



Commission/Board/Committee Name: PLANNING & ZONING COMMISSION

Date of Meeting: Monday, October 17<sup>th</sup> 2022

Time of meeting: 7:00 PM

Location of Meeting: The regular meeting of the Village Planning & Zoning Commission will be held in person 517 Des Plaines Ave

**AGENDA:**

**Roll Call**

**Approval of minutes from the meeting of** May 16, 2022

**Unfinished Business:**

**New Business**

1. PZC2022-02 Crystal Car Wash Site Plan Approval and Conditional Use Request

**Public Comment**

**Adjournment**

## Project narrative and Impact Statement

CellTech, LLC is the owner of the property at 7201 W. Lexington Street in Forest Park, Illinois and is the petitioner. The property is approximately 10,492 square feet and recently had a vacant one story home removed from the property.

The intent is to build a car vacuum center with fourteen vacuuming locations. Access to the site for ingress and egress shall be from the existing double driveway in the southwest corner. The perimeter of the lot on the south, east, and west sides will be landscaped with a monument sign on the southeast corner. The vacuum machinery will be housed in two buildings in the northeast corner and the southwest corner of the lot. A Sim-Tek sound attenuation fence will be erected on the west and north property lines. (See attached Site Plan).

The owners of CellTech, LLC initiated meetings with the neighborhood group consisting of surrounding neighbors to collaborate and agree on sound abatement items for the properties at 7201 W. Lexington Street and their existing property at 901 S. Harlem Avenue. As a result of these meetings, and with CellTech's voluntary commitment to perform substantial sound abatement measures and other requested considerations by the group (listed below), the neighborhood group is fully supportive of this plan.

1. Addition of sound attenuation fence on the North and West sides of the property at 7201 Lexington St. at the maximum Village height allowance in the range between 8ft and 12ft in height.
2. Addition of a mobile large 65-gallon trash bin located on the West side of the building at 901 S. Harlem Avenue.
3. Additional security cameras and monitoring on the West side of 901 S. Harlem Avenue and at 7201 W. Lexington.
4. Installation of new sound reducing and clog reducing vacuum holster system and new nozzles on the existing vacuums at 901 S. Harlem and at 7201 Lexington.
5. Installation of blower inlet silencers on the car wash blowers at 901 S Harlem to reduce blower sound.

6. Installation of a sound PrivacyShield absorption enclosure system at the exit of the car wash tunnel at 901 S. Harlem to reduce sound.
7. Trash cans will be placed at all vacuum stations along with a separate trash dumpster and mobile 65-gallon trash bin at 7201 Lexington.
8. Addition of traffic directing signage on the west side of 901 S. Harlem Avenue.
9. Implementation of Flock Security License Plate Reading and Vehicle Identification system.

A crime prevention video surveillance system and crime prevention license plate reader will be mounted on a thirteen foot pole on 7201 Lexington St. the lot adjacent to Harlem Avenue. The video camera will be placed midway up the pole and the license plate reader will be at the top of the pole.

CellTech, LLC is seeking a conditional use permit to operate this vacuum center on this site which is a B-2 zoned district. The hours of operation will be from 7:00am to 9:00pm. They believe they will in compliance with the conditional use criteria as outlined in section 9-10-7 H. of the Village zoning code which are as follows:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

Vacuuming of cars is not an inherently dangerous or detrimental use or operation that could be harmful to any individual's health, safety, morals, comfort, or welfare. The video camera and the license plate reader will help increase security generally in the surrounding area.

2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

Substantial sound abatement measures will be taken, including the enclosure of vacuum machinery, additional sound attenuation fencing and landscape screening. With the substantial sound abatement and property screening proposed in this plan, continued enjoyment of surrounding properties will be maintained. The fencing and structures will also help to reduce the constant ambient noise from Harlem

Avenue which is currently at a high level from existing traffic and the adjacent expressway.

3. That the establishment of the conditional use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in this district;

The surrounding area is already fully developed and the vacuum center will not impede future development as it will not rely on the surrounding property for any access or other subsidy.

4. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The site already has all the required utilities.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The site is designed to provide adequate access for patrons to enter and exit the site in an orderly fashion using the existing two lane access driveway.

6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village of Forest Park; and

The conditional use proposed should comply with the comprehensive plan of the Village.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the board.

The petitioner is not requesting any variations or exceptions from the Village code and will comply with all reasonable requests from the Village.



# Village of Forest Park Memorandum

**TO:** Zoning and Planning Commission

**FROM:** Steve Glinke, Director of Building, Planning and Zoning

**SUBJECT:** ZPC 2022-02: 7201 Lexington Street  
Petitioner: CellTech LLC

**DATE OF REPORT:**

9 May 2022

**DATE OF ZONING AND PLANNING COMMISSION MEETING:**

16 May 2022

Continued to October 17, 2022

**PROJECT OVERVIEW:** The petitioner is requesting approval for a Site Plan and Conditional Use for a self-serve automobile vacuum facility per Sections 9-7 and 9-4A-2 of the Village Zoning Code in the B-2 (Community Shopping District).

## GENERAL PROPERTY INFORMATION



<b>Applicant's Name:</b>	CellTech LLC
<b>Property Owner's Name:</b>	CellTech LLC
<b>Common Property Address:</b>	7201 Lexington Street
<b>Common Location:</b>	NW corner of Harlem Avenue and Lexington Street
<b>Neighboring Property Land Use(s):</b>	North – B-2/Community Shopping District South – B-2/Community Shopping District West – R-1/ Low Density Residential District East – Village of Oak Park
<b>Existing Use of Property:</b>	Vacant residential dwelling
<b>Proposed Use of Property:</b>	Self-serve vacuum facility
<b>Existing Property Zoning:</b>	B-2/Community Shopping District
<b>Property Size:</b>	10,492 square feet

**Bulk Area Regulations:**



Regulation	Requirement	Proposed
Front yard setback	20'	n/a
Rear yard setback	0'	n/a
Side yard setback	0'	n/a
Building height	7 stories	n/a
Off-street parking	-	14 vacuum stalls

## PROJECT DOCUMENTS:

The following documents, submitted by the applicant, are attached to this report as Exhibit 1.

1. Project Narrative and Impact Statement (undated, 3 pages)
2. Plat of Survey by Kabal Surveying Company
3. Site Plan (dated November 12, 2021 by MG2A)
4. Landscape and Screening Plan (dated October 20, 2021 by McAdam Landscaping)
5. Signage Plan (undated by Captivating Signs)
6. Lighting Plan (dated December 2, 2021 by LSI)
7. Traffic Circulation Plan (dated December 15, 2021 by MG2A)

## PROJECT DESCRIPTION:

The applicant, CellTech LLC, proposes to operate a self-serve automobile vacuum facility at the above location. The applicant is the owner of the Crystal Car Wash facility located across Lexington Street. The applicant intends to demolish the existing one-story home and install 14 self-serve vacuum stalls. The vacuum machinery is proposed to be housed within two structures on the northeast and southwest corners of the lot. Access will be via the existing drive on Lexington Street. The proposed hours of operation are 7:00 a.m. to 9:00 p.m. Landscaping, screening, and sound attenuation are proposed.

## STANDARDS FOR SITE PLAN APPROVAL:

In reviewing and determining whether to approve or disapprove a site plan, the Zoning and Planning Commission and Village Council shall consider the criteria established in Chapter as follows:

- A. The application shall comply with the provisions of this chapter and other ordinances of the village.
- B. The plan shall be in reasonable conformity with the Comprehensive Plan.
- C. Reasonable provision shall be made to ensure that development will be served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers or septic and schools.
- D. Any building or structure shall be reasonably accessible to fire, police, emergency and service vehicles. When deemed necessary for access, emergency vehicle easements shall be provided. The access for fire, police and emergency vehicles shall be unobstructed at all times.

E. Adequate provision shall be made to ensure the compatibility of the proposed development, including mass, scale, site layout and site design with the character of the surrounding property and the neighborhood.

F. Open space provided is configured to make that open space usable, functional, and appropriate to the development proposed.

G. Streets and sidewalks shall, insofar as reasonably practicable, provide access and good traffic circulation to and from adjacent lands, existing streets and sidewalks.

H. Provision shall be made to ensure that adequate access roads or entrance or exit drives will be provided and will be designed and improved so as to prevent traffic hazards or problems and to minimize traffic congestion in public streets.

I. Adequate provision shall be made to ensure that the vehicular circulation elements of the proposed development will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

J. Adequate water mains and fire hydrants shall be provided in accessible places in accordance with good firefighting and fire prevention practice.

K. Adequate provision shall be made for the collection and disposition of all on and off site storm water and natural water, including, but not limited to, on site drainage retention facilities.

L. Adequate provision shall be made for the collection and disposition of sanitary sewage.

M. Adequate provision shall be made to avoid an increase in hazard to adjacent property from flood, increased runoff or water damage.

N. Adequate provision shall be made to clean, control and otherwise alleviate contamination or environmental hazards on land when the site is in an area found by the director of public health and safety to be contaminated by a toxic substance or otherwise to contain environmental hazards which are detrimental to the public health, safety and welfare.

O. Adequate provision shall be made to avoid glare of vehicular and stationary lights that would affect the established character of the neighborhood, and to the extent such lights will be visible across from any property line, the performance standards for illumination shall be met.

P. Adequate provision shall be made to ensure that the location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site and will not have an adverse effect on any adjacent properties.

#### **SITE PLAN FINDINGS OF FACT:**

1. The application complies with the provisions of Chapter 7 of the Village of Forest Park Zoning Ordinance and other ordinances of the village.
2. The Comprehensive Plan designates this area as commercial, and the proposed use is in conformance with that designation.



3. The existing development was served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers or septic and schools and will continue to be so served.
4. The proposed site plan provides adequate access for emergency services.
5. The proposed development is in conformance with the character of the surrounding property along Harlem Avenue.
6. The proposed open space is appropriate for the development proposed and the surrounding context.
7. The existing streets and sidewalks provide access and good traffic circulation to and from the site and are not proposed to be changed.
8. The existing drive is proposed to remain and provides adequate access to prevent traffic hazards or problems and to minimize traffic congestion in public streets.
9. The proposed development includes adequate vehicular circulation.
10. Adequate water mains and fire hydrants are provided in accessible places in accordance with good firefighting and fire prevention practice.
11. The proposed plan accounts for the collection and disposition of all on and off site storm water and natural water.
12. The proposed plan provides for the collection and disposition of sanitary sewage.
13. The proposed plan will avoid an increase in hazard to adjacent property from flood, increased runoff or water damage.
14. There are not any known contamination or environmental hazards on the site but if found by the director of public health and safety, the applicant would clean, control and otherwise alleviate contamination or environmental hazards before proceeding with construction.
15. The proposed lighting will conform with performance standards for illumination and will be made to avoid excess glare of vehicular and stationary lights that would affect the established character of the neighborhood.
16. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site and will not have an adverse effect on any adjacent properties.

#### **CONDITIONAL USE STANDARDS:**

In reviewing and determining whether to approve or disapprove a conditional use permit, the Zoning and Planning Commission and Village Council shall consider the criteria established in 9-10-7 of the Village of Forest Park Zoning Code. The criteria and staff's evaluation of the applications compliance with those criteria are as follows:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village of Forest Park; and
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the board.

#### **CONDITIONAL USE FINDINGS OF FACT:**

1. The proposed vacuum facility is a companion business to the existing car wash and will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
2. The proposed site plan includes mitigations to ensure that the use will not be injurious to other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The proposed use is consistent with other uses along Harlem Avenue and will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. The site has existing adequate utilities, access roads, drainage and/or necessary facilities.
5. The proposed site plan makes use of an existing drive to provide ingress and egress.
6. The Forest Park Comprehensive Plan designates this parcel as commercial.
7. The proposed site plan conforms with regulations included in the Forest Park Zoning Ordinance.

#### **STAFF REVIEW:**

The proposed use requires a conditional use permit to operate. Per the Forest Park Zoning Ordinance regarding conditional use permits:

*It is recognized, however, that there are certain uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use in the particular location. Such conditional uses fall into two (2) categories:*

1. *Uses publicly operated or traditionally affected with a public interest.*
2. *Uses entirely private in character, but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.*

In addition, because the project is commercial in nature, site plan approval is required. The use is compatible with other auto-oriented businesses along Harlem Avenue. Given there are residential areas behind the site, screening for sight and noise is an important consideration. The applicant should provide information regarding plans for screening, egress and ingress, and site lighting.



Should the Zoning and Planning Commission wish to recommend approval of the Site Plan and Conditional Use Permit, a sample motion is provided herein.

***Based on the submitted petition and testimony provided, I move that the Zoning and Planning Commission recommend to the Village Council approval of the Site Plan and Conditional Use Permit for a self-serve vacuum facility per Section 9-4A-2 of the Village Zoning Code in the B-2 (Community Shopping District) subject to the following conditions:***

- 1. The site shall be constructed in substantial compliance with the "Project Documents" identified in this report and available in the Department of Community Development.***
- 2. All construction shall comply with the Building Code of the Village of Forest Park, with final plans subject to review and approval by the Village Engineer and Director of Building, Planning and Zoning.***
- 3. No building permits and no Certificate of Occupancy for the Subject Property shall be issued by the Department of Public Health and Safety to the Owner unless all debts owed to the Village of Forest Park by the Owner have been paid in full prior to the issuance of such permits or certificate.***
- 4. The applicant shall provide additional information on fencing material, subject to review and approval by the Director of Building Planning and Zoning.***
- 5. Final site signage is subject to the Village of Forest Park Zoning Ordinance, subject to review and approval by the Director of Building Planning and Zoning.***
- 6. The site plan approval shall be valid for one (1) year after its passage and approval unless a building permit has been issued.***
- 7. A conditional use shall expire if such use is not commenced within 180 days of the effective date of the ordinance by the authority of properly issued village permits, if construction and occupancy is not completed within twelve months of the date permits were issued by the village, or if such use is abandoned for a period of 180 consecutive days.***
- 8. The applicant shall work with the Village of Forest Park to repair the parkway, including removing the excess paved area and installing sod or another suitable material subject to review and approval by the Director of Building Planning and Zoning.***
- 9. Any violation of the above conditions will result in a violation of the Municipal Code of the Village of Forest Park and the owner may be subject to fines, as determined by the Village Council from time to time, for each day said violation exists, as well as a revocation of the conditional use permit.***

## Project narrative and Impact Statement

CellTech, LLC is the owner of the property at 7201 W. Lexington Street in Forest Park, Illinois and is the petitioner. The property is approximately 10,492 square feet and currently has a vacant one story home on it. It is on the northwest corner of Lexington Street and Harlem Avenue.

The intent is to demolish the existing home and replace it with a car vacuum center with fourteen vacuuming locations. Access to the site for ingress and egress shall be from a double driveway in the southwest corner. The perimeter of the lot on the south, east and west sides will be landscaped with a monument sign on the southeast corner. The vacuum machinery will be housed in two building in the northeast corner and the southwest corner of the lot. An eight foot sound sim-tek sound attenuation fence will be erected on the west and north property lines. (See attached Site Plan)

A pr.crime prevention video surveillance system and crime prevention license plate reader will be mounted on a 13 foot pole in the Northeast corner of the lot adjacent to Harlem Avenue. The video will be placed midway up the pole and the license plate reader will be at the top of the pole.

CellTech, LLC is seeking a conditional use permit to operate this vacuum center on this site which is a B-2 zoned district. The hours of operation will be from 7:00am to 9:00pm. The believe they will comply with the conditional use criteria as outline in section 9-10-7 H. of the Villages zoning code which are as follows:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

Vacuuming of cars is not an inherently dangerous or detrimental use or operation that could be harmful to anyone's health safety morals comfort or welfare. The video camera and the license plate reader will help increase security generally in the surrounding area.



2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

Measures have been taken to have the vacuums machinery housed inside two building and there is also sound attenuation fencing so surrounding property owners can continue using and enjoying their property as they have always used it. The fencing and structures will also help to reduce the constant ambient noise from Harlem Avenue which is currently at a high level from existing traffic and the adjacent expressway.

3. That the establishment of the conditional use will not impeded the normal and orderly development and improvement of the surrounding property for uses permitted in this district;

The surrounding area is already fully developed and the vacuum center will not impede future development as it will not rely on the surrounding property for any access or other subsidy.

4. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The site already has all the required utilities.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The site was designed to provide adequate access for patrons to enter and exit the site in an orderly fashion from a two lane access driveway.

6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village of Forest Park; and

The conditional use proposed should comply with the comprehensive plan of the Village



7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the board.

The petitioner is not requesting any variations exceptions from the village code and will comply with all reasonable requests from the Village.



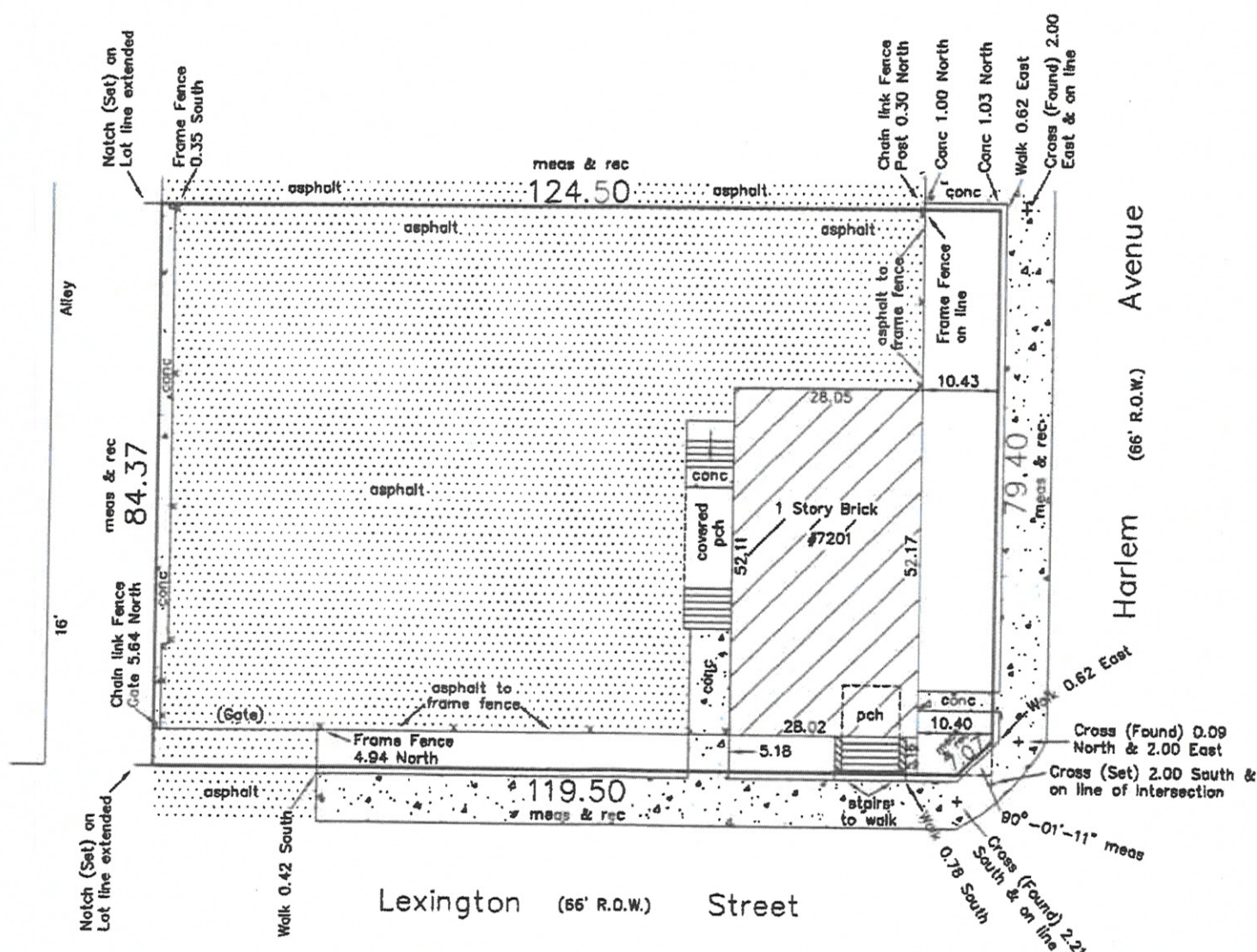
KABAL SURVEYING COMPANY  
Land Surveying Services  
Plot of Survey

**10407 West Cermak Road  
Westchester, Illinois 80154  
(708) 562-2652  
Fax (708) 562-7314  
email: kabal-surveying@comcast.net  
website: KabalSurveyingCompany.com  
Registration No. 184-003061**

Parcel 1; Lot 15 (except that part described as follows: beginning at the Southeast corner of said Lot; thence South 89 Degrees 11 Minutes 56 Seconds West (assumed) 5.00 feet along the Southerly line of said Lot; thence North 44 Degrees 11 Minutes 47 Seconds East 7.07 feet to the Easterly line of said Lot, said Easterly line being also the Westerly Right of Way of Harlem Avenue; thence 00 Degrees 48 Minutes 23 Seconds East 5.00 feet along said Right of Way to the Point of Beginning) in Block 1 in South Addition to Harlem, being a Subdivision of the East half of the West half of the Southeast quarter of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lot 16 in Block 1 in South Addition to Harlem in Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 7201 Lexington Street, Forest Park



**LEGEND**

R.O.W. = right-of-way, E = East  
rec = record, N = North, W = West  
meas = measured, S = South  
pch = porch, rad = radius  
prc = point of reverse curve  
conc = concrete, pc = point of curve

Area of property is approximately 10,492 square feet

☐ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed April 8, 2021

Scale: 1 inch = 20 ft.

Order No. 210463

Ordered By: Jonathan D. Groll, Attorney

Mitchell P. Balek  
035-003250  
PROFESSIONAL  
LAND SURVEYOR  
STATE OF  
ILLINOIS  
Westchester, Illinois

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }  
COUNTY OF COOK } S.C.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Beech

Illinois Professional Land Surveyor No. 035-003250  
My license expires on November 30, 2022

ORIGINAL SEAL IN RED

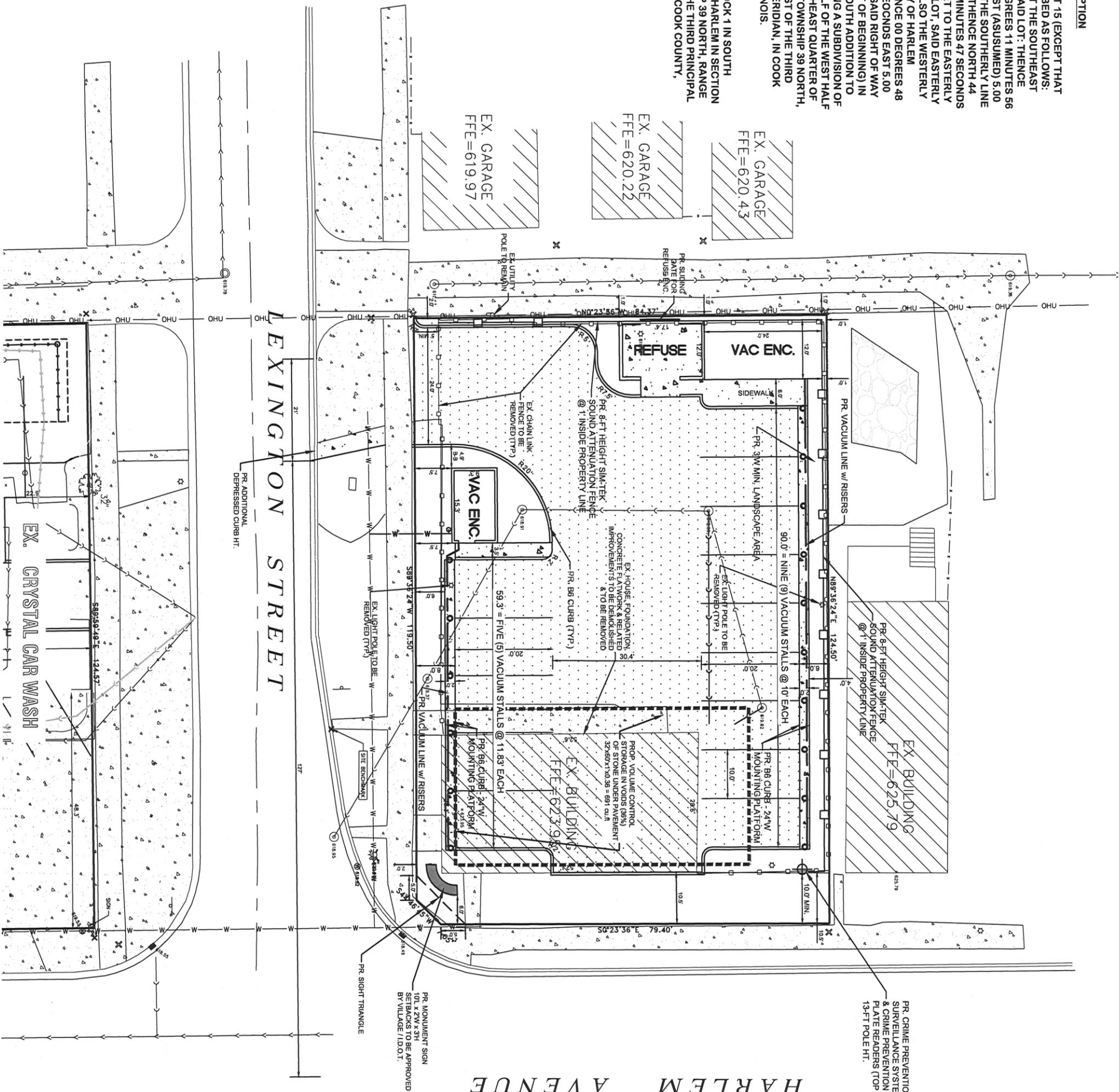


PARCEL 15, LOT 15 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 11 MINUTES 56 SECONDS WEST (ASSUMED) 5.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT; THENCE NORTH 44 DEGREES 11 MINUTES 47 SECONDS EAST 7.07 FEET TO THE EASTERLY LINE OF SAID LOT, SAID EASTERLY LINE BEING ALSO THE WESTERLY RIGHT OF WAY OF HARLEM AVENUE; THENCE 00 DEGREES 48 MINUTES 23 SECONDS EAST 5.00 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING) IN BLOCK 1 IN SOUTH ADDITION TO HARLEM, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EX. GARAGE  
FFE=620.43

EX. GARAGE  
FFE=620.22

EX. GARAGE  
FFE=619.97



PR. CRIME PREVENTION VIDEO  
SURVEILLANCE SYSTEM (MID-POLE HEIGHT)  
- & CRIME PREVENTION LICENSE  
PLATE READERS (TOP OF POLE)  
13-FT POLE HT.

Existing / Current Zoning: B-2 Community Shopping District

**Site Use - (14) Additional Vacuum Spaces  
for Ex. Car Wash S/O Lexington St**

Site Area = 10,491 sq. ft. or 0.24 ac.

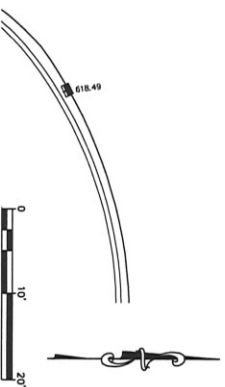
Proposed impervious Surface = 8,118 sq. ft. or 0.18 ac  
77% Imp. Surface Coverage

Required Volume Control Storage  
8,118 sq. ft. \* 0.08333 ft = 676 cu. ft. required

Volume Control Provided in Stone (36% voids)  
32 ft. \* 60 ft. \* 1 ft deep \* 0.36 = 691 cu. ft.

1. SITE LAYOUT DRAWING PROVIDED BY MG2A & ARSA ARCHITECTS.
2. SITE BOUNDARY INFORMATION SHOWN IS SUBJECT TO SURVEY.
3. PAVEMENT DIMENSIONS SHOWN ARE TO FACE OF CURB.

**SITE BENCHMARK:  
CUT CROSS IN TOP OF CURB  
ELEV.=619.35'**



## SITE PLAN

APPROVED: ###



**CIVIL ENGINEERING**  
**SURVEYING**

**M GINGERICH GEREAX & ASSOCIATES**  
Professional Design Firm License # 184.005003  
**P. 815-478-9680 [www.mg2a.com](http://www.mg2a.com) F. 815-478-9685**  
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442

[illegible]







612A W. 5th Ave  
Naperville, IL 60563  
Phone: 630-470-6161

ATTENTION: PLEASE NOTE

Production Cannot Proceed  
Without Customer Approval

PLEASE REVIEW PROOF FOR COLOR, SPELLING, DESIGN, AND  
APPLICABLE INSTALL INFORMATION.  
Although all projects go through quality reviews, any errors not corrected  
beforewritten approval are the responsibility of the customer.

CLIENT APPROVAL

☐ As-Is ☐ With changes

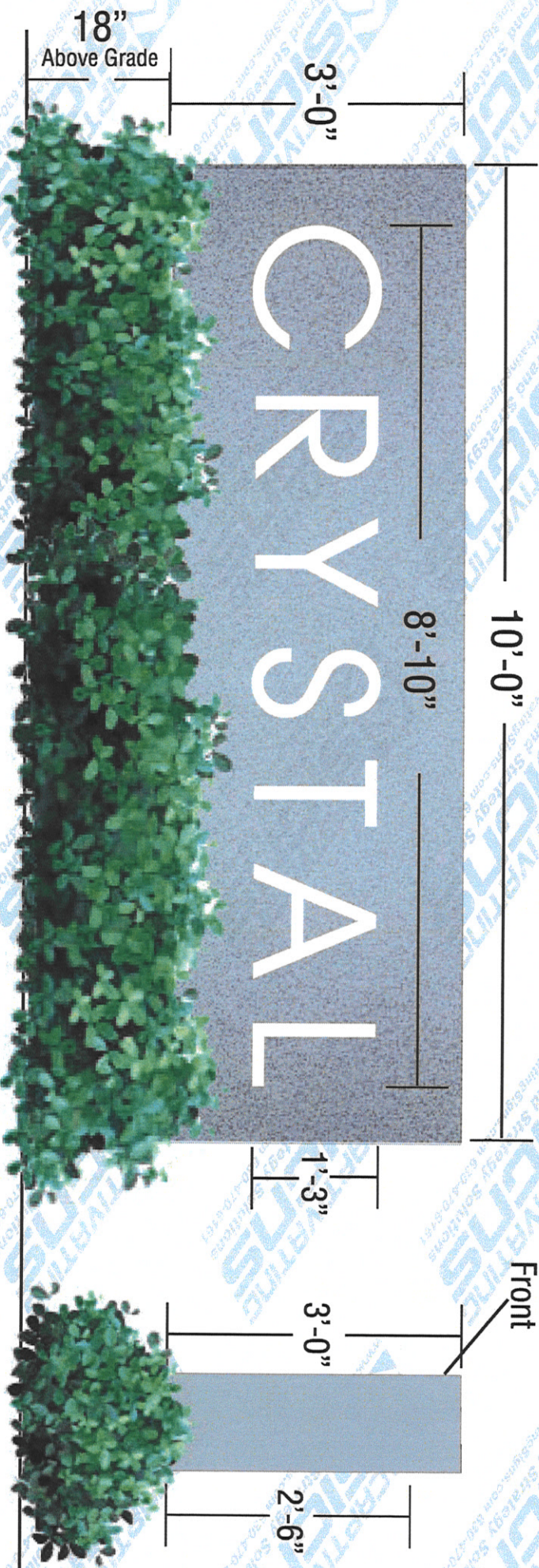
Name: \_\_\_\_\_  
signature: \_\_\_\_\_

Date: \_\_\_\_\_

Project Proposal for: Neil Rembos

Project Address: 7201 Lexington Forest Park, IL 60130

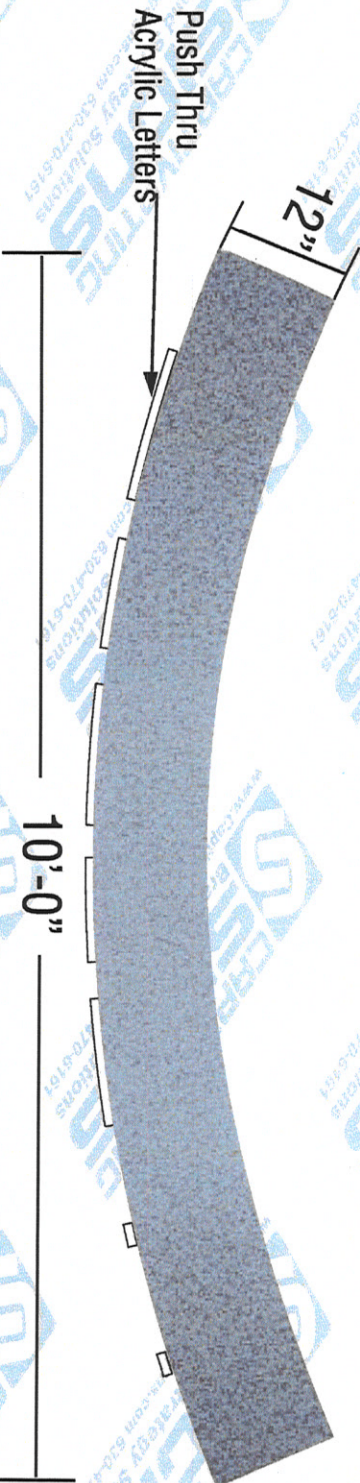
Project Description: Curved Monument Sign



3' x 10' Curved Monument Sign - Front View

- Metal to be painted with ReynoBond; Colorweld 500XL; Bright Silver Met
- Letters to be pushed through acrylic and illuminated; graphic file provided by customer
- Qty: 1
- Landscaping by others

Side View

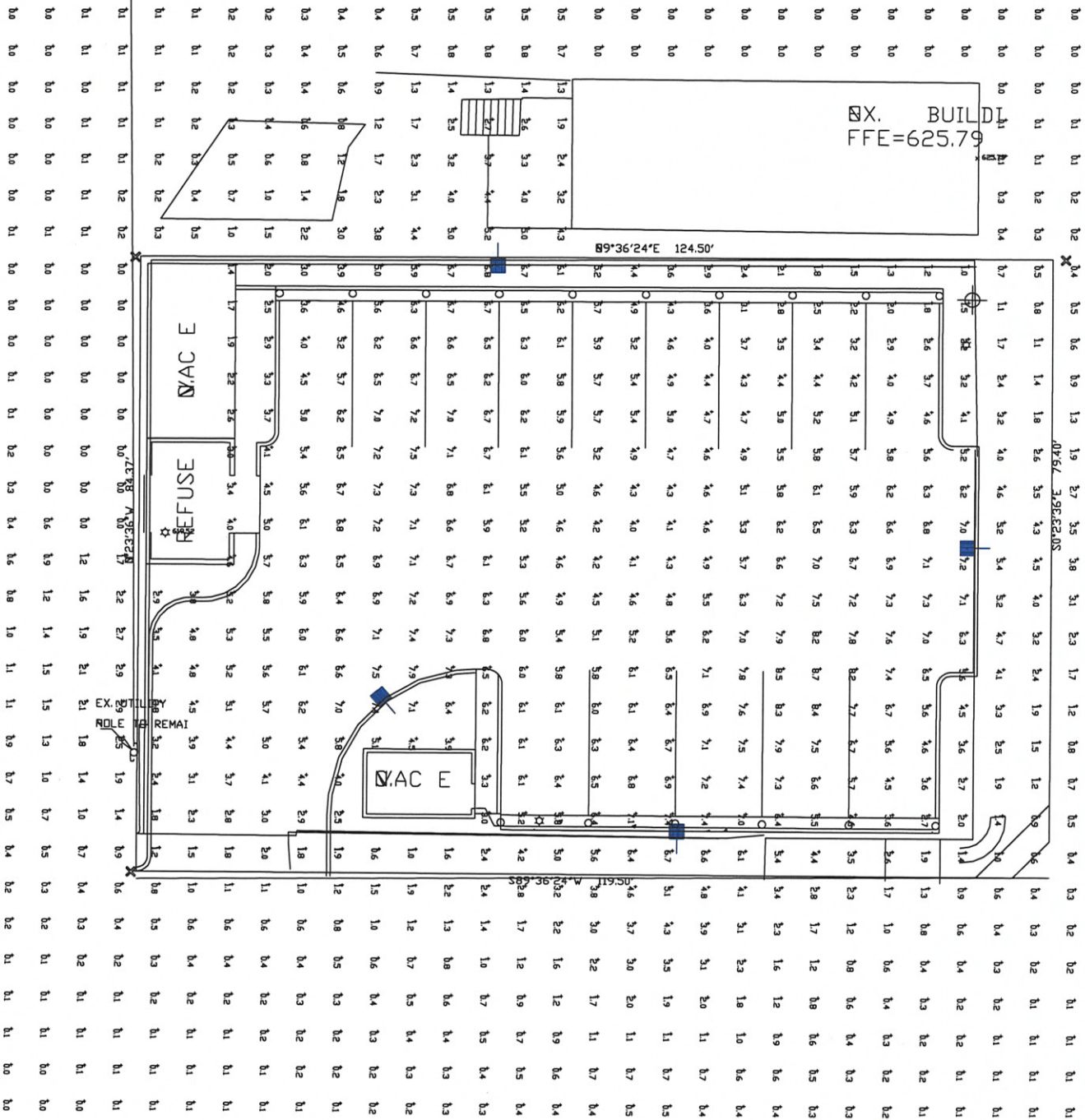


3' x 10' Curved Monument Sign - Top View

REYNOBOND®	
Product:	REYNOBOND
Paint System:	COLORWELD 500XL
Finish Name:	BRIGHT SILVER MET.
Panel Thickness:	RE40M/BSM
Date:	1/16/19
For stock and size availability contact Your Customer Service Rep. For a full range of color offerings visit <a href="http://www.reynobond.com">www.reynobond.com</a> A reasonable degree of variation should be expected from standard color finish. Re: 803441-1774 Applied Architectural Products 20 Industrial Boulevard Farmers, OH 43022-4122 <a href="http://www.appliedarchitectural.com">www.appliedarchitectural.com</a>	

SIGNAGE PLAN





Luminaire Schedule					Description					Arr. Lum. Lumens					Arr. Watts				
Symbol	Qty	Label	Arrangement		MSS-LED-18C-SIL-FIT-50-70CRI-SINGLE-18POLE+2-BASE					1000	1000	1000	16890		135				
■	4	A	SINGLE																
Calculation Summary																			
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min												
ALL CALC POINTS		FC	280	8.7	0.0	N.A.	N.A.												
INSIDE CURB		FC	5.64	8.7	1.2	4.70	7.25												

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

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) Handbook. The actual field conditions 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. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



HARLEM AVENUE

1. SITE LAYOUT DRAWING PROVIDED BY MG&A ARSA ARCHITECTS.
2. SITE BOUNDARY INFORMATION SHOWN IS SUBJECT TO SURVEY.
3. PAVEMENT DIMENSIONS SHOWN ARE TO FACE OF CURB.

**SITE BENCHMARK:  
CUT CROSS IN TOP OF CURB  
ELEV.=619.35'**

# CRYSTAL CAR WASH VACUUM EXPANSION

## FOREST PARK, ILLINOIS

## TRAFFIC CIRCULATION PLAN

APPROVED: ###



**CIVIL ENGINEERING**  
**SURVEYING**

**M GINGERICH GEREAX & ASSOCIATES**  
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