

**City of Woodstock**  
**Zoning Board of Appeals**  
**Regular Meeting**  
**Monday August 10, 2020 at 7:00 p.m.**  
**City Hall, 121 W. Calhoun St.—Remotely Held Meeting**

Due to the current COVID-19 public health emergency and Governor J.B. Pritzker’s Gubernatorial Disaster Proclamation, the City Mayor has determined that an in-person meeting is neither practical nor prudent. **Therefore, this meeting will be held remotely only.**

The public can observe and comment, when appropriate, by connecting online at <https://zoom.us/j/92372217275?pwd=MjVQVG9qdmlmMGp3L2loL1RTcEJ5UT09>, Password 995795, or by calling the following to participate US: +1 312 626 6799, Webinar ID: 923 7221 7275

**MEETING AGENDA**

**1. CALL TO ORDER / ROLL CALL**

**2. MINUTES**

- a. None

**3. PUBLIC COMMENT** - In accordance with the Illinois Open Meetings Act, the general public may address the Commission regarding any matter on the agenda or not on the agenda.

**4. PUBLIC HEARING**

- a. **Proposed Vacuum Stations at 11601 Catalpa Lane** – The applicant SWRE Woodstock, LLC (dba Swift Wash) seeks a variation to allow car vacuums to be installed in areas visible from Catalpa Lane and US Route 14.

**5. Adjournment**

*In compliance with the American's with Disabilities Act, this meeting is located in a facility that is physically accessible to those who have disabilities. If additional reasonable accommodations are necessary for persons who under the Act have a "disability", please contact the Community Development Department at 815-338-4305 at least 72 hours prior to the meeting so that accommodations can be provided.*

# WOODSTOCK ZONING BOARD OF APPEALS

Staff Report: ZBA-2020-03

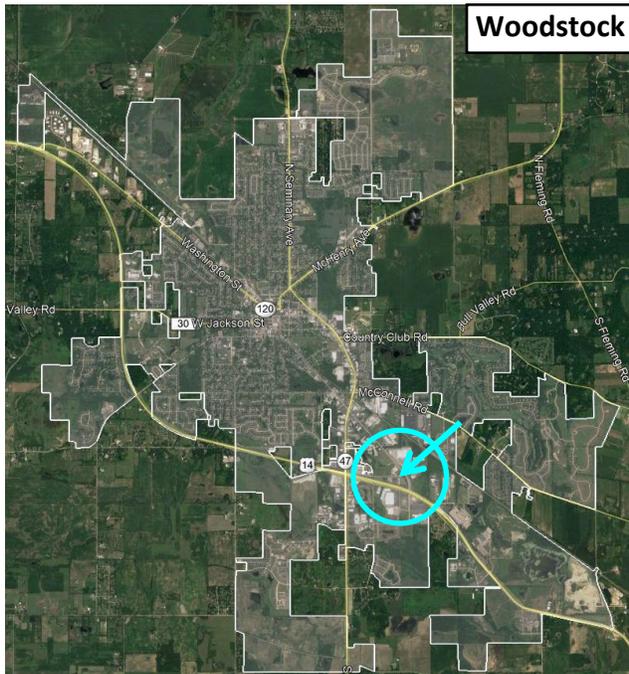
August 10, 2020

**Project:** Car Wash Remodeling at 11601 Catalpa Lane -Variation for Vacuum Placement

**Owner:** SWRE Woodstock, LLC  
(Swift Wash)  
11601 Lake Avenue  
Woodstock, Illinois 60098

**Applicant:** Same

**Request:** A variation is requested from a provision of the Woodstock Unified Development Ordinance *Section 7B.2.10 Car Wash, Truck Wash -Supplemental Use* to allow the installation of car vacuums in areas visible from Catalpa Lane and US Route 14.

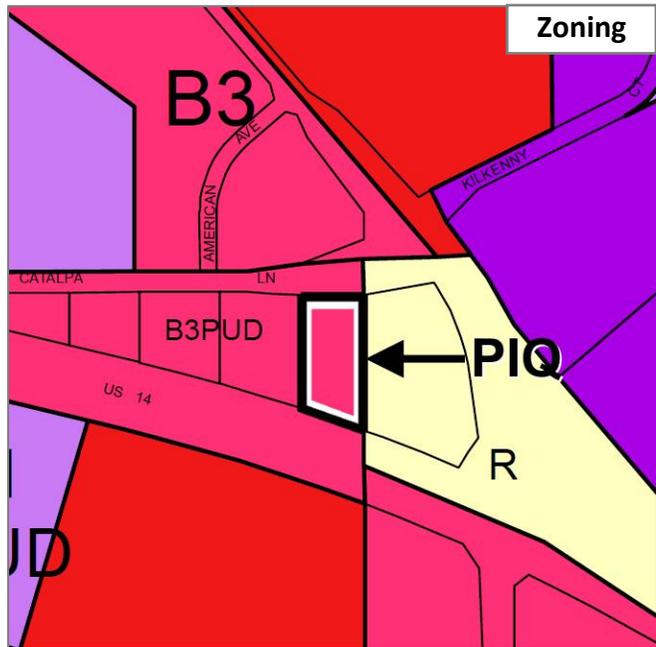


**Existing Zoning and Land Use of Subject Parcel**

The property in question (PIQ) is zoned B3PUD and contains improvements for an oil-change business and car wash.

**Adjacent Zoning and Land Use**

The property is bounded to the west by another B3PUD lot improved with a shopping center. To the north is a B3 property that is home to American Community Bank. To the east is an R-zoned property containing a place of worship (Jahovah’s Witnesses). To the south across Route 14 is Menard’s home improvement store zoned B5.



