road, The second parcel to the south is occupied by a silo with a driveway on Pyott Road.

The Bucky's Express gas station plans to have 20 fueling positions, a 7,054 square foot convenience store, and a car wash. Access on Rakow Road will be a redesigned to meet county standards as a right-in and –out driveway at the eastern edge of the site. The two full access drives serving the site will be consolidated into one and relocated further south on Pyott Road.

Trip Generation

Traffic estimates were made for the site using data provided by the Institute of Transportation Engineer's Trip Generation 9th Ed. manual which contains trip generation surveys of gas stations with convenience stores and car washes. Trip Generation serves as the most widely accepted reference guide for establishing vehicle trip generation. The rate of vehicle trip generation was applied to the proposed station with the results are shown in **Table 1**.

Please note that 60% gas station trips are pass-by trips when vehicles are already traveling past the site that would stop to visit the station and not add to the overall traffic volumes.

Table 1
Bucky's Site Traffic Volumes
Gas Station with Convenience Store and Car Wash

Use	Size	Trip Type	Morning Peak			Evening Peak			Saturday Peak		
			In	Out	Total	In	Out	Total	In	Out	Total
Gas Station(1)	20 Fueling Positions	New	48	48	96	56	56	112	76	76	152
		Pass-By	72	72	144	84	84	168	114	114	228
Total Traffic			**120**	**120**	**240**	**140**	**140**	**280**	**190**	**190**	**380**

(1) ITE Land Use Code 946 – Gas/Service Station with Convenience Market and Car Wash

Trip Distribution

The trip distribution for any gas station is based on a combination of the existing traffic volumes going by the site and the road network. Since the majority of the traffic is pass-by traffic, the existing traffic flows heavily influenced the distribution of site traffic. Existing traffic flows on Rakow Road are predominately eastbound in the morning, westbound in the evening, and eastbound on a Saturday. Pyott Road traffic volumes are more balanced during the peak hours. The trip distribution for the site is shown on **Table 2** and **Figure 5**.

Table 3
Directional Distribution

Direction	Percentage		
	AM	PM	Saturday
Northbound on Pyott Road	15%	15%	15%
Southbound on Pyott Road	15%	15%	15%
Eastbound on Rakow Road	50%	30%	45%
Westbound on Rakow Road	20%	40%	25%
Total	**100%**	**100%**	**100%**

Trip Assignment

The future vehicular trips that are generated by the development were distributed to the area roadways based on the directional distribution analysis and the proposed site plan. **Figures 6A** and **6B** displays the trip assignment for the projected new and pass-by site traffic volumes. **Figure 6C** combines the new and pass-by trips.

ANALYSES

Right-of-Way

Per the McHenry County Access Control and Right-Of-Way Management Ordinance, minimum right-of-way dedications are required to be provided inconjunction with development of a property adjacent to the county roadway system. Rakow Road is classified as a Principal Arterial with a requirement of 70 foot half right-of-way along the site frontage. The proposed right-of-way dedications are shown on the site plan.

Pyott Road is classified as an Arterial with a 55 foot half right-of-way requirement. Most of the site frontage on Pyott Road exceeds the 55 foot minimum except for a 30 foot section of the property. A five foot dedication is proposed to meet the ordinance requirements.

At the intersection a corner cut right-of-way dedication (50 foot by 50 foot) is required to accommodate future intersection turning radi or signal equipment and is provided for on the plan.

Rakow Road and Pyott Road

In order to quantify the operations of each study intersection, the Highway Capacity Manual was used to define the capacity and vehicular delay of each intersection and traffic movement during the peak hours. The level of service ranges from LOS A to LOS F, with LOS A having minimal delays and LOS E/F having high levels of delay. **Table 4** summarizes the existing and projected level of service results of the Rakow/Pyott intersection. Copies of the capacity analyses are included in the **Appendix**.

Table 4
Rakow Road and Pyott Road
Overall Intersection Level of Service and Delay

Scenario	Morning Peak Hour	Evening Peak Hour	Saturday Peak Hour
2013 Existing Counts	**C – 27.1 sec.**	**D – 40.9 sec.**	**D – 42.0 sec.**
2014 Base Volumes (without site traffic)	**C – 27.2 sec.**	**D – 41.9 sec.**	**D – 41.7 sec.**
2014 Opening Day	**C – 28.5 sec.**	**D – 42.3 sec.**	**D – 42.9 sec.**
2024 Base Volumes (without site traffic)	**C – 34.1 sec.**	**D – 42.5 sec.**	**D – 44.9 sec.**
2024 Total Traffic	**D – 35.5 sec.**	**D – 53.5 sec.**	**D – 44.6 sec.**

Under existing conditions, the overall intersection works well during the 2013 peak-hours at Level of Service (LOS) C or D. However, the eastbound and westbound left-turn movements on Rakow Road operate at LOS E or F based on the current signal timings. Additional green time could be allocated to these left-turn movements without detriment to the overall intersection.

In the Year 2014, the additional site traffic will have a minimal impact on the intersection with changes in delay of less than one second.

Traffic projections for the Year 2024 without the gas station indicate the need to restripe the westbound left-turn lane from a single lane to dual left-turn lanes. The capacity analyses for 2024 reflect the westbound left-turn lanes as dual lanes. During the morning and Saturday peak-hours, there will be minimal impact from the proposed development and the evening peak-hour will operate at an acceptable level of service.

Rakow Road Access

Access on Rakow Road will be located at the eastern edge of the property. This location maximizes the distance from the Pyott Road/Rakow Road traffic signal. Access will be right-in and right-out only designed to county standards.

Rakow Road is classified as a Principal Arterial which requires right-turn lanes inconjunction with any new driveway. A westbound right-turn lane would be required for the proposed driveway with 215 foot of storage and 220 foot taper for an overall length of 435 feet. The proposed driveway is located approximately 240 feet east of the Pyott Roads northbound right-turn lane. Therefore a right-turn lane cannot be provided meeting county standards and would require a variance from the ordinance.

Table 5
Bucky's Express Right-In/Out on Rakow Road
Intersection Level of Service and Delay

Scenario	Morning Peak Hour	Evening Peak Hour	Saturday Peak Hour
2014 Opening Day	Nb Right- LOS C- 16.0 sec.	Nb Right- LOS B- 11.5 sec.	Nb Right- LOS B- 12.6 sec.
2024 Total Traffic	Nb Right- LOS C- 20.4 sec.	Nb Right- LOS B- 13.3 sec.	Nb Right- LOS B- 14.5 sec.

Pyott Road Access

The two driveways for the two parcels on Pyott Road will consolidated into one access drive at the south end of the property. This access will allow traffic to enter or exit the site from westbound Rakow Road and north/south on Pyott Road.

Table 6
Bucky's Express Driveway on Pyott Road
Intersection Level of Service and Delay

Scenario	Morning Peak Hour	Evening Peak Hour	Saturday Peak Hour
2014 Opening Day	Sb Left- LOS A- 8.9 sec. Wb Left- LOS C- 18.5 sec Wb Right- LOS B- 10.1 sec	Sb Left- LOS A- 8.8 sec. Wb Left- LOS C- 21.6 sec Wb Right- LOS B- 10.2 sec	Sb Left- LOS A- 8.6 sec. Wb Left- LOS C- 18.4 sec Wb Right- LOS A- 9.9 sec
2024 Total Traffic	Sb Left- LOS A- 9.1 sec. Wb Left- LOS C- 20.7 sec Wb Right- LOS B- 10.3 sec	Sb Left- LOS A- 9.0 sec. Wb Left- LOS D- 24.8 sec Wb Right- LOS B- 10.4 sec	Sb Left- LOS A- 8.7 sec. Wb Left- LOS C- 20.3 sec Wb Right- LOS B- 10.0 sec

The driveway will be 36 feet wide with one inbound lane and two outbound lanes (left and right). A northbound right-turn lane is required (215 storage/220 foot taper) per the ordinance and is provided for on the site plan. A separate left-turn lane is required per the ordinance but cannot be provided due to the proximity of the northbound left-turn lane turning onto Rakow Road. Moving the driveway further south is prevented by the existing property line and the bike path. Based on the capacity analyses, the expected left-turn queue turning into the gas station is one vehicle for both the Years 2014 and 2024.

Several options exist for the striping on Pyott Road to accommodate the left-turn movement:

1. Provide an opening in the painted median for the driveway (approximately 50 feet). This permits a vehicle to pull out of the thru lane on the painted median to turn left. No taper lane is provided.
2. Provide a deceleration taper back to back with the northbound left-turn lane without a storage lane.
3. Leave the existing painted median as it currently exists.

All three options provide an area in the median for a vehicle waiting to turn left, Option 2 is recommended with its deceleration taper as the preferred option.

Automobile Laundry Stacking

A tunnel automobile laundry is located on the north side of the site in a westbound direction. Cars pull into the east side of the wash, enter a wash code, have their car washed, and exit the west side.

Studies of car washes at a gas station indicate that the typical maximum queue is six vehicles not including the vehicles in the car wash building. A study of six car washes with five of them located with a gas station is included in the **Appendix** for reference. EEA's experience at other gas stations with car washes supports the study's findings. The site plans provides stacking for eight vehicles along the east side of the site without blocking other on-site circulation.

Please note that a car wash at a gas station is an ancillary service available to the users of a gas station and not the primary use. They do not offer the additional services or products like a full-service car wash and do not spend as much time on-site. The overall processing time is less for the proposed car wash because the driver receives a code at the pump, waits in line, and then their car is washed and dried. A full service car wash typically takes cash payments and provides towel drying which lengthen the overall processing time.

CONCLUSIONS

The preceding traffic analysis analyzed the development of a Bucky's Express gas station with a convenience store and car wash and reached the following conclusions:

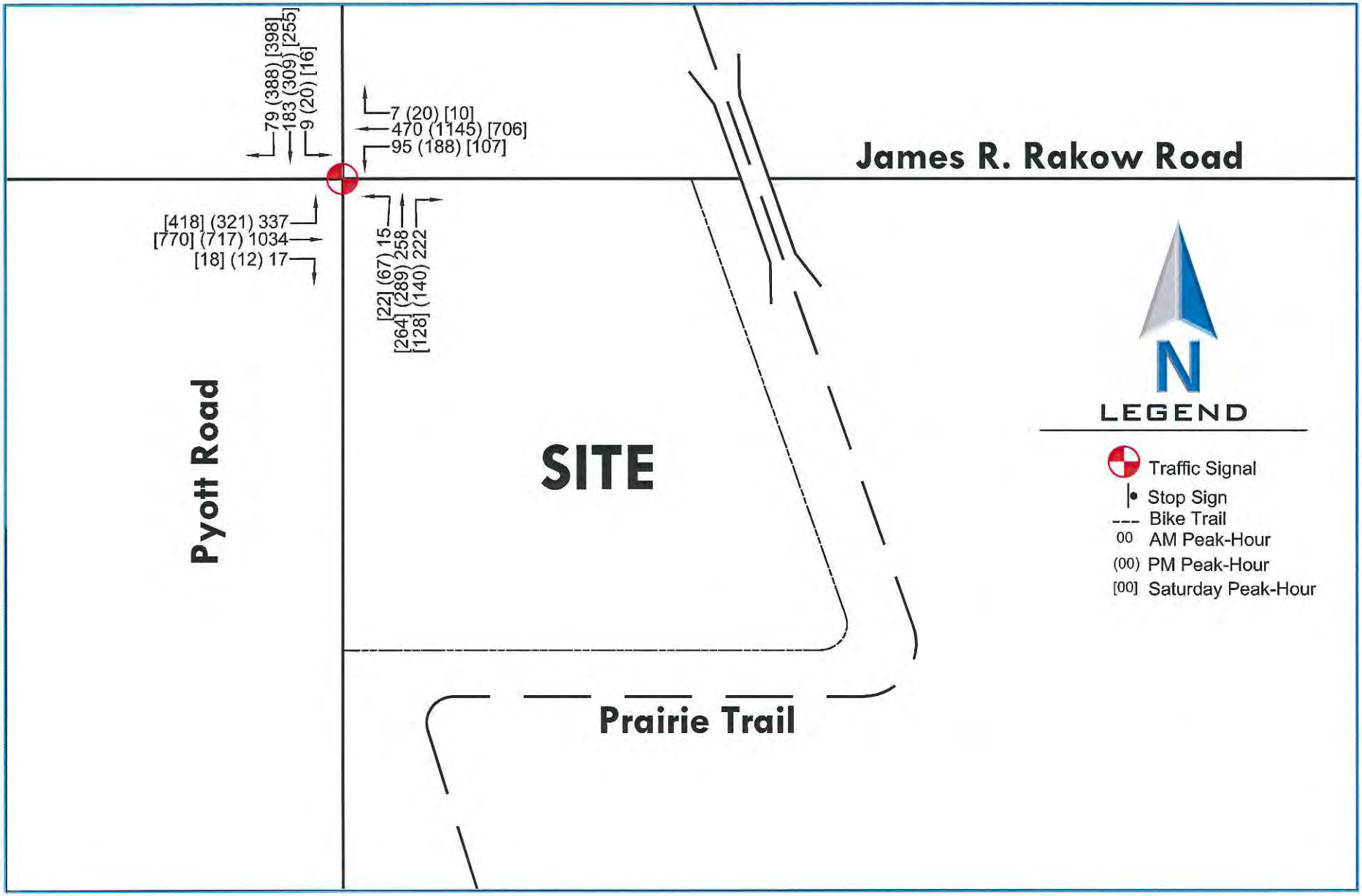
- The gas station could generate 240 morning, 280 evening, and 380 Saturday peak-hour vehicle trips.
- The majority of the gas station traffic will come from existing traffic volumes driving by the site, stopping, and then continuing on with their journey.
- Construction of a Bucky's Express gas station will not adversely impact the level-of-service of study area intersections.
- The right-in and-out driveway on Rakow Road will be reconstructed to county geometric standards. A required separate right-turn lane cannot be provided and will need a variance.
- Two existing driveways on Pyott Road will be consolidated into one for the gas station with one inbound lane and two outbound lanes. A northbound right-turn lane is warranted on Pyott Road at the driveway and is shown on the plan. A substandard southbound left-turn lane is proposed which will accommodate projected traffic volumes. It will require a variance.
- The required right-of-way dedications on both roads are incorporated into the site plan.



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Site Location and Area Roadways

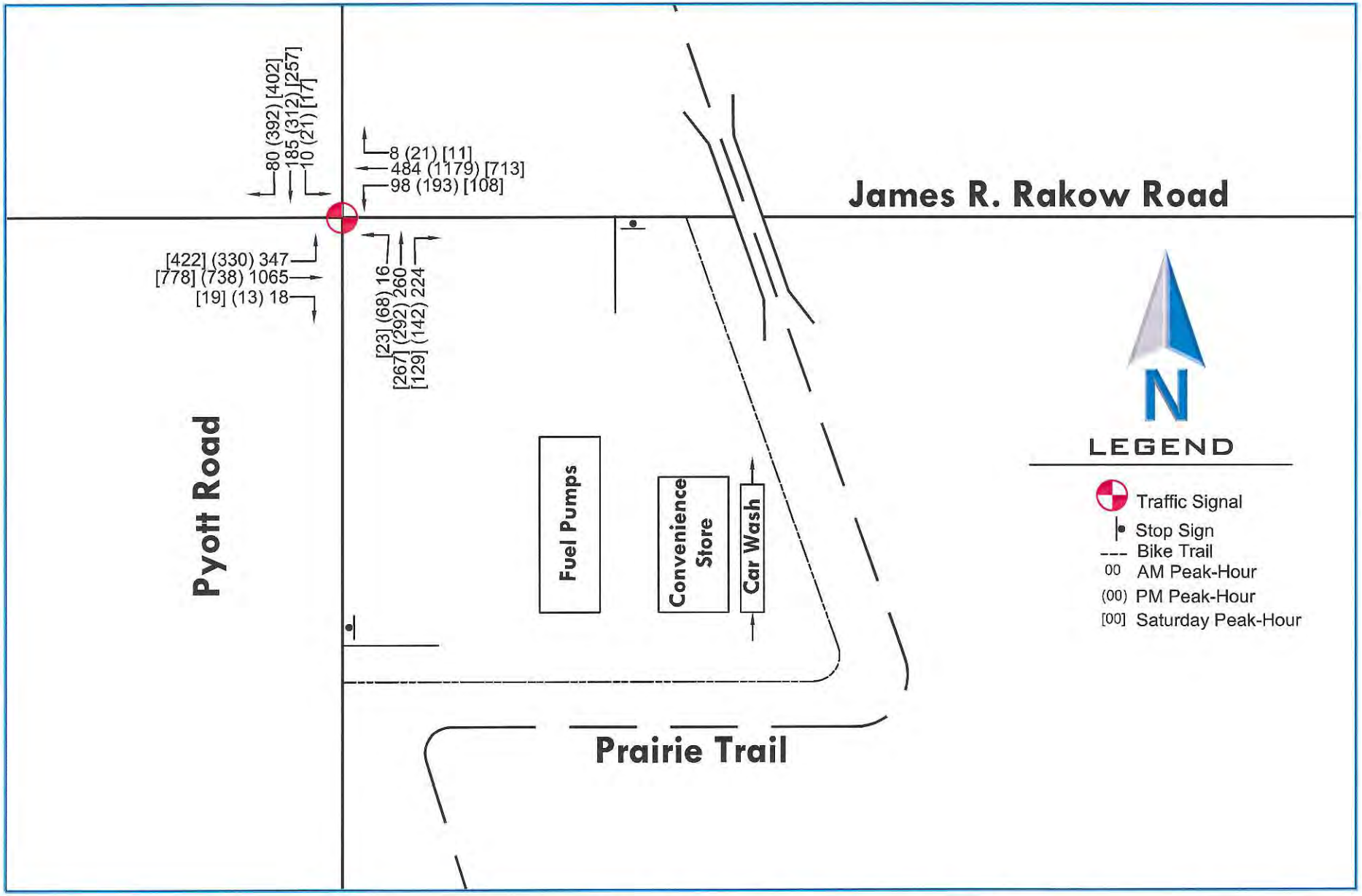
Figure 1



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Traffic Volumes

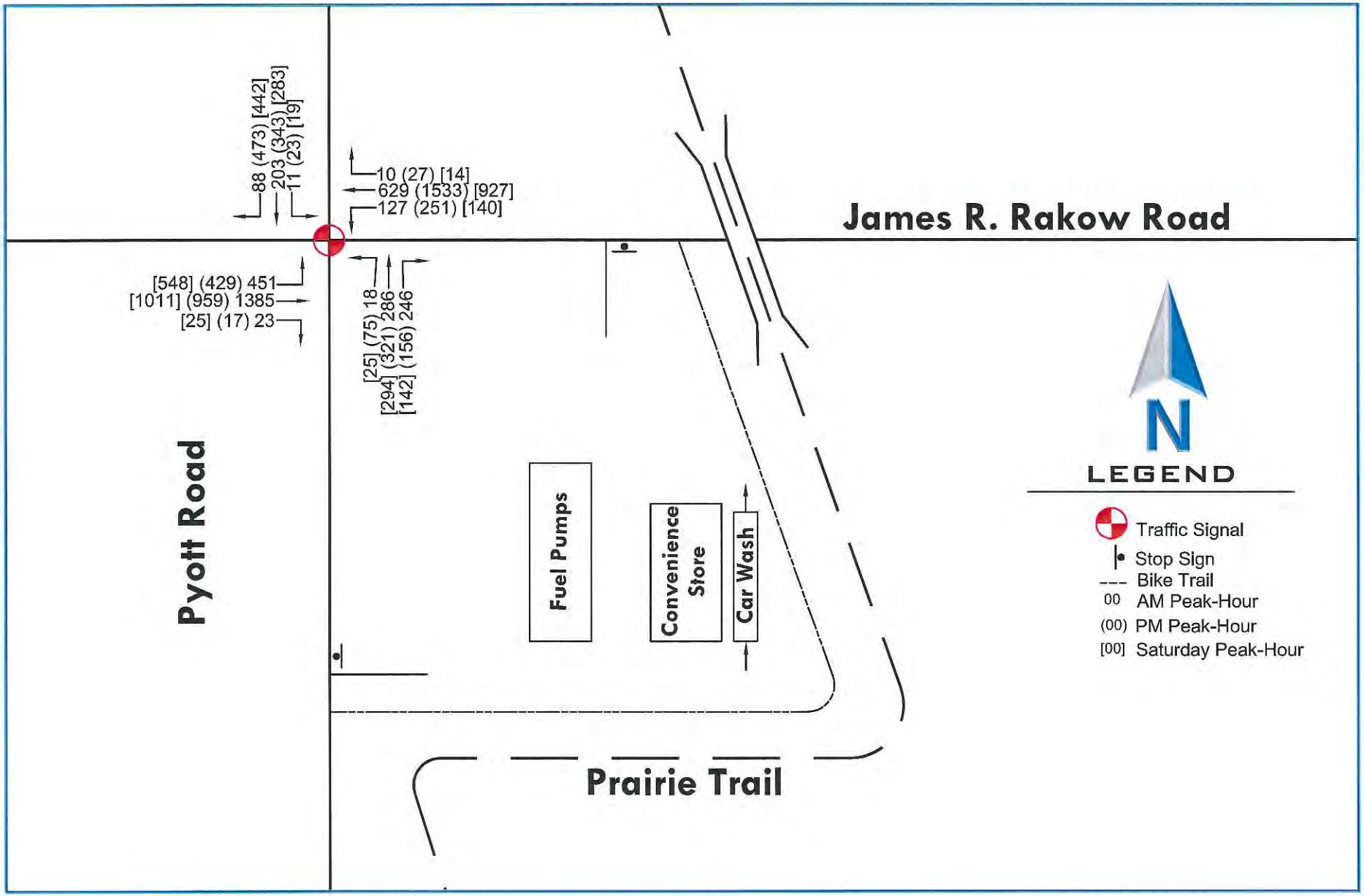
Figure 2



ERIKSSON ENGINEERING ASSOCIATES, LTD.

