



Application for Public Hearing

SPECIAL USE PERMITS

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (If applicable): Driven Car Wash, LLC

Address/Location of Property in Question: 6020 Roosevelt Road

16-17-331-024-0000, 16-17-331-025-0000, 16-17-331-026-0000

Property Identification Number(s)(PIN): 16-17-331-032-0000 16-17-331-033-0000

Name of Property Owner(s): Lemonade MM Oak Park, LLC

Address of Property Owner(s): 1000 Main Ave. SW, Suite 300. Washington D.C. 20024

E-Mail of Property Owner(s): john.oneill@hklaw.com **Phone:** 617.305.2091

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s): Driven Car Wash, LLC

Applicant's Address: 44 S. Vail Ave. Ste. 204, Arlington Heights, IL 60005

Applicant's Phone Number: _____ **E-Mail** _____

Other: _____

Project Contact: (if Different than Applicant) Christopher Niro

Contact's Address: 44. S. Vail Ave. Ste 204, Arlington Heights, IL 60005

Contact's Phone Number: 312.388.9505 **E-Mail** cniro@drivencarwash.com

Other: _____

Property Interest of Applicant: _____ Owner _____ Legal Representative ☒ Contract Purchaser _____ Other

(If Other - Describe): _____

Existing Zoning: RR **Describe Proposal:** _____

Driven Car Wash seeks to build a state of the art express car wash facility on the currently unoccupied former bank lot.

In order to accomplish that task, we require a special use permit to be issued to allow the intended use.

Driven has provided a comprehensive narrative in connection with this submission describing its proposal.

Size of Parcel (from Plat of Survey): 33,600 Square Feet

Adjacent: Zoning Districts

Land Uses

To the North: R7

Multi-unit apartment building

To the South: Berwyn

Gaming Facility - Slots and video poker

To the East: Chicago

Mixed use development, convenience store on first floor

To the West: RR

Mixed use development, CEDA Oak park on first floor

How the property in question is currently improved?

☐ Residential ☒ Non-Residential ☐ Mixed Use ☐ OTHER:_____

Describe Improvement: Currently, the lot is occupied by a bank which has been out of business for some years.

The property contains a building and a parking lot with scant landscaping.

Is the property in question currently in violation of the Zoning Ordinance? Yes X No

If Yes, how? _____

Is the property in question presently subject to a Special Use Permit? _____ Yes X No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? _____ Yes X No

If Yes: ☐ Frank Lloyd Wright ☐ Ridgeland/Oak Park ☐ Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 8.4 **Section:** C

Article: 14.2 **Section:**

Article: _____ **Section:** _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

A thorough response to this question has been provided in the attached project narrative. In short, however, Driven Car Wash seeks to revitalize the corner of Austin & Roosevelt and build an express car wash facility that calls upon the nostalgia of the classic car wash experience with a modern twist. Located at the intersection of two major thoroughfares with over 33,000 cars per day, our high visibility, award-winning design and best in class operations will enhance the corner and the continued development is in harmony with the 2014 comprehensive plan, namely providing an environmentally friendly car wash.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Driven Car Wash, LLC
(Printed Name) Applicant

Christopher W. Niro
(Signature) Applicant

6-30-23
Date

Lemonade MM Oak Park, LLC
(Printed Name) Owner

(Signature) Owner

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

____ DAY OF _____, _____

(Notary Public)

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Driven Car Wash, LLC
(Printed Name) Applicant

Christopher W. Niro
(Signature) Applicant

6-30-23
Date

Lemonade MM Oak Park, LLC
(Printed Name) Owner

[Signature]
(Signature) Owner

7-3-23
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

3rd DAY OF July, 2023

[Signature]
(Notary Public)



VENESSA WALTERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 11, 2026



44 S. Vail Avenue, Suite 204
Arlington Heights, IL 60005
www.drivencarwash.com

October 3, 2023

Village of Oak Park
Zoning Board of Appeals

Re: 6020 Roosevelt Road.
Special Use Permit - Project Narrative

Introduction

Driven Car Wash is a local, family-owned express car wash platform expanding operations in the Chicagoland area ("Driven"). Driven seeks to re-develop the property located at 6020 Roosevelt Road and construct a best-in-class express car wash facility for the Oak Park community. Driven currently operates express wash facilities in Arlington Heights, Rolling Meadows, Hickory Hills and opened our newest location on August 31st in Des Plaines. We are excited to become part of the Oak Park business community. This project is a homecoming of sorts as Chris Niro, our VP of Business Development, is a 1998 graduate from Oak Park & River Forest High School. Currently, the subject property is occupied by a closed bank branch, and large parking lot which lacks landscaping improvements. Our re-development will beautify the area along Roosevelt Road and become an attractive welcoming to the southeast corner of Oak Park. We believe that the local market is currently underserved, lacking options for a high-quality and convenient express car wash.

Through ongoing partnerships, Driven supports local organizations and charities to serve our customers and community. We are also committed to environmentally friendly practices and have built a corporate culture of equality and opportunity amongst our staff. Further, Driven is an active participant in our communities through civic engagement and charity. One such example is our annual **Drive Out Hunger Food Drive**. Each year we partner with Elsie's Pantry out of Savior Divine Lutheran Church in Palos Hills, IL to help make change and create sustainable short-term food sourcing for families fighting hunger in our local communities. We offer free Signature washes for customers who donate to the food drive.

The nature of operations will be express exterior only car wash, which will require customers to remain in their vehicles. Given the nature of operations, staffing will be limited to approximately 3 employees per labor hour.

Current Use & Zoning

The subject properties are located in a commercial district designated as RR. Pursuant to Zoning Ordinance Article 5.4(K)(1) - (4), Table 5-12, a special use permit can be granted for a car wash facility.



Currently, the property at 6020 Roosevelt Road is occupied by a bank branch building and parking lot (closed). The PINs for this property are: 16-17-331-024, 16-17-331-025, 16-17-331-026, 16-17-331-032, 16-17-331-033 (referred to herein as the "Subject Property"). Currently, the now-closed business covered the property with >90% impermeable parking lot and building. The current impermeable lot coverage is significant, along with only one tree along Roosevelt Road. A current aerial photograph of the property has been submitted.

Fiscal Impact Analysis

Developing a state-of-the-art Express Car Wash facility at the Subject Property will positively impact the surrounding commercial area. Among our neighbors, the Driven will add value to the existing retail services present along Roosevelt Road. Throughout our operational experience, we have found that car wash customers are predominantly customers of convenience. Accordingly, an individual already visiting the area e.g. traveling to one of the retail establishments will see greater value in their visit when they can also utilize the car wash facility.

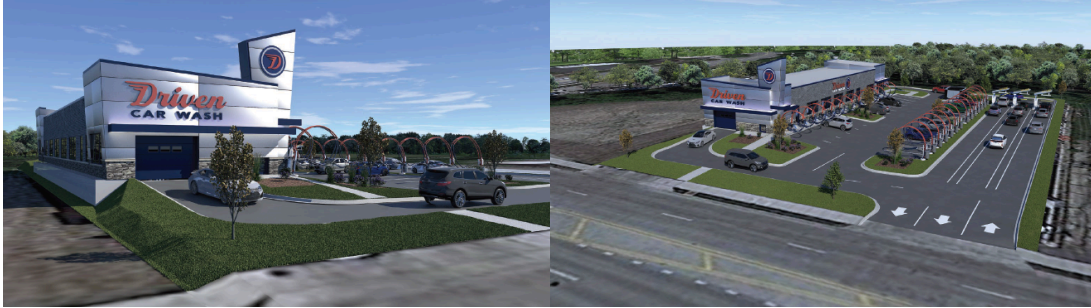
Driven actively recruits and encourages employment from within the community with a focus on recruiting veterans of the armed services. Further, Driven is an active participant in our communities through civic engagement and charity. We have attached a letter of support from the Executive Director of the Arlington Heights Chamber of Commerce.

Site Plan & Elevation Narrative

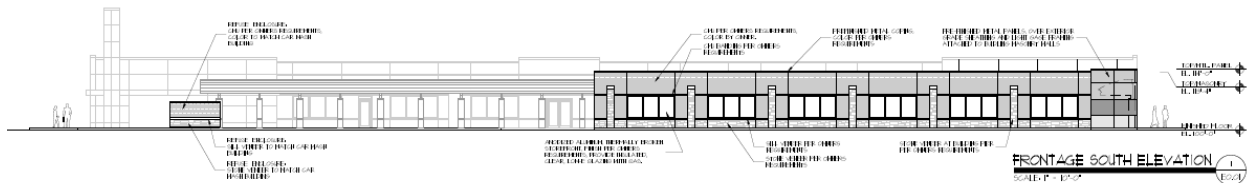
Combined, the Subject Property will be redeveloped as an express wash occupying the entire 0.76AC (33,500 Square Feet) area. The new facility will be accessed from Roosevelt Road using an existing curb-cut along the south side of the Subject Property. Our plan is to revitalize and modernize the property in accordance with the goals of the Envision Oak Park Comprehensive Plan (2014). Specifically, the Comprehensive Plan states that "[i]n addition to vacant parcels, there are buildings and sites in some areas suffering from disinvestment and functional obsolescence, providing excellent opportunities for redevelopment." (See Comprehensive Plan at p. 47; Objective 4.4.3 at pp. 53 & 56). Further, in 2005, the Village's "Plan for the Redevelopment of Roosevelt Road stated that its main goal was to "[s]eek[s] to improve multi-modal transportation accessibility, create an identity that will attract visitors and businesses, and encourage appropriate development."¹ Accordingly, we seek to revitalize and modernize the subject property, building a state-of-the-art express car wash operation on the vacant commercial lot. Our proposed structure is approximately 4,962 square feet and will feature 14 free vacuum stalls to be used by customers. The architectural design is intended to call upon the nostalgia of the classic car wash experience, but with a modern twist. Our plan consists of building design elements inspired by the modernist movement of the 1950's. Below are sample renderings of a prototypical Driven Car Wash facility:

¹ <https://www.oak-park.us/sites/default/files/planning-documents/2014-09-15-envision-oak-park-comprehensive-plan-small.pdf>

