



## City of Harvard

Community Development Department  
201 West Diggins Street - PO Box 310 – 60033 – 815-943-6468

**To:** Planning & Zoning Commission

**From:** Donovan Day, Community & Economic Development Director

**CC:** Lou Leone, City Administrator

**Date:** May 7, 2024

**RE: Petition to Construct a Carwash at 317 S. Division St.**

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### **Purpose and Action Requested**

Staff is seeking Planning & Zoning Commission's consideration for the Petition filed by DeLong Car Wash LLC to construct a carwash at property commonly known as 317 S. Division St. (northwest corner of Admiral Dr. and S. Division)

### **Background/Discussion**

The subject property, 317 S. Division St., formerly housed a gas station which was initially constructed circa 1969. Subsequently, the site underwent demolition in 2011. Historical records indicate the presence of a carwash on the premises, which was established in 1973 according to city documentation. In 2011, the fuel tanks were removed, and the City has since received reports including Phase I and Phase II assessments, along with a No Further Remediation letter, affirming the absence of any further requirements for remediation of contaminated soils.

DeLong Car Wash LLC, the petitioner, intends to develop a modern carwash facility at the aforementioned location. The petitioner boasts a track record of successful carwash operations across Illinois. The proposed facility will comprise two (2) bays, each capable of accommodating two (2) vehicles simultaneously, thus enabling the washing and drying of four (4) vehicles within the structure concurrently. Furthermore, the proposed operational model anticipates a streamlined process with a vehicle cycle time averaging two to three minutes per car, resulting in an estimated throughput of approximately sixty (60) cars per hour.

For the efficient management of vehicular traffic, the petitioner has submitted a proposed stacking plan, which is delineated in the attached map labeled Exhibit A and further described below:

- Green showing the car wash building

- 2 bays
- Red is the 4 vacuum stations
- WHITE lines are staging lanes FROM Admiral road only, IF people enter from HWY 14 these figures more than double.
  - West line is approximately 110'
  - East line is 90'
  - Average car length is 14.7'
  - Consider people will leave about a 7' on average gap between bumpers
  - So, our math indicates that we will have approximately 200' of staging room / 20.7' = about 10 cars we can "stage" before the wash
- The wash itself holds 2 cars in each bays
  - 1 getting washed
  - 1 getting dried
- The speed of the wash is the most important and impressive item! (as well as the wash quality)
  - <https://www.petitautowash.com/accutrac-360i-inbay-automatic-carwash>
  - 2-3 min wash time per vehicle

### **Recommendation**

Staff recommends approving the Petition of DeLong Car Wash LLC to construct a carwash at property commonly known as 317 S. Division St., and suggests the Planning & Zoning Commission recommend approval to the City Council for final approval.

### **Attachments**

- 1) **Petition**
- 2) **Plat of Survey**
- 3) **Elevations, site plan, stacking layout**

**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF HARVARD  
ZONING PETITION**

**1. PETITIONER AND OWNER INFORMATION**

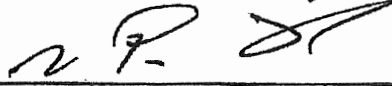
Petitioner's Name: DeLong Car Wash LLC  
(insert attachment for multiple petitioners)

Property Address: 317 Division Harvard, IL 60033  
(Location of property subject to this petition)

Mailing Address (if different): 1929 S. Shore Drive Delton, WI 53115

Petitioner's Daytime Phone: 815-955-9081

Petitioner's Email: Pdelong@delongcompany.com

Petitioners Signature  Date 4-2-24

Are you the legal owner of the property? YES  NO  \* we close on 4-19-24 \*

If not, state the owner's name, address and phone number and submit his/her signature here or in a letter of authorization.

Owner's Name: \_\_\_\_\_  
(insert attachment for multiple owners)

Owner's Address: \_\_\_\_\_  
\_\_\_\_\_

Owner's Daytime Phone: \_\_\_\_\_

Owner's Email: \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Letter of Authorization Attached

**2. PROPERTY DESCRIPTION**

Legal Description of the property (provide in word format)

Property Index Number (PIN) 0602202016 & 0602202028

Present Use: Vacant

Property is currently zoned 6-1 use district B.2

### 3. DESCRIPTION OF REQUEST

Application for:

Variation

Petitioner requests a variation pursuant to Section 14.4 of the Harvard Unified Development Ordinance for a variation from section \_\_\_\_\_ (insert a detailed summary)

Conditional use

This is a Petition for Conditional Use pursuant to Section 14.3 of the Harvard Unified Development Ordinance. (insert a detailed summary)

This is a Petition for an appeal of a decision of the Zoning Officer pursuant to Section 14.9 of the Harvard Unified Development Ordinance. Petitioner requests that the decision be overturned based on the following reasons: (insert a detailed summary)

This is a Petition for an amendment to the regulations imposed, or the districts created pursuant to Section 14.2 of the Harvard Unified Development Ordinance

Petitioner requests that the property be re-classified to \_\_\_\_\_ Use District

or

Petitioner requests that Section \_\_\_\_\_ of the Harvard Unified Development Ordinance be amended by: (insert a detailed summary)

Briefly describe the request:

Approval is being requested for development of the attached property labeled as parcel 1 and 2 at the address of 317 Division Street, Harvard, IL  
The development would include a 54' x 64' car wash

### 4. CHECKLIST OF COMPLETE SUBMITTALS

Please check off those attachments being submitted with this application.

