Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, August 24, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

A. Call to Order

B. Public Comment

C. Approval of Minutes

1) Approval of July 27, 2023 Plan Commission Minutes

D. New Business

1) Public Hearing - 750 Roosevelt Road - Aby Groups President LLC: Mohamed Ould Sidi Mohamed of Aby Groups President LLC is petitioning the Village for a Zoning Map Amendment, Special Use Permit, and Zoning Variations to allow a drive-thru restaurant (Popeye's) to be located in the C3 Zoning District

E. Trustee Liaison's Report

F. Chairman's Report

G. Staff Report

H. Other Business

I. Adjourn

DRAFT MINUTES
Glen Ellyn Plan Commission
Thursday, July 27, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Loftus called the meeting to order at 7:00 PM and explained the Plan Commission's function and operating procedure as an advisory body. He described the public hearing protocol, including public comment, and announced that comments would be recorded.

Roll was called.

PRESENT: Chairperson Loftus; Commissioners Cooper, Dawson, Kreuzer, Saeed, and Wyant; Student Commissioner Smith.

ABSENT: Commissioners Arango, Brown, and Thakkar.

B. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

C. Approval of Minutes

Commissioner Cooper made a motion to approve the June 22, 2023 minutes. Commissioner Dawson seconded the motion. The motion passed by voice vote.

D. New Business

1.) Public Hearing — B.R. Ryall YMCA Renovation and Expansion: Application for a Planned Unit Development with Deviations, and Lot Consolidation

Commissioner Dawson moved to open the Public Hearing. Commissioner Saeed seconded the motion, and the motion passed by voice vote.

Staff Introduction

Sworn in, Martin Scott, Community Development Director for the Village of Glen Ellyn, introduced the project: a Planned Unit Development (PUD) for the renovation of the existing YMCA facility at 49 Deicke and an expansion to a new facility at 26 Newton, deviations, and lot

consolidation Mr. Scott presented information as detailed in the Staff Report dated July 13, 2023, included in the agenda packet. Mr. Scott noted that the Plan Commission initially reviewed the request in a a pre-application meeting held on June 22, 2023. He reported that the Architectural Appearance Commission reviewed the request on June 14, 2023 and voted unanimously to recommend approval.

Petitioner Testimony:

The following individuals were sworn in to provide the Petitioner presentation: Rob Wilkinson, CEO, B.R. Ryall YMCA; Ania Szulc, Associate Principal, Wight & Company; Patrick Brosnan, President, Lopez-Brosnan Advisors; Brendan May, Senior Consultant, KLOA.

Mr. Wilkinson addressed Commissioners. His presentation included information about the history of B.R. Ryall YMCA, the condition of the existing facility, analysis of unmet community needs, and the benefits of the proposed project.

Ms. Szulc joined Mr. Wilkinson in addressing the Commissioners. They presented information as detailed in the Planned Unit Development (PUD) Application, included in the agenda packet. They reviewed proposed floor plans and facade improvements; they discussed plans for utilizing the 26 Newton building during construction and post-construction. Ms. Szulc reviewed the site plan, noting that the building's footprint would not increase; she also reviewed proposed parking, noting that the existing parking lot would remain, requiring a deviation of 32 spaces from requirements.

Mr. May addressed Commissioners. He presented information as detailed in the Traffic Impact Study appendix to the PUD Application, included in the agenda packet. Mr. May described the industry standard traffic study and parking occupancy surveys conducted, including the methodology, data analysis, and recommendations. Mr. May discussed the report's conclusions, noting that the existing access system is expected to accommodate the overall volume of traffic estimated by proposed expansion, and that existing surplus parking is expected to accommodate the estimated peak parking demand of the full buildout of the facility. Mr. May answered Commissioner questions, including clarifying peak parking demand calculations.

Ms. Szulc continued the presentation, reviewing proposed exterior elevations and entry views, materials boards, signage, landscaping, site lighting, and project phasing, as detailed in the Planned Unit Development (PUD) Application, included in the agenda packet.

Mr. Wilkinson responded to Commissioner questions. He indicated there was no planned change to facility hours of operation. He discussed the potential post-construction use of the 26 Newton building as a youth sports performance center and confirmed that it would require turf. He responded to questions about current and projected membership data and financing, providing information about revenue sources and donor restrictions. Mr. Wilkinson responded to a question

regarding hardship to support deviations from the Zoning Code, remarking that the facility in its existing form would struggle long-term, that the proposal is necessary for the organization to stay relevant and continue to meet community needs.