2014 Base Volumes (Without Development)

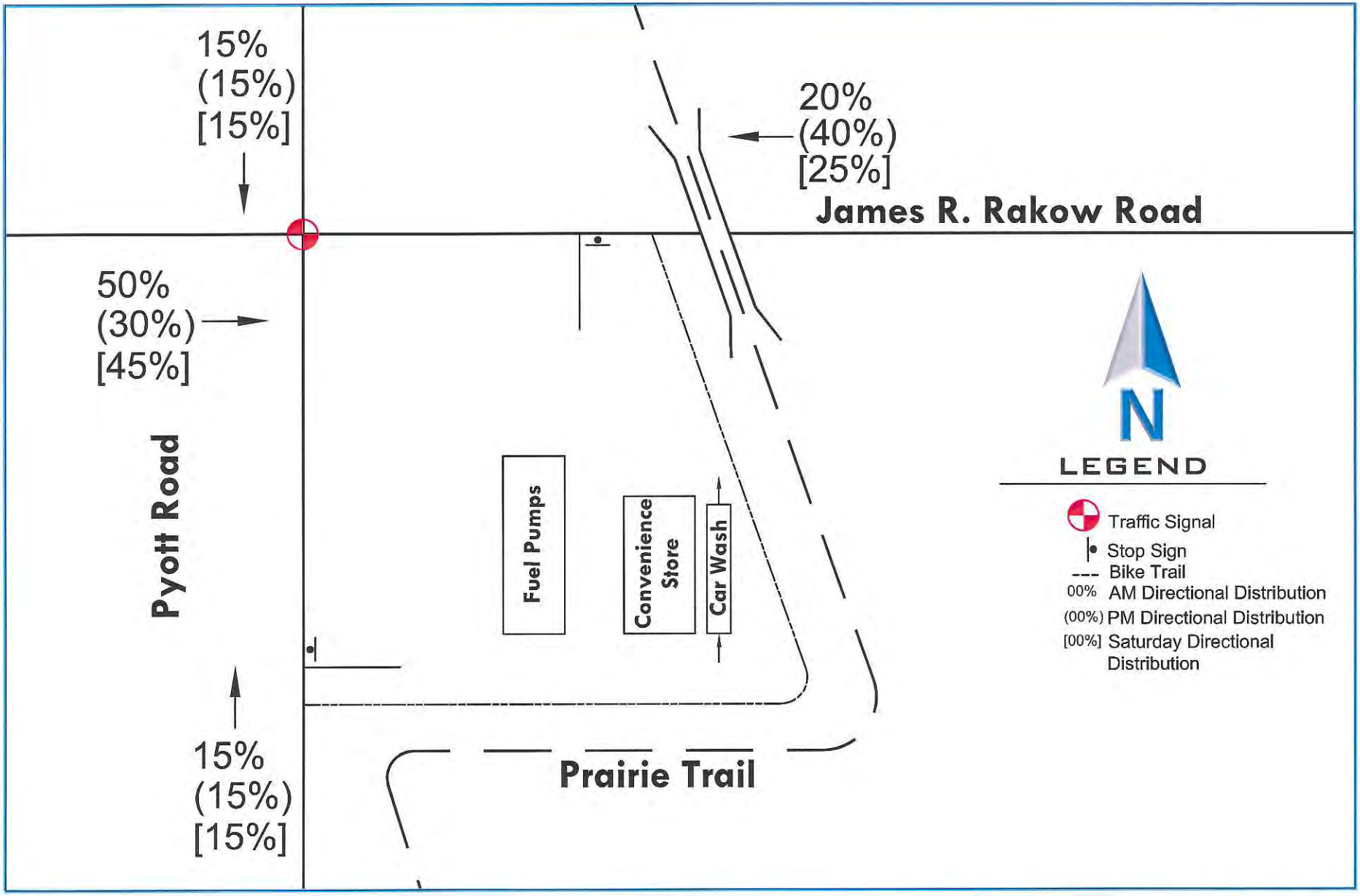
Figure 3



ERIKSSON ENGINEERING ASSOCIATES, LTD.

2024 Traffic Volumes (Without Development)

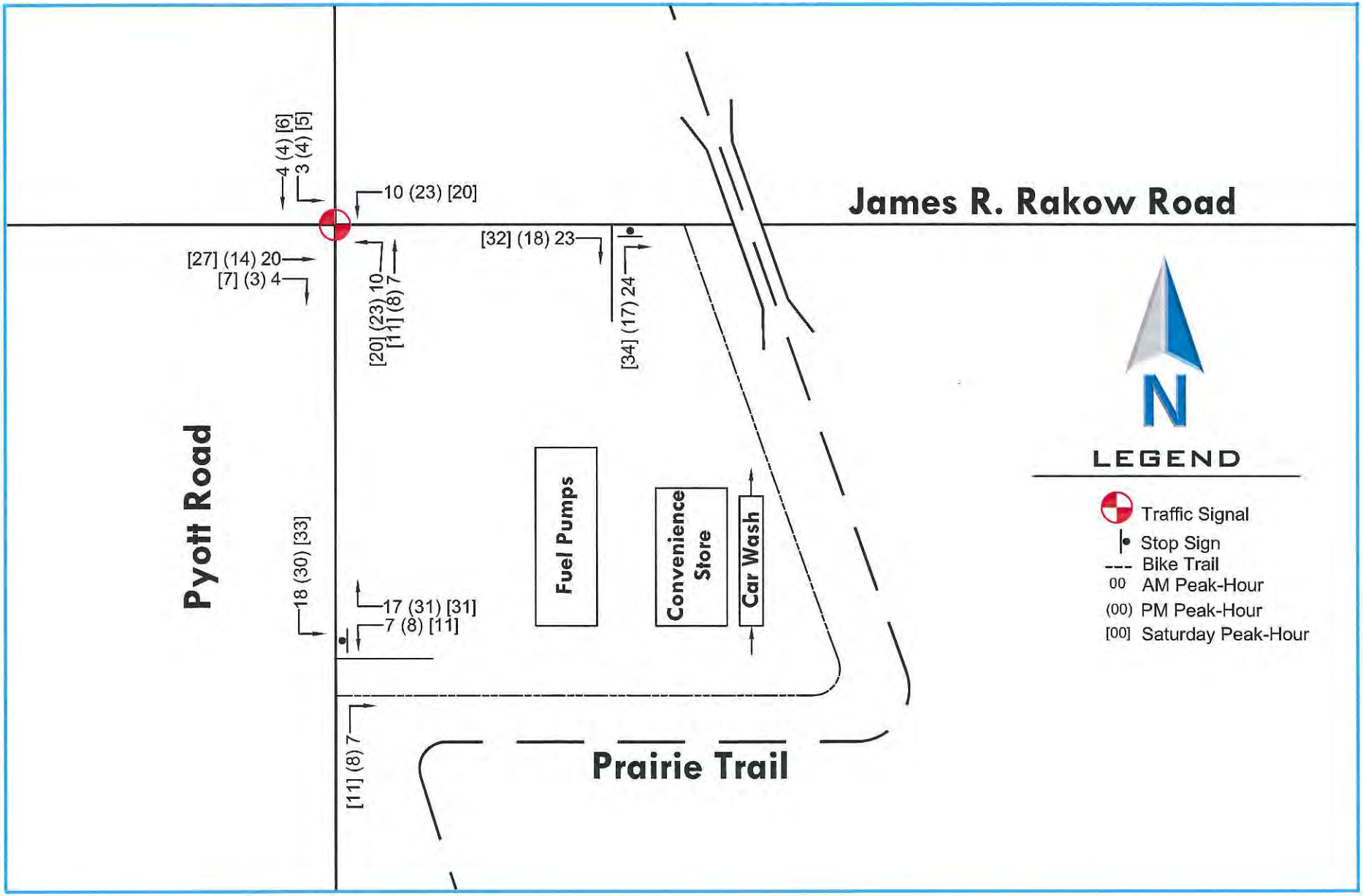
Figure 4



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Directional Distribution

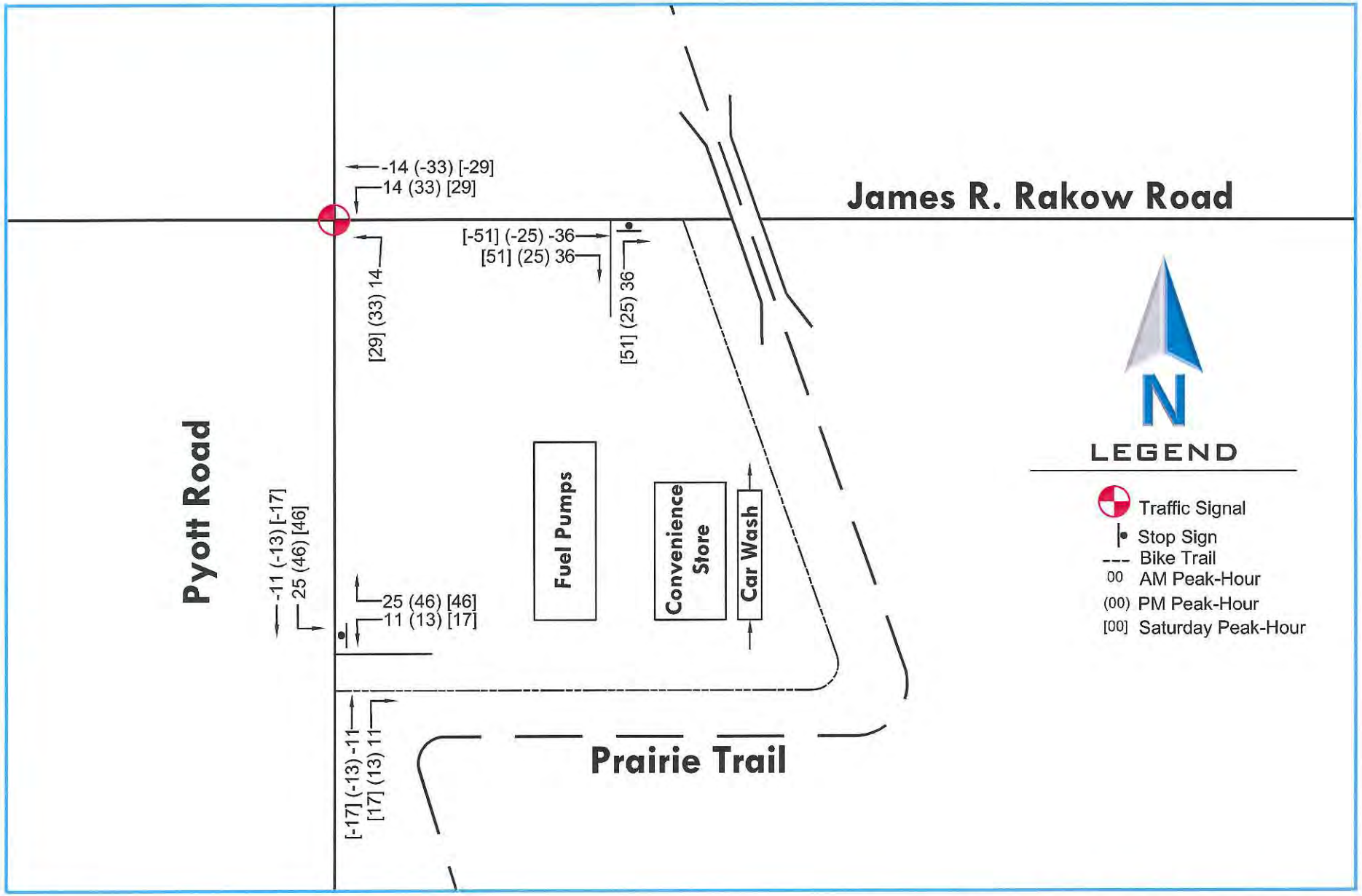
Figure 5



ERIKSSON ENGINEERING ASSOCIATES, LTD.

New Site Traffic Volumes

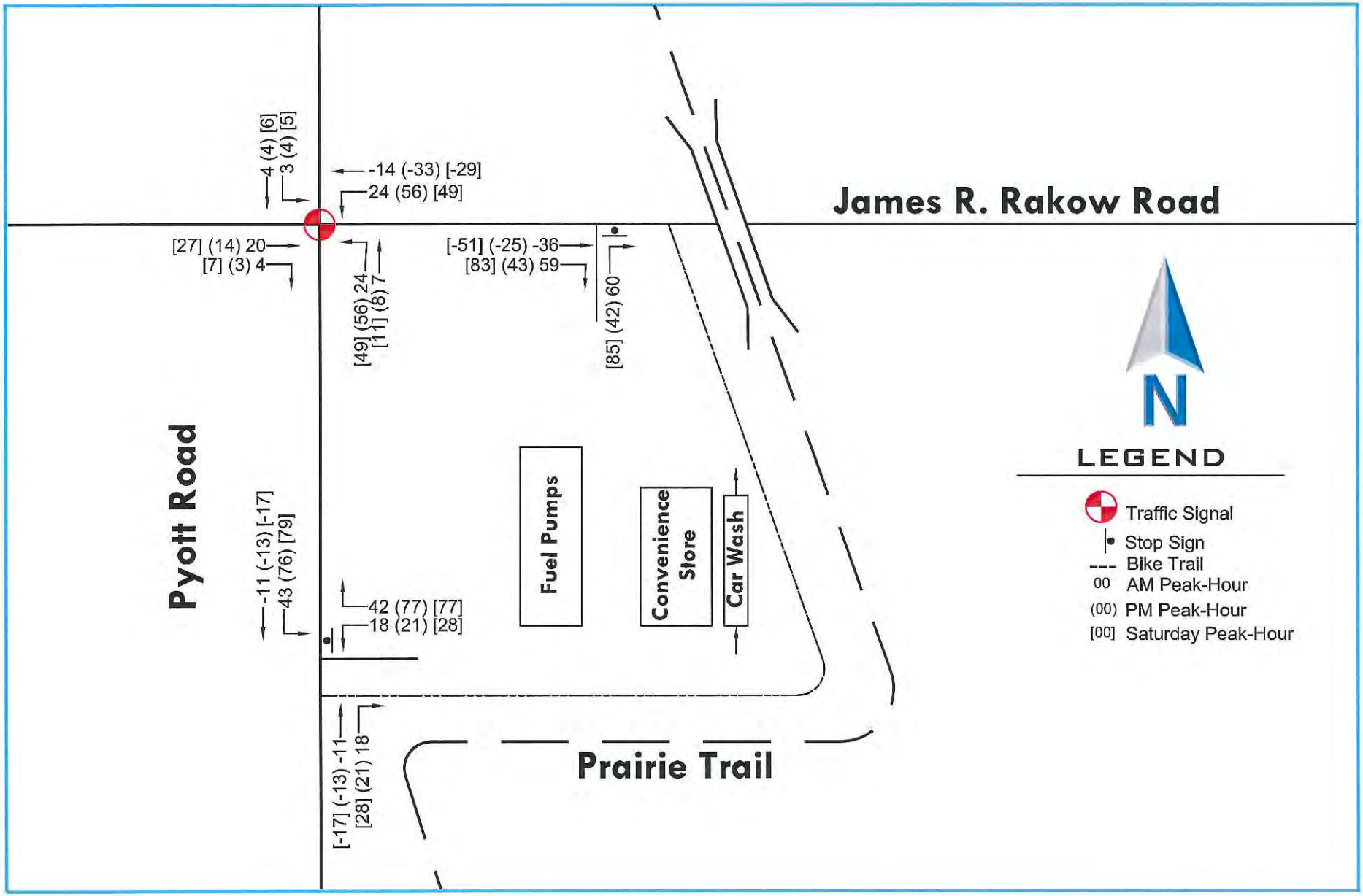
Figure 6A



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Pass-By Site Traffic Volumes