#### Required Submittals

Filing Fee, per the Community Development Department

Evidence of Ownership (tax bill)

Plans

Site Plan, showing lot dimensions, existing and proposed structures, existing and proposed setbacks, distances to structures on adjoining lots, and a north arrow.

Floor plans to accurate scale with all dimensions indicated.

Elevations drawn to accurate scale with all dimensions indicated.

Plat of Survey

Provide property legal description in word format

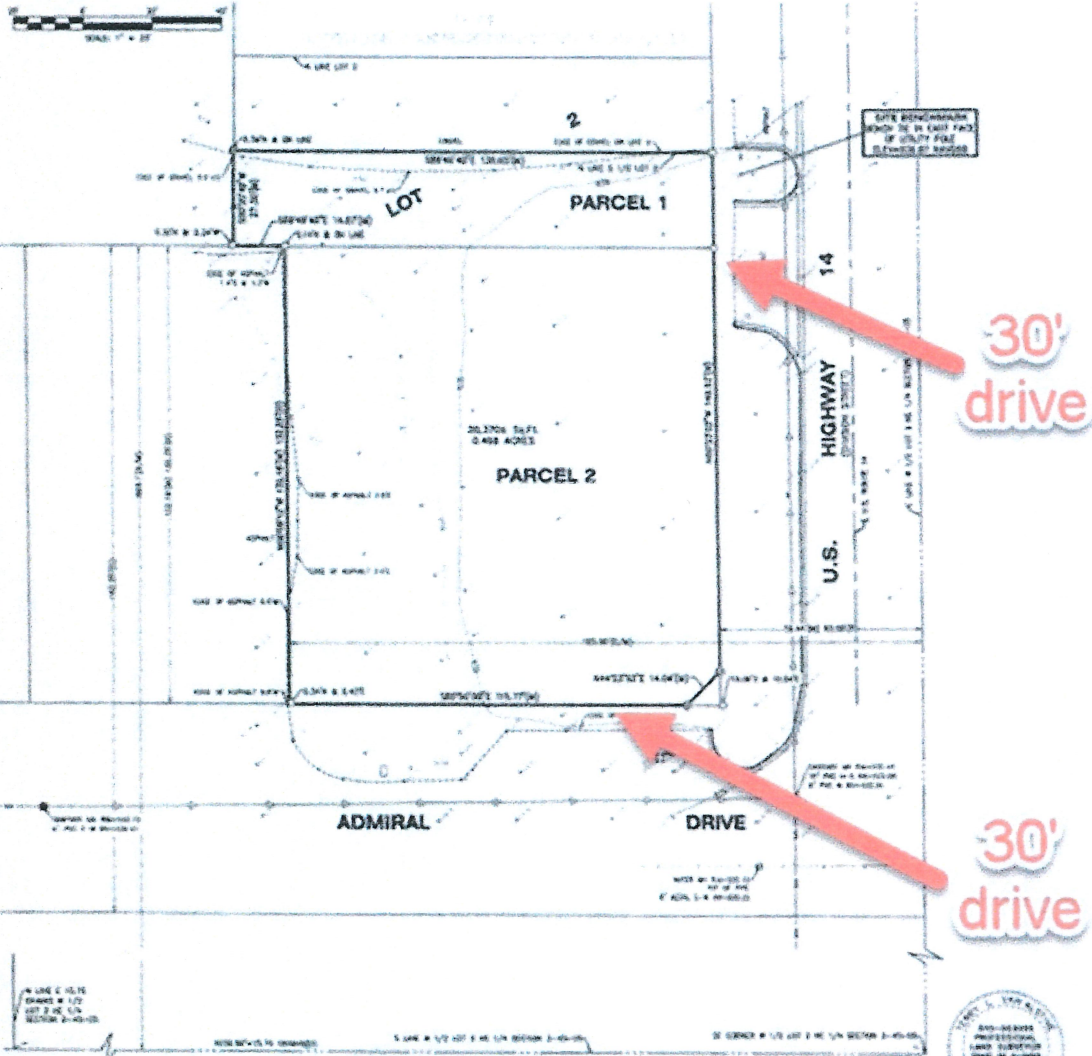


# BOUNDARY AND TOPOGRAPHIC SURVEY

LEGEND		
SYMBOL	DESCRIPTION	NOTE
•	CONCRETE	TO BE RECORDED
○	WOOD	TO BE RECORDED
○	PAINT	TO BE RECORDED
○	IRON	TO BE RECORDED
○	STEEL	TO BE RECORDED
○	BRASS	TO BE RECORDED
○	COPPER	TO BE RECORDED
○	ALUMINUM	TO BE RECORDED
○	OTHER	TO BE RECORDED

**PARCEL 1:**  
The South half of Lot 2 in the Subdivision of Lots 1, 2 and 3 and relocation of part of South Park Avenue, in South Park Subdivision, being a subdivision in the West half of Lot 2 of the Northeast Quarter of Section 2, Township 43 North, Range 3 East of the Third Principal Meridian, according to the Plat thereof recorded June 20, 1967 as Document No. 307824, in Winnebago County, Illinois.

**PARCEL 2:**  
The East 185.0 feet (except that part of the East 85.0 feet thereof taken or used for Route 14) of the North 133.25 feet of the North 193.25 feet of the South 858.1 feet of the East 15.75 chains of the West half of Lot 2 of the Northeast Quarter of Section 2, Township 43 North, Range 3 East of the Third Principal Meridian, in Winnebago County, Illinois.



CLIENT: MILWAUKEE  
DRAWN BY: DKV CHECKED BY: TJA  
SCALE: AS SHOWN OR: 1" = 40.0 FEET  
DATE OF READING: EAST ZONE MAGNETIC CORRECTION  
P.L.N.: 06-01-2010-010  
JOB NO.: 240234 I.S. NO.:  
PREPARED BY: DKV/TJA/RE PG:  
DATE: 10/26/2010

**NOTE:** Only those building line boundaries or easements shown on a recorded Subdivision Plat are shown herein unless the description entered to be surveyed includes a proper description of the required building line or easement.

- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to responsibility, use, or possession should be inferred.
- This Survey and Plat of Survey are made without original witness or signed seal and signature required.

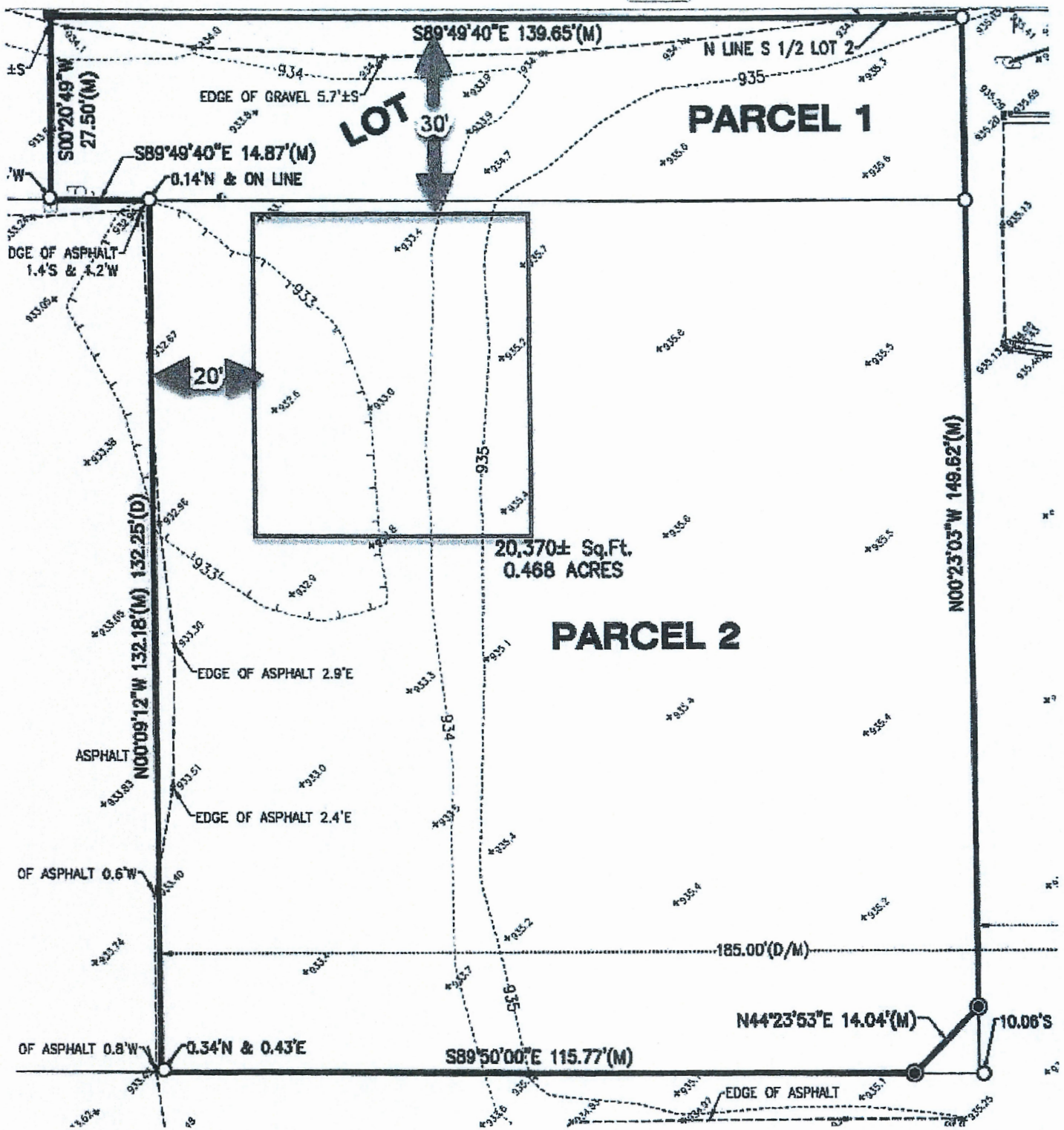
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS ) S.S.  
COUNTY OF WINNEBAGO )  
In my professional opinion, and based on my observations, I hereby certify that I have surveyed the premises above described, and that the plat herein is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock, Winnebago County, Illinois, 05/07 A.D., 2010.  
Vanderstappen Land Surveying Inc.  
Design Firm No. 084-100791

By: [Signature]  
SILVA R. VANDERSTAPPEN, Land Surveyor No. 0083





LOT 30'

PARCEL 1

20,370± Sq.Ft.  
0.468 ACRES

PARCEL 2

N00°23'03"W 149.62'(M)

185.00'(D/M)

N44°23'53"E 14.04'(M)

10.06'S

S89°50'00"E 115.77'(M)

N00°09'12"W 132.18'(M)

S00°20'49"W 27.50'(M)

S89°49'40"E 14.87'(M)

S89°49'40"E 139.65'(M)

EDGE OF GRAVEL 5.7'±S

EDGE OF ASPHALT 1.4'S & 1.2'W

EDGE OF ASPHALT 2.9'E

EDGE OF ASPHALT 2.4'E

EDGE OF ASPHALT 0.6'W

EDGE OF ASPHALT 0.8'W

EDGE OF ASPHALT

20'

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933.2

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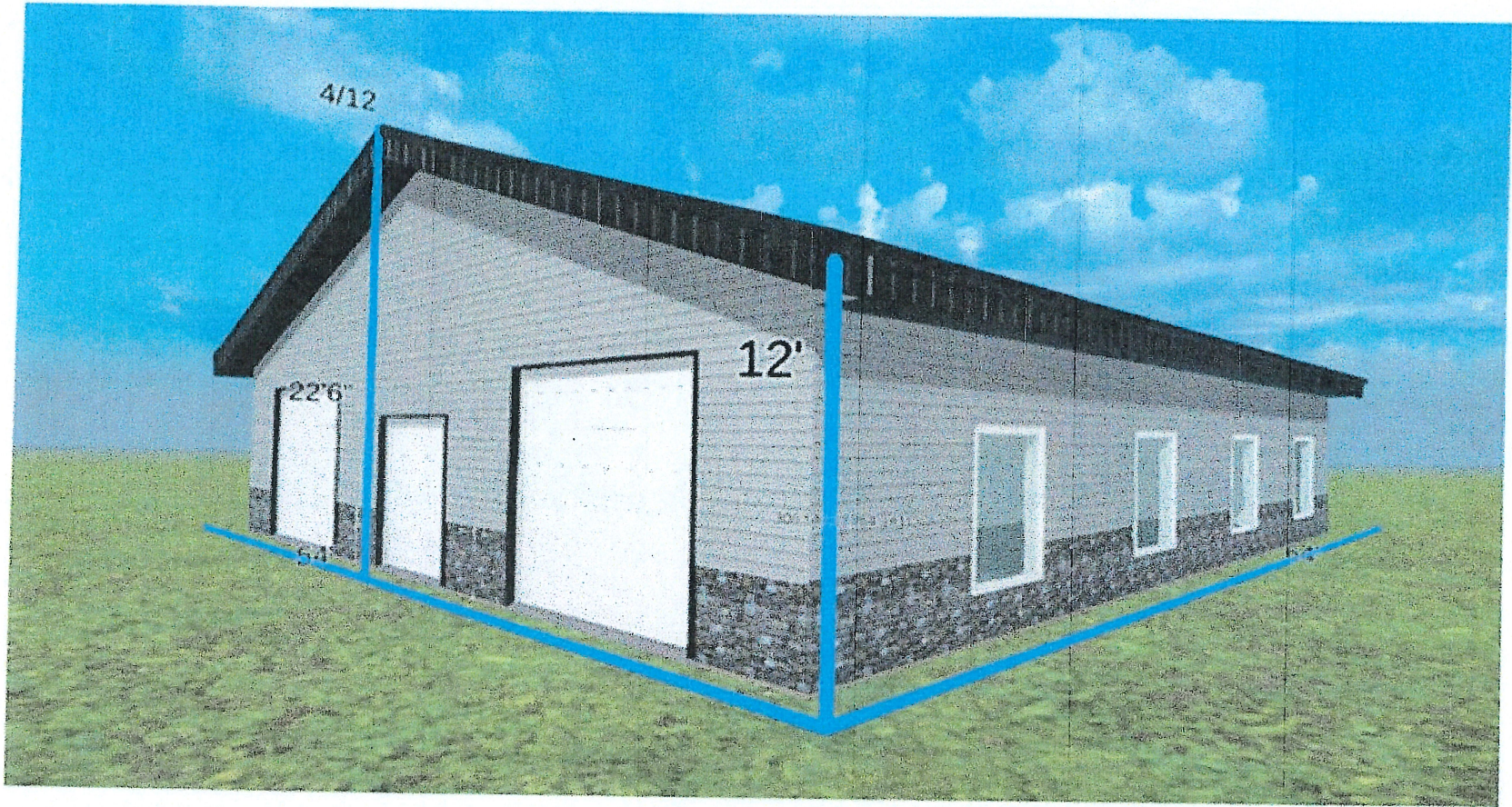
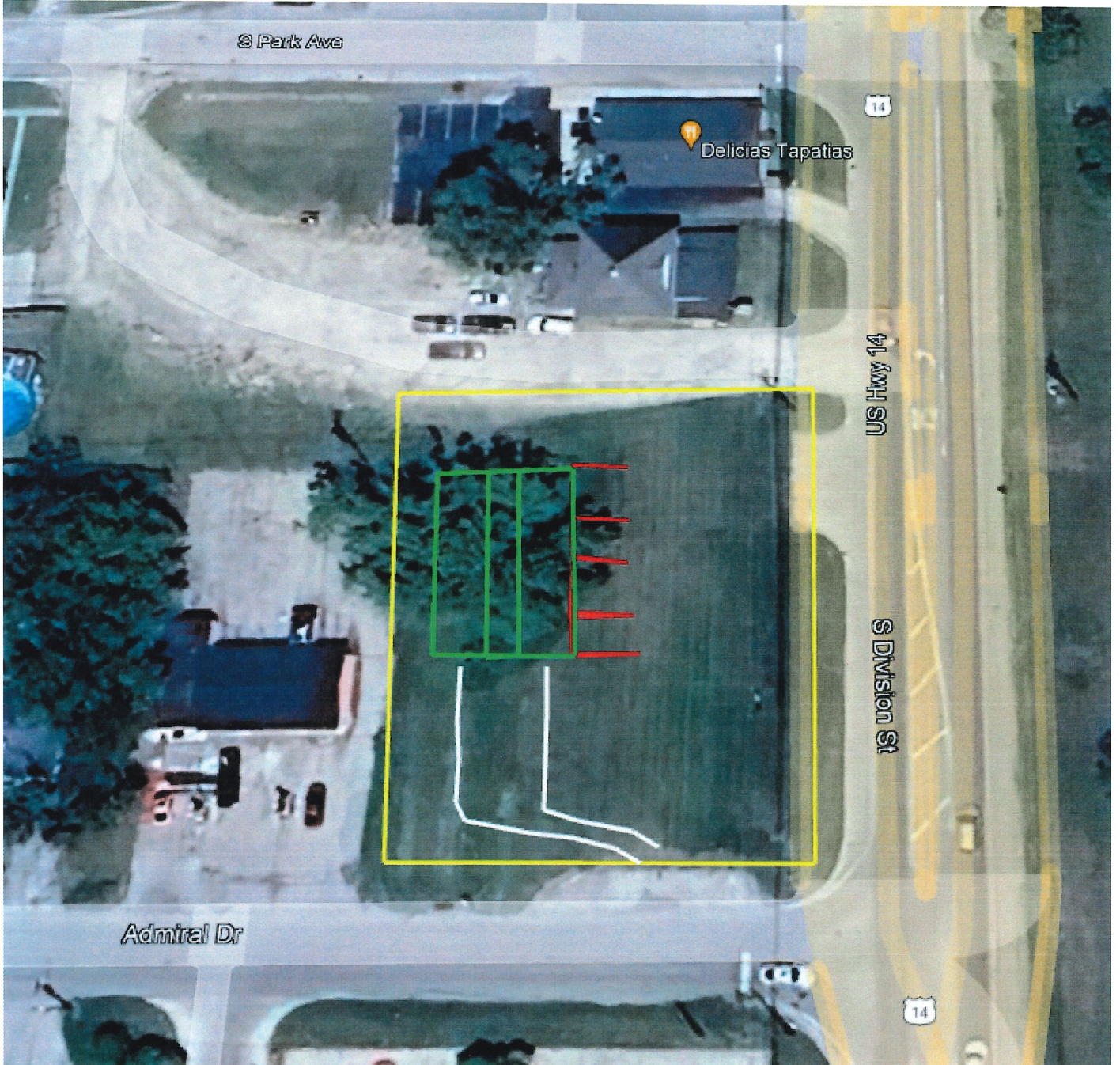


Exhibit A



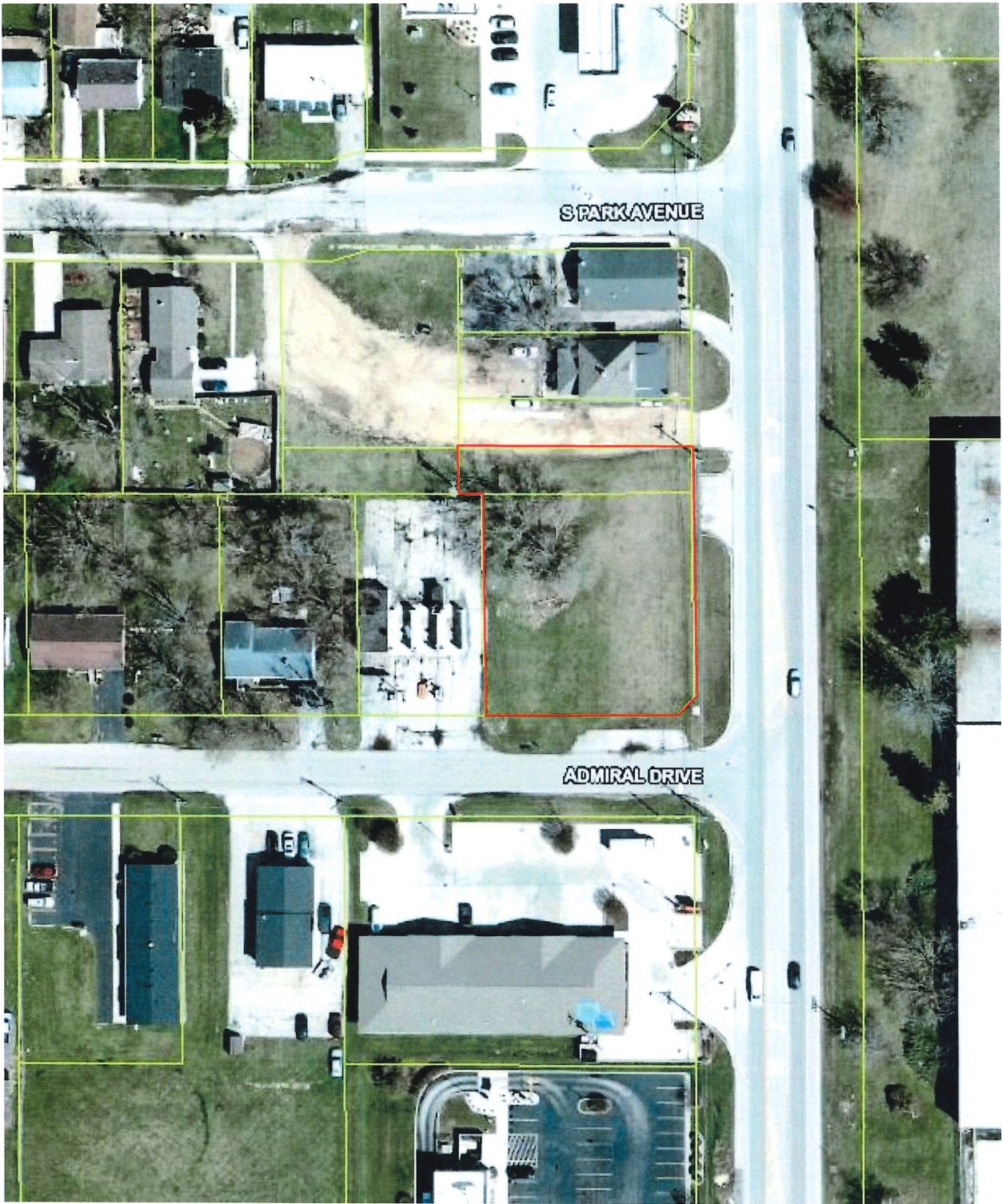




Front view proposal, Princeton, IL location



Rendering of their Princeton location





**AFFIDAVIT OF TITLE  
COVENANT AND WARRANTY**

State of Illinois

County of McHenry

The undersigned affiant(s), being first duly sworn, on oath says, and also covenants with and warrants to the grantee(s):

- The affiant(s) has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated this 9 day of April, 2024, to the grantee(s), conveying the following described premises:
- Permanent Index Number(s): 06-02-202-016-0000, 06-02-202-028-000
- Property Address(es): 317 S Division Street Harvard Illinois 60033
- Legal Description:

PARCEL 1: THE SOUTH 1/2 OF LOT 2 IN THE RE-SUBDIVISION OF LOTS 1, 2 AND 3 AND RELOCATION OF PART OF SOUTH PARK AVENUE, IN SOUTH PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1961 AS DOCUMENT NO. 387894, IN MCHENRY COUNTY, ILLINOIS, ALSO

PARCEL 2: THE EAST 185 FEET (EXCEPT THAT PART OF THE EAST 60 FEET THEREOF TAKEN OR USED FOR ROUTE 14) OF THE NORTH 132.25 FEET OF THE NORTH 192.25 FEET OF THE SOUTH 669.1 FEET OF THE EAST 15.75 CHAINS OF THE WEST 1/2 OF LOT 2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

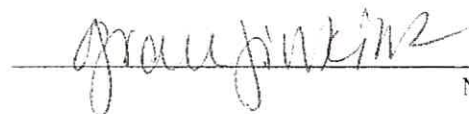
- That no labor or material has been furnished for premises within the last four months that is not fully paid for.
- That since the title date in the report on the title issued by Fidelity National Title Insurance Company, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.
- That the parties, if any, in possession of premises are bonafide tenants only, and have paid promptly and in full their rent to date, and are renting from \_\_\_\_\_ to \_\_\_\_\_, and not for any longer term, and have no other or further interest whatsoever in premises.
- That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.
- That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.
- Affiant further states: Naught

  
William Perez

State of Illinois, County of McHenry. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Perez personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to me on this 9<sup>th</sup> day of April, 2024



  
Notary Public

# Warranty Deed

ILLINOIS

*Above Space for Recorder's Use Only*

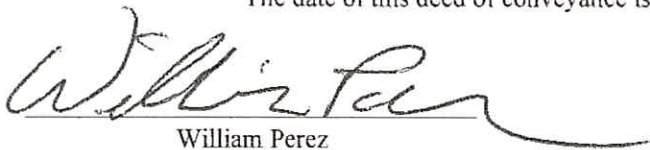
THE GRANTOR(S) William Perez of the City of Harvard, County of McHenry, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to DeLong Car Wash, LLC, a Wisconsin Limited Liability Company, the following described Real Estate situated in the County of McHenry in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 06-02-202-016-0000, 06-02-202-028-000

Address(es) of Real Estate: 317 S Division Street Harvard Illinois 60033

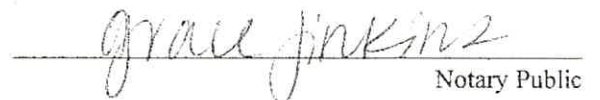
The date of this deed of conveyance is dated this 9<sup>th</sup> day of April, 2024.

  
William Perez

State of Illinois, County of McHenry. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Perez personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal dated this 9<sup>th</sup> day of April, 2024.



  
Notary Public

## LEGAL DESCRIPTION

For the premises commonly known as: 317 S Division Street  
Harvard, Illinois 60033

Legal Description:

PARCEL 1: THE SOUTH 1/2 OF LOT 2 IN THE RE-SUBDIVISION OF LOTS 1, 2 AND 3 AND RELOCATION OF PART OF SOUTH PARK AVENUE, IN SOUTH PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1961 AS DOCUMENT NO. 387894, IN MCHENRY COUNTY, ILLINOIS, ALSO

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This instrument was prepared by:  
Grace Jinkins  
Carroll, Papp & Cunabaugh, P.C.  
8600 US Highway 14, Suite 201  
Crystal Lake, IL 60012

Send subsequent tax bills to:  
Delong Car Wash LLC

Mail recorded document to:  
Delong Car Wash LLC

**DISCLOSURE STATEMENT  
CONTROLLED BUSINESS ARRANGEMENT  
(By a producer of Title Insurance Business or Associate thereof)**

This Disclosure is made to: (Check one or both)  Seller/Owner  Buyer

Seller(s)/Owner(s): William Perez  
Buyer(s): Delong Car Wash LLC

Regarding the Property located at: 317 S Division Street Harvard Illinois 60033

For Title Insurance Company, Title Insurance Agent, and/or Escrow Agent: Fidelity National Title  
In connection with the property described above, the undersigned has recommended, or is about to recommend, the above named title insurance company, title agent, and/or escrow agent to the above named party(ies) to provide title insurance and/or escrow services.

The undersigned producer has a financial interest in the above named company/business, or is an associate of the party or entity which has said financial interest and therefore, makes, or has made, the following estimate of the fees and charges that are known and which will be made in connection with the recommended title and/or escrow services.

Only those charges which may be paid by the party(ies) to whom this disclosure is made, are (were) disclosed herein. If there are additional parties who choose to utilize services from the above named company/business, there may be additional charges for those services.

\*Owner's Title Policy:

\*Mortgage Title Policy:

Escrow or Closing Fee:	<i>per invoice</i>	0.00
Other Fees:		0.00
Total Estimated Charges:		0.00

\*These estimated figures include all charges/services such as title search, title examination, title insurance premiums, and final issuance of Policy(ies). These estimates may be revised if any unusual circumstances occur, unusual risks are "insured over", and/or lender's require special endorsements which extends their coverage.

You are not required to use Fidelity National Title Insurance as a condition for, settlement of your loan on, or purchase, sale, or refinance of, the subject property. There are frequently other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.



April 19, 2024

City of Harvard  
201 W. Diggins St.  
Harvard, IL 60033

*Public Hearing:*            *Planning & Zoning Commission*  
*Date of Hearing:*        *May 7, 2024*  
*Petitioner:*             *DeLong Car Wash LLC*  
*Subject Property:*    *1317 S. Division St.*  
*PIN:*                      *06-02-202-016; 06-02-202-028*

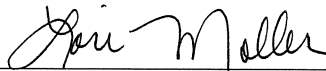
**PROOF OF SERVICE**

I, Lori Moller, do hereby certify that I am the duly elected, acting and qualified clerk of the City of Harvard, McHenry County, Illinois, and that as such clerk, I am the keeper of the records, minutes and proceedings of the Planning and Zoning Commission of said City of Harvard.

I hereby certify that pursuant to Section 15.2C, Notice, of the Unified Development Ordinance, a Notice of Hearing for the aforementioned public hearing was mailed to all property owners within 250' of the subject property no less than 15 and no more than 30 days in advance of the scheduled hearing date, via certified mail, return receipt requested, at the USPS located in Harvard, Illinois.

Given under my hand and seal this 19<sup>th</sup> day of April, 2024.

(SEAL)



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Lori Moller, City Clerk  
City of Harvard  
McHenry County, Illinois

**317 DIVISION ST  
PROPERTY OWNERS  
WITHIN 250'**

<b>Parcel Number</b>	<b>Owner</b>	<b>Mail To Address 1</b>	<b>Mail To City</b>	<b>Site Address Street</b>
06-02-201-020	JOSE LUIS JUAREZ CALIXTO	705 W ROOSEVELT ST	HARVARD, IL 60033	203 S PARK AVE
06-02-201-021	PETER E LISA C MATIAS	201 S PARK AVE	HARVARD, IL 60033	201 S PARK AVE
06-02-201-022	LETICIA PLANCON	107 S PARK AVE	HARVARD, IL 60033	107 S PARK AVE
06-02-201-037	CASEYS RETAIL CO	PO BOX 54288	LEXINGTON, KY 40555	309 S DIVISION ST
06-02-202-007	BUSTOS G ALBA JM	202 S PARK AVE	HARVARD, IL 600333429	202 S PARK AVE
06-02-202-016	WILLIAM PEREZ	25817 STREIT RD	HARVARD, IL 60033	S DIVISION ST
06-02-202-017	BRUNA ARCE	605 DEWEY ST	HARVARD, IL 60033	109 ADMIRAL DR
06-02-202-021	ROLLIN PIN INC	21007 MCGUIRE RD	HARVARD, IL 60033	311 S DIVISION ST
06-02-202-021	ROLLIN PIN INC	21007 MCGUIRE RD	HARVARD, IL 60033	311 S DIVISION ST
06-02-202-025	STEPHEN M MECKEL	200 S PARK AVE	HARVARD, IL 600333429	200 S PARK AVE
06-02-202-034	TINA L RENDON	201 ADMIRAL DR	HARVARD, IL 60033	201 ADMIRAL DR
06-02-202-035	CLELL LINDA RUSS	203 ADMIRAL DR	HARVARD, IL 60033	203 ADMIRAL DR
06-02-204-004	MA INVSTMNT GRP LLC	22 N AYER ST	HARVARD, IL 60033	202 ADMIRAL DR
06-02-204-005	RONALD K VICTORIA L SABO	17513 OAK GROVE RD	HARVARD, IL 60033	200 ADMIRAL DR
06-02-204-009	HKP REALTY INC	100 N ADMIRAL DR UNIT 1	HARVARD, IL 60033	100 N ADMIRAL DR
06-02-204-010	REALTY INCOME IL PROP 1 LLC	11995 EL CAMINO REAL	SAN DIEGO, CA 92130	325 S DIVISION ST
06-02-226-010	R R HANOVER PK PROP LLC	924 W 67TH ST	DARIEN, IL 60561	BRINK ST
06-02-226-012	STNL II LLC	10275 W HIGGINS RD UNIT 810	ROSEMONT, IL 60018	308 S DIVISION ST