Public Comments

Chairperson Loftus invited public participation. There were no written public comments submitted in advance of the meeting.

The following individual, sworn in, made respective comments:

- Guy Santillo, 61 Lambert Road, requested additional information, including the anticipated duration of construction, the increase in the facility's square footage, and plans for the 26 Newton building. Mr. Brosnan responded, indicating that construction would take approximately 12 months; there would be no increase to the building's footprint, rather square footage would be added to the interior by re-purposing space; and that existing programs would take place at the 26 Newton building during construction, while a youth sports performance center is considered for the building post-construction.
- Joseph Wilmarth Tyna, 3S164 Park Blvd, spoke in support of the proposal. As Past Board President and member of the B.R. Ryall YMCA, he discussed the organization's history, mission, impact, and the importance of the proposed project for meeting community needs.
- John Mulherin, 569 Dorset Avenue, spoke in support of the proposal. As a former Commissioner and Village Trustee, he discussed the question of hardship, noting that the unique hardship in this case is the experience of people who would not be able to be served without the proposed project. He emphasized that the B.R. Ryall YMCA is a nonprofit, not a for-profit developer, and that the proposed mental health programming enabled by the renovation would benefit the community.

Chairperson Loftus invited a motion to close the public hearing.

A motion was made by Commissioner Kreuzer to close the Public Hearing; Commissioner Wyant seconded the motion, which passed by voice vote.

Commissioner Deliberation

Commissioners shared their positions regarding the request, all indicating support for the plan. Areas of support included: the organization is a valuable asset to the community; the building is being improved, not torn down; provision of ADA accessibility; minimal impact on neighbors; good use of the 26 Newton building; collaboration with Naperville-area nonprofit serving teens

and youth support of project; excellent pre-application meeting and application package. Areas of concern included: potential mismatch regarding traffic/parking projections and anticipated enrollment, though there should still be enough existing parking to accommodate; existing parking lot lighting is not dark-sky friendly; preference for a stronger, more accurate description of hardship for variances.

Commission Recommendation

Chairperson Loftus invited a motion to approve the Petitioner's request.

Commissioner Cooper made the motion:

After conducting a public hearing and deliberating on the requests of the petitioner, the B.R. Ryall YMCA OF Northwestern DuPage County, to renovate and expand facilities at 49 Deicke Drive and 26 Newton Avenue, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on July 27, 2023, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. The project shall be constructed in substantial conformance with the plans and documents as submitted by the Petitioner to the Plan Commission and the testimony of the Petitioner presented at Plan Commission public hearing on July 27, 2023.

2. That the proposed landscaping on the site shall be installed in compliance with the landscape plan and be continuously maintained in perpetuity.

3. That the structures shall be renovated in compliance with the approval of the Architectural Appearance Commission.

4. The final stormwater management plan shall be reviewed and approved by the Village Stormwater Engineer prior to the issuance of a building permit.

Commissioner Dawson seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed unanimously on a roll call vote, with six Commissioners present voting "Yes": Chairperson Loftus and Commissioners Cooper, Dawson, Kreuzer, Saeed, and Wyant

F. Trustee Liaison's Report

Village Trustee Steve Thompson presented the following:

- He discussed the disruption on Hill Avenue, including street closures, due to a prior faulty water main installation, noting that there's an active investigation into the issue.
- He discussed the status of the streetscape project, including its impact on downtown merchants. He responded to Commissioner questions about tree replacement, outdoor dining, and food & beverage sales trends.

E. Staff Report

Mr. Scott polled Commissioners about availability for the next scheduled meeting. He also responded to a question about the status of garage maintenance issues at the Apex development.

G. Chair Report

Chairperson Loftus had no additional items to report.

H. Other Business

No additional items were discussed.

I. Adjournment

Chairperson Loftus requested a motion to adjourn the meeting.