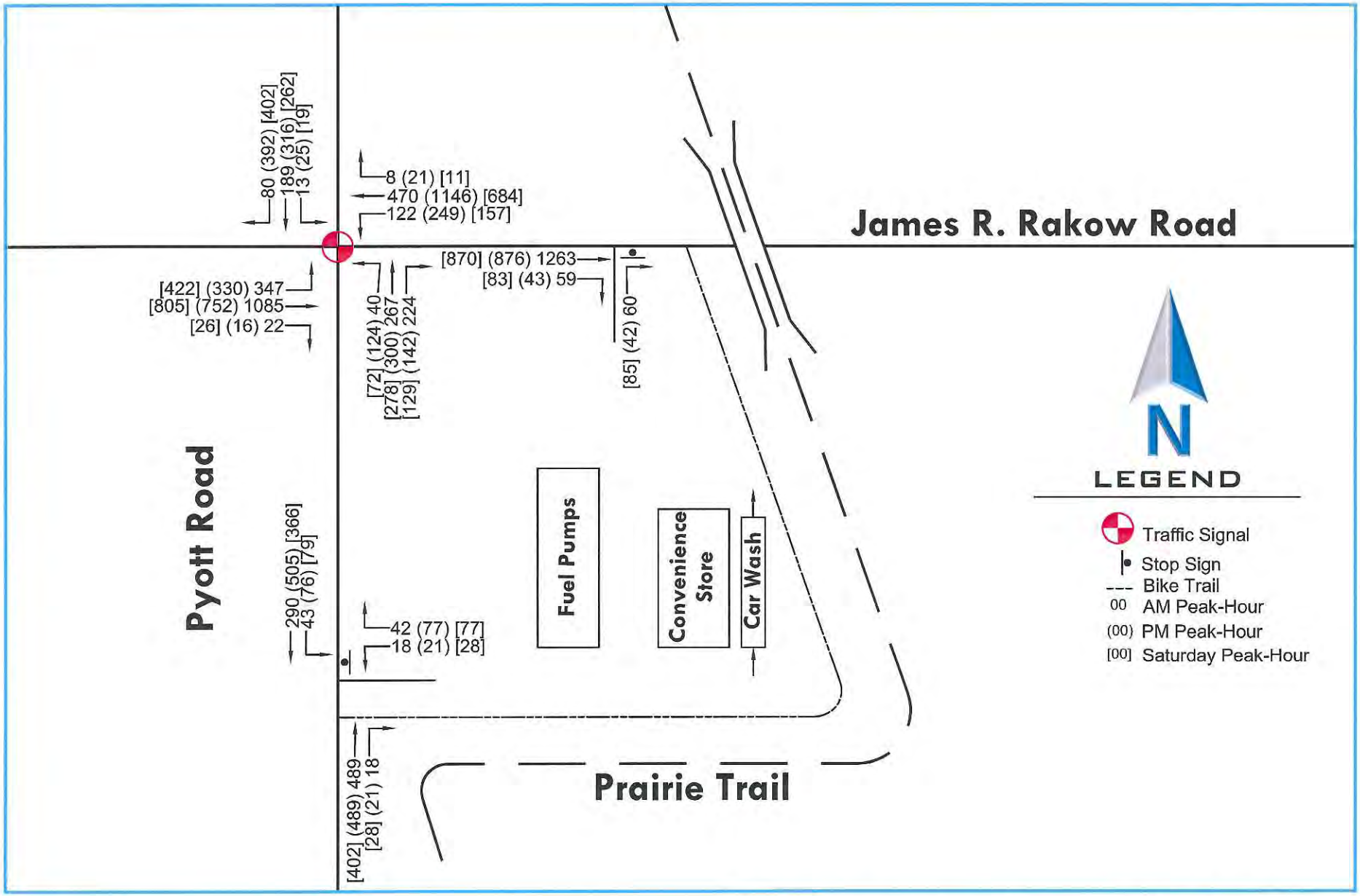
Figure 6B



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Total Site Traffic Volumes

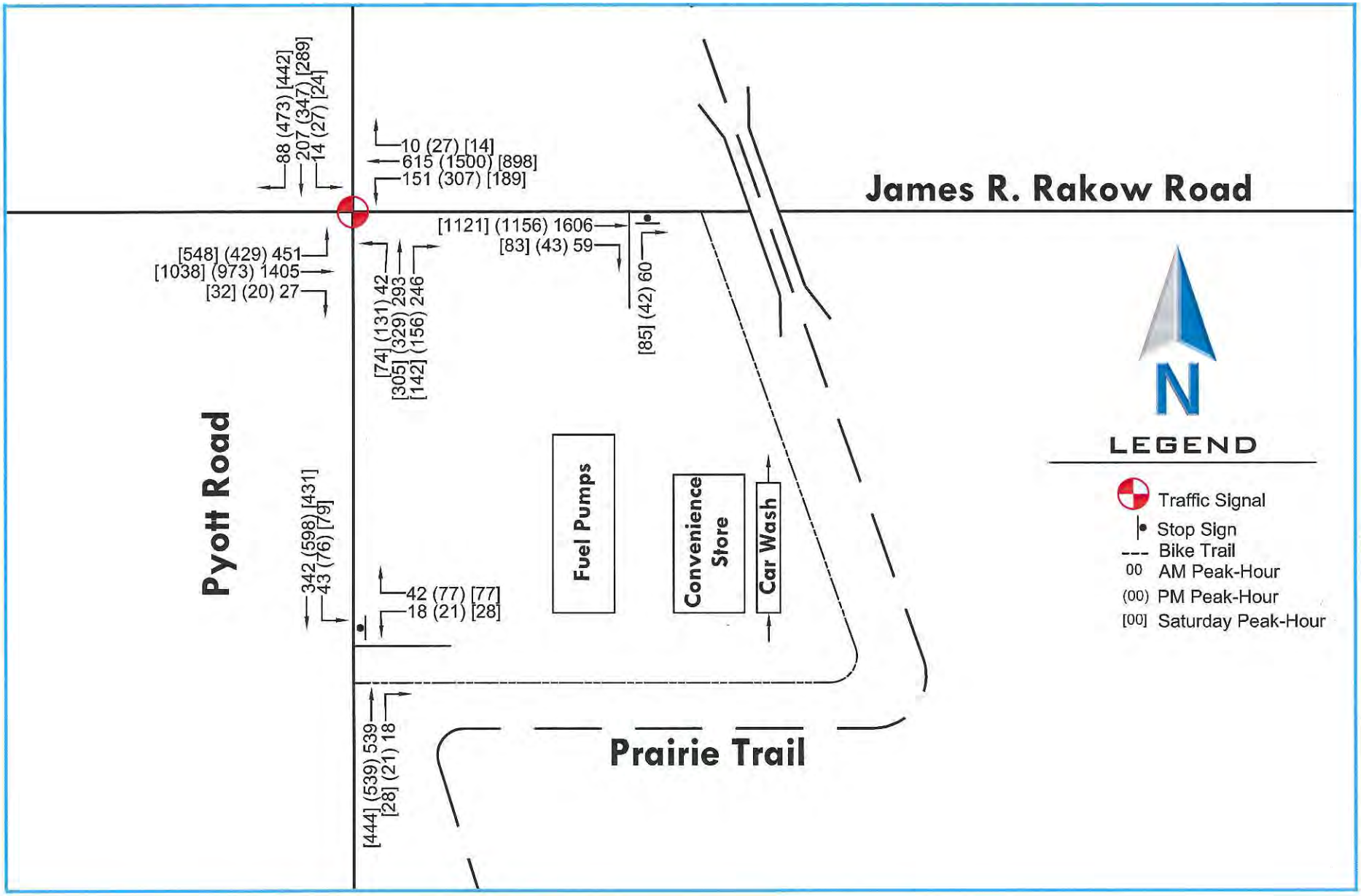
Figure 6C



ERIKSSON ENGINEERING ASSOCIATES, LTD.

2014 Opening Day Traffic Volumes

Figure 7



ERIKSSON ENGINEERING ASSOCIATES, LTD.

2024 Total Traffic Volumes

Figure 8

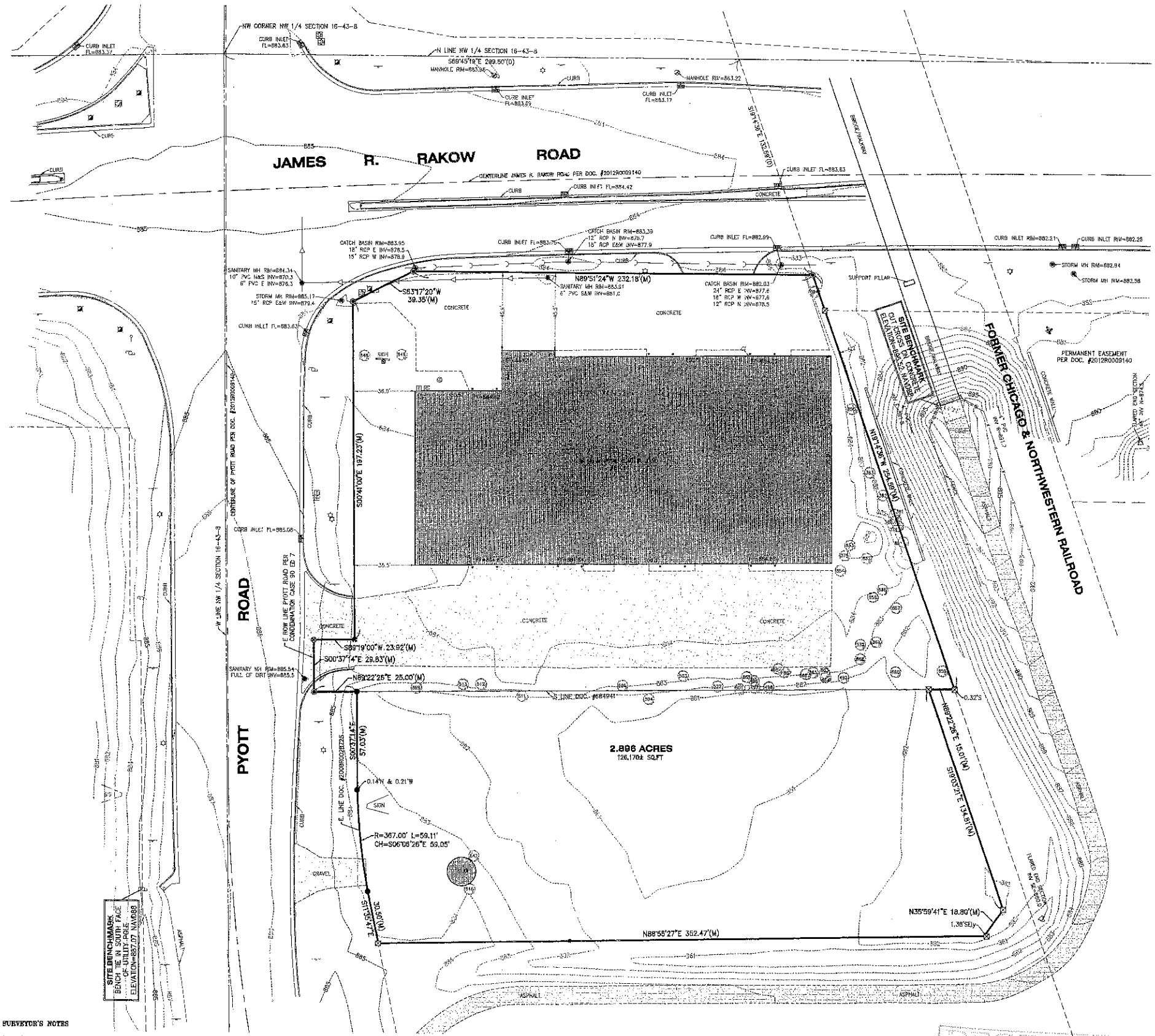
VSEI
Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vanderstappen.com

ALTA/ACSM LAND TITLE SURVEY

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

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 16, Township 43 North, Range 8 East of the Third Principal Meridian being described as follows: Commencing that the Northwest corner of the said Northwest Quarter; thence South 89 degrees 45 minutes 19 seconds East along the North line thereof, 299.50 feet to the West right-of-way line of the former Chicago & Northwestern Railroad; thence South 19 degrees 14 minutes 36 seconds East along said West right-of-way line, 132.59 feet to the South right-of-way line of James R. Rakow Road per Trustee's Deed recorded May 24, 2010 as Document No. 2010R0022505 and the Place of Beginning; thence North 89 degrees 51 minutes 24 seconds West along said South right-of-way line, 232.18 feet; thence South 83 degrees 17 minutes 20 seconds West along said South right-of-way line, 39.35 feet; thence South 00 degrees 41 minutes 00 seconds East along the East right-of-way line of Pyott Road per said Trustee's Deed, 197.23 feet; thence South 89 degrees 19 minutes 00 seconds West along the South line of said Trustee's Deed, 23.92 feet to the East line of Pyott Road per Circuit Clerk Court Case No 90 ED 7; thence South 00 degrees 37 minutes 14 seconds East along said East right-of-way line, 29.83 feet to the South line of the property described in Document No. #684941; thence North 89 degrees 22 minutes 26 seconds East along said South line, 25.00 feet to the East right-of-way line of Pyott Road per Trustee's Deed recorded May 16, 2008 as Document No. 2008R0028725; thence South 00 degrees 37 minutes 14 seconds East along said East right-of-way line, 57.03 feet; thence Southerly along said East right-of-way line, 59.11 feet, along a curve to the left, having a radius of 367.00 feet, the chord of which bears South 06 degrees 06 minutes 26 seconds East, for a length of 59.05 feet; thence South 11 degrees 35 minutes 47 seconds East along said East right-of-way line, 30.50 feet to the North line of the property described in said Trustee's Deed recorded as Document No. 2010R0022505; thence North 88 degrees 55 minutes 27 seconds East along said North line, 352.47 feet; thence North 35 degrees 59 minutes 41 seconds East along said North line, 18.80 feet; thence North 19 degrees 03 minutes 21 seconds West along the West line of said Trustee's Deed, 134.81 feet to the North line thereof; thence North 89 degrees 22 minutes 26 seconds East along said North line, 15.01 feet to the West line of the former Chicago & Northwestern Railroad; thence North 19 degrees 14 minutes 36 seconds West along said West right-of-way line, 254.58 feet to the Place of Beginning, in McHenry County, Illinois.



SURVEYOR'S NOTES

1. The utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #1409 WNW130077 CL dated October 15, 2012. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
2. Based on Flood Insurance Rate Map, Panel No. 17111C0329J, dated November 16, 2006, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
5. The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
7. Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
9. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
10. Other than visible observations noted hereon, this survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
11. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
12. The surveyed property is Zoned B-2 PUD based on the City of Crystal Lake Zoning Map dated July, 2012. Plottable restrictions from said Zoning District have not been shown. (Pertains to Table A, item 6).
13. There were no striped parking spaces at time of survey. (Pertains to Table A, item 9).
14. There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 18).
15. The surveyor and those working under his supervision have no training with regard to identifying 'solid waste dumps', sumps or sanitary landfills'. However, the current use of the surveyed property does not appear to support such activities. (Pertains to Table A, item 18).
16. (Exception G) Denny Road could not be located on maps made available to surveyor, easement cannot be plotted. See document for particulars.
17. (Exception H & I) Permit recorded in Book 1 of Miscellaneous Records, pages 390 and 391, allows for installation and maintenance of gas mains, new poles,and other equipment along and adjacent to the West right-of-way line of the Chicago & Northwestern Railroad. No width is specified in said permit. See document for particulars.
18. (Exception J) Easement described in Document No. 675939 does not lie on the above described property.
19. (Exception M) Easement described in Document No. 1993R0048240 lies within the right-of-way of Pyott Road.
20. (Exception N) Easement described in Document No. 1993R0048241 lies within the right-of-way of Pyott Road.
21. (Exception P) Easement described in Document No. 906293 does not lie on the above described property.
22. Survey completed with over 6-12" of snow cover. Some ground improvements may not have been visible and surveyed at this time.

CLIENT: BUCHANAN ENERGY, LLC
DRAWN BY: APG CHECKED BY: WJV
SCALE: 1"=30' SEC. 16 T. 43 R. 8 E.
BASIS OF BEARING: PER DOC. #2012R0009140
P.I.N.: 19-16-100-019, 020
JOB NO.: 130052 I.D. ALT
FIELDWORK COMP.: 2/19/13 BK. 97 PG. 45
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF:

PROJECT BENCHMARK
McHENRY COUNTY GEODETIC CONTROL STATION "PYOTT"
ELEVATION 880.68 NAVD88

30' 0' 30' 60'
SCALE: 1" = 30'

RECEIVED
APR 04 2014
BY:

B-2 ZONING BULK REQUIREMENTS:

MINIMUM LOT AREA: 20,000 Sq.Ft.
MINIMUM LOT WIDTH: 100'
MINIMUM FRONT SETBACK: 30'
MINIMUM INTERIOR SIDE SETBACK: 0'
MINIMUM REAR SETBACK: 20'
MINIMUM CORNER SIDE SETBACK: 30'
YARD ABUTTING RESIDENTIAL DISTRICTS: 50'
SIDE SETBACK FOR DETACHED ACCESSORY STRUCTURE: 5'
REAR SETBACK FOR DETACHED ACCESSORY STRUCTURE: 20'
MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM IMPERVIOUS SURFACE RATIO: 1.5
MAXIMUM HEIGHT, PRINCIPAL STRUCTURE: 28 FEET & 2 STORIES
MAXIMUM HEIGHT, ACCESSORY STRUCTURE: 25 FEET & 2 STORIES

2014 17

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

Certified to: 1) Chicago Title Insurance Company
2) Bucks, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 8, 9, 11b, 14, 16, 17, 18, 20a, 20b, 21 & 22 of Table A thereof. The field work was completed on February 19th, 2013.

Dated this 1st day of March, A.D., 2013.

VANDERSTAPPEN SURVEYING & ENGINEERING, INC.
Design Firm No. 184-002792

WILLIAM J. VANDERSTAPPEN, 035-002709 (seal)
PROFESSIONAL LAND SURVEYOR

P:\PLATS\2013\0001-0199\130052_V-130052\dwg\130052.dwg---ALTA---3/1/2013 12:17 PM

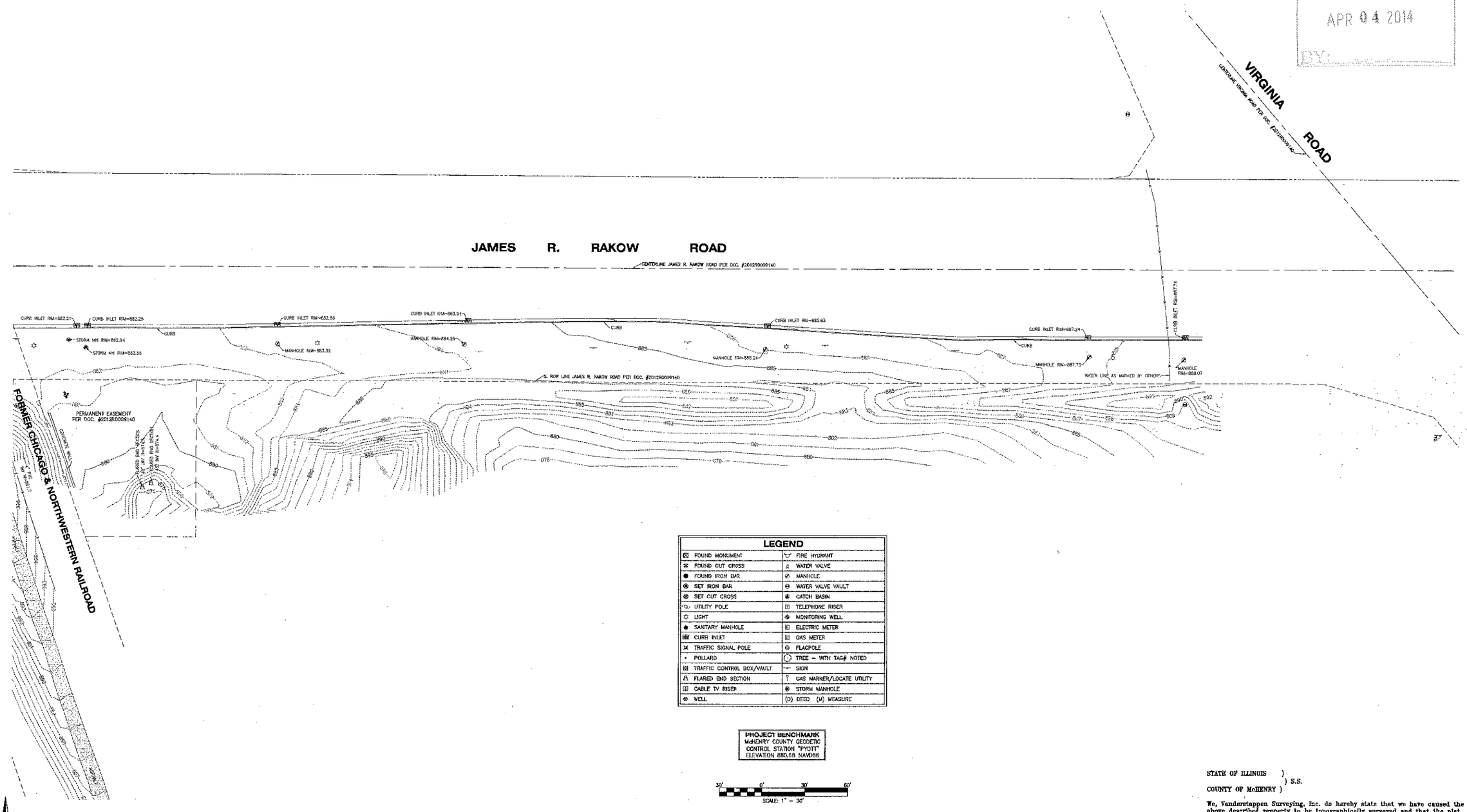
VSEI
Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8440 www.vandersine.com

TOPOGRAPHIC SURVEY

Part of the Northwest Quarter of Section 16, Township 43 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

2014 17

RECEIVED
APR 04 2014
BY:



LEGEND			
⊠	FOUND MONUMENT	♈	FIRE HYDRANT
✲	FOUND CUT CROSS	⊠	WATER VALVE
●	FOUND IRON BAR	⊘	MANHOLE
⊕	SET IRON BAR	⊟	WATER VALVE VAULT
⊗	SET CUT CROSS	⊕	CATCH BASIN
◁▷	UTILITY POLE	☎	TELEPHONE RISER
☼	LIGHT	⊕	MONITORING WELL
⊛	SANITARY MANHOLE	E	ELECTRIC METER
▭	CURB INLET	G	GAS METER
⊠	TRAFFIC SIGNAL POLE	⚑	FLAGPOLE
•	POLLARD	◌	TREE – WITH TAG# NOTED
⊠	TRAFFIC CONTROL BOX/VAULT	▬	SIGN
⩘	FLARED END SECTION	?	GAS MARKER/LOCATE UTILITY
☎	CABLE TV RISER	⊛	STORM MANHOLE
⊛	WELL	(D) DEED (M) MEASURE	

PROJECT BENCHMARK
McHENRY COUNTY GEODETIC CONTROL STATION "PYOTT"
ELEVATION 880.58 NAVD88

30' 0' 30' 60'
SCALE: 1" = 30'

CLIENT: BUCHANAN ENERGY, LLC
DRAWN BY: APG CHECKED BY: WJV
SCALE: 1"=30' SEC. 16 T. 43 R. 8 E.
BASIS OF BEARING: PER DOC. #2012R0009140
P.I.N.: 19-16-100-019, 020
JOB NO.: 130052-A I.D. ALT
FIELDWORK COMP.: 2/19/13 BK. 97 PG. 45
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

\PLATS\2013\0005-0169\130052\[V-130052\dwg\]130052.dwg—TOPO—3/1/2013 12:14 PM

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

We, Vanderstappen Surveying, Inc. do hereby state that we have caused the above described property to be topographically surveyed and that the plat hereon drawn is a correct representation of said topography.

This is not a Boundary Survey.

Dated at Woodstock, McHenry County, Illinois 3/1 A.D., 2013.