## PROPOSED VACUUMS



### Analysis

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For certain uses, the UDO identifies supplemental standards which provide more specific rules to limit their potential negative impacts. For car washes, there is a limitation on where vacuuming activities can be located. In Sect. 7B.2.10.F, it states that “no vacuuming activities may take place in any front yard or any location visible from a public street.” No additional explanation or context is provided to explain the purpose of this standard. Because emphasis is on visibility, one might surmise that it presumes that car-wash vacuums are unsightly.

The petitioner is the new owner of the business at 11601 Catalpa Lane that includes both a Jiffy Lube oil change business and a car wash. The petitioner also operates car washes in Rockford and Carpentersville, both of which they renovated extensively upon their purchase. The petitioner wishes to make numerous improvements to this location including landscaping, traffic flow, automation, and vacuuming capabilities. Rows of vacuums, similar to those seen above will line the parking lot on its southern edge (Rt 14) and northern edge (Catalpa Lane). They are a modern design featuring retractable hoses and a colorful appearance. The petitioner maintains that the vacuums are attractive and will improve the appearance of the facility.

## Standards for Variations

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Section 4.5.7 states that zoning variations may be approved after a finding that the following approval criteria have been addressed. (↪ *Denotes Staff comment*)

- A. The extent to which particular physical surroundings, shape, or topography of the subject property results in practical difficulty or hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the zoning regulations are carried out.
- ↪ *The number of vacuums proposed for the site are too numerous to be entirely located away from Catalpa Lane and US Route 14. Additionally, due to how far the lot is set back from those streets, visibility can be a problem. Requiring screening to block the view from the street of the vacuums would hinder visibility to an even greater extent.*
- B. The extent that the alleged difficulty or hardship is caused by the application of these zoning regulations and has not been created by any person having an interest in the property.
- ↪ *The petitioner is seeking to return an existing car wash facility into a viable operation. While the petitioner intends to modify the site somewhat for improved traffic flow, the overall site leaves little room for the changes the petitioner is seeking, beyond what has been proposed.*
- C. The extent to which conditions upon which the zoning variation request is based are unique to the subject property and would not be applicable to other property within the same zoning classification.
- ↪ *Because this is a through lot—having frontage on streets in both the front and rear—any introduction of vacuums like those proposed will not be easily accommodated within the supplemental use standards for car washes. View of the vacuums from the streets is, in all likelihood, inevitable to some extent.*
- D. Whether the variation is based exclusively on a desire to increase the value of the property, the monetary gain to be realized from the property, or the ability to alleviate financial difficulty experienced by the petitioner when attempting to comply with the City’s zoning regulations.
- ↪ *This property has struggled to support the businesses for which it was built. The petitioner seeks to improve the site and return its intended businesses back to viability. It is not exclusively to increase the value of the property or monetary gain.*
- E. The detrimental impact, if any, to the public welfare, to other property, or to improvements in the immediate neighborhood which may result if the zoning variation is granted.
- ↪ *Due to the distance between the parcel in question and roadway (as traveled) being greater than what is typical, the placement of the vacuums in the locations proposed will still be significantly set back from the road and the businesses opposite them.*
- F. Whether or not the proposed zoning variation will impair the adequate supply of light and air to adjacent property, or substantially increase congestion in public streets, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.
- ↪ *There is no reason to believe that this proposal will have deleterious impacts to the general public or the neighboring properties.*
- G. That the zoning variation will not confer on the applicant any special privilege that is denied

by these regulations to other lands, structures or buildings of the same zoning classification.

↳ *The variation being sought is to support a use that has been in existence on this site for years. It is intended to help return the existing businesses to viability.*

## **Motion**

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If the Zoning Board of Appeals agrees that the above criteria are met, a motion should be made recommending **a variation from a provision of the Woodstock Unified Development Ordinance Section 7B.2.10 Car Wash, Truck Wash -Supplemental Use to allow the installation of car vacuums in areas visible from Catalpa Lane and US Route 14.**

**FINDINGS OF FACT—11601 Catalpa Lane (Swift Wash)**

*The Zoning Board of Appeals shall complete this form, which will be included with the Findings of Fact Report submitted to the City Council.*

A variation is requested from a provision of the Woodstock Unified Development Ordinance *Section 7B.2.10 Car Wash, Truck Wash -Supplemental Use* to allow the installation of car vacuums in areas visible from Catalpa Lane and US Route 14.

Section 4.5.7 states that the Board may determine and recommend to the City Council a variation of the regulations of Ordinance when it finds:	Yes/No	Comments
1. The particular surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;		
2. The conditions upon which the petition for a variation are based are unique to the property for which the variation is sought and are not applicable, generally to the other property with the same zoning classification;		
3. The purpose of the variation is not based exclusively upon a desire to increase the monetary gain realized from the property or to alleviate financial difficulty experienced by the petitioner in the attempt to comply with the provisions of this Ordinance;		
4. The alleged difficulty or hardship is caused by the application of this Ordinance and has not been created by any person presently having an interest in the property;		
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located;		
6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values with the adjacent neighborhood;		



# City of WOODSTOCK

**Department of Building & Zoning**

121 W. Calhoun Street  
Woodstock, Illinois 60098  
[www.woodstockil.gov](http://www.woodstockil.gov)

phone 815.338.4305  
fax 815.338.2264  
bandzdept@woodstockil.gov

## ZONING VARIATION APPLICATION

ADDRESS OF PROPERTY 11601 Catalpa Lane, Woodstock, IL 60098

PROJECT REQUEST \_\_\_\_\_

DATE FILED 7/24/2020

### CONTACT PERSON FOR THIS APPLICATION

Name John A. Puntillo

Mailing Address 11601 Catalpa Lane

Woodstock, IL 60098

Daytime Phone 312-933-0704

Fax: \_\_\_\_\_

Email Address john@swiftwash.com

# CITY OF WOODSTOCK

## APPLICATION FOR A VARIANCE

To the Zoning Board of Appeals:

1. Common Address of the Property 11601 Catalpa Lane, Woodstock, IL 60098
2. Statement of Ownership (list legal name, address of the property owners and state how long they have owned the property.)  
SWRE Woodstock, LLC  
11601 Catalpa Lane, Woodstock, IL 60098  
Recently acquired the property
3. Applicant (list name of the applicant if different from the owner and state the interest of the applicant in the property. Also state when his or her interest was acquired.)