> **Commissioner Kreuzer made a motion to adjourn the meeting; Commissioner Wyant seconded the motion, and the motion passed by voice vote at 8:34 PM.**

Respectfully submitted,

Audrey Savikas
Recording Secretary

Glen Ellyn Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 8/24/2023 7:00 PM
Department: Administration
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Scott Viger

AGENDA ITEM (ID # 2023-840)

DOC ID: 2023-840

Public Hearing - 750 Roosevelt Road - Aby Groups President LLC: Mohamed Ould Sidi Mohamed of Aby Groups President LLC is petitioning the Village for a Zoning Map Amendment, Special Use Permit, and Zoning Variations to allow a drive-thru restaurant (Popeye's) to be located in the C3 Zoning District

Statement of the Issue:
See attached Staff Report.

Analysis:
See attached Staff Report.

Budget Impact:
N/A

Contribution to Strategic Plan

Action Requested:
See attached Staff Report.

Attachments:
1. PC Staff Report
2. 1. Popeyes_ALTA Survey
3. 2. Popeyes_Proof of Ownership
4. 3. Popeyes_Narrative Statement
5. 4. Popeyes_Plat of Survey_Legal Description
6. 5. Popeyes_Building Elevation Drawings
7. 6. Popeyes_Building Materials and Signage Plan
8. 7. Popeyes_Rooftop Plan
9. 8. Popeyes_Lighting Plan
10. 9. Popeyes_Lighting Fixture Details
11. 10. Popeyes_Landscape Plan
12. 11. Popeyes_Engineering Plans
13. 12. Popeyes_Truck Turn Exhibit
14. 13. Popeyes_Application Special Use Permit

15. 14. Popeyes_Application Zoning Map & Code Text Amendment
16. 15. Popeyes_Application Zoning Variation Request

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Scott Viger, Planning Consultant

DATE: August 18, 2023

FOR: August 24, 2023 Plan Commission Meeting

SUBJECT: Public Hearing – 750 Roosevelt Road – Popeyes Louisiana Kitchen
Zoning Map Amendment, Special Use Permit, and Zoning Variations.

PETITIONER: The petitioner is Mohamed Ould Sidi Mohamed, Aby Groups President LLC, contract purchaser of the property located at 750 Roosevelt Road (approximately 120 feet east of Nicoll Avenue.)

REQUEST: Public Hearing regarding an application for approval of a Zoning Map Amendment, Special Use Permit, and Zoning Variations, to construct a Popeyes Louisiana Kitchen restaurant with a drive-thru on the property commonly known as 750 Roosevelt Road.

To accommodate the proposed restaurant, the petitioner is specifically requesting approval of the following:

A. A Zoning Map Amendment. Rezoning the property from C4 Office District Section 10- 4 - 16 to C3 Service Commercial District Section 10 - 4 – 15.

B. A Special Use Permit for a drive-in commercial facility (i.e. drive-through) in accordance with Section 10-4-15(B)9 of the Zoning Code

C. The following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-5-8(I) to allow for a 10.6' drive-through aisle in lieu of the minimum required 12' drive-through aisle.

2. A variation from Section 10 – 4 – 15(D)7 to allow a sidewalk to be on private property in an easement, 0 feet from the property line where an unobstructed/unpaved setback of 10' shall be reserved for open space and landscaping.

3. A variation from Section 10 – 4 – 15(D)7 to allow the parking lot to be 5.8 feet from the property line along Taylor Avenue where an unobstructed/unpaved setback of 10' shall be reserved for open space and landscaping.

4. A variation from Section 10 – 5 – 11©2 to allow a 170 foot separation between the proposed driveway approach on Roosevelt Road and the intersection of Roosevelt Road and Nicoll Way where driveway approaches shall be separated from an adjacent intersection of a major arterial street or collector street either by

200 feet, length of full left turn storage on the arterial (in this case 330') or the length of full left turn lane storage and taper for a major driveway approach, whichever is greater.

REVIEW PROCESS: In order to facilitate the project, the petitioner will need to receive approval of the following:

1. Zoning Map Amendment
2. Special Use Permit for a drive-in commercial establishment
3. Zoning Variations; and
4. Exterior Appearance. (Before the AAC)

The Special Use Permit, Zoning Variations, and Sign Variations are being reviewed by the Plan Commission at the public hearing. The proposed Exterior Appearance is being reviewed by Architectural Appearance Commission. Both the Plan Commission and Architectural Appearance Commission recommendations will be forwarded to the Village Board.