Vanderstappen Surveying & Engineering, Inc.
Design Firm No. 184-002782

By: _____
Illinois Professional Land Surveyor No. 2709

2014 17

RECEIVED
APR 04 2014
BY:

FRONT ELEVATION: NOT TO SCALE.



2014 17

RECEIVED
APR 04 2014
BY:

LEFT SIDE ELEVATION:



2014 17

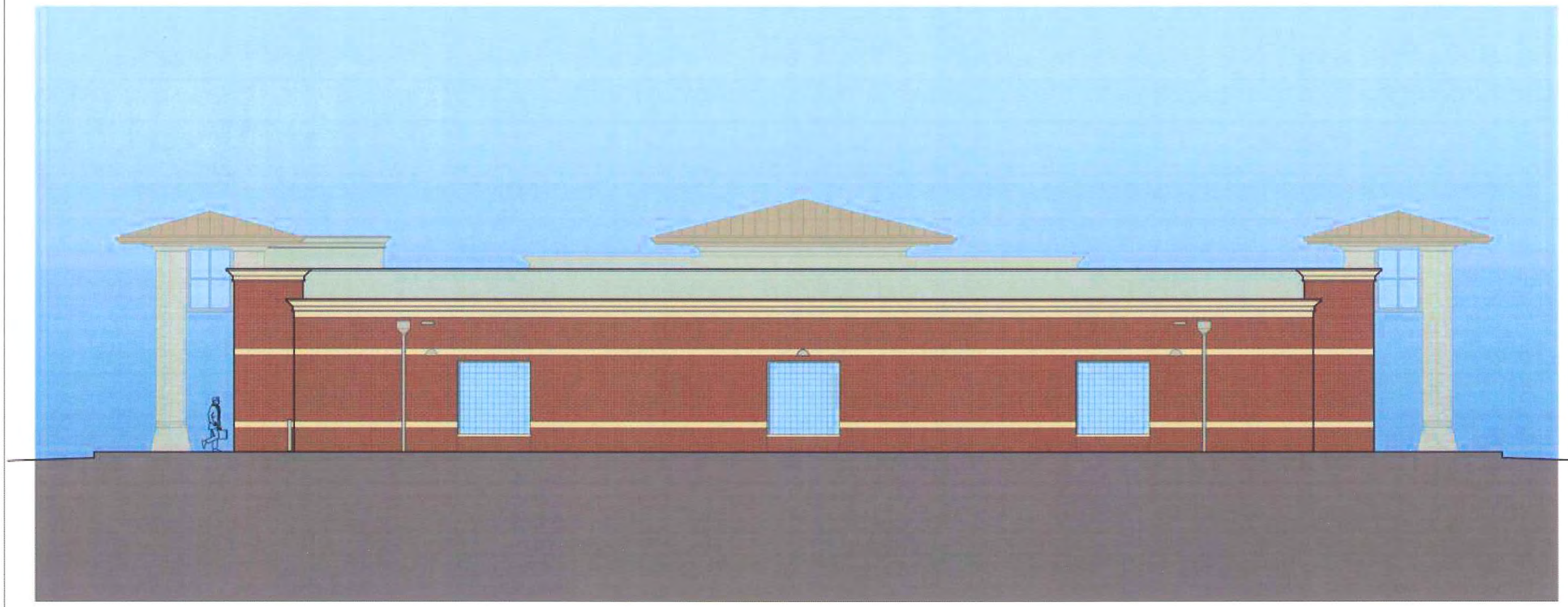
RECEIVED
APR 04 2014
BY:

RIGHT SIDE ELEVATION:



2014 17

RECEIVED
APR 04 2014
BY:



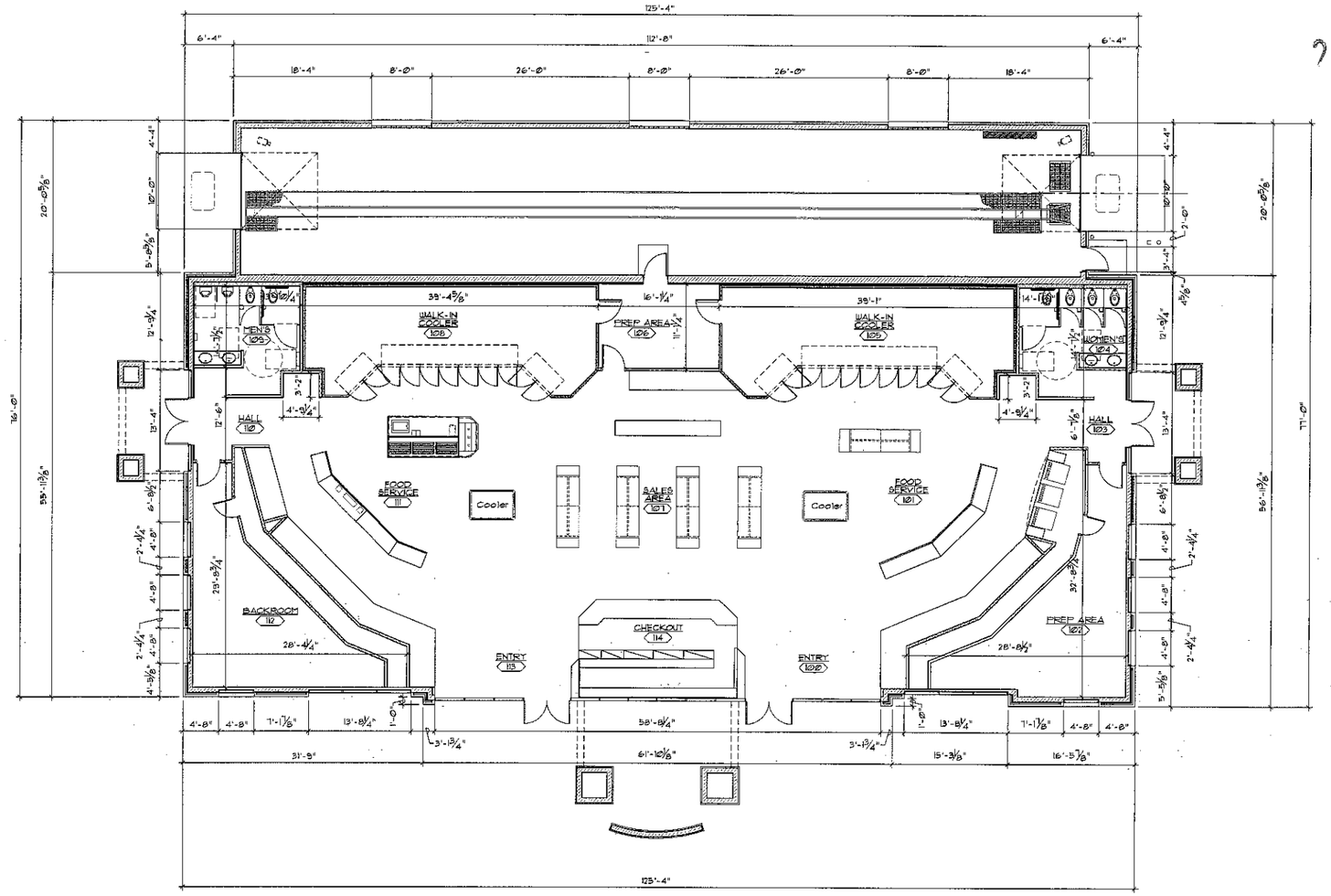
BUCKY'S EXPRESS

GLENDALE HEIGHTS, ILLINOIS
BACK ELEVATION
3/32" = 1'-0" 09.11.2013

0 4 8 16
FEET

2014 17

RECEIVED
APR 04 2014
BY:



FLOOR PLAN

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

NORTH

© COPYRIGHT 2013
THIS DRAWING AND ITS DESIGN ARE THE PROPERTY OF ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS AND IS NOT TO BE USED OR REPRODUCED WITHOUT THE PERMISSION OF ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS

BUCKY'S EXPRESS

ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
2110 South 156th Circle
Omaha, NE 68130-2503
(402) 330-9287 Fax: (402) 330-8331
email:RWEArchitects@RWEArchitects.com

Project Number: 2013
Drawn by: RGA
Checked by: RWE
Sheet Name: FLOOR PLANS AND NOTES

Issue Date: September 17, 2012

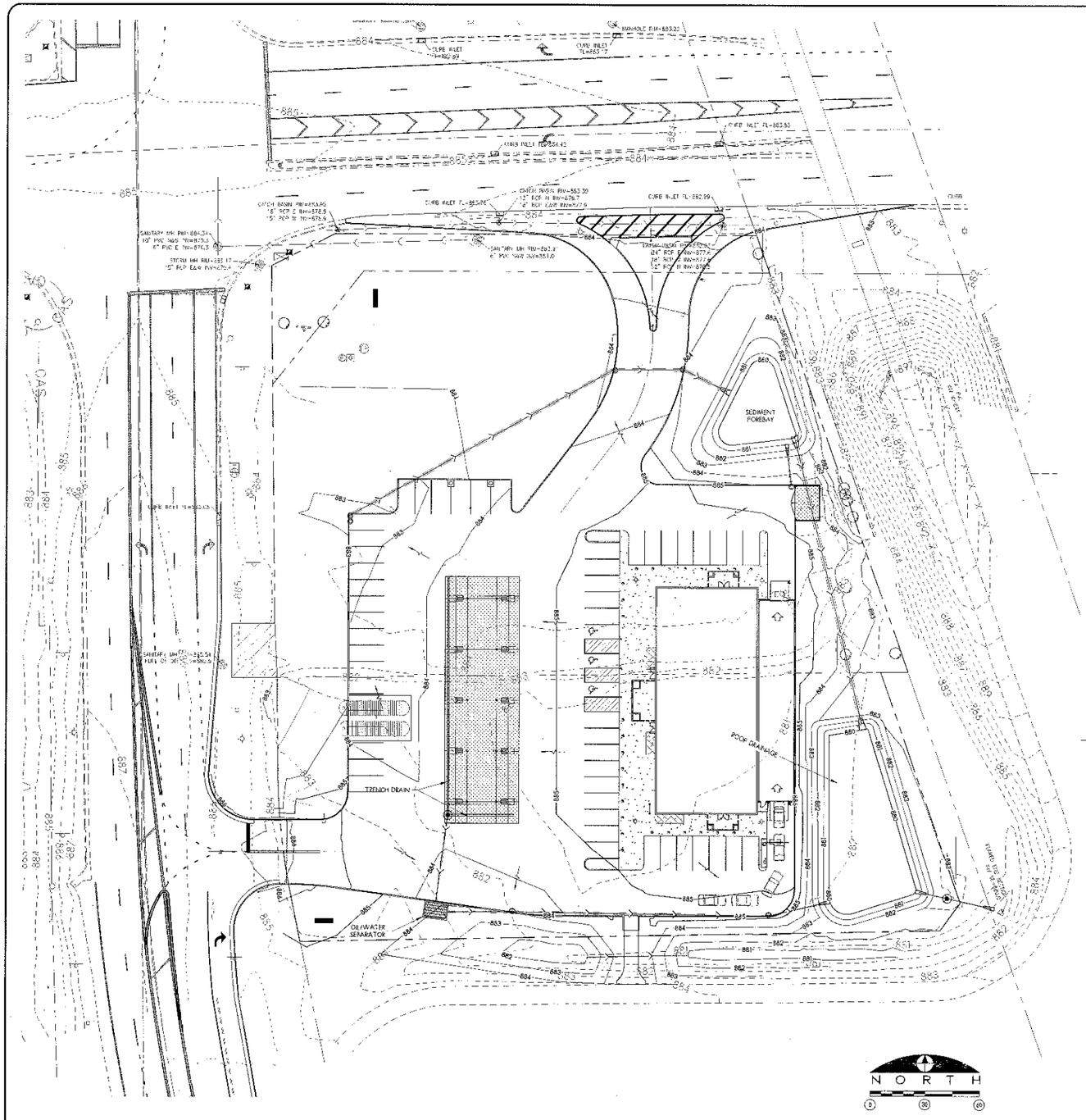
Revisions

No.	Date	Description

A1.1

2014 17

RECEIVED
APR 04 2014
BY:



LEGEND

- TW000.00 / TF000.00 / FG000.0 — TOP OF WALK ELEVATION; TOP OF PAVEMENT ELEVATION; FINISHED GRADE ELEVATION
- EXISTING CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER
- 500 — PROPOSED CONTOUR LINE
- 500 — EXISTING CONTOUR LINE
- STORM SEWER FLOWING
- EXISTING STORM SEWER
- 6"W — PROPOSED WATER MAIN
- 10"W — EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING MANHOLE OR CATCH BASIN
- PROPOSED CATCH BASIN WITH SNOUT
- CO — PROPOSED CLEANOUT
- DIRECTION OF SHEET FLOW
- SLOPE DIRECTION ARROW
- GRADE BREAKLINE
- D1 — PROPOSED STRUCTURE IDENTIFICATION NUMBER
- BENCHMARK
- DIRECTION OF 100-YEAR FLOOD ROUTE

GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED (OR SODDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
4. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3 HORIZONTAL TO 1 VERTICAL.
5. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
7. ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL, AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
8. THE SUBGRADE OF PAVEMENT AREAS SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF STANDARD PROCTOR DENSITY.
9. THE SUBGRADE SHALL BE PROOF ROLLED, INSPECTED AND APPROVED BY THE CITY OF CRYSTAL LAKE, ILLINOIS OR THE OWNER'S ENGINEER PRIOR TO PLACING THE BASE MATERIAL.
10. STOCKPILINGS OF SOIL SHALL BE AT LOCATIONS APPROVED BY THE OWNER OR AS SHOWN ON THE DRAWINGS. CUT OR FILL SLOPES SHALL HAVE A MAXIMUM RATIO OF 3 HORIZONTAL TO ONE VERTICAL. THESE SLOPE CONSTRAINTS APPLY TO TEMPORARY STOCK PILES AS WELL AS FINISHED SLOPE CONDITIONS.
11. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PROOF ROLLING, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE IN THE PARKWAYS AND PARK DETENTION AREAS, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
12. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
13. ROOF DRAIN SHALL INCORPORATE BOOT PER DETAIL. 6" PVC PIPE SHALL EXTEND TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED TOWARD MAIN AT 0.5% MINIMUM SLOPE. 6" PVC CONNECTION TO BE MADE WITH INSERT-A-TEE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484 - 4300
FAX: (815) 484 - 4303
www.arcdesign.com
Design Firm License No. 184-001934

PROJECT NAME
OWNER'S NAME

BUCKY'S EXPRESS
JAMES R. RAKOW
RD AT PYOTT ROAD
CRYSTAL LAKE, IL
STORE NO. 907

RICHARD MCMAHON
5412 REGENTS PARK ROAD
ROCKFORD, IL 61107
PHONE (402) 718-6724

CONSULTANTS

ISSUED FOR

	DATE
---	---

REVISIONS

NO.	ITEM	DATE
1.	---	---
2.	---	---
3.	---	---
4.	---	---
5.	---	---
6.	---	---
7.	---	---

SHEET TITLE

PRELIMINARY GRADING AND DRAINAGE PLAN

DRAWN	---
CHECKED	RCS
PM	RCS

PROJECT NUMBER
SHEET NUMBER

14007

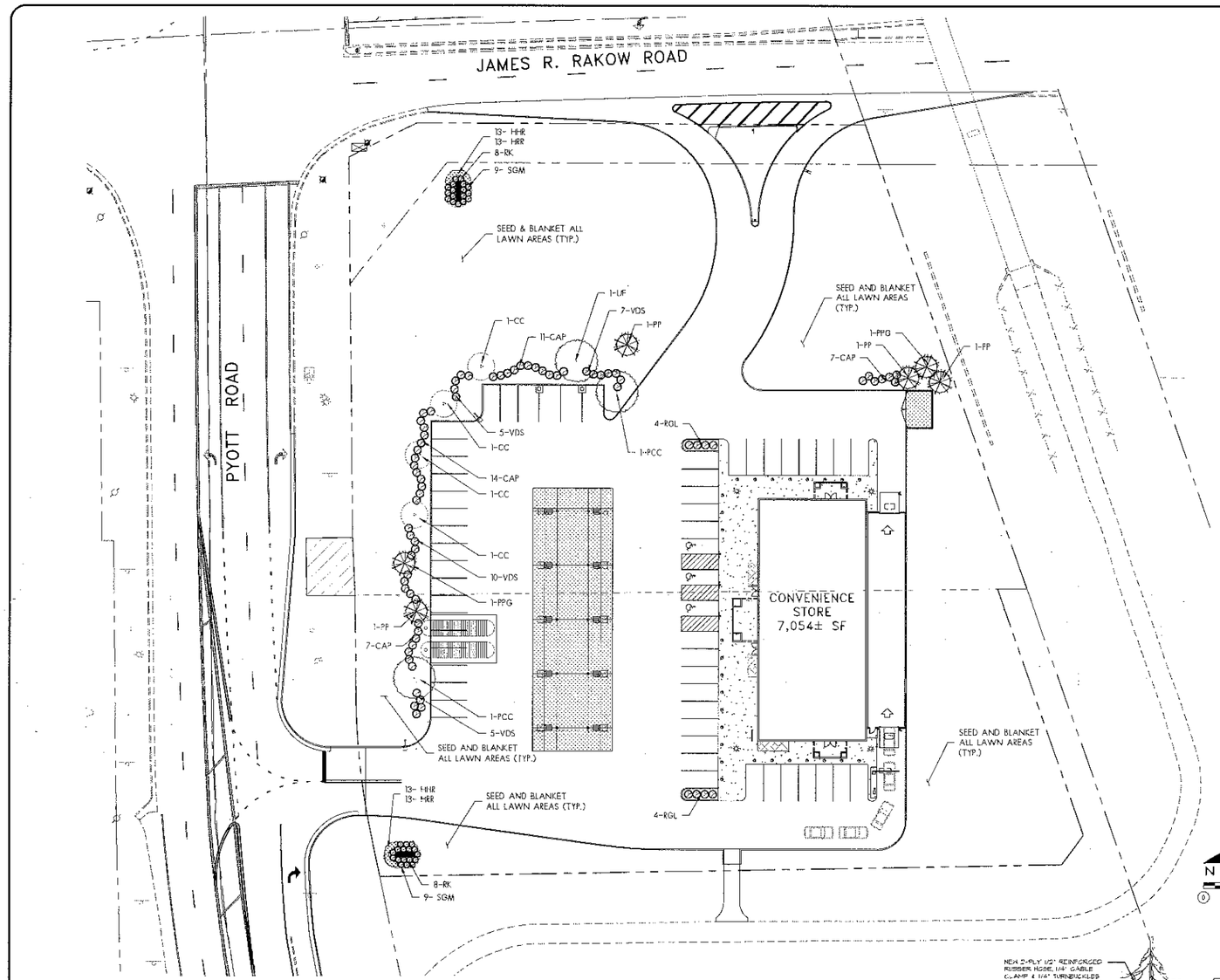
C6

COPYRIGHT 2012

g:\projects\14007 bucky's 907 crystal lake\dwg\engineering\preliminary grading and drainage plan.dwg plotted by Lauren Downing on 3/26/2014 4:29 PM. Plot scale = 1:1

2014 17

RECEIVED
APR 04 2014
BY:



PLANT LIST

PLANT LIST

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE	SPACING
		DECIDUOUS SHADE TREES			
PCC	2	Pyrus c. 'Chanticleer'	Chanticleer Calery Pear	2.5" BB	As Shown
UF	1	Ulmus 'Frontier'	Frontier Elm	2.5" BB	As Shown
		DECIDUOUS ORNAMENTAL TREES			
CC	4	Cercis Canadensis	Eastern Redbud	6' BB	As Shown
		EVERGREEN TREES			
PP	4	Picea pungens	Colorado Green Spruce	6' BB	10' O.C.
PPG	2	Picea p. 'Glauca'	Colorado Blue Spruce	6' BB	10' O.C.
		DECIDUOUS SHRUBS & SHRUB ROSES			
CAP	33	Colonesster acutifolia	Peking Colonesster	24"/5 Gal.	4' O.C.
RGL	8	Rhus a. 'Gro-Low'	Grow Low Sumac	24"/5 Gal.	4' O.C.
RK	16	Rosa 'Knockout'	Knockout Shrub Rose	3 Gal.	3' O.C.
SGM	18	Spiraea j. Goldmound	Goldmound Spirea	3 Gal.	3' O.C.
VDS	27	Viburnum d. Synastvadi'	Chicago Lustre Viburnum	24"/5 Gal.	4' O.C.
		PERENNIALS & GROUNDCOVERS			
HHR	26	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 Gal.	18" O.C.
HRR	26	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal.	18" O.C.

MATERIAL & LABOR LIST:

QUAN	ITEM	DESCRIPTION
TBD SY	Seed & Blanket	Kentucky Bluegrass Blend w/ Perennial Rye
TBD CY	Mulch	Shredded Hardwood Bark
TBD CY	Mulch	Compost (Yard Waste or Mushroom)

NOTE: Plant material locations may vary pending final Engineering.

LANDSCAPING NOTES

Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.

Size & grading standards of plant material shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided for all areas.

Quantity lists are supplied as a convenience. However, the contractor should verify all quantities. The drawings shall take precedence over the lists.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.

Contractor shall verify location of all underground utilities prior to digging. For locations outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.

Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

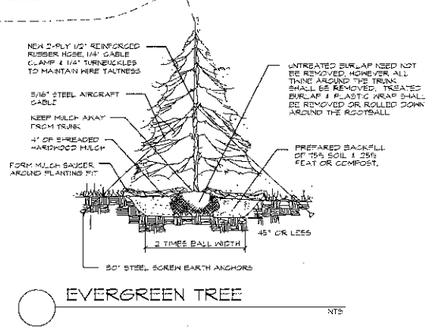
All bed lines and tree saucers shall require a hard spaded edge between lawn and mulched areas.

Grass seed shall be applied mechanically so that the seed is incorporated into the top one-quarter inch (1/4") of the seed bed. The seed shall then be covered with the specified Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

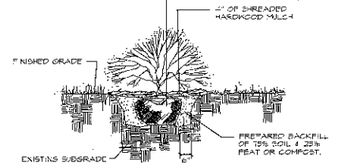
COPYRIGHT 2014

g:\projects\14007 bucky's 907 crystal lake\dwg\engineering plans\landscaping plan.dwg plotted by Lauren Downing on 3/12/2014 11:18 AM. Plot scale = 1:1



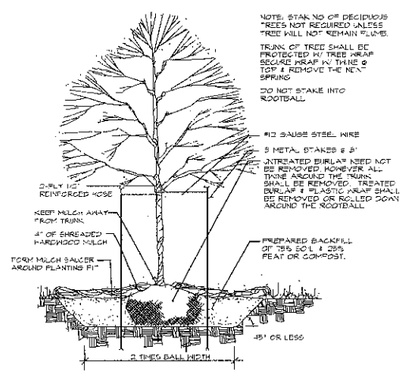
EVERGREEN TREE

NTS



SHRUBS

NTS



DECIDUOUS TREE

NTS

ARC/DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001834

PROJECT NAME
OWNER'S NAME

BUCKY'S EXPRESS
JAMES R. RAKOW RD AT PYOTT ROAD
CRYSTAL LAKE, IL
STORE NO. 907

RICHARD MCMAHON
5412 REGENTS PARK ROAD
ROCKFORD, IL 61107
PHONE (402) 718-8724

CONSULTANTS

ISSUED FOR

ZONING APPROVAL	DATE 01-17-2014

REVISIONS

NO.	ITEM	DATE
1.		
2.		
3.		
4.		
5.		
6.		
7.		

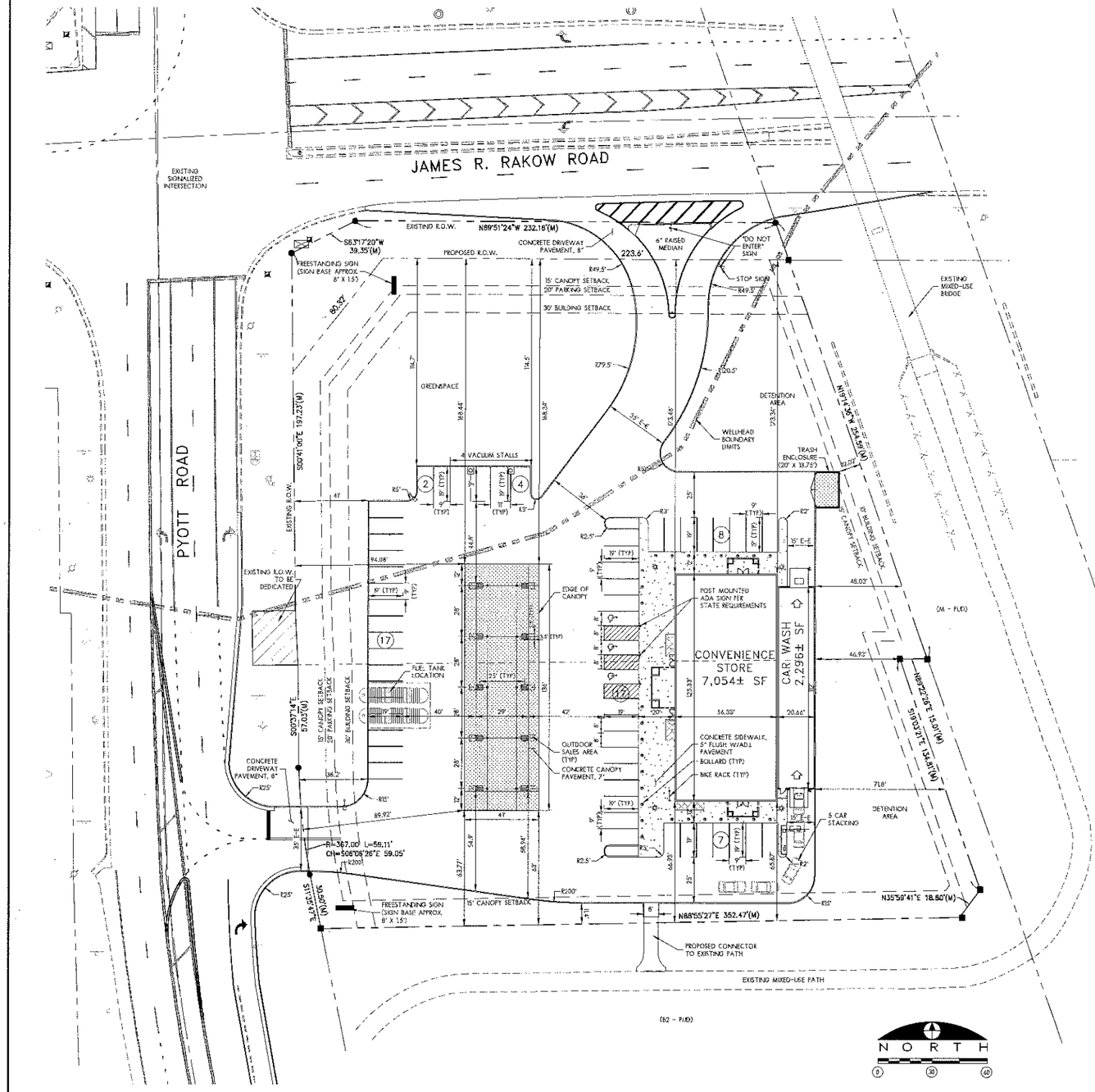
SHEET TITLE
LANDSCAPING PLAN

DRAWN	MWT
CHECKED	RGS
PM	RCS

PROJECT NUMBER
SHEET NUMBER
14007
L1

2014 17

RECEIVED
APR 04 2014
BY:



LEGEND

*ALL PAVEMENT DIMENSIONS REFERENCE THE FACE OF CURB WHERE CURB IS PROPOSED

*ALL SETBACK DIMENSIONS REFERENCE THE BACK OF CURB OR THE EXTERNAL FACE OF THE BUILDING WHERE APPLICABLE

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

SITE ZONING INFORMATION

Zoning Information

Site	Address	SE corner of Pyott Road and James R. Rakow Road Crystal Lake, IL		
	Proposed Use	Convenience Store / Gas Sales (Service Station) & Carwash (Automobile Laundry)		
	Existing Zoning	B-2 PUD		
	Required Zoning	B-2 PUD and Special Use		
	Parcel Area	118,540 sf		2.721 acre
	Building Area	7,080 Service Station		2,314 Automobile Laundry
	Floor Area Ratio (Max)	0.50		
	Provided	0.06		
	Maximum Impervious Surface Ratio	1.50		
	Provided	1.85		64002 sf total impervious

Setbacks		Front Yard (Rakow Road)	Front Yard (Pyott Road)	Side Yard (Interior) (B-2 PUD)	Rear Yard (M-PUD)
Building Setback	Required	30'	30'	0'	10'
	Provided	*173.34'*	*207.2'*	*65.87'*	*46.93'*
Parking Setback	Required	20'	20'	0'	0'
	Provided	*114.5'*	*58.2'*	*2.73'*	*31.2'*
Canopy Setback	Required	15'	15'	15'	15'
	Provided	*168.34'*	*89.92'*	*63'*	*196.01'*

Parking			
Quantity Required		20 = 1 x 7060/350 5 = 1 x 20/4 25 spaces required	(1 per 350 sf of gross floor area) (1 per 4 fuel pumps)
Maximum Allowed		31 spaces	(125% of Required)
	Provided	55 = 46 standard + 3 A.D.A parking stalls + 4 Vacuum stalls	
Stall Size Required		9' x 19' (Standard)	
	Provided	9' x 19' (standard), 16' x 19' (ADA)	
Driveway Width Minimum		24'	
	Provided	25'	
Car Wash Queue		5	(1 stacking space per bay)
	Provided	5	
Bicycle Parking		3	(1 space/20 off-street parking space)
	Provided	3	

Miscellaneous			
Vacuum and Air Compressor allowed		1	
	Provided	2	
Propane Sales Allowed		1 Locked Metal Cage	
	Provided	1 Locked Metal Cage	
Outdoor Display (other than Propane)		Not allowed	
	Provided	201	sf
Freestanding Sign		1	(allowed in Location A)
Freestanding Electronic Pricing Sign Provided		2	

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesigns.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

BUCKY'S EXPRESS
JAMES R. RAKOW RD AT PYOTT ROAD
CRYSTAL LAKE, IL
STORE NO. 907

RICHARD MCMAHON
5412 REGENTS PARK ROAD
ROCKFORD, IL 61107
PHONE (402) 718-6724

CONSULTANTS

ISSUED FOR	DATE
ZONING APPROVAL	01-27-2014

REVISIONS		
NO.	ITEM	DATE
1.		
2.		
3.		
4.		
5.		
6.		
7.		

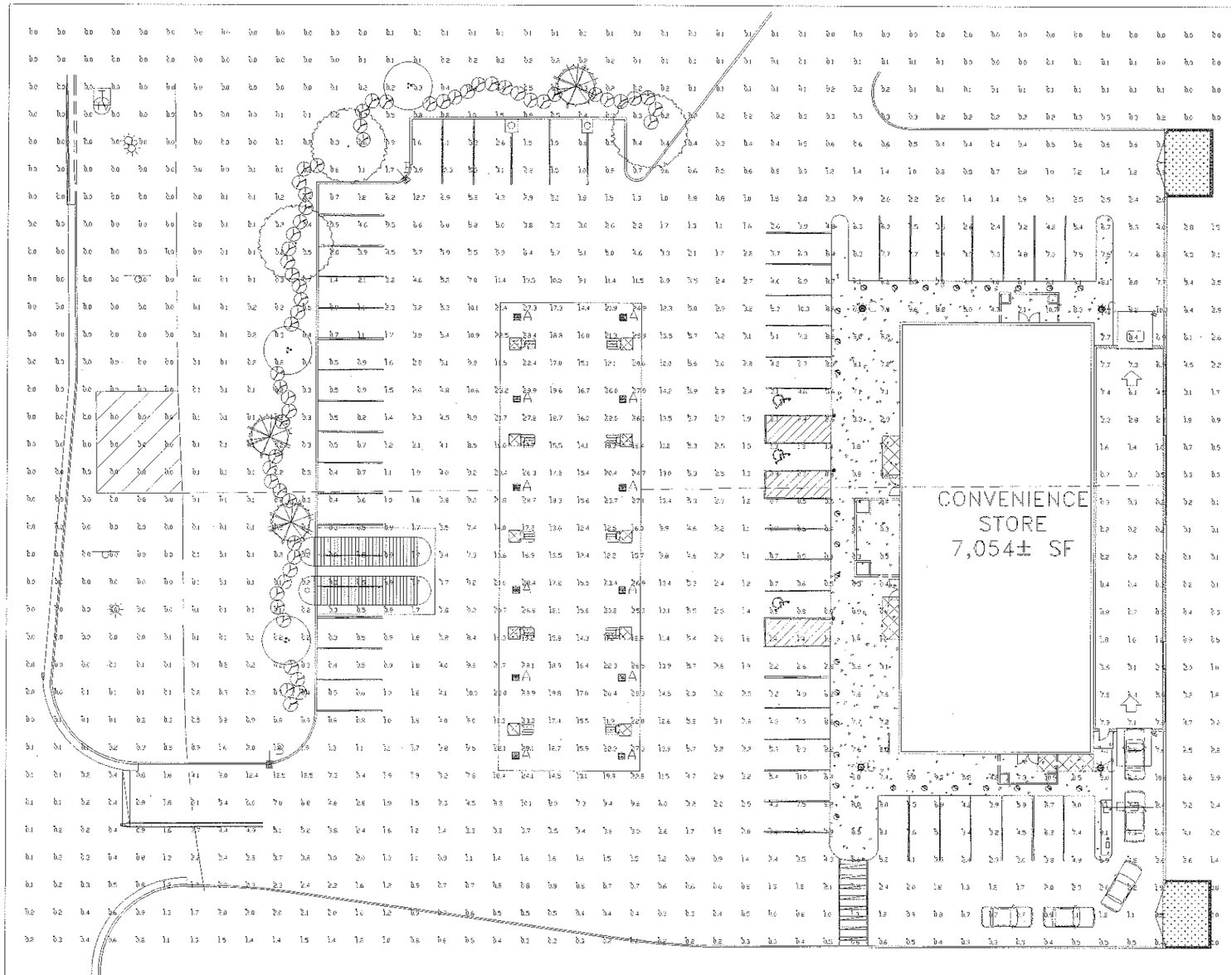
SHEET TITLE
LAYOUT PLAN

DRAWN	MWT
CHECKED	RGS
PM	RCS

PROJECT NUMBER
SHEET NUMBER
14007
C5

COPYRIGHT 2014

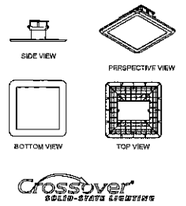
g:\projects\14007 bucky's 907 crystal lake\dwg\engineering plans\layout plan.dwg plotted by Lauren Downing on 3/12/2014 11:17 AM. Plot scale = 1:1



2014 17

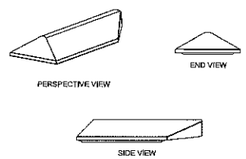
RECEIVED
APR 04 2014
BY:

CRU-SC-LED
LED CANOPY LIGHT - LEGACY

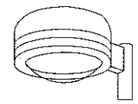


Crossover SOLID-STATE LIGHTING

XAMU
LED Crossover Area Light



Crossover SOLID-STATE LIGHTING



HILTON

Drawing scaled or converted from PDF file or scanned / submitted image. Dimensions are approximate.

Initial Footcandle levels at grade.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	3.67	29.9	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	20.07	29.9	10.3	1.95	2.90

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	12	A	SINGLE	CRU-SC-LED-HO-CW-UE-14.5'MH	1.000	N.A.	17001	149
	2	B	SINGLE	XAMU-FT-LED-128-HO-CW-UE-20'POLE+2'BASE	1.000	N.A.	17332	176
	4	C	SINGLE	HFPR-S-400-PSMV-F-14'MH	1.000	44000	28574	452

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Total Project Watts
Total Watts = 2942

Lighting Solutions
American Innovation Through Technology

LIGHTING PROPOSAL LD-120127-1

BUCKY'S EXPRESS
JAMES P RANDV RD
CRYSTAL LAKE, IL

BY: KMCB	DATE: 2-6-14	REV: 3-18-14	SHEET 1 OF 1

SCALE: 1"=16' 0 16

Overview

DESIGN TYPE	
☐ INTERIOR	☐ EXTERIOR
☐ NEON DISPLAYS	☐ CHANNEL LETTERS
☐ NON-ILLUM SIGNAGE	☐ REV. CHANNEL LETTERS
☐ DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐ MONUMENT SIGN	☐ DIRECTIONAL
☐ CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE

- ☐ NEW CONSTRUCTION
- ☐ REMODELING
- ☐ TENANT CHANGES
- ☐ LANDLORD IMPROVEMENTS
- ☐ CORPORATE CHANGES
- ☐ AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

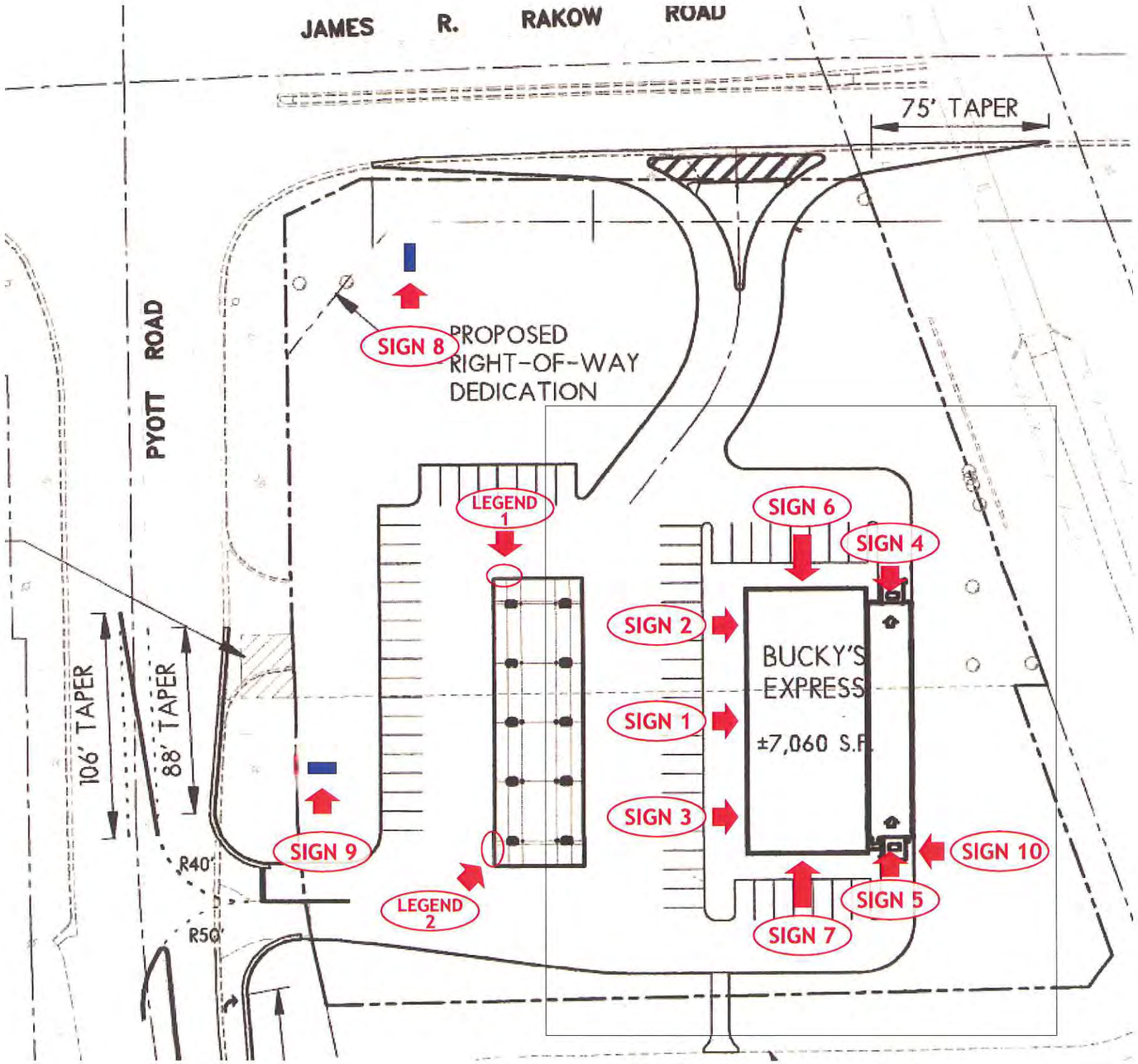
Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102 • 402.341.6077 • 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

BUCKY'S Crystal Lake, IL

DRAWING #: 86081 PROJECT I.D.:	
SALES DEPT: Troy Panagiotis	
DRAWN BY: Sean Cornett	
Date: 04.04.14	INSPECTED BY:
Revised:	



2014 17

RECEIVED
APR 04 2014
BY:

SIGN 1

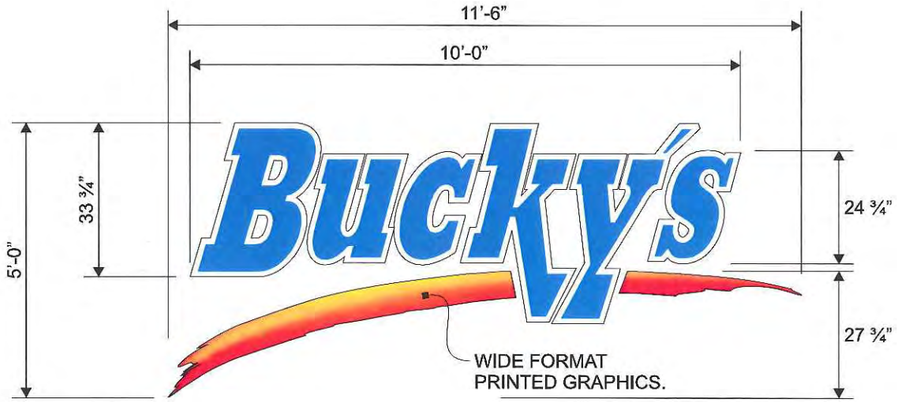
DESIGN TYPE

- [ ] INTERIOR
- [ ] EXTERIOR
- [ ] NEON DISPLAYS
- [ ] CHANNEL LETTERS
- [ ] NON-ILLUM SIGNAGE
- [ ] REV. CHANNEL LETTERS
- [ ] DUEL POLE SIGN
- [ ] SINGLE POLE SIGN
- [ ] MONUMENT SIGN
- [ ] DIRECTIONAL
- [ ] CHANGEABLE READER BOARD/ ELE. DISPLAYS

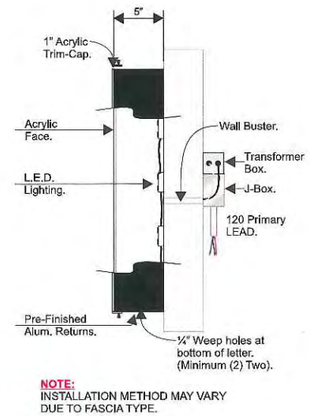
PROJECT TYPE

- [ ] NEW CONSTRUCTION
- [ ] REMODELING
- [ ] TENANT CHANGES
- [ ] LANDLORD IMPROVEMENTS
- [ ] CORPORATE CHANGES
- [ ] AMENDMENTS TO EXCISING SIGNAGE

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



58 Sq. Ft.



NOTE:
INSTALLATION METHOD MAY VARY DUE TO FASCIA TYPE.

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

SPECIFICATIONS:

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

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

2014 17

RECEIVED
APR 04 2014
BY:

FRONT ELEVATION: NOT TO SCALE.



NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102 • 402.341.6077 • 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Bucky's Crystal Lake, IL

DRAWING #: 85990
PROJECT I.D.:

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 04.02.14

INSPECTED BY:

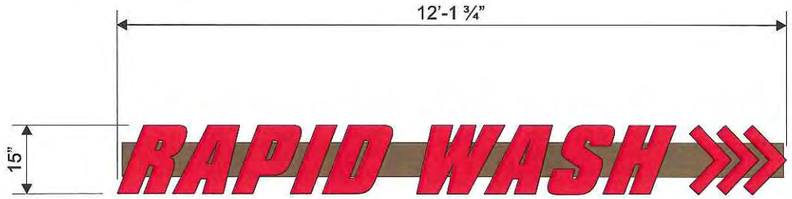
Revised:

SIGN 2

DESIGN TYPE	
☐ INTERIOR	☐ EXTERIOR
☐ NEON DISPLAYS	☐ CHANNEL LETTERS
☐ NON-ILLUM SIGNAGE	☐ REV. CHANNEL LETTERS
☐ DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐ MONUMENT SIGN	☐ DIRECTIONAL
☐ CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE
☐ NEW CONSTRUCTION
☐ REMODELING
☐ TENANT CHANGES
☐ LANDLORD IMPROVEMENTS
☐ CORPORATE CHANGES
☐ AMENDMENTS TO EXCISING SIGNAGE

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





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

SPECIFICATIONS:

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

2014 17

RECEIVED
APR 04 2014
BY:

FRONT ELEVATION: NOT TO SCALE.



NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street - Omaha 68102 - 402.341.6077 - 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Buckys Crystal Lake, IL

DRAWING #: 85993 PROJECT I.D.:	
SALES DEPT: Troy Panagiotis	
DRAWN BY: Sean Cornett	
Date: 04.02.14	INSPECTED BY:
Revised:	

SIGN 3

X	DESIGN TYPE	
☐	INTERIOR	☐ EXTERIOR
☐	NEON DISPLAYS	☐ CHANNEL LETTERS
☐	NON-ILLUM SIGNAGE	☐ REV. CHANNEL LETTERS
☐	DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐	MONUMENT SIGN	☐ DIRECTIONAL
☐	CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE

- ☐ NEW CONSTRUCTION
- ☐ REMODELING
- ☐ TENANT CHANGES
- ☐ LANDLORD IMPROVEMENTS
- ☐ CORPORATE CHANGES
- ☐ AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street - Omaha 68102 - 402.341.6077 - 402.341.7654 *fax*

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Bucky's Crystal Lake, IL

DRAWING #: PROJECT I.D.:	85994
SALES DEPT:	Troy Panagiotis
DRAWN BY:	Sean Cornett
Date: 04.02.14	INSPECTED BY:
Revised:	



WIRE WAY MOUNTED CHANNEL LETTERS
SCALE: ½" = 1'-0"

RACEWAY MOUNTED CHANNEL LETTERS:

FABRICATED FROM .050 BLK PRE-FINISHED ALUMINUM RETURNS ATTACHED TO .063 ALUMINUM BACKS. FACES ARE TO BE .1875 WHITE ACRYLIC WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED). FACES ARE TO HAVE 1" BLACK TRIM-CAP ADHERED TO PERIMETER OF LETTERS/SWOOSH). INTERNAL ILLUMINATION WITH WHITE LED's.

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

2014 17

RECEIVED
APR 04 2014
BY:

FRONT ELEVATION: NOT TO SCALE.



DESIGN TYPE	
☐ INTERIOR	☐ EXTERIOR
☐ NEON DISPLAYS	☐ CHANNEL LETTERS
☐ NON-ILLUM SIGNAGE	☐ REV. CHANNEL LETTERS
☐ DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐ MONUMENT SIGN	☐ DIRECTIONAL
☐ CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE

- ☐ NEW CONSTRUCTION
- ☐ REMODELING
- ☐ TENANT CHANGES
- ☐ LANDLORD IMPROVEMENTS
- ☐ CORPORATE CHANGES
- ☐ AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT. AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT, OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

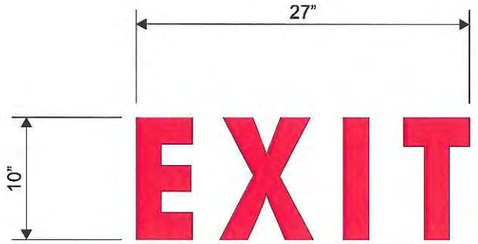
Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102 • 402.341.6077 • 402.341.7654 *fax*

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Bucky's Crystal Lake, IL

DRAWING #: PROJECT I.D.:	85995
SALES DEPT:	Troy Panagiotis
DRAWN BY:	Sean Cornett
Date: 04.02.14	INSPECTED BY:
Revised:	

SIGN 4



Sq. Ft.: 2

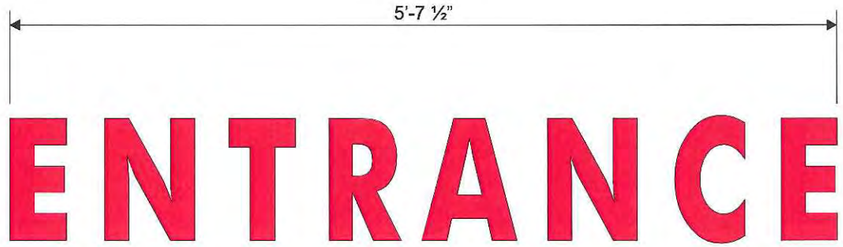
SCALE: 1" = 1'-0"

FCO LETTERS:

FABRICATED FROM ¼" ALUMINUM AND PAINTED RED.

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

SIGN 5



Sq. Ft.: 5

Total Sq. Ft.: 5

2014 17

RECEIVED
APR 04 2014
BY:

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



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



DESIGN TYPE

- [ ] INTERIOR
- [ ] EXTERIOR
- [ ] NEON DISPLAYS
- [ ] CHANNEL LETTERS
- [ ] NON-ILLUM SIGNAGE
- [ ] REV. CHANNEL LETTERS
- [ ] DUEL POLE SIGN
- [ ] SINGLE POLE SIGN
- [ ] MONUMENT SIGN
- [ ] DIRECTIONAL
- [ ] CHANGEABLE READER BOARD/ ELE. DISPLAYS

PROJECT TYPE

- [ ] NEW CONSTRUCTION
- [ ] REMODELING
- [ ] TENANT CHANGES
- [ ] LANDLORD IMPROVEMENTS
- [ ] CORPORATE CHANGES
- [ ] AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT. AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT, OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street · Omaha 68102 · 402.341.6077 · 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Bucky's Crystal Lake, IL

DRAWING #: 85996
PROJECT I.D.:

SALES DEPT: Troy Panagiotis

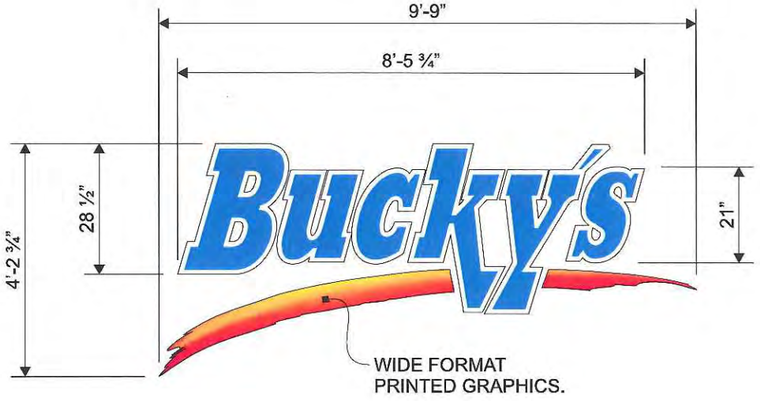
DRAWN BY: Sean Cornett

Date: 04.02.14

INSPECTED BY:

Revised:

SIGN 6



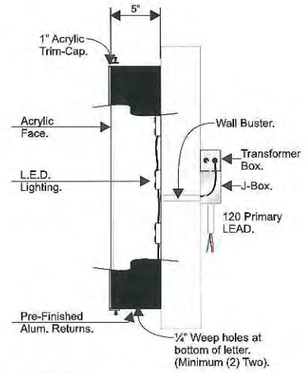
FLUSH MOUNTED CHANNEL LETTERS:
SCALE: 3/8" = 1'-0"

SPECIFICATIONS:

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

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

SIGN 7



NOTE:
INSTALLATION METHOD MAY VARY DUE TO FASCIA TYPE.

2014

RECEIVED
APR 04 2014
BY:

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



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



DESIGN TYPE

- [ ] INTERIOR
- [ ] EXTERIOR
- [ ] NEON DISPLAYS
- [ ] CHANNEL LETTERS
- [ ] NON-ILLUM SIGNAGE
- [ ] REV. CHANNEL LETTERS
- [ ] DUEL POLE SIGN
- [ ] SINGLE POLE SIGN
- [ ] MONUMENT SIGN
- [ ] DIRECTIONAL
- [ ] CHANGEABLE READER BOARD/ ELE. DISPLAYS

PROJECT TYPE

- [ ] NEW CONSTRUCTION
- [ ] REMODELING
- [ ] TENANT CHANGES
- [ ] LANDLORD IMPROVEMENTS
- [ ] CORPORATE CHANGES
- [ ] AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT, OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street - Omaha 68102 - 402.341.6077 - 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Crystal Lake, IL

DRAWING #: 85997
PROJECT I.D.:

SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

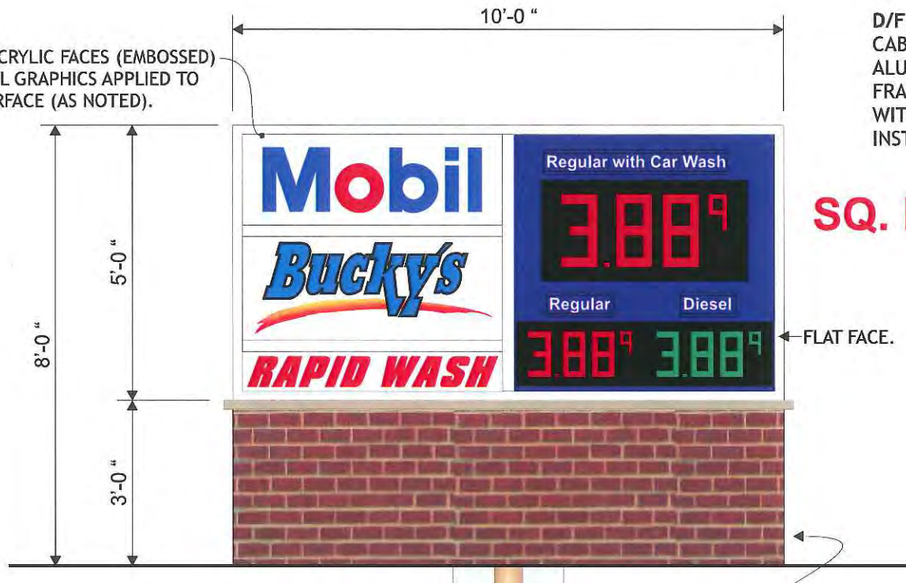
Date: 04.02.14 INSPECTED BY:

Revised:

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

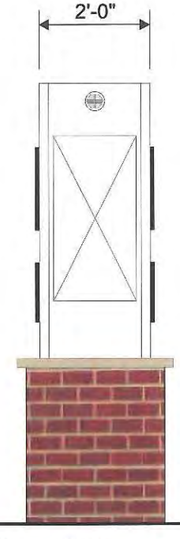
SIGN 8

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



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

SQ. FT.: 50



FUEL TYPES:

Regular with Car Wash

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

2014 17

RECEIVED
APR 04 2014
BY:

WIDE FORMAT PRINTED VINYL GRAPHICS APPLIED TO THE FIRST SURFACE.

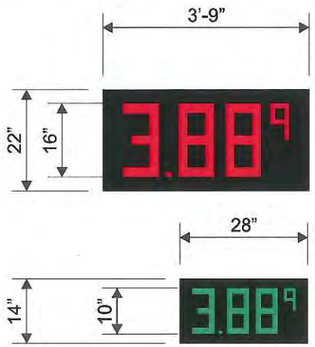
- DELFT BLUE: 230-97.
- PRINTED GRAPHICS.

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

VINYL COLORS:

ARLON BLUE: 2257

3M RED: 3630-33



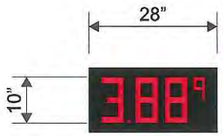
SQ. FT.: 6.86

16" RED DIGITS.

SQ. FT.: 2.7

10" GREEN DIGITS.

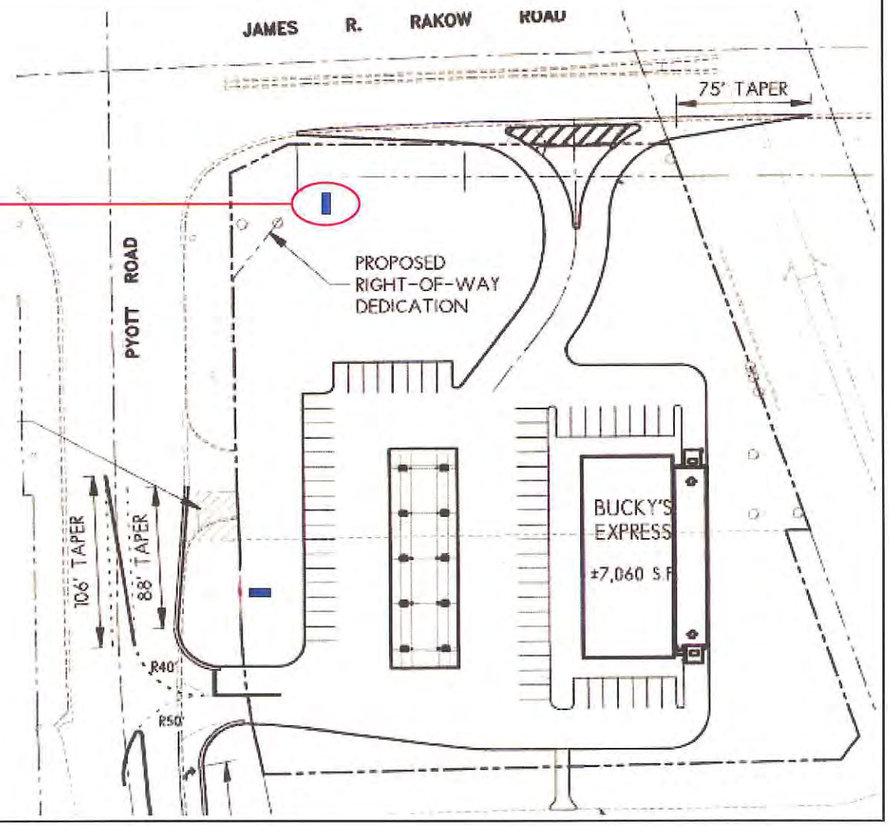
SQ. FT. OF COMBINED FUELD BOARDS
SQ. FT.: 13



SQ. FT.: 2.7

10" RED DIGITS.

SIGN 8



DESIGN TYPE	
☐ INTERIOR	☐ EXTERIOR
☐ NEON DISPLAYS	☐ CHANNEL LETTERS
☐ NON-ILLUM SIGNAGE	☐ REV. CHANNEL LETTERS
☐ DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐ MONUMENT SIGN	☐ DIRECTIONAL
☐ CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE

- ☐ NEW CONSTRUCTION
- ☐ REMODELING
- ☐ TENANT CHANGES
- ☐ LANDLORD IMPROVEMENTS
- ☐ CORPORATE CHANGES
- ☐ AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102 • 402.341.6077 • 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

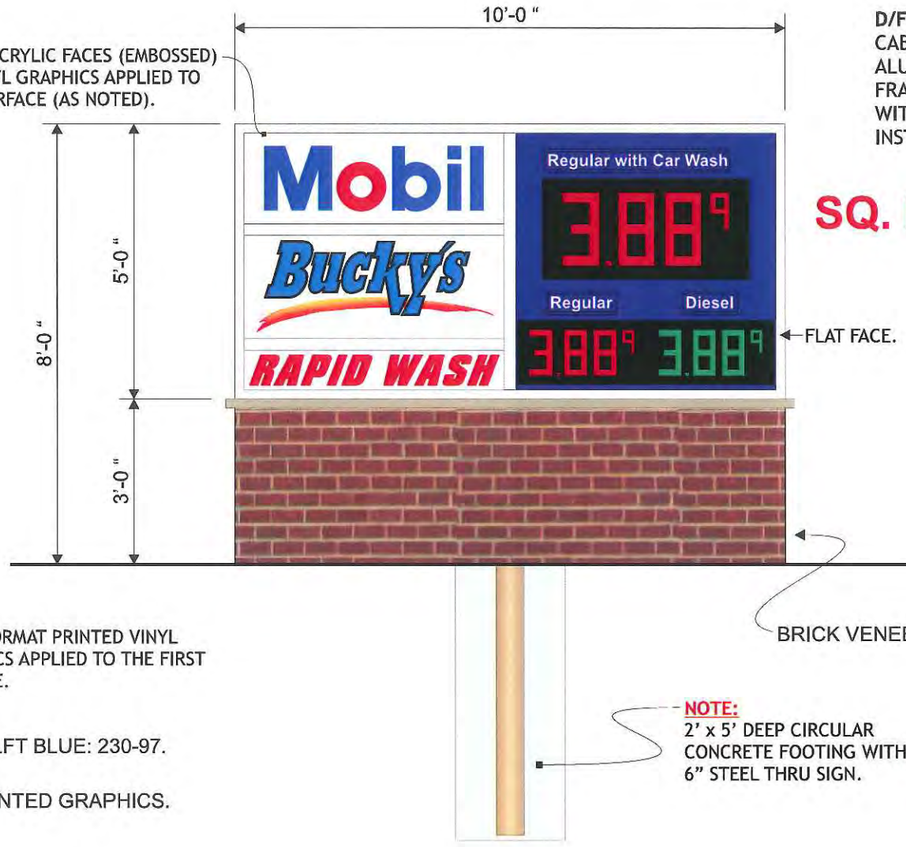
BUCKY'S Crystal Lake, IL

DRAWING #: PROJECT I.D.:	85998
SALES DEPT:	Troy Panagiotis
DRAWN BY:	Sean Cornett
Date: 04.02.14	INSPECTED BY:
Revised:	

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

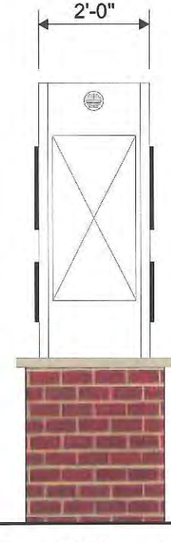
SIGN 9

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



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

SQ. FT.: 50



FUEL TYPES:

Regular with Car Wash

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

2014 17

RECEIVED
APR 04 2014
BY:

WIDE FORMAT PRINTED VINYL GRAPHICS APPLIED TO THE FIRST SURFACE.

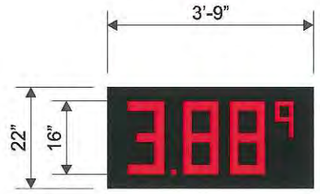
- DELFT BLUE: 230-97.
- PRINTED GRAPHICS.

VINYL COLORS:

ARLON BLUE: 2257

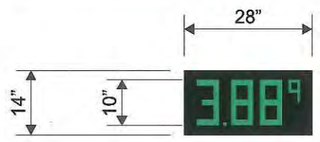
3M RED: 3630-33

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



SQ. FT.: 6.86

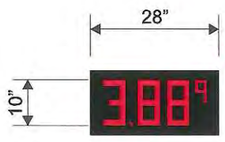
16" RED DIGITS.



SQ. FT.: 2.7

10" GREEN DIGITS.

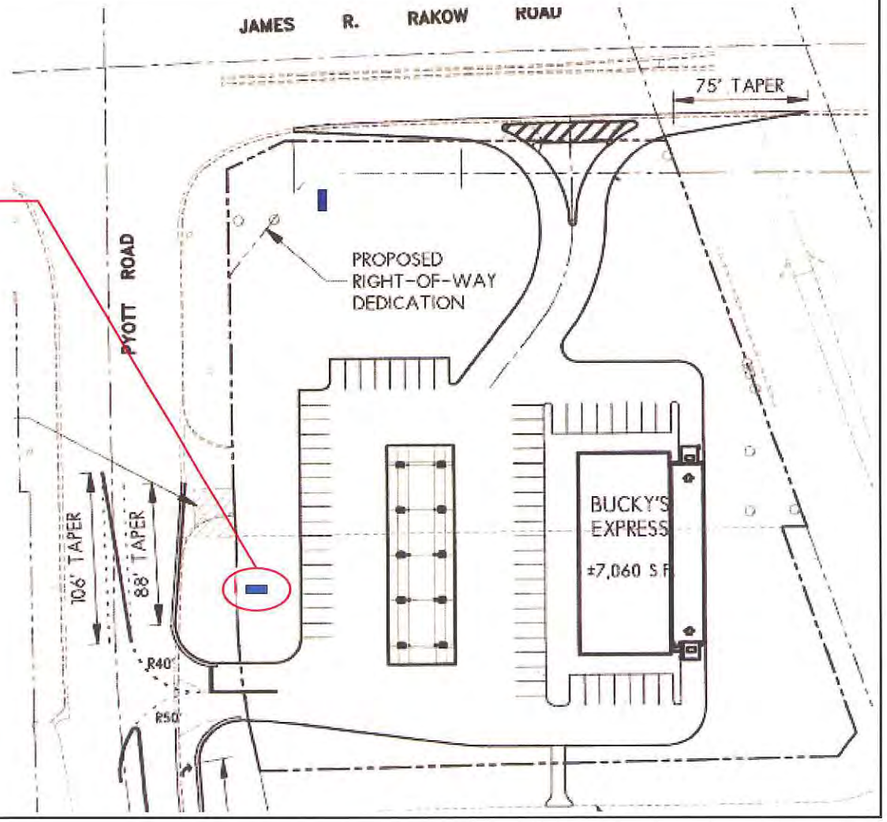
SQ. FT. OF COMBINED FUELD BOARDS
SQ. FT.: 13



SQ. FT.: 2.7

10" RED DIGITS.

SIGN 9



SIGN 10

DESIGN TYPE	
☐ INTERIOR	☐ EXTERIOR
☐ NEON DISPLAYS	☐ CHANNEL LETTERS
☐ NON-ILLUM SIGNAGE	☐ REV. CHANNEL LETTERS
☐ DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐ MONUMENT SIGN	☐ DIRECTIONAL
☐ CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE

- ☐ NEW CONSTRUCTION
- ☐ REMODELING
- ☐ TENANT CHANGES
- ☐ LANDLORD IMPROVEMENTS
- ☐ CORPORATE CHANGES
- ☐ AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

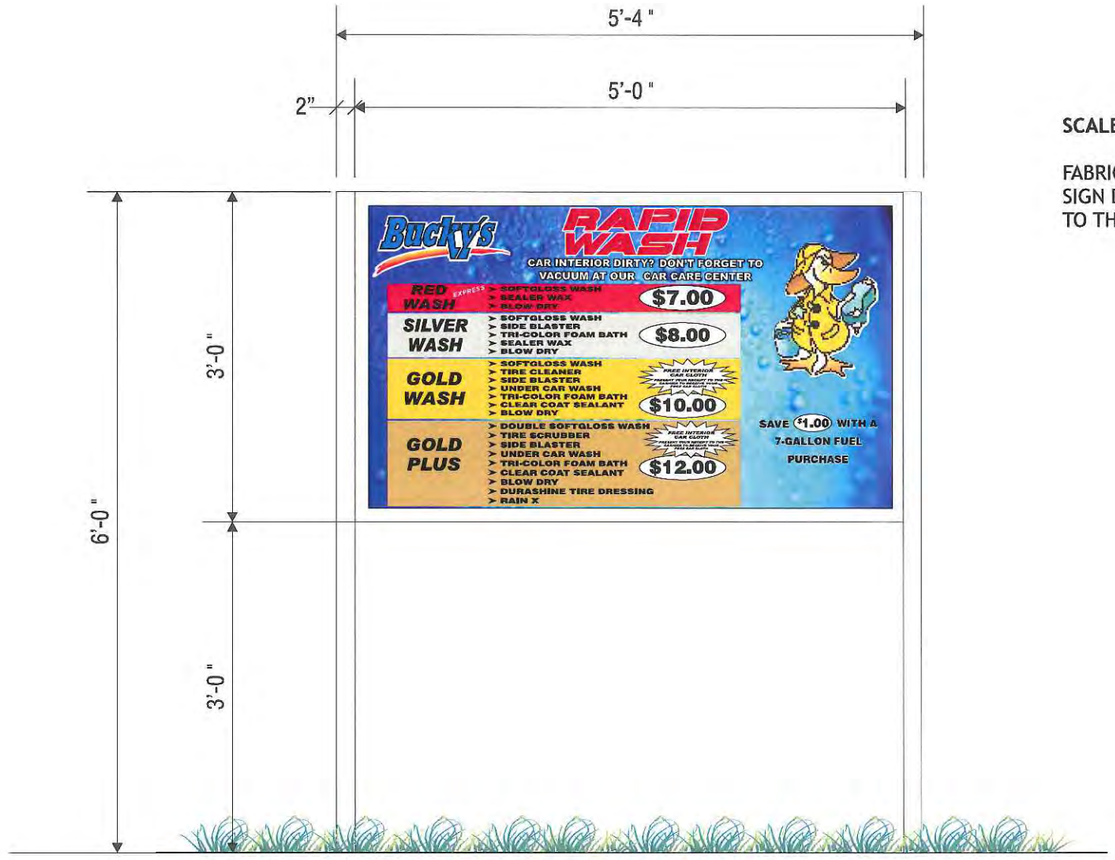
Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102 • 402.341.6077 • 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Crystal Lake, IL

DRAWING #: 85999 PROJECT I.D.:	
SALES DEPT: Troy Panagiotis	
DRAWN BY: Sean Cornett	
Date: 04.02.14	INSPECTED BY:
Revised:	



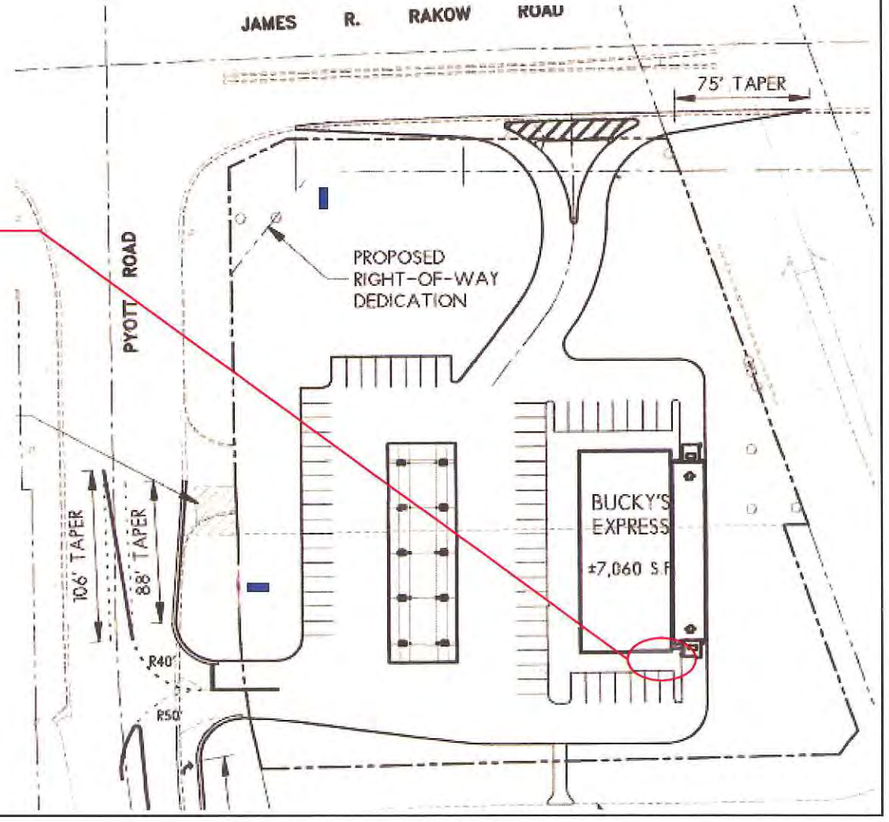
SCALE: ¾" = 1'- 0"

FABRICATE AND INSTALL (1) ONE NEW FACE FOR EXISTING S/F ILLUMINATED SIGN DISPLAY. FACE IS TO BE WHITE ACRYLIC WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE.

2014 17

RECEIVED
APR 04 2014
BY:

SIGN 10



DESIGN TYPE

- [ ] INTERIOR
- [ ] EXTERIOR
- [ ] NEON DISPLAYS
- [ ] CHANNEL LETTERS
- [ ] NON-ILLUM SIGNAGE
- [ ] REV. CHANNEL LETTERS
- [ ] DUEL POLE SIGN
- [ ] SINGLE POLE SIGN
- [ ] MONUMENT SIGN
- [ ] DIRECTIONAL
- [ ] CHANGEABLE READER BOARD/ ELE. DISPLAYS

PROJECT TYPE

- [ ] NEW CONSTRUCTION
- [ ] REMODELING
- [ ] TENANT CHANGES
- [ ] LANDLORD IMPROVEMENTS
- [ ] CORPORATE CHANGES
- [ ] AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT, OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street · Omaha 68102 · 402.341.6077 · 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Bucky's Crystal Lake, IL

DRAWING #: 86000
PROJECT I.D.:

SALES DEPT: Troy Panagiotis

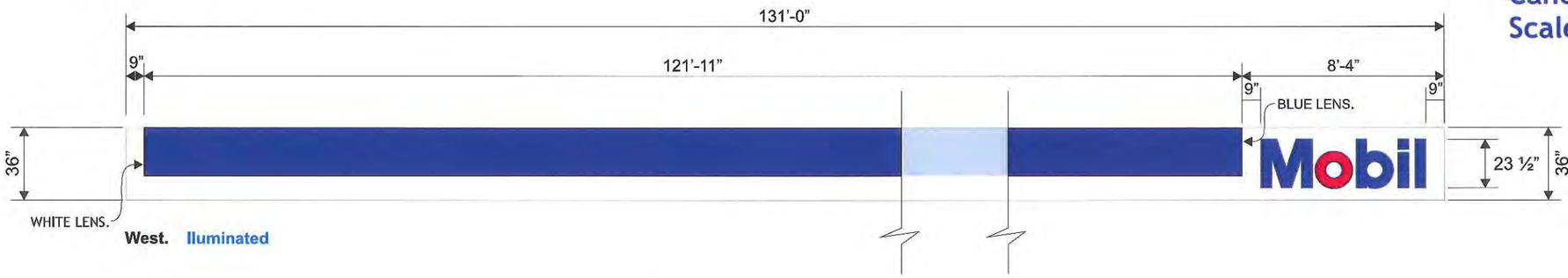
DRAWN BY: Sean Cornett

Date: 04.02.14

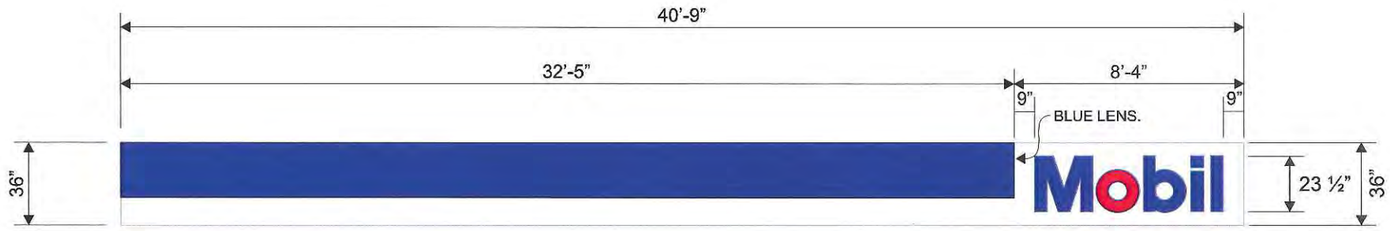
INSPECTED BY:

Revised:

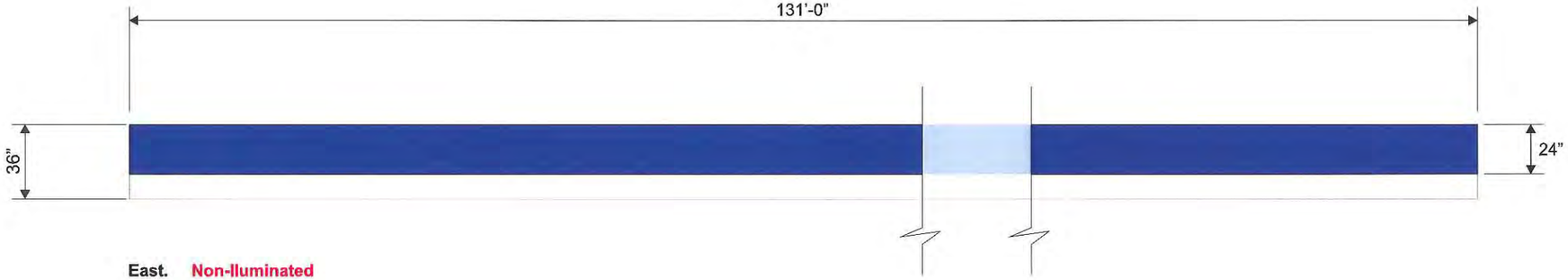
Canopy View
Scale: 3/16" = 1'-0"



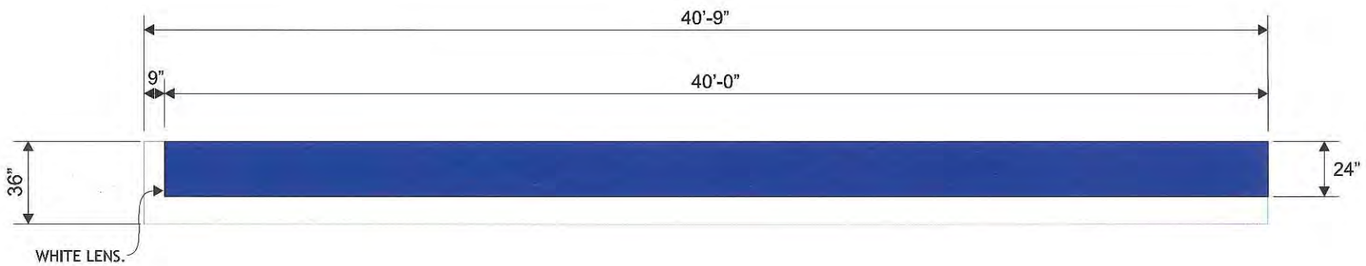
West. **Iluminated**



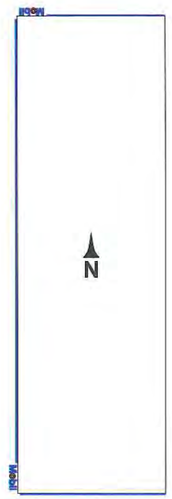
North. **Iluminated**



East. **Non-Iluminated**



South. **Iluminated**



2014 17

RECEIVED
APR 04 2014
BY:

DESIGN TYPE	
☐ INTERIOR	☐ EXTERIOR
☐ NEON DISPLAYS	☐ CHANNEL LETTERS
☐ NON-ILLUM SIGNAGE	☐ REV. CHANNEL LETTERS
☐ DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐ MONUMENT SIGN	☐ DIRECTIONAL
☐ CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE
☐ NEW CONSTRUCTION
☐ REMODELING
☐ TENANT CHANGES
☐ LANDLORD IMPROVEMENTS
☐ CORPORATE CHANGES
☐ AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT, OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

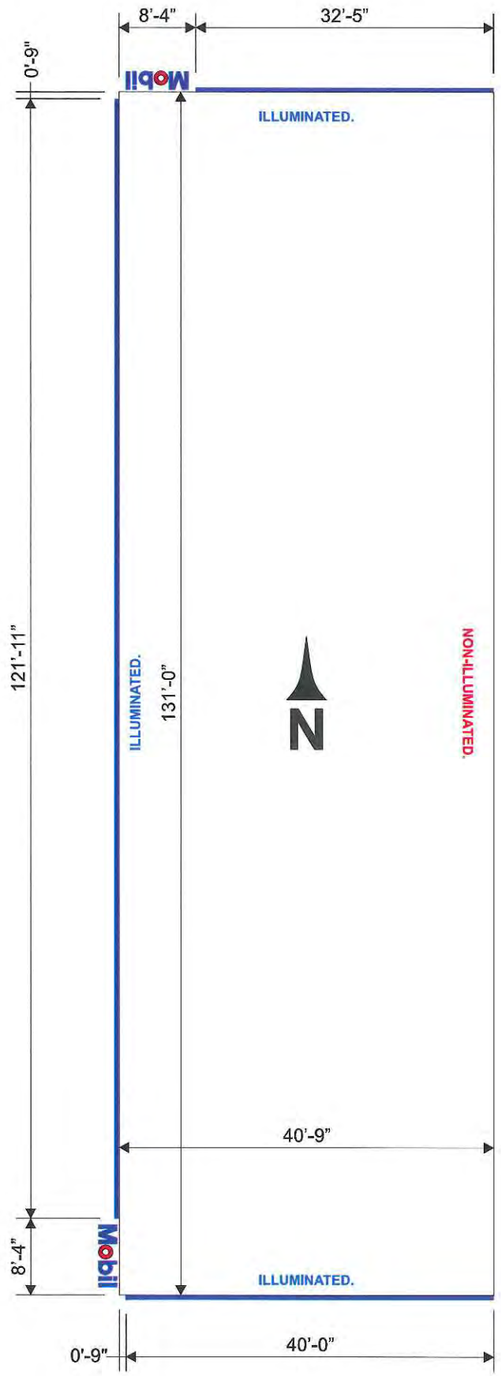
Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102 • 402.341.6077 • 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

BUCKY'S
Crystal Lake, IL

DRAWING #: 86001 PROJECT I.D.:	
SALES DEPT: Troy Panagiotis	
DRAWN BY: Sean Cornett	
Date: 04.02.14	INSPECTED BY:
Revised:	

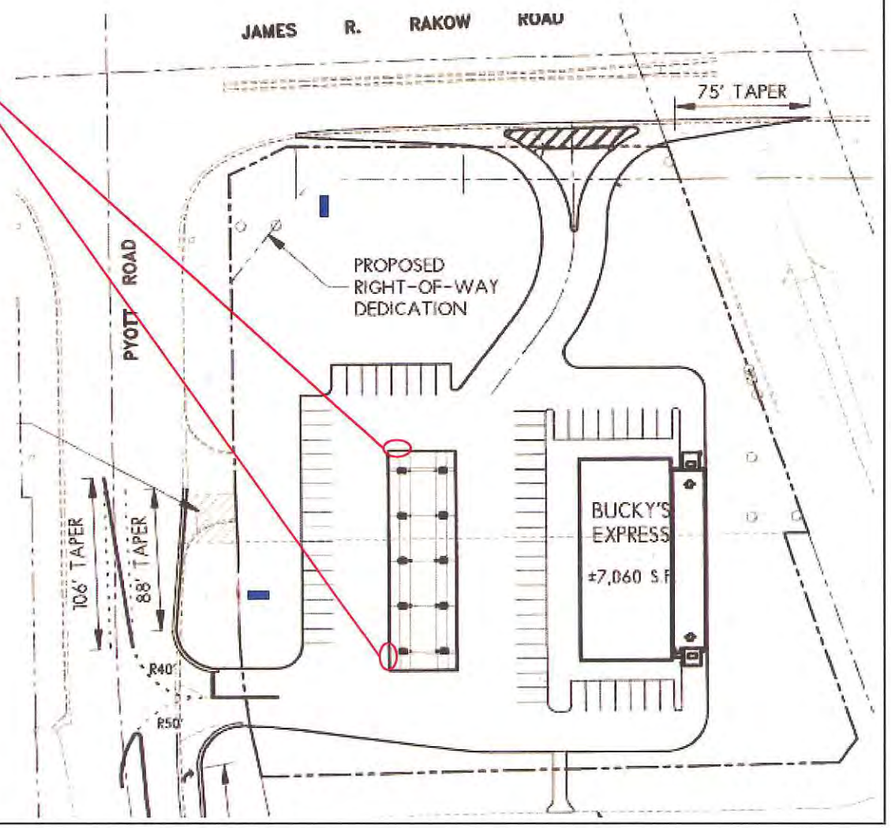


Canopy Overview
Scale: 1/16" = 1'-0"

2014 17

RECEIVED
APR 04 2014
BY:

Legends



DESIGN TYPE	
☐ INTERIOR	☐ EXTERIOR
☐ NEON DISPLAYS	☐ CHANNEL LETTERS
☐ NON-ILLUM SIGNAGE	☐ REV. CHANNEL LETTERS
☐ DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐ MONUMENT SIGN	☐ DIRECTIONAL
☐ CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE

- ☐ NEW CONSTRUCTION
- ☐ REMODELING
- ☐ TENANT CHANGES
- ☐ LANDLORD IMPROVEMENTS
- ☐ CORPORATE CHANGES
- ☐ AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT, OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102 • 402.341.6077 • 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Crystal Lake, IL

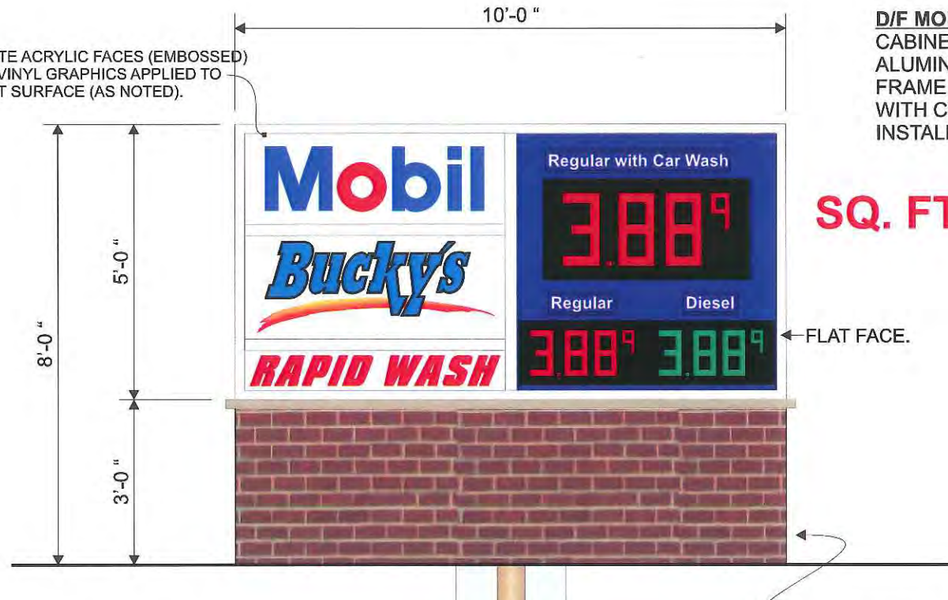
DRAWING #: 84571 PROJECT I.D.:	
SALES DEPT: Troy Panagiotis	
DRAWN BY: Sean Cornett	
Date: 01.27.14	INSPECTED BY:
Revised:	

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

2014 17

SIGN 1

RECEIVED
APR 04 2014
BY:



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

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

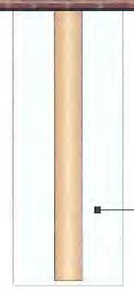
SQ. FT.: 50



FUEL TYPES:

Regular with Car Wash

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



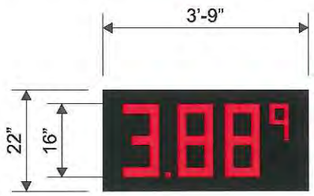
NOTE:
2' x 5' DEEP CIRCULAR CONCRETE FOOTING WITH 6" STEEL THRU SIGN.

WIDE FORMAT PRINTED VINYL GRAPHICS APPLIED TO THE FIRST SURFACE.

- DELFT BLUE: 230-97.
- PRINTED GRAPHICS.

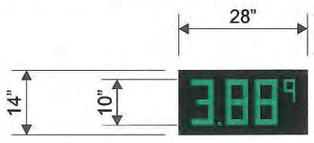
VINYL COLORS:

- ARLON BLUE: 2257
- 3M RED: 3630-33



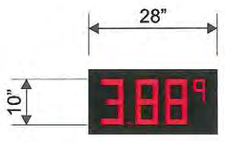
SQ. FT.: 6.86

16" RED DIGITS.



SQ. FT.: 2.7

10" GREEN DIGITS.



SQ. FT.: 2.7

10" RED DIGITS.

SQ. FT. OF COMBINED FUELD BOARDS
SQ. FT.: 13

DESIGN TYPE

- [ ] INTERIOR
- [ ] EXTERIOR
- [ ] NEON DISPLAYS
- [ ] CHANNEL LETTERS
- [ ] NON-ILLUM SIGNAGE
- [ ] REV. CHANNEL LETTERS
- [ ] DUEL POLE SIGN
- [ ] SINGLE POLE SIGN
- [ ] MONUMENT SIGN
- [ ] DIRECTIONAL
- [ ] CHANGEABLE READER BOARD/ ELE. DISPLAYS

PROJECT TYPE

- [ ] NEW CONSTRUCTION
- [ ] REMODELING
- [ ] TENANT CHANGES
- [ ] LANDLORD IMPROVEMENTS
- [ ] CORPORATE CHANGES
- [ ] AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102 • 402.341.6077 • 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Crystal Lake, IL

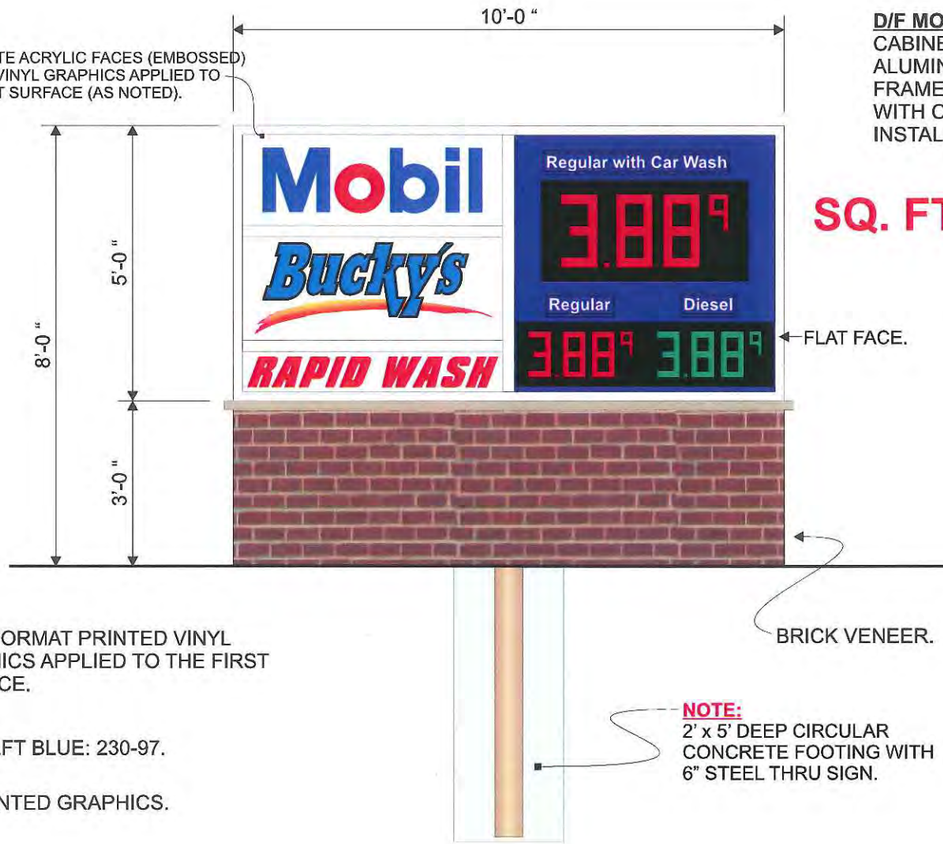
DRAWING #: PROJECT I.D.:	84572
SALES DEPT:	Troy Panagiotis
DRAWN BY:	Sean Cornett
Date: 01.27.14	INSPECTED BY:
Revised:	

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

2014 17

SIGN 2

RECEIVED
APR 04 2014
BY:



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

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

SQ. FT.: 50



FUEL TYPES:

Regular with Car Wash

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

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

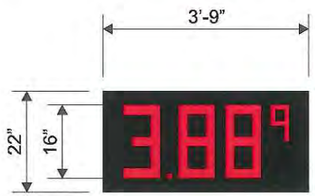
WIDE FORMAT PRINTED VINYL GRAPHICS APPLIED TO THE FIRST SURFACE.

- DELFT BLUE: 230-97.
- PRINTED GRAPHICS.

VINYL COLORS:

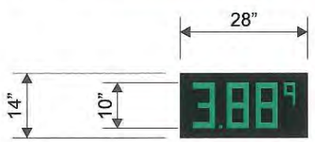
ARLON BLUE: 2257

3M RED: 3630-33



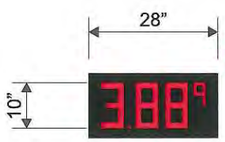
SQ. FT.: 6.86

16" RED DIGITS.



SQ. FT.: 2.7

10" GREEN DIGITS.



SQ. FT.: 2.7

10" RED DIGITS.

SQ. FT. OF COMBINED FUELD BOARDS
SQ. FT.: 13

2014 17 **SIGN 3**

DESIGN TYPE	
☐ INTERIOR	☐ EXTERIOR
☐ NEON DISPLAYS	☐ CHANNEL LETTERS
☐ NON-ILLUM SIGNAGE	☐ REV. CHANNEL LETTERS
☐ DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐ MONUMENT SIGN	☐ DIRECTIONAL
☐ CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE

- ☐ NEW CONSTRUCTION
- ☐ REMODELING
- ☐ TENANT CHANGES
- ☐ LANDLORD IMPROVEMENTS
- ☐ CORPORATE CHANGES
- ☐ AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

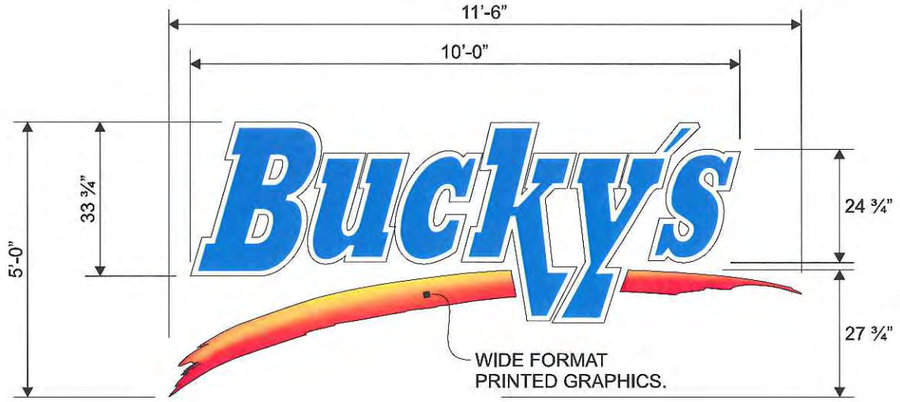
Omaha Neon Sign Co., Inc.

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

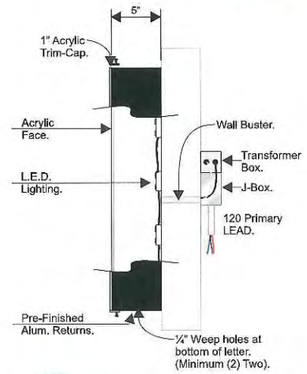
This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Crystal Lake, IL

DRAWING #: / PROJECT I.D.:	84573
SALES DEPT:	Troy Panagiotis
DRAWN BY:	Sean Cornett
Date: 01.27.14	INSPECTED BY:
Revised:	



58 Sq. Ft.



NOTE:
INSTALLATION METHOD MAY VARY DUE TO FASCIA TYPE.

RECEIVED
APR 04 2014
BY:_____

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

SPECIFICATIONS:

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

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

FRONT ELEVATION: NOT TO SCALE.



DESIGN TYPE	
☐ INTERIOR	☐ EXTERIOR
☐ NEON DISPLAYS	☐ CHANNEL LETTERS
☐ NON-ILLUM SIGNAGE	☐ REV. CHANNEL LETTERS
☐ DUEL POLE SIGN	☐ SINGLE POLE SIGN
☐ MONUMENT SIGN	☐ DIRECTIONAL
☐ CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE
☐ NEW CONSTRUCTION
☐ REMODELING
☐ TENANT CHANGES
☐ LANDLORD IMPROVEMENTS
☐ CORPORATE CHANGES
☐ AMENDMENTS TO EXCISING SIGNAGE

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

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECTED BY APPROVAL OF AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed_____ Date_____

Sales Rep._____ Date_____

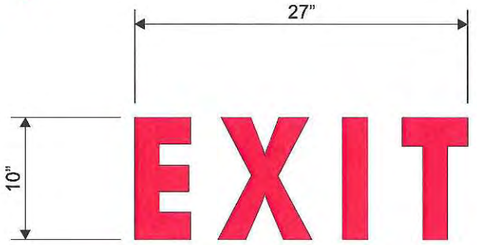
Omaha Neon Sign Co., Inc.
1120 N 18th Street · Omaha 68102 · 402.341.6077 · 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Buckys
Crystal Lake, IL

DRAWING #: PROJECT I.D.:	84574
SALES DEPT:	Troy Panagiotis
DRAWN BY:	Sean Cornett
Date: 01.27.14	INSPECTED BY:
Revised:	

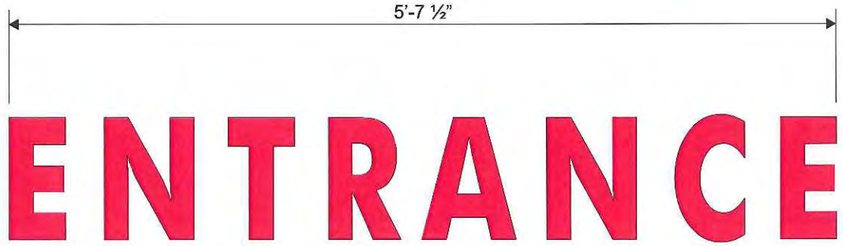
SIGN 4



Sq. Ft.: 2

2014 17

SIGN 5



Sq. Ft.: 5

RECEIVED
APR 04 2014
BY:

SCALE: 1" = 1'-0"

FCO LETTERS:

FABRICATED FROM ¼" ALUMINUM AND PAINTED RED.

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

Total Sq. Ft.: 5

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



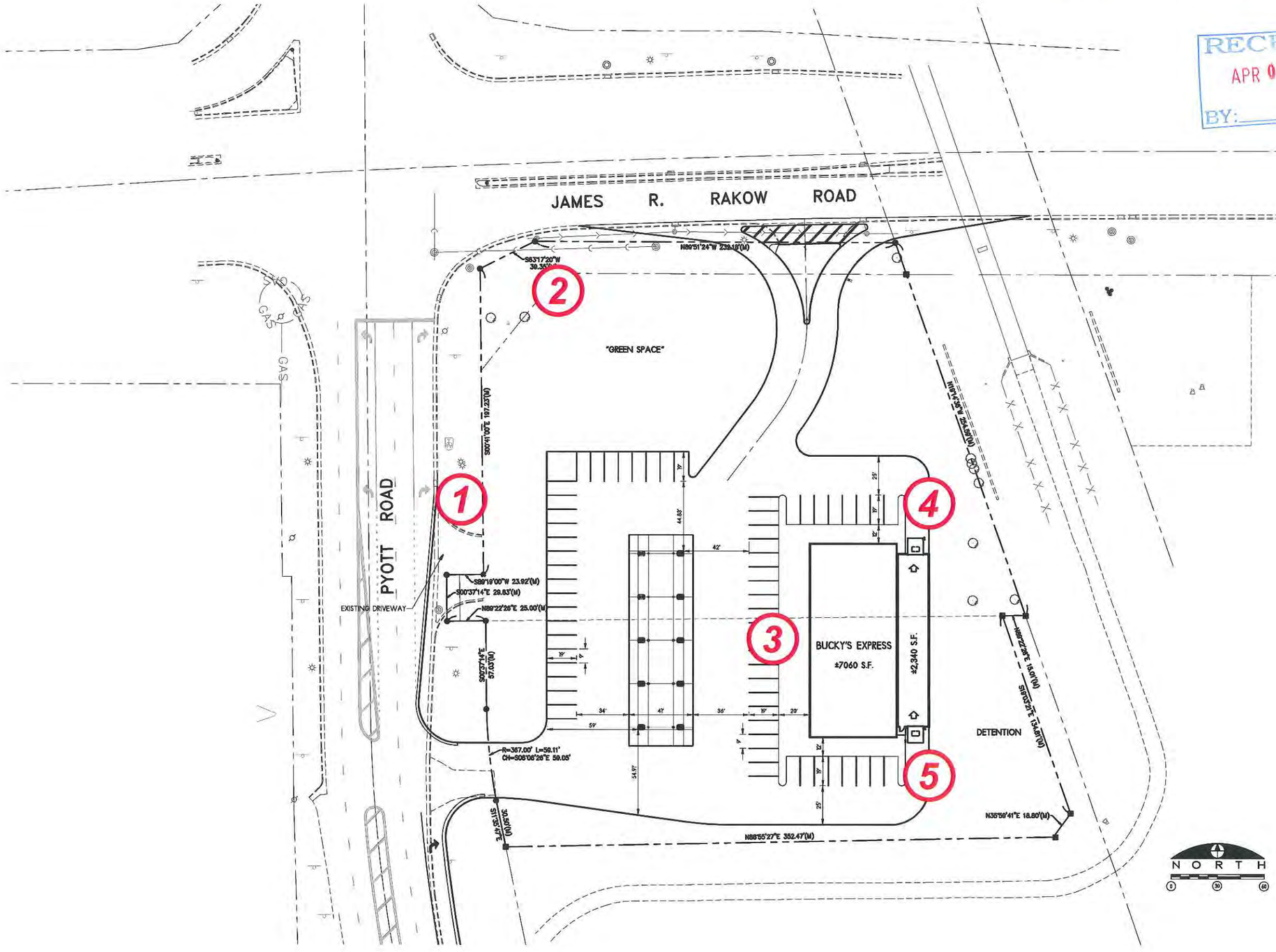
RIGHT SIDE ELEVATION:
SCALE: 1/16" = 1'-0"



2014 17

Site Plan

RECEIVED
APR 04 2014
BY:



Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102 • 402.341.6077 • 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

BUCKY'S
Crystal Lake, IL