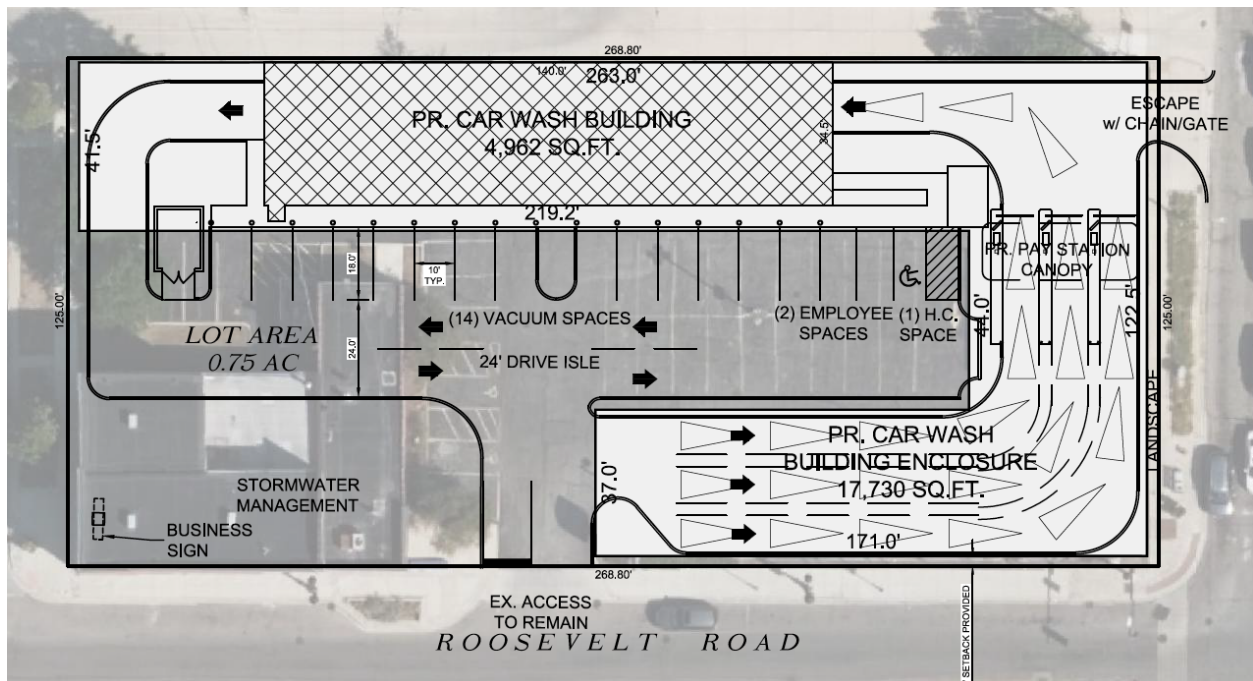
Driven CAR WASH



However, distinct from our prototypical design, for this Project, we are enclosing the entrance and exit of the car wash tunnel. Therefore, the images above showing a car exiting and turning will be done inside the building enclosure.



Further, we have complied with the requirements of the RR-T zoning area and have built a storefront that runs the entire eastern portion of the property and along the southern side of the property all the way to the entrance area. Our updated site plan is attached as **Schedule 1** and our updated architectural elevations are attached as **Schedule 2**.



Driven Car Wash utilizes the best and newest technologies in car washing equipment and chemistry, combined with the personalized feel of a classic car wash. The Envision Oak Park



Comprehensive Plan objective 12.1.1 includes a commitment to “should regularly reexamine its potential to address changing market and economic conditions. Special consideration should be given to local land use or market demand that can serve as a foundation for neighborhood-based economic development throughout the village.” Over the past 15 years the shift between the “do-it-yourself” and the “do-it-for me” economy has not been more dynamic than in the area of professional car washing². One study found that “[s]peed and convenience are the two major benefits car washing businesses offer and as a result, there has been a vast decline in the percentage of US consumers washing their cars at home. Additionally, due to their hectic schedules, individuals no longer have the time to wash their cars and instead choose to employ professional car washes.” Our re-development of the existing vacant lot along Roosevelt Road will continue this ongoing trend.

Professional car washing is better for the environment compared to washing at home. The MidAmerica Regional Council found that “[t]he average homeowner uses 116 gallons of water to wash a car! Most commercial car washes use 60 percent less water for the entire process than a homeowner uses just to rinse the car.”³ Driven Car Wash, on the other hand is a member of the ICA WaterSavers™ Program which, to be a member, we commit to use an average of no more than 40 gallons (151.5 liters) of fresh water per car. All of that water is either recycled or returned to the environment cleanly. Finally, the US Environmental Protection Agency has also suggested individuals wash their car commercially opposed to in their own driveways.⁴

Traffic Movement/Fire Department/Emergency Vehicle Ingress/Egress

Included in our proposed site plan and in compliance with Village Code, we have provided a site plan that demonstrates the proposed traffic flow for emergency vehicles (including Fire Department vehicles) to enter and exit the site unobstructed by vehicles, equipment or landscaping. Our building will have both a sprinkler system and fire alarm system. Similarly, we will have a Knox Key Box and Knox Power Switch Shunt.

At the request of the Village, Driven has engaged the services of KLOA to evaluate the traffic movement as well as the ingress and egress of traffic onto any given site. (Our report from KLOA has been submitted to Village staff and has been attached here as **Schedule 3**). The Illinois Department of Transportation (“IDOT”) provides a publicly available tool that measures average vehicles per day. According to the IDOT records, Roosevelt Road handles over 18,200 vehicles per day⁵. The number of peak hour vehicle trips to be generated by the proposed car wash was estimated based on the “Automated Car Wash” (Land-Use Code 948) trip rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. KLOA has determined that the peak weekday evening hour vehicles at our facilities will be less than 80 per hour. It is important to note that surveys conducted by ITE have shown that a considerable

² <https://www.businesswire.com/news/home/20221129005852/en/US-Car-Wash-Market-Report-2022-Secular-Shift-Toward-Do-It-For-Me-Offerings-Drives-Growth--ResearchAndMarkets.com>, Last Accessed July 10, 2023

³ https://cfpub.epa.gov/npstbx/files/KSMO_CarWashing.pdf, Last Accessed July 10, 2023

⁴ <https://www.epa.gov/nutrientpollution/what-you-can-do-your-home#vehicles>, Last Accessed July 10, 2023

⁵ <https://www.gettingaroundillinois.com/Traffic-Counts/index.html>, Last Accessed July 10, 2023.



number of trips made to car washes are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Accordingly, the total amount of "trips" that could possibly be generated by the car wash, as expressed as a percentage of current traffic would be 0.43% of the current vehicles per day on Roosevelt Road. Therefore, the addition of an express car wash facility at the subject site will have little to no impact on the total vehicle volume already present.

Driven prides itself on our ability to efficiently and safely manage traffic entirely on our property. A total of approximately 21 vehicles can be accommodated in the three approach lanes while advancing to the three pay stations. In addition, approximately three vehicles can be accommodated between the pay stations and the entrance to the building. As such, the car wash will provide stacking for a total of approximately 24 vehicles at any one moment. We know that during a peak volume day the ITE manual shows less than 80 vehicles per hour will enter, use and exit our site. Considering we can manage 26 vehicles just in the stacking and tunnel entrance areas (not including in the tunnel, using vacuums or the exit areas) during any given minute of the peak hour, traffic will efficiently and safely enter, use and exit our property. Finally, on high volume peak hours, our throughput speed (the speed in which a car can proceed through the tunnel) can be increased to disperse cars even quicker.

Landscaping Plan Narrative

We have provided a full landscaping plan which will greatly enhance the appearance of the property. Currently minimal landscaping is present on the property. Our submission demonstrates that we have planned to reduce the impervious area well below the standard lot coverage allowable. Our preliminary landscaping plan enhances the property and adds a significant amount of foliage and greenspace. Pursuant to Article 11 of the Village Landscaping Ordinance, our landscaping plan consists of a combination of shade and ornamental trees, evergreen trees and shrubs. Accordingly, we seek to add 5 shade/ornamental trees, and over 64 shrubs. Overall, we are adding over 299 plants, trees and other native species to our landscaping. Accordingly, our plan conforms to the specific requirements of Article 11. Our Landscape Plan is attached as **Schedule 4**.

Sound Mitigation

Our mission is to deliver the highest-quality car wash experience with a commitment to environmentally prudent practices. At the intersection of these objectives is a noise-controlled solution that utilizes the newest, high-tech equipment that the car wash industry has to offer. Our products comply with Zoning Ordinance Article 9.5(A). Our vacuum services utilize a central direct drive turbine, that will be enclosed indoors within a brick/masonry structure. To further mitigate sound, we will be using an indoor exhaust silencer. Per the provided study provided by our equipment manufacturer, recorded audible readings at 30ft from the central turbine are 44 decibels.

We have engaged the services of Shriner Acoustics to provide us with a report concerning the



sound mitigation efforts through our new building enclosures. However, we have not received the report as of the date of this submission. That said, we have been advised that the enclosures that are present in our revised site plan will significantly reduce any sound escaping the tunnel and reduce any impact on neighbors.

As a part of our commitment to environmentally prudent practices, we include several layers of sound mitigation techniques to limit the amount of noise emitted from car wash operations. In addition to the points above, we include dampening mufflers on our interior blowers and utilize air lift doors at the tunnel exit to keep the tunnel doors closed in between customers. Additionally, our plan calls for the installation of sound barrier fencing and landscaping along the western perimeter of the property to further reduce any sounds.

Lighting Plan Narrative

As an accommodation to the comments we received from the Village Staff, we have altered our normal hours of operation to 8am-8pm Monday through Sunday. Although our site is predominantly used during daylight hours, during certain months of the year exterior lighting on poles and mounted on the building will be utilized for safety and security. Accordingly, we have provided a photometric analysis which demonstrates the footcandle illuminations for the entire site. Pursuant to Zoning Ordinance Article 9.2, no glare from the activities or operations are detectable off the property. To comply with the requirements of the Code, our selected lighting technology features backlight control that significantly reduces light spill to not affect adjacent properties. We have also chosen wall sconces that will be installed on the new facility that similarly reduce light spill and effectively illuminate the property.