PUBLIC HEARING: A notice of public hearing for the requested approvals was published in the August 3, 2023, edition of the Daily Herald. Property owners within 350 feet of the property were notified by mail of the public hearing and placard signs were placed on the site.

SITE CONDITIONS: The subject property contains 33,374 square feet (0.766 acre) in area with 135' of frontage on Roosevelt Road. The Danby's Station restaurant currently occupies the site.

SURROUNDING CONDITIONS: The surrounding land uses primarily consist of commercial with some office and residential uses. Zoning in the surrounding area is C3 along Roosevelt Road with C4 and R4 along Taft Avenue. Specifically, the surrounding land uses are as follows:

Surrounding Land Uses	Zoning
North: Commercial (Office)	C4 Office District
South: Commercial (Retail, Restaurant)	C3 Service Commercial District
East: Commercial (Office)	C4 Office District
West: Commercial (Bank)	C4 Office District

PROJECT SUMMARY: The petitioner is proposing the construction of a 3,050 square foot building for a Popeyes Louisiana Kitchen restaurant. The restaurant will contain a drive-through, as well as interior order counter and seating for 24.

Comprehensive Plan. The 2001 Comprehensive Plan indicates "Office" uses

for the property but does identify Roosevelt Road as an area to promote redevelopment.

The draft 2023 Comprehensive Plan changes the future land use designation of the site to "Corridor Commercial". And recommends development that will increase building size and tax base of commercial properties along the corridor. A number of similar uses are present along the corridor, notably Raising Cane's (499 Roosevelt Road), Starbucks and Panera Bread (691 and 751 Roosevelt Road). The plan specifically identifies Danby Station Café as being in fair to poor condition and the site could use façade and site improvements.

Zoning. The current zoning of C4 Office does not permit nor allow a restaurant or a drive – in commercial facility (drive through). Rezoning the site to C3 Service Commercial District will permit the restaurant by right and allow the drive – in commercial facility (drive through) via a Special Use Permit.

Building The single user one story restaurant building 2,515 square feet. The proposed building is a "refreshed brand identity" for the chain. The building's primary material is a white Dry-vit. The building is "off-white" with few signs. The identity is garnered through "joyful pops of color". These "pops of color" include orange (tangerine) and teal canopies and teal shutters affixed to the building's side elevations. Each of these four canopies have two LED illuminating below the canopies. Additionally simulated woodgrain slat walls are proposed to wrap the southwest corner of the building. The west side drive through window area is vertical brown tone siding. The east façade features a "brick" midsection flanked by windows and entry door to the front and stucco and shutters to the rear.

Parking. The restaurant will have 24 indoor seats requiring a minimum of 8 parking spaces (1 space for each three seats).
The Petitioner is proposing to provide 13 parking spaces and therefor meets the parking requirement. The spaces provided on the plan will meet all required dimensions.

As a restaurant use under 5,000 square feet, no loading space is required. Landscape islands are proposed to break up the parking rows in accordance with the Zoning Code.

Access. The existing restaurant has a full access drive on Roosevelt Road and an access easement through the abutting bank property to access Nicoll Avenue. As proposed the Popeyes will have a Right in / Right Out access at the site's southwest corner and will maintain the easement to Nicoll Avenue. Additionally, the petitioner has obtained an ingress / egress easement from the office property abutting to the east allowing full access to Roosevelt Road via Taylor Avenue. Both of these easements will allow motorists full access

intersections with Roosevelt Road.

The Plan Commission may wish to consider placing a condition requiring final approval of the proposed access from IDOT prior to the issuance of a building permit to construct the building, including the foundation.

Drive-Through. The establishment of a drive-through requires a Special Use Permit. The double drive-through will have one lane along the building's eastern façade at the building's northern end the lane splits to allow access to two menu board. The two lanes merge on the west side of the building for order pick up. The drive-through lane will accommodate a total of 13 stacked vehicles to satisfy the minimum 5 stacking spaces required.

The petitioner is seeking a variation to allow for a 10.5 foot drive aisle in lieu of the required 12 foot drive aisle. This is a common variation that has been approved by the Village Board in the past. Considering the slow speeds at which patrons drive through the drive through lane, staff believes that this variation will not create a health and safety hazard.

Lighting. All proposed light fixtures will be shielded to prevent glare. Light intensity levels will be below the maximum permitted amount at the property lines. Five lights mounted on the light poles will have a height of 25 feet, in compliance with the Code maximum. The building will have "goose neck" lighting on the side elevations. Wall pack lighting will be on the western (left side) elevation.

Trash Enclosure/Mechanical Units. The trash enclosure serving the building will be located north of the building and drive – through lanes. The plans also call for "wood composite gates" the Municipal Code calls for gates to be a "durable material". The Appearance Review Guidelines (2.3.1) calls for the gates to be metal and wherever possible that the opening be oriented away from the public rights-of-way and primary customer views. Plans should be revised accordingly.

As proposed the enclosure will be split faced block with a concrete cap. The enclosure is proposed to be painted to match the building.

All mechanical units are roof mounted and will be screened from view of the adjacent public right-of-way on Roosevelt Road, by parapet walls.

Landscaping. The petitioner has made multiple changes to the proposed landscape plan based upon initial staff review. The current plan meets the Code requirement for the number of trees provided. The grassed island north of the drive -through lanes should be improved with additional plant materials.

Signage. Through initial staff review the plans were revised to illuminate

several sign variations.

The Front Elevation along Roosevelt Road will feature a wall sign "Popeyes". This sign will be individual letters 2 – 3" tall and 14' 6" long for a total size of 32.63 square feet which is compliant with the Code.

Rear facade (north) and Left Side (west) have no proposed signage.

A Freestanding Sign is proposed to be located in the landscape area east of the Roosevelt Road entry drive. The sign is 8' in height and 1 foot six inches wide, for a total of 12 square feet where the Code would allow up to 15-foot height and 50 square feet. This sign features a white illuminated Chicken in an orange background atop and eight-foot wood tone column emblazoned with "Popeyes" in orange vertical lettering.

The site contains several directional and informational signage.

PLAN COMMISSION ACTION:

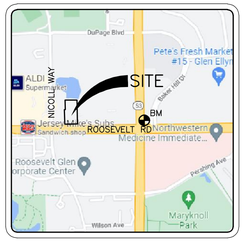
The Plan Commission is being asked to conduct a public hearing on the requests for approval of a Zoning Map Amendment, Special Use Permit, variations from the Zoning Code. The Plan Commission should consider the petitioner's requests and make a recommendation to the Village Board for approval, approval with conditions or denial. In reviewing the applications, the Commission should consider the following criteria:

- Section 10 – 10 – 13(E) of the Zoning Code for the Map Amendment.
- Section 10-10-14(E) of the Zoning Code for the Special Use for a drive-through.
- Section 10-10-12 of the Zoning Code for the Zoning Variations

The Plan Commission may wish to consider that the following conditions be placed on the recommendation of the project:

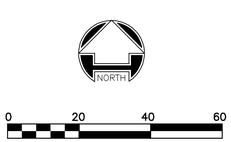
1. The site shall be developed in substantial compliance with the plans submitted at and presented before the Plan Commission on August 24, 2023.
2. Final IDOT approval of the proposed Right In / Right Out access from Roosevelt Road shall be obtained prior to the issuance of a building permit for construction of the restaurant including foundation and site work.
3. Any other conditions recommended by the Plan Commission.

cc: Emily Rodman, Assistant Village Manager/Community Development Director
Chris Ludwig, Woolpert



SITE MAP

NOT TO SCALE



LEGEND:

- SURVEYED BOUNDARY
- LOT/OWNERSHIP PARCEL LINE
- FORMER LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- SECTION LINES
- SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
- REBAR FOUND
- IRON PIPE FOUND
- PK NAIL FOUND
- MAG NAIL FOUND
- SPIKE FOUND
- CHISELED CROSS FOUND
- GPS MONUMENT FOUND
- STONE FOUND
- MONUMENT FOUND
- R/W MONUMENT FOUND
- BRASS PLUG FOUND
- BENCH MARK FOUND/SET
- POST
- FLAG POLE
- MAILBOX
- SIGN
- SOIL BORING
- MONITOR WELL
- BOLLARD
- SATELLITE DISH
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- RR CONTROL BOX
- SANITARY MANHOLE
- CLEANOUT
- LIFT STATION
- STORM MANHOLE
- INLET
- CURB INLET
- DOUBLE CURB INLET
- END SECTION
- GAS MANHOLE
- GAS VALVE
- GAS METER
- GAS REGULATOR
- ELECTRIC MANHOLE
- PULL BOX
- TRANSFORMER
- GROUND LIGHT
- ELECTRIC METER
- ELECTRIC PEDESTAL
- HANDHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- PIV VALVE
- METER PIT
- SIAMESE CONNECTION
- FIRE DEPARTMENT CONNECTION
- WATER SPIGOT/HOSE BIBB
- WATER METER
- WATER MANHOLE
- WELL
- SPRINKLER HEAD
- SPRINKLER CONTROL VAVLE
- POWER POLE
- TELEPHONE POLE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- GUY POLE
- GUY WIRE
- AIR CONDITIONING UNIT
- TRAFFIC CONTROL BOX
- TRAFFIC PULL BOX
- TRAFFIC MANHOLE
- WATER LINE MARKER/PAINT/FLAG
- TELEPHONE LINE MARKER/PAINT/FLAG
- FIBER OPTIC LINE MARKER/PAINT/FLAG
- CABLE TV LINE MARKER/PAINT/FLAG
- ELECTRIC LINE MARKER/PAINT/FLAG
- GAS LINE MARKER/PAINT/FLAG
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- TC TOP OF CASTING
- INV INVERT
- RCP REINFORCED CONCRETE PIPE
- PVC PVC PIPE
- CPP CORRUGATED PLASTIC PIPE
- VCP VITRIFIED CLAY PIPE
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- DIP DUCTILE IRON PIPE
- T/P TOP OF PIPE
- F/F FINISHED FLOOR
- B/C BACK OF CURB
- PARKING COUNT
- GUARDRAIL
- WOOD FENCE
- IRON FENCE
- CHAIN LINK FENCE
- OE — OVERHEAD ELECTRIC
- OT — OVERHEAD TELEPHONE
- OC — OVERHEAD CABLE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- UC — UNDERGROUND CABLE
- UF — UNDERGROUND FIBER OPTIC
- G — UNDERGROUND GAS
- WTR — WATER LINE
- FP — FIRE PROTECTION LINE
- SAN — SANITARY LINE
- SD — STORM LINE
- RAILROAD
- TREE LINE
- EDGE OF POND
- CREEK

PROPERTY DESCRIPTION:

THE EAST 35 FEET OF LOT 19, ALL OF LOTS 20, 21, 22 AND 23 IN BLOCK 13 IN ROOSEVELT GARDEN-HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DU PAGE COUNTY, ILLINOIS.

NOTE:

A CROSS-ACCESS EASEMENT TO NICOLL WAY WILL BE GRANTED VIA A SEPARATE DOCUMENT.

FLOOD ZONE INFORMATION:

I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP – MAP NUMBER 17043C0156J, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE " X " (NO SHADING) – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OR IN ZONE " D " (NO SHADING) – AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ALSO PER THE BASE FLOOD ELEVATION OF 756 FEET (NAVD88) SHOWN ON SAID MAP, THE AREAS BELOW THAT ELEVATION ARE LOCATED IN ZONE " AH " (SHADED) – SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) AND BASE FLOOD ELEVATIONS DETERMINED, THEREFORE A PART OF THIS SITE IS ALSO LOCATED IN SAID ZONE " AH ", TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

AREA SCHEDULE:

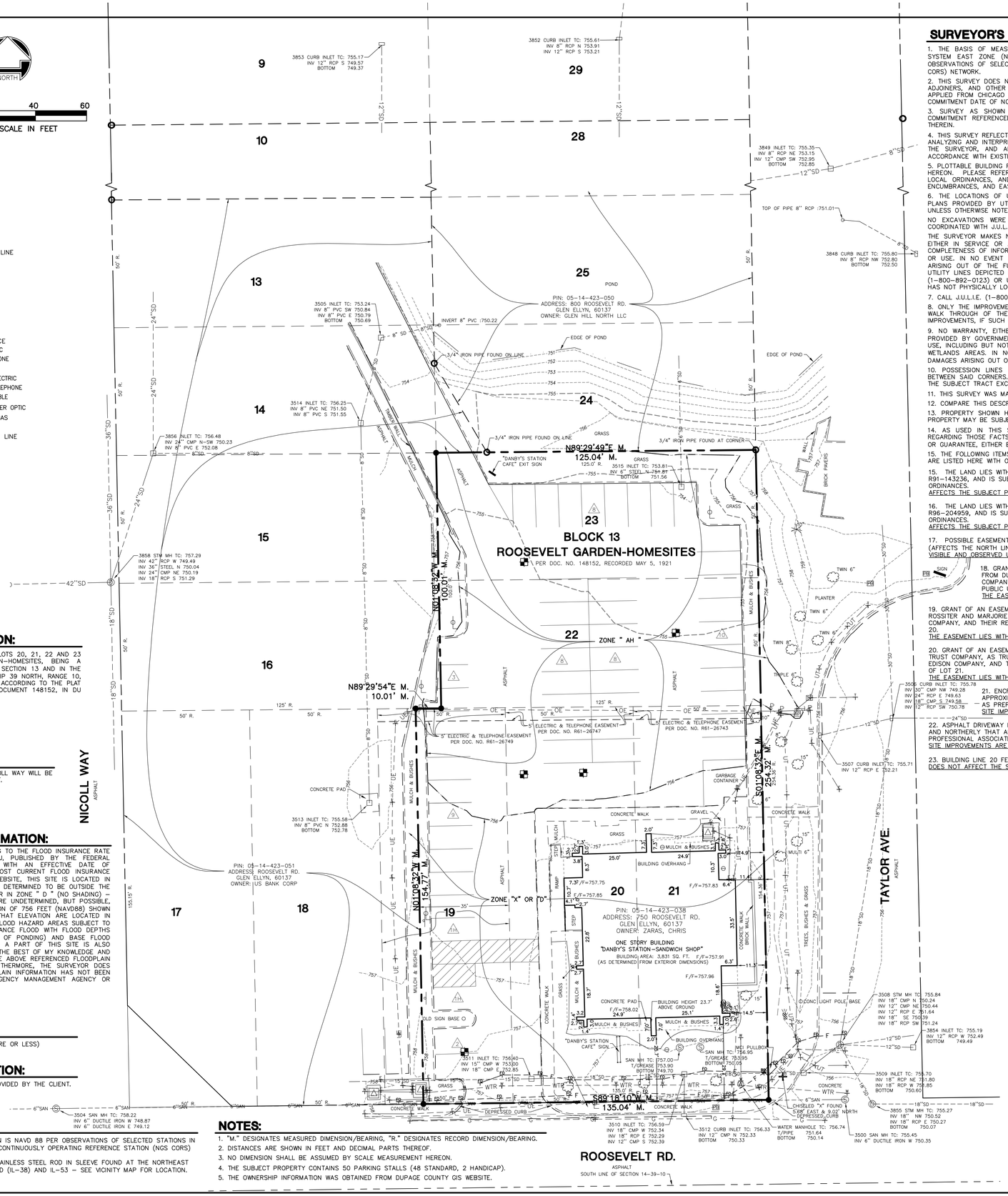
33,374 S.F. OR 0.766 ACRES (MORE OR LESS)

ZONING INFORMATION:

NO ZONING INFORMATION WAS PROVIDED BY THE CLIENT.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
NGS MONUMENT "DUP38 1A" – STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 – SEE VICINITY MAP FOR LOCATION.
ELEVATION = 765.46'



NOTES:

1. "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THE SUBJECT PROPERTY CONTAINS 50 PARKING STALLS (48 STANDARD, 2 HANDICAP).
5. THE OWNERSHIP INFORMATION WAS OBTAINED FROM DUPAGE COUNTY GIS WEBSITE.

SURVEYOR'S NOTES:

1. THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE TRACT DEPICTED HEREON WAS APPLIED FROM CHICAGO TITLE INSURANCE COMPANY, ALTA COMMITMENT FOR TITLE INSURANCE ORDER NO. CPT22-88686, WITH A COMMITMENT DATE OF NOVEMBER 1, 2022.

3. SURVEY AS SHOWN WAS PREPARED FROM THE LEGAL DESCRIPTION, TOGETHER WITH SCHEDULE B, CONTAINED IN THE COMMITMENT REFERENCED ABOVE. THE DESCRIPTION SHOWN HEREON DOES CONFORM TO THE LEGAL DESCRIPTION CONTAINED THEREIN.

4. THIS SURVEY REFLECTS THE SURVEYOR'S OPINION AS TO THE LOCATIONS OF THE PARCEL LINES. THIS OPINION IS BASED UPON ANALYZING AND INTERPRETING ALL RECORDED AND NON-RECORDED INFORMATION FURNISHED TO THE SURVEYOR, OR ACQUIRED BY THE SURVEYOR, AND ALL FIELD DATA THAT WAS COLLECTED BY THE SURVEYOR. ALSO, THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH EXISTING, APPLICABLE A.L.T.A./N.S.P.S. REQUIREMENTS, AND STATE STATUTES.

5. PLOTTABLE BUILDING RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS WHICH ARE LISTED IN THE TITLE COMMITMENT ARE SHOWN HEREON. PLEASE REFER TO YOUR TITLE ABSTRACT, DEED, GUARANTEE POLICY, TITLE COMPANY, LOCAL GOVERNMENTAL BODIES, LOCAL ORDINANCES, AND OTHERS, IN ORDER TO DETERMINE IF ANY ADDITIONAL AGREEMENTS, LIENS, WAIVERS, RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS EXIST.

6. THE LOCATIONS OF UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD LOCATIONS OF PHYSICAL STRUCTURES OR PER PLANS PROVIDED BY UTILITY COMPANIES AND CONFORMS TO ASCE STANDARD CI/ASCE 38-02, SUE QUALITY LEVEL C AND D UNLESS OTHERWISE NOTED HEREON.

NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH J.U.L.I.E. AT THE TIME OF EXCAVATION.

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PRESENTED ON UNDERGROUND UTILITIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE. IN NO EVENT WILL WOOLPERT, INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE HELD LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION. THE UNDERGROUND UTILITIES AND THE PATH OF THE UTILITY LINES DEPICTED HEREON SHOULD BE CONSIDERED APPROXIMATE UNTIL THEY ARE EITHER LOCATED BY CALLING J.U.L.I.E. (1-800-892-0123) OR UNTIL THEY ARE EXCAVATED TO VERIFY THE LOCATION AND PATH OF THE UTILITY LINES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

7. CALL J.U.L.I.E. (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

8. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, ARE SHOWN ON THE FACE OF THIS PLAT. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH THINGS AS DUMPSTERS, TRAILERS ETC.

9. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PROVIDED BY GOVERNMENTAL AUTHORITIES AND/OR THIRD PARTIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE, INCLUDING BUT NOT LIMITED TO INFORMATION PRESENTED ON ZONING, SETBACK REQUIREMENTS, FLOOD HAZARD ZONES, AND WETLANDS AREAS. IN NO EVENT WILL WOOLPERT INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE HELD LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION.

10. POSSESSION LINES ARE REFERENCED AT MONUMENTED CORNERS OR AS SHOWN HEREON. POSSESSION LINES MAY VARY BETWEEN SAID CORNERS. NO PHYSICAL EVIDENCE OF OWNERSHIP SUCH AS FENCES OR WALLS WAS FOUND ALONG THE LINES OF THE SUBJECT TRACT EXCEPT AS SHOWN HEREON.

11. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ILLINOIS.

12. COMPARE THIS DESCRIPTION AND POINTS, BEFORE BUILDING, AND REPORT ANY DISCREPANCIES AT ONCE TO THE SURVEYOR.

13. PROPERTY SHOWN HEREON MAY BE SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION UNKNOWN TO SURVEYOR. PROPERTY MAY BE SUBJECT TO UNRECORDED AGREEMENTS OR LEASES, IF ANY.

14. AS USED IN THIS SURVEY, CERTIFY IS DEFINED AS: "TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED".

15. THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE B OF THE COMMITMENT NOTED IN NOTE 2, AND THE SURVEY RELATED ITEMS ARE LISTED HERE WITH OUR COMMENTS UNDERLINED.

15. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT R91-143236, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
AFFECTS THE SUBJECT PROPERTY BUT DOES NOT REFERENCE SURVEYING RELATED MATTERS.

16. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT R96-204959, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
AFFECTS THE SUBJECT PROPERTY BUT DