



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, June 25, 2020
7:00 PM
Virtual Meeting - Zoom

A. Call to Order

B. Chairperson's Statement of Remote Meeting Procedures

This meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Plan Commission because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Plan Commission has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, Commissioners of the Plan Commission, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89821775487?pwd=Q3dpS0V3ZU5KUUhJRU95NmFjV3U5QT09>

Password: 140168

Or iPhone one-tap:

US: +13126266799,,89821775487#,,,0#,,140168# or
+16465588656,,89821775487#,,,0#,,140168#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 253
215 8782 or
+1 346 248 7799 or +1 669 900 9128
Webinar ID: 898 2177 5487
Password: 140168

C. Allow Remote Participation of Plan Commissioners (roll call vote)

D. Public Comment (Non Agenda Items)

E. Approval of Draft Minutes from the May 28, 2020 Plan Commission Meeting

1. May 28, 2020 Plan Commission Meeting Draft Minutes

F. Public Hearing | 599 Roosevelt Road | Jewel Osco | Special Use for Outside Storage of Merchandise

1. Public Hearing Concerning a request for an amendment to the special use permit granted by Ordinance 5347 to allow additional outdoor merchandise at 599 Roosevelt Road (Jewel-Osco)

G. Public Hearing | 2S780 IL-53 & 22W151 Butterfield Road | BP Wash-N-Go & Starbucks | Minor Subdivision with Variations (Extraterritorial)

1. 2S780 State Route 53 & 22W151 Butterfield Road | BP Wash N Go and New Commercial Drive-Thru | Minor Subdivision Plat with Variances

H. Trustee's Report

I. Chairperson's Report

J. Staff Report

K. Other Business

L. Adjournment

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Monday of each month at 7:00 p.m. Questions regarding petitions scheduled for review by the Village Board should be directed to the Community Development Department at (630) 547-5250.

cc: Glen Ellyn Plan Commission
Bill Enright, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Springer, Community Development Director
Kelly Purvis, Planner
Katie Ashbaugh, Planner
Lori Gloude, Administrative Assistant
Lindsey Kaminsky, Executive Assistant
Brian Baltudis, Facilities Supervisor
David Harris, Glen Ellyn Park District
Melissa Kaczkowski, School District 41
Dawn Bussey, Glen Ellyn Public Library
Emily Tammaru, Community Consolidated School District 89
Chris McClain, Glenbard School District 87



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/20 07:00 PM
Department: Plan Commission
Department Head: Katie Ashbaugh
Category: Minutes
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4531)

DOC ID: 4531

May 28, 2020 Plan Commission Meeting Draft Minutes

ATTACHMENTS:

- 5-28-20 Plan Commission Meeting Minutes-DRAFT (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
May 28, 2020

Call to Order and Roll Call

The meeting was called to order at 7:06 p.m. by Chairperson Mary Loch, who described the Commission's advisory role and functions, and introduced the meeting as a pre-application meeting. She also outlined ways that community members could provide input. She further explained that, due to the ongoing Coronavirus (COVID-19) pandemic and, the Governor's statewide stay-at-home order and order suspending certain Open Meetings Act requirements, this meeting would be conducted remotely. The commissioners and staff participating are in different locations, in accordance with social distancing guidelines. Chairperson Loch outlined the remote proceedings of the meeting, being conducted via Zoom, declaring that formal written comments received prior to the meeting will be read into the record, and that audience attendees would have an opportunity to speak via the remote meeting platform.

Chairperson Loch introduced the following Village Staff participating in the meeting: Community Development Director Staci Springer, Planners Katie Ashbaugh and Kelly Purvis, and Recording Secretary Barbara Dutton; as well as Village Board liaison to the Plan Commission, Trustee Bill Enright.

In addition to Chairperson Loch, Plan Commissioners Lloyd Berry, Phil Hartweg, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were also present.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Heming-Littwin, seconded by Commissioner Hartweg, and carried unanimously by roll call vote. The motion carried unanimously.

Public Comment Non-Agenda Items

None.

Pre-Application Meeting – 844 - 856 Forest Avenue - Guidepost Montessori

Staff Introduction

Planner Ashbaugh stated that the pre-application meeting is voluntary for the special use permit process and that this project was suggested to the applicant by staff to go forward as a pre-application meeting first. She continued to state the Commission's role in providing informal feedback during this meeting and that should the applicant decide to file a formal special use permit application, the Commissioner will then conduct a public hearing and make a recommendation to the Village Board.

Planner Ashbaugh described the proposed project site as being comprised of three vacant residential lots at 844-856 Forest Avenue at the corner of St. Charles Road and fronting the northwest corner of the intersection. The site is in the R2 Residential District of the Village. To the east are commercial properties in unincorporated DuPage County and to the west are single-family homes also in unincorporated DuPage County. To the south across St. Charles Road are single-family homes, and to the southwest, the Five Corners /Stacy's Tavern area. The subject site is designated as single-family detached residential in the future land use map from the 2001 Comprehensive Plan.

Planner Ashbaugh stated the applicant is proposing a 10,640SF, one-story building for a daycare/Montessori on the 9/10 acre flag-shaped site. She said the building would be surrounded by an approximately five-ft.-wide sidewalk connecting to the parking lot with 30 parking stalls with full access point driveway from Forest and one St. Charles access point that is right-out only. She said three age-specific play areas are to the north and south of the building, and the dumpster enclosure is proposed in the southwest corner of the site. This daycare facility would serve up to 162 children with up to 23 staff with typically 18 onsite at once, with staggered shifts.

Planner Ashbaugh described the building's exterior, proposed with a foundation wall of brick or stone (and that clarification of the material has been requested) and the primary material of light gray "Hardie Board" siding and dark gray roof shingles. She said staff has suggested design enhancements to windows to break up the bulk of the building, for a enhancement of the entry way, and for details of the proposed fence., She also said that the Commission should provide feedback on these design elements..

Planner Ashbaugh stated that a special-use permit is required for the daycare center use. She said exterior appearance approval of the building and landscaping is also required, in addition to potential zoning variations. She then described and show presentation slides to illustrate the following variations: the first to allow the dumpster enclosure to be placed in the front of the building and in the front yard, and three bulk setback variations: 1) to allow a 187 ft. 9" front yard setback; 2) to allow a 20-ft. rear yard (north) set back where 40 feet is required; and 3) to permit a 10-ft. setback on the west, where 25 feet are required.

Planner Ashbaugh stated that in addition to the zoning relief and exterior appearance, the Commission should provide feedback on the following: the proximity of the St. Charles Road access point to Forest Avenue; general site access; internal traffic circulation; operational details; materials of the play areas; dumpster enclosure location and materials; parking stall dimensions; installation of landscaping; building appearance; and the fence height and material.

Commissioner Berry asked for confirmation that traffic and potential water issues would be addressed. Planner Ashbaugh stated that staff provided the applicant with general information regarding the DuPage County Stormwater Ordinance and conversations with the County about traffic had taken place and are ongoing. Commissioner Mulherin asked whether Forest Avenue was a County road, and was told that the Village had jurisdiction to the north lot line of the property in question, while the County did to the north.

Petitioner's Presentation

Petitioner Chris Horney, Managing Director at Murphy Real Estate Services, and a resident of 684 Highland Avenue, Glen Ellyn, explained that his company primarily does work in downtown Chicago, but that the project under discussion emerged from a conversation during the recent project to renovate the Cook County Hospital building. Mr. Horney stated that he had met with representatives of Higher Ground, the owner/operator of Guidepost Montessori and that they were looking for west suburban locations and Glen Ellyn became an area of interest. He said he subsequently went under contract for the subject site and has worked with “well-seasoned operator” Guidepost Montessori and Village Staff relative to the design concept. He said he believes demand for such a daycare product exists in Glen Ellyn and that the proposed project would be distinct from existing daycare businesses nearby.

Mr. Horney cited the potential challenges of the flag-shaped site and that the project was laid out to reduce impact on the area and to allow the tenant a larger outdoor space for play, in an effort to honor some of the original setbacks as if a home was being built. He said he is aware that the site is in a residential area, and that an effort has been made to choose materials compatible with the neighborhood and maintain the large row of trees at the north end of the property. He continued to address traffic concerns and said that the County wants ‘right-out only’ access onto St. Charles. While a sign prohibits a right turn onto Forest, Mr. Horney maintains that the DuPage DOT would support removing the sign as they did not install it. Customers dropping off children to the daycare facility, he said, would need to park their vehicles and check children into a classroom. He emphasized that the facility’s population would be smaller than a school, and would not have a defined time for drop off, but rather a period for doing so and picking up. Parking was expanded to address concerns about queuing/stacking, he said, adding that the possibility could be considered to have both entry from and exit to Forest to avoid St. Charles access, though many patrons might want to proceed westbound on St. Charles. This pattern, Mr. Horney said, would reduce traffic on Forest. He said the tenant could reduce parking stall module dimensions, and will follow the appearance review guidelines relative to the refuse area, which could be relocated.

Mr. Horney explained that the play area materials would be pervious, and said that landscaping could be introduced along and in front of the parking area and within the parkway along Forest. The sidewalk around the building would allow students to access to the outside and circulate, he said, as well as would serve to keep vegetation away from the building. He conveyed that Higher Ground would have a 20-year lease with 20 years of extensions, and that the project is expected to yield a high-quality facility. He stated that each classroom would have two to four windows for light, but that the tenant is open to adding muntins, if desired, as well identifying additional places to add windows. He said the knee wall would be of masonry or nice stone, and that the building lighting would be appropriate to the neighborhood. Extending the brick is possible, he thought, though a extending the covered entryway is more of a commercial application.

Commissioner Questions

Commissioner Rodemann said it seems “an awful lot” is trying to fit on the site with large building and narrow setbacks. He is concerned about building combustibility because of the narrow setback from the west property line and not having as much control over what is built to the north, and expressed

discomfort with the plan. He also voiced concern about emergency egress out of the daycare facility's west door into perhaps a locked playground area. While he acknowledged the sophisticated layout and appreciates the thought that went into the concept, he is worried about traffic, given the prohibition of left turns from Forest on to St. Charles. Commissioner Rodemann asked if the sign prohibiting it is part of the same discussion as the previously mentioned traffic turn restriction. Mr. Horney said he didn't think the County had put that restriction in place and that he hadn't had a conversation about the issue with the Village, but if people need to go left, their option would be to head north on Forest, like the residents on the street do.

Commissioner Rodemann mentioned the challenge of the hill and the speed of traffic on St. Charles Road, and suggested that most residents wouldn't be keen on additional traffic. He wondered, too, about the plan relative to nearby utility equipment at the southeast corner (noting there were no overhead lines). Mr. Horney indicated that there was no plan to move the large sub-station structure, which would be costly to do, but that the tenant would coordinate project construction work with ComEd. Mr. Horney also noted the concern about fire safety, saying the building would be sprinkled and that a hydrant is already in place at the northeast corner of the site.

Commissioner Saeed asked if there would be means to address storm-water retention on the property. Mr. Horney responded that the project was "just under the detention number" for necessary installation of it, but if it was determined a solution was needed to address storm water, a retention facility would be built under the parking lot. Commissioner Saeed asked if there would be a curb around the parking lot. Mr. Horney affirmed so, and they both agreed that this would assist with water retention. Mr. Horney said that the site is currently drained by three storm sewers, which would remain on the site.

Commissioner Heming-Littwin remarked that in the south elevation the roof looks to be a solid mass and asked if there any thought had been given to design elements to break it up. Mr. Horney said there hadn't in the initial design, but doing so wouldn't be costly, so if that's a major concern, it could be addressed. Commissioner Heming-Littwin then noted that the east rendering was absent windows, to which Mr. Horney replied that the original submission does show windows (and two doors) on that elevation. She thought adding artificial windows could make the building look more symmetrical and better fit the neighborhood. Mr. Horney said the tenant will explore that, and suggested a frosted window at the pantry area might work. Commissioner Heming-Littwin asked about landscaping. Mr. Horney reviewed the landscaping plan, and said he could perhaps work with the Village to add trees to the parkway. Specific to her question about the west of the parking lot, Mr. Horney referenced an adjustment to the parking stall length that might present opportunity for landscaping. He voiced reluctance to adding a large fence that would box in the neighbor to the southwest, and added that a retaining wall might be in order because of a drop in site elevation. Mr. Horney also said that the white fence proposed met DCFS guidelines for coverage, and that he was open to considering vinyl or aluminum and even a darker color.

Commissioner Hartweg said that while the building looks low maintenance, it was also "a bit tacky" and reminiscent of "a low-cost mausoleum," and asked whether dormers or shutters might be added to

embellish it. Mr. Horney was receptive to exploring ways to meet Commissioner Hartweg's suggestion to "jazz it up a little bit."

Commissioner Mulherin said that while he basically likes the plan, he is "puzzled about" the traffic flow, believing it difficult to predict road traffic during drop-off hours. He wondered whether Mr. Horney had done a preliminary traffic study, to which Mr. Horney responded a formal one had not been conducted and that most conversations about the topic had been based on comparative operational flow, his personal experience, and conversations with the Village and County. He emphasized the mitigating effect of the two-hour periods governing drop-offs and pick-ups, and said that traffic entering Forest from the east on St. Charles would not interact with residents. He acknowledged the increase that heading north on Forest to exit would bring, but believes that a safer route than a left exit on to St. Charles. Commissioner Mulherin wondered about how much traffic would be driven to Emerson from the west and north. Mr. Horney acknowledged that a daycare center in a residential area will always drive additional traffic over a single-family home, but isn't sure there's a way to further lessen the impact, and that the concept presents the tenant's "best-case scenario" based on the site's available features.

Commissioner Rodemann inquired as to the peak number of staff expected and whether they would use all the parking spots. He thinks this is a key issue, as if even half are used, stacking of traffic could result. Mr. Horney said there would be 23 staff in total, with 18 typically at one time, with workers there in shifts and some working part-time. He anticipated that staff would take 15 to 17 spots, but that he can get some follow-up information. Commissioner Rodemann stressed a need to understand potential traffic stacking and waiting patterns, and Mr. Horney indicated that ramp-up and -down times for staffing would alleviate traffic crowding.

Public Comment

Planner Ashbaugh read the following 15 letters received in advance of the meeting into the record, three of which were from people in the 350 foot buffer area around the project site and were mailed notice of the meeting:

Peter Bentler, 105 Joyce Court: *"I have heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and Special Use required. Glen Ellyn has a lack of child care options and this means working parents choose to settle down in other communities with more options. I know this first hand as it was stumbling block for my wife and I when we decided to move here 4 years ago. Further if this problem is addressed I believe we could see our property values increase. Please help our community continue to grow!"*

Jon P. Olenski, 644 N. Main Street: *"Dear Plan Commission, I have heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and the Special Use required. I am a long time GE resident and attended Glenbard West HS, this business would be additive to the community."*

Lindsay Norwood, 656 N. Main Street: “Dear Plan Commission, I have heard about the new potential daycare use at St. Charles and Forest and I am in support of the project and the Special Use required. It would be a wonderful addition to our community!”

Patrick Shields, 581 Prairie Avenue: “Dear Plan Commission, I have heard about the new potential daycare use at 844 Forest Avenue and as a neighbor I am in support of the project and the "Special Use required" would work quite well. Thank you in advance for your consideration.”

Blake Hillemeyer, 397 Turner Avenue: “Dear Plan Commission- I thought I would reach out as I've heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and the Special Use required.”

Damon Remillard, 659 Highland Avenue: “As a GE resident (since the late 70s) I understand the scrutiny over what does (and doesn't) get built within in our community. The proposed Montessori school site on St Charles and Forest would be a pillar within in our community. As a village, we preach family values and businesses that add character to our community. I believe this new construction would not only add to our community values, but also grow who we are and what we stand for. As a resident only blocks away from the proposed site, I wanted to personally let you know you have my recommendation. Please let me know if I can provide you any additional information. Thank you for your time and for your commitment to making Glen Ellyn best in class.”

Kate Remillard, 659 Highland Avenue: “Dear Plan Commission, I have heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and the Special Use required. I believe this establishment would be a wonderful and needed addition to our community.”

Dominic A. Sergi, 765 Hill Avenue: “Dear Plan Commission, I have heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and the Special Use required. I am a Glen Ellyn resident and live at 765 Hill Avenue. thank you, Dominic.”

Kimberly Grotto Howard, 835 Hill Avenue: “Dear Plan Commission, I was recently made aware of the new potential daycare use at 844 Forest Avenue. As a resident of Glen Ellyn and a mother of three young children - two of which are daycare aged - I am in support of the project and the Special Use required.

When I moved back to Glen Ellyn almost 6 years ago with my infant son, we struggled to find a daycare center that accepted infants with available space in Glen Ellyn. Due to the constraints, we were only able to find a spot in a different town with a 30 minute round trip commute. I understand to some that may not sound like a lot, but it's precious time for a young working family just trying to make it to work on time and home for dinner at a reasonable time and a little quality time before bedtime.

As I have had more children, including one who now attends D41, it takes me 45 minutes to one hour to drop off and pick up all three of my children. This time would decrease substantially if there were more daycare options in Glen Ellyn. In fact, we explored moving our children to three other north Glen Ellyn daycares recently in order to cut back on travel times and all were completely full with a waitlist. In addition to my own needs, that tells me the demand is clearly there to support another quality in-town.

Finally, as we know, Glen Ellyn does not have a huge commercial tax base. I am in full support of the development of quality businesses - especially one that is family-oriented and supportive of working women and families - that will also increase the tax revenues for our town.

Thank you for your time. Please do not hesitate to reach out with any follow-up questions."

Joseph Rose, 412 Elm Street: *"Dear Plan Commission, I have heard about the new potential daycare use at 844 Forest Avenue and I am in support of the project and the Special Use required. Thank you."*

Diana Martinez, 594 Elm Street: *"Dear Planning Committee, I am writing the committee regarding a request for a special use being issued in a residential area for a preschool which will evolve into a grade school on the corner of Forest and St. Charles Rd in Glen Ellyn coming before the board for a Pre-application Meeting for- 844 - 856 Forest Avenue - Guidepost Montessori.*

I am not against nor am I in favor of this project, but I have serious concerns.

I hope the committee will please take into consideration that in the past, there have been several terrible accidents on St. Charles Rd. Between Five-Corners and Riford. Cars rolled, people run over and in the hospital for months, cars which have gone over the parkway into homes, and many accidents where cars are taken away and people leave in ambulances. Many of these are handled by the sheriff's department and not logged into Glen Ellyn records. We have been documenting them and you can see them on the 5-corners Facebook page.

St. Charles has a steep hill as it approaches the light at Five- corners when approaching from the North and the West travelers have decreased visibility and response time when approaching 844 Forest. Unexpected left turns as you clear the hill etc. could be extremely dangerous during rush hour, and I respectfully and strongly urge the committee to please consider restricting ANY left-hand turns in or out of the school onto St. Charles Road.

I think it should be noted that this application is for a Montessori school which will be located behind a currently operating Montessori school, which gives me pause. How are we supporting our current business community by putting a direct competitor at their back door? I realize that's not the question before you, but I think it should be noted.

I wish all concerned the best in the outcome and ask you please consider the safety concerns."

Adrienne Gregory, 630 Elm Street: *"I received a notice of pre-application meeting and live within the zone around the proposed daycare center at Forest and St. Charles.*

I walked over to the site and have mainly 2 concerns:

1. Vehicles safely entering and leaving Forest onto St. Charles from both the east and west. All 4 traffic patterns need to be analyzed for potential danger from speeding vehicles, reduced visibility, etc. I can see the speedsters that run up and down St. Charles. That area seems to be very appealing to them.

2. Don't know whose responsibility it is, but how do you determine whether there are any residents in a defined zone that have sexual predator or other criminal records. You can't not build just because someone like that might live next door, nor can you evict that person because a daycare is going to be built. Just a question."

Barbara Arrigo and Bruce Henrickson, 930 Forest Avenue: "I am writing to submit a comment to be read into the record tonight at the public hearing regarding the potential Guidepost Montessori project.

This is a BAD, BAD plan for this location. Forest Avenue is a residential neighborhood, not a business area. This project drastically threatens the quality of life in our neighborhood on Forest Avenue with increased traffic, increased flooding, increased noise, and decreased value to our homes and property.

We already have tremendous traffic issues with cars cutting through on Forest to avoid the traffic signals at Main Street and St. Charles Road. After the Five Corners intersection was redone several years ago a "No Through Traffic" sign was removed at St. Charles and Forest allowing for a traffic free-for-all.

Even worse, the speed limit on Forest is 30mph. Forest is a narrow street with NO SIDEWALKS, and let me tell you the drivers who cut through our neighborhood use that speed limit merely as a suggestion as they race through to Emerson.

Now, to be clear, I selected the neighborhood for its (once) peaceful atmosphere. I knew there were no sidewalks. But as the traffic issues have increased we have a problem. It's not safe to walk our dogs, nor is it safe for the children playing out in front of their homes.

During the school year school buses only add to the traffic problem, as they too race through on Forest Avenue to avoid the traffic signals. No, they aren't picking up or dropping off kids. They are simply rushing through to turn on Emerson thus avoiding the traffic signals.

Tell me. Where are parents' cars going to line up to drop off kids? Down Forest Avenue right in front of my home? It certainly looks like that based on the plan I see posted. Clearly it sounds like MORE traffic on an already narrow, too busy street. Again, this is an established residential neighborhood, not a business area. My home was built over 50 years ago.

Another concern I have is the ever increasing flooding in our neighborhood. This plan means substantially less green area with the three lots being used largely for a building site and parking lot.

Ever since the Walgreens project was built to the west of us water issues have increased in our little neighborhood. During storms rainwater gushes east down St. Charles Road, gushes down Emerson, and finds any other open areas to rush down to Forest Avenue, through our yards and through the existing Glen Ellyn Montessori Academy lots. And all this while the detention pond on the west side of Main Street at Emerson and Stacy Court remains EMPTY and seemingly gathers no storm water at all.

Finally I will say a large day care business on Forest Avenue at St. Charles Road will adversely affect property values in our Forest Avenue neighborhood.

It is, and always has been, abundantly clear the Village of Glen Ellyn has little or no regard for our neighborhood. Ironically this very notice arrived in my mailbox only a week prior to the Pre- Application Meeting. And at the front of a holiday weekend, at that.

You already lost a lawsuit for the gas station proposal in this area. THAT property, already zoned for commercial use, stands vacant while Guidepost Montessori looks to ruin a lovely family neighborhood. Are you just looking for another lawsuit for this proposal, too?

By the way, the owners of this property at 844-856 Forest Avenue could try to be good neighbors and mow their grass, which stood over a foot tall as of two days ago.

All in all this proposal for Guidepost Montessori at 844-856 Forest is a very bad idea. Very bad for our neighborhood. This is a poor choice for a business and also a poor choice for a business that will add increased traffic to the area. These lots are zoned for Residential (R2). Let's keep it that way!"

Garrett Knasko, 941 Forest Avenue: *"My name is Garret Knasko, homeowner of 941 Forest in Glen Ellyn, Ill. I live just down the street from the proposed Montessori daycare that is proposed to be built. I recently moved to this area and moved here because it is a quiet, and peaceful place to live. Also, several large families live in this area and already have to deal with all the traffic coming down Forest Ave. It has already become over crowed and any additional traffic in this area will make it unsafe for our families and children to live in. I completely oppose this application for this daycare and also believe it will cause added stress to our roads (which are already in poor shape). Also, I believe that the proposed location is too close to the busy intersection of Main St. and Geneva. If there is anything else i can do to stop this daycare center from being built please let me know."*

Gino Capezio, 606 St. Charles Road: *"Since this land is R2 residential, there will need to be a special use granted for this project to proceed. Based on the 9 requirements that need to be passed in order for a special use, I am confident that this plan directly violates the first 3 listed*

- 1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this title*
- 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area*
- 3. Will not be hazardous or disturbing to existing or future neighborhood uses"*

Gino Capezio, 606 St. Charles Road, spoke. He said he lives in the "flagged-in" house associated with the proposed project, and that he loves the area. While he is sensitive to the need for daycare, he said, he has concerns – such as property values – about this location for a daycare facility. He works from home, so is apprehensive about disruptions stemming from school activity. He also cited three special use standards which each special use is supposed to meet prior to being granted, that he felt were not met by the project: school/daycare activity is inharmonious with the general objectives of the zoned area; the building envisioned is out of character with the residential vicinity; and hazardous or disturbing

effects of the project – namely that traffic could be problematic. Forest is narrow and cars already park there, he said, adding that he is not a fan of having a trash enclosure outside his window.

Allen Gaden, 1N144 Forest Avenue, then spoke, expressing his unhappiness with the concept because of the traffic situation. He said he doesn't believe that the existing roads will support the proposed use, and expects that Emerson and Forest would become traffic routes for the school. Many children play outside in the neighborhood, and he sees potential for accidents during rush hour. Mr. Gaden's wife was also on the call added that she felt the letters read into the record were "cookie-cutter letters" from folks favorable to the project but living outside of 350 feet from the proposed development site. She continued that she thought the letters were "bogus," and that a letter from her would be forthcoming. Mr. Gaden said he wasn't sure the letters were illegitimate but that opinions from neighbors within 350 feet should carry a more weight than those beyond.

Commissioner Comments

Commissioner Vondruska said he appreciated the time that went into the proposal as well as the challenge of the rather less-than-ideal location. From a basic zoning perspective, he blasted the idea of "boxing someone in." He continued, saying that the project presented a lot of building on the lot. Architecturally, he agreed with other commissioner concerns, notably in that dormers might help to break up the roof, and that if the project were to go through, choosing a correct fence is important. With regard to traffic (of which he assumes a study would be made), he agrees that Forest Avenue is narrow and, in considering the right-only turn from the daycare onto St. Charles, wonders if the utility box would making looking left to turn right difficult to get out. He expressed concern about the trash location next to "that poor guy's house" and sees a garbage truck trying to back in from St. Charles as being "a nightmare." He thought that the northwest corner of the property might be a more suitable location. Potential floodplain issues, he suggested, need to be explored. Commissioner Vondruska concluded by saying that, while he thinks there's a need for daycare he's kind of lukewarm about the location and is not fond of the piecemeal zoning approach the project would require.

Commissioner Mulherin stated his primary concern is that people coming from the north and west would use Emerson to access the facility, and said that the fact that houses haven't been built in that location is telling. He said he didn't think the use would cause any disturbance comparable to recess at a K-5 school, but agrees with all of the comments about the size of the building. He, too, is concerned about any affect the electrical box would have on the sight line for right turns, and indicated that the refuse receptacle can't be in the location proposed. He thinks the residents deserve a better road on Forest, but also believes narrow roads calm traffic. Commissioner Mulherin said he sort of supports the project, but that a lot will depend on the findings of a traffic study and some of the other issues raised.

Commissioner Heming-Littwin stated that she has concerns to similar to those mentioned by other Commissioners, and affirms the importance of a traffic study. Based on her knowledge of the hill on St. Charles Road, and her experience traveling through the intersection with Main during rush hour, she said traffic turning left on to Forest could cause numerous accidents. The trash enclosure, she said, needs to move back on the site. Addressing the meeting's attendees, she explained that the R2 zoning

designation does allow for daycare centers, but that a special use permit is required. Further, she pointed out that a number already exist in residential areas in the Village. She concurs that there must be a reason houses haven't been built on the subject site, and recalled the property coming forward before to create four lots for building three new houses. Commissioner Heming-Littwin stated that daycare is needed business but her opinion of the proposed project would depend on a traffic study and other factors.

Commissioner Fanella agreed that daycares are needed and stated that she doesn't have a problem with placing them in residential areas, given the precedent established by other school facilities. She does, however, think that the flag shape of the site would create a kind of "island residential lot" to the southwest and that is the resident about whom she is concerned. She said that this is her foremost concern about the proposed project, and that she is hesitant to move forward on it. Other concerns, she believes, could be worked out through architectural design and trash location modifications – as long as the traffic study supports the project location – but the flag-lot configuration remains her main concern. Commissioner Fanella thanked Mr. Horney for bringing the project forward.

Commissioner Rodemann reiterated his view that the proposal seems to entail a lot of building and parking lot for the size of the property. He is convinced that a storm-water solution will be needed, and believing there is no "fee in lieu of," contends that construction under the parking lot represents big costs that need to be absorbed by projects that are getting shoe-horned in. He said a traffic study would probably vet out that traffic can be handled, he said, but added that his biggest concern is safety and that his thoughts relative to the ComEd box mirror what others have said. He said the ComEd box and a future monument sign at the southeast corner being 25- to 30-feet between the parking lot exit onto St. Charles Road and Forest Avenue would result in two cars competing for gaps in traffic. While he thinks a building can be designed to fit the site, Commissioner Rodemann said he is not yet sure whether he is in support of the project.

Commissioner Berry commented that his fellow commissioners have covered a lot of the salient points. Through his ownership of a building in the vicinity of the proposed project, he has observed that traffic in the area is scary. Regarding the prospect of adding 300+ vehicles to it, he believes that, ultimately, trips will be made via Forest and Emerson. A left turn off Forest on to St. Charles is a non-starter, he said, adding that he's seen a lot of accidents. Storm-water retention, he thinks, will be required, he said, to avoid adding to any flooding problems. He's all for childcare, but suggested that Mr. Horney might look to evaluate alternative sites, and said he doesn't want to spend much time discussing design now. He is concerned about the "flagged-in" homeowner and the impact of such a project on the quality of life for that resident and others nearby. Given the business district proposed at Main and St. Charles, and the fact that he has seen lots for sale on the same block, he said that if there was an aggregation of properties to create better spacing for commercial property, he would support that. Under the present scenario, however, Commissioner Berry will be challenged to support the site for this type of use.

Commissioner Saeed said he agreed with the concerns expressed by his fellow commissioners, but that his biggest concern is traffic. He said that once a traffic study has been performed he can decide whether or not he is in favor of the project.

Commissioner Hartweg said that while the traffic issue is important, he expects the program's continuous nature, with activity spread-out over time, will moderate traffic congestion. More patrolling will be needed to address bad driving, he continued, adding that the bigger issue in his mind is the small outdoor recreation area proposed. He suggested seeing how the concept plays out, and said that, while Chairperson Loch said her thoughts echoed those of the other Commissioners', and that she appreciates the consideration of Glen Ellyn for the proposed project, as there is a need for childcare. She said she is concerned about the neighbor to the west and is very concerned about the traffic. She told Mr. Horney he can consider the feedback given, and if he decides to come back with solutions via a formal application to the Commission, would be welcome to do so.

Approval of May 14, 2020 Plan Commission Meeting Minutes

Commissioner Heming-Littwin moved to approve the draft minutes of the May 14, 2020 Regular Plan Commission meeting, seconded by Commissioner Fanella, the motion passed unanimously by voice vote.

Trustee's Report

Village Board Trustee Bill Enright announced that restaurants would be reopening for outdoor seating, as dining establishments continue with pick-up service, and expressed hopes people will patronize them.

Chairman's Report

Chairperson Loch wished for everyone to stay safe and healthy – and advised them to stay sharp with practices to avoid getting sick.

Staff Report

Director Springer reported that the Village Civic Center remains closed to the public, but that the administration is evaluating opening for either "appointment only" or some public meetings. She added that the Village would be gauging Plan Commission members' comfort with resuming public meetings. She also said that a large tent, with tables underneath, is to be installed on Duane Street to add additional outdoor seating for restaurants.

Planner Ashbaugh said the new Planning intern is to start the upcoming Monday, June 1st.

Planner Purvis indicated that she expects Plan Commission meetings to be booked for the next couple of months.

Other Business

Commissioner Mulherin said a judge dismissed all but one count in the litigation relative to the Apex 400 development. Director Springer said all but two were dismissed, and that a hearing on the Village's motion to dismiss is being considered for late July.

Planner Ashbaugh said this evening's meeting was the last one in which Phil Hartweg would serve as a Plan Commissioner. He said he appreciated the opportunity to serve, and Chairperson Loch thanked him for his service and his wisdom. Staff said he would now be serving on the Historic Preservation Commission.

Adjournment

After Commissioner Hartweg moved to adjourn the meeting, Chairperson Loch concluded the meeting at 9:20 p.m.

Respectfully submitted,

Barbara Dutton
Recording Secretary

Reviewed by,
Katie Ashbaugh, AICP
Planner



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/20 07:00 PM
Department: Plan Commission
Department Head: Cole Jackson
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 4527)

DOC ID: 4527

Public Hearing Concerning a request for an amendment to the special use permit granted by Ordinance 5347 to allow additional outdoor merchandise at 599 Roosevelt Road (Jewel-Osco)

PETITIONER: Johanna Chacon, Jewel-Osco License Coordinator, is petitioning on behalf of Jewel-Osco for an amendment to their special use permit for the site located at 599 Roosevelt Road.

REQUEST: The petitioner is requesting a public hearing regarding the request for an amendment to the special use permit granted by Ordinance 5347 to allow outdoor sales and storage. The amendment would allow Jewel-Osco to expand their outdoor storage display space for additional storage of merchandise on the site at 599 Roosevelt Road.

**LOCATION/
ZONING:**

The subject property is located on the south side of Roosevelt Road West of S. Park Blvd. in the C3 Commercial District. The surrounding land uses are as follows:

<u>Land Use</u>	<u>Zoning</u>
North: Commercial	C3 Commercial
South: Single Family/Multi-family Residential	R2/R4 Residential
West: Commercial	C3 Commercial
East: Commercial/Office	C3/C4
Commercial/Office	

PUBLIC NOTICE: Notice of the public hearing was published on June 10, 2020 in the Daily Herald. A placard was placed at the site and owners within 250 feet were notified of the public hearing by mail.

COMP PLAN: The Comprehensive Plan highlights most of Roosevelt Road, including the subject property, as a commercial area, calling for the promotion of quality retail, convenience, and auto-oriented commercial uses in the area. The comprehensive plan mentions Jewel's property directly stating that "The Market Plaza and Pickwick Place shopping centers should be maintained and should continue to be improved and upgraded as focal points along the corridor. These centers are quite important in terms of the services they offer and the revenues they generate for the Village. Store mix, the appearance of buildings and parking lots, commercial signage, and site landscaping should continue to be addressed."

BACKGROUND: Outdoor merchandise, storage, promotional activities, or tents require a special use in the C3 zoning district. In 2005, the Village adopted Ordinance 5347 (attached) granting a special use permit to allow Jewel-Osco at 599 Roosevelt Road to utilize a portion of the site for outdoor display of merchandise. Jewel-Osco is now requesting an amendment to the special use permit to allow an expansion of the area permitted to have outdoor seasonal storage on the site. Note, the Plan Commission had some concerns regarding displays in the area in front of the windows. Ultimately, they decided to allow displays in this area, but also requested some fencing be installed to keep pedestrians from going into the street. This fencing was never installed, but there are large yellow delineators that would prevent cars from getting too close to the sidewalk in this area. See attached existing conditions photos.

**PROJECT
SUMMARY:**

The total site is approximately 168,000 square feet and contains a large 64,000 square foot existing structure occupied by Jewel-Osco. Jewel-Osco is requesting approval of an amendment to the special use permit in accordance with Section 10-4-15(B) of the Glen Ellyn Zoning Code to allow additional outdoor merchandise on the north side of their building. While Ordinance 5347 allows four outdoor merchandise locations the petitioner is now requesting four additional locations (total of 7 new displays). See the attached site plan/sketch in the petitioner's packet which shows proposed new areas for storage in red and existing storage areas in green. These locations include a display area under the west canopy entrance, under the east canopy entrance, and between the front window columns (the first two windows next to both front entrances). Staff has confirmed that the additional displays would still allow a clear walking path of at least four feet. Dimensions of each proposed display have been included in the petitioner's packet. The outdoor merchandise may include seasonal plants and produce, summer items (charcoal, firewood, etc.), water/beverage displays, and holiday décor. There are no permanent improvements being proposed on the site.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is requested to conduct a public hearing on the request for an amendment to the special use for proposed additional outdoor storage of merchandise at Jewel-Osco and make a recommendation to approve, approve with conditions, or deny the request. Staff has attached Section 10-10-14 of the Zoning Code for the Commission's use in determining if the criteria for granting a special use permit are met.

ATTACHMENTS:

- Aerial Photo of the Site
- Zoning Map

- Sections from the Comprehensive Plan
- Public Hearing Notice
- Public Hearing Notification Map
- Public Hearing Mailing List
- Petitioner's Application Form
- Site Plan for Outdoor Merchandise
- Photos of Site
- Ordinance 5347
- Section 10-10-14

Note: The certificate of publication from the Daily Herald was not available at time of posting but will be made available at the public hearing.

CC: Staci Springer, Community Development Director

ATTACHMENTS:

- 1. Aerial Photo of the Site (PDF)
- 2. Zoning Map (PDF)
- 3. Sections from the Comprehensive Plan (PDF)
- 4. Public Hearing Notice (PDF)
- 5. Public Hearing Notification Map (PDF)
- 6. Public Notice Mailing List (PDF)
- 7. Petitioner's Application Form (PDF)
- 8. Site Plan Sketches (PDF)
- 9. Photos of Property (PDF)
- 10. Ordinance 5347 (PDF)
- 11. Section 10-10-14 (PDF)

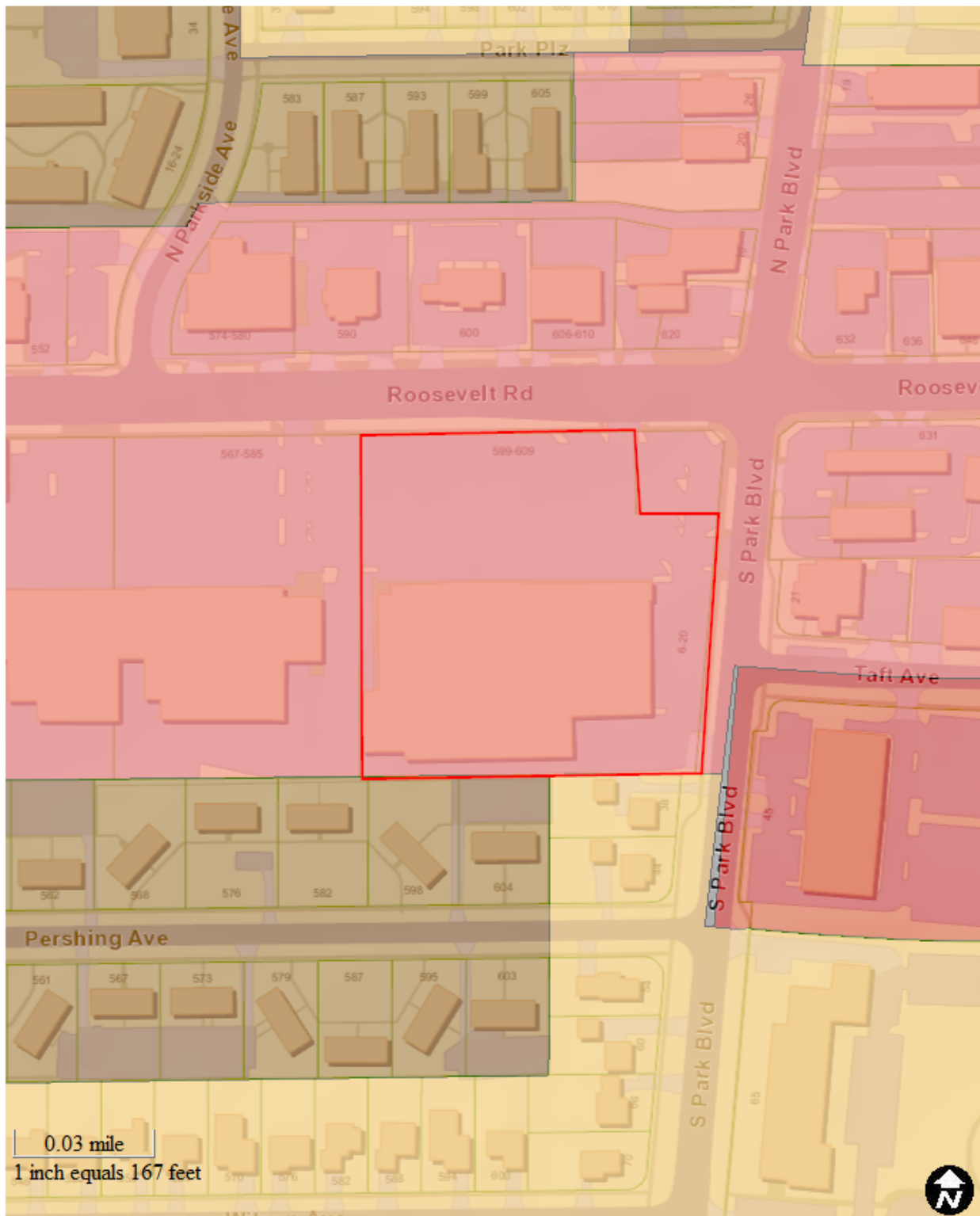


Map created on May 24, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Zoning

Zoning

	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	I1 - Light Industrial
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated

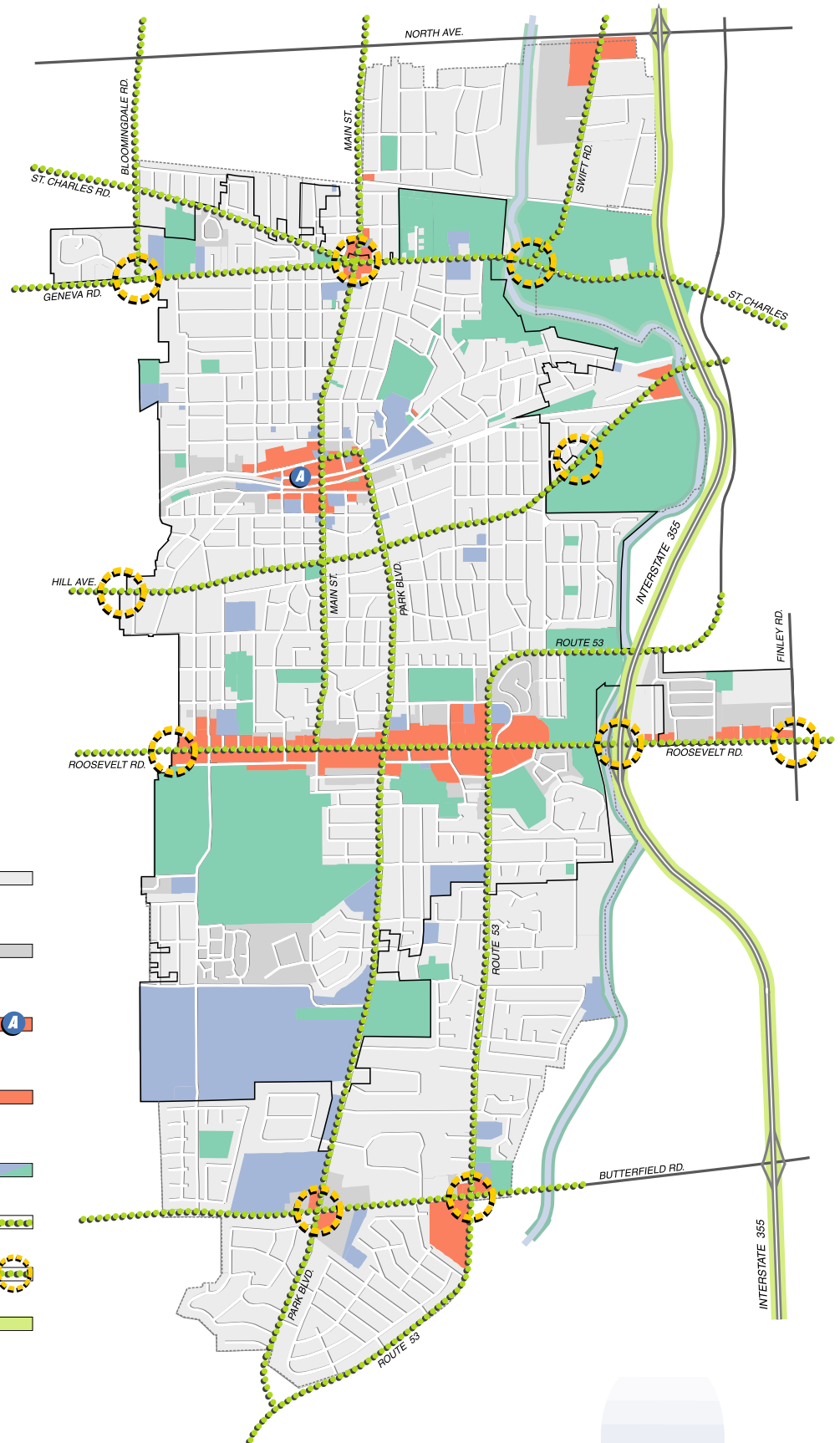
Figure 3

Community Character

The Community-Wide Plan emphasizes the need to protect and enhance Glen Ellyn's established image and appearance. Each component of the Plan strives to ensure that future improvements and developments are compatible with and complement the traditional character of the community. Figure 3 summarizes several of the features mentioned in the Plan that contribute to the appearance and character of Glen Ellyn. The Plan promotes increased public awareness of this important aspect of Glen Ellyn and encourages new discussion and consideration of "community character" in the future.