Sign Plan Narrative

Our branding is an essential part of our best-in-class operations. Our brand identity is uniform throughout our existing physical and online locations. Similarly, our on-site staff are dressed in branded uniforms which is in line with the high-quality services we provide. Our brand identity is also tastefully represented on our physical structures. Driven Car Wash's sign plan conforms to the requirements of the Oak Park Sign Code. Indeed, our plan promotes and preserves the scale and character of the existing commercial developments surrounding the subject property and also protects the site from intrusion by incompatible elements. Similarly, our signage program does not create any distractions or obstructions for vehicular or pedestrian traffic around the property. Our signs are unified and consistent in design with our proposed building and property. Our signs have been designed to be compatible with the materials of the building and are consistent with the area surrounding the property in the Corridor Commercial Sign Overlay District. (See Sign Code Article 7-7-6). Our sign plan is attached as **Schedule 5**.

Further, the requested signs are illuminated consistent with the provisions of Article 7-7-9(D). Indeed, each sign affixed to the building is internally illuminated. For any external illumination, the illumination sources are located, shielded, and directed so they are not directly visible from any public street or any adjacent property. Every external artificial light source is directed solely to, and concentrated sharply on, the sign. Finally, all of the external illuminations are colorless.



Conclusion

We have made significant revisions to our standard site plans and elevations in order to provide the Village of Oak Park with a state-of-the-art express car wash facility that complies with the requirements of the Village Code and without requesting any variances. The storefront and entrance and exit enclosures will allow our facility to be a welcome addition to the neighborhood while the frontage of Roosevelt Road is being designed to enhance the goals of the RR-T zoning area. Accordingly, we respectfully ask the ZBA to grant our application for a special use permit to allow for the development of our express car wash facility and operations.



PROFESSIONAL CONSULTANTS

<i>Civil Engineer:</i>	M. Gingerich, Gereaux & Associates (MG2A), (815) 478-9680 25620 S. Gougar Rd. Manhattan, IL 60442
<i>Architect:</i>	designhaus, inc., (847) 593-5010 860 Lively Boulevard Elk Grove Village, Illinois 60007
<i>Landscape Architect:</i>	Wave Outdoors Landscape + Design, (312) 772-2300 600 S Emerson St, Mount Prospect, IL 60056
<i>General Contractor:</i>	Morgan Wyatt, LLC., (708) 714-7116 250 S. Diversatech Manteno, IL 60950
<i>Sound Engineer:</i>	Shriner Accoustics, LLC, (312) 849-3340 x319 225 W. Washington St. Suite 1625 Chicago, IL 60606
<i>Traffic Study:</i>	Kenig, Lindgren, O'Hara, Aboona, Inc., ("KLOA") (847) 518-9990 9575 West Higgins Road, Suite 400 Rosemont, Illinois 60018
<i>Sign Designer:</i>	Parvin-Clauss Sign Company, (630) 510-2020 165 Tubeway Dr. Carol Stream, IL 60188
<i>Environmental:</i>	Ekkert Environmental Services, Inc., (773) 719-3501 1011 State Street, Suite 120 Lemont, IL 60439

RESPONSES TO SPECIAL USE STANDARDS

Pursuant to Zoning Ordinance Article 14.2(E), Applicant Driven Car Wash, LLC ("Driven") responds to the applicable standards for granting a special use permit as follows:

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.

Driven Response: Driven currently operates 3 express car wash facilities in the greater Chicagoland area, with a fourth nearing completion of construction and starting operations. Currently the subject property is vacant and were previously used by automotive based retail banking (a bank branch with drive-thru and parking lot) and approval of the special use permit for an express car wash will not have a substantial adverse effect upon adjacent property, the character of the area, or the public health, safety and general welfare. Indeed, by offering a top-quality professional car wash, fewer residents of Oak Park will wash cars in their own driveways or (worse) on the public streets. That reduction will, in turn, reduce the amount of oils and other chemicals that run off cars into stormwater drains and potentially into drinking water. Our process involves a capture and treatment of all car water runoff and we do not return water into the stormwater system.

2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Driven Response: Driven's re-development is complementary with the adjacent property uses along Roosevelt Road. Indeed, to the south of the subject property is a Team Auto parts store, insurance agency, a vacant lot, and a convenience store. To the north, and separated by an alley, is a multi-unit housing complex. Across the street to the east, in Chicago, are retail establishments. To the west of the subject property across Humphrey Ave are other retail establishments with parking facilities. Accordingly, the plans submitted by Driven demonstrate that the development will not dominate the immediate vicinity or interfere with the use and development of neighboring properties.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.

Driven Response: The Roosevelt corridor is an active automotive-based retail area and, the existing use of the premises, prior to its closure, supports the special use permit applied for by Driven. In fact, according to the Envision Comprehensive Plan, the subject property is designated as Corridor Commercial. "Development in these corridors includes commercial uses or a mix of commercial and residential uses. In many cases, development is characterized by substantial areas dedicated to parking, setback commercial structures, single-story commercial

structures placed along the street, or limited multi-story mixed use structures.” (See Envision Oak Park Comprehensive Plan at p. 56). The prior use required customers to drive to the property, conduct their business and leave via car. Here, the same is true and our site plan optimizes the flow of customers so that each customer’s site visit is efficient and orderly. Our single-story structure is significantly set-back from the street front and has ample parking. Therefore, the special use in the specific location is consistent with the spirit and intent of the Ordinance, adopted land use policies and the Envision Oak Park Comprehensive Plan adopted September 15, 2014.

4. *The special use meets the requirements for such classification in this Ordinance.*

Driven Response: Pursuant to Table 8-1 of the Zoning Ordinance, a car wash facility is identified as permissible in the Roosevelt Road corridor by way of a special use permit (See Section 8.4(C)). Pursuant to Section 8.4(C), the Driven Car Wash facility is entirely within the requirements for the classification as follows:

1. The car wash operation is conducted in a wholly enclosed building;
2. The facility is screened by a solid fence of six feet in height along with shrubs of three feet in height along the fence;
3. The site is designed to drain away from all adjoining properties because it is self-contained; and
4. Our site plan calls for stacking of 24 cars approaching the express tunnel. That amount meets the minimum of stacking spaces identified in Section 8.4(C)(4). Further, the stacking spaces are designed in accordance with the stacking space design standards of drive-through facilities identified in Section 8.4(I). For example:
 - a. Each lane is nine-feed wide and is each a single-lane;
 - b. Because our lanes are entirely contained on-site, the drive-through lanes are located and designed to ensure that they do not adversely affect the safety and efficiency of traffic circulation on adjoining streets;
 - c. No intercoms are used on our premises, and the menu-boards and pay stations are covered by a canopy and are small so as not to be visible beyond the immediate pay station area;
 - d. The pay station canopy has an attendant booth and waste receptacles;
 - e. Immediately north of the pay-station lane is a bail-out lane which can be used by all vehicles that have entered the lane. The lane is over 10’ wide and is a one-way traffic pattern exiting onto Austin Boulevard or the alley.

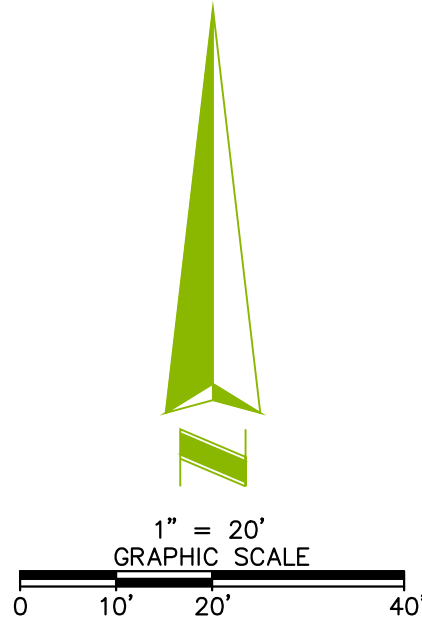
TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: NCS-1074700-4-MPLS, WITH AN EFFECTIVE DATE OF JUNE 15, 2021.

LEGAL DESCRIPTION

PARCEL 1:
LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK SIXTEEN (16) IN AUSTIN PARK, A SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 19, EXCEPT THAT PART TAKEN FOR STREET, AND LOTS 20 TO 26 BOTH INCLUSIVE IN BLOCK 16 IN AUSTIN PARK, A SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTES CORRESPONDING TO SCHEDULE B

6. ENVIRONMENTAL NO FURTHER REMEDIATION LETTER RELATING TO LEAKING UNDERGROUND STORAGE TANK LOCATED ON THE LAND, RECORDED JANUARY 15, 2008 AS DOCUMENT 0801560093, AND THE TERMS AND CONDITIONS THEREOF (NOT A SURVEY RELATED MATTER)
7. THE FACT, AS DISCLOSED BY THAT CERTAIN DOCUMENT OR DOCUMENTS RECORDED JANUARY 15, 2008 AS DOCUMENT NO. 0801560093 OF OFFICIAL RECORDS, THAT SOME VIOLATION OF ENVIRONMENTAL PROTECTION LAWS MAY HAVE OCCURRED WHICH MAY AFFECT THE LAND (NOT A SURVEY RELATED MATTER)

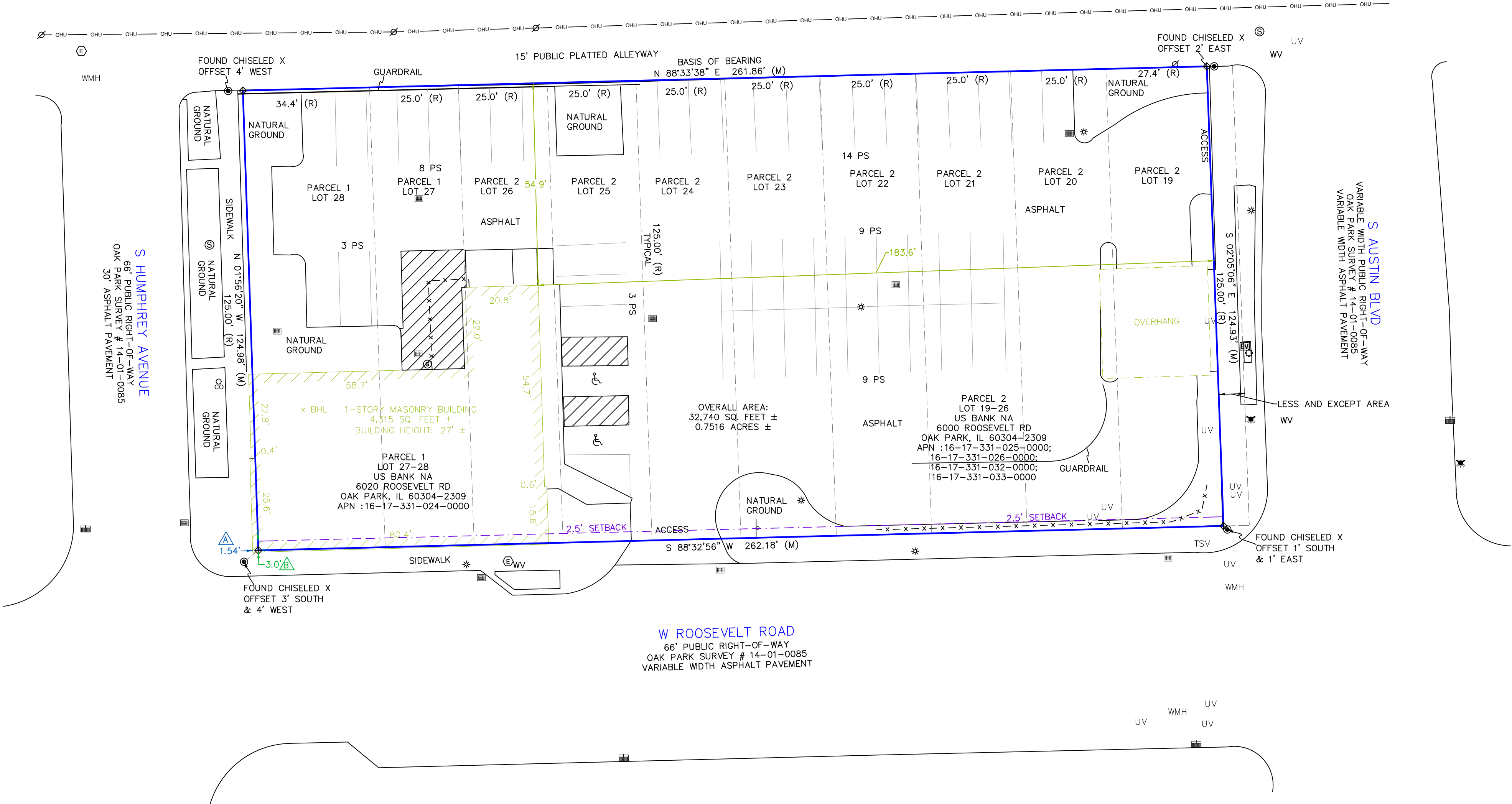
ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	RR	ACCORDING TO TABLE 10-2: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS, THE FOLLOWING PARKING SPACES ARE REQUIRED FOR THE SUBJECT PROPERTY USES.
MINIMUM LOT AREA (SQ.FT.)	NONE	
MAX BUILDING COVERAGE	NONE	
MAX BUILDING HEIGHT	40'	
BUILDING SETBACKS		ONE (1) PARKING SPACE PER 500 SQUARE FEET GFA FOR RETAIL (PHARMACY) OR RESTAURANT USES AS SUCH, 13 PARKING SPACES ARE REQUIRED AT THE PROPERTY.
FRONT	2.5'	
SIDE	0'	
REAR	0'	

NOTES:
RR, ROOSEVELT ROAD FORM-BASED DISTRICT TRANSITIONAL DISTRICT

STATEMENT OF ENCROACHMENTS

- BUILDING APPEARS TO EXTEND OVER THE PROPERTY LINE BY AS MUCH AS 1.54'.
BUILDING APPEARS TO EXTEND OVER THE 2.5' SETBACK LINE BY AS MUCH AS 3.0'.



LEGEND	
SQ.FT.	SQUARE FEET
NO PARKING AREA	
HANDICAP PARKING SPACE	
PARKING SPACE(S)	
TRANSFORMER	
COVERED AREA	
WATER METER	
ELECTRIC METER	
TRAFFIC SIGNAL VAULT	
WATER MANHOLE	
TELEPHONE RISER	
GAS METER	
ELECTRIC VAULT	
WATER MAN HOLE	
CURB INLET	
FOUND MONUMENT (AS NOTED)	
SET MONUMENT (AS NOTED)	
CLEAN OUT	
RIGHT OF WAY	
BUILDING HEIGHT LOCATION	
CABLE RISER	
DRAINAGE INLET	
WATER VALVE	
ELECTRIC BOX	
MANHOLE	
STORM MANHOLE	
SANITARY MANHOLE	
UTILITY POLE	
GUY ANCHOR	
LIGHT POLE	
FIRE HYDRANT	
SIGN	
BOLLARD	
OVERHEAD UTILITY LINE	
CHAINLINK FENCE	
EASEMENT LINE	
BOUNDARY LINE	

VICINITY MAP



SHEET 1 OF 1

LAND AREA

32,740± SQUARE FEET
0.752± ACRES

PARKING

REGULAR= 46
HANDICAP= 2
TOTAL= 48

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 1703IC0485U, WHICH BEARS AN EFFECTIVE DATE OF 8/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N88°33'38"E PER GPS COORDINATE OBSERVATIONS
LATITUDE: 41°51'56.68784"
LONGITUDE: -87°46'28.45990"
CONVERGENCE ANGLE: 00°22'22.50054"

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKINGS, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO W ROOSEVELT ROAD AND S AUSTIN BOULEVARD, A DEDICATED PUBLIC STREET OR HIGHWAY.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF W ROOSEVELT ROAD AND S HUMPHREYS AVENUE, WHICH IS APPROXIMATELY LOCATED AT THE SW CORNER OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE BASED ON UNITS OF GROUND MEASUREMENT.
- THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (i) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (ii) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #441016
US BANK SITE #4773
6020 ROOSEVELT ROAD

COOK COUNTY OAK PARK, ILLINOIS 60301

SITE PICTURE



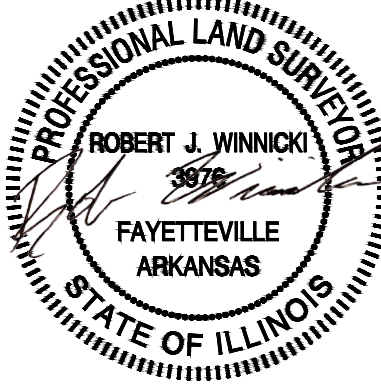
COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONCONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: LEMONADE MM OAK PARK LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6/16/2021. DATE OF PLAT OR MAP: 8/12/2021.



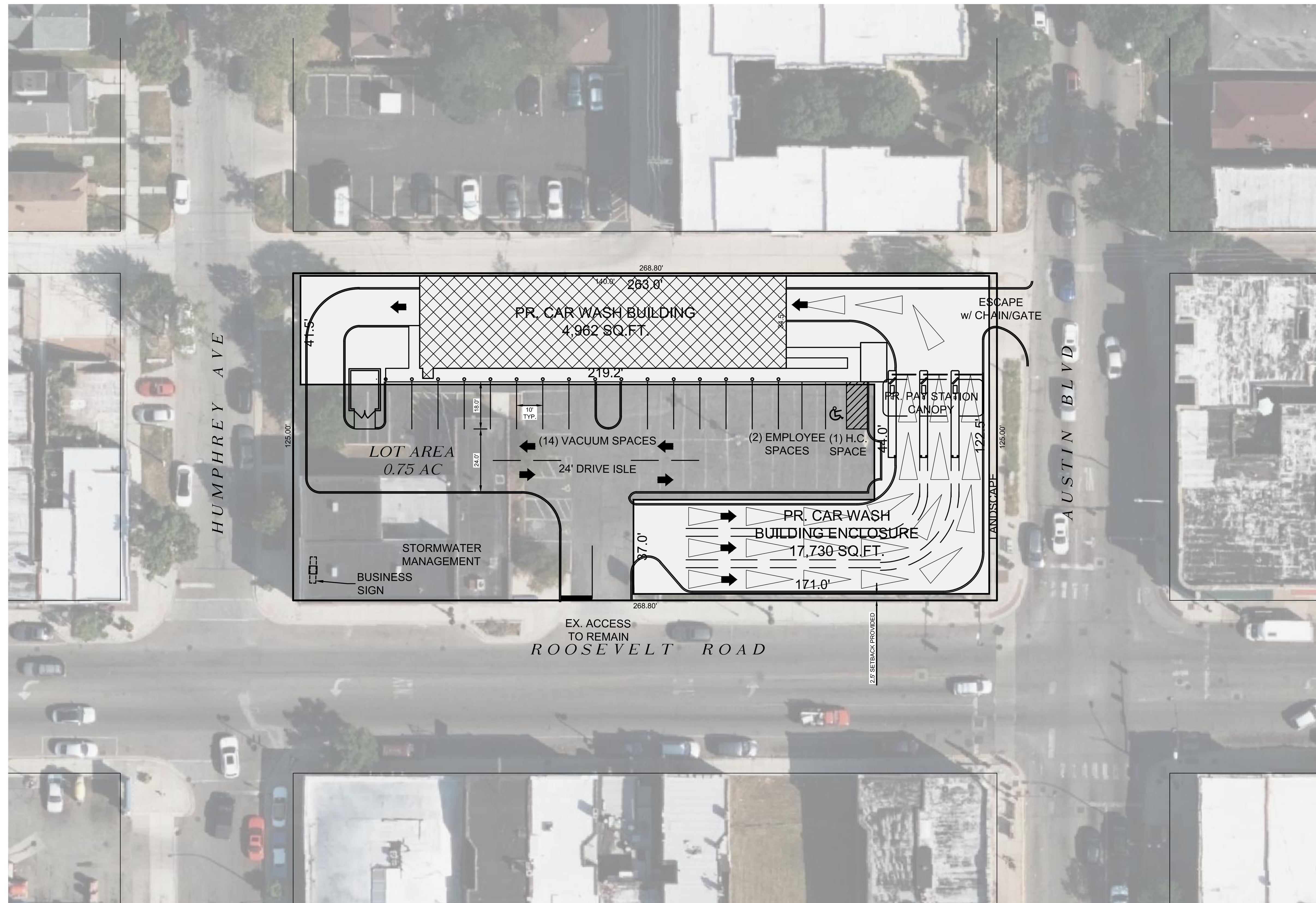
ROBERT J. WINNICKI
PROFESSIONAL LAND SURVEYOR 035.003976
STATE OF ILLINOIS
LICENSE EXPIRES 11/30/2022
PROFESSIONAL DESIGN FIRM 184.008228

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 21-4213
			SCALE: 1" = 20'
			DRAWN BY: CM
			APPROVED BY: RW

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM

SCHEDULE 1



NOTES:

1. SITE BOUNDARY INFORMATION SHOWN IS TAKEN FROM GIS AND TAX MAP INFORMATION ONLY, SUBJECT TO SURVEY.
2. STORM WATER MANAGEMENT IS NOT SHOWN, TO BE DETERMINED.



PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
4/17/2025	BPH	ISSUE FOR REVIEW
8/14/2025	BPH	ISSUE FOR REVIEW
11/11/25	XXXX	XXXX
1/1/26	XXXX	XXXX
3/1/26	XXXX	XXXX
5/1/26	XXXX	XXXX
7/1/26	XXXX	XXXX
9/1/26	XXXX	XXXX
11/1/26	XXXX	XXXX
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7/1/45	XXXX	XXXX

MG²A CIVIL ENGINEERING
SURVEYING

M GINGERICH GEREAX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184.005003
P. 815-478-9680 F. 815-478-9685
25620 S. GOUGAR RD. J. MANHATTAN, IL. 60442
www.mg2a.com

DESIGN: *BPH*

DRAWING: *BPH*

CHECKED: *###*

APPROVED: *###*

DRIVEN CAR WASH OAK PARK, ILLINOIS	CONCEPT PLAN
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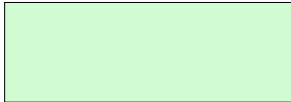
SHEET NO.
1 OF **1**

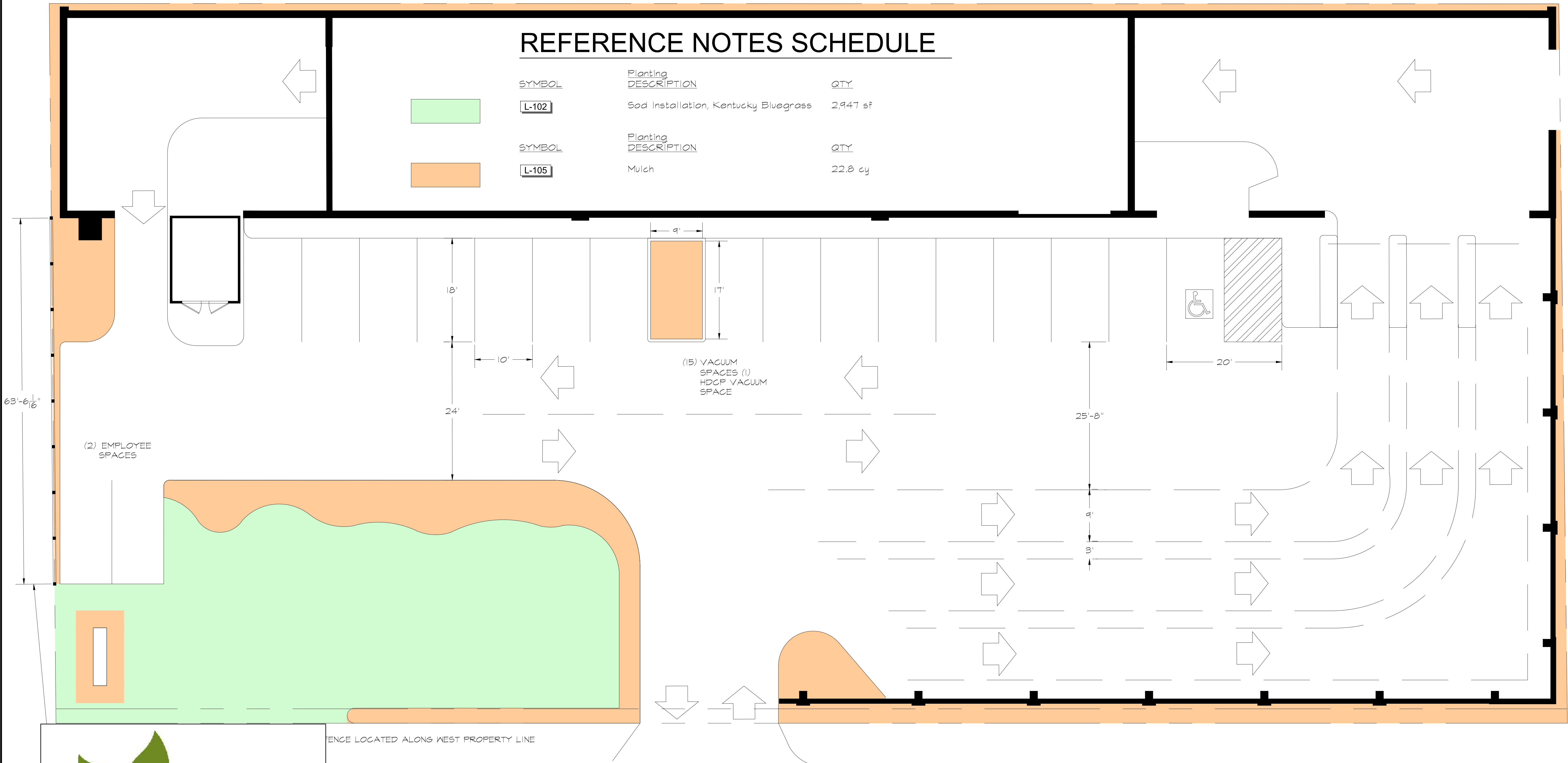
JOB NO. 23-175

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SCHEDULE 4

REFERENCE NOTES SCHEDULE

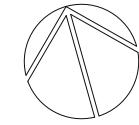
SYMBOL	Planting DESCRIPTION	QTY
 L-102	Sod Installation, Kentucky Bluegrass	2,947 sf
SYMBOL	Planting DESCRIPTION	QTY
 L-105	Mulch	22.8 cy



DRIVEN: OAK PARK

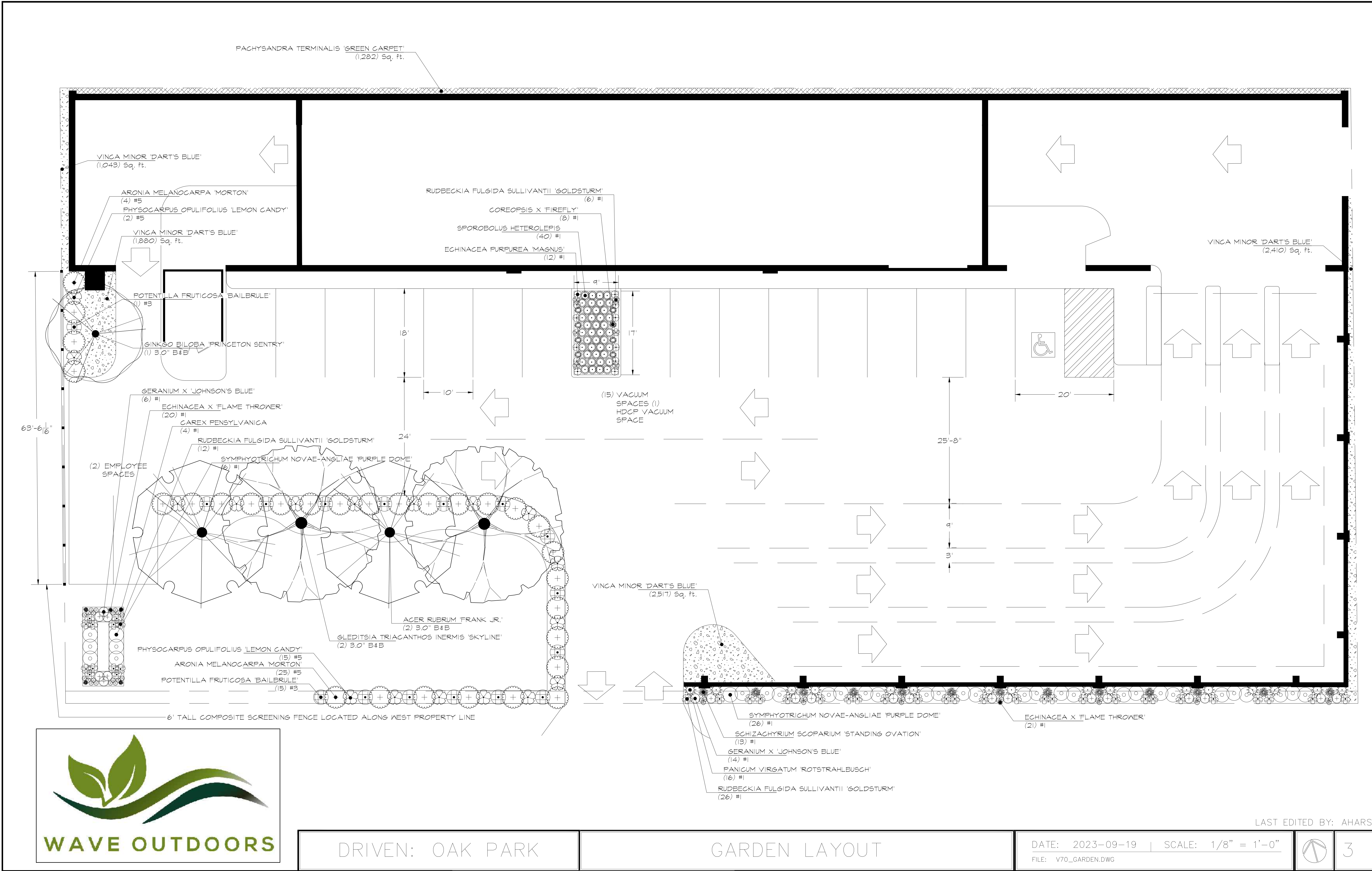
GROUND COVER LAYOUT

DATE: 2023-09-19 | SCALE: 1/8" = 1'-0"
FILE: V70_GARDEN.DWG



2

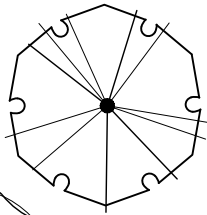
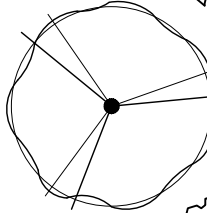
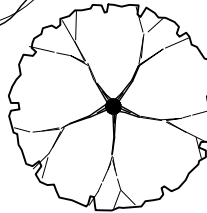
LAST EDITED BY: AHARS

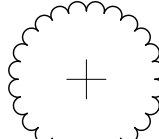
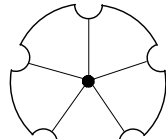
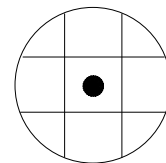


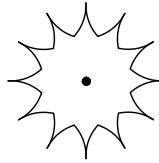
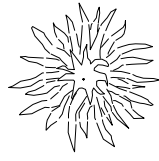
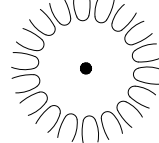
DRIVEN: OAK PARK

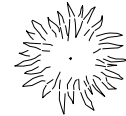
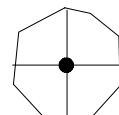
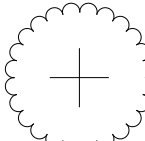
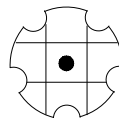
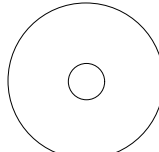
GARDEN LAYOUT

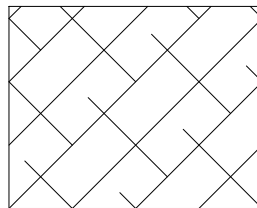
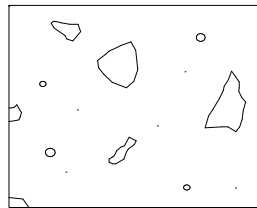
DATE: 2023-09-19 | SCALE: 1/8" = 1'-0"
FILE: V70_GARDEN.DWG

SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	2	Acer rubrum 'Frank Jr.'	RedpointeΦ Maple	3.0" B&B
	1	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3.0" B&B
	2	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	3.0" B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	29	Aronia melanocarpa 'Morton'	Iroquois Beauty± Black Chokeberry	#5
	17	Physocarpus opulifolius 'Lemon Candy'	Lemon Candy± Dwarf Ninebark	#5
	16	Potentilla fruticosa 'Bailbrule'	First EditionsΦ Creme Brulee Cinquefoil	#3

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
	4	Carex pensylvanica	Pennsylvania Sedge	#1
	16	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass	#1
	13	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	#1
	40	Sporobolus heterolepis	Prairie Dropseed	#1

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	8	Coreopsis x 'Firefly'	Firefly Tickseed	#1
	12	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1
	41	Echinacea x 'Flame Thrower'	Flame Thrower Coneflower	#1
	20	Geranium x 'Johnson's Blue'	Johnson's Blue Geranium	#1
	44	Rudbeckia fulgida sullivanii 'Goldsturm'	Goldsturm Coneflower	#1
	32	Symphyotrichum novae-angliae 'Purple Dome'	Purple Dome New England Aster	#1

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	1,282	Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Pachysandra	Sq. ft.
	7,850	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle	Sq. ft.



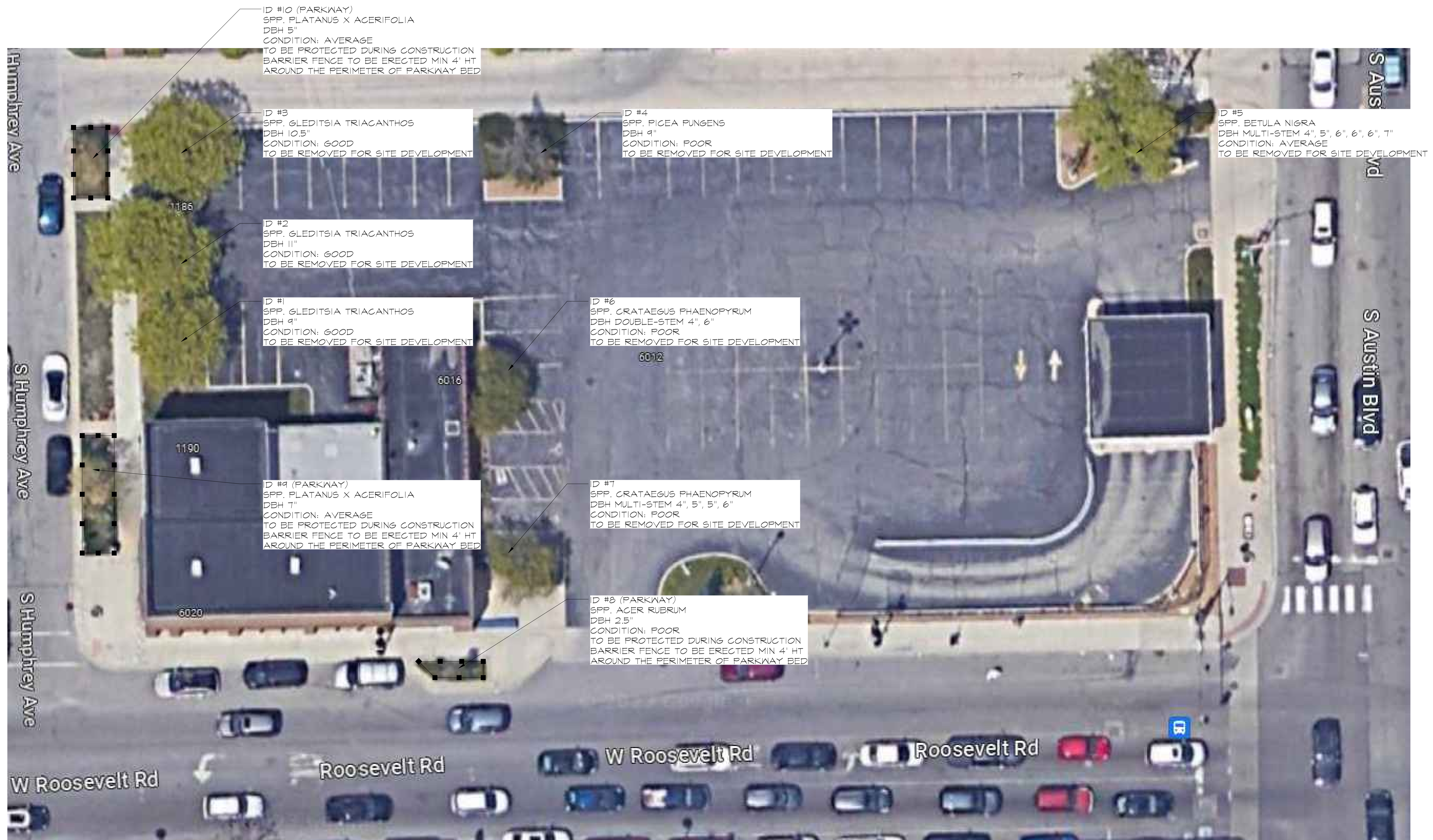
DRIVEN: OAK PARK

PLANT SCHEDULE

DATE: 2023-09-19 | SCALE: Custom
FILE: V70_GARDEN.DWG

LAST EDITED BY: AHARS





NO SIGNIFICANT TREES EXIST AT THIS PROPERTY PER DEFINITION IN ARTICLE 11.10.D



PROGRESSIVE TREE SERVICE

Progressive Tree Service
PO Box 6073
Evanston, IL 60204

Wave Outdoors Landscape + Design
6020 Roosevelt Rd
Oak Park, IL 60304

ID #	Species	DBH	Condition	Comments
1	Honey Locust	9"	Good	
2	Honey Locust	11"	Good	
3	Honey Locust	10.5"	Good	
4	Colorado Spruce	9"	Poor	75% Dead - remove
5	River Birch	6", 4", 5", 6", 6", 7"	Average	Multi-Stem
6	Washington Hawthorne	4", 6"	Poor	Double-Stem, dying - remove
7	Washington Hawthorne	5", 5", 4", 6"	Poor	Dying, failing - remove
8	Red Maple	2.5"	Poor	Parkway, serious trunk scald, top dieback
9	London Plane	7"	Average	Parkway, significant anthracnose
10	London Plane	5"	Average	Parkway, anthracnose

David Conrad
ISA Board Certified Master Arborist IL-01588
ISA Tree Risk Assessment Qualified

SCHEDULE 2

S. HUMPHREY AVENUE

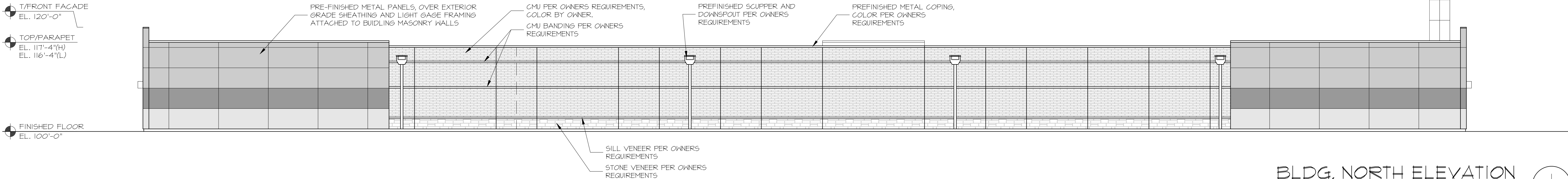
15' PUBLIC ALLEY

S. AUSTIN BLVD.

W. ROOSEVELT ROAD

SITE PLAN
SCALE: 1" = 10'-0"

BLDG. NORTH ELEVATION
SCALE: 1" = 10'-0"

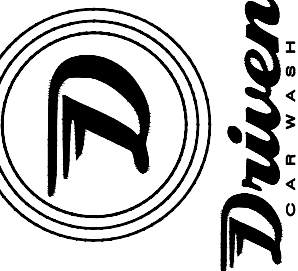


designhaus^{inc}
architecture

860 lively boulevard elk grove village, illinois 60007
p. 847.393.3010 f. 847.393.5012 www.dhausarch.com

NEW CAR WASH BUILDING

DRIVEN CAR WASH
6020 S ROOSEVELT ROAD
OAK PARK, ILLINOIS 60304



PROJECT NO: 23103
SHEET NO:

S0.01

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SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C.

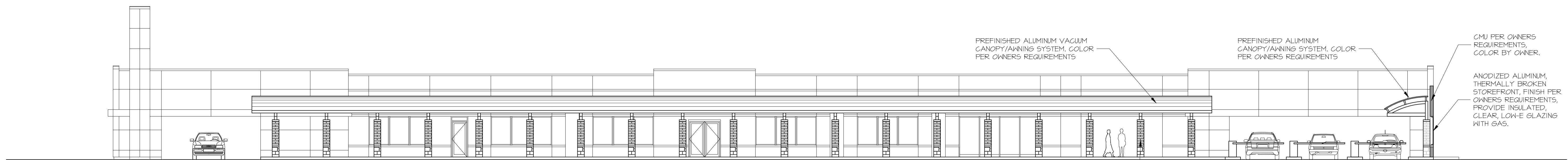
SHEET TITLE: SITE PLAN

DRAWN BY: HL CHECKED BY:



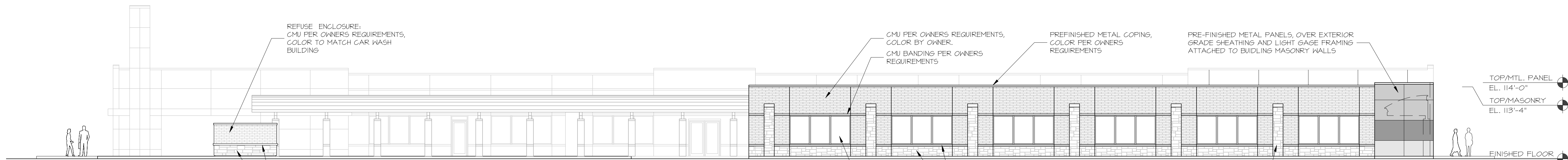
BLDG. SOUTH ELEVATION

SCALE: 1" = 10'-0"



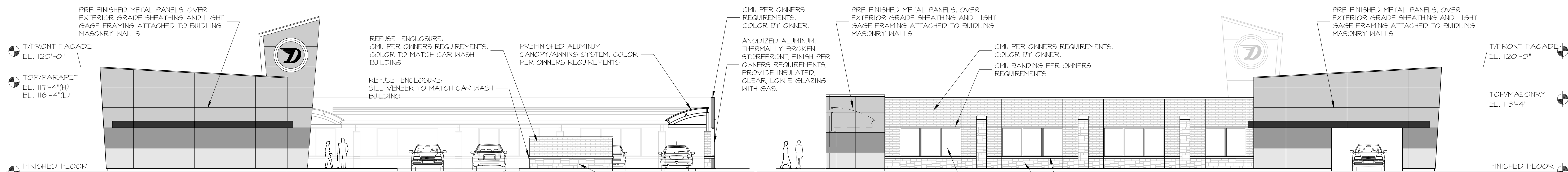
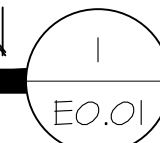
VACUUM STALL ELEVATION

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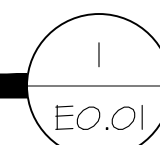
FRONTAGE SOUTH ELEVATION

SCALE: 1" = 10'-0"



WEST ELEVATION

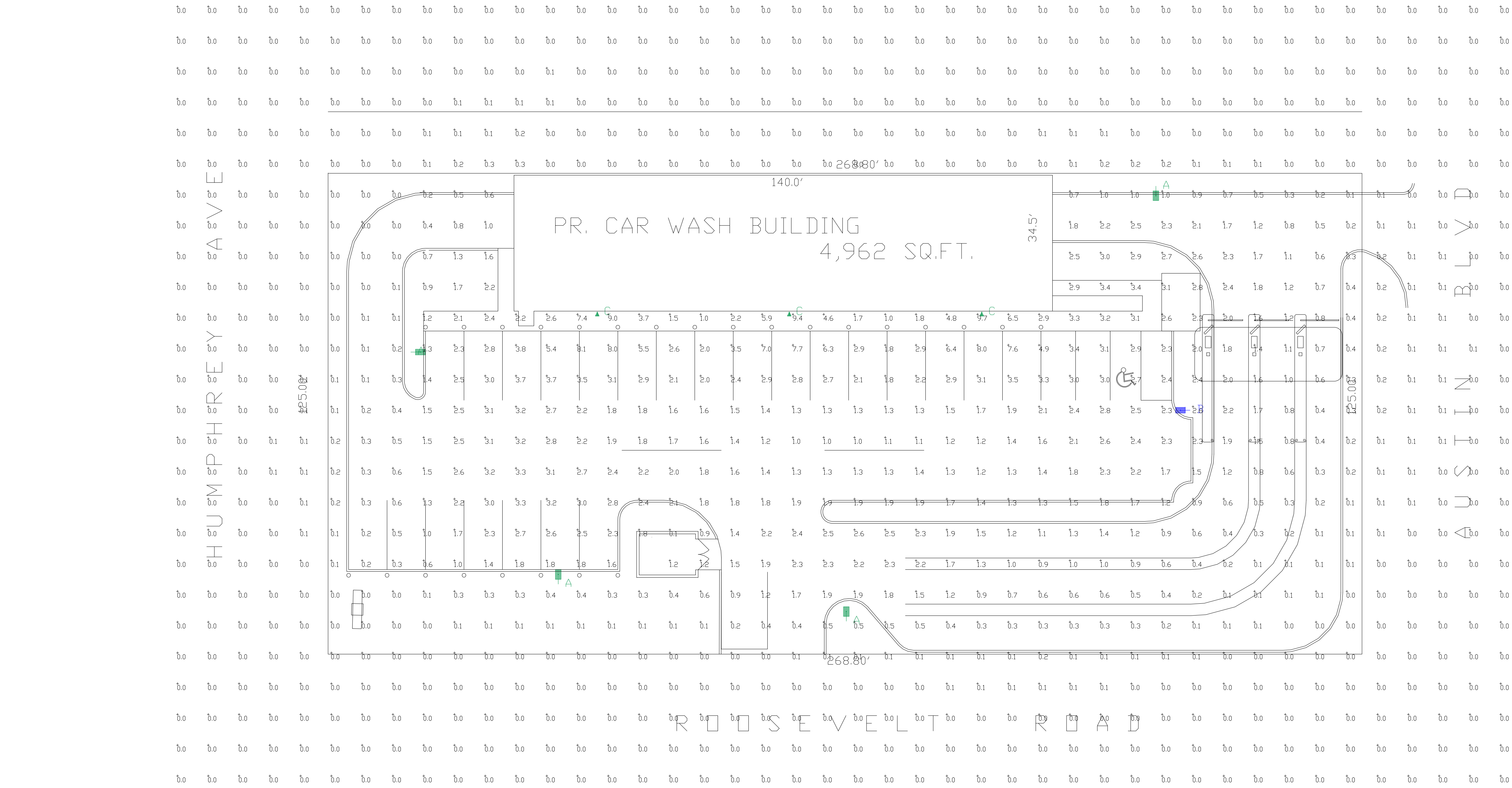
SCALE: 1" = 10'-0"



EAST ELEVATION

SCALE: 1" = 10'-0"





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	0.67	9.7	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	1.68	8.1	0.0	N.A.	N.A.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	
	4	A	Single	SLM-LED-18L-SIL-FT-50-70CRI-IL-SINGLE DIMMED 50%	20'POLE+2'BASE	1.000	0.500	12043	135	
	1	B	Single	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE DIMMED 50%	20'POLE+2'BASE	0.500	0.500	18904	135	
	3	C	Single	XWM-FT-LED-06L-50	10'	1.000	1.000	6557	47	

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) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's 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.



Total Project Watts
Total Watts = 816



1000 ALLIANCE RD. CHICAGO, IL 60641 USA
TEL: 773-380-8700 • FAX: 773-380-8705

LIGHTING PROPOSAL

LD-158387

DRIVEN CAR WASH
W ROOSEVELT RD
DAK PARK, IL

BY:MMVE

DATE:07-13-23

REV:

SHEET 1
OF 1

SCALE: 1"=16'

0 16

SCHEDULE 5



(1 set) Illuminated Channel Letters - South Elevation - 110 SF

Letter Returns: 5" Deep Fabricated Aluminum Painted PMS 289 Blue
Faces: White Acrylic w/ Trimcap Painted to Match Returns
- 3M 3630-44 Orange & 3630-36 Blue Translucent Vinyls Applied
Illumination: White LEDs w/ 60W Power Supplies
Power: (1) 20Amp @ 120V Electrical Circuit Run to Site By Others
Mounting: Flush to Building w/ Appropriate Hardware for Construction



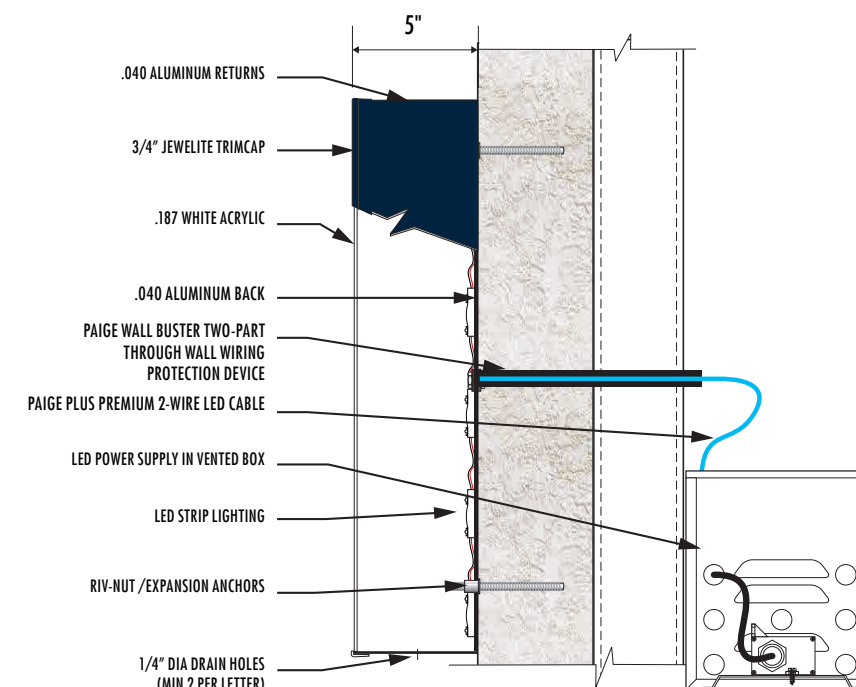
(2) Face Illuminated Channel Logo - East & West Tower Elevations - 45.56 SF Each

Logo Returns: 5" Deep Fabricated Aluminum Painted PMS 289 Blue
Face: White Acrylic w/ Trimcap Painted to Match Returns
Graphics: 3M 7725-197 Light Navy Opaque Vinyl w/ Reversed Out White
- Inline Border and "D" w/ 3M 3630-44 Orange Translucent Vinyl Applied
Illumination: White LEDs w/ 60W Power Supplies
Power: (1) 20Amp @ 120V Electrical Circuit Run to Site By Others
Mounting: Flush to Building w/ Appropriate Hardware for Construction



(1) Face Illuminated Channel Logo - South Elevation - 42.25 SF

Logo Returns: 5" Deep Fabricated Aluminum Painted PMS 289 Blue
Face: White Acrylic w/ Trimcap Painted to Match Returns
Graphics: 3M 7725-197 Light Navy Opaque Vinyl w/ Reversed Out White
- Inline Border and "D" w/ 3M 3630-44 Orange Translucent Vinyl Applied
Illumination: White LEDs w/ 60W Power Supplies
Power: (1) 20Amp @ 120V Electrical Circuit Run to Site By Others
Mounting: Flush to Building w/ Appropriate Hardware for Construction



PROJECT:

Driven
CAR WASH

6020 Roosevelt Road
Oak Park, IL 60304

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / KZ

DRAWN BY

Bill Marlow

DATE

7.07.23

SCALE

3/8" = 1'

SHEET NO.

1 of 3

ESTIMATE / JOB NUMBER

12737

FILE NAME

DCW12737

REVISIONS:

1

2

3

4

5

6

7

8

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



PROJECT:

Driven
CAR WASH

6020 Roosevelt Road
Oak Park, IL 60304

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / KZ

DRAWN BY

Bill Marlow

DATE

7.07.23

SCALE

3/32" = 1'

SHEET NO.

2 of 3

ESTIMATE / JOB NUMBER

12737

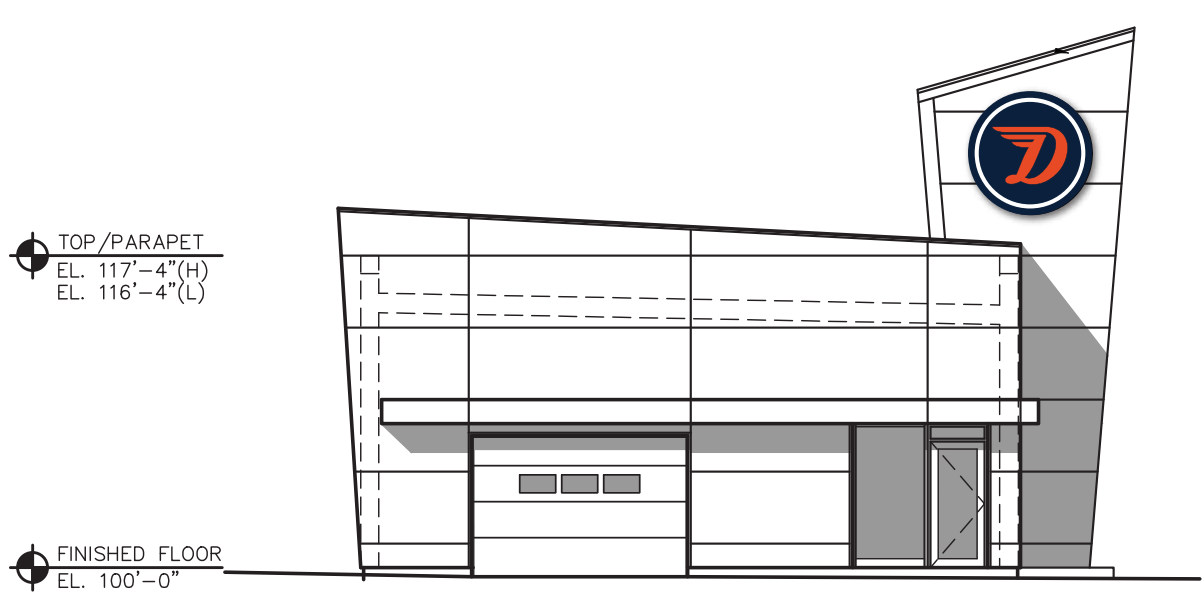
FILE NAME

DCW12737

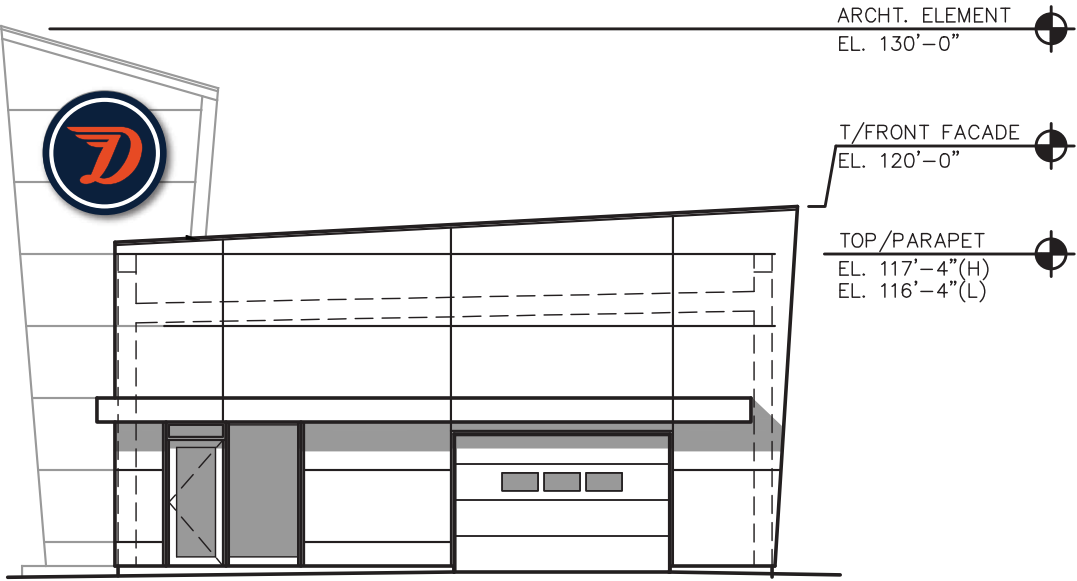
REVISIONS:

1

2



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



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$(62" \times 120") / 144 = 51.667$
 $(40" \times 87") / 144 = 24.167$
 $(25.75" \times 24") / 144 = 4.292$
Total = 80.126

ID Section = 45 SF

Watchfire - Twin Pack

10MM Full Color

7'-3"w x 3'-5"h EMC Units
with a visual opening of
7'-0"w x 3'-0"h EMC Units
are 5" deep.

Square Footage: 21.0

EMC Units cannot exceed more than 50% of total signage area

5" Diameter (5⁵/₈" O.D.) Std.
Steel Column Extension
Stubbed 1'-6" Into Base Column
3/4" Steel Cap Ring
1/2" Steel Spacer Ring
8" Diameter (8⁵/₈" O.D.) Std.
Steel Base Column

(1) 8'-9" x 10'-0" x 2'-0" Double Face Illuminated Pylon Sign (16'-0" x 10'-0" Overall) - 80.126 SF

Upper Cabinet: Fabricated Aluminum Painted MP 33172 Silver Surfer - Satin Finish

Faces: .125" thk. Aluminum Painted MP 33172 Silver Surfer - Satin Finish

Topper: Fabricated Aluminum Painted PMS 289 Blue - Satin Finish

"Driven" Letters: 5" Deep Illuminated Channel Letters, prefinished Alert Orange returns
(PMS 021 Orange)
Faces: #7328 White Acrylic w/ 3M 3630-44 Orange Translucent Vinyl Applied,
w/ Orange Trim cap

"CAR WASH" Letters: 5" Deep Illuminated Channel Letters, prefinished Hollywood Blue returns
(289 Blue)
Faces: #7328 White Acrylic, w/ Dark Blue Trim cap

EMC Unit: 10mm RGB LED Double Sided Unit

Reveal: Fabricated Aluminum Painted MP 33172 Silver Surfer - Satin Finish

Pole Cover: Fabricated Aluminum Painted MP 33172 Silver Surfer - Satin Finish

Logo Circle Faces: Routed & Backed w/ White Acrylic

Background = 3M 7725-197 Light Navy Opaque Vinyl

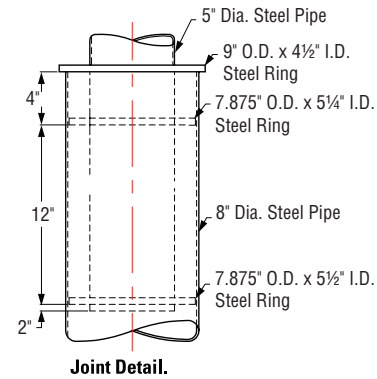
Border = Reversed Out White

"D" = 3M 3630-44 Orange Translucent Vinyl applied

Illumination: Sloan Prism - 6500K White LEDs w/ 12V 60W 120/277V Power Supplies

Power: (2) 20Amp @ 120Volts Electrical Circuit Run to Site by Others

Mounting: (1) 5" (5⁵/₈" O.D.) Std. Steel Pipe Sleeved into 8" (8⁵/₈" O.D.) Std. Steel Pipe
Set into (1) 3'-0" Dia. x 7'-0" Deep Concrete Foundation
- Rebar Cage - See Foundation Detail



Parvin-Clauss
SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive ■ CarolStream ■ Illinois 60188
Tel/630-510-2020 ■ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

Driven
CAR WASH

6020 Roosevelt Road
Oak Park, IL 60304

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / KZ

DRAWN BY

Bill Marlow

DATE

7.07.23

SCALE

3/8" = 1'

SHEET NO.

3 of 3

ESTIMATE / JOB NUMBER

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FILE NAME

DCW12737

REVISIONS:

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Customer is responsible for bringing sufficient power to the location(s) of illuminated signage.

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