4. State the legal description of the property or attach a legible copy.

LOT 5 OF CATALPA COMMONS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2003R0156765 IN MCHENRY COUNTY, ILLINOIS.

5. State the specific variation (s) requested including Unified Development Ordinance section numbers. Include the ordinance requirement and the proposed request.

Variation #1 - Section 7B2.11, F - "All wash activities shall occur within a building and no vacuuming activities may take place in any front yard or any location visible from a public street. Wash Activities shall be adequately screened so that they will not be seen or heard from any adjoining residential properties. A landscape or other plan depicting landscape details and showing screening is required."

Request - to allow vacuum equipment to be located and visible along Route 14 and Catalpa Lane

Variation #2 - Section 13.8.2, Table 13.1 - "Minimum Sign Setback equals 2 feet, then max. sign area = 30 square feet and mx. sign height = 12 feet."

Request - visible along Route 14, to allow for new pylon sign 10' x 10' or 100 square feet, with top of sign at 18 feet.

6. State in detail the reasons for the requested variation by answering the following questions. If additional space is needed, attach extra pages to the application.

What features of the property prevent it from being used for the uses permitted by the zoning classification? Check all that apply and explain why they apply. Give dimensions where appropriate.

- Too narrow
- Too small
- Too shallow
- Soil
- Elevation
- Slope
- Shape
- Subsurface

Other

How do the above conditions prevent reasonable use of the property under the terms of the Woodstock Unified Development Ordinance?

See attachment.

Was the hardship created by anyone who had an interest (ownership) in the property after the Zoning Ordinance was enacted or is the hardship self-imposed?

No.

Are the conditions for which you request a variance unique to your property?

Variation #1 - Allowing vacuums to be visible along Route 14 and Catalpa Lane - Yes, this is a challenge unique to a car wash business.

Variation #2 - Increased signage size along Route 14 - No, this is a challenge for the properties to the east and west of this location. In some cases, those property owners have pursued sign variations to varying degrees to address the same condition.

Are the conditions of the property the result of other man-made conditions (such as the relocation of a road?)

No.

Is the requested variation the minimum variation that will make possible the reasonable use of the land, buildings, or structure.

Yes. Swift Wash discussed several variations with the City of Woodstock and settled on these two (2) variations as being critical to the success of the property moving forward.

**CERTIFICATION**

I/We certify that all of the information submitted as part of this application is true and correct to the best of my/our knowledge and belief:

 \_\_\_\_\_  
Signature of property owner

Manager

SWRE Woodstock, LLC by \_\_\_\_\_  
Print name of property owner

John A. Partillo,  
Manager

\_\_\_\_\_  
Signature of property owner

\_\_\_\_\_  
Print name of property owner

\_\_\_\_\_  
Signature of applicant  
If different than property owner

\_\_\_\_\_  
Print name of applicant

\_\_\_\_\_  
Signature of applicant  
If different than property owner

\_\_\_\_\_  
Print name of applicant

**BENEFICIAL INTEREST DISCLOSURE  
(FOR PROPERTY HELD IN TRUST)**

*This disclosure is made in compliance with the requirements of Act 404/2, Chapter 765 of the Official Illinois Compiled Statutes.*

The undersigned states that he/she is the holder of \_\_\_\_\_ percent interest in Trust No. \_\_\_\_\_ at the \_\_\_\_\_.

Name of beneficiary \_\_\_\_\_

Address of beneficiary \_\_\_\_\_

Signature of beneficiary \_\_\_\_\_

Date \_\_\_\_\_

CITY OF WOODSTOCK  
 ZONING BOARD OF APPEALS  
 CERTIFICATE OF DIRECT NOTIFICATION

Following are adjacent property owners in all directions for the property located at  
11601 Catalpa Lane, Woodstock, IL 60098. Said names are as recorded with McHenry County and  
 represent the person responsible for last payment of taxes:

PIN	Name of Owner	Address of Owner	Date Contacted	Signature of owner if hand delivered
13-16-128-001	AMCORE INVSTMNT GRP NA 1703	1166 LAKE AVE WOODSTOCK, IL 60098	Mailed 7/24/20	
13-16-176-008	MENARD INC	CORP ACCTG 4777 MENARD DR EAU CLAIRE, WI 54703	Mailed 7/24/20	
13-16-177-004	LAKE AVE OFFICE CEN LLC	10740 BULL VALLEY DR WOODSTOCK, IL 60098	Mailed 7/24/20	
13-16-200-008	WDSTK CONG OF JEHOVAHS	KINGDOM HALL OF JEHOVAH WITNESSES 1320 CATALPA WOODSTOCK, IL 60098	Mailed 7/24/20	
13-16-200-031	MERCY HEALTH SYSTEM CORP	PO BOX 5003 JANESVILLE, WI 535475003	Mailed 7/24/20	

## Attachment – Question 6

### **How do the above conditions prevent reasonable use of the Property under the terms of the Woodstock Unified Development Ordinance?**

The site was originally developed as a car wash and oil change service center in 2003. Since then, the site has suffered from poor visibility along Route 14 and Catalpa Lane and a lack of modern, attractive vacuums, a necessary component for the car wash business today. In 2013, the bank foreclosed and took possession of the property. For the last seven (7) years, the property has suffered from specific site conditions and disengaged ownership. Swift Wash is experienced in turning around poor-performing car wash locations with a focused and hands-on approach. Swift Wash is requesting two (2) variations to the property that are crucial to the future success of the site.

#### **1. Allowing vacuums to visible along Route 14 and Catalpa Lane**

The property lacks updated vacuums that customers expect today from a high-quality car wash. The clean look and design of today's vacuums is much more attractive than the often dirty, eye-sore vacuums of the past. Locating new, attractive vacuums in areas that are more visible along Route 14 and Catalpa Lane will provide this amenity customers expect and the visibility and high-quality image that the property requires.

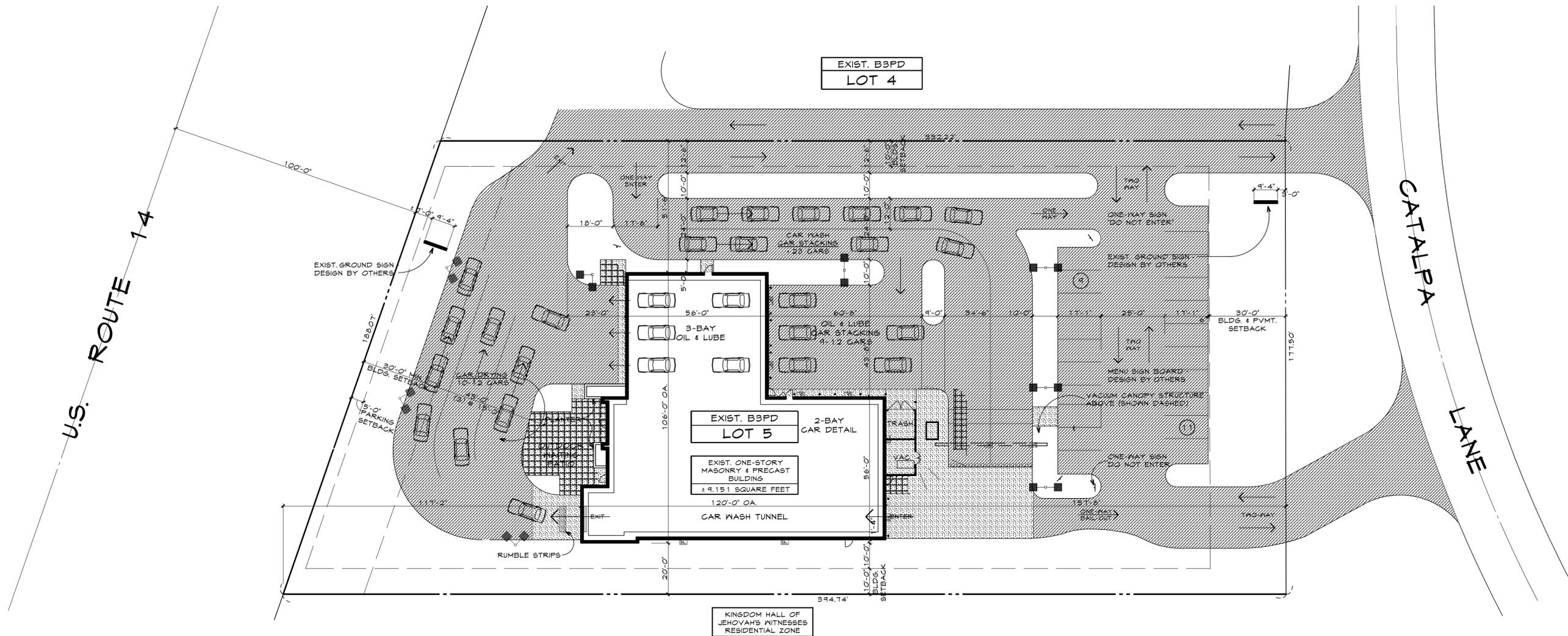
#### **2. Increased signage size along Route 14**

A significant part of the car wash and oil change service business is attracting customers with attractive and visible street signage. The property currently has poor visibility along Route 14 as a result of a large setback of approximately 100 feet, which appears to be significantly greater than a typical setback and most likely not a distance contemplated by the Woodstock Unified Development Ordinance when creating Table 13.1: Basic Design factors for Ground Signs.

## **ADDITIONAL INFORMATION**

- **Exhibit I - Existing Site Plan**
- **Exhibit II - Proposed Site Plan**
- **Exhibit III - Swift Wash Before & After Photos**
- **Exhibit IV - Swift Wash Landscaping**
- **Exhibit V - Proposed Vacuums**
- **Exhibit VI - Proposed Signage**
- **Exhibit VII - Proposed Landscaping Plan**
- **Exhibit VIII - Survey**

**EXHIBIT I – EXISTING SITE PLAN**



### exist. site plan



1" = 20'

- SITE INFO. TAKEN FROM "ALTA/NSPS LAND TITLE SURVEY" DATED JUNE.10, 2020 AS PREPARED BY VANDERSTAPPEN LAND SURVEYING, INC., LICENSED ILLINOIS LAND SURVEYOR
- DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS, AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!

### site/building data

ZONING DISTRICT AND USE:	B3PD (EXIST.)
SITE AREA:	(±1.479 ACRES)..... ±64,427 SQUARE FEET
BUILDING AREA:	CAR WASH/OIL LUBE..... ±9,151 SQUARE FEET
DENSITY:	(BUILDING AREA/SITE AREA)..... ±14.2 %
<b>PARKING REQUIRED:</b>	
OIL LUBE & AUTO LAUNDRY:	
(1) PER EMPLOYEE:	12 - 13 SPACES
(3) PER 1,000 SQ.FT. NET FLOOR AREA	7 SPACES
TOTAL REQUIRED PARKING:	19 - 20 SPACES
<b>PARKING PROVIDED:</b>	
HANDICAP: (16'-0" X 19'-0")	1 SPACES
OTHER: (9'-0" X 19'-0")	19 SPACES
TOTAL PARKING PROVIDED:	20 SPACES
<b>STACKING PROVIDED:</b>	
CAR WASH ENTRANCE:	23 CARS
OIL LUBE:	9-12 CARS

Design Firm License No.: 184-002195



807 East Calhoun St.  
Woodstock, IL 60098  
Tel: (815) 937-2127  
Fax: (815) 937-8762

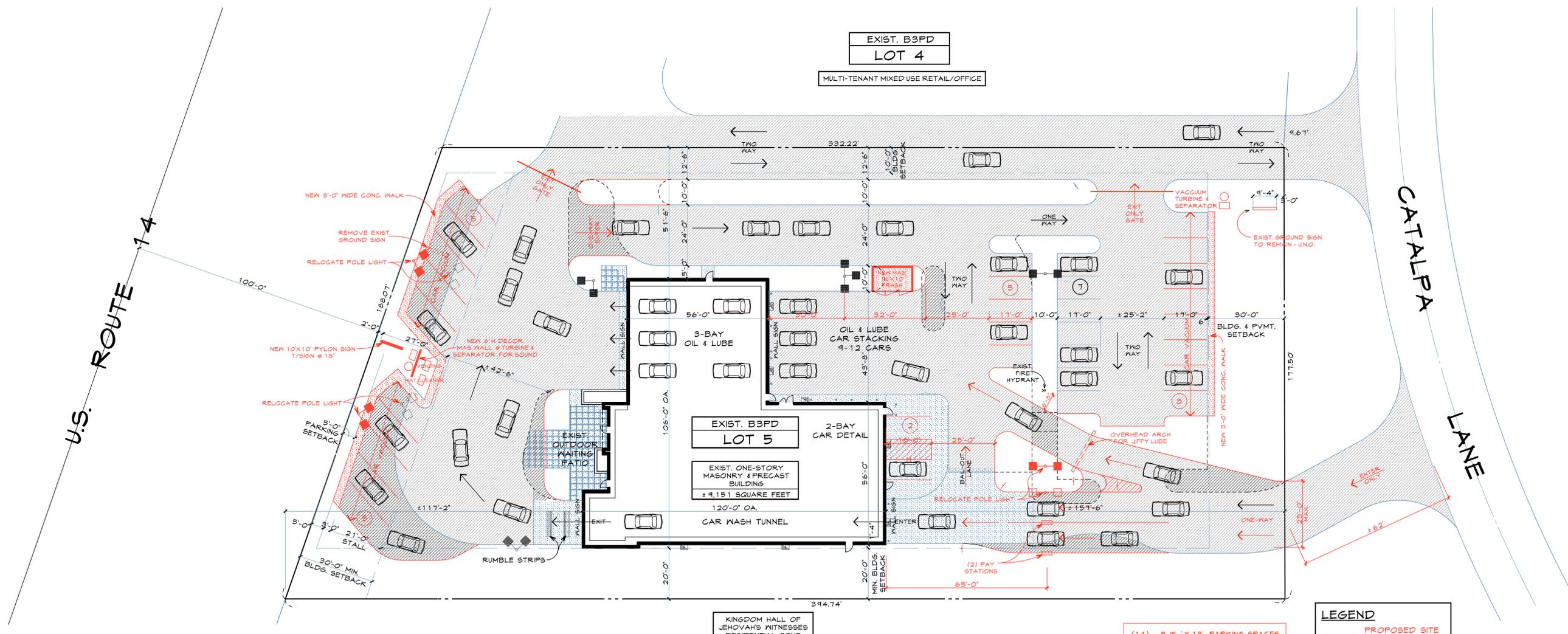
+ Associates, Inc.

LOT 5: CATALPA COMMONS  
**proposed bldg. renovation**  
**for SWIFT WASH, LLC**  
 U.S. ROUTE 14 & CATALPA LANE  
 WOODSTOCK, ILLINOIS

PROJECT NO:	2024	REVISION:	DATE:	DESCRIPTION:
DATE:	24 JUL 20	BREF/LAF	24 JUL 20	Z.E.A. REVIEW
CONTENTS: EXIST. SITE PLAN • EXIST. SITE/BUILDING DATA				

**A1.1**

**EXHIBIT II – PROPOSED SITE PLAN**



# proposed site plan n 1" = 20'

• SITE INFO. TAKEN FROM "ALTA/NSPS LAND TITLE SURVEY" DATED JUNE 10, 2020 AS PREPARED BY VANDERSTAPPEN LAND SURVEYING, INC., LICENSED ILLINOIS LAND SURVEYOR  
 • DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS, AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!

**LEGEND**

- PROPOSED SITE REVISIONS SHOWN IN RED
- EXIST. PAVED AREA TO REMAIN
- PROPOSED PAVED AREA

- (14) 9' W. X 10' PARKING SPACES
- (10) 10' W. X 10' VACUUM SPACES

Design Firm License No.: 184 - 002195

**Architects 127**  
 + Associates, Inc.  
 807 East Calhoun St.  
 Woodstock, IL 60096  
 Tel: (815) 337-2127  
 Fax: (815) 337-2102

LOT 5: CATALPA COMMONS  
**proposed bldg. renovation**  
**for SWIFT WASH, LLC**  
 U.S. ROUTE 14 & CATALPA LANE  
 WOODSTOCK, ILLINOIS

PROJECT NO:	REVISION:	DATE:	DESCRIPTION:
2024	24 JUL 20	24 JUL 20	Z.E.A. REVIEW
24 JUL 20	BRF/LAF		
CONTENTS: PROPOSED SITE PLAN			

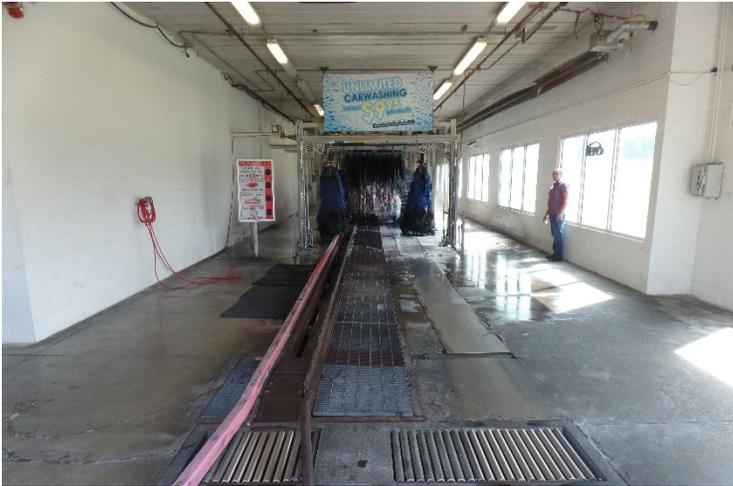
**A1.2**

**EXHIBIT III – SWIFT WASH BEFORE & AFTER PHOTOS**

**BEFORE & AFTER PHOTOS  
FROM SWIFT WASH'S RECENT PROJECTS**



**BEFORE & AFTER PICTURES  
FROM SWIFT WASH'S RECENT PROJECTS**



**EXHIBIT IV – SWIFT WASH LANDSCAPING**

**SWIFT WASH LANDSCAPING**



**SWIFT WASH LANDSCAPING**



**SWIFT WASH LANDSCAPING**



**SWIFT WASH LANDSCAPING**



**EXHIBIT V – PROPOSED VACUUMS**

# PROPOSED VACUUMS



# PROPOSED VACUUMS

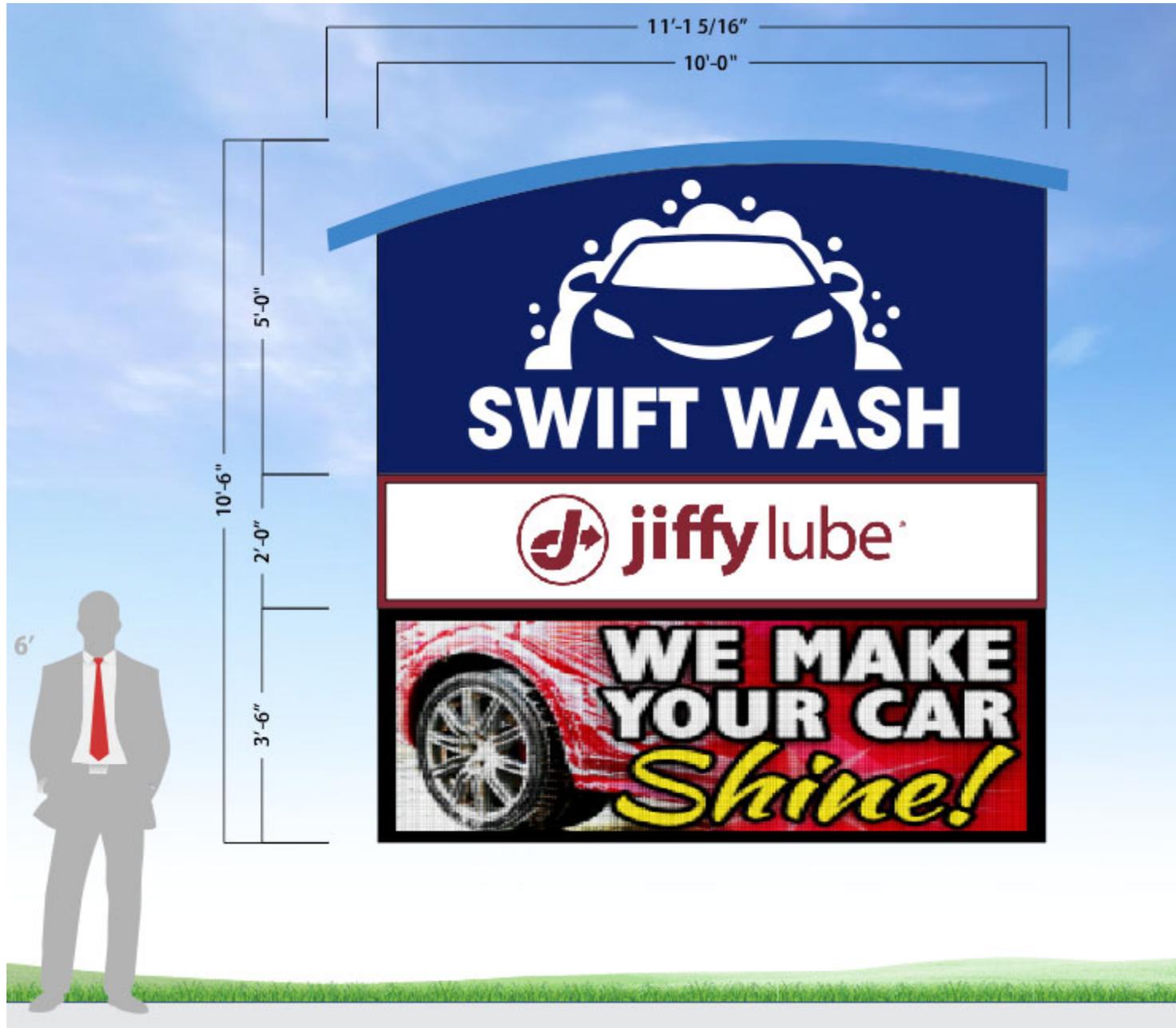


# PROPOSED VACUUMS WITH SIGNAGE

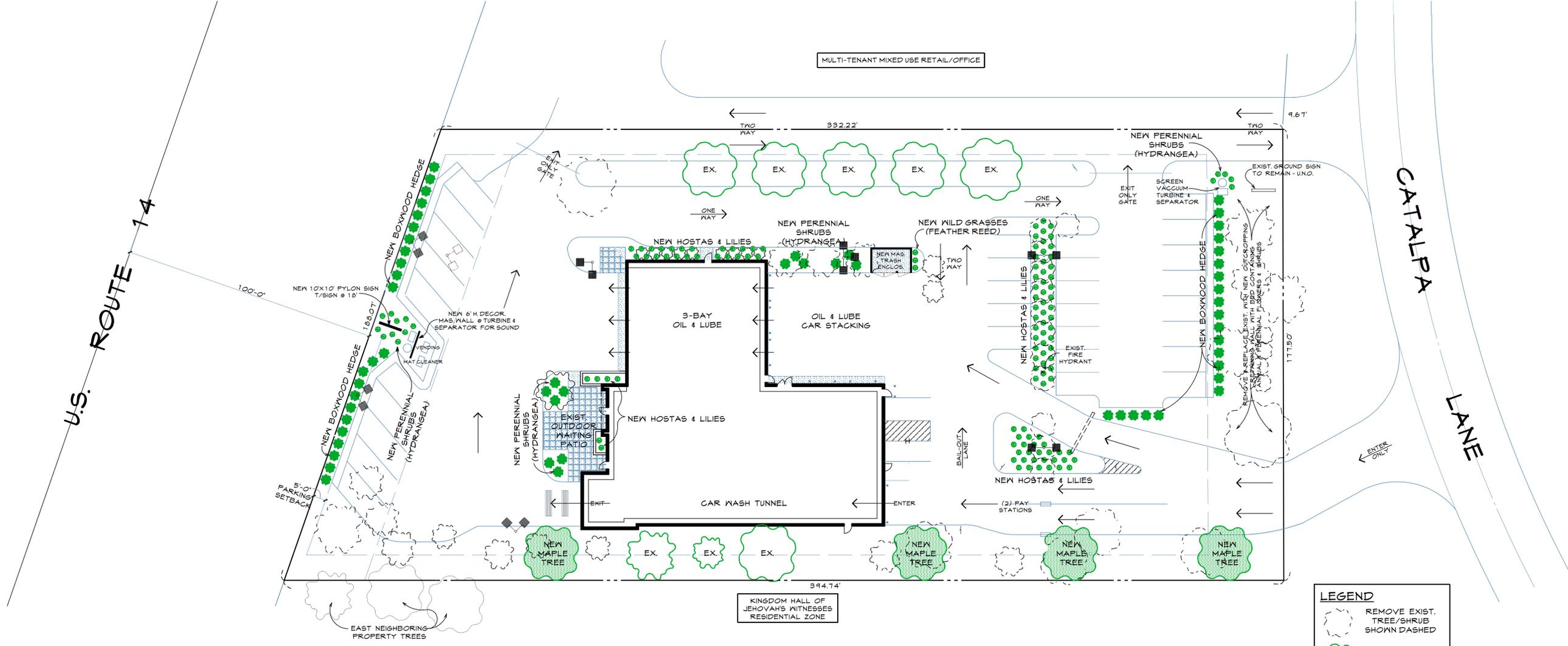


**EXHIBIT VI – PROPOSED SIGNAGE**

# PROPOSED SIGNAGE



**EXHIBIT VII – PROPOSED LANDSCAPING PLAN**



# proposed landscape plan n 1" = 20'

- SITE INFO. TAKEN FROM 'ALTA/NSPS LAND TITLE SURVEY' DATED JUNE.10, 2020 AS PREPARED BY VANDERSTAPPEN LAND SURVEYING, INC., LICENSED ILLINOIS LAND SURVEYOR
- DO NOT SCALE DRAWINGS, USE ONLY FIGURED DIMENSIONS, AND FIELD VERIFY PRIOR TO ANY BIDDING AND/OR WORK!

**LEGEND**

- REMOVE EXIST. TREE/SHRUB SHOWN DASHED
- EXIST. TREE/SHRUB TO REMAIN
- PROPOSED TREE/SHRUB

PROJECT NO:	2024	REVISION:	DATE:	DESCRIPTION:
DATE:	24 JUL 20		24 JUL 20	Z.E.A. REVIEW
DRAWN:	B.R.P./L.A.F			
CONTENTS:	PROPOSED LANDSCAPE PLAN			

**1.1**

LOT 5: CATALPA COMMONS  
**proposed bldg. renovation**  
**for SWIFT WASH, LLC**  
 U.S. ROUTE 14 & CATALPA LANE  
 WOODSTOCK, ILLINOIS

Design Firm License No.: 184-002195

**Architects 127**

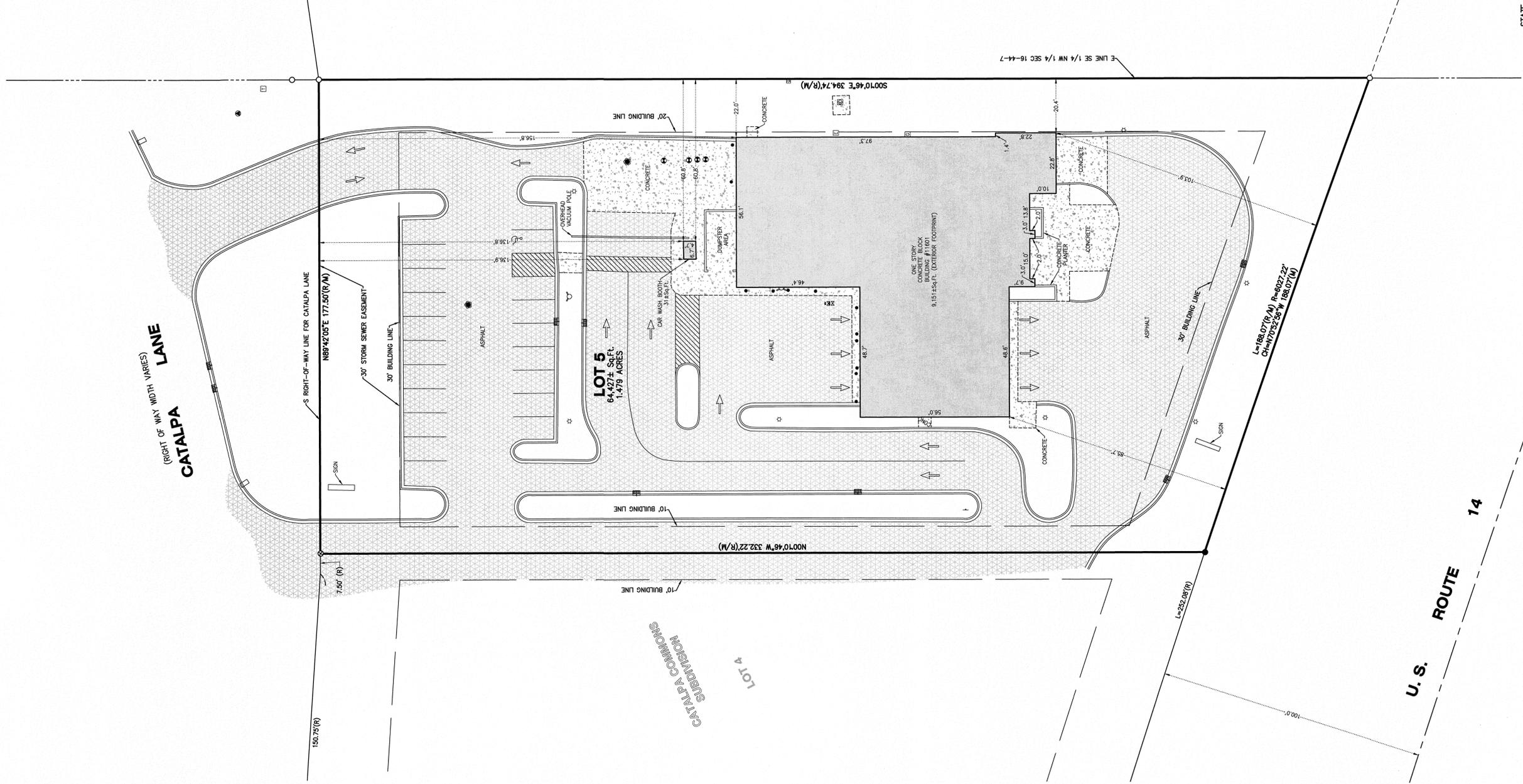
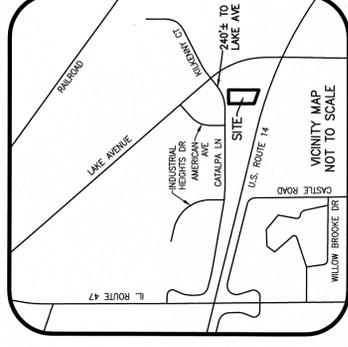
+ Associates, Inc.

887 East Calhoun St.  
 Woodstock, IL 60096  
 Tel: (815) 337-2127  
 Fax: (815) 337-2102

**EXHIBIT VIII – SURVEY**

# ALTA/NSPS LAND TITLE SURVEY

Lot 5 of Catalpa Commons, being a Subdivision of part of the Northwest Quarter of Section 16, Township 44 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded as Document 2003R0156765 in McHenry County, Illinois.



## SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Greater Illinois Title Company, Commitment policy #0001003 dated February 9, 2016. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 1711C02001, dated November, 16, 2006, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a color aerial photograph are shown on this survey. Improvements not shown on this survey, lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and/or 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.
- 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.
- Underground utilities shown hereon are based on print or flag markings provided by others. 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.
- 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.
- There is a total of 20 striped parking spaces for cars, including 1 of which are marked handicapped and none of which are for motorcycles. (Pertains to Table A, item 9).
- There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 16).
- There were no observable evidence of street or sidewalk construction at the time of survey. No information was provided to the surveyor to suggest right of way changes. (Pertains to Table A, item 17).
- Exceptions (1), (4), (5), 1, 8, 9 are not survey related. (See documents for particulars)
- Exceptions (2), (3), 2, 3, 6 are blanket in nature. (See documents for particulars)
- Exceptions 4, 5, 7 are plotted. (See documents for particulars)

LEGEND	
•	BOLLARD
○	CATCH BASIN
□	CURB INLET
⊕	ELECTRIC METER
⚡	FIRE CONNECTION
⚙	FIRE HYDRANT
⊖	FOUND IRON BAR
○	FOUND IRON PIPE
⊕	FOUND MAG NAIL
⊕	GAS METER
♿	HANDICAP
⊕	LIGHT
□	MAIL BOX
⊕	SANITARY MANHOLE
⊕	SIGN
⊕	TELEPHONE RISER
⊕	TRANSFORMER
⊕	TV RISER
⊕	VALVE VAULT
⊕	WATER VALVE
(D)	DEED
(R)	RECORD
(M)	MEASURE



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

Certified to: 1) Greater Illinois Title Company  
2) Homestar Bank and Financial Services

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 7b1, 8, 9, 11 (observed evidence only), 14, 16 & 17 of Table A thereof. The field work was completed on June 10th, 2020.

Dated this 11th day of June, A.D., 2020.  
VANDERSTAPPEN LAND SURVEYING INC.  
Design Firm No. 184-002792

ARTHUR P. GRITMACKER, 035-003857  
PROFESSIONAL LAND SURVEYOR (seal)

CLIENT: DECK, BARON & PROVOST-REGAS  
DRAWN BY: SES CHECKED BY: APG  
SCALE: 1"=20' SEC. 16, T. 44, R. 7, E.  
BASIS OF BEARING: ASSUMED  
P.L.N.: 13-16-177-005  
JOB NO.: 200425 I.D. ALT  
FIELDWORK COMP.: 6/10/2020 BK. PG.  
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.  
RECORD NO. 180003