Map Legend:

- Maintain the traditional distinguishing characteristics of existing neighborhoods. 
- Ensure that new residential development is compatible with existing neighborhoods. 
- Reinforce the historic scale, character and pedestrian orientation of Downtown. 
- Improve the appearance of other commercial, business and mixed-use areas. 
- Enhance parks, open spaces and public buildings as focal points and landmarks. 
- Upgrade the appearance of Route 53 and other major street corridors. 
- Improve community "gateways" and "wayfinding" signage. 
- Work with the Tollway Authority to enhance the I-355 corridor. 



Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pettigrew, Allen & Payne, Inc. • Parsons Transportation Group • April 2001

Figure 5

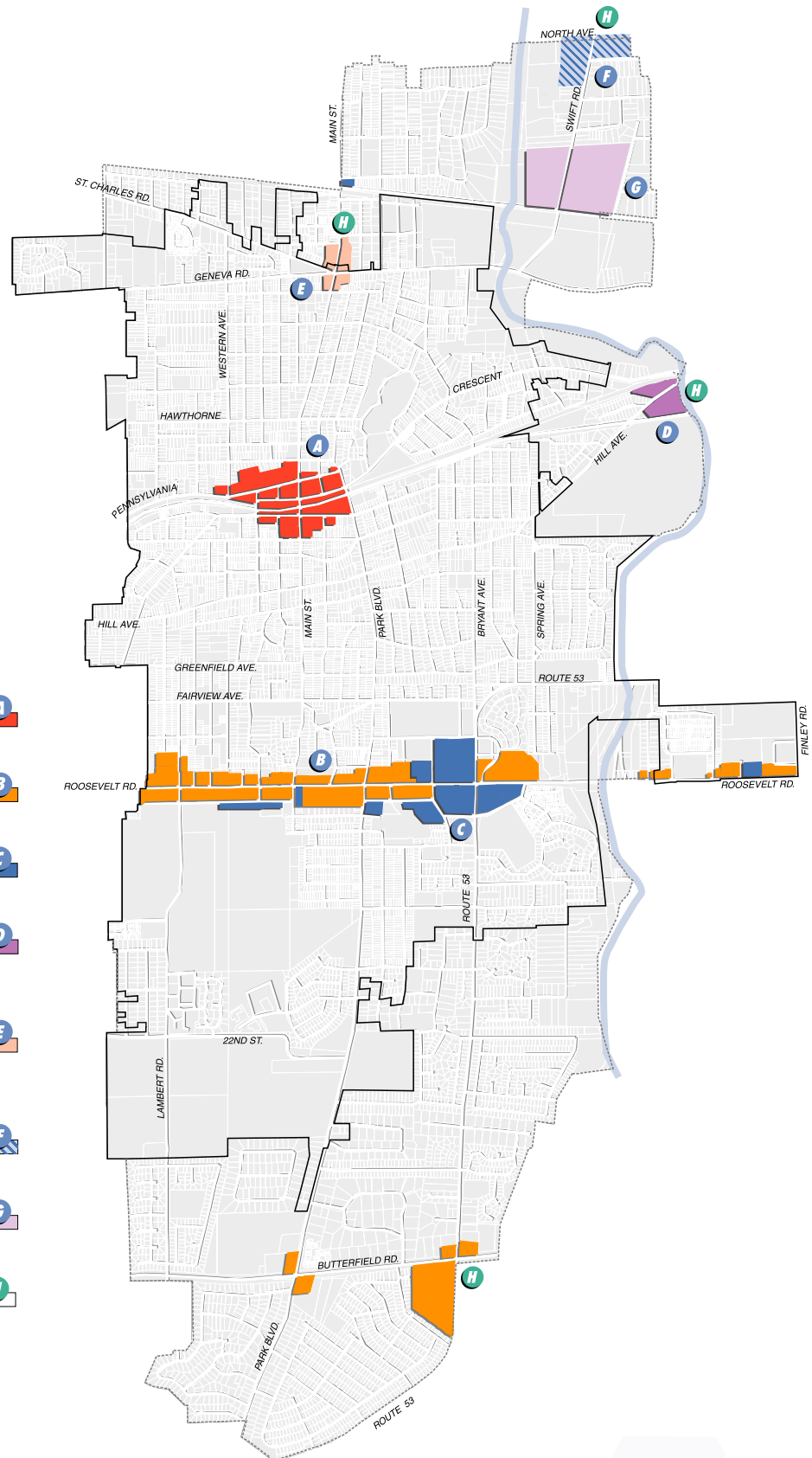
Commercial Area Policies

The Community-Wide Plan strives to strengthen and reinforce the role and function of Glen Ellyn's commercial and business areas. The Plan establishes policies for improving and upgrading Downtown, Roosevelt Road, and other existing commercial areas, and for promoting compatible new commercial and office development in selected locations.

Map Legend:

-  Strengthen Downtown as Glen Ellyn's multi-purpose, pedestrian-oriented retail and service focal point.
-  Upgrade Roosevelt Road as a location for retail, convenience and auto-oriented commercial uses.
-  Continue to promote quality new office development within Glen Ellyn's business areas.
-  Maintain the small cluster of business uses along Hill Avenue as a limited light industrial area.
-  Revitalize Five Corners as a neighborhood service area, a showcase for local history, and an attractive gateway to the community.
-  Promote new commercial and office development as a part of the "Mixed-Use Development Areas" at North Avenue and Swift Road.
-  Support Commonwealth Edison's plans to upgrade training, office and power distribution facilities.
-  Explore the possibility of annexing nearby unincorporated commercial and business areas.

NOTE: See Section 3 for more detailed recommendations related to Downtown, Roosevelt Road and Five Corners.



Improvement and Development Guidelines

Roosevelt Road should be upgraded as an attractive and convenient mixed-use corridor that serves and supports the Glen Ellyn community and the surrounding region. It should be improved as a major traffic carrier, a site for a wide range of land uses, a shopping and business areas for nearby residents, an employment center, and a more safe and convenient area for pedestrians and cyclists.

The image and appearance of Roosevelt Road should continue to be improved. Since it carries large numbers of motorists on a daily basis, it is perhaps the most highly visible part of the Village. It serves as the “front door” to the Village and several neighborhoods.

Too often, major traffic corridors create physical barriers and become obstacles to community life and activity. Corridors usually function as “separators” between neighborhoods and land-use districts. However, Roosevelt Road should become a “connector” which links together and unites the north and south sides of Glen Ellyn, as well as the neighborhoods east and west of the I-355 expressway.

Improvement and development recommendations for Roosevelt Road are described below and highlighted in Figures 16 through 19. Recommendations relate to: a) land-use, b) sites and buildings, c) traffic circulation, d) parking, and e) streetscape.

LAND-USE:

- Roosevelt Road should continue to be the site of a wide range of retail stores, business and personal services, restaurants, and

offices. It should accommodate both community-wide and high-way-oriented commercial uses, and many of the businesses should continue to be oriented to motorists utilizing this important regional route.

- The basic land-use pattern and development character of Roosevelt Road is essentially established. Most existing buildings are in adequate structural condition and major land-use changes are unlikely. However, the Village should encourage the enhancement of existing businesses and the improvement of properties in decline, and promote high-quality new development and redevelopment in selected locations.
- Office uses should continue to be promoted, particularly in the blocks near the existing office parks and along Taft and Pershing on the southern edge of the commercial area. Office uses are appropriate in the blocks east of I-355.
- The Market Plaza and Pickwick Place shopping centers should be maintained and should continue to be improved and upgraded as focal points along the corridor. These centers are quite important in terms of the services they offer and the revenues they generate for the Village. Store mix, the appearance of buildings and parking lots, commercial signage, and site landscaping should continue to be addressed.
- While Roosevelt Road will continue to be oriented to auto traffic, there are several blocks with concentrations of retail and service establishments where the pedestrian environment should be improved. In particular, the blocks between Market Plaza and Pickwick Place should be better connected and made more convenient for pedestrians. Possible improvements include special sidewalk treatment, small-scale street furniture, pedestrian-scale lighting, pedestrian crosswalks, and related projects.
- Opportunities for new development and redevelopment along Roosevelt Road include vacant parcels and vacant buildings, and marginal and low-intensity uses. Since many of these properties occupy very small sites, the combination and consolidation of multiple properties should be encouraged in order to create more attractive redevelopment sites for contemporary commercial uses. Specific redevelopment sites are highlighted in a following section.
- While retail and commercial uses that serve the needs of nearby neighborhoods and the surrounding community are preferred for most commercial blocks along Roosevelt Road, many of the small sites may prove to be more marketable for uses that require less parking and customer access, such as free-standing office/research or “high-tech” businesses. These uses should be considered for the blocks along the north side of Roosevelt Road between Main Street and Newton Avenue, and for blocks just east of I-355.
- Several of the multi-family residential properties located north and south of the commercial area are characterized by deferred maintenance, excessive land coverage, a lack of open space, physical separation from other residential areas, and other

NOTICE OF PUBLIC HEARING

Johanna Chacon, applicant on behalf of Jewel-Osco is requesting a public hearing for a Special Use Permit in accordance with Section 10-4-15(B) of the Glen Ellyn Zoning Code to allow additional outdoor merchandise to be stored on the north side of their building at 599 Roosevelt Road. The proposed additional outdoor merchandise includes seasonal plants and produce, summer items (charcoal, firewood, etc.), water/beverage displays, and holiday décor. The Glen Ellyn Plan Commission will conduct a public hearing to consider the Special Use request on Thursday June 25, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.

The subject property is located on the west side of Park Boulevard south of Roosevelt Rd. in the C3 Service Commercial Zoning District and is legally described as follows:

THE NORTH 467.0 FEET (EXCEPT THE WEST 1166.82 FEET THEREOF) OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTH 467.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WESTERLY OF THE CENTER LINE OF PARK BOULEVARD OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL ALSO KNOWN AS TRACT 1 OF JOHN S. WAGNER'S PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31 1956 AS DOCUMENT 798962, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE THOSE PORTIONS OF THE PREMISES LYING IN THE ROOSEVELT (ROUTE 38) ROAD AND PARK (JOLIET ROAD) BOULEVARD RIGHT-OF-WAYS

P.I.N. 05-23-104-037

Plans related to the proposed project are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. These plans and a staff report will be posted on the Village's website for public viewing no later than Friday, June 19, 2020. If you have questions, please contact Cole Jackson, Associate Planner, at (630) 547-5246.

On March 16, 2020, Governor Pritzker issued Executive Order. No. 5 in response to COVID-19, which temporarily suspended certain requirements of the Open Meetings Act ILCS 120 allowing Plan Commission members to participate electronically in meetings. The Public is welcome to observe and participate in all meetings of the Plan Commission.

Any public questions or comments should be submitted in advance of the meeting via email to cjackson@glenellyn.org. All public comments received by 5:00 pm on Thursday, June 25, 2020 will be read into the record at the public hearing. The public may also observe and participate in the meeting in progress on Zoom. The Zoom information is provided below.

Join from a PC, Mac, iPad, iPhone or Android device:

Please type this URL into your browser to join.

<https://zoom.us/j/99032744628?pwd=ZUhzS09JVG5PTGI5ZTh6RjIva0MzUT09>

Password: 755477

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 990 3274 4628

Password: 755477

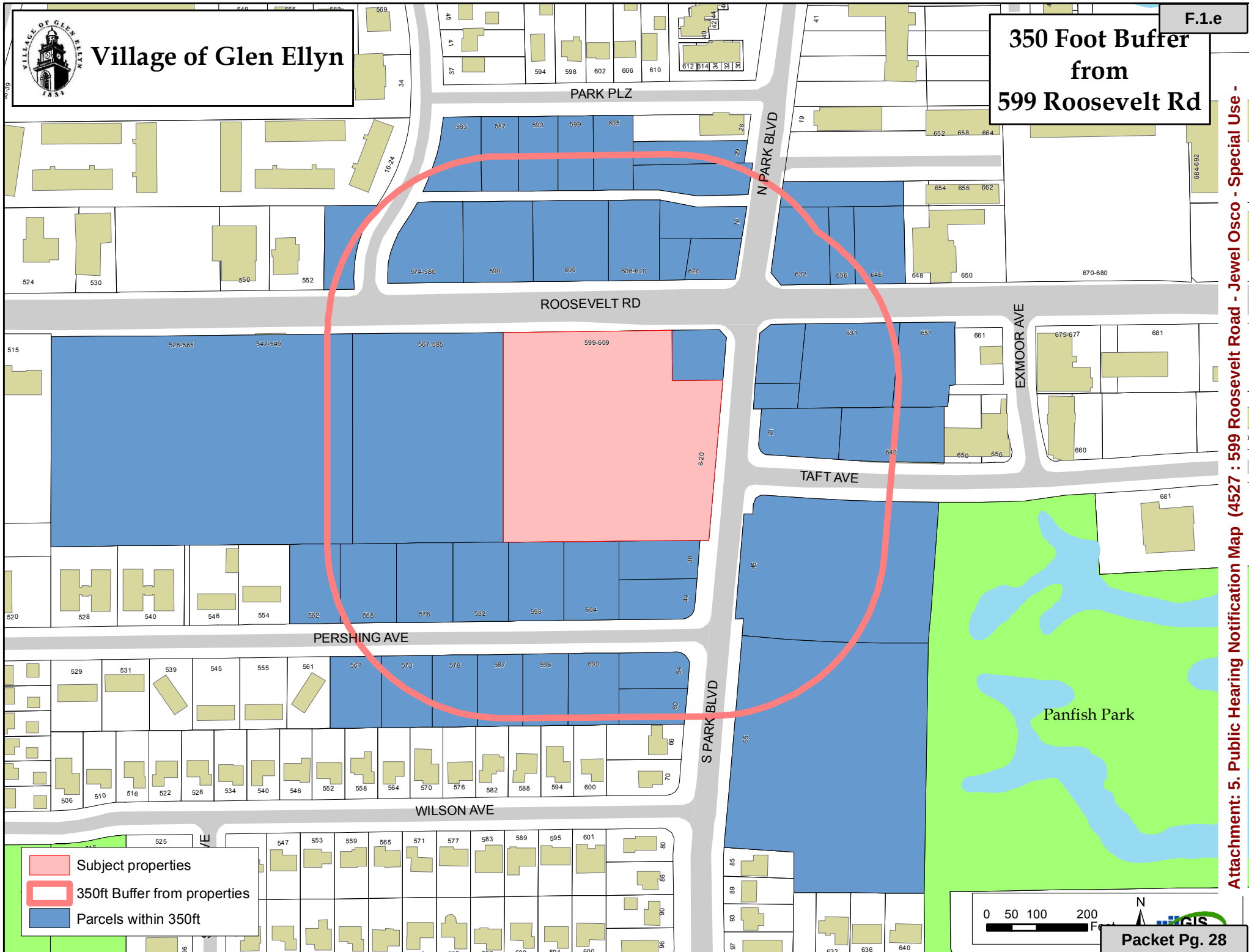
Questions and comments after the meeting can be emailed to cjackson@glenellyn.org. These temporary meeting procedures will be eliminated once the emergency declaration is lifted.



Village of Glen Ellyn

**350 Foot Buffer
from
599 Roosevelt Rd**

F.1.e



PIN	BILLNAME	BILLSTNUM	BILLSTDIR	BILLSTNAME	BILLAPT
0523200023	2ND GEN PROP-GE1 LLC	5615	S	HARLEM	
0523203006	45 S PARK BLVD LLC	401		HUEHL RD	1A
0514314026	593 PARK LLC	1140		HYGATE DR	
0514314032	BANK OF AMERICA	101	N	TRYON ST	
0523206001	BERAN, ROBERT J	54	S	PARK BLVD	
0523104025	BRIDGE COMMUNITIES INC	675		EUCLID	
0523200022	BUISHAS REAL ESTATE HOLD	21	S	PARK BLVD	
0514314035	BUTTERMILK HONEY LLC	110	N	YORK RD	
0523133005	CALUSER, CALIN	148		GROVE AVE	
0514314005	CRUGER, TIMOTHY S	3943		GARNETTE CT	
0523108007	CULLINAN, TIMOTHY & A	9690		REDING CIR	
0514419048	DOUGH MGMT INC	944		ENTERPRISE DR	
0523200012	GLENGOLD HOSPITALITY LLC	890	E	OGDEN AVE	
0523104024	GOWOROWSKI, MICHAEL R	916		TURNBRIDGE CIR	
0514314006	HAMILTON, STEVE	2S477		MADISON AVE	
0523133004	INGRAM, DONNIE & HILDA	568		PERSHING AVE	D
0523108003	J BERMAN PROPERTIES LLC	7222		WHITTIER DR	
0523104020	KNIGHTON, ANGELA M	946	S	HAWTHORNE AVE	
0514314024	LIBERTY PARTNERS PARK LLC	26W016		GOLD FINCH CT	
0514314033	MALLOYS FINEST WINES	580		ROOSEVELT RD	
0523133002	MAPLE, P	1007		HARVARD	
0523104006	MARKET PLAZA 450 LLC			PO BOX 4900	
0523104026	MARTINEZ, PHILLIP	38	S	PARK BLVD	
0523206002	MENDOZA, ANDREA C	60	S	PARK BLVD	
0523104022	NDCV PROPERTIES INC	1219		SURREY RD	
0523104027	NIFORATOS, DIMITRI	44	S	PARK BLVD	
0514314019	OLB LLC	110	N	YORK RD	
0523108004	ONORATO, THOMAS F	22W345		1ST ST	
0514419043	PICKWICK ASSOC LTD PART	650		ROOSEVELT RD	
0514314022	PICKWICK ASSOCIATES	650		ROOSEVELT RD	204
0514419046	PREWETT, ROBERT H	636		ROOSEVELT RD	
0523200002	RDK VENTURES LLC	4080	W	JONATHAN MOORE	
0514314013	RYAN, LLC			PO BOX 460189	
0514312020	SCHOENBORN PROPERTIES I	28W211		CANTIGNY DR	
0523108005	THEROS, DENNIS & ANDRONIKI	1219		SURREY RD	
0523133006	THIESE, BRIAN	347		ASHBURY LN W	7
0523104023	TRIEU, MINH & TAYNA L	1160		WHITEHALL ST	
0523133001	VATANI, PAYAM	568		PERSHING AVE	A
0514314015	WEBSTER, MICHAEL E	1730		PARK ST	220
0523108002	WEGLARZ, RUSSELL & LAURIE			PO BOX 1167	
0523133003	WOO, PERRY N			PO BOX 6430	

BILLCITY	BILLSTATE	BILLZIP	BILLZIPSUF
CHICAGO	IL	60638	0000
NORTHBROOK	IL	60062	0000
ROSELLE	IL	60172	0000
CHARLOTTE	NC	28255	0000
GLEN ELLYN	IL	60137	0000
GLEN ELLYN	IL	60137	0000
GLEN ELLYN	IL	60137	0000
ELMHURST	IL	60126	0000
GLEN ELLYN	IL	60137	0000
NAPERVILLE	IL	60564	0000
DES PLAINES	IL	60016	0000
MOKENA	IL	60448	0000
NAPERVILLE	IL	60563	2835
NAPERVILLE	IL	60540	0000
WARRENVILLE	IL	60555	0000
GLEN ELLYN	IL	60137	0000
DARIEN	IL	60561	0000
ELMHURST	IL	60126	0000
CAROL STREAM	IL	60188	0000
GLEN ELLYN	IL	60137	0000
VILLA PARK	IL	60181	0000
SCOTTSDALE	AZ	85261	4900
GLEN ELLYN	IL	60137	0000
GLEN ELLYN	IL	60137	0000
ADDISON	IL	60101	0000
GLEN ELLYN	IL	60137	0000
ELMHURST	IL	60126	0000
GLEN ELLYN	IL	60137	0000
GLEN ELLYN	IL	60137	5840
GLEN ELLYN	IL	60137	0000
GLEN ELLYN	IL	60137	0000
COLUMBUS	IN	47201	0000
HOUSTON	TX	77056	0000
WINFIELD	IL	60190	0000
ADDISON	IL	60101	0000
ROSELLE	IL	60172	4788
LOMBARD	IL	60148	0000
GLEN ELLYN	IL	60137	0000
NAPERVILLE	IL	60563	0000
PLAINFIELD	IL	60544	0000
TORRANCE	CA	90503	0000

APPLICATION FOR SPECIAL USE PERMIT

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The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: 09/06/19 Application No: _____

Name of Applicant: Jewel Food Stores, Inc dba Jewel Food Store #3340

Address of Applicant: 599 E. Roosevelt Road, Glen Ellyn 60137

Business Phone: 630-858-9096 Fax: n/a

Home Phone: n/a Mobile Phone: n/a

Email: johanna.chacon@jewelosco.com

Property Interest of Applicant: Manager/Representative

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Market Plaza 450 LLC

Address of Owner: 20720 Civic CTR Dr., Suite 310, Southfield, MI 48076

Business Phone: 630 453 0489 Fax: n/a

Home Phone: n/a Mobile Phone: n/a

Email: Bridget Goggin <bgoggin@rptrealty.com>

Property Address: 599 E. Roosevelt Road, Glen Ellyn, IL 60137

Legal Description of Property:

See Attached.

Permanent Index No. (PIN): 05-23-104-037 Zoning: Property Class C

Lot Dimensions: See Attached Lot Area: 3.84 Acres

Present Use:

Retail Food Store

Requested Use/Construction:

Permission to temporarility display seasonal/holiday product outside of the store.

Estimated Date to Begin New Use/Construction: 09/16/19

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

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n/a

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

Please see attached document

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

Display set up will meet the applicable requirements and will not cause obstruction to their users or neighbors.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

Display area will be maintain clean and organized.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

Displays will not block or disturb Jewel-Osco customers or its neighbors.

CLEAR PAGE

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

Displays will be treated in the same manner as any other area within the store.

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:

Displays will not create additional cost or services.

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

Display will not produce excessive noise or conditions detrimental to Jewel-Osco customers or its neighbors.

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

Display will not have the need for vehicle use.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

Will not increase potential for flood damage to the property or adjacent properties.

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:

Will not cause damage to any feature.

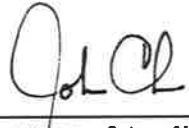
CLEAR PAGE

I (We) certify that all of the statements and documents submitted as part of this application 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 Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

<u>9/6/19</u> Date	<u>Johanna Chacon</u> Print Name	 Signature of Applicant
_____ Date	_____ Print Name	_____ Signature of Applicant
_____ Date	_____ Print Name	_____ Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED
BY COMPLETING THIS APPLICATION IN DETAIL**

OWNERSHIP BY LAND TRUST

CLEAR PAGE

Date: _____

Address: _____

Legal Description:

See Attached

TRUSTEE: _____ TRUST NO.: _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

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Name: _____ Address: _____

OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: 3/5/19Address: 19 W 44TH ST, 10TH Floor, Ste 1002 New York, NY 10036

Legal Description:

See Attached

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST
OWNED IN EXCESS OF 5% OF STOCK)

Name: <u>THE VANGUARD GROUP</u>	Address: <u>100 Vanguard Blvd. Malvern, PA 19355</u>	% <u>14.9</u>
Name: <u>Black Rock Inc</u>	Address: <u>55 East 52nd Street New York, NY 10022</u>	% <u>19.2</u>
Name: <u>WELLINGTON MANAGEMENT GROUP</u>	Address: <u>280 Congress Street Boston, MA 02210</u>	% <u>8.4</u>
Name: <u>MACQUARIE GROUP LIMITED</u>	Address: <u>50 Martin Place Sydney, New South Wales, Australia</u>	% <u>10.3</u>
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
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Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, MARKET PLAZA 450 LLC owner of the property described as

599 E. Roosevelt Road, GLEN ELLYN, IL 60137

verify that Jewel Food Stores, Inc

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

OWNER SIGNATURE

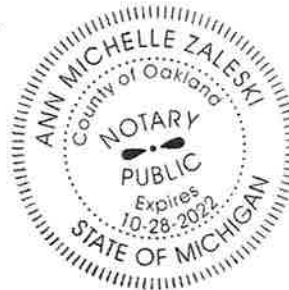
Raymond S. Meri
Chief Accounting Officer
Market Plaza 450 LLC

Subscribed and sworn to before me this

26th day of February, 2020

Notary Public

ANN MICHELLE ZALESKI
 Notary Public, State of Michigan
 County of Oakland
 My Commission Expires 10-28-2022
 Acting in the County of Oakland



LETTER OF AUTHORIZATION

CLEAR PAGE

I, _____, Registered Land Surveyor with the State of Illinois, hereby authorize a representative from the Village of Glen Ellyn to record the plat(s) or plan(s) prepared by me for:

Signature

Date

IDNR ENDANGERED SPECIES CONSULTATION

An Endangered Species Consultation may be required for your project. If an Endangered Species Consultation is required as part of your application, the Online Ecological Compliance Assessment Tool (EcoCAT) must be completed and a copy of the final report from the Illinois Department of Natural Resources (IDNR) should be included in your Special Use Permit application packet. The online EcoCAT information and application can be found at <https://dnr.illinois.gov/ecopublic/>.

Below is information directly from the EcoCAT Frequently asked Questions, regarding which actions require consultation and which are exempt from consultation.

What actions require consultation?

Any action that will change existing environmental conditions, i.e. anything that disturbs the land, water, or air. Examples include:

- construction
- discharge of pollutants or application of chemicals into the air, water, or land
- dredging any naturally occurring materials
- re-zoning from a non-urban classification to an urban classification (e.g. from agricultural to residential) or a change from one urban classification to another on land not used in its entirety for the original classification
- subdivision and other development plats
- infrastructure alterations (utilities, roads, sewers)
- land management
- alteration, removal, excavation or plowing of non-farmed, non-cultivated areas
- altering existing topography
- annexations
- parks, stream, or lake modifications

What actions are exempt from consultation?

Unless it is evident that they could directly or indirectly affect an endangered or threatened species or a Natural Area, the following actions are exempt from consultation:

- mowing within maintained highway rights-of-way
- routine resurfacing and application of oil and gravel to existing roads
- maintenance or repair of existing structures
- actions under a Department-approved management plan undertaken to maintain or improve natural ecosystem conditions or to re-establish pre-settlement vegetation conditions (such as prescribed burns, spot application of herbicides or brush clearing)
- maintenance of existing lawns, yards, and ornamental plantings
- routine cultivation of agricultural lands
- change of zoning requests for land currently zoned, developed, and used in its entirety for commercial, industrial, or residential purposes

KANE DUPAGE SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION

A Land Use Opinion from the Kane DuPage Soil and Water Conservation District may be required to be submitted with an application for approval of a Special Use Permit. If a Land Use Opinion is required for your project, the required fee and application should be submitted directly to the Kane DuPage Soil and Water Conservation District. A link to this typing enabled form can be found at <http://www.kanedupageswcd.org/pdfs/LUO/LandUseOpinionApp13.pdf>.

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: Jewel-Osco Outdoor Display Special Use Permit
- II. OWNER:
- A. Owner of Property: Market Plaza 450 LLC
- B. Owner's Address: 20720 Civic CTR Dr., Suite 310, Southfield, MI 48076
- C. Owner's Home Phone Number: 630 453 0489 Fax: n/a
- D. Owner's Work Phone Number: n/a
- E. Owner's E-mail: Bridget Goggin <bgoggin@rptrealty.com>
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- III. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: Johanna Chacon
- B. Petitioner's Address: 150 E. Pierce Rd., Itasca, IL 60143
- C. Petitioner's Home Phone Number: n/a
- D. Petitioner's Work Number: 630 948 6010
- E. Petitioner's E-mail: johanna.chacon@jewelosco.com
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: 599 E. Roosevelt Road, Glen Ellyn
- B. Acreage of Parcel: 3.84 Acres
- C. Permanent Index Number(s): 05-23-104-037
- D. Legal Description (Please attach)
- V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and

the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

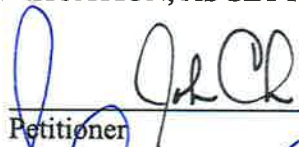
Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.



 Petitioner



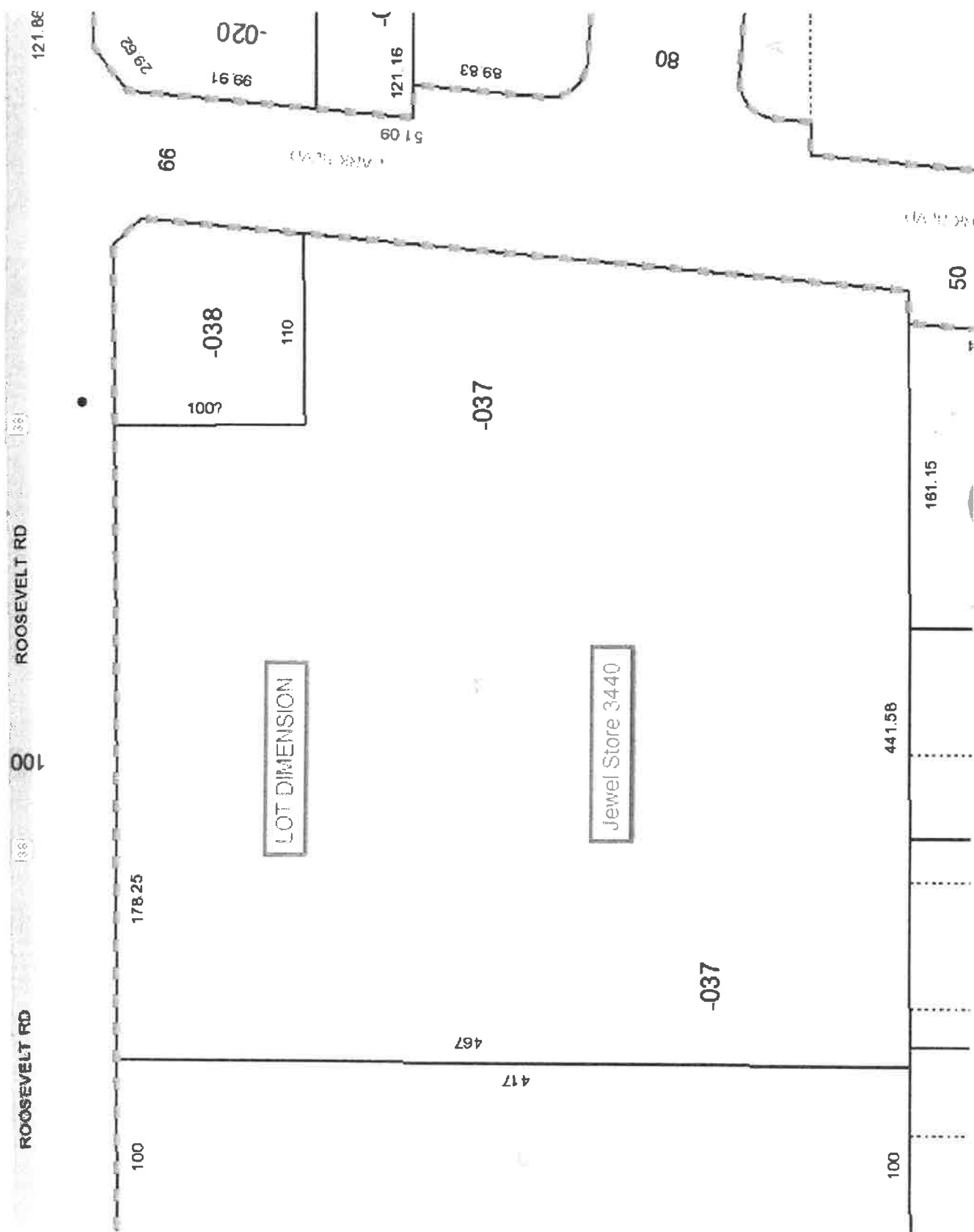
 Owner

Date: _____

Village of Glen Ellyn

By: _____
 Planning and Development Director

Date: _____



599 E. Roosevelt Road, Glen Ellyn

LEGAL DESCRIPTION

The North 467.0 feet (except the Nest 1166.82 feet thereof) of the Northeast Quarter of the Northwest Quarter of Section 23 and the North 467.0 feet of that part of the Northwest Quarter of the Northeast Quarter lying Westerly of the Center Line of Park Boulevard of Section 23, Township 39 North, Range 10, East of the Third Principal Meridian, said parcel also known as Tract 1 of John S. Wagner's Plat of Survey, according to the Plat thereof recorded May 31 1956 as Document 798962, in DuPage County, Illinois.

Excepting from the above those portions of the premises lying in the Roosevelt (Route 38) Road and Park (Joliet Road) Boulevard right-of-ways.

RE: Special Use Permit
Jewel-Osco #3340
599 Roosevelt Road
Glen Ellyn, IL 60137

Dear Members of the Glen Ellyn Plan Commission:

Jewel-Osco would like to request permission from the Village of Glen Ellyn to add additional outdoor display areas at the above caption location.

The attached diagram outlines, in red, **THREE** areas with the specific location, layout and dimensions of these new outdoor display areas.

- Area F (Under West Canopy) - *Display Area size – 3' W x 29' L x 6' H*
- Area G (Under East Canopy) – *Display Area size – 3' W x 18' 4" L x 6' H*
- Area H – located between the front window columns.
 - Display Area (1) 2' 5" W x 18' L x 5' H*
 - Display Area (2) 2' 5" W x 17' 3" L x 5' H*
 - Display Area (3) 2' 5" W x 16' 3" L x 5' H*
 - Display Area (4) 2' 5" W x 18' 3" L x 5' H*

The display areas will allow the store to showcase additional seasonal or high demand product such as:

- **April thru July**
 - Seasonal Plants & Produce - i.e. Hydrangeas, Hanging Baskets, Potted Plants, Watermelon.*
 - Summer Items - i.e. Charcoal, Firewood, Soil.*
 - Water/Beverage Displays (April thru July)*
- **September thru December**
 - Holiday Décor - i.e. Pumpkins, Wreath, Firewood.*

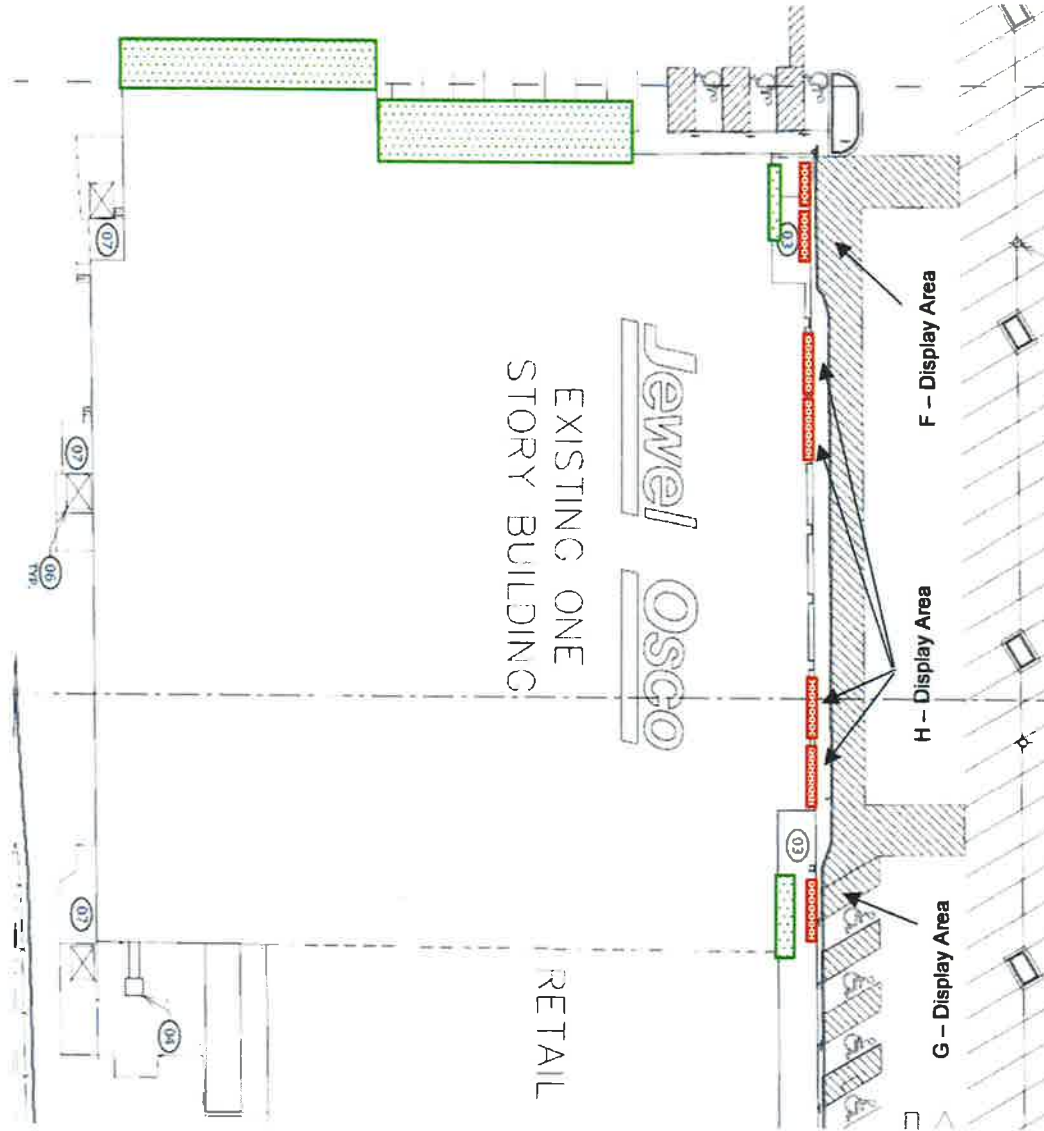
Product will remain outdoors throughout the evening and will be displayed for the seasonal period agreed upon or until product is depleted.

In addition, depending on the amount of product remaining, displayed product may be shifted between display areas throughout the season in order to enhance the look of the store or to accommodate additional product display.

Approved display dimensions will be considered when shifting product in between display areas.

Sincerely,

Johanna Chacon
 Assistant Secretary



Proposed Area (F), (G) and (H) to be utilized for Seasonal Displays between April thru July and September thru December.

Example:

- Seasonal Plants & Produce (April thru July)
 - i.e. Hydrangeas, Watermelon
- Summer Items (April thru July)
 - i.e. Charcoal, Firewood
- Water/Beverage Displays (April thru July)
- Holiday Décor (September thru December)
 - i.e. Pumpkins, Wreath, Firewood

EXHIBIT F

DISPLAY AREA 6' (H) x 3' (W) x 29' (L)

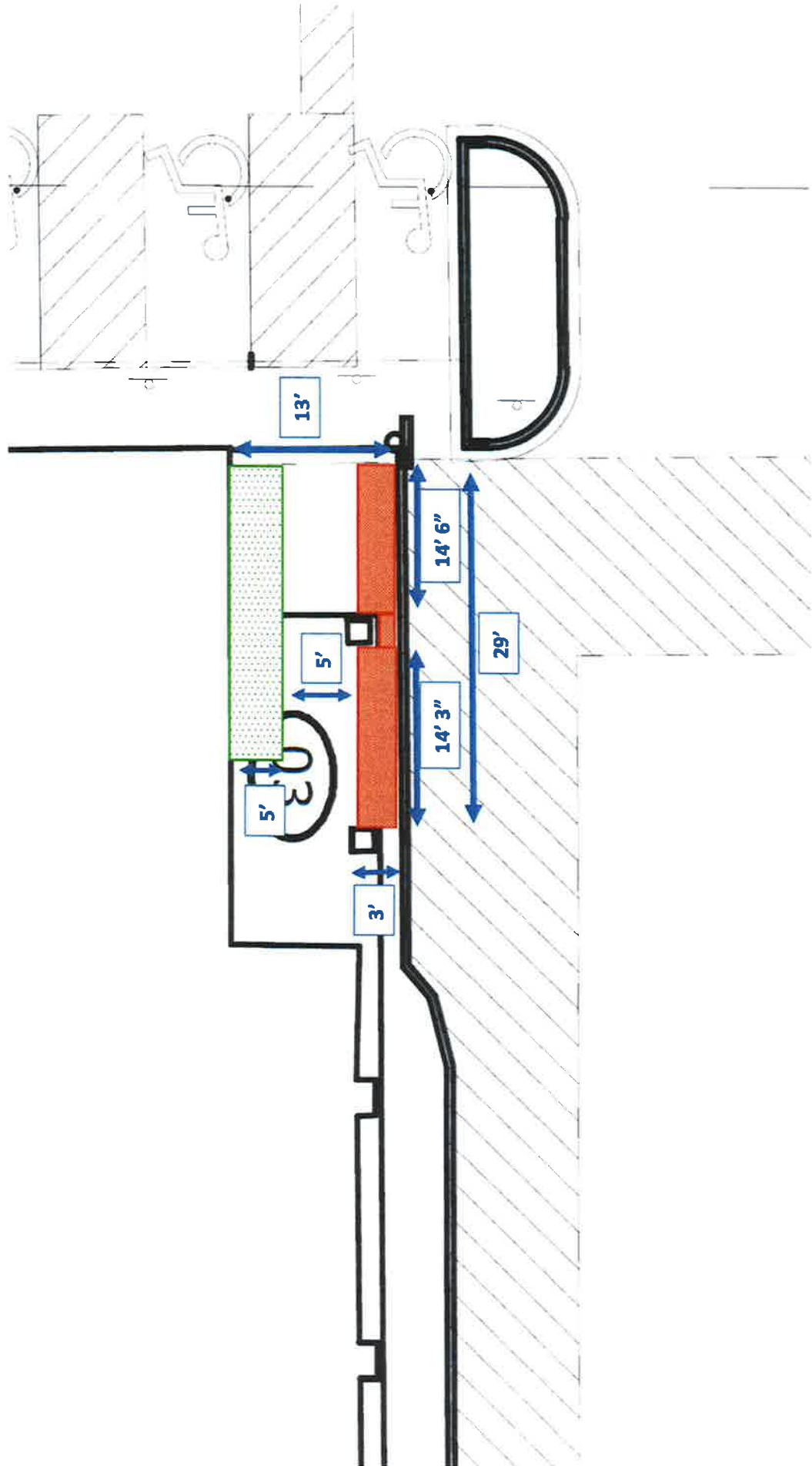


EXHIBIT G

DISPLAY AREA 6' (H) x 3' (W) x 18' 4" (L)

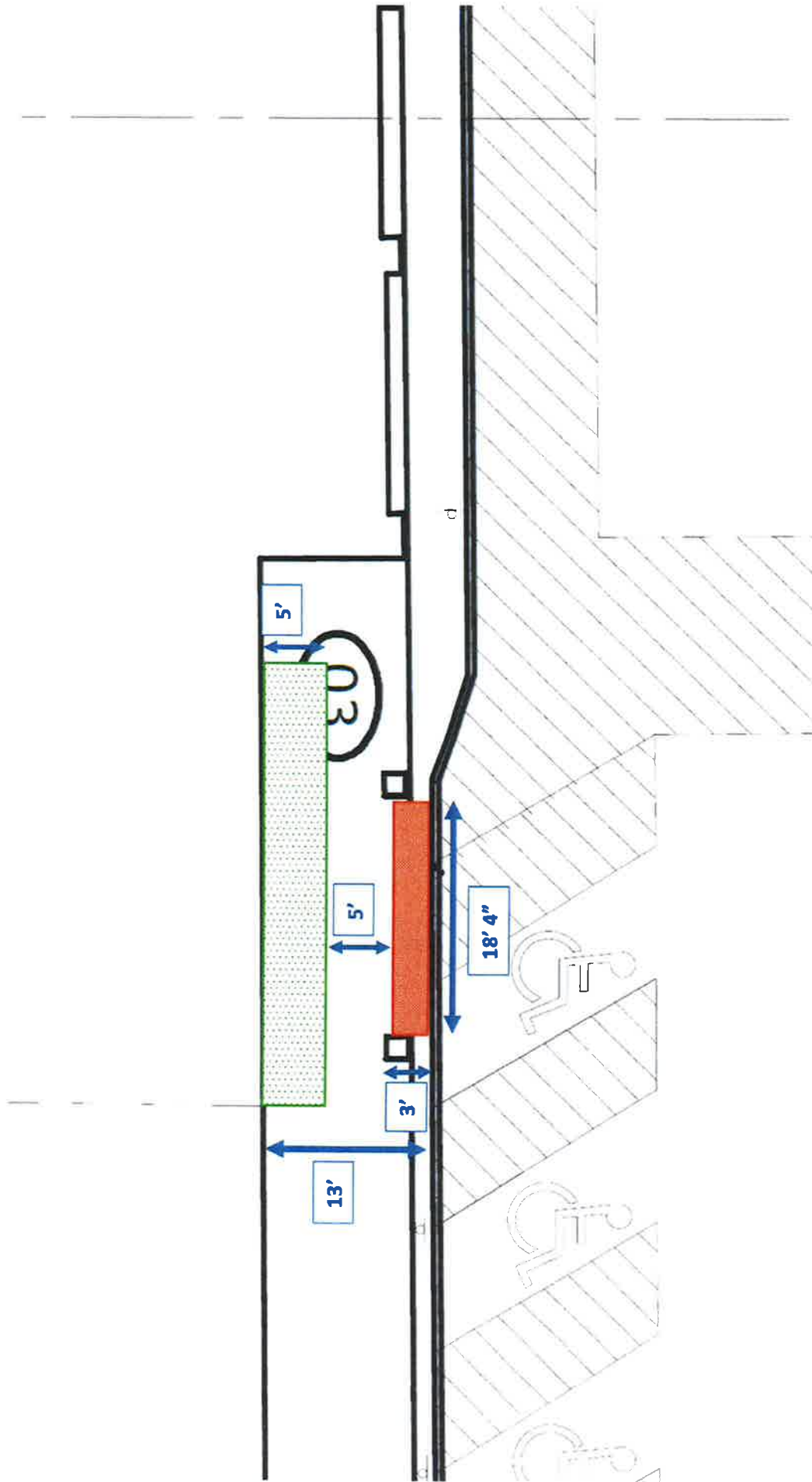
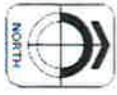
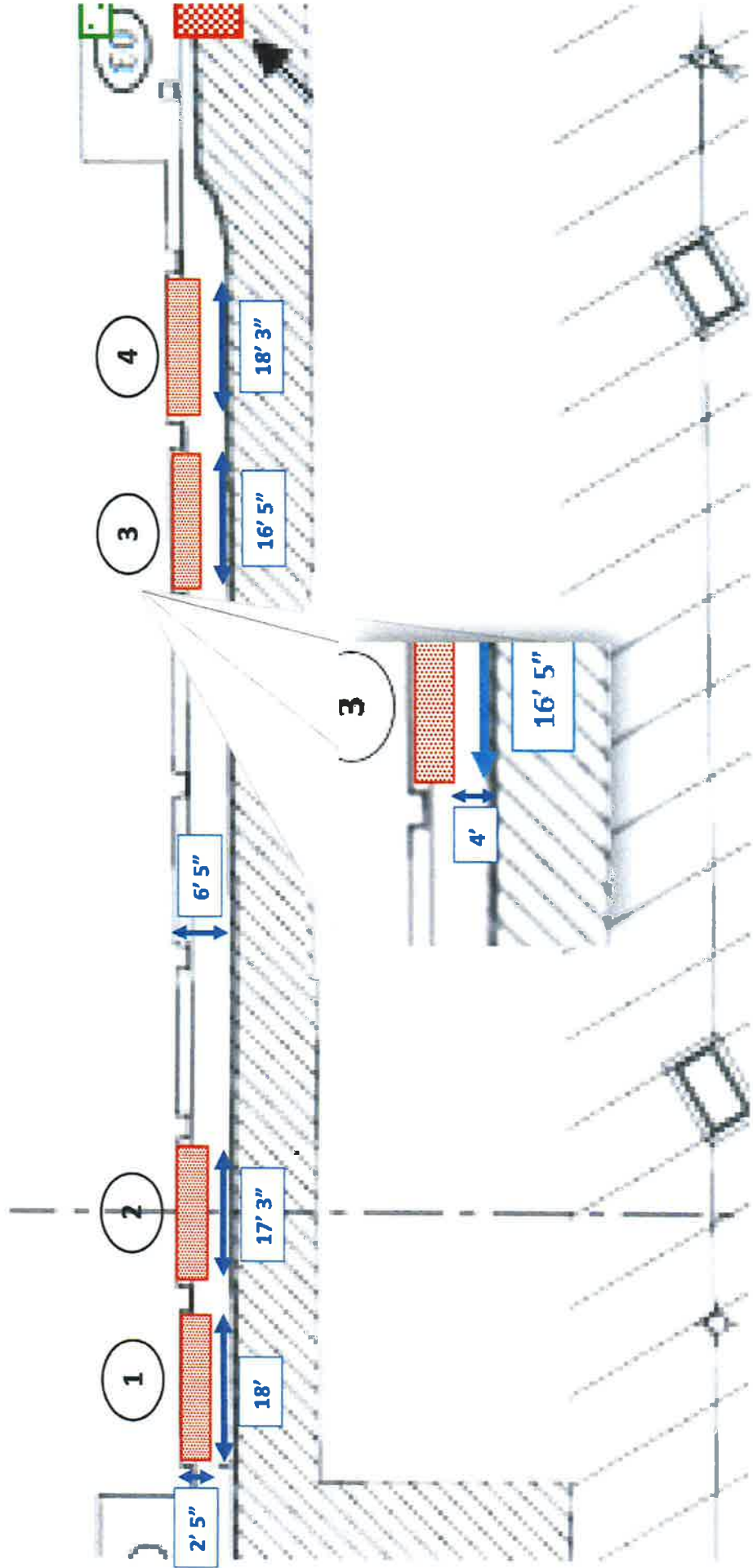


EXHIBIT H

DISPLAY AREA (1) 5' (H) x 2' 5" (W) x 18' (L)
DISPLAY AREA (2) 5' (H) x 2' 5" (W) x 17' 3" (L)
DISPLAY AREA (3) 5' (H) x 2' 5" (W) x 16' 3" (L)
DISPLAY AREA (4) 5' (H) x 2' 5" (W) x 18' 3" (L)





Attachment: 9. Photos of Property (4527 : 599 Roosevelt Road - Jewel Osco - Special Use - Outside



Attachment: 9. Photos of Property (4527 : 599 Roosevelt Road - Jewel Osco - Special Use - Outside





VILLAGE OF GLEN ELLYN

ORDINANCE NO. 5347

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR OUTDOOR SALES AND STORAGE
FOR JEWEL-OSCO
LOCATED AT 599 ROOSEVELT ROAD

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 28TH DAY OF MARCH, 20 05 .

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 29TH
day of MARCH, 20 05 .

ORDINANCE NO. 5347

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR OUTDOOR SALES AND STORAGE
FOR JEWEL-OSCO
LOCATED AT 599 ROOSEVELT ROAD

WHEREAS, Jewel-Osco located at 599 Roosevelt Road in Market Plaza has petitioned the Village President and Board of Trustees for approval of a Special Use Permit in accordance with Section 10-4-11(B)13 of the Glen Ellyn Zoning Code to allow outdoor sales and storage at the store; and

WHEREAS, the subject property is zoned C3 Service Commercial District and is legally described as follows:

THE NORTH 467.0 FEET (EXCEPT THE WEST 1166.82 FEET THEREOF) OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTH 467.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WESTERLY OF THE CENTERLINE OF PARK BOULEVARD OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDAN, SAID PARCEL ALSO KNOWN AS TRACT 1 OF JOHN S. WAGNERS' PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1956 AS DOCUMENT 798962, IN DUPAGE COUNTY ILLINOIS.

EXCEPTION FROM THE ABOVE THOSE PORTIONS OF THE PREMISES LYING IN THE ROOSEVELT (ROUTE 38) ROAD AND PARK (JOLIET ROAD) BOULEVARD RIGHT-OF-WAYS.

P.I.N. 05-23-104-037

WHEREAS, following due notice by publication in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted public hearings on February 10, 2005 and March 10, 2005, at

which the petitioner presented evidence, testimony, and exhibits in support of the requested Special Use Permit and no persons spoke either in favor of or in opposition to the request; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the February 10, 2005 and March 10, 2005 public hearings, the Glen Ellyn Plan Commission adopted findings of fact and, by a vote of six (6) "yes", zero (0) "no" and one (1) "abstention", recommended that the requested Special Use Permit be granted for Areas B, C, D and E, but recommended that a Special Use Permit not be granted for Area A due to concerns about safety and visibility; and

WHEREAS, the Plan Commission encouraged the petitioner to meet with staff and revise the plans prior to appearing before the Village Board to respond to the safety and visibility concerns raised about proposed outdoor sales and storage Area A; and

WHEREAS, the recommendation of the Plan Commission is set forth in the Report and Recommendation of the Plan Commission, dated February 10, 2005 and March 10, 2005, a copy of which is appended hereto as Exhibit "A"; and

WHEREAS, on March 14, 2005, the petitioner met with Village staff to discuss the safety and visibility concerns raised by the Plan Commission in regard to Area A and the petitioner offered to modify the plans in manner which staff felt would minimize these concerns; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the exhibits presented at the February 10, 2005 and March 10, 2005 Plan Commission public hearings and have considered the findings of fact and recommendations of the Glen Ellyn Plan Commission and the revised plans submitted by the petitioner for Area "A"; and

WHEREAS, the President and Board of Trustees have determined that granting a Special Use Permit to allow outdoor sales and storage at Jewel-Osco located at 599 Roosevelt Road is consistent with the goals of the Glen Ellyn Zoning Code;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

SECTION ONE: The Report and Recommendation of the Glen Ellyn Plan Commission, Exhibit "A" appended hereto, is hereby accepted, and the findings of fact and conclusions set forth therein are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: The President and Board of Trustees hereby grant a Special Use Permit to allow outdoor sales and storage for Jewel-Osco located at 599 Roosevelt Road.

SECTION THREE: The grant of a Special Use Permit is conditioned upon and limited to the following:

A. Any outdoor sales and storage shall be in substantial conformance with the plans and testimony presented at the February 10, 2005 and March 10, 2005 Plan Commission public hearings and with the petitioner's application packet, including the later revisions made to outdoor sales and storage Area "A" and the following documents:

- Special Use Permit application dated November 11, 2004
- Letter to the Plan Commission stamped received February 24, 2005 attached hereto as Exhibit "B"
- Proposed Cart Maintenance Plan attached hereto as Exhibit "C"
- Picture of Cart Storage "Shed"
- Letter to Village Board stamped received March 17, 2005 attached hereto as Exhibit "D"
- Pictures of Property
- Sketch of Proposed Fence stamped received March 17, 2005
- Picture of Proposed Display Vehicle stamped received March 17, 2005
- Site Plan stamped received March 24, 2005 and attached hereto as Exhibit "E"

and said documents shall be filed with and made a permanent part of the records of the Planning and Development Department

- B. Areas D and E shall be used for storage only and items shall not be displayed in Areas D and E for the purpose of sale.
- C. The petitioner shall provide an enclosed cart storage "shed" in Area D with opaque sides similar in color to the color of the building. The petitioner may choose whether or not to cover the cart storage area with a roof.

SECTION FOUR: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form as provided by law.

SECTION FIVE: Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

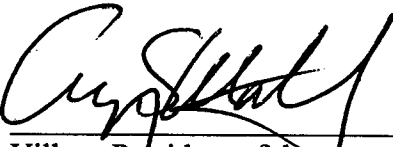
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 28TH day of MARCH, 20 05.

AYES: MULHERN, LOCH, CHAPMAN, PFEFFERMAN

NAYS: - 0 -

ABSENT: BARDNER, RILEY

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 28TH day of MARCH, 20 05.



Village President of the
Village of Glen Ellyn, Illinois

ATTEST:



Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 29TH day of MARCH 2005)

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**REPORT AND RECOMMENDATION
OF THE GLEN ELLYN PLAN COMMISSION
REGARDING A REQUEST FOR APPROVAL OF A
SPECIAL USE PERMIT FOR JEWEL OSCO
LOCATED AT 599 ROOSEVELT ROAD**

TO: The President and Board of Trustees,
Village of Glen Ellyn, Illinois

DATES: February 10, 2005
March 10, 2005

Jewel-Osco, represented by Constance Zaio, compliance manager, and Joseph Mango, store manager, has submitted an application for approval of a Special Use Permit to allow outdoor sales and storage at the Jewel-Osco store located at 599 Roosevelt Road in Market Plaza. The subject site is located on the south side of Roosevelt Road in the C3 Service Commercial district.

The petitioner appeared before the Glen Ellyn Plan Commission at public hearings on February 10, 2005 and March 10, 2005 for review and recommendation of the requested Special Use Permit. The Plan Commission issued the following Report and Recommendation:

I. REPORT:

- A. Request. The petitioner is requesting approval of a Special Use Permit in accordance with Section 10-4-11(B)13 of the Glen Ellyn Zoning Code to allow outdoor sales and storage at the Jewel-Osco store located at 599 Roosevelt Road.
- B. Exhibits. The following exhibits were distributed to the Plan Commission prior to the February 10, 2005 public hearing:
1. Staff Report dated February 4, 2005
 2. Location Map
 3. Public Hearing Notice
 4. Mailing Labels for Public Hearing Notice
 5. Pages 159 and 160 of the Glen Ellyn Zoning Code
 6. Letter to Jewel-Osco from Dale Wilson dated June 10, 2004
 7. Letter to Jewel-Osco from Dale Wilson dated July 30, 2004
 8. Letter to Jewel-Osco from Michele Stegall dated August 24, 2004
 9. Letter to Jewel-Osco from Dale Wilson dated October 25, 2004
 10. Four pictures of outdoor storage taken June 8, 2004
 11. Five pictures of outdoor storage taken October 25, 2004
 12. Petitioner's application packet stamped received January 26, 2005 and including the following materials:
 - Cover letter dated January 24, 2005
 - Special Use Permit application dated November 11, 2004
 - Ownership by Land Trust (blank)

- Ownership by a Corporation
- Affidavit of Authorization
- Narrative Statement (no date)
- Diagram of Outdoor Sales and Storage Areas
- Site Plan showing proposed Outdoor Sales and Storage Areas

Pictures of the property taken on the evening of Sunday, February 6, 2004 by Commissioner Whalen and showing the cart storage on the site were also distributed at the meeting.

The following materials were distributed to the Plan Commission prior to the March 10, 2005 public hearing:

1. Staff Report dated March 4, 2005
2. Petitioner's revised application materials stamped received February 24, 2005 and including the following materials:
 - Cover Letter
 - Detail of Shelving Unit
 - Proposed Cart Maintenance Plan
 - Picture of Covered Cart "Shed" with attached Site Plan and Quote (3 pages)
 - Amended Site Plan

C. February 10, 2005 Public Hearing.

1. Staff Presentation. Village Planner Michele Stegall indicated that Jewel-Osco located at 599 Roosevelt Road in Market Plaza is requesting approval of a Special Use Permit to allow outdoor sales and storage at this facility. The subject property is located in the C3 Service Commercial district. Commercial establishments and C3 zoning are located to the north, east and west of the site. The property immediately south of the site is developed with apartments and is zoned R4 Residential district.

Last year, the petitioner received several violation notices from the Planning and Development Department notifying the store that the outdoor sales and storage areas on the property were in violation of the Zoning Code and that the store must obtain approval of a Special Use Permit to allow any outdoor sales or storage on the property. Therefore, the petitioner has submitted a Special Use Permit application to allow outdoor sales and storage at this location.

The petitioner is requesting approval to allow outdoor sales and storage at a total of four locations along the front and side of the building. The proposed outdoor sales and storage areas are shown on the site plan submitted with the petitioner's application packet and are labeled A, B, C, and D.

Proposed areas B and C are located under the canopies in front of the building. Area B is proposed to be 5 feet deep by 25 feet long. Area B is located under the west canopy. Seasonal garden tools are proposed to be sold in Area B between April and July 1st of each year and Holiday Ornaments are proposed to be sold in this area in November and December of each year. Area C is located under the east canopy and is proposed to be 5 feet deep by 28 feet long. Area C is proposed for year-round outdoor sales and storage of propane, salt and firewood. There is an existing fence at the east end of Area C, which provides some separation between Area C and the adjacent parking lot and drive lanes. As proposed, there would be a 6-foot clear area between Areas B and C and the adjacent parcel pick-up zone.

Area A is located along the 6½-foot wide sidewalk in front of the building. The petitioner has indicated that outdoor sales in this area would be confined to the southern or back 3½ feet of Area A. This would leave a 3-foot clear area between Area A and the adjacent parcel pick up area. Plants and lawn supplies would be sold in Area A between April and July 1st of each year.

Shopping cart and pallet storage is proposed on the side of the building in Area D. This area is proposed to be 5 feet deep by 48 feet long.

The petitioner has indicated that the outdoor sales and storage areas on the site would be limited to a height of 5 feet.

Planner Stegall noted that a copy of the recently approved Ordinance that granted approval to allow outdoor sales and storage at Len's Ace Hardware at 485 Roosevelt Road had been distributed to the Plan Commission prior to the meeting for reference.

2. Petitioner's Presentation. Constance Zaio, compliance manager for Jewel-Osco, and Joseph Mango, store manager, addressed the Commission. Ms. Zaio apologized for the store's delay in coming before the Village to request the Special Use Permit. She indicated that there had been a change in management at the store, which lent to the paperwork falling through the cracks.

Ms. Zaio indicated that Jewel realizes about \$150,000 a year from outdoor sales. She stated that Jewel-Osco is permitted outdoor sales and storage in all of the surrounding communities, including Lombard, Wheaton and Glendale Heights.

Commissioner Swanson inquired about the photos taken by the Village inspectors showing the outdoors sales and storage on the property in June and October of 2004. He indicated that these pictures appeared to show products being stored in areas outside of where the petitioner was requesting approval for storage. Mr. Mango indicated the store only planned to use the areas shown on the plan for outdoor sales and storage. Commissioner Swanson indicated that Area C is often crowded with carts and that the various organizations such as the Girl Scouts and

Salvation Army tend to set up in this location to sell goods. Therefore, he inquired if the proposal was sufficient and if the store would be able to abide by it. Mr. Mango stated that the proposal does minimize the outdoor sales and storage that would be on the site but believes it is sufficient. Commissioner Swanson indicated that it is his perception that the east side of the store near Area B is longer and questioned if some of the proposed year-round storage might be better suited for Area B. Mr. Mango indicated that this was a possibility but noted that there are other tenants nearby in this area.

Commissioner Lee asked if carts were proposed to be located in Area C as one of the inspector's photos shows carts in this area. Mr. Mango indicated that carts would not be placed in Area C. Commissioner Lee also noted that the outdoor sales and storage proposed in Area B seems small compared to what has been done in the past and what is shown on the pictures that were taken last year. Ms. Zaio noted that the petitioner is proposing to downsize the outdoor sales and storage areas from what has been used in the past, particularly as the Village's inspector had questioned placing these areas so close to the parcel pickup lane.

Commissioner Lee noted that in her experience it can be difficult to drive in front of the store, particularly as the stop signs seem to be continually moving. She believes this is problematic in regard to proposed Area A and expressed concern that someone could be hit by vehicle.

Commissioner Swanson stated that he did not have any concerns about the proposal as presented but was concerned about the management of the shopping carts for which a provision had not been made. He noted that he has often seen carts lined up in front of the building along Area A. Mr. Mango indicated that the store is much smaller than other Jewel stores. Therefore, there is not a lot of room inside the store for cart storage.

Acting Chairperson Scanlan asked if a cart enclosure could be placed in Area D along the side of the building. Ms. Zaio stated that a cart enclosure has been designed for some of their other stores and that she could inquire about doing something similar at this store. She noted that cart storage is proposed along Area D but that it might have to be enlarged if this were done.

Commissioner Whalen asked how the carts were currently being stored on the site. Mr. Mango stated that as many carts as possible are stored inside the store behind the storefront windows. He does not know the exact number of carts that the store has. Commissioner Whalen stated that he has seen carts lined up outside of the building in and near Area B and extending in front of and blocking the entrances of other stores at the eastern end of the shopping center. Staff distributed pictures taken by Commissioner Whalen, which showed this. Mr. Mango indicated that these pictures were probably taken in the evening when the floors were being cleaned and the adjacent businesses were closed. Mr. Mango stated that the floors are cleaned 7 days a week and that the carts are typically

placed outside during this time. Commissioner Whalen stated that at the time the pictures were taken, no carts were located in proposed Area D or in the cart corrals located throughout the parking lot. Commissioner Whalen inquired if this may have been because the forecast called for snow and questioned if it would be beneficial to have a covered cart storage area.

Commissioner Scanlan indicated that when she visited the site, there were numerous carts in Area B blocking the sidewalk and that she had to walk outside of the pillars in this area.

Commissioner Swanson suggested that one possibility might be to extend the proposed outdoor sales and storage area into the parcel pick-up area, which does not appear to get much use. Planner Stegall noted that the parcel pick-up zone also serves as a fire lane.

Commissioner Whalen asked if Area D instead of Area A could be used for plant sales. Mr. Mango indicated that plants create excitement in front of the store and attract people. Therefore, he would prefer to have them visible. Commissioner Whalen asked if the plants could be placed in Area B and D and their stock rotated. He noted that when Len's Ace Hardware applied for a similar Special Use Permit, they made arrangement to store some of their goods off-site. Mr. Mango reminded the Commission that Area D was proposed for both cart and pallet storage. Ms. Zaio noted that if the cart storage in Area D is enlarged, there may not be sufficient room for plants also. Commissioner Swanson suggested that locating plants along Area D could increase the incidence of shop lifting unless a sales person was placed in this location.

Commissioner Whalen stated that he believed the store is in a unique situation because it is an older store and their options are somewhat limited. However, he expressed concern about allowing the retail to extend too far outside of the building in a manner that would create a precedent and possibly encourage other businesses, such as gas stations, to make similar requests.

Commissioner Whalen also indicated that he is concerned about allowing outdoor sales in Area A as it would encourage pedestrian traffic in this area and place people and vehicles in close proximity of each other. Therefore, he indicated that he was looking for another alternative to proposed storage Area A. Ms. Zaio stated that Jewel has received approval of Special Use Permits to do tents in the parking lots of some of their other stores. However, parking in this Shopping Center is more limited than at some of their other locations.

Commissioner Kasserman inquired about making the drive aisle in front of the store a one-way lane, which would allow the sidewalk in front of the store to be widened without narrowing the parcel pick-up lane. He noted that before the shopping center had been redone, he believed there had been one-way drive aisles in the parking lot. A short discussion regarding traffic flow in the parking lot

followed. It was noted that the Shopping Center Management Company and other stores in the Center would need to be involved in any discussion regarding changing the traffic flow in the parking lot.

3. Public Comment. No members of the public commented on the proposal.
4. Plan Commission Deliberation. There was a general consensus that the Commission would like the petitioner to return with a cart management plan and an alternate plan that would address the safety concerns raised in regard to proposed Area A. Some Commissioners encouraged the petitioner to look into the option of having a tent in the parking lot for plant sales rather than using Area A. At least one Commissioner also indicated that she would like the petitioner to take a closer look at Area B to make sure that pedestrian traffic in this area is not blocked.
5. Motion. Commissioner Swanson moved, seconded by Commissioner Kasserman, to continue the public hearing until the March 10, 2005 Plan Commission meeting.

Acting Chairperson Scanlan declared the motion carried on a roll call vote with 8 "yes" and 0 "no" votes as follows: Commissioners Lee, Swanson, Fullerton, Garwood, Hanley, Kasserman, Whalen and Acting Chairperson Scanlan voted "yes".

D. March 10, 2005 Public Hearing.

1. Staff Presentation. Planner Stegall indicated that since the February 10, 2005 public hearing, the petitioner had submitted revised materials in an attempt to address the concerns raised by the Commission. These revised materials include a cart management plan with a cart storage "shed" to be located on the west side of the building in Area D and newly proposed outdoor storage Area E, also on the west side of the building, to be used for the storage of bagged goods. The petitioner has also indicated that shelving units would be placed in Area A to ensure that the outdoor sales and storage in Area A would be confined to the rear 3'1" of the 6'5" sidewalk in this location. This would leave a 3'4" clear sidewalk between the building and the adjacent parcel pick-up area. The petitioner has also made some modifications to the items and dates of materials that would be stored outdoors and raised the proposed maximum stacking height of these materials from 5' to 5'6".

Although there is no mention of a possible tent in the petitioner's application materials, the petitioner has verbally indicated to staff that the store may present such an application for consideration next year. However, given that the parking lot is used by other stores in Shopping Center and is not owned by the petitioner, making any changes to the number of parking spaces or traffic flow in parking lot

would necessitate involvement by more parties and, at this time, Jewel-Osco does not have the authority to cause such a change.

Planner Stegall noted that staff had asked for input on the application from Police Chief Norton who expressed several concerns about proposed outdoor storage Area A. Chief Norton had noted that the weather is nice and more people are walking around outside during the months that storage is proposed in Area A. He also noted that 3'4" is not enough room for 2 people with shopping carts to pass on the sidewalk. Therefore, he believes that there are inherent safety concerns related to outdoor storage Area A as it encourages pedestrian traffic near the parcel pick-up zone. Planner Stegall noted that Chief Norton also expressed concern that allowing outdoor sales in Area A would obstruct the view into the store.

Planner Stegall noted that although Commissioner Hase was not at the first public hearing for this request, she had listened to the tape of the meeting and was, therefore, able to vote on the application.

2. Petitioner's Presentation. Ms. Zaio indicated that the petitioners could keep two full windows open if this would alleviate some of the Police Department's concerns about visibility into the store. There are a total of 6 window openings along Area A. She also noted that the plant racks would be moved at the end of the season. Commissioner Loveless asked if these openings could be on the west side of the building by the bank. Ms. Zaio indicated that they would be willing to work with the Village to leave open whatever 2 spaces they preferred.

In response to a question from one of the Commissioners, Ms. Zaio indicated that Area E would be used for pallet storage only and that the petitioner had not planned to screen or enclose this area.

Various questions were asked about the proposed construction of the cart storage "shed". Ms. Zaio stated that it would be constructed with chain link and that slats would be placed in between.

3. Public Comment. No members of the public commented on the proposal.
4. Plan Commission Deliberation. Commissioner Kasserman stated that he would like to approve the request but continued to have safety concerns about proposed outdoor storage Area A.

Commissioner Whalen concurred that he was in favor of the proposal with the exception of Area A. He also encouraged the petitioner to look into doing a tent in the future.

Commissioner Hanley indicated that she was not concerned about the width of the sidewalk adjacent to Area A but was concerned about the visibility issue raised by the Police Chief.

Commissioner Lee agreed with the concerns about Area A raised by the other Commissioners.

Commissioner Hase indicated that she would like to see the cart storage area enclosed with a roof as shown on the picture that was submitted as this would protect the carts from the elements. She also stated that she had safety concerns about proposed outdoor storage Area A and encouraged the petitioner to look into using a tent in the future.

Commissioner Loveless concurred with the other Commissioners about outdoor storage Area A and encouraged the petitioner to meet with the Police Chief prior to going to the Village Board to see if the plans could be amended in a way that would provide the police suitable visibility into the store.

Acting Chairperson Scanlan indicated that she concurred with the previous comments and would like to see the cart storage "shed" enclosed. However, Commissioner Hanley indicated that she had safety concerns about enclosing the outdoor cart storage area. The Commission discussed this issue and decided that they would recommend leaving this issue up to the petitioner.

Commissioner Whalen encouraged the petitioner to match the color of the slats in the cart storage "shed" to the building. The Commission generally concurred with this suggestion.

5. Findings of Fact. The Commission made the following findings of fact in regard to requested outdoor sales and storage areas B, C, D and E.
 - a. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective, of the Comprehensive Plan because all guidelines will be followed.
 - b. The proposed project is designed and shall be constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the area will be kept clean and properly maintained.
 - c. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because product will be stored on pallets and other display vehicles will not block the right-of-way of customers.

- d. The proposed use will be served adequately by the existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because merchandise displays will be appropriately designed and situated.
- e. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because sales from item display areas will enhance the economic welfare of the Village.
- f. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the propane tanks will be stored in locked displays.
- g. The project will have vehicular approaches to the property, which shall be so designed to not create undue interference with traffic on surrounding public streets or roads because no displays will deter or block traffic.
- h. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because no entrances, fire hydrants, sewers, etc. will be blocked by displays.
- i. The project will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community.

II. RECOMMENDATION:

Commissioner Hanley moved, seconded by Commissioner Whalen, to recommend approval of a Special Use Permit in accordance with Section 10-4-11(B)13 of the Glen Ellyn Zoning Code to allow outdoor sales and storage for Jewel-Osco located at 599 Roosevelt Road subject to the following conditions:

- A. The outdoor sales and storage areas shall be in substantial conformance with the plans as submitted and the testimony presented at the February 10, 2005 and March 10, 2005 Plan Commission public hearings.
- B. For safety reasons, this grant of approval for outdoor sales and storage shall not be applicable to proposed outdoor sales and storage Area A and no materials shall be displayed or sold in proposed outdoor sales and storage Area A as shown in the submitted plans.

- C. Areas D and E shall be used for storage only and items shall not be displayed in these areas for the purpose of sale.
- D. The petitioner shall provide an "enclosed" cart storage area with opaque sides similar in color to the color of the building. The petitioner may choose whether or not to roof the cart storage area.

Acting Chairperson Scanlan declared the motion carried on a roll call vote with six (6) "yes", zero (0) "no" and one (1) "abstention" as follows: Commissioners Lee, Hanley, Hase, Kasserman, Whalen and Acting Chairperson Scanlan voted "yes". Commissioner Loveless abstained as he was not at the February 10, 2005 public hearing and was not able to listen to the tape from this meeting prior to the March 10, 2004 public hearing.

Respectfully Submitted,



Phyllis Scanlan,
 Acting Plan Commission Chair

Date of Meeting: February 10, 2005

Present: Commissioners Lee, Swanson, Fullerton, Garwood, Hanley, Kasserman, Whalen and Acting Chairperson Scanlan

Absent: Commissioners Loveless, Mansfield and Chairperson Hase

Also Present:

Trustee Liaison, Thomas Riley
 Village Planner, Michele Stegall
 Recording Secretary, Barbara Utterback

Date Of Meeting: March 10, 2005

Present: Commissioners Lee, Loveless, Hanley, Hase, Kasserman, Whalen and Acting Chairperson Scanlan

Absent: Commissioners Fullerton, Garwood, Swanson and Mansfield

Also Present:

Trustee Liaison, Thomas Riley
 Michele Stegall, Village Planner
 Court Reporter

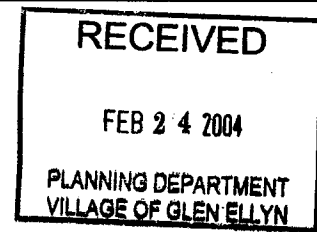
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An Albertson's Company

Exhibit "B"

Re: Special Use Permit
Jewel-Osco #3340
599 Roosevelt Road
Wheaton, IL 60187



Dear Members of the Glen Ellyn Plan Commission:

Pursuant to your request in regard to our Special Use Permit application, please see the attached revisions and additions for your review.

- The slight receiving area extension was omitted from the original site plan submitted with our application. This area is outlined in red on the attached plan. (behind Area D)
- We have drafted a proposed cart maintenance plan. (attached)
- The storage area as referenced on your site plan as "D" on the west side of the store has been increased to 53' x 4'6".
- Storage area "D" will be utilized only for cart storage.
- We have added a request for storage area "E" which will be utilized for summer bag goods that were originally proposed for area "D".
- The dimension of area "E" will be 5' x 28'
- The height of the pallets have been amended from 5' to 6'.
- We have attached pictures of the plant display vehicles. ~~As discussed, the dimensions of these display, which will be utilized in the front of the building are 3'1". The width of the sidewalk is 6'5". [6'5" minus 3'1" (width of display) leaves a clearance of 3'4" on the front sidewalk].~~
- Special note on the front sidewalk; customers walk right from the parking lot to either the east or west entrance. The front sidewalk is not regularly utilized by customers in order to enter the store.
- Summary of display dates (some amended)

Front of Store (A)	April thru July - Plants
East Entrance (B):	April thru July – Plants July & August – Watermelon September thru December – Holiday Décor (pumpkins, wreaths, etc.)
West Entrance (C)	All Year – Salt, Propane
West Side (D)	All Year – Cart Storage
West Side Rear (E)	April thru July – Bag Goods





Exhibit "C"

An Albertson's Company

Re: Jewel-Osco #3340
599 W. Roosevelt Road
Glen Ellyn, IL 60137

Purpose: In order to eliminate the storage of carts on the east side of the building and to prevent the blocking of any neighboring businesses, the above captioned location will have a cart storage shed built. This will afford the store a designated location for excess carts and allow the store to remain in compliance with all local fire regulations.

PROPOSED CART MAINTENANCE PLAN

- Jewel-Osco #3340 has a total cart allocation of 175.
- Each day the store will start out with approximately 75 carts in the store, approximately 100 carts will be stored on west side of the building in cart storage shed.
- Proposed cart storage shed's dimensions are 53' x 4'6". The shed has a roof with both ends open for easy access.
- Except for a few hours on Sunday night, no carts will be stored on the east side of the building near other retail stores.
- On Sunday evenings when floor maintenance is scheduled, the 75 designated interior carts will be placed on the east side of the building for a few hours until floor maintenance is complete.
- There are many times on busy weekends or on holidays when all carts will be in use at one time.
- When carts are collected from various parking lot cart corrals, front and side of store, excess carts will continue to be filtered into the shed.
- We usually have one to two people scheduled daily to collect carts hourly from 7:00 a.m. to 12 midnight.
- Upon approval, this cart maintenance plan will be posted in the Store Director's office in an effort to insure that all future management teams adhere to these guidelines.

Attachment: 10. Ordinance 5347 (4527 : 599 Roosevelt Road - Jewel Osco - Special Use - Outside Storage)





An Albertson's Company

Exhibit "D"

Re: Special Use Permit
Jewel-Osco #3340
599 Roosevelt Road
Wheaton, IL 60187

Dear Members of the Village Board:

Pursuant to our meeting with Police Chief Philip Norton, please see the attached revisions and additions for your review.

- Attached is a site plan including the front window layout w/dimensions and designated fence placement.
- The fencing will run the width of the respective window sections with an opening by each pillar. The opening will be large enough for a customer to pass through, but not large enough for a shopping cart.
- We are showing six sections of fencing, but possibly may only utilize 4 sections.
- We have attached a sketch of the proposed fencing. The fencing is similar to the type utilized on the west side of our building.
- The fencing comes in 4' sections, but in our case several sections will be attached with no separation to correspond to the respective window section width.
- The fencing will be anchored into the concrete.
- We have attached pictures of the plant display vehicles. As discussed, the dimensions of this display, which will be utilized in the front of the building, will be amended to 1'9". The width of the sidewalk is 6'5". [6'5" minus 1'9" (width of display) leaves a clearance of 4'8" on the front sidewalk].
- If we utilize three step benches per window section, there will be a minimum of 3'3" opening on each side of the 37 " display vehicle for visibility into the store. [smallest window 16' minus 9'3" (3 x 37" = 111", 3'9") = 6' 7" ÷ 2 = 3'3"]
- We are proposing NOT to utilize the first window section on the east side and the first window section on the west side of the store for plant display. These two sections will be completely open allowing complete visibility into the store.
- Special note on the front sidewalk; customers walk right from the parking lot to either the east or west entrance. The front sidewalk is not regularly utilized by customers in order to enter the store.
- Front of the store plant display dates will be: April thru July

Attachment: 10. Ordinance 5347 (4527 : 599 Roosevelt Road - Jewel Osco - Special Use - Outside Storage)



**PLANNING DEPARTMENT
TOWN OF GLEN ELLYN**

■ - Bag Goods Storage (April - July)

10-10-14. - Special uses.

- (A) The development and execution of this title is based upon the division of the Village into zoning districts, within any one of which the use of land and use of buildings are essentially uniform. However, certain uses, because of their unique character, cannot be properly classified in any particular district or districts without consideration in each case of the impact of those uses upon the neighboring lands and upon the public need for the particular use at the particular location. Such uses fall into two categories:
1. Uses operated by a public agency or publicly regulated utilities, which are uses traditionally associated with a public interest, such as parks, recreation areas, public administrative buildings, or the private use of existing public buildings. It is stressed that public uses are associated with the public interest. In the case of a request for a special use by a unit of local government, for a public use within its statutory mandate, the review shall not be based on determining the necessity for the public, mandated use on the specific site but, rather, is for assessing the impact of the proposed public use upon neighboring lands, and upon the Village's streets and utilities; or
 2. Uses entirely private in character, but of such a nature that the operation may give rise to unique problems or benefits with respect to their impact upon neighboring property, public facilities, the Village as a whole or the natural environment or resources;
- (B) A petition or application for a special use shall be filed with the Director, Department of Community Development, and shall contain at least the following information:
1. The name, address and phone number of the applicant, pursuant to section 10-10-10 of this chapter;
 2. Legal description of the property for which the special use is requested;
 3. Description of the existing use of the affected property;
 4. The present zoning district of the affected property;
 5. Description of the proposed special use;
 6. A dimensioned site plan or plat showing at least the location of all buildings, parking areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the Plan Commission may require to determine if the proposed special use meets the intent and requirements of this title; and
 7. A narrative statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of subsection (E) of this section;
- (C) Upon application to the Department of Community Development, the Plan Commission, after giving notice as provided herein and by the Illinois Compiled Statutes, shall conduct a public hearing.
- Due to the public benefit provided by governmental services, it is in the public interest to review the category of special uses to be operated by a unit of local government on a priority basis. The public hearing procedure will be expedited in such cases to the extent permitted by statute;
- (D) Within 90 days after the close of the public hearing on a special use permit application, the Plan Commission shall render written findings of fact and shall submit the same together with recommendations to the Village Board. The written findings and recommendations shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent records of the Plan Commission;

- (E) The Plan Commission shall not recommend that a special use be granted nor shall the Village Board grant a special use, unless it shall find, based upon the evidence presented to the Plan Commission in each specific case, that the special use:
1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this title;
 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
 3. Will not be hazardous or disturbing to existing or future neighborhood uses;
 4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
 5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village;
 6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
 7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads;
 8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
 9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community;
- (F) The Plan Commission may recommend and the Village Board may require such conditions and restrictions upon the premises benefited by a special use as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize injurious effect of such special use upon other property in the neighborhood, and/or to implement the general purpose and intent of this title;
- (G) No special use shall be granted except by ordinance duly passed and adopted by the Village Board after public hearing and written recommendation from the Plan Commission. Without further public hearing the Village Board may grant, deny or amend the recommendation for special use. Every special use which is granted by ordinance of the Village Board shall be accompanied by findings and shall refer to any exhibits containing plans and specifications of the proposed special use, which shall remain a part of the permanent records of the Plan Commission. The findings shall specify the reason or reasons for granting the special use. The terms of relief granted shall be specifically set forth separate from the findings of the ordinance.

(Ord. 3617, 5-8-1989, eff. 6-1-1989; Ord. 6674, 2-25-2019)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/25/20 07:00 PM
Department: Plan Commission
Department Head: Katie Ashbaugh
Category: Public Hearing
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4530)

DOC ID: 4530 A

2S780 State Route 53 & 22W151 Butterfield Road | BP Wash N Go and New Commercial Drive-Thru | Minor Subdivision Plat with Variances

PROPERTY: 2S780 State Route 53 and 22W151 Butterfield Road, consisting of three parcels at the southwest corner of State Route 53 and Butterfield Road, all in unincorporated DuPage County.

Per 65 ILCS 5/11-15-1 of the Illinois Municipal Code and Section 11-1-2 of the Glen Ellyn Subdivision Regulations Code (Subdivision Code), any subdivision of land within one and one-half miles of the corporate boundary of the Village of Glen Ellyn shall be subject to the rules and regulations of the Subdivision Code.

PETITIONER: The petitioner is Mark Gil of FMI Properties, LLC, owner of the subject properties.

REQUEST: Recommendation of approval of the following:

1. A Minor Subdivision per Section 11-3-7 of the Subdivision Code; and
2. The following Variances from the Subdivision Code per Section 11-3-11 of the Subdivision Code:
 - a. Subsections 11-4-7(A) and (B) to not require the installation of sidewalks with a minimum width of 5 feet along both sides of rights-of-way adjacent to the subject properties;
 - b. Subsection 11-4-7(D) to not require the installation of a multi-use path with a minimum width of 10 feet in the rights-of-way adjacent to the subject properties, per the 2014 DuPage County Regional Bikeway Map;
 - c. Subsection 11-4-8(A) to not require the burial of communication and electric facilities in the rights-of-way adjacent to the subject properties;
 - d. Subsection 11-4-9(C) to not require the installation of parkway trees in the rights-of-way adjacent to the subject properties; and
 - e. Any other Variances from the Subdivision Code necessary to subdivide the subject properties as depicted on the plat presented and available for public review and to construct the development as depicted on the plans presented and available for public review.

SITE**CONDITIONS:**

The 2.34-acre site consists of three total parcels. The corner lot, 2S780 State Route, is currently developed with an existing BP Wash N Go gas station, convenience store, and car wash. It has two access points to Butterfield Road and one access point to State Route 53. This site also includes a parcel located immediately south of the corner lot and fronting State Route 53. The parcel is approximately 0.15 acres. The petitioner is under contract to purchase this property from Mar-Lac House immediately to the south in relation to this redevelopment.

The third parcel contains an existing building formerly occupied by Chase Bank and is located to the west of the aforementioned BP Wash N Go property and is approximately 1.26 acres in area. It is accessed from the east via a private driveway and does not have direct access to any public right-of-way.

All three parcels are zoned B1 Local Business District in unincorporated DuPage County.

Surrounding Land Uses

North: Commercial

South: Commercial

East: Forest Preserve District

West: Commercial

Zoning

B1, R3 (DuPage Co.)

B1 (DuPage Co.)

R1 (Downers Grove)

B1 (DuPage Co.)

Please see Attachment 2, Location & Zoning Map.

**COMP
PLAN**

The future land use designation for the subject site is Service Commercial.

**PUBLIC
NOTICE:**

Notice of the public hearing was published in the June 9, 2020, edition of the Daily Herald and mailed to property owners within 350 feet of the subject properties. A placard was placed to be centrally located between the two properties fronting Butterfield Road.

**DUPAGE
COUNTY
REVIEW:**

On January 28, 2020, the DuPage County Board approved the redevelopment of all three parcels via a planned unit development by granting five zoning deviations, a conditional use for a new gas station, convenience store, and car wash, and a conditional use for the drive-thru to allow the new BP Wash N Go and a commercial drive-thru for a new quick service restaurant (QSR) tenant on the westerly lot which will be located in a

new stand-alone building. On May 8, 2020, the DuPage County Plat Committee approved the plat of subdivision.

PROJECT SUMMARY:

On the existing BP Wash N Go property, the owner is proposing to construct a new BP Wash N Go with a 3,800 square-foot, one-story convenience store connected to a 4,725 square-foot car wash. On the existing Chase Bank property, the owner is proposing an approximately 2,200 square-foot, one-story building with a drive-thru window for a new QSR location.

The proposed Minor Subdivision Plat formally combines the BP Wash N Go property with the 0.15-acre parcel immediately to the south of it into one new legal lot of record to be known as Lot 2 of the Final Plat of Butterfield Commons Resubdivision (Attachment 14). This new Lot 2 is approximately 1.53 acres in area with approximately 247.5 feet of frontage along State Route 53 and approximately 292 feet of frontage along Butterfield Road. Lot 1, the westerly lot, is approximately 0.81 acres with approximately 172 feet of frontage along Butterfield Road. Although the Village does not have jurisdiction to enforce the Zoning Code on this development, each of the proposed lots meet the minimum size requirements for the probable zoning designation of the C3 Service Commercial District upon contiguity and annexation. The minimum lot width requirements for corner and interior lots are 100 feet and 80 feet, respectively. The minimum lot area requirement is 10,000 square feet or 0.23 acres.

Vehicular Access to the Properties

The site can be accessed by eastbound traffic from one right-in/right-out driveway on Butterfield Road that is shared by Lots 1 and 2. From State Route 53, the site can also be accessed by southbound traffic from one right-in/right-out driveway. Cross access between the two properties is also provided. Forty-four parking stalls will serve the two tenants.

The Illinois Department of Transportation is required to approve each of these access points, as both State Route 53 and Butterfield Road are within their jurisdiction.

Pedestrian Access

The site does not have direct pedestrian access from either the State Route 53 or Butterfield Road rights-of-way. Some internal sidewalks are proposed, such as to the north of the proposed QSR building. The petitioner is requesting a Variance from the Subdivision Code to not require sidewalks in the aforementioned rights-of-way because the Illinois Department of Transportation (IDOT) will not allow sidewalk installation (Attachment 9).

Site Amenities & Streetscape Elements

Each building is served by a patio for outdoor seating and dining. Streetscape elements in the IDOT rights-of-way are not proposed. DuPage County does also not have any immediate connection to a multi-use path, as illustrated in the 2014 DuPage County Regional Bikeway Map. The petitioner is requesting a Variance from this requirement to not require installation of the path.

Landscaping

Although the Village landscape requirements within the Zoning Code cannot be enforced on this site, the petitioner is generally meeting these requirements. Twenty-four (24) trees are required for every one (1) acre of provided green space and the petitioner is proposing 36 total. A variety of shade, ornamental and coniferous trees are proposed. Additionally, the end of each parking stall row has landscape islands.

Parkway trees are required in the adjacent rights-of-way per the Subdivision Code but IDOT does not permit them in either right-of-way. Therefore, the petitioner is requesting a Variance from this requirement. To meet the intent of this requirement, trees are proposed along the north and east lot lines on the subject site.

Other Requirements

The petitioner is also requesting a Variance to not require the existing overhead lines along Butterfield Road. As mentioned, Butterfield Road is under IDOT jurisdiction and the burial would require IDOT approval.

OTHER VILLAGE REVIEWS

The petitioner has also filed a request for approval of an Annexation Agreement with this Minor Subdivision Plat with Variances application. Because the site is not contiguous with the corporate boundaries of the Village and no other qualifying factors of annexation are met, annexation is not possible at this time. Annexation agreements do not require Plan Commission review and the required public hearing will be conducted by the Village Board. The tentative public hearing date for this agreement is July 27, 2020.

It should be noted that the agreement requires that upon annexation, the properties be zoned C3 Service Commercial District, which is consistent with the future land use designation of the 2001 Comprehensive Plan. Upon contiguity with the Village, the petitioner shall file a Zoning Map Amendment application in addition to a petition to annex. This Commission will then conduct the required public hearing for only the Zoning Map Amendment and provide a recommendation to the Village Board. The Village Board will make a final determination on both the annexation and the

Zoning Map Amendment.

**PLAN
COMMISSION
ACTION:**

The Plan Commission should consider the petitioner's requests for approval of a Minor Subdivision per Section 11-3-7 of the Subdivision Code and the associated Variances from the Subdivision Code per Section 11-3-11 of the Subdivision Code.

Upon considering each of these requests, the Commission should make a recommendation to the Village Board for approval, approval with conditions, or denial.

ATTACHMENTS:

1. Aerial Photo
2. Location & Zoning Map
3. 2-Foot Contour Map (DuPage County GIS)
4. Public Hearing Notice
5. Mailing Labels for Public Hearing Notice
6. Location Map for Notification
7. Certificate of Publication
8. Petitioner's Application for Minor Subdivision Plat Approval
9. List of Requested Variances from Subdivision Code and Responses to Standards
10. Proof of Ownership
11. EcoCat
12. Kane-DuPage County Land Use Opinion
13. Alta Surveys of 2S780 State Route 53 and 22W151 Butterfield Road
14. Minor Subdivision Plat
15. Site Plan (Reference Only)
16. Landscape Plan (Reference Only)
17. Tree Survey and Preservation Plan (Reference Only)
18. Grading Plan (Reference Only)
19. Utility Plan (Reference Only)
20. Photometric Plan (Reference Only)
21. Color Renderings (Reference Only)

ATTACHMENTS:

- 1. Aerial Photo (PDF)
- 2. Location - Zoning Map (PDF)
- 3. 2-Foot Contour Map - DuPage Co. GIS (PDF)
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- 10. Proof of Ownership (PDF)
- 11. EcoCat (PDF)
- 12. Kane-DuPage Soil & Water Conservation District Land Use Opinion (PDF)
- 13. Alta Surveys of 2S780 State Route 53 and 22W151 Butterfield Road (PDF)
- 14. Minor Subdivision Plat (PDF)
- 15. Site Plan (Reference Only) (PDF)
- 16. Landscape Plan (Reference Only) (PDF)
- 17. Tree Survey and Preservation Plan (Reference Only) (PDF)
- 18. Grading Plan (Reference Only) (PDF)
- 19. Utility Plan (Reference Only) (PDF)
- 20. Photometric Plan (Reference Only) (PDF)
- 21. Color Renderings (Reference Only) (PDF)



Map created on June 16, 2020.

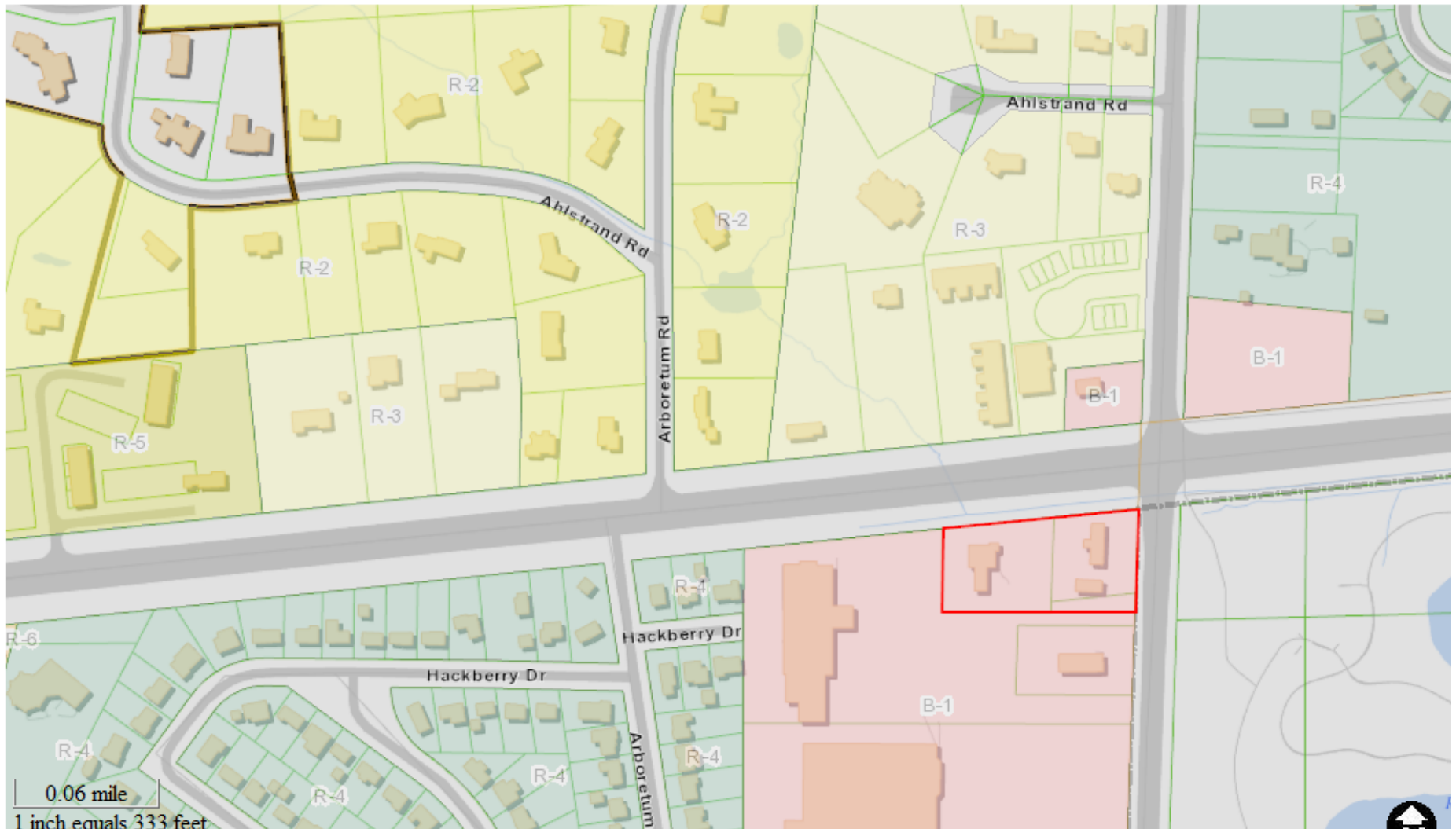
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Location & Zoning Map

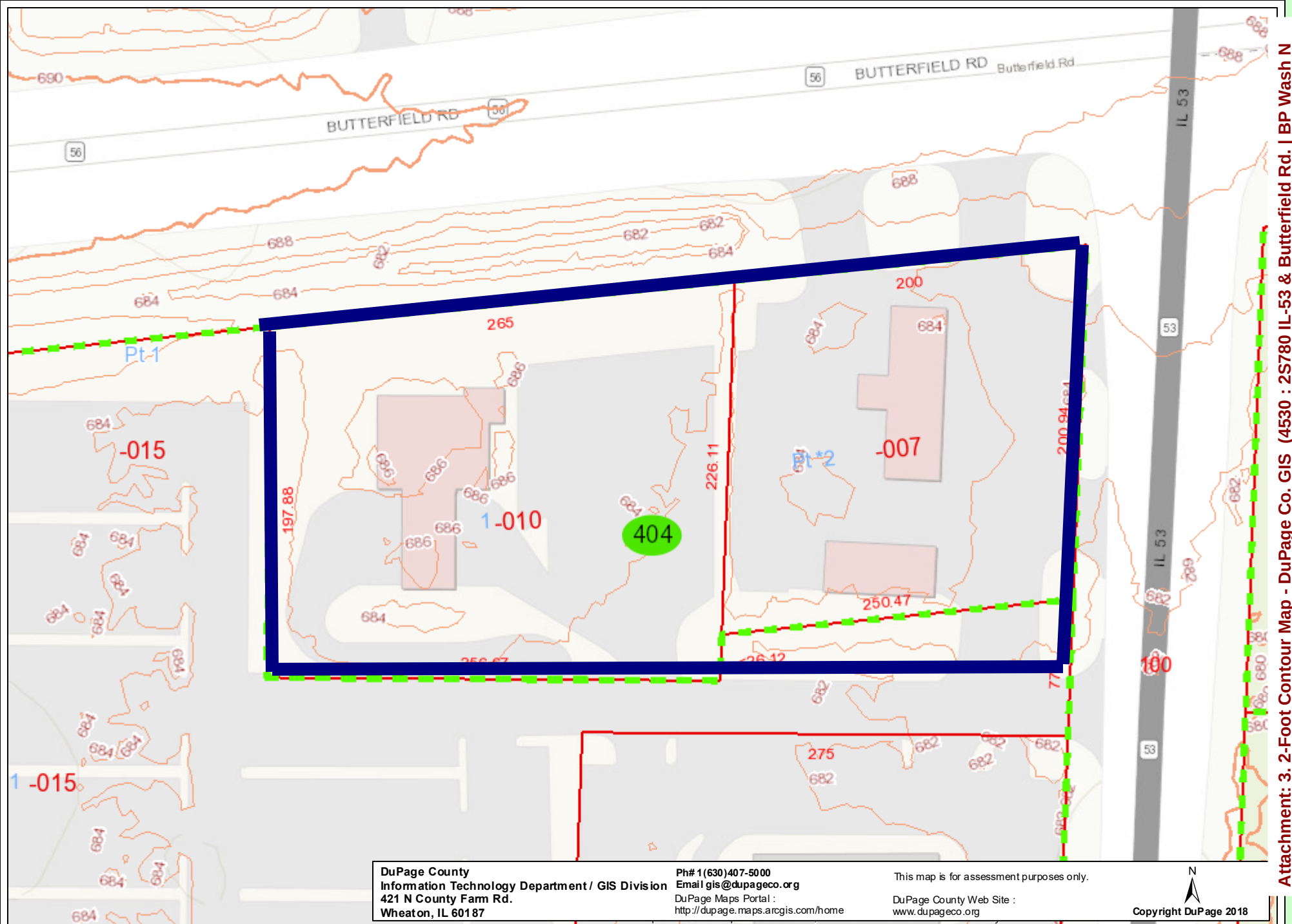


Map created on June 16, 2020.

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DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph# 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal :
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage County Web Site :
www.dupageco.org

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NOTICE OF PUBLIC HEARING

FMI Properties, LLC, the petitioner, is requesting approval of a Minor Subdivision Plat with Variances to create two new legal lots of record consisting of three parcels located at the southwest corner of State Route 53 and Butterfield Road, commonly known as 2S780 State Route 53 and 22W151 Butterfield Road. The request is associated with the demolition of an existing gas station, convenience store, and car wash to construct a new gas station with a 3,800 square-foot, one-story convenience store and a 4,725 square-foot car wash. Also proposed is the demolition of an existing bank with a drive-thru to construct a new approximately 2,200 square-foot, one-story building with a drive-thru window for a new coffee shop location. The three parcels are approximately 2.34 acres in total and all are located in unincorporated DuPage County. In accordance with 65 ILCS 5/11-15-1 of the Illinois Municipal Code and Section 11-1-2 of the Glen Ellyn Subdivision Regulations Code, any subdivision of land within one and one-half miles of the corporate boundary of the Village of Glen Ellyn shall be subject to the rules and regulations of the Glen Ellyn Subdivision Regulations Code.

Before the Glen Ellyn Village Board can consider this request, the Plan Commission must conduct a public hearing. The Glen Ellyn Plan Commission will conduct a public hearing on **Thursday, June 25, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The Plan Commission will consider the petitioner's requests for approval of the following:

1. A Minor Subdivision in accordance with Section 11-3-7 of the Glen Ellyn Subdivision Regulations Code; and
2. The following Variances from the Glen Ellyn Subdivision Regulations Code in accordance with Section 11-3-11 of the Glen Ellyn Subdivision Regulations Code:
 - a. Subsections 11-4-7(A) and (B) to not require the installation of sidewalks with a minimum width of 5 feet along both sides of rights-of-way adjacent to the subject properties;
 - b. Subsection 11-4-7(D) to not require the installation of a multi-use path with a minimum width of 10 feet in the rights-of-way adjacent to the subject properties, in accordance with the 2014 DuPage County Regional Bikeway Map;
 - c. Subsection 11-4-8(A) to not require the burial of communication and electric facilities in the rights-of-way adjacent to the subject properties;
 - d. Subsection 11-4-9(C) to not require the installation of parkway trees in the rights-of-way adjacent to the subject properties; and
 - e. Any other Variances from the Glen Ellyn Subdivision Regulations Code necessary to subdivide the subject properties as depicted on the plat presented and available for public review and to construct the development as depicted on the plans presented and available for public review.

The subject properties are legally described as follows:

PARCEL 1

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FEDERAL AID ROUTE 131 (BUTTERFIELD ROAD) AND THE WEST LINE OF ILLINOIS ROUTE 53; THENCE RUNNING SOUTH 86 DEGREES 14 MINUTES 50 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE 200.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 04 MINUTES 00 SECONDS WEST PARALLEL WITH THE WEST LINE OF ILLINOIS ROUTE 53, 226.11 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 40 SECONDS WEST ALONG THE NORTH EDGE OF A BLACKTOP DRIVE 256.67 FEET; THENCE NORTH 02 DEGREES 20 MINUTES 20 SECONDS EAST ALONG THE EDGE OF A BLACKTOP PARKING LOT 197.88 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 86 DEGREES 14 MINUTES 50 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 265.04 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS;

...and commonly known as 22W151 Butterfield Road, Glen Ellyn, Illinois.

PIN: 05-26-404-010

PARCEL 2

THAT PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF STATE HIGHWAY ROUTE 53; RUNNING THENCE WESTERLY ALONG SAID CENTER LINE OF BUTTERFIELD ROAD 250.47 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE SAID CENTER LINE OF ROUTE 53, 300.94 FEET TO A POINT; THENCE EASTERLY PARALLEL TO SAID CENTER LINE OF BUTTERFIELD ROAD 250.47 FEET TO THE SAID CENTER LINE OF ROUTE 53; THENCE NORTH ON THE SAID CENTER LINE OF ROUTE 53, 300.94 FEET TO POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS;

...and commonly known as 2S780 State Route 53, Glen Ellyn, Illinois.

PIN: 05-26-404-007

PARCEL 3

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN IN BUTTERFIELD COMMONS ASSESSMENT PLAT RECORDED MARCH 17, 1975, AS DOCUMENT R75-10950; THENCE NORTH 01 DEGREES 57 MINUTES 14 SECONDS EAST ALONG THE EAST LOT LINE OF SAID LOT 1, A DISTANCE OF 26.17 FEET TO THE SOUTHWEST CORNER OF TRACT OF LAND DESCRIBED IN DOCUMENT R2011-001909; THENCE NORTH 84 DEGREES 04 MINUTES 41 SECONDS EAST ALONG SOUTH LINE OF SAID TRACT, 199.92 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY ROUTE 53; THENCE SOUTH 01 57 MINUTES 14 SECONDS ALONG SAID WEST LINE, 47.55 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 09 SECONDS WEST; 198.13 FEET TO THE POINT OF

BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-35-205-015

To view some plans related to the proposed project and submit public comments on the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at kashbaugh@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, June 19, 2020. If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249.

Any public questions or comments should be submitted in advance of the meeting via the website linked above, or via email to Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Thursday, June 25, 2020 will be read into the record at the public hearing. The public may also observe the meeting in progress on Zoom. The Zoom information is provided below.

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: <https://us02web.zoom.us/webinar/tZMkc-2grjIqGddWD3i4eCd1eR3Sr8eu2g4X/ics?icsToken=98tyKuGvpz8uEtScsBqERpwEHY-gLPzziFhfjadZqzu2CnRWQQenM9ARAAAnFc2C>

Topic: Glen Ellyn Plan Commission Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87944809033?pwd=RUxkMVlpWTRoWnQwcnpZZ3FYUXd1QT09>

Password: 625535

Or iPhone one-tap :

US: +13126266799,,87944809033#,,1#,625535# or
+16465588656,,87944809033#,,1#,625535#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128 or
+1 253 215 8782 or +1 346 248 7799

Webinar ID: 879 4480 9033

Password: 625535

On March 16, 2020, Governor Pritzker issued Executive Order. No. 5 in response to COVID-19, which temporarily suspended certain requirements of the Open Meetings Act ILCS 120 allowing Plan Commission members to participate electronically in meetings. The public is welcome to observe and participate in all meetings of the Plan Commission.

Questions and comments after the meeting can be submitted on the website linked above or emailed to kashbaugh@glenellyn.org. These temporary meeting procedures will be eliminated once the emergency declaration is lifted.

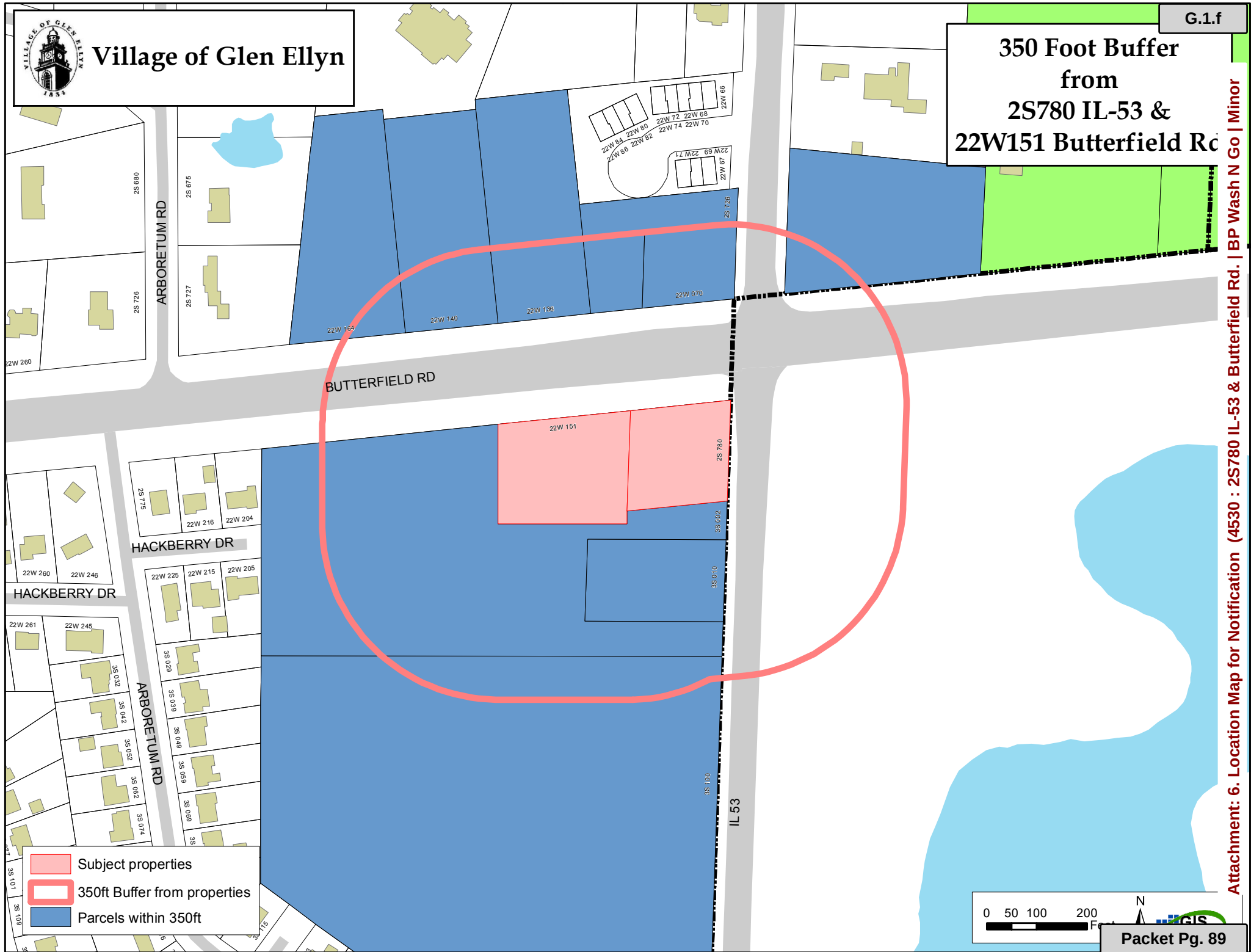
	BAKER, KEVIN 22W124 BUTTERFIELD RD GLEN ELLYN IL 60137	BUTTERFIELD PARK DISTRICT 21W730 BUTTERFIELD RD LOMBARD IL 60148
CATHOLIC CHARITIES 26 ST CHARLES RD LOMBARD IL 60148	DOLAN, AGNES L & JAMES 22W120 BUTTERFIELD RD GLEN ELLYN IL 60137	FERGUSON, SIV I 22W134 BUTTERFIELD RD GLEN ELLYN IL 60137
FMI PROPERTIES LLC 2429 OLD TAVERN RD LISLE IL 60532	FOREST PRESERVE DISTRICT PO BOX 5000 WHEATON IL 60189	GOLDSBOROUGH, WM J 22W131 AHLSTRAND GLEN ELLYN IL 60137
I K I REAL ESTATE LLC 22W070 BUTTERFIELD RD GLEN ELLYN IL 60137	IMRAN, SEEMA & MOHAMMED 22W112 BUTTERFIELD RD GLEN ELLYN IL 60137	KASPAR, BEVERLY A 22W110 BUTTERFIELD RD GLEN ELLYN IL 60137
C T CORPORATION SYSTEM 208 S LASALLE ST #814 CHICAGO IL 60604	KING, GARY A 22W118 BUTTERFIELD RD GLEN ELLYN IL 60137	KRUEGER, MICHAEL B 22W136 BUTTERFIELD RD GLEN ELLYN IL 60137
MAR LAC HOUSE LTD 3S002 RT 53 GLEN ELLYN IL 60137	MCDONALDS CORP 5-2302 PO BOX 182571 COLUMBUS OH 43218	OLIVA, MARCY J 22W122 BUTTERFIELD RD GLEN ELLYN IL 60137
PIRAINO, COLLEEN 22W130 BUTTERFIELD RD GLEN ELLYN IL 60137	POTHIAWALA, A & N HODA 22W132 BUTTERFIELD RD GLEN ELLYN IL 60137	RAMPELBERG, ROSALIE J 22W114 BUTTERFIELD RD GLEN ELLYN IL 60137
SCHMELTZER, KAREN 22W116 BUTTERFIELD RD GLEN ELLYN IL 60137	STASTNY, JOHN 22W128 BUTTERFIELD RD GLEN ELLYN IL 60137	STONE, NICOLE TERESE 22W106 BUTTERFIELD RD GLEN ELLYN IL 60137
WAL MART PROPERTY TAX DEP PO BOX 8050 BENTONVILLE AR 72712	WASS, SHIRLEY 22W126 BUTTERFIELD RD GLEN ELLYN IL 60137	ZURICH, GERALD & CHARLOTTE 22W108 BUTTERFIELD RD GLEN ELLYN IL 60137



Village of Glen Ellyn

G.1.f

**350 Foot Buffer
from
2S780 IL-53 &
22W151 Butterfield Rd**



RECEIVED

JUN 16 2020

VILLAGE OF GLEN ELLYN

NOTICE OF PUBLIC HEARING

FMI Properties, LLC, the petitioner, is requesting approval of a Minor Subdivision Plat with Variances to create two new legal lots of record consisting of three parcels located at the southwest corner of State Route 53 and Butterfield Road, commonly known as 25780 State Route 53 and 22W151 Butterfield Road. The request is associated with the demolition of an existing gas station, convenience store, and car wash to construct a new gas station with a 3,850 square-foot, one-story convenience store and a 4,725 square-foot car wash. Also proposed is the demolition of an existing bank with a drive-thru to construct a new approximately 2,000 square-foot, one-story building with a drive-thru window for a new coffee shop location. The three parcels are approximately 2.34 acres in total and all are located in unincorporated DuPage County. In accordance with 65 ILCS 5/11-15.1 of the Illinois Municipal Code and Section 11-1.2 of the Glen Ellyn Subdivision Regulations Code, any subdivision of land within one and one-half miles of the corporate boundary of the Village of Glen Ellyn shall be subject to the rules and regulations of the Glen Ellyn Subdivision Regulations Code.

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PIN: 05-26-404-010

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PIN: 05-26-404-007

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PIN: 05-26-205-015

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Topic: Glen Ellyn Plan Commission Meeting
Please click the link below to join the webinar:
<https://us02web.zoom.us/j/87944809033?pwd=RUxkMkVpWTRhOWp3ZWpZTjZlYUx0Q1Q1>

Or iPhone one-tap:
US: +1312626799, 87944809033, 18, 6255358 or +1445588656, 87944809033, 18, 6255358

Or Telephone: Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 7999 or +1 445 588 656 or +1 301 715 8592 or +1 649 900 7128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 879 448 09033
Password: 625535

On March 16, 2020, Governor Pritzker issued Executive Order No. 5 in response to COVID-19, which temporarily suspended certain requirements of the Open Meetings Act ILCS 120 allowing Plan Commission members to participate electronically in meetings. The public is welcome to observe and participate in all meetings of the Plan Commission.

Questions and comments after the meeting can be submitted on the website linked above or emailed to kashbaugh@glenellyn.org. These temporary meeting procedures will be eliminated once the emergency declaration is lifted.

Published in Daily Herald June 9, 2020 (4546137)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DuPage County DAILY HERALD. That said DuPage County DAILY HERALD is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinal Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is in general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/09/2020 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Designee of the Publisher and Officer of the Daily Herald

Control # 4546137



Village of Glen Ellyn

535 Duane Street • Glen Ellyn, Illinois 60137 • Phone: (630) 547-5250 • Fax: (630) 547-5370

APPLICATION FOR MINOR SUBDIVISION APPROVAL

CLEAR PAGE

You may attach separate sheets as needed to answer any of the following questions.

DATE FILED: _____ APPLICATION NUMBER: _____

I. APPLICANT INFORMATION:

Name: **FMI Properties LLC**
 Address: **2s780 IL Route 53, Glen Ellyn, Illinois 60137**
 Phone Number: (Home) **(630) 790-1881** (Business) **(630) 790-1881**
 Mobile Number: **(630) 790-1881** Fax: **N/A**
 Email: **info@bpwashngo.com**
 Property Interest of Applicant: **Owner**
 (Owner, Contract Purchaser, Owner Representative)

II. OWNER INFORMATION:

Name: **FMI Properties LLC**
 Address: **2s780 IL Route 53, Glen Ellyn, Illinois 60137**
 Phone Number: (Home) **(630) 790-1881** (Business) **(630) 790-1881**
 Mobile Number: **(630) 790-1881** Fax: **N/A**
 Email: **info@bpwashngo.com**

III. PROPERTY INFORMATION:

Address: **2s780 IL Route 53, Glen Ellyn, Illinois 60137**

Legal Description of Property:

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See attached Plat of SubdivisionPermanent Index No.: 05-26-404-010 and 05-26-404-007 Zoning: Zoned B-1 (Local Business) within DuPage CountyLot Dimensions: **See attached.** Lot Area: **2.34 Acres**

Present Use:

Existing two (2) lot subdivision with retail use at southwest corner of Butterfield Road and IL Route 53 in unincorporated DuPage County.

Description of Subdivision:

Proposed two (2) lot subdivision with retail use at southwest corner of Butterfield Road and IL Route 53 in unincorporated DuPage County.Estimated Date to Begin Construction: **June 1, 2020**

Name(s), Address(es) and Phone Numbers of consultants (Architects, Engineers, Attorneys, etc.):

**Steven M. Shanholtzer - Senior Project Manager
Manhard Consulting, Ltd.
700 Springer Drive, Lombard, IL 60148**

IV. APPROVAL STANDARDS:

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Narrative Statement: Please provide a narrative statement. The narrative statement should include, but not be limited to, information concerning the proposed use of the lots, the type and number of dwelling units and/or type of business or industry and the manner in which subdivision is to be served by public utilities. A separate sheet may be used if necessary.

The applicant FMI Properties, LLC) is seeking a resubdivision of the existing property located at the southwest corner of Butterfield Road and IL Route 53 in unincorporated DuPage County. The two (2) existing lots (PIN No. 05-26-404-010 and PIN No. 05-26-404-007) are currently Zoned B-1 (Local Business) within DuPage County. The surrounding zoning classifications consist of Forest Preserve to the east, B-1 (Local Business) to the south, B-1 (Local Business) to the west, B-1 (Local Business) to the northeast, and R-3 (Single Family) to the northwest.

Section 11-3-10 of the Subdivision Code requires that the following six (6) criteria be met before a Subdivision can be approved. Please describe how the proposed Subdivision meets these requirements. The information provided will be used by the Plan Commission in considering the request.

Please describe how the proposed subdivision meets the following criteria.

1. The proposed subdivision conforms to the provisions set forth in this Subdivision Ordinance, including the rules and regulations referenced in Section 11-4-1 of the Subdivision Code.

The proposed resubdivision is in general conformance with the Village Subdivision Ordinance and the rules and regulations referenced in Section 11-4-1 of the Subdivision Code.

2. Definite provision has been made for a water supply system that is sufficient in terms of quantity, dependability, and quality to provide an appropriate supply of water for the type of subdivision proposed.

The existing water supply system will be maintained upon future development of the subject property.

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3. A public sewage system is proposed and adequate provision has been made for such system or, if other methods of sewage disposal are proposed that such systems will comply with federal, state, and local laws and regulations.

The existing sewage system will be maintained upon future development of the subject property.

4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precaution have been identified by the Subdivider and that the proposed uses of these areas are compatible with such conditions.

This is not anticipated per the anticipated scope of improvements.

5. The proposed subdivision will not be detrimental to the public health, safety and welfare.

The proposed subdivision will not be detrimental to the public health, safety, and welfare.

6. No development shall be approved if such development, at full occupancy, will result in or increase traffic on an arterial or collector street to such an extent that the street does not function at a level of service deemed acceptable by the Village. The applicant may propose and construct the approved traffic mitigation measures to provide adequate roadway capacity for the proposed development.

A traffic impact study has been prepared by the applicant, and the traffic impact study will be reviewed by the Illinois Department of Transportation.

LETTER OF AUTHORIZATION

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I, Bradley A. Strohl, Registered Land Surveyor with the State of Illinois, hereby authorize a representative from the Village of Glen Ellyn to record the plat(s) and/or plan(s) prepared by me for

Final Plat of Butterfield Commons ReSubdivision



Expires 11/30/20

Bradley A. Strohl
Signature

March 17, 2020
Date

IDNR ENDANGERED SPECIES CONSULTATION

An Endangered Species Consultation may be required for your project. If an Endangered Species Consultation is required as part of your application, the Online Ecological Compliance Assessment Tool (EcoCAT) must be completed and a copy of the final report from the Illinois Department of Natural Resources (IDNR) should be included in your Minor Subdivision application packet. The online EcoCAT information and application can be found at <https://dnr.illinois.gov/ecopublic/>.

Below is information directly from the EcoCAT Frequently asked Questions, regarding which actions require consultation and which are exempt from consultation.

What actions require consultation?

Any action that will change existing environmental conditions, i.e. anything that disturbs the land, water, or air. Examples include:

- construction
- discharge of pollutants or application of chemicals into the air, water, or land
- dredging any naturally occurring materials
- re-zoning from a non-urban classification to an urban classification (e.g. from agricultural to residential) or a change from one urban classification to another on land not used in its entirety for the original classification
- subdivision and other development plats
- infrastructure alterations (utilities, roads, sewers)
- land management
- alteration, removal, excavation or plowing of non-farmed, non-cultivated areas
- altering existing topography
- annexations
- parks, stream, or lake modifications

What actions are exempt from consultation?

Unless it is evident that they could directly or indirectly affect an endangered or threatened species or a Natural Area, the following actions are exempt from consultation:

- mowing within maintained highway rights-of-way
- routine resurfacing and application of oil and gravel to existing roads
- maintenance or repair of existing structures
- actions under a Department-approved management plan undertaken to maintain or improve natural ecosystem conditions or to re-establish pre-settlement vegetation conditions (such as prescribed burns, spot application of herbicides or brush clearing)
- maintenance of existing lawns, yards, and ornamental plantings
- routine cultivation of agricultural lands
- change of zoning requests for land currently zoned, developed, and used in its entirety for commercial, industrial, or residential purposes.

**KANE DUPAGE SOIL AND WATER CONSERVATION DISTRICT
LAND USE OPINION**

A Land Use Opinion from the Kane DuPage Soil and Water Conservation District may be required to be submitted with an application for approval of a Minor Subdivision.

If a Land Use Opinion is required for your project, the required fee and application should be submitted directly to the Kane DuPage Soil and Water Conservation District. A link to this typing enabled form can be found at:

<http://www.kanedupageswcd.org/pdfs/LUO/LandUseOpinionApp13.pdf> .

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____
Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: **See attached Plat of Subdivision**
- II. OWNER:
- A. Owner of Property: **FMI Properties LLC**
- B. Owner's Address: **2s780 IL Route 53, Glen Ellyn, Illinois 60137**
- C. Owner's Home Phone Number: **(630) 790-1881** Fax: **N/A**
- D. Owner's Work Phone Number: **(630) 790-1881**
- E. Owner's E-mail: **info@bpwashngo.com**
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- III. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: **FMI Properties LLC**
- B. Petitioner's Address: **2s780 IL Route 53, Glen Ellyn, Illinois 60137**
- C. Petitioner's Home Phone Number: **(630) 790-1881**
- D. Petitioner's Work Number: **(630) 790-1881**
- E. Petitioner's E-mail: **info@bpwashngo.com**
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: **s780 IL Route 53, Glen Ellyn, Illinois 60137**
- B. Acreage of Parcel: **2.34 Acres**
- C. Permanent Index Number(s): **5-26-404-010 and 05-26-404-007**
- D. Legal Description (Please attach)
- V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village.

These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director shall determine the amount of the refund.

Minor Subdivision Application Packet FILLABLE 081817 lg.docx

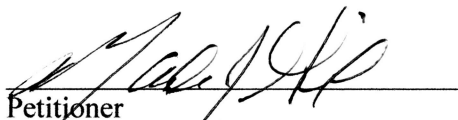
Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application. Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

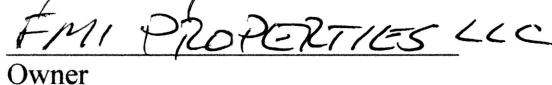
Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.


Petitioner

Village of Glen Ellyn


Owner

By: _____
Planning and Development Director

Date: 03-14-2020

Date: _____



Civil Engineering

Surveying

Water Resources Management

Water & Wastewater Engineering

Supply Chain Logistics

Construction Management

Environmental Sciences

Landscape Architecture

Land Planning

May 6, 2020

Ms. Katie Ashbaugh, AICP
 Village Planner
 Village of Glen Ellyn
 535 Duane Street
 Glen Ellyn, IL 60137

**Re: Minor Plat of Subdivision, BP Wash N Go
 2S780 State Route 53 and 22W151 Butterfield Road
 Variation Request (Accordance with Section 11-3-11 of Subdivision Code)**

Dear Ms. Ashbaugh:

The applicant (FMI Properties, LLC) is seeking a variance of the Glen Ellyn Subdivision Code for the property located at the southwest corner of Butterfield Road and IL Route 53 in unincorporated DuPage County. The two (2) existing lots (PIN No. 05-26-404-010 and PIN No. 05-26-404-007) are currently Zoned B-1 (Local Business) within DuPage County. The property will be resubdivided in conjunction with the redevelopment plan. The surrounding zoning classifications consist of Forest Preserve to the east, B-1 (Local Business) to the south, B-1 (Local Business) to the west, B-1 (Local Business) to the northeast, and R-3 (Single Family) to the northwest.

In accordance with Section 11-3-11 (B) and (C) of the Glen Ellyn Subdivision Code, the following variations are requested:

Subsection 11-4-7 (A) and (B)

- (A) Sidewalks shall be located on both sides of the right-of-way adjacent to all new and existing streets, except as varied by the Village Board

Response: A sidewalk has not been proposed along IL Route 56 and/or IL Route 53, and both roadway are under the jurisdiction of the Illinois Department of Transportation (IDOT). Therefore, a full variance is requested with respect to Subsection 11-4-7 (A)

- (B) Sidewalks, where required, shall be five feet in width, unless the Village requires a greater width

Response: A sidewalk has not been proposed along IL Route 56 and/or IL Route 53, and both roadway are under the jurisdiction of the Illinois Department of Transportation (IDOT). Therefore, a full variance is requested with respect to Subsection 11-4-7 (B)

Section 11-3-11 (C)

1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements;

Response: There are not any existing sidewalks within the proximity of the subject development. The addition of a new sidewalk may encourage pedestrian traffic to encroach the two (2) heavily traveled state highways that have not been designed to accommodate pedestrian traffic.

2. The conditions upon which the request is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property; and

Response: The property is located in unincorporated DuPage County, and there are not any existing sidewalks within the proximity of the subject development. It is understood that DuPage County would be responsible for the long term



administration, control, reconstruction, and maintenance of any new public sidewalks along the site frontage in accordance with ADA Standards for Accessible Design and Public Right-of-Way Accessibility Guidelines (PROWAG).

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

Response: There is an existing drainage ditch along the south side of Butterfield Road (IL Route 56), and a significant tributary area is collected by this stormwater conveyance system. Both adjacent roadways (IL Route 56 and IL Route 53) are under the jurisdiction of the Illinois Department of Transportation (IDOT). Implementation of a new sidewalk may limit the capacity of the existing ditch drainage system by encroaching the grading constraints associated with the existing ditch.

Section 11-3-11 (D)

1. That the variation, if granted, will not alter the essential character of the locality;

Response: There are not any public sidewalks installed along the IL Route 56 and/or IL Route 53 (IDOT Jurisdiction) right-of-way throughout the neighboring properties. Therefore, the variation will not alter the character of the locality.

2. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

Response: There are not any existing sidewalks within the proximity of the subject development. The addition of a new sidewalk may encourage pedestrian traffic to encroach the two (2) heavily traveled state highways that have not been designed to accommodate pedestrian traffic.

3. That the proposed variation will not:

- (a) Diminish or impair property values within the neighborhood;

Response: There are not any public sidewalks installed along the IL Route 56 and/or IL Route 53 (IDOT Jurisdiction) right-of-way throughout the neighboring properties. Therefore, the variation will not impair property values within the neighborhood.

- (b) Unduly increase traffic congestion in the public streets and highway; or

Response: The sidewalk variation will not increase vehicular traffic on the public streets and/or highway.

- (c) Result in an increase in public expenditures; and

Response: The sidewalk variation will not result in an increase in public expenditures.



4. That the variation is the minimum variation that will make possible the reasonable use of the land;

Response: The variation will allow the new development to maintain harmony with the adjacent properties.

5. Whether or not the alleged difficulty or particular hardship has been created by any person presently having an interest in the property or by the applicant.

Response: The hardship has not been created by any person presently having an interest in the property.

Subsection 11-4-7 (D)

Multiuse paths shall be provided as recommended in the official plan of the Village of Glen Ellyn and the most recent DuPage County bicycle plan. Multiuse paths shall be ten feet in width. The Village Board may waive the requirement for a multiuse path if it finds that the multiuse path would not serve a useful purpose.

Response: A multiuse path has not been proposed along IL Route 56 or IL Route 53, and both roadway are under the jurisdiction of the Illinois Department of Transportation (IDOT). Therefore, a full variance is requested with respect to Subsection 11-4-7 (D)

Section 11-3-11 (C)

1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements;

Response: There are not any existing multiuse paths within the proximity of the subject development. The addition of a new multiuse path may encourage bicycle traffic to encroach the two (2) heavily traveled state highways. Also, the two (2) adjacent roadways are not equipped to support bicycle traffic.

2. The conditions upon which the request is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property; and

Response: The property is located in unincorporated DuPage County, and there are not any existing multiuse paths within the proximity of the subject development. It is understood that DuPage County would be responsible for the long term administration, control, reconstruction, and maintenance of any new public multiuse paths along the site frontage in accordance with ADA Standards for Accessible Design and Public Right-of-Way Accessibility Guidelines (PROWAG).

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

Response: There is an existing drainage ditch along the south side of Butterfield Road (IL Route 56), and a significant tributary area is collected by this stormwater conveyance system. Both adjacent roadways (IL Route 56 and IL Route 53) are under the jurisdiction of the Illinois Department of Transportation (IDOT). Implementation of a new multiuse path may limit the capacity of the existing ditch



drainage system by encroaching the grading constraints associated with the existing ditch.

Section 11-3-11 (D)

1. That the variation, if granted, will not alter the essential character of the locality;
Response: There are not any public multiuse paths installed along the IL Route 56 or IL Route 53 (IDOT Jurisdiction) right-of-way throughout the neighboring properties. Therefore, the variation will not alter the character of the locality.
2. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
Response: There are not any existing public multiuse paths within the proximity of the subject development. The addition of a new public multiuse paths may encourage bicycle traffic to encroach the two (2) heavily traveled state highways.
3. That the proposed variation will not:
 - (a) Diminish or impair property values within the neighborhood;
Response: There are not any existing public multiuse paths installed along the IL Route 56 or IL Route 53 (IDOT Jurisdiction) right-of-way throughout the neighboring properties. Therefore, the variation will not impair property values within the neighborhood.
 - (b) Unduly increase traffic congestion in the public streets and highway; or
Response: The public multiuse paths variation will not increase vehicular traffic on the public streets and/or highway.
 - (c) Result in an increase in public expenditures; and
Response: The public multiuse paths variation will not result in an increase in public expenditures.
4. That the variation is the minimum variation that will make possible the reasonable use of the land;
Response: The variation will allow the new development to maintain harmony with the adjacent properties.
5. Whether or not the alleged difficulty or particular hardship has been created by any person presently having an interest in the property or by the applicant.
Response: The hardship has not been created by any person presently having an interest in the property.



Subsection 11-4-8 (A)

In all new subdivisions and in subdivisions platted and recorded prior to the effective date hereof, all proposed and existing communication lines, electric lines, and other similar utilities or entities which have received a franchise from the Village or the County in the subdivision and in the rights-of-way adjacent to the subdivision shall be placed underground at the subdivider's expense. Such utilities shall be located within easements, preferably in the rear yards, or in dedicated public ways, and shall be placed in locations deemed appropriate by the Public Works Director and in a manner, which will not conflict with other underground services. All transformer boxes shall be located so as not be unsightly or hazardous to the public.

Exceptions to this requirement: All land transfers, lot consolidations, and two-lot subdivisions, that are administratively approved by the Community Development Department and do not require the review of the Plan Commission, on property zoned residential and used for single-family residential purposes shall be exempt from the requirement to place existing overhead utilities located in the adjacent rights-of-way underground. This exception does not exempt a land transfer, lot consolidation, or two-lot subdivision from the requirement to place all proposed and existing utilities located within the subdivision underground nor from the requirement to place all proposed utilities in the adjacent rights-of-way underground.

Response: The existing overhead utilities have not been proposed for burial along IL Route 56 and/or IL Route 53. Both roadway are under the jurisdiction of the Illinois Department of Transportation (IDOT). Therefore, a full variance is requested with respect to Subsection 11-4-8 (A)

Section 11-3-11 (C)

1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements;

Response: The variance to allow the existing overhead utilities to remain will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements.

2. The conditions upon which the request is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property; and

Response: The variance to allow the existing overhead utilities to remain is consistent with the adjacent neighboring properties in Unincorporated DuPage County.

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

Response: There is an existing drainage ditch along the south side of Butterfield Road (IL Route 56), and a significant tributary area is collected by this stormwater conveyance system. Both adjacent roadways (IL Route 56 and IL Route 53) are under the jurisdiction of the Illinois Department of Transportation (IDOT). The burial of the existing overhead utilities may encroach the existing ditch drainage system to remain.



Section 11-3-11 (D)

1. That the variation, if granted, will not alter the essential character of the locality;
Response: All of the existing utilities are overhead along the IL Route 56 or IL Route 53 (IDOT Jurisdiction) right-of-way throughout the neighboring properties. Therefore, the variation will not alter the character of the locality.
2. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
Response: The variation to maintain the existing overhead utilities is not based exclusively on financial measurables.
3. That the proposed variation will not:
 - (a) Diminish or impair property values within the neighborhood;
Response: There are existing overhead utilities installed along the IL Route 56 and IL Route 53 (IDOT Jurisdiction) right-of-way throughout the neighboring properties. Therefore, the variation will not impair property values within the neighborhood.
 - (b) Unduly increase traffic congestion in the public streets and highway; or
Response: The variation to maintain the existing overhead utilities will not increase traffic congestion in the public streets and highways.
 - (c) Result in an increase in public expenditures; and
Response: The variation to maintain the existing overhead utilities will not result in an increase in public expenditures.
4. That the variation is the minimum variation that will make possible the reasonable use of the land;
Response: The variation will allow the new development to maintain harmony with the adjacent properties.
5. Whether or not the alleged difficulty or particular hardship has been created by any person presently having an interest in the property or by the applicant.
Response: The hardship has not been created by any person presently having an interest in the property.

Subsection 11-4-9 (C)

1. Parkway or street trees shall be planted 40 feet on center, or a greater spacing as recommended by the Village to accommodate for underground utilities, curb cuts, streetlights and similar obstructions. The subdivider shall be solely responsible for the purchase and planting of all new parkway trees.
2. All new parkway trees must have a minimum caliper of two and one-half inches. When five or more parkway trees are required, no more than 20 percent of the trees may be of the same



species. When fewer than five trees are required, no more than 50 percent of the trees may be of the same species. The trees must be purchased from a nursery that is a member of the Suburban Tree Consortium or otherwise approved by the Public Works department.

3. All new or relocated parkway trees shall be planted in accordance with the Village of Glen Ellyn standards for the construction of public improvements.

4. The subdivider shall guarantee all parkway trees for two years following the date of planting. The Public Works department shall be notified of the date of plantings. At the discretion of public works, the newly planted parkway trees may be subject to an inspection. If any parkway trees die or are determined by the Village to be distressed within the two-year period then the subdivider shall replace said trees.

5. In no event shall parkway trees be planted later than five years from the date of final plat approval.

Response: The required parkway trees have been proposed along the property's frontage of IL Route 56 or IL Route 53. Both roadways are under the jurisdiction of the Illinois Department of Transportation (IDOT), and IDOT will not allow the installation of new parkway trees within the state right-of-way. Therefore, the required parkway trees will be planted along the site frontage on private property, and a partial variance is requested with respect to Subsection 11-4-9 (C)

Section 11-3-11 (C)

1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements;

Response: The partial variance to allow the parkway trees to be installed on private property will avoid obstructions/hazards within the two (2) state highway right-of-ways.

2. The conditions upon which the request is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property; and

Response: The Illinois Department of Transportation (IDOT) will not allow the parkway trees to be installed within their right-of-way.

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

Response: The Illinois Department of Transportation (IDOT) will not allow the parkway trees to be installed within their right-of-way

Section 11-3-11 (D)

1. That the variation, if granted, will not alter the essential character of the locality;

Response: The adjacent neighboring properties do not have parkway trees installed within the state highway right-of-way frontage, so it will not alter the essential character of the locality.



2. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

Response: The Illinois Department of Transportation (IDOT) will not allow the parkway trees to be installed within their right-of-way.

3. That the proposed variation will not:

- (a) Diminish or impair property values within the neighborhood;

Response: The adjacent neighboring properties do not have parkway trees installed within the state highway right-of-way frontage, so it will not diminish or impair property values within the neighborhood.

- (b) Unduly increase traffic congestion in the public streets and highway;

Response: The partial variance to allow the parkway trees to be installed on private property will not increase traffic congestion in the public streets and highways.

- (c) Result in an increase in public expenditures; and

Response: The partial variance to allow the parkway trees to be installed on private property will not result in an increase in public expenditures.

4. That the variation is the minimum variation that will make possible the reasonable use of the land;

Response: The partial variance to allow the parkway trees to be installed on private property will maintain harmony with the neighboring developments.

5. Whether or not the alleged difficulty or particular hardship has been created by any person presently having an interest in the property or by the applicant.

Response: The hardship has not been created by any person presently having an interest in the property.

Should you have any questions or require additional clarification, please do not hesitate to contact me at 630-925-1216.

Yours truly,
MANHARD CONSULTING, LTD.

Steven M. Shanholtzer, P.E.
Senior Project Manager

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF **2018 TAX**

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

***** DUPLICATE BILL *****

05-26-404-007

FMI PROPERTIES LLC
P O BOX 3323
LLISLE IL 60532

1

ON OR BEFORE:	PAY:
JUNE 3, 2019	23,050.98
PAYING LATE?	PAY THIS AMOUNT:
JUN 4 THRU 30	23,396.74
JUL 1 THRU 31	23,742.51
AUG 1 THRU 31	24,088.27
SEP 1 THRU 30	24,434.04
OCT 1 THRU 31	24,779.80
NOV 1 THRU 13	25,125.57

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

G.1.j

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON REVERSE SIDE

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

\$23,050.98 PAID JUNE 03, 2019

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF **2018 TAX**

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

***** DUPLICATE BILL *****

05-26-404-007

FMI PROPERTIES LLC
P O BOX 3323
LLISLE IL 60532

2

ON OR BEFORE:	PAY:
SEP 3, 2019	23,050.98
PAYING LATE?	PAY THIS AMOUNT:
SEP 4 THRU 30	23,396.74
OCT 1 THRU 31	23,742.51
NOV 1 THRU 13	24,098.27 *

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PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON REVERSE SIDE

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

\$23,050.98 PAID SEPT 03, 2019

Rate 2017	Tax 2017	Taxing District	Rate 2018	Tax 2018
		** COUNTY **		
.1052	619.37	COUNTY OF DU PAGE	.1007	615.58
.0227	133.64	PENSION FUND	.0217	132.65
.0340	200.17	COUNTY HEALTH DEPT	.0330	201.73
.0130	76.53	PENSION FUND	.0119	72.74
.1207	710.63	FOREST PRESERVE DIST	.1180	721.34
.0099	58.28	PENSION FUND	.0098	59.90
.0166	97.73	DU PAGE AIRPORT AUTH	.0146	89.25
		** LOCAL **		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0449	264.35	MILTON TOWNSHIP	.0442	270.19
.0710	418.01	MILTON TWP ROAD	.0700	427.91
.0024	14.13	PENSION FUND	.0022	13.44
.0415	244.33	MILTN TWP SPC POLICE	.0425	259.80
.0225	132.47	MILTON TWP MOSQ DIST	.0225	137.54
.6157	3,624.99	LISLE-WOODBRIDGE FIRE	.5998	3,666.63
.2115	1,245.22	PENSION FUND	.2213	1,352.82
		** EDUCATION **		
3.2348	19,045.20	GRADE SCHOOL DIST 89	3.6220	22,141.64
.0836	492.20	PENSION FUND	.0922	563.62
2.2959	13,517.34	HIGH SCHOOL DIST 87	2.2413	13,701.29
.0443	260.82	PENSION FUND	.0421	257.36
.2431	1,431.37	COLLEGE DU PAGE 502	.2317	1,416.53
	-----			-----
7.2333	42,586.78	TOTAL	7.5415	46,101.96

Mailed to:

FMI PROPERTIES LLC
P O BOX 3323
LLISLE IL 60532

Property Location:

25780 RT 53
GLEN ELLYN, 60137

Township Assessor:

MILTON
630-653-5220

Tax Code:

5082

Property Index Number:

05-26-404-007

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

TIF Frozen Value	
Fair Cash Value	
Land Value	378
+ Building Value	232
= Assessed Value	611
x State Multiplier	1.0
= Equalized Value	611
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	611
x Tax Rate	7.1
= Total Tax Due	46,10
- Less Advance Payment	
= Net Tax Due	46,10

*** S OF A FACTOR 1.0383**

1st INST PAID JUNE 03, 2019

2nd INST PAID SEPT 03, 2019

2018 DuPage County Real Estate Tax
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187



Office Hours – 8:00 am–4:30 pm, Monday through Friday
Telephone – (630) 407-5900

2017 \$588,760

Assessed Value 2018 \$611,310

Attachment: 10. Proof of Ownership (4530 : 25780 IL-53 & Butterfield Rd. | BP Wash N Go | Minor Subdivision Plat with Variances)

CHANGE OF NAME AND/OR MAILING ADDRESS – CHECK BOX ON FRONT OF COUPON

G.1.j

Property Index Number

Name _____

Mailing Address _____

City _____ State _____ Zip _____

Area Code and Phone Number _____

I certify that I am the owner and authorize the above name and/or address change.

Signature _____ Date _____

Print Name _____

CHANGE OF NAME AND/OR MAILING ADDRESS – CHECK BOX ON FRONT OF COUPON

Property Index Number

Name _____

Mailing Address _____

City _____ State _____ Zip _____

Area Code and Phone Number _____

I certify that I am the owner and authorize the above name and/or address change.

Signature _____ Date _____

Print Name _____

HELPFUL INFORMATION

Failure to receive a bill does not relieve the taxpayer of penalty if payment is late.

This is the only bill you will receive. This bill includes a separate payment coupon for each installment.

All checks are electronically deposited upon receipt, regardless of date on check. Funds must be in U.S. dollars.

Payments returned to us by your bank as unpaid will be subject to a \$25.00 return item fee plus applicable penalties.

Personal checks received after 10/31/19 will be returned.

No payment will be accepted after 11/13/19 regardless of postmark.

CONVENIENT WAYS TO PAY

Banks: Thru 09/03/19 (see website for participating banks)

Mail Thru 09/30/19:

DuPage County Collector, P.O. Box 4203, Carol Stream, IL 60197

Mail After 09/30/19:

DuPage County Collector, 421 N. County Farm Rd, Wheaton, IL 60187

Online: Thru 10/31/19 using Bank account transfer or with Visa, Mastercard or Discover.

- 2.10% Credit Card convenience fee to service provider

- \$3.00 Debit Card convenience fee to service provider

Drop Box: Thru 10/31/19

South Parking Lot, 421 N. County Farm Rd, Wheaton

Phone: Thru 11/08/19 (844)775-5615 (Credit Cards Only)

In Person: Thru 4:30pm on 11/13/19

Treasurer's Office, 421 N. County Farm Rd, Wheaton

IMPORTANT DATES

06/03/19	1st installment due date
09/03/19	2nd installment due date
10/09/19	Payment deadline to avoid publication
10/29/19	Certified delinquent bills mailed
10/31/19	Last day to pay online
11/01/19	Certified funds required for payment
11/01/19	\$10 newspaper publication fee assessment begins
11/13/19	In-office payment deadline 4:30pm
11/14/19	Tax Sale

*EQUALIZATION FACTORS

Equalization factors imposed by the State and by DuPage County are used to insure that assessment levels in all nine townships are at the statutory level of assessment of 33.33% of fair cash value. The Illinois Department of Revenue equalization factor (state multiplier) is shown on the front of the bill. The DuPage County Supervisor of Assessments (S of A) equalization factor is also shown on the front of this tax bill*.

SENIOR CITIZEN PROGRAMS – 65 and older

SENIOR ASSESSMENT FREEZE and SENIOR EXEMPTION
Contact Supervisor of Assessments 630-407-5858

SENIOR CITIZEN TAX DEFERRAL
Contact County Treasurer 630-407-5900

After September 30, 2019: Mail payments to the DuPage County Collector, 421 N. County Farm Rd., Wheaton, IL 60187

DuPage County Treasurer's website: www.dupageco.org/treasurer

Packet Pg. 111

Attachment: 10. Proof of Ownership (4530 : 2S780 IL-53 & Butterfield Rd. | BP Wash N Go | Minor Subdivision Plat with Variances)

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PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

***** DUPLICATE BILL *****

05-26-404-010

FMI PROPERTIES LLC
2429 OLD TAVERN RD
LISLE IL 60532-1075

1

ON OR BEFORE:	PAY:
JUNE 3, 2019	12,961.96
PAYING LATE?	PAY THIS AMOUNT:
JUN 4 THRU 30	13,156.39
JUL 1 THRU 31	13,350.82
AUG 1 THRU 31	13,545.25
SEP 1 THRU 30	13,739.68
OCT 1 THRU 31	13,934.11
NOV 1 THRU 13	14,128.54

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

G.1.j

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON REVERSE SIDE

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

\$12,961.96 PAID JUNE 03, 2019

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF **2018 TAX**

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

***** DUPLICATE BILL *****

05-26-404-010

FMI PROPERTIES LLC
2429 OLD TAVERN RD
LISLE IL 60532-1075

2

ON OR BEFORE:	PAY:
SEP 3, 2019	12,961.96
PAYING LATE?	PAY THIS AMOUNT:
SEP 4 THRU 30	13,156.39
OCT 1 THRU 31	13,350.82
NOV 1 THRU 13	13,555.25 *

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON REVERSE SIDE

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

\$12,961.96 PAID SEPT 03, 2019

Rate 2017	Tax 2017	Taxing District	Rate 2018	Tax 2018
		** COUNTY **		
.1052	348.28	COUNTY OF DU PAGE	.1007	346.15
.0227	75.15	PENSION FUND	.0217	74.59
.0340	112.56	COUNTY HEALTH DEPT	.0330	113.43
.0130	43.03	PENSION FUND	.0119	40.90
.1207	399.60	FOREST PRESERVE DIST	.1180	405.62
.0099	32.77	PENSION FUND	.0098	33.68
.0166	54.95	DU PAGE AIRPORT AUTH	.0146	50.18
		** LOCAL **		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0449	148.65	MILTON TOWNSHIP	.0442	151.93
.0710	235.05	MILTON TWP ROAD	.0700	240.62
.0024	7.94	PENSION FUND	.0022	7.56
.0415	137.39	MILTN TWP SPC POLICE	.0425	146.09
.0225	74.49	MILTON TWP MOSQ DIST	.0225	77.34
.6157	2,038.39	LISLE-WOODBRIDGE FIRE	.5998	2,061.81
.2115	700.21	PENSION FUND	.2213	760.71
		** EDUCATION **		
3.2348	10,709.45	GRADE SCHOOL DIST 89	3.6220	12,450.62
.0836	276.77	PENSION FUND	.0922	316.93
2.2959	7,601.03	HIGH SCHOOL DIST 87	2.2413	7,704.46
.0443	146.66	PENSION FUND	.0421	144.71
.2431	804.93	COLLEGE DU PAGE 502	.2317	796.59
7.2333	23,947.30	TOTAL	7.5415	25,923.92

Mailed to:

**FMI PROPERTIES LLC
2429 OLD TAVERN RD
LISLE IL 60532-1075**

Property Location:

**22W151 BUTTERFIELD RD
GLEN ELLYN, 60137**

Township Assessor:

**MILTON
630-653-5220**

Tax Code:

5082

Property Index Number:

05-26-404-010

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

TIF Frozen Value	
Fair Cash Value	
Land Value	297
+ Building Value	46
= Assessed Value	343,
x State Multiplier	1.1
= Equalized Value	343
– Residential Exemption	
– Senior Exemption	
– Senior Freeze	
– Disabled Veteran	
– Disability Exemption	
– Returning Veteran Exemption	
– Home Improvement Exemption	
– Housing Abatement	
= Net Taxable Value	343
x Tax Rate	7.1
= Total Tax Due	25,92
– Less Advance Payment	
= Net Tax Due	25,92

*** S OF A FACTOR 1.0383**

1st INST PAID JUNE 03, 2019

2nd INST PAID SEPT 03, 2019

2018 DuPage County Real Estate Tax
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187



Office Hours – 8:00 am–4:30 pm, Monday through Friday
Telephone – (630) 407-5900

2017 \$331,070

Assessed Value 2018 \$343,750

Attachment: 10. Proof of Ownership (4530 : 25780 IL-53 & Butterfield Rd. | BP Wash N Go | Minor Subdivision Plat with Variances)

G.1.j

		-			-				-	G.I.]
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Print Name _____

$$\boxed{}\boxed{} - \boxed{}\boxed{} - \boxed{}\boxed{}\boxed{} - \boxed{}\boxed{} =$$

Print Name _____

No payment will be accepted after 11/13/19 regardless of postmark.

Applicant: Manhard Consulting Ltd
 Contact: Brendan Durkin
 Address: 700 Springer Drive
 Lombard , IL 60148

IDNR Project Number: 2007606
 Date: 03/13/2020

Project: BP Wash N Go
 Address: SWC of IL RTE 53 and IL RTE 56 , Glen Ellyn

Description: demolition of an existing gas station and bank, construction of a new gas station and quick service restaurant

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Morton Arboretum INAI Site
 Black-Billed Cuckoo (*Coccyzus erythrophthalmus*)
 Black-Crowned Night Heron (*Nycticorax nycticorax*)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

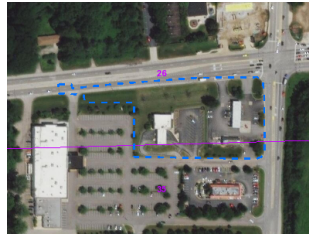
Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:

39N, 10E, 26
 39N, 10E, 35



IL Department of Natural Resources
Contact
 Brian Willard
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction
 IL Environmental Protection Agency
 permit division
 1021 north grand ave. east
 springfield, Illinois 62794

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

March 13, 2020

Brendan Durkin
 Manhard Consulting Ltd
 700 Springer Drive
 Lombard , IL 60148

RE: BP Wash N Go
Project Number(s): 2007606
County: DuPage

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

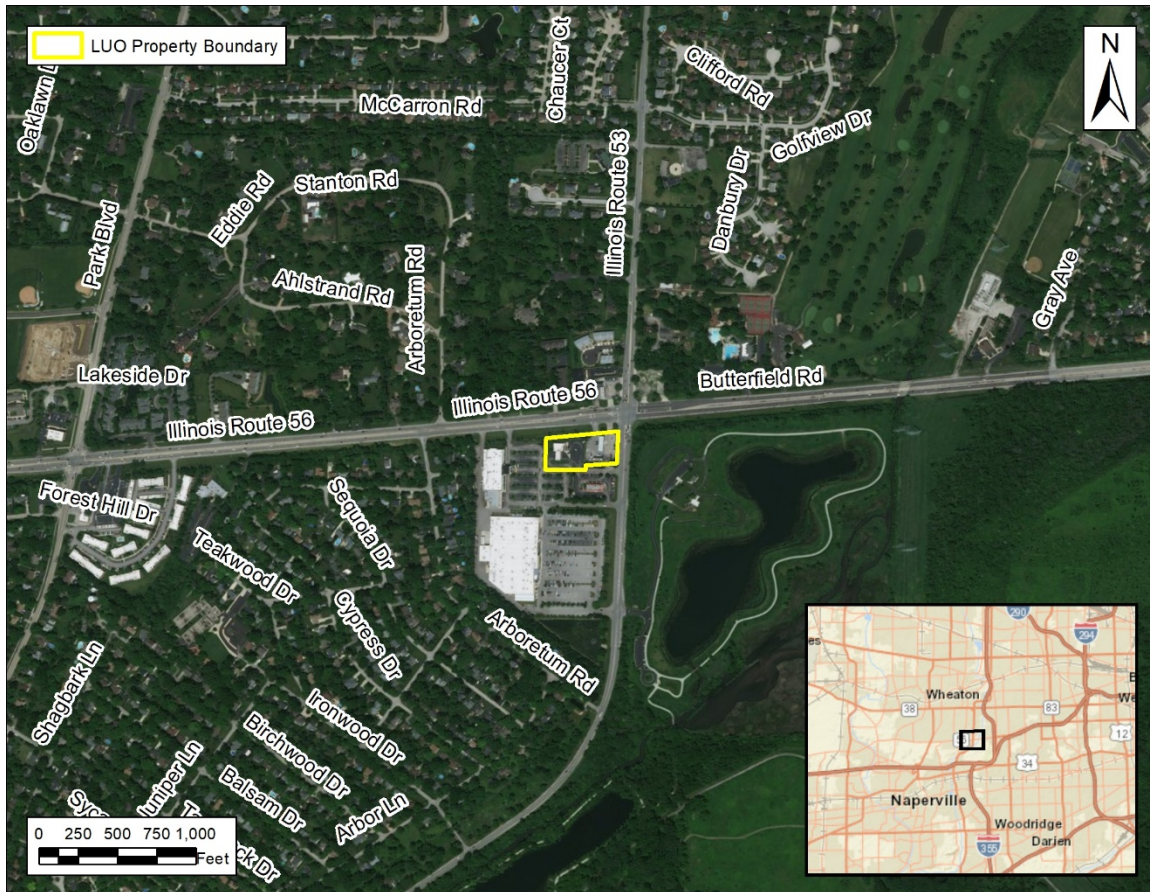
Please contact me if you have questions regarding this review.

Brian Willard
 Division of Ecosystems and Environment
 217-785-5500

Attachment: 11. EcoCat (4530 : 2S780 IL-53 & Butterfield Rd. | BP Wash N Go | Minor Subdivision Plat with Variances)

KANE-DUPAGE SOIL AND WATER CONSERVATION DISTRICT

LAND USE OPINION 19-090



November 21, 2019

Prepared for:
DuPage County

Petitioner:
FMI Properties, LLC
2S780 Illinois Route 53
Glen Ellyn, IL 60137

Petitioner: FMI Properties, LLC, 2S780 IL Rte 53, Glen Ellyn, IL 60137

Contact Person: Mark Gil, 630-790-1881

Unit of Government Responsible for Permits: DuPage County

Acreage: 2.18

Location of Parcel: Section 26, Township 39N, Range 10E

Property Address/PIN#: 2S780 IL Rte 53, Glen Ellyn

Existing Land Use: Gas station/convenience store

Surrounding Land Use: Commercial, forest preserve

Proposed Land Use: SUP-PUD Gas station/convenience store

Natural Resource Concerns

Land Cover in the Early 1800's: This site is located in an area previously identified as prairie. (See page 2 for more information.)

Wetlands: The DuPage County Wetland map and the NWI map do not identify wetland areas on this site. In the event that any indications of wetlands are identified on this site during the proposed land use change, a wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of any wetlands. (See page 3 for more wetland information.)

Floodplain: There are no floodplain areas identified on this site. (See page 5.)



Streams: There are no streams on this site. (See page 6.)

Regulations: Please note that additional permits are required for any development impacting wetlands, streams or floodplain areas. Please see page 7 for regulation information.

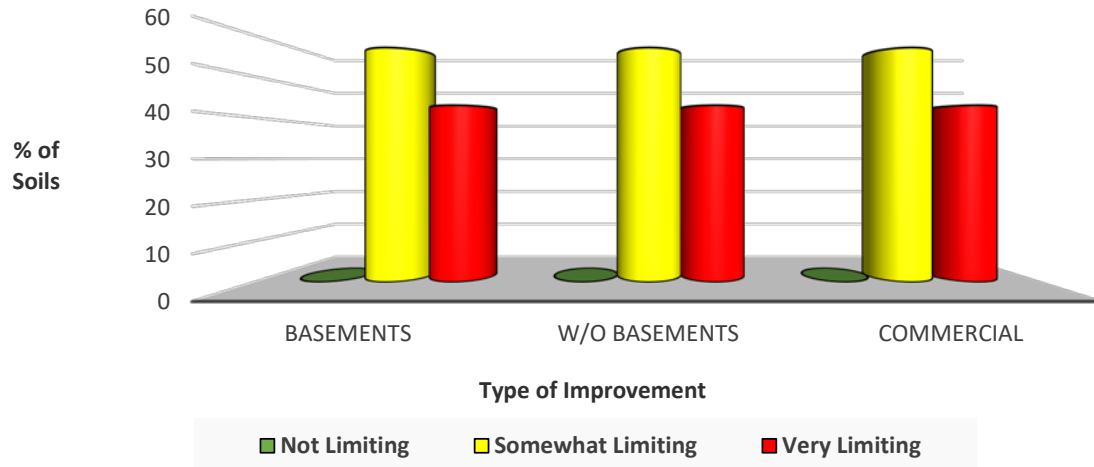
Aquifer Sensitivity: This site is classified as having an excessive potential for aquifer contamination. (See page 8.)

Topography and Drainage: Please refer to page 9 for information regarding site topography and drainage.

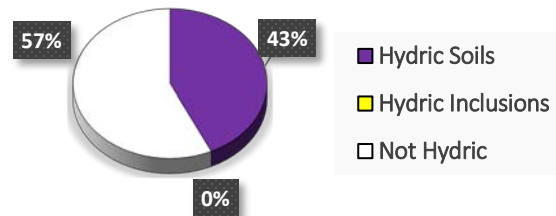
Stormwater: See page 10 for information regarding stormwater management.

Soil Erosion: Any development on this site should include a soil erosion and sediment control plan. (See page 10.)

Building Limitations: Soils at this site may contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See page 12 and attached Soils Tables located on the final pages this report. All information is from the Soil Survey of DuPage County, Illinois.



Hydric Soils: There are hydric soils identified on this site. (See page 13.)



LAND USE OPINION

Land Use Opinion: The most current natural resource data indicates the following concerns for this site: **Soil Limitations, Aquifer Sensitivity, Soil Erosion and Sediment Control, and Stormwater Management.** Based on the information in this report, it is the opinion of the Kane DuPage Soil and Water Conservation District Board that this site **may not be suited** for land use change **unless** the previously mentioned concerns are addressed.

SITE INSPECTION

A site inspection was conducted by Resource Assistant, Jennifer Shroder on November 8, 2019. The following photos were taken during this inspection and reflect the site conditions at that time.



TABLE OF CONTENTS

PURPOSE AND INTENT	1
LAND COVER IN THE EARLY 1800'S.....	2
WETLANDS.....	3
FLOODPLAIN.....	5
STREAMS AND WATERSHED MANAGEMENT	6
REGULATION INFORMATION	7
AQUIFER SENSITIVITY	8
TOPOGRAPHY AND DRAINAGE	9
STORMWATER.....	10
SOIL EROSION.....	10
BUILDING LIMITATIONS	12
HYDRIC SOILS	13
SOIL REPORT.....	15
CONTACT LIST	19

TABLE OF FIGURES

FIGURE 1: LAND COVER IN THE EARLY 1800'S	2
FIGURE 2: DUPAGE COUNTY WETLANDS.....	3
FIGURE 3: NWI WETLANDS	3
FIGURE 4: FLOODPLAIN MAP	5
FIGURE 5: AQUIFER SENSITIVITY	8
FIGURE 6: MUNICIPALITIES 2FT CONTOURS	9
FIGURE 7: BUILDING LIMITATIONS	12
FIGURE 8: HYDRIC SOILS.....	13

PURPOSE AND INTENT

This report presents natural resource information to officials of the local governing body and other decision makers. Decisions concerning variations, amendments or relief of local zoning ordinance may reference this report. Also, decisions concerning the future of a proposed subdivision of vacant or agricultural lands, and the subsequent development of these lands because of these decisions may reference this report. This report is a requirement under the Soil and Water Conservation District Act contained in ILCS 70, 405/1 ET seq.

This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations and other information furnished by the petitioner.

Please read the entire report to coordinate and interrelate all natural resource factors considered. This report, when used properly, will provide the basis for good land use change decisions and proper development while protecting the natural resource base of the county.

The conclusion of this report in no way indicates the impossibility of a certain land use. However, it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Please direct technical questions about data supplied in this report to:

Kane-DuPage
Soil and Water Conservation District
2315 Dean Street, Suite 100
St. Charles, IL 60175
Phone: (630) 584-7960

LAND COVER IN THE EARLY 1800'S

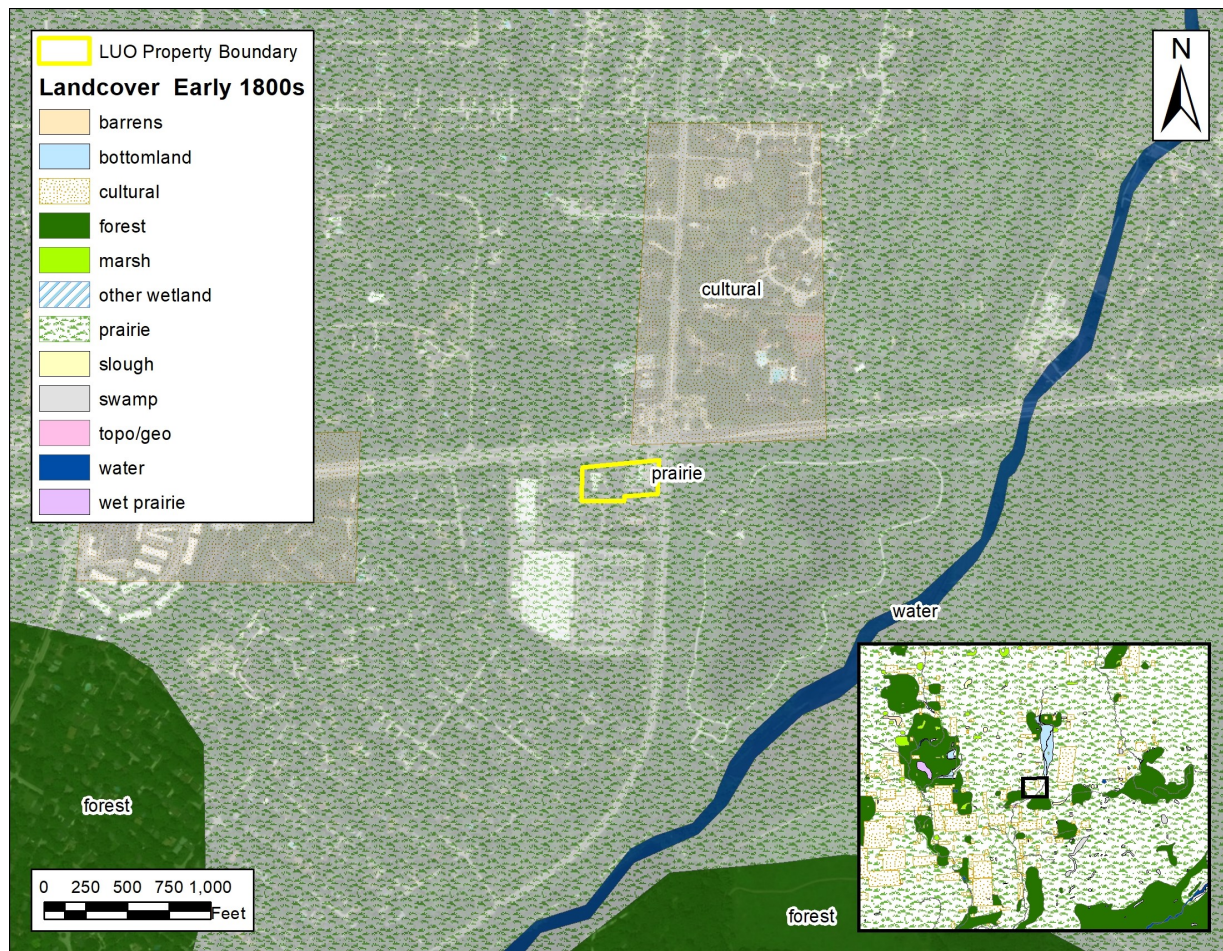


Figure 1: Land Cover in the Early 1800's

Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.

These surveys represent one of the earliest detailed maps for Illinois. The surveys began in 1804 and were largely completed by 1843. They predate our county land ownership maps and atlases. These plat maps and field notebooks contain a wealth of information about what the landscape was like before the flood of settlers came into the state.

The vast majority of the landscape in this part of Illinois in the early 1800's consisted of two different natural resource areas. These two areas were prairie and forest. Prairie and woodland ecosystems are extremely valuable resources for many reasons. These areas:

- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities

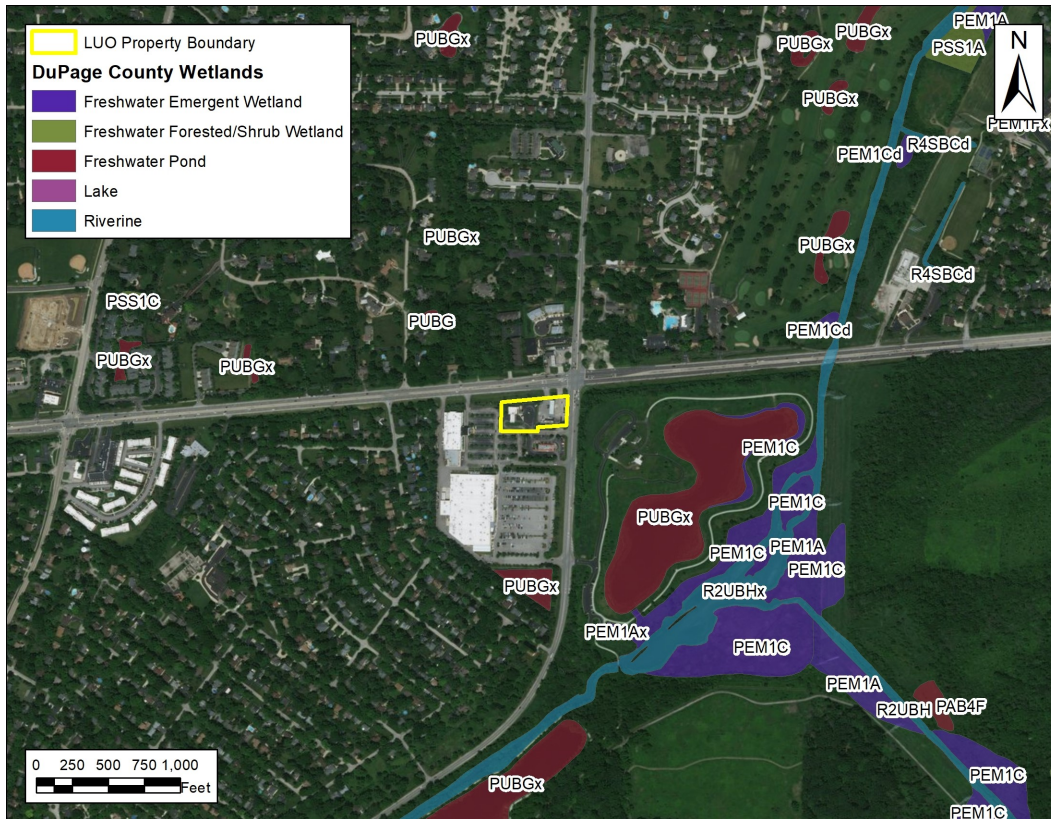
- improve soil health and reduce soil loss

- improve air and water quality

Other designations include, cultural or (agricultural area), marsh, wet prairie, wetland and water. Please note that these designations are based on surveys taken in the early 1800's, and may not represent exact site conditions.

This site is located in an area surveyed as prairie on the land cover in the early 1800's map. The District recommends preserving as much of the natural character of the site as possible during this land use change. It is also recommended that native plants be utilized for landscaping whenever possible. Removal of invasive species is also encouraged.

WETLANDS



**Figure 2: DuPage County
Wetlands**

Wetlands of DuPage County
Illinois. [http://
gis.dupageco.org/arcgis/
rest/services/OpenData](http://gis.dupageco.org/arcgis/rest/services/OpenData).
2015 DuPage County.

Figure 3: National Wetland Inventory Map

United States Department of
the Interior, Fish and Wildlife
Service, National Wetlands
Inventory Photo Year 1983-
1984, Digitized 1985-1986.



WETLANDS

Wetlands are some of the most productive and diverse ecological systems on earth. The U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency define wetlands as follows, “Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.” Some other common wetlands located in this part of Illinois are fens and wet meadows.

Wetlands function in many ways to benefit mankind. Some of their many functions and benefits include:

- Controlling flooding by offering a slow release of excess water downstream or through the soil.
- Cleansing water by filtering out sediment and pollutants.
- Functioning as rechargers of our valuable groundwater.
- Providing essential breeding, rearing, and feeding grounds for many species of wildlife.

A review of the DuPage County Wetland Map indicates that wetlands do not appear to exist on this site.

A review of the National Wetland Inventory Map indicates that wetlands do not appear to exist on this site.

In the event that any indications of wetlands are identified on this site during the proposed land use change, a wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of these wetlands. Please see page 7 for wetland regulation information.

FLOODPLAIN

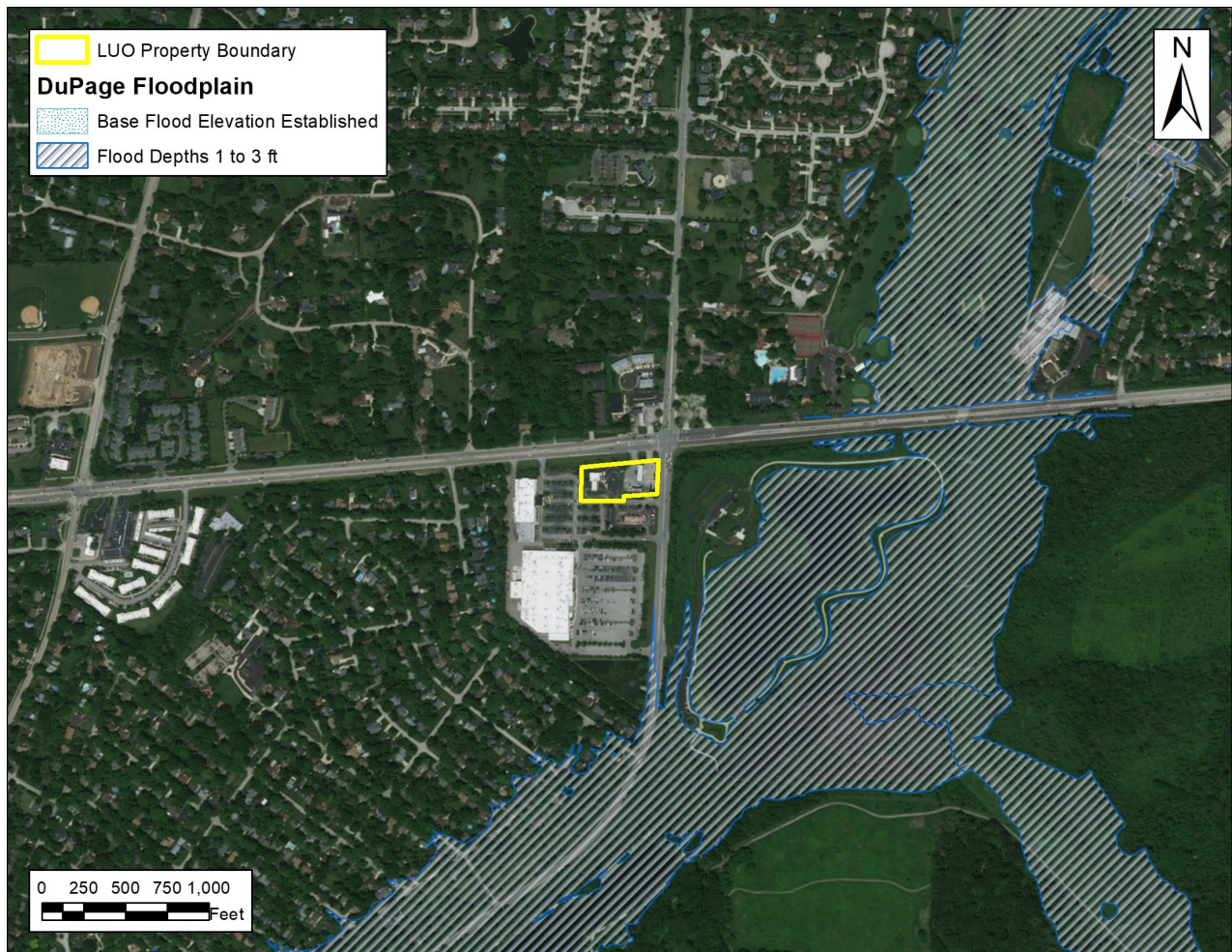


Figure 5: Floodplain Map

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.

From FEMA's Floodplain Natural Resources and Functions Chapter 8, "Undeveloped floodplain land provides many natural resources and functions of considerable economic, social and environmental value. Nevertheless, these and other benefits are often overlooked when local land-use decisions are made. Floodplains often contain wetlands and other important ecological areas as part of a total functioning system that impacts directly on the quality of the local environment."

There are so many benefits of the floodplain that not all can be listed here, but the following is a general list of benefits and functions:

- natural flood storage and erosion control
- water quality maintenance
- groundwater recharge
- nutrient filtration
- biological productivity/wildlife habitat
- recreational opportunities/aesthetic value

According to the Flood Insurance Rate Map, no part of this site is within the boundaries of a 100-year floodplain. This development should not impede the beneficial functions of the floodplain. Please see page 6 for information regarding floodplain regulations.

STREAMS AND WATERSHED MANAGEMENT

Rivers and Streams are necessary components of successfully functioning ecosystems. It is important to protect the beneficial functions and integrity of our local streams and rivers. Development near stream systems has the potential to increase flooding, especially in urban areas where there is a lot of impervious surface and a greater amount of stormwater runoff. Pollution is also an issue for stream systems in urban and rural areas. It is rare for any surface waters to be impacted by only one source of pollution. With few exceptions, every land-use activity is a potential source of nonpoint source water pollution (IEPA– Nonpoint Source Pollution).

The Illinois Environmental Protection Agency provides the following in regards to nonpoint source pollution, “Nonpoint source pollution (NPS) occurs when runoff from rain and snowmelt carries pollutants into waterways such as rivers, streams, lakes, wetlands, and even groundwater. Examples of or sources of NPS pollution in Illinois include runoff from farm fields, livestock facilities, construction sites, lawns and gardens, city streets and parking lots, surface coal mines, and forestry. The major sources of NPS pollution in Illinois are agriculture, urban runoff, and habitat modification.”

Local watershed management planning is an important effort that involves citizens of a watershed in the protection of their local water resources. Water quality is a reflection of its watershed.

Common Watershed Goals:

- Protect and restore natural resources
- Improve water quality
- Reduce flood damage

- Enhance and restore stream health
- Guide new development to benefit watershed goals
- Preserve and develop green infrastructure
- Enhance education and stewardship

There are many subwatershed plans that have already been developed in DuPage County. Please reference the website below for completed watershed plans in DuPage County, and additional watershed information.

https://www.dupageco.org/EDP/Stormwater_Management/6597/

Nutrient management is of vital importance to the health of our rivers and streams. Nutrient load in our local streams and rivers has contributed to the Gulf of Mexico hypoxia, or a “dead zone” located where the Mississippi River meets the Gulf of Mexico. This dead zone hosts a toxic algal bloom, and supports little to no biological activity. Yearly averages indicate the dead zone to be greater than 5,000 square miles in size. Illinois was required and has introduced a plan to reduce nutrient loss from point source pollution sources, such as wastewater treatment plants and industrial wastewater, as well as nonpoint pollution sources. Read Illinois’s Plan for reducing nutrient loss here:

<http://www.epa.illinois.gov/topics/water-quality/watershed-management/excess-nutrients/nutrient-loss-reduction-strategy/index>

REGULATORY INFORMATION

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat As well as recreational resources. Unregulated use of waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

REGULATORY AGENCIES:

Wetland/U.S. Waters: U.S. Army Corps of Engineers, Chicago District, 111 North Canal Street, Chicago, IL 60606-7206. Phone: (312) 353-6400.

<http://www.lrc.usace.army.mil/>

Wetland/Isolated: DuPage County Stormwater Management. 421 North County Farm Road, Wheaton, IL 60187. (630) 407-6700.

<http://www.dupageco.org/swm/>

Floodplains: Illinois Department of Natural Resources\Office of Water Resources, 2050 W. Stearns Road, Bartlett, IL 60103. (847)608-3100.

<https://www.dnr.illinois.gov/WaterResources/Pages/Permit%20Programs.aspx>

Who Must Apply:

Wetland and/or Floodplain Permit: Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

Construction Permit: Anyone disturbing an acre or more of land during proposed construction activities should apply for the NPDES General Construction Permit ILR10. Building and stormwater permits should also be obtained locally from municipal government and/or DuPage County.

NPDES General Construction Permit ILR10: Illinois Environmental Protection Agency, Division of Water Pollution Control, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794. (217)782-0610.

<http://www.epa.illinois.gov/topics/forms/water-permits/storm-water/construction/index>

Coordination: We recommend early coordination with the regulatory agencies **BEFORE** finalizing work plans. This allows the agencies to recommend measures to mitigate/compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals. Please be advised that failure to coordinate with regulatory agencies could result in project shut down, fines and/or imprisonment.

AQUIFER SENSITIVITY

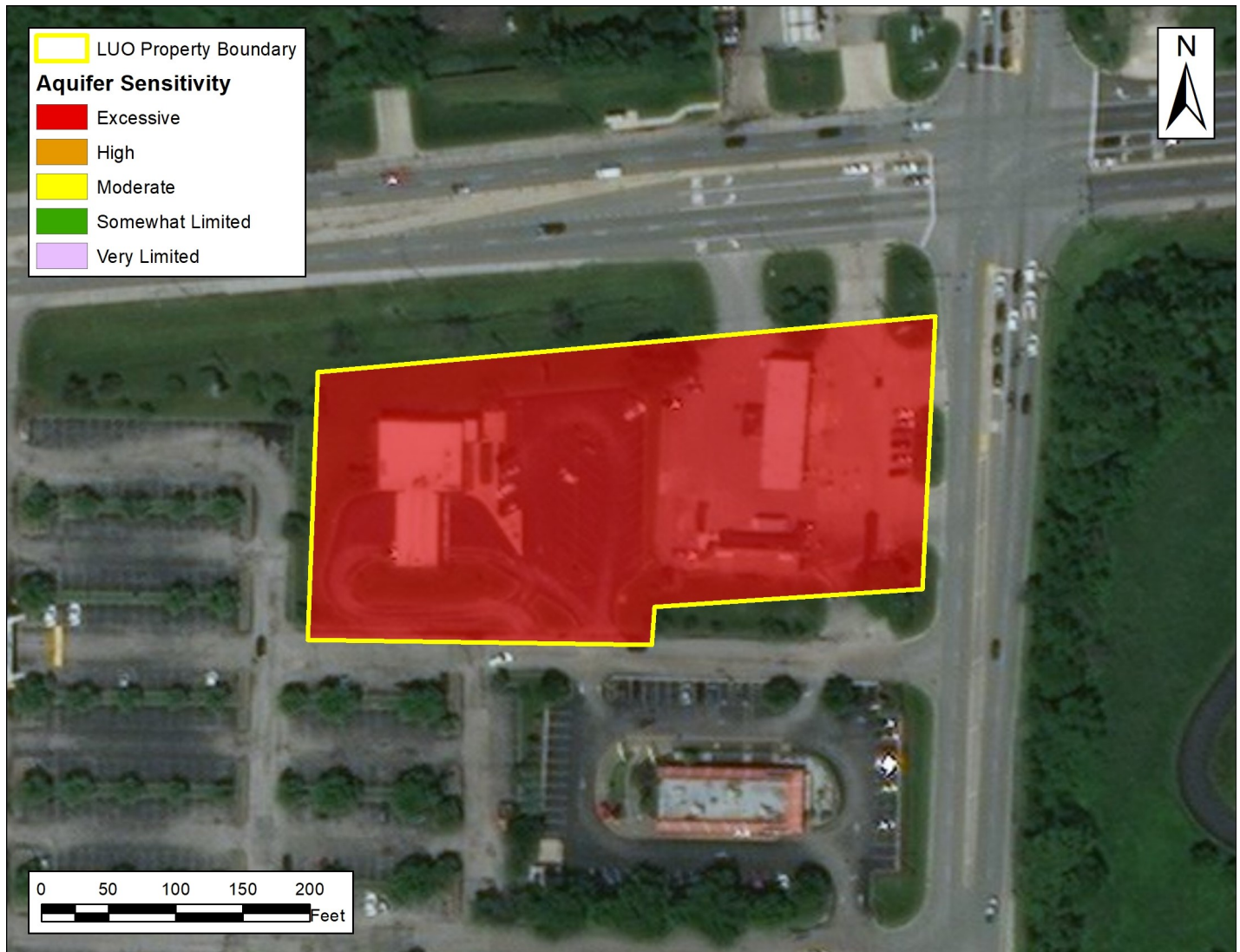


Figure 6: Aquifer Sensitivity Map

Department of Energy and Natural Resources, Illinois State Geological Survey: Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148

The U.S. Environmental Protection Agency (1993) defines aquifer sensitivity/contamination potential as “a measure of the ease with which a contaminant applied on or near the land surface can migrate to an aquifer.” Aquifers function as a storage area for groundwater recharge, which makes them a reliable source of fresh water. Groundwater from aquifers is a valuable source of drinking water when it remains uncontaminated.

According to the Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148 prepared by the Department of Energy and Natural Resources, Illinois State Geological Survey, this site lies completely within a zone rated as **excessive** with respect to potential for contamination from spilled or applied substances to the soil surface.

TOPOGRAPHY AND DRAINAGE

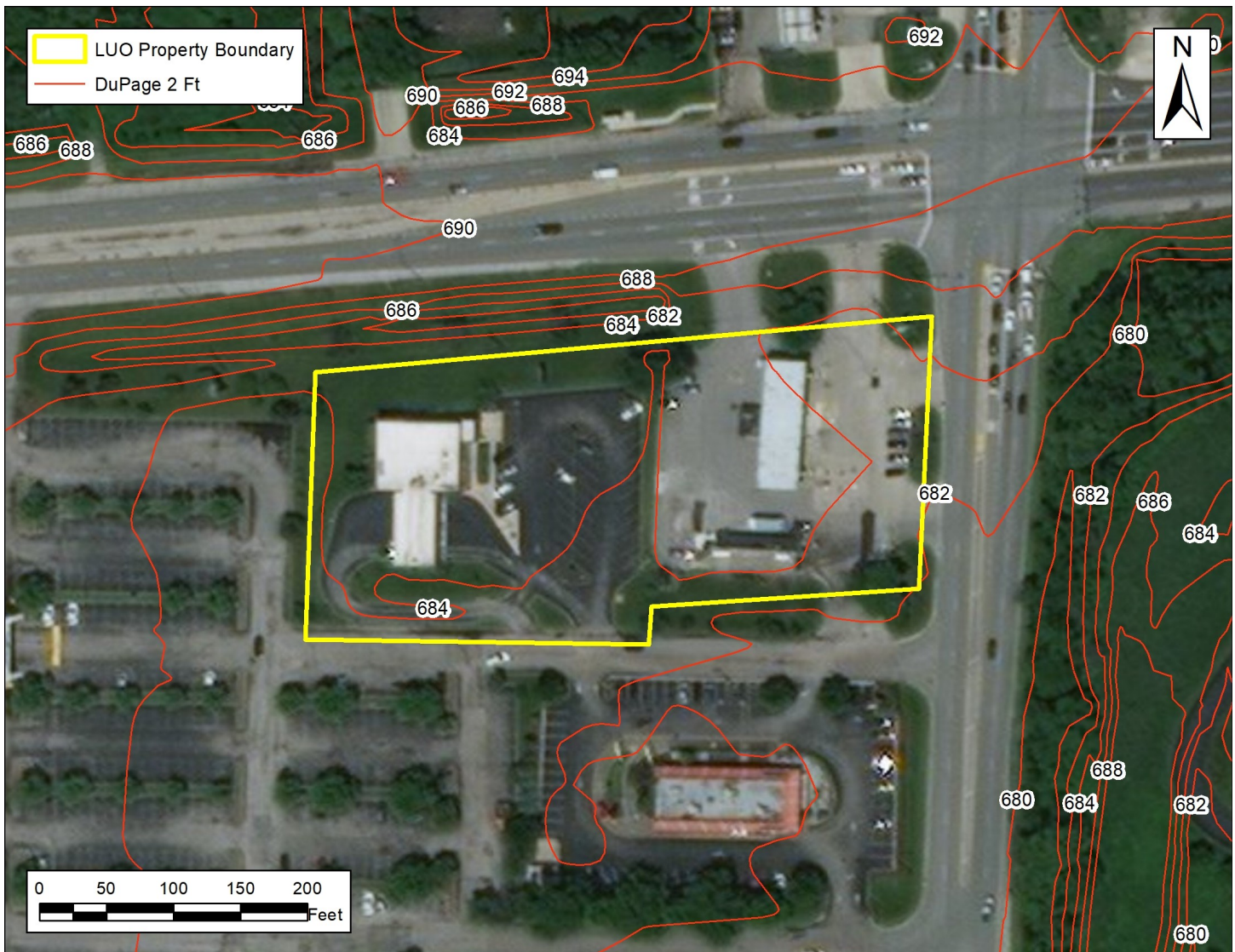


Figure 7: Municipalities 2 Ft Contours

USGS Topographic maps and other topographic surveys give information on elevations, which are important to determine slopes, natural drainage directions, and watershed information. Elevations determine the area of impact of flooding. Slope information determines steepness and erosion potential of the site. Slope has the greatest impact in determining the erosion potential of a site during construction activities. Drainage directions determine where water leaves the property in question, possibly impacting surrounding natural resources.

It is important to consider drainage during any proposed construction onsite. Any areas where water leaves the site should be monitored for potential pollutants which could contaminate downstream waters.

The high point of this property is located in the southwestern portion of the site at an elevation of 684 feet above mean sea level. The property generally drains to the northeast via overland. The lowest elevation on the property is approximately 682 feet above sea level.

STORMWATER

Any proposed removal of vegetation, compaction of soil, and addition of impervious surfaces (rooftops, roadways, etc.) will greatly increase the amount of stormwater runoff generated on this site. The District recommends the use of onsite stormwater management strategies whenever possible. IEPA now recommends that stormwater pollution prevention plans include post-construction stormwater management which retains the greatest amount of post-development stormwater runoff practicable, given the site and project constraints. From the ILR10 permit for construction sites 1 acre or more, "Such practices include but are not limited to: stormwater detention structures (including wet ponds); stormwater retention structures; flow attenuation by use of open

vegetated swales and natural depressions; infiltration of runoff onsite; and sequential systems (which combine several practices)."

Site assessment with soil testing should help to determine what stormwater management practices are best for your site. Insufficient stormwater management has the potential to cause or aggravate flooding conditions on surrounding properties, or elsewhere in the watershed. Please refer to the DuPage County Stormwater Ordinance for stormwater requirements and minimum standards.

http://www.dupageco.org/EDP/Stormwater_Management/Regulatory_Services/1420/

SOIL EROSION

Development on this site should include the use of a soil erosion and sedimentation control plan. Due to the soil type and slope of the site, the District believes that the potential for soil erosion during and after any proposed construction **will be moderate**. Furthermore, the erosion and resulting sedimentation may become a primary nonpoint source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

Erosion and sedimentation control measures include: 1) staging the construction to minimize the amount of disturbed areas present at the same time, 2) maintaining or planting vegetative groundcover, and 3) keeping runoff velocities low.

Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site. Special care must be taken to protect any wetlands, streams and other sensitive areas.

Please refer to the Illinois Urban Manual for erosion and sediment control information and technical guidance when creating erosion and sediment control plans. The practice standards and standard drawings from the Illinois Urban Manual represent the minimum standard in Illinois.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information is taken from the Soil Survey of Kane County, Illinois, United States Department of Agriculture, Natural Resource Conservation Service. This information is important to all parties involved in determining the suitability of the proposed land use change.

SOIL MAP UNITS

The soil survey map of this area (Table 1) indicates soil map units. Each soil map unit has limitations for a variety of land uses such as septic systems, and buildings site development, including dwellings with and without basements. Some soils contain **limiting** conditions for building site development. See Soils Interpretations section and attached Soil Table.

The Soil Survey Geographic (SSURGO) data base was produced by the U.S. Department of Agriculture, Natural Resources Conservation Service and cooperating agencies for the Soil Survey of Kane County, Illinois. The soils were mapped at a scale of 1:12,000. The enlargement of these maps to scales greater than that at which they were originally mapped can cause misunderstanding of the detail of the mapping. If enlarged, maps do not show the small areas of contrasting soil that could have been shown at a larger scale. The depicted soil boundaries and interpretations derived from them do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only.

LIST OF SOIL MAP UNITS

SOIL MAP UNIT	PERCENT	ACRES
232A—Ashkum	43%	0.94
802B—Orthents	57%	1.24
Table 1: Soil Map Units		Total
		2.18

All percentages and acreages are approximate.

We suggest that a geotechnical engineer conduct an on site investigation. This should determine, specifically, what soils type is present at a particular location, along with its associated limitations or potential for a particular use. It will also assist in determining which types of engineering procedures are necessary to account for the limitations of the soil on the site.

BUILDING LIMITATIONS

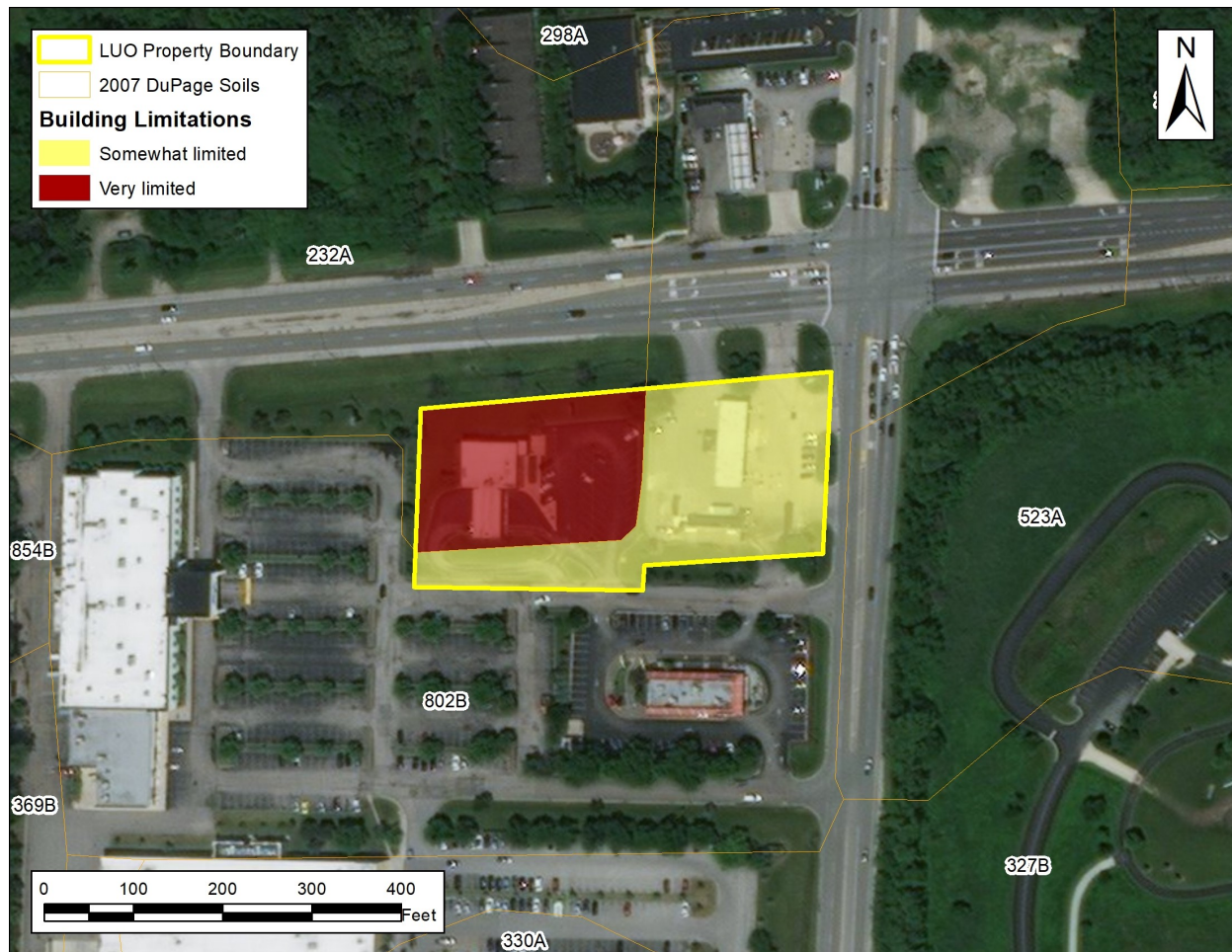


Figure 8: Soil Survey Map

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2007. Areas shaded red represent VERY LIMITING limitations for building site development, areas shaded yellow represent SOMEWHAT LIMITING limitations for building site development, and unshaded areas represent NOT LIMITING limitations for building site development.

The soil limitation ratings are used mainly for engineering designs of dwellings with or without basements, local streets and roads, small commercial buildings, septic tank absorption fields, and etc. The ratings of not limiting, somewhat limiting, and very limiting are based on national averages and are defined and used as follows:

Not Limiting (Slight) - This limitation rating indicates that the soil properties are generally favorable for the specified use and that any limitations are minor and easily overcome.

Somewhat Limiting (Moderate) - This rating indicates that the soil properties and site features are un-

favorable for the specified use, but that the limitations can be overcome or minimized with special planning and design.

Very Limiting (Severe) - This indicates that one or more soil properties or site features are very unfavorable and difficult. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as severe.

There are limitations for building site development on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.

HYDRIC SOILS

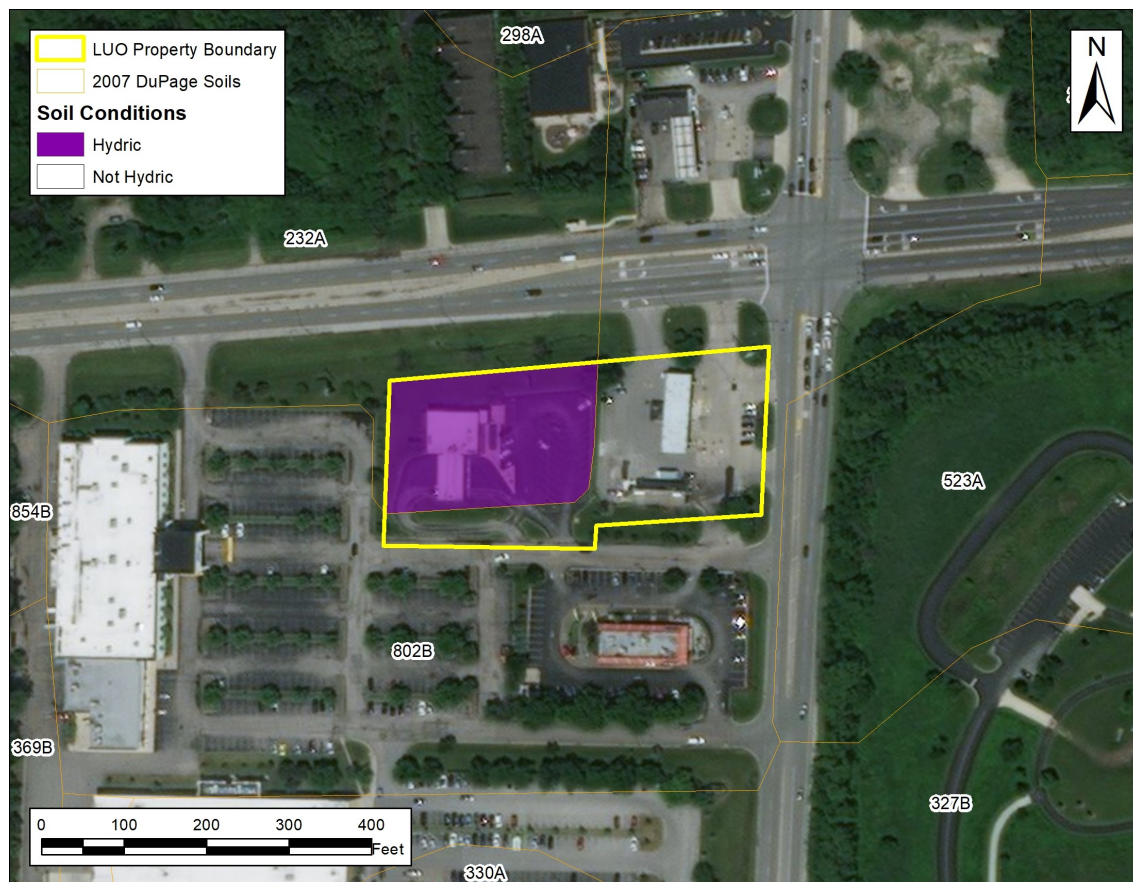


Figure 9: Hydric Soils

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2007. Hydric soils are shaded purple, soils with hydric inclusions are shaded yellow, and not hydric soils are hollow.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

Hydric inclusions are small areas, or inclusions, of nonhydric soils in the higher positions of the landform or map units dominantly made of nonhydric soils with inclusions of hydric soils in the low positions on the landform.

Hydric soils provide limitations for building site development due to their potential for ponding and poor drainage capacity. This often results in the need for improved drainage onsite prior to any proposed development. Any change to the natural drainage onsite has the potential to create flooding issues on and adjacent to the site. Hydric soils are often organic (peat or muck) and not suitable construction material. Hydric soils also may indicate wetlands onsite.

The NRCS Soil Survey indicates hydric soils on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.

Our opinion is based on information from the following sources:

Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.

Wetlands of DuPage County Illinois. <http://gis.dupageco.org/arcgis/rest/services/OpenData>. 2015 DuPage County.

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006.

Nonpoint Source Pollution– What’s it All About?. Illinois Environmental Protection Agency. <http://www.epa.illinois.gov/topics/water-quality/watershed-management/nonpoint-sources/what-is-nonpoint-source-pollution/index>. 2015 Illinois EPA.

Department of Energy and Natural Resources, Illinois State Geological Survey: Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.

An on-site investigation conducted by the SWCD Resource Assistant, Jennifer Shroder on November 8, 2019.

We respectfully submit this information in compliance with the Illinois Soil and Water Conservation Districts Act (ILCS 70, 405/1 et seq). The District Board reviews proposed developments. Jennifer Shroder, Resource Assistant, prepared this report.

cc: FMI Properties, LLC
2S780 Route 53
Glen Ellyn, IL 60137

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Map unit: 232A - Ashkum silty clay loam, 0 to 2 percent slopes

Component: Ashkum, drained (92%)

The Ashkum, drained component makes up 92 percent of the map unit. Slopes are 0 to 2 percent. This component is on ground moraines on uplands. The parent material consists of clayey colluvium over till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 2w. This soil meets hydric criteria.

Map unit: 802B - Orthents, loamy, undulating

Component: Orthents, loamy, undulating (90%)

The Orthents, loamy, undulating component makes up 90 percent of the map unit. Slopes are 1 to 6 percent. This component is on leveled land on outwash plains. The parent material consists of Earthy fill. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 51 inches during February, March, April. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Dwellings With Basements

Rating Options

Attribute Name: Dwellings With Basements

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
232A	Ashkum silty clay loam, 0 to 2 percent slopes	Very limited	Ashkum, drained 92% Ponding Depth to saturated zone Shrink-swell Peotone, drained 5% Ponding Depth to saturated zone Shrink-swell Orthents, clayey 2% Shrink-swell Depth to saturated zone
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy, undulating 90% Shrink-swell Depth to saturated zone

Dwellings Without Basements

Rating Options

Attribute Name: Dwellings Without Basements

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
232A	Ashkum silty clay loam, 0 to 2 percent slopes	Very limited	Ashkum, drained 92% Ponding Depth to saturated zone Shrink-swell Peotone, drained 5% Ponding Depth to saturated zone Shrink-swell Orthents, clayey 2% Shrink-swell
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy, undulating 90% Shrink-swell

Small Commercial Buildings

Rating Options

Attribute Name: Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
232A	Ashkum silty clay loam, 0 to 2 percent slopes	Very limited	Ashkum, drained 92% Ponding Depth to saturated zone Shrink-swell Peotone, drained 5% Ponding Depth to saturated zone Shrink-swell Orthents, clayey 2% Shrink-swell
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy, undulating 90% Shrink-swell

CONTACTS

Federal Agencies

U. S. Army Corps of Engineers

Regulatory Branch
231 S. LaSalle St, Suite 1500
Chicago, Illinois 60604
(312)846-5330

<http://www.usace.army.mil>

U.S.D.A. Natural Resources Conservation Service

2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7960 ext. 3

<http://www.il.nrcs.usda.gov/>

U.S. Fish & Wildlife Service

Chicago Illinois Field Office
230 S Dearborn Suite 2938
Chicago IL 60604
(847)298-3250

<http://www.fws.gov/>

U.S. Environmental Protection Agency

Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312)353-2000/(800)621-8431

[http://www.epa.gov/region5/
r5hotline@epa.gov](http://www.epa.gov/region5/r5hotline@epa.gov)

State Agencies

Illinois Department of Natural Resources

1 Natural Resources Way
Springfield, Illinois 62702-1271
(217)782-6302

<http://dnr.state.il.us/>

Illinois Environmental Protection Agency

1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
(217)782-3397

<http://www.epa.state.il.us/>

Illinois Department of Transportation

2300 South Dirksen Parkway
Schaumburg, Illinois 62764-0001
(217)782-7820/(800)452-4368

<http://www.dot.state.il.us/>

Illinois Natural History Survey

1816 S Oak St MC652
Champaign, Illinois 61820
(217)333-6880

<http://www.inhs.uiuc.edu/>

County Offices

DuPage County

Administration Building
421 North County Farm Road
Wheaton, Illinois 60187
(630)407-6500

<http://www.co.dupage.il.us/>

Development Department

Room 2-800 in Building 421
(630)407-6700

Environmental Concerns Department Stormwater Management Division

(630) 407-6700

Solid Waste Department

(630)407-6700

Health Department

115 North County Farm Road
Wheaton, Illinois 60187
(630)682-7400

Forest Preserve District

3 S 580 Naperville Road,
Wheaton, Illinois 60189
(630)933-7200
<http://www.dupageforest.org>

TITLE NOTES

SCHEDULE B, ITEMS 23-24 (N & O): NOT SURVEY RELATED.

ALSO DESCRIBED AS FOLLOWS;

PROPERTY AREA

55,057 SQUARE FEET (1.26 ACRES)

22W161 BUTTERFIELD ROAD
GLEN ELLYN, IL 60137



NOT TO SCALE

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT RECORD. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. 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.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT SURVEY HIGHLIGHTED BY A RED CIRCULAR ARCH AND A SHORT PORTION OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. MANHOLES, INLETS AND OTHER UTILITY RISKS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SERVICES, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON THE FOLLOWING: ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE; PROPOSED ENGINEERING PLANS; UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY THE SURVEY OVERLAP OR COVERED BY SUCED ITEMS BE DUSTING OF TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE. AT 1-800-892-0123.
9. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING 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.
10. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1.5/8" X 24" LONG IRON RODS WERE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE (TABLE A, ITEM 1)
11. THE SURVEYED PROPERTY IS LOCATED APPROXIMATELY 250' SOUTHWEST OF THE INTERSECTION OF BUTTERFIELD ROAD AND ILLINOIS ROUTE 53. (TABLE A, ITEM 14)

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 1704300509H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED), ZONE X UNDESIGNED FLOODING, AND AREAS DESIGNATED AS ZONE X UNDESIGNED FLOODING CHAOTIC ANNUAL FLOODPLAIN. PER THE FLOOD INSURANCE RATE MAPS, THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANNETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS, THIS DOES NOT WARRANT THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

CERTIFIED TO: FMI PROPERTIES, LLP
AND: JPMORGAN CHASE BANK, N.A.
AND: CHICAGO 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 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, 7(a), 8, 9, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 20, 2018.

DATED THIS 20TH DAY OF SEPTEMBER, A.D., 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
EMAIL ADDRESS: SPHILLIPPE@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2019.

[illegible]

LEGEND

-

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

BASIS OF BEARINGS

BUTTERFIELD ROAD (F.A.R. 131)
HERETOFORE DEDICATED
PER DOC. NO. R1939-100867
CENTERLINE OF BUTTERFIELD ROAD (F.A.R. 131)

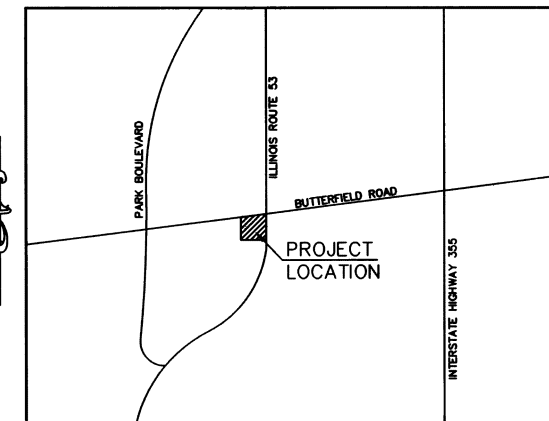
POINT OF COMMENCEMENT

ILLINOIS ROUTE 53 (F.A.P. 870)

HERETOFORE DEDICATED
PER DOC. NO. R1931-317416

CENTERLINE OF ILLINOIS ROUTE 53 (F.A.R. 870)-

Attachment: 13. Alta Surveys of 2S780 State Route 53 and 22W151 Butterfield Road (4530 : 2S780 IL-53 & Butterfield Rd. | BP Wash N Go | Minor Subdivision Plat with Variances)

VICINITY MAP:
NOT TO SCALE

UTILITY NOTE:

"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

CALL J.U.L.I.E.

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATIONS
BEFORE EXCAVATING
1-800-892-0123



DESIGN SURVEYS, LLC

707 N. MAIN STREET
EUDORA, KANSAS 66025
PH. (913) 686-4427
FAX (913) 686-4430

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.themattthewscompany.com

1.	12/08/09	REVISED TITLE AND COMMENTS	JMT
MARK	DATE	REVISION	BY

BP PRODUCTS NORTH
AMERICA INC.

2 S. 780 ROUTE 53
GLEN ELLYN, ILLINOIS

SCALE: 1" = 30'	CHKD. / AP'VD:
DATE: 10/13/09	APPROVED:
DWN. BY: JMT	SS# 15868
CHKD. BY:	

DESIGN SURVEYS: 09-1551

Packet Pg. 142

PROPERTY ADDRESS:
2 SOUTH 780 ROUTE 53, GLEN ELLYN, ILLINOIS

LAND AREA:
74,668 SQUARE FEET OR 1.71 ACRES, MORE OR LESS.

REFERENCE PLAT:
NO REFERENCE PLAT WAS PROVIDED FOR THIS SURVEY.

ENCROACHMENT:
THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

NOTES:

- PER THE DUPAGE COUNTY, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "B-1" - LOCAL BUSINESS DISTRICT.
- "B-1" ZONING REQUIREMENTS:
SETBACKS:
FRONT: 40 FEET
SIDE: NONE, UNLESS ABUTTING A STREET THEN 30 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: NONE
PARKING REQUIREMENTS: 5 SPACES PER EACH 1000 SQUARE FEET OF GROSS FLOOR AREA
- THERE EXISTS A TOTAL OF ONE STRIPED PARKING STALL ON THE SUBJECT PROPERTY (0 REGULAR + 1 HANDICAPPED).
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 17043C0509H, EFFECTIVE DATE DECEMBER 16, 2004.
- ACCESS TO THE SUBJECT PROPERTY VIA BUTTERFIELD ROAD AND ILLINOIS ROUTE 53.
- THE BASIS OF BEARING USED FOR THIS SURVEY WAS ASSUMED N08°26'27"W ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE 53 (EAST LINE OF THE SUBJECT PROPERTY).
- UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A GAS STATION.
- IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS.
- ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.

DESCRIPTION:

THAT PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF THE RIGHT OF WAY OF BUTTERFIELD ROAD (FEDERAL AID ROUTE 131) AND THE CENTER LINE OF STATE HIGHWAY ROUTE 53; RUNNING THENCE WESTERLY ALONG SAID CENTER LINE OF BUTTERFIELD ROAD 250.47 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE SAID CENTER LINE OF ROUTE 53, 300.94 FEET TO A POINT; THENCE EASTERLY PARALLEL TO SAID CENTER LINE OF BUTTERFIELD ROAD 250.47 FEET TO THE SAID CENTER LINE OF ROUTE 53; THENCE NORTH ON SAID CENTER LINE OF ROUTE 53, 300.94 FEET TO THE PLACE OF BEGINNING, DUPAGE COUNTY, ILLINOIS.

SURVEY REFERENCE:

TITLE COMMITMENT NUMBER: 331460-078
EFFECTIVE DATE: NOVEMBER 19, 2009
FIRST AMERICAN TITLE INSURANCE COMPANY

- TERMS AND PROVISIONS OF THE ACCESS PERMIT RELATING TO THE CONSTRUCTION OF A DRIVEWAY, RECORDED JUNE 17, 1969 AS DOCUMENT NUMBER R69-26508, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (ALLOWS ACCESS TO ILLINOIS ROUTE 53 AND BUTTERFIELD ROAD - ACCESS POINTS ARE PLOTTED AND SHOWN)
- EASEMENT FOR SEWER, DRAINAGE AND UTILITIES PURPOSES GRANTED BY EASEMENT BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE OF TRUST AGREEMENT DATED OCTOBER 14, 1965 AND KNOWN AS TRUST NUMBER 22430 AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 14, 1965 AND KNOWN AS TRUST NUMBER 22420, RECORDED JANUARY 06, 1969 AS DOCUMENT NUMBER R69-459, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (PLOTTED AND SHOWN)
- EASEMENT FOR STORM SEWER PURPOSES AS ESTABLISHED BY EASEMENT IN FAVOR OF MILTON TOWNSHIP HIGHWAY DEPARTMENT, RECORDED MARCH 04, 1981 AS DOCUMENT NUMBER R81-10821, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (PLOTTED AND SHOWN)

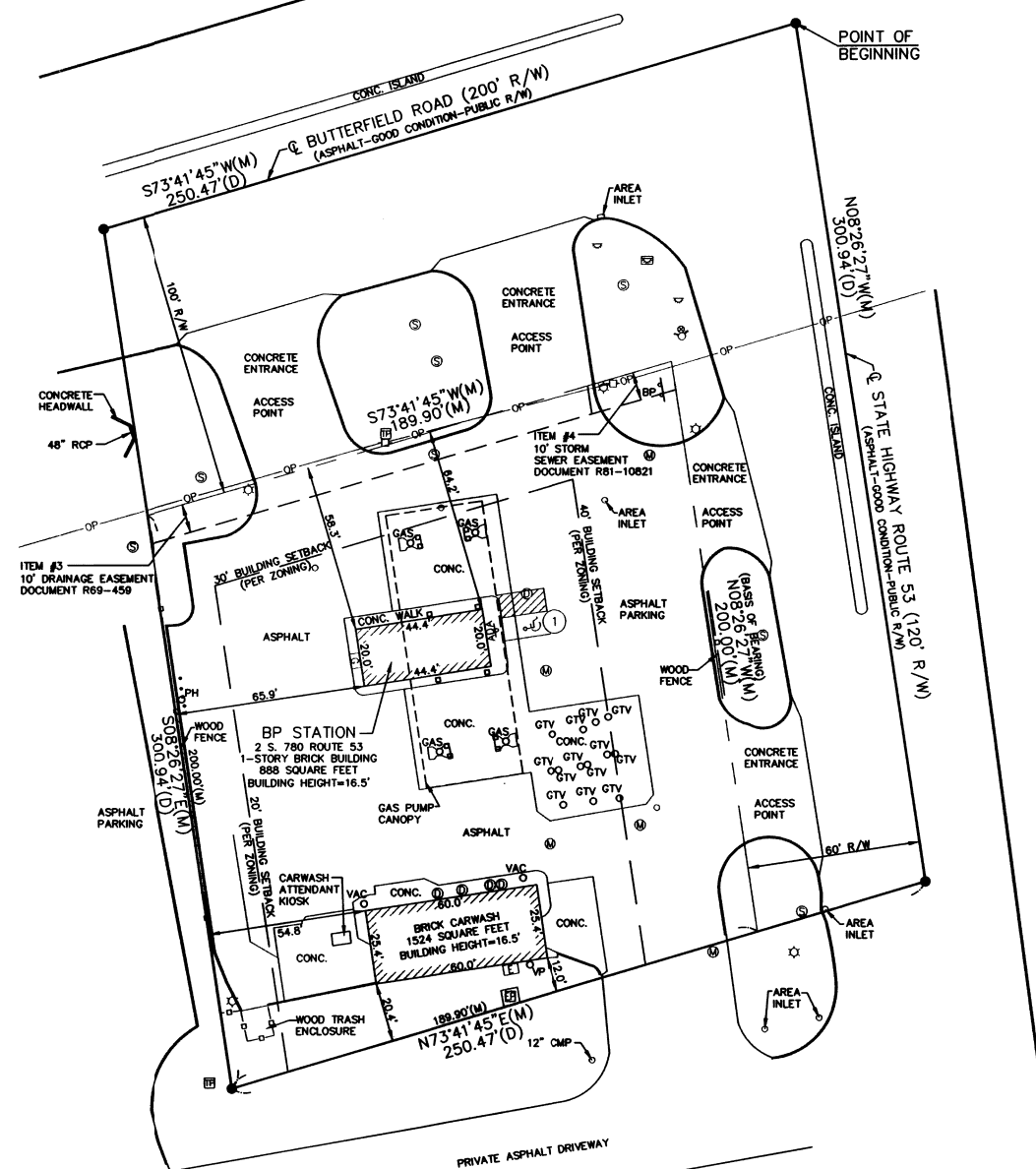
SURVEYOR'S CERTIFICATE:

TO: BP PRODUCTS NORTH AMERICA INC., HARRIS N.A., PARENT PETROLEUM INC., AN ILLINOIS CORPORATION, ANGEL ASSOCIATES LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, PARENT PETROLEUM RETAIL, INC., AN ILLINOIS CORPORATION AND 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8-10, AND 11(A), 13, 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS MAP OR PLAT OF SURVEY OF THE PREMISES SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 331460-078 DATED NOVEMBER 19, 2009.
FIELD CHECKED ON: OCTOBER 13, 2009
ERROR OF CLOSURE: 1:44,010

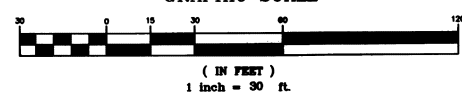
ROBERT W. JONES
ILLINOIS LS-035-003771
EXPIRATION DATE: 11/30/2010



LEGEND:

- 1/2"x24" REBAR W/CAP SET (UNLESS NOTED OTHERWISE)
- [E] ELECTRIC METER
- WATER LINE VALVE
- POWER POLE
- ☆ LIGHT POLE
- ⊗ SANITARY SEWER MANHOLE
- [E] ELECTRIC PEDESTAL
- [E] TELEPHONE PEDESTAL
- ① PARKING STALL COUNT
- ⊗ HANDICAP PARKING SIGN
- ⊗ STORM SEWER MANHOLE
- BOLLARD
- ⊗ FIRE HYDRANT
- OP — OVERHEAD POWER LINE
- WOOD FENCE
- [E] GAS METER
- AIR AIR COMPRESSOR
- VAC VACUUM
- GAS GASOLINE PUMP
- VP VENT PIPE
- ⊗ MONITORING WELL
- [E] TRAFFIC CONTROL BOX
- ⊗ HANDICAPPED PARKING STALL
- GTV GAS TANK VALVE
- ⊗ TRAFFIC SIGNAL LIGHT POLE
- PH PAY PHONE
- BUSINESS SIGN
- (D) DESCRIBED
- (M) MEASURED

GRAPHIC SCALE



CURRENT P.I.N.:
05-26-404-007
05-26-404-010
05-35-205-015

FINAL PLAT
OF
BUTTERFIELD COMMONS RESUBDIVISION

OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SURVEY PREPARED FOR

FMI PROPERTIES LLC
P.O. BOX 3323
LISLE, IL 60532

SUBMITTED BY/RETURN TO:

FMI PROPERTIES LLC
P.O. BOX 3323
LISLE, IL 60532

ABBREVIATIONS

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
R.O.W. = RIGHT-OF-WAY
I.E.E. = INGRESS & EGRESS EASEMENT

LEGEND

---	BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	SECTION LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
(XXX.XX)	= RECORD DISTANCE
XXX.XX	= MEASURED DISTANCE
0.00	= BOUNDARY DIMENSION
XXX.XX	= HEREBY GRANTED LOT DIMENSION
---	= HEREBY GRANTED P.U.D.E. & ACCESS EASEMENT

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') 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.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
- THIS SURVEY WAS PREPARED FOR BP WASH-N-GO BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON FEBRUARY 24, 2020.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

I.D.O.T. ACCESS NOTES

- THERE SHALL BE AT MOST ONE (1) RESTRICTED RIGHT-IN, RIGHT-OUT VEHICULAR ACCESS POINT TO IL ROUTE 56 (BUTTERFIELD ROAD) FROM LOTS 1 AND 2 AS DEPICTED HEREON.
- THERE SHALL BE AT MOST ONE (1) RESTRICTED VEHICULAR ACCESS POINT TO IL ROUTE 53 FROM LOT 2 AS DEPICTED HEREON.
- ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.

SHEET INDEX

SHEET 1 OF 3:	BOUNDARY INFORMATION, LOT DETAILS AND EASEMENT DETAILS
SHEETS 2-3:	CERTIFICATIONS, EASEMENT PROVISIONS

PROPERTY AREA

LOT 1 = 35,288 SQ. FT. (0.810 ACRES)
LOT 2 = 66,684 SQ. FT. (1.531 ACRES)
TOTAL AREA = 101,972 SQ. FT. (2.341 ACRES)

Manhard CONSULTING

700 Springer Drive, Lombard, IL 60148
ph: 630.681.8500 | f: 630.681.8585
manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS
06/01/20	REVISED EASEMENT PROVISIONS
05/13/20	REVISION PER I.D.O.T. REVIEW
04/08/20	REVISION PER I.D.O.T. REVIEW
03/27/20	REVISIONS PER CITY COMMENTS
03/19/20	REVISIONS PER COUNTY COMMENTS

BUTTERFIELD COMMONS RESUBDIVISION

DUPAGE COUNTY, ILLINOIS

PLAT OF SUBDIVISION

PROJ. NO.: JAS
PROJ. ASSOC.: STP
DRAWN BY: STP
DATE: 03-04-20
SCALE: 1"=30'
SHEET 1 OF 3

Packet Pg. 143

Attachment: 14. Minor Subdivision Plat (4530 : 2S780 IL-53 & Butterfield Rd. | BP Wash N Go | Minor Subdivision Plat with Variances)

May 13, 2020 - 18:14 Doc Name: P:\Bureau\CD\Map\Sub\Final\Drawings\Plat of Subdivision\BPM\CELO1.PK.dwg Updated By: boston

CURRENT P.I.N.:
05-26-404-007
05-26-404-010
05-35-205-015

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND FACILITIES; AND I HEREBY ALSO RESERVE FOR THAT COMPANY OR COMPANIES WHICH HAVE BEEN GRANTED BY THE VILLAGE OR OTHER ENTITIES WITH THE POWER TO DO SO, FRANCHISE WITHIN THE VILLAGE FOR UTILITY SERVICES, INCLUDING NATURAL GAS, ELECTRICITY, TELEPHONE, WATER, SEWER, CABLE AND OTHER SIMILAR ENTITIES THE EASEMENT PROVISIONS, WHICH ARE STATED ON THEIR STANDARD FORM, WHICH IS ATTACHED HERETO.

THIS IS TO CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT, THAT I HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT EACH OF THE SUBJECT LOTS LIE WHOLLY WITHIN ELEMENTARY DISTRICT 41, HIGH SCHOOL DISTRICT 87 AND COMMUNITY COLLEGE DISTRICT 502.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

BY: _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE

STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D. 20 _____.

NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS

_____ DAY OF _____, A.D., 20_____.

COUNTY CLERK

VILLAGE ENGINEER'S CERTIFICATE AS TO STREETS, DOMESTIC WATER, AND SANITARY SEWER SYSTEMS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF GLEN ELLYN, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL MATTERS PERTAINING TO PLAT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, INsofar AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE REQUIRED PERFORMANCE SECURITY IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND DOMESTIC WATER SUPPLY AND TRANSMISSION SYSTEM UNDER THE JURISDICTION OF THE VILLAGE OF GLEN ELLYN, BASED ON ENGINEER'S PLANS AND SPECIFICATIONS PREPARED BY A LICENSED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION, EXCEPT:

_____, I FURTHER CERTIFY THAT THE STREET NAMES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE VILLAGE OF GLEN ELLYN REGULATIONS.

DATED AT GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, THIS _____DAY OF _____, A.D. 20 _____.

VILLAGE ENGINEER

FINAL PLAT
OF
BUTTERFIELD COMMONS RESUBDIVISION

OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF GLEN ELLYN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

VILLAGE COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

SIGN _____
CHAIRMAN

ATTEST _____
RECORDING SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

SIGN _____
PRESIDENT

ATTEST _____
CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, AT ITS MEETING HELD ON _____, A.D. 20_____, IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF GLEN ELLYN, ILLINOIS.

VILLAGE CLERK

VACATION OF EASEMENTS APPROVED AND ACCEPTED THE APPROVING

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABRIGATION OF WATERMAIN AND SANITARY SEWER EASEMENT AS GRANTED BY DOCUMENT R74-44203 & R74-53079. (SHOWN HEREON)

ACCEPTED: _____ DATE: _____
VILLAGE OF GLEN ELLYN

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
McDONALD'S CORPORATION

PRINTED NAME AND TITLE

VACATION OF EASEMENTS APPROVED AND ACCEPTED THE APPROVING

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABRIGATION OF AN ELECTRIC AND TELEPHONE LINE EASEMENT AS GRANTED BY DOCUMENT R63-018606. (SHOWN HEREON)

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
ILLINOIS BELL TELEPHONE

PRINTED NAME AND TITLE

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

PERMANENT NON-EXCLUSIVE EASEMENTS FOR SERVING THE PROPERTY WITH ELECTRONIC AND COMMUNICATIONS SERVICES, SOUNDS AND SIGNALS, CABLE TELEVISION, SANITARY SEWER, GAS MAINS, WATER SUPPLY, STREET LIGHTING, STORM SEWERS AND DRAINAGE SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

ILLINOIS AMERICAN WATER CORPORATION
AND GLENBARD WASTEWATER AUTHORITY,
COMMONWEALTH EDISON COMPANY,
ILLINOIS BELL TELEPHONE DBA AT&T ILLINOIS,
NICOR GAS COMPANY,
CABLE TELEVISION COMPANIES OPERATING UNDER
FRANCHISE FROM THE VILLAGE OF GLEN ELLYN

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, CABLE TELEVISION, GAS MAINS, SANITARY SEWERS, WATERMAINS, STORM SEWERS AND DRAINAGE, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED PUBLIC UTILITY AND DRAINAGE EASEMENT, "P.U.D.E.", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER AND UNDER THE SURFACE OF THE PROPERTY TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER SAID DESIGNATED EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE BUT NOT OVERHEAD, NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS. BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION LOCATION SHALL BE SUBJECT TO APPROVAL BY ILLINOIS AMERICAN WATER CORPORATION AND GLENBARD WASTEWATER AUTHORITY.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERPETUAL EASEMENT APPURTENANT IS HEREBY GRANTED TO ILLINOIS AMERICAN WATER CORPORATION AND GLENBARD WASTEWATER AUTHORITY THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE PROPERTY DESIGNATED "PUBLIC UTILITY & DRAINAGE EASEMENT" ("P.U.D.E.") ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATER MAINS, SANITARY SEWER, STORM SEWER, STREET LIGHT, AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE PROPERTY WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER. IN NO EVENT SHALL ANY PERMANENT BUILDING BE PLACED UPON SAID EASEMENT AREAS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED TO ILLINOIS AMERICAN WATER CORPORATION AND GLENBARD WASTEWATER AUTHORITY.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES, NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE, BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE'S AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

ManhardCONSULTING

700 Springer Drive, Lombard, IL 60148 ph:330.681.8500 fx: 330.681.8685 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	06/01/20	REVISED EASEMENT PROVISIONS
DATE	05/13/20	REVISIONS PER I.D.O.T. REVIEW
DATE	05/13/20	REVISIONS PER CITY COMMENTS
DATE	05/19/20	REVISIONS PER COUNTY COMMENTS

BUTTERFIELD COMMONS RESUBDIVISION
DUPAGE COUNTY, ILLINOIS
PLAT OF SUBDIVISION

PROJ. NO. BAS
PROJ. ASSOC. STP
DRAWN BY STP
DATE 03-04-20
SCALE 1"=30'

SHEET
2 OF 3

CURRENT P.I.N.:
05-26-404-007
05-26-404-010
05-35-205-015

FINAL PLAT
OF
BUTTERFIELD COMMONS RESUBDIVISION

OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CERTIFICATE OF COUNTY DEPARTMENT OF PUBLIC WORKS

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

I, _____ SUPERINTENDENT OF THE COUNTY OF DUPAGE
PUBLIC WORKS, DO HEREBY CERTIFY THAT THIS PLAT, AND THE PLANS AND
SPECIFICATIONS FOR THE IMPROVEMENTS THEROF, MEET THE REQUIREMENTS OF THE
DUPAGE PUBLIC WORKS DEPARTMENT AND TH COUNTY'S WATER SUPPLY AND WASTEWATER
TREATMENT ORDINANCE.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D.
20____

SUPERINTENDENT OR AUTHORIZED AGENT

CERTIFICATE OF COUNTY DEPARTMENT OF BUILDING AND ZONING

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

I, _____ DIRECTOR FOR THE DUPAGE COUNTY
DEPARTMENT OF BUILDING AND ZONING, DO HEREBY CERTIFY THAT THIS PLAT, AND THE
PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEROF, MEET THE REQUIREMENTS
OF THE DUPAGE COUNTY DEPARTMENT OF BUILDING AND ZONING.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D.
20____

DIRECTOR OR AUTHORIZED AGENT

CERTIFICATE OF COUNTY OF DUPAGE PLAT OFFICER

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

APPROVED THIS _____ DAY OF _____, 20____.

PLAT OFFICER, DUPAGE COUNTY

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION THIS _____ DAY OF
_____, A.D. 20____

COUNTY ENGINEER

CERTIFICATE OF INFORMANTION TECHNOLOGY DEPARTMENT (GIS SECTION)

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

APPROVED THIS _____ DAY OF _____, A.D. 20____

MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS
INFORMATION TECHNOLOGY DEPARTMENT

CERTIFICATE OF HEALTH DEPARTMENT

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

I, _____ DIRECTOR OR AUTHORIZED AGENT FOR THE
DUPAGE COUNTY HEALTH DEPARTMENT, DO HEREBY CERTIFY THAT THIS PLAT, AND THE
PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEROF, MEET THE REQUIREMENTS
OF THE DUPAGE COUNTY HEALTH DEPARTMENT.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D.
20____

DIRECTOR OR AUTHORIZED AGENT

CERTIFICATE OF COUNTY DEPARTMENT STORMWATER MANAGEMENT

STATE OF _____ }
COUNTY OF _____ }SS

I, _____ DIRECTOR FOR THE DUPAGE COUNTY
DEPARTMENT OF STORMWATER MANAGEMENT, DO HEREBY CERTIFY THAT THIS PLAT, AND
THE PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS THEROF, MEET THE
REQUIREMENTS OF THE DUPAGE COUNTY DEPARTMENT OF STORM WATER MANAGEMENT.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D.
20____

DIRECTOR OR AUTHORIZED AGENT

SURFACE DRAINAGE CERTIFICATE

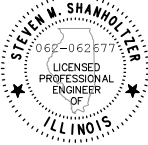
STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS
WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART
THEREOF. THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE
PROVISIONS HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE
WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO
USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY
OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO
THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISIONS.

DATED THIS _____ DAY OF _____, 20____.

ENGINEER

OWNER OR ATTORNEY



RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE }SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN
THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF
_____, A.D., 20____, AT _____ O'CLOCK ____M.

RECORDER

PERMISSION TO RECORD

STATE OF ILLINOIS }
COUNTY OF DuPAGE }SS

I, BRADLEY A. STROHL ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686

HEREBY GRANT PERMISSION TO _____ THE AUTHORITY TO RECORD THIS
PLAT ON OR BEFORE DECEMBER 31, 2020. HE/SHE SHALL SHOW PROPER IDENTIFICATION AND PROVIDE
THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES: NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350
EXPIRES APRIL 30, 2021



SURVEYOR' S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

THIS IS TO CERTIFY THAT I, BRADLEY A. STROHL, LICENSED ILLINOIS LAND SURVEYOR NO. 035-003686,
HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 1 IN BUTTERFIELD COMMONS ASSESSMENT PLAT OF PART OF THE SOUTH EAST QUARTER OF SECTION
26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED MARCH 17, 1975 AS DOCUMENT R75-10950 AND LOT 1 IN BUTTERFIELD COMMONS
ASSESSMENT PLAT NO. 2 OF THE SOUTH EAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1987
AS DOCUMENT R87-118396,, IN DUPAGE COUNTY, ILLINOIS

ALSO DESCRIBED AS FOLLOWS:

PARCEL 1
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE
THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH
RIGHT OF WAY LINE OF FEDERAL AID ROUTE 131 (BUTTERFIELD ROAD) AND THE WEST LINE OF ILLINOIS
ROUTE 53; THENCE RUNNING SOUTH 86 DEGREES 14 MINUTES 50 SECONDS WEST ALONG SAID SOUTH
RIGHT OF WAY LINE 200.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 04 MINUTES 00
SECONDS WEST PARALLEL WITH THE WEST LINE OF ILLINOIS ROUTE 53, 228.11 FEET; THENCE NORTH 87
DEGREES 39 MINUTES 40 SECONDS WEST ALONG THE NORTH EDGE OF A BLACKTOP DRIVE 256.67 FEET;
THENCE NORTH 02 DEGREES 20 MINUTES 20 SECONDS EAST ALONG THE EDGE OF A BLACKTOP PARKING
LOT 197.88 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 86 DEGREES 14 MINUTES 50
SECONDS EAST ALONG SAID RIGHT OF WAY LINE 265.04 FEET TO THE POINT OF BEGINNING, ALL IN
DUPAGE COUNTY, ILLINOIS.

PARCEL 2
THAT PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF STATE HIGHWAY ROUTE 53;
RUNNING THENCE WESTERLY ALONG SAID CENTER LINE OF BUTTERFIELD ROAD 250.47 FEET TO A POINT;
THENCE SOUTH PARALLEL WITH THE SAID CENTER LINE OF ROUTE 53, 300.94 FEET TO A POINT; THENCE
EASTERLY PARALLEL TO SAID CENTER LINE OF BUTTERFIELD ROAD 250.47 FEET TO THE SAID CENTER LINE
OF ROUTE 53; THENCE NORTH ON THE SAID CENTER LINE OF ROUTE 53, 300.94 FEET TO POINT OF
BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE
THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN
BUTTERFIELD COMMONS ASSESSMENT PLAT RECORDED MARCH 17, 1975, AS DOCUMENT R75-10950;
THENCE NORTH 01 DEGREES 57 MINUTES 14 SECONDS EAST ALONG LOT LINE OF SAID LOT 1, A
DISTANCE OF 26.17 FEET TO THE SOUTHWEST CORNER OF TRACT OF LAND DESCRIBED IN DOCUMENT
R2011-001909; THENCE NORTH 84 DEGREES 04 MINUTES 41 SECONDS EAST ALONG SOUTH LINE OF SAID
TRACT, 199.92 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY ROUTE 53; THENCE SOUTH 01
DEGREES 57 MINUTES 14 SECONDS WEST ALONG SAID WEST LINE, 47.55 FEET; THENCE NORTH 89 DEGREES
47 MINUTES 09 SECONDS WEST; 198.13 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY,
ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND
SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. NO PART OF THE
PROPERTY WITHIN THIS SUBDIVISION IS SITUATED WITHIN FIVE HUNDRED (500) FEET OF ANY SURFACE
DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF SIX HUNDRED AND FORTY (640) ACRES OR
MORE. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO PLATS
AND SUBDIVISIONS HAVE BEEN COMPLIED WITHIN THE PREPARATION OF THIS PLAT AND THAT SAID PLAT IS
WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLEN ELYN.

SUBDIVIDED PROPERTY CONTAINS 2.341 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS,
POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND
APPLICABLE ORDINANCES, EXCEPT AS NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL
NUMBER 17043C0158J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 INDICATES THAT THE ABOVE
DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X, AND IS DEFINED AS AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE
MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR
ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT
THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20____.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2021



Manhard CONSULTING

700 Springer Drive, Lombard, IL 60148 ph:330.691.8500 fx: 630.691.8686 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	06/01/20
REVISIONS	REVISED EASEMENT PROVISIONS
	REVISED PER I.D.O.T. REVIEW
	REVISED PER CITY COMMENTS
	REVISED PER COUNTY COMMENTS

BUTTERFIELD COMMONS RESUBDIVISION
DUPAGE COUNTY, ILLINOIS
PLAT OF SUBDIVISION

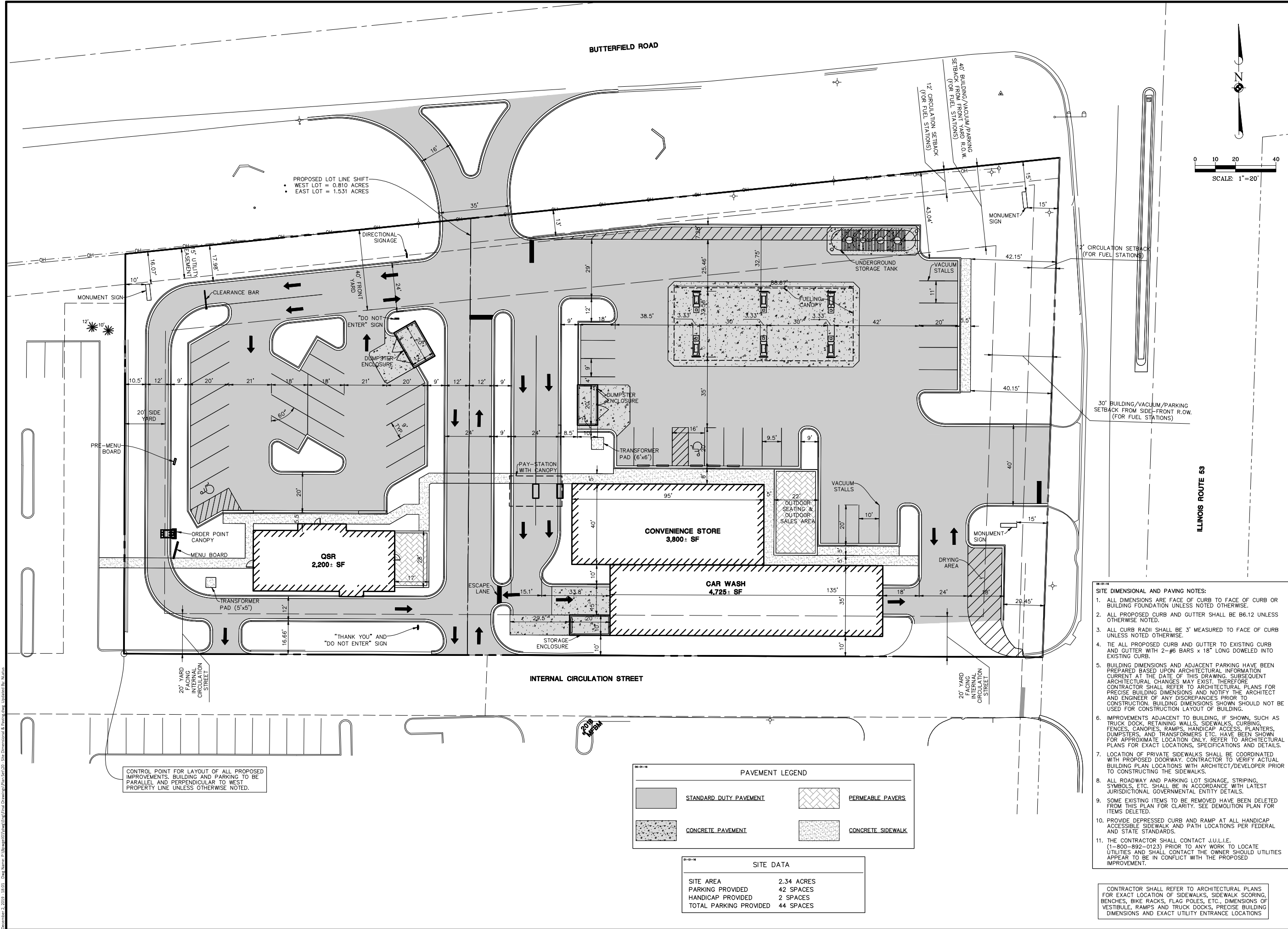
PROJ. NO. BAS
PROJ. ASSOC. STP
DRAWN BY STP
DATE: 03-04-20
SCALE: 1"=30'

SHEET
3 OF 3

Packet Pg. 145

Attachment: 14, Minor Subdivision Plat (4530 : 2S780 IL-53 & Butterfield Rd. | BP Wash N Go | Minor Subdivision Plat with Variances)

December 2, 2015 - 10:01: Draw Name: P:\Bentley\Drawings\Original Drawings\Plan Set\20 - Site Dimensional & Paving.dwg Updated By: Natus



CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS. BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO WEST PROPERTY LINE UNLESS OTHERWISE NOTED.

PAVEMENT LEGEND			
	STANDARD DUTY PAVEMENT		PERMEABLE PAVERS
	CONCRETE PAVEMENT		CONCRETE SIDEWALK

SITE DATA	
SITE AREA	2.34 ACRES
PARKING PROVIDED	42 SPACES
HANDICAP PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	44 SPACES

- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 - ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
 - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 - PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
 - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PROJ. MGR. SMS

PROJ. ASSOC. BMD

DRAWN BY: BMD

DATE: 12-17-19

SCALE: 1"=20'

SHEET

2 OF 4

Packet Pg. 146

DATE

REVISIONS

DATE

REVISIONS

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BP WASH n GO

S.W.C. OF ILLINOIS RTE 53 AND BUTTERFIELD ROAD

SITE DIMENSIONAL AND PAVING PLAN

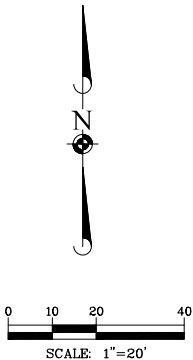
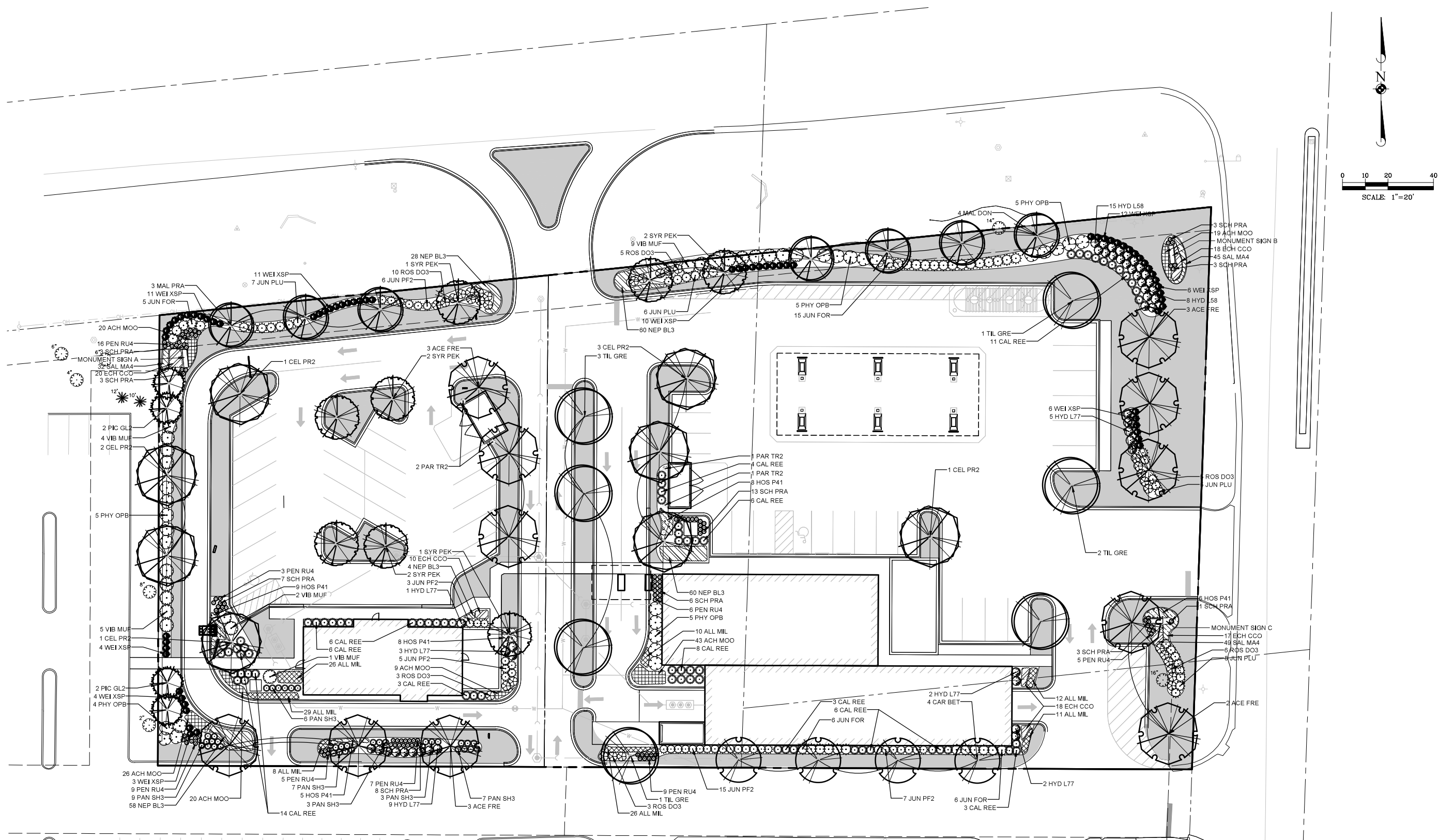
ILLINOIS ROUTE 53

BUTTERFIELD ROAD

G.1.0

Attachment: 15. Site Plan (Reference Only) (4530 : 2S780 IL-53 & Butterfield Rd. | BP Wash N Go | Minor Subdivision Plat with Variances)

PLANNARY - NOT FOR CONSTRUCTION



GLEN ELLYN LANDSCAPE REQUIREMENTS:

2 SF of landscaping beds per 1 SF of sign face, around base of freestanding signs.
 91 SF sign face on Sign A, 273 SF of landscape bed provided
 91 SF sign face on Sign B, 186 SF of landscape bed provided
 91 SF sign face on sign C, 190 SF of landscape bed provided
Requirement is Met

Landscape islands required at ends of parking lot rows.
Requirement is Met

24 Trees required per 1 acre of green space,
 (1.5 acres green space) 24 = 36 trees required, **Requirement is Met**
 5 deciduous shade/street trees (3" caliper) required per acre.
 7.5 required, 30 provided, **Requirement is Met**
 3 ornamental trees (6-8") required per acre.
 4.5 required, 15 provided, **Requirement is Met**
 2 evergreen trees (6-8") required per acre.
 3 required, 4 provided, **Requirement is Met**

Parkway trees (2.5" caliper) shall be provided 40' on center.
 429 LF parkway / 40' = 10.7 trees required in North parkway.
 11 parkway trees provided, including existing.
 201 LF parkway / 40' = 5.0 trees required in East parkway.
 5 parkway trees provided, including existing, **Requirement is Met**
 All trees shall be sourced per Suburban Tree Consortium and guaranteed by contractor for 2 years.

DU PAGE COUNTY REQUIRED LANDSCAPING:

Partial Landscape Screen:

Points required: (Length of landscape yard in LF) x 5
 Butterfield Rd (NE property line): (278 LF) x 5 = 1390 points required
 Tree Preservation (14") = 200 points
 13 Columnar Evergreens = 325
 3 Evergreen Trees = 300
 21 Low Shrubs = 210
 6 Ornamental Trees = 300
 17 Tall Shrubs = 255
 1390 Total Points provided, **Requirement is Met**

Butterfield Rd (NW property line): (151 LF) x 5 = 755 points required
 29 Low Shrubs = 290 points
 4 Ornamental Trees = 200
 21 Tall Shrubs = 315
 805 Total Points provided, **Requirement is Met**

Rte 53 (E property line): (201 LF) x 5 = 1005 points required
 Tree Preservation (16") = 200 points
 1 Evergreen Tree = 100
 31 Low Shrubs = 310
 5 Shade Trees = 500
 1110 Total Points provided, **Requirement is Met**

South property line: (289 LF) x 5 = 1445 points required
 49 Low Shrubs = 490 points
 3 Ornamental Trees = 150
 8 Shade Trees = 800
 1440 Total Points Provided, **Requirement is Met**

West property line: (196 LF) x 5 = 980 points required
 4 Evergreen Trees = 400 points
 11 Low Shrubs = 110
 2 Shade Trees = 200
 18 Tall Shrubs = 270
 980 Total Points provided, **Requirement is Met**

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PROJ. MGR.: SMS

PROJ. ASSOC.: BMD

DRAWN BY: JSH

DATE: 10-3-19

SCALE: 1"=20'

SHEET

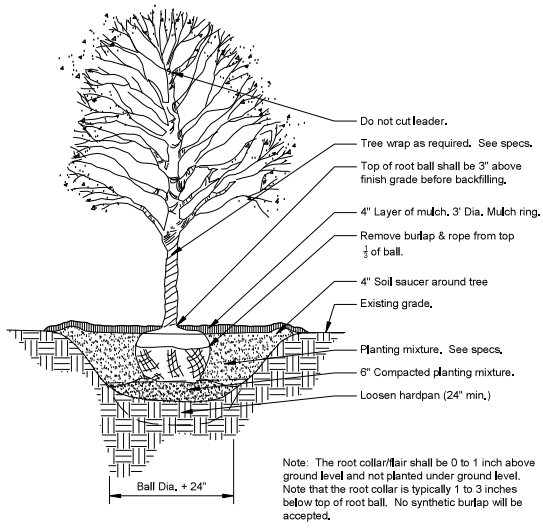
BP WASH n GO

S.W.C. OF ILLINOIS RTE 53 AND BUTTERFIELD ROAD

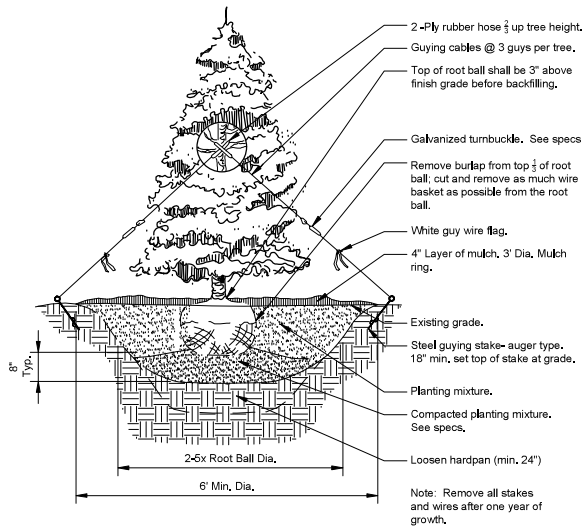
LANDSCAPE PLAN

L1 OF L2

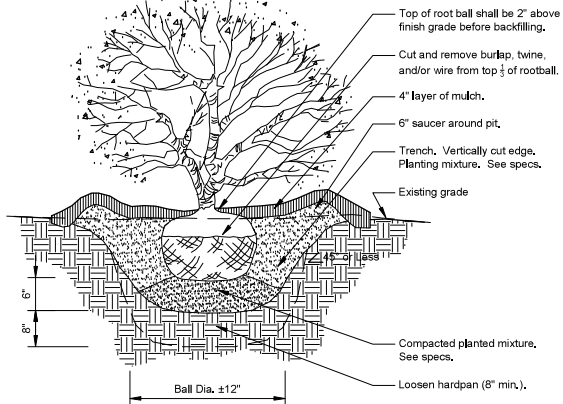
December 4, 2019 - 11:05 - Doc Name: P:\Bentley\Drawings\Landscaping\Drawings\Main Set\10-Landscape Planting.dwg, Updated by: Natus



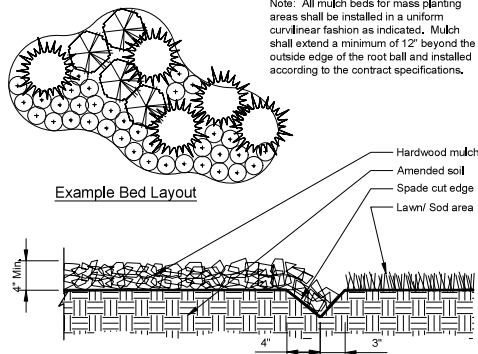
1 DECIDUOUS TREE PLANTING
1/4" = 1'-0" 329343.33-20



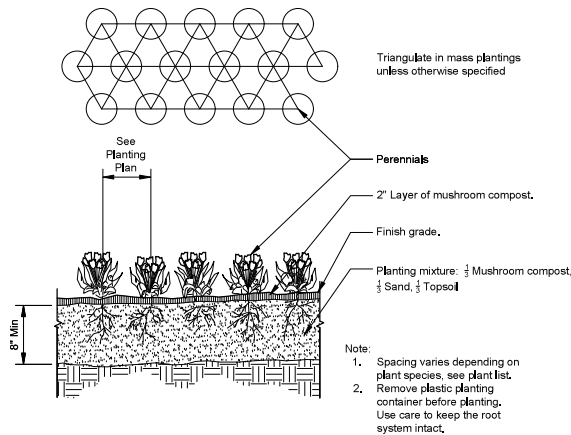
2 CONIFER TREE PLANTING
1/4" = 1'-0" 329343.46-01



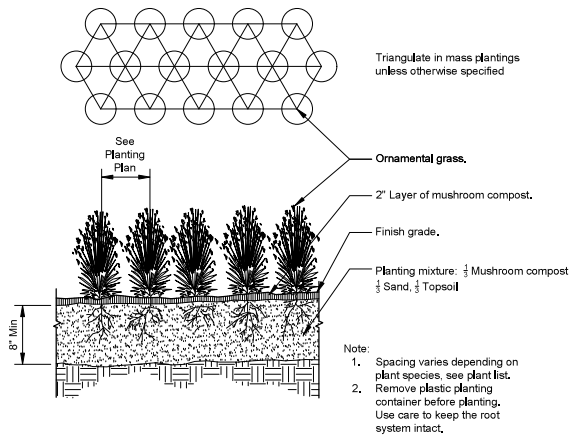
3 SHRUB PLANTING DETAIL
3/4" = 1'-0" 329333.16-05



4 CONTINUOUS MULCH EDGING
1" = 1'-0" 329113.26-01



5 PERENNIAL / ANNUAL PLANTING
1" = 1'-0" 329313-02



6 ORNAMENTAL GRASS PLANTING
1" = 1'-0" 329313-01

PLANT SCHEDULE						
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
ACE FRE	11	Acer freemanii 'Jeffersred' TM	Autumn Blaze Maple	3" Cal.	B&B	
CAR BET	4	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" Cal.	B&B	
CEL PR2	8	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	3" Cal.	B&B	
TIL GRE	7	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3" Cal.	B&B	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
PJC GL2	4	Picea glauca	White Spruce	6' Ht.	B&B	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
MAL DON	4	Malus x 'Donald Wyman'	Donald Wyman Crab Apple	6' Ht.	B&B	
MAL PRA	3	Malus x 'Prairifire'	Prairifire Crab Apple	6' Ht.	B&B	
SYR PEK	8	Syringa pekinensis 'Morton' TM	Lilac	6' Ht.	B&B	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
HYD L58	23	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3 gal.	Pot	
HYD L77	22	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	5 gal.	Pot	
PHY OPB	24	Physocarpus opulifolius 'SMNPOBLR' TM	Ginger Wine Ninebark	5 gal.	Pot	
ROS DO3	32	Rosa x 'Double Knockout'	Rose	3 gal.	Pot	
VIB MUF	21	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal.	Pot	
WEI XSP	67	Weigela x 'Spilled Wine'	Spilled Wine Weigela	3 gal.	Pot	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
JUN PF2	36	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal.	Pot	
JUN FOR	32	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	Pot	
JUN PLU	26	Juniperus horizontalis 'Plumosa Compacta'	Creeping Juniper	5 gal.	Pot	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CAL REE	70	Calamagrostis brachytricha	Reed Grass	1 gal.	Pot	
PAN SH3	35	Panicum virgatum 'Shenandoah'	Switch Grass	1 gal.	Pot	
PEN RU4	59	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	1 gal.	Pot	
SCH PRA	50	Schizachyrium scoparium 'Prairie Blues'	Little Bluestem Grass	1 gal.	Pot	
VINE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
PAR TR2	4	Parthenocissus quinquefolia 'Toki'	Red Wall Virginia Creeper	2 gal.	Pot	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
ACH MOO	135	Achillea x 'Moonshine'	Moonshine Yarrow	1 gal.	Pot	18" o.c.
ALL MIL	122	Allium x 'Millenium'	Millenium Ornamental Chive	1 gal.	Pot	18" o.c.
ECH CCO	71	Echinacea x 'Cleopatra'	Cleopatra Coneflower	1 gal.	Pot	18" o.c.
HOS P41	36	Hosta x 'Patriot'	Patriot Hosta	1 gal.	Pot	30" o.c.
NEP BL3	229	Nepeta racemosa 'Blue Wonder'	Blue Wonder Catmint	1 gal.	Pot	18" o.c.
SAL MA4	126	Salvia nemorosa 'Marcus'	Woodland Sage	1 gal.	Pot	12" o.c.

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BP WASH n GO

S.W.C. OF ILLINOIS RTE 53 AND BUTTERFIELD ROAD

LANDSCAPE SCHEDULE AND DETAILS

PROJ. MGR.: SMS

PROJ. ASSOC.: BMD

DRAWN BY: JSH

DATE: 10-3-19

SCALE: AS SHOWN

SHEET

L2 OF L2

Packet Pg. 148

ATTACHMENT: 16. Landscape Plan (Reference Only) (4530 : 2S780 IL-53 & Butterfield Rd. | BP Wash N Go | Minor Subdivision Plat with Variances)

CURRENT P.I.N.:
05-26-404-010

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID: DK3121)
LOCATED ALONG WARRENVILLE ROAD 0.25 MILES WEST OF
THE INTERSECTION OF WARRENVILLE ROAD AND ILLINOIS
ROUTE 53 ON THE NORTHEAST CORNER OF A BRIDGE FOR
WARRENVILLE ROAD OVER THE EAST BRANCH OF THE
DUPAGE RIVER. STATION IS 72.0 FEET WEST OF A LARGE
POWER POLE, 33.5 FEET NORTH OF THE CENTERLINE OF
WARRENVILLE ROAD, 0.5 FEET WEST OF THE EAST END OF
THE NORTH BRIDGE HEADWALL.

ELEVATION=670.86 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK (BM) #1:
CUT BOX ON CONCRETE HEADWALL OF SOUTH OF
BUTTERFIELD ROAD AND NORTH OF THE VACANT BANK
BUILDING
ELEVATION=686.20 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK (BM) 2:
NORTHEAST ARROW BOLT ON A FIRE HYDRANT LOCATED
27.5' SOUTHWEST OF THE SOUTHWEST CORNER OF THE
VACANT BANK BUILDING
ELEVATION=687.22 DATUM=NAVD88-GEOD 128

55,057 SQUARE FEET (1.26 ACRES)

22W161 BUTTERFIELD ROAD
GLEN ELLYN, IL 60137

TREE PRESERVATION NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND MAKE REPAIRS IF DAMAGED IS CAUSED DURING TREE REMOVAL OPERATIONS.
2. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL.
3. PRUNE AND FERTILIZE REMAINING VEGETATION.
4. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.

TREE #2

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. WOOD FENCE
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. WATERMAIN LINE
- = EX. OVERHEAD WIRES
- ⊗ = EX. MISCELLANEOUS MANHOLE
- ⊙ = EX. STORM MANHOLE (MH)
- ⊕ = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- ⌋ = EX. FLARED END SECTION (FES)

- | | |
|---|-------------------------------|
|  | = EX. SANITARY MANHOLE (SMH) |
|  | = EX. DOWN SPOUT |
|  | = EX. FIRE HYDRANT/AUX. VALVE |
|  | = EX. VALVE BOX |
|  | = EX. VALVE VAULT (V.V.) |
|  | = EX. WATER MARKER |
|  | = EX. ELECTRICAL METER |
|  | = EX. ELECTRICAL OUTLET |
|  | = EX. ELECTRIC PEDestal/BOX |
|  | = EX. TRAFFIC SIGNAL MANHOLE |
|  | = EX. TELEPHONE PEDestal |
|  | = EX. BUFFALO BOX |
|  | = EX. HANDHOLE |
|  | = EX. FLAG POLE |

-  = EX. BUFFALO BOX
-  = EX. METAL END SECTION (CMP)
-  = CORRUGATED METAL PIPE
-  = EX. UTILITY POLE
-  = EX. LIGHT STANDARD
-  = EX. STREET LIGHT
-  = EX. BOLLARD
-  = EX. HANDICAPPED PARKING
-  = EX. DRAIN
-  = FOUND IRON PIPE OR ROD
-  = EX. CONCRETE
-  = EX. BUILDING

-  = SET BENCHMARK
-  = EX. SPOT ELEVATION
-  = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
-  = EX. RIM ELEVATION
-  = EX. INVERT ELEVATION



DATE: AUGUST, 28 2018

February 2, 2017 - 13:12 Dwg Name: \\manh-wash-n-go\Projects\17-BP Wash N Go\Drawings\Topographic\BPWASHN-Go.dwg User: J. Phillips

BOUNDARY AND TOPOGRAPHIC SURVEY

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID: DK3121)
LOCATED ALONG WARRENVILLE ROAD 0.25 MILES WEST OF
THE INTERSECTION OF WARRENVILLE ROAD AND ILLINOIS
ROUTE 53 ON THE NORTHEAST CORNER OF A BRIDGE FOR
WARRENVILLE ROAD OVER THE EAST BRANCH OF THE
DUPAGE RIVER. STATION IS 72.0 FEET WEST OF A LARGE
POWER POLE, 33.5 FEET NORTH OF THE CENTERLINE OF
WARRENVILLE ROAD, 0.5 FEET WEST OF THE EAST END OF
THE NORTH BRIDGE HEADWALL.

ELEVATION=670.86 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK (BM) #1:
THE NORTHWEST ARROWBOLT ON A FIRE HYDRANT LOCATED
SOUTHWEST OF THE PROPERTY & ± 259 WEST OF THE
CENTERLINE OF STATE ROUTE 53.

ELEVATION=685.39 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK (BM) #2:
THE SOUTHEAST ARROWBOLT ON A FIRE HYDRANT LOCATED
± 6.0' NORTHWEST OF THE NORTHEAST CORNER OF THE
PROPERTY.

ELEVATION=686.37 DATUM=NAVD88-GEOD 12B

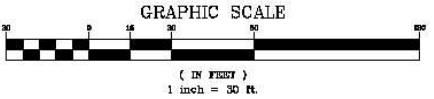
TOPOGRAPHIC FIELD WORK COMPLETED ON 01/30/2017

LEGAL DESCRIPTION

THAT PART OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF STATE HIGHWAY ROUTE 53; RUNNING THENCE WESTERLY
ALONG SAID CENTER LINE OF BUTTERFIELD ROAD 250.47 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE SAID
CENTER LINE OF ROUTE 53, 300.84 FEET TO A POINT; THENCE EASTERLY PARALLEL TO SAID CENTER LINE OF
BUTTERFIELD ROAD 250.47 FEET TO THE SAID CENTER LINE OF ROUTE 53; THENCE NORTH ON THE SAID CENTER LINE
OF ROUTE 53, 300.94 FEET TO PLACE OF BEGINNING, DUPAGE COUNTY, ILLINOIS.

LEGEND

- EX. PROPERTY LINE
- EX. EASEMENT LINE
- EX. SIDEWALK
- EX. CONCRETE CURB & GUTTER
- EX. WOOD FENCE
- EX. STORM LINE
- EX. SANITARY LINE
- EX. WATERMAIN LINE
- EX. OVERHEAD WIRES
- EX. 1 FOOT CONTOURS
- EX. MISCELLANEOUS MANHOLE (MH)
- EX. STORM MANHOLE (MH)
- EX. STORM CATCH BASIN (CB)
- EX. STORM INLET (INL)
- EX. FLARED END SECTION (FES)
- EX. DRAIN
- FOUND IRON PIPE OR ROD
- FOUND CUT CROSS
- SET BENCHMARK
- EX. SANITARY MANHOLE (SMH)
- EX. SANITARY CLEANOUT
- EX. FIRE HYDRANT/AUX. VALVE
- EX. VALVE BOX
- EX. VALVE VAULT (V.V.)
- EX. WATER MARKER
- EX. GAS VALVE
- EX. GAS METER
- EX. ELECTRICAL METER
- EX. ELECTRICAL OUTLET
- EX. ELECTRIC PEDESTAL/BOX
- EX. TRAFFIC SIGNAL MANHOLE
- EX. TELEPHONE PEDESTAL
- EX. PETROLEUM MANHOLE
- EX. VACUUM
- EX. MONITORING WELL
- EX. FUEL PUMP
- EX. UTILITY POLE
- EX. LIGHT STANDARD
- EX. STREET LIGHT
- EX. TRAFFIC SIGNAL WITH ARM
- EX. BOLLARD
- EX. HANDICAPPED PARKING
- EX. SPOT ELEVATION
- EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- EX. RIM ELEVATION
- EX. CONCRETE



BASIS OF BEARINGS

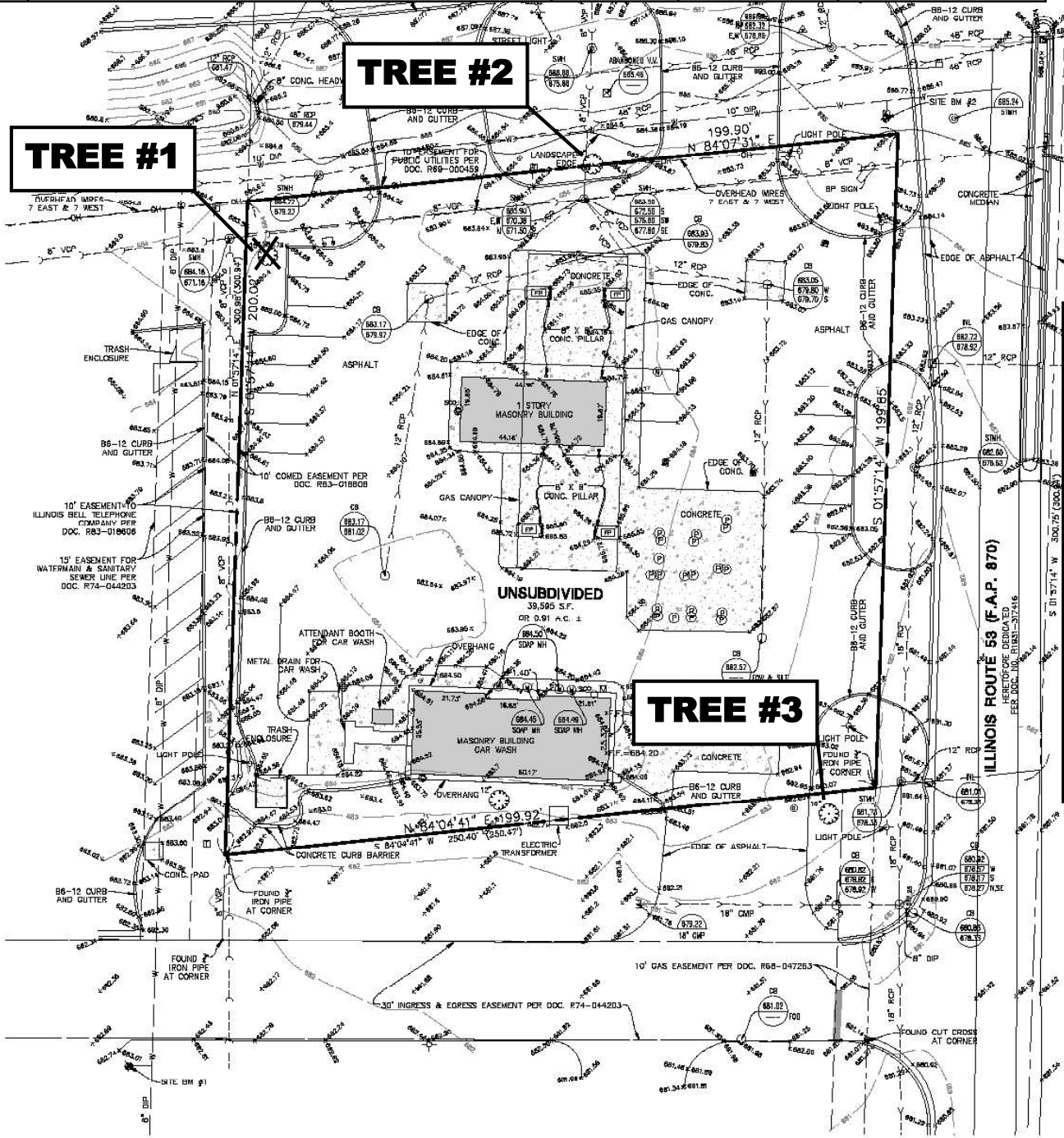
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SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

ABBREVIATIONS

- RCP - REINFORCED CONCRETE PIPE
- CMP - CORRUGATED METAL PIPE
- VCP - VITREOUS CLAY PIPE
- DIP - DUCTILE IRON PIPE
- OSP - CORRUGATED PLASTIC PIPE
- FW - FULL OF WATER
- CESS - CONCRETE END SECTION
- FF - FINISHED FLOOR
- FOD - FULL OF DEBRIS
- FDD - FULL OF DEBRIS
- FDD - FULL OF DEBRIS

Existing Tree Inventory

TAG #	Botanical Name	Common Name	Tree Size	Condition	Comments
1	Gleditsia triacanthos	Honey Locust	22" Cal.	Good	Tree will be removed
2	Acer rubrum	Red Maple	22" Cal.	Good	Retain
3	Gleditsia triacanthos	Honey Locust	20" Cal.	Good	Retain

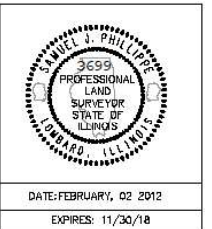


TREE PRESERVATION NOTES

- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER CONSTRUCTION ACTIVITIES BY ERECTING FENCING 8.5' FROM THE TRUNK.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND MAKE REPAIRS IF DAMAGED IS CAUSED DURING TREE REMOVAL OPERATIONS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL.
- PRUNE AND FERTILIZE REMAINING VEGETATION.
- TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
- TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASUREMENTS.
- COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS, AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS, THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
- UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON THE FOLLOWING: ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE; ENGINEERING PLANS SHOWING THE EXISTING AND/OR PROPOSED UTILITY; UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE AT 1-800-892-0123.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2017.



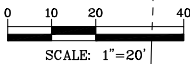
SHEET 1 OF 1

BP WASH-N-GO
DUPAGE COUNTY, ILLINOIS
BOUNDARY AND TOPOGRAPHICAL SURVEY

Manhard CONSULTING LTD.

7300 Spring Drive, Lombard, IL 60148 ph: 630.881.8500 hc: 630.881.8585 manhard.com

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

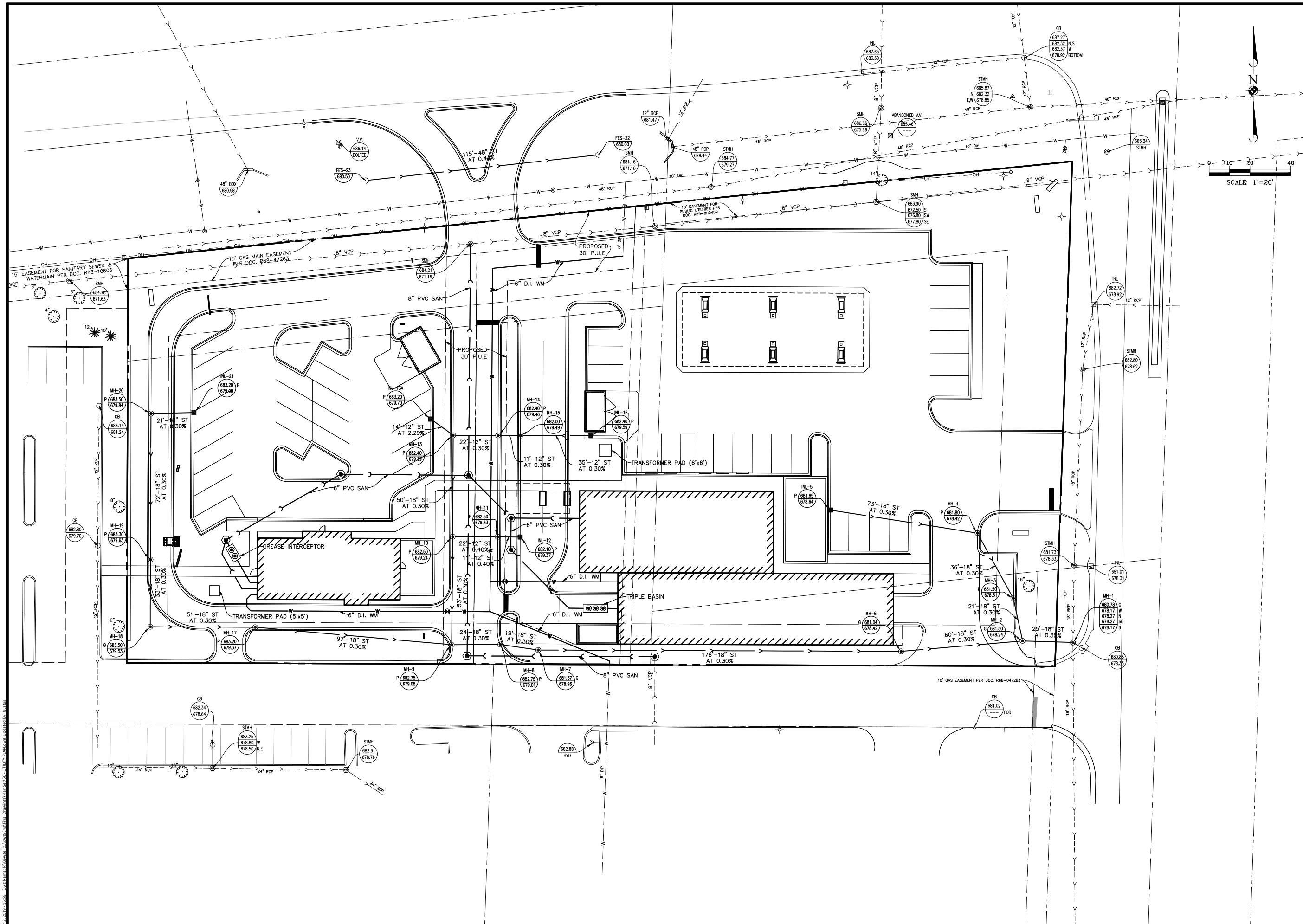


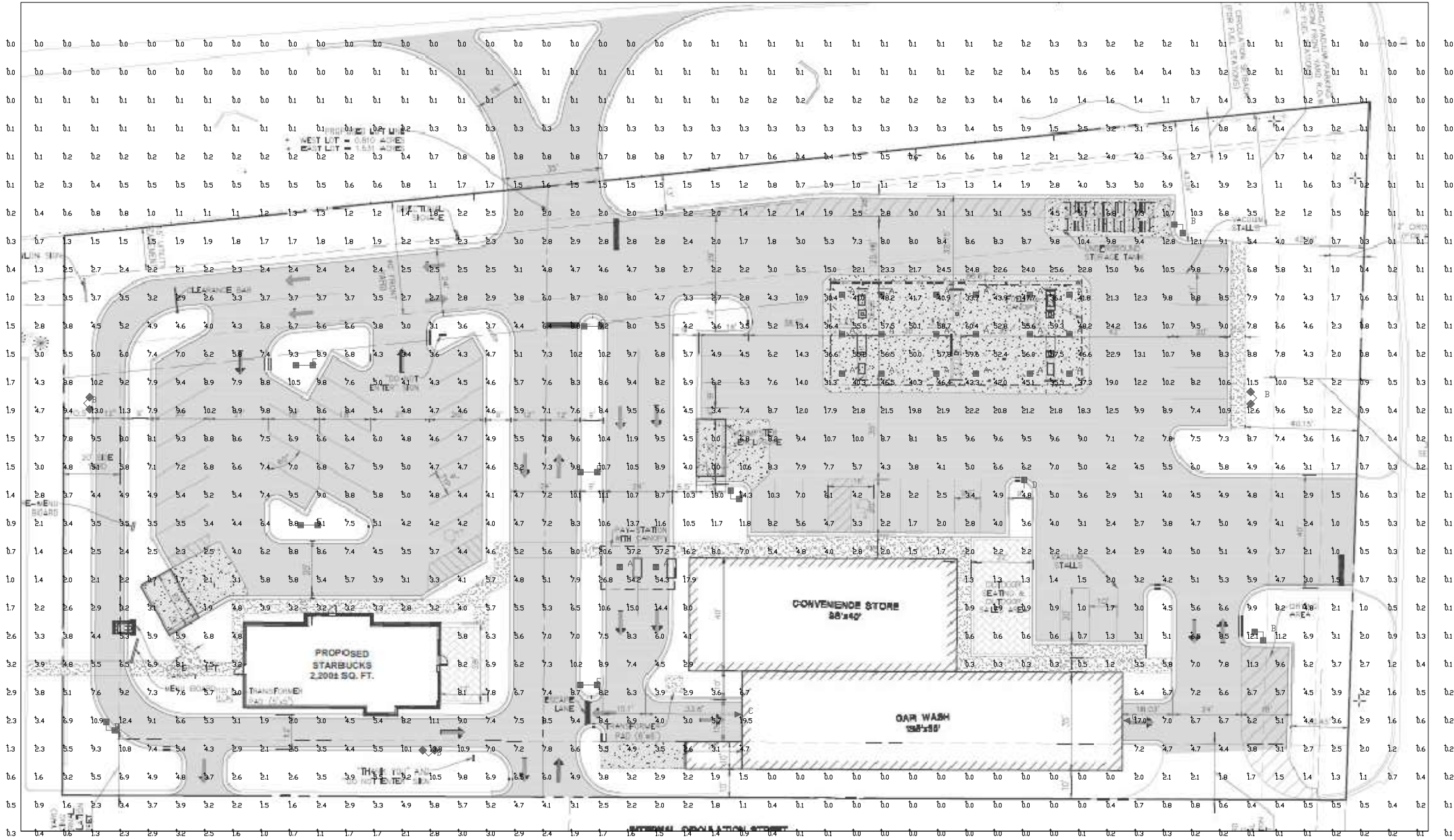
BP WASH n GO S.W.C. OF ILLINOIS RTE 53 AND BUTTERFIELD ROAD GRADING PLAN	
PROJ. & MGR.:	<u>SMS</u>
PROJ. & ASSOC.:	<u>BMD</u>
DRAWN BY:	<u>BMD</u>
DATE:	<u>12-17-19</u>
SCALE:	<u>1"=20'</u>
SHEET 3 OF 4	

PRELIMINARY - NOT FOR CONSTRUCTION

Packet Pg. 151

- GRADING NOTES:**
1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
 2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
 4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
 5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
 6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
 7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
 9. UNPAVED AREAS COVERED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE EXISTED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 08/20/2019. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
 11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.





SCV



SLM



WLM

Click image to open Product Page

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	20	A	SINGLE	SCV-LED-15L-SC-50 MTD @ 10' PAY, 15' GAS	1.000	1.000	1.000	15410	103
	7	B	2 @ 90 DEGREES	SLM-LED-18L-SIL-FT-50-70CRI-D90-18'POLE+2'BASE	1.000	1.000	1.000	39328	297
	2	C	SINGLE	WLM-LED-05L-50 MTD @ 10'	1.000	1.000	1.000	5230	43.19
	1	D	SINGLE	SLM-LED-18L-SIL-5W-50-70CRI-SINGLE-18'POLE+2'BASE	1.000	1.000	1.000	18327	148.5
	5	E	D180	SLM-LED-18L-SIL-5W-50-70CRI-D180-18'POLE+2'BASE	1.000	1.000	1.000	36654	297

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
ALL CALC POINTS	Illuminance	Fc	5.25	60.4	0.0	N.A.	N.A.	
CANDPY	Illuminance	Fc	48.37	60.4	33.7	1.44	1.79	
INSIDE CURB C-STORE	Illuminance	Fc	7.69	36.6	0.6	12.82	61.00	
INSIDE CURB STARBUCKS	Illuminance	Fc	5.42	13.8	1.7	3.19	8.12	
PAY CANDPY	Illuminance	Fc	33.05	54.3	16.2	2.04	3.35	

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.

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

Total Project Watts
Total Watts = 5858.88



100% ILLUMINANCE, 100% QUALITY, 100% SERVICE

LIGHTING PROPOSAL

BP WASH AND GO
BUTTERFIELD RD
DUPAGE COUNTY, IL

LD-146628-1

DATE: 08-19
SCALE: 1"=20'

SHEET 1

BP WASH n GO

S.W.C. of ILLINOIS RTE. 53 and BUTTERFIELD ROAD

EXHIBIT #3



PRELIMINARY SCHEMATIC DESIGN.
 COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.
 DATE: 08-16-2019, 09-27-19, 11-15-19
 JOB NUMBER: 19-004



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

RENDERING "1"

SCALE: N.T.S.

BP WASH n GO

S.W.C. of ILLINOIS RTE. 53 and BUTTERFIELD ROAD

EXHIBIT #4



PRELIMINARY SCHEMATIC DESIGN.
 COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.
 DATE: 08-16-2019, 09-27-19, 11-15-19
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GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

RENDERING "1a"

SCALE: N.T.S.

BP WASH n GO

S.W.C. of ILLINOIS RTE. 53 and BUTTERFIELD ROAD

EXHIBIT #5



PRELIMINARY SCHEMATIC DESIGN.
 COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.
 DATE: 08-16-2019, 09-27-19, 11-15-19
 JOB NUMBER: 19-004



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

RENDERING "2"

SCALE: N.T.S.

BP WASH n GO

S.W.C. of ILLINOIS RTE. 53 and BUTTERFIELD ROAD

EXHIBIT #6



PRELIMINARY SCHEMATIC DESIGN.
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 DATE: 08-16-2019, 09-27-19, 11-15-19
 JOB NUMBER: 19-004



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

RENDERING "3"

SCALE: N.T.S.

BP WASH n GO

S.W.C. of ILLINOIS RTE. 53 and BUTTERFIELD ROAD

EXHIBIT #7



PRELIMINARY SCHEMATIC DESIGN.
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GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

RENDERING "4"

SCALE: N.T.S.

BP WASH n GO

S.W.C. of ILLINOIS RTE. 53 and BUTTERFIELD ROAD

EXHIBIT #8



PRELIMINARY SCHEMATIC DESIGN.
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 JOB NUMBER: 19-004



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

RENDERING "5"

SCALE: N.T.S.

BP WASH n GO

S.W.C. of ILLINOIS RTE. 53 and BUTTERFIELD ROAD

EXHIBIT #9



PRELIMINARY SCHEMATIC DESIGN.
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 JOB NUMBER: 19-004



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

RENDERING "6"

SCALE: N.T.S.

BP WASH n GO

S.W.C. of ILLINOIS RTE. 53 and BUTTERFIELD ROAD

EXHIBIT #10



PRELIMINARY SCHEMATIC DESIGN.
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 JOB NUMBER: 19-004



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

RENDERING "7"

SCALE: N.T.S.

BP WASH n GO

S.W.C. of ILLINOIS RTE. 53 and BUTTERFIELD ROAD

EXHIBIT #11



PRELIMINARY SCHEMATIC DESIGN.
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 DATE: 08-16-2019, 09-27-19, 11-15-19
 JOB NUMBER: 19-004



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

RENDERING "8"

SCALE: N.T.S.

BP WASH n GO

S.W.C. of ILLINOIS RTE. 53 and BUTTERFIELD ROAD

EXHIBIT #12



PRELIMINARY SCHEMATIC DESIGN.
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 JOB NUMBER: 19-004



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

RENDERING "9"

SCALE: N.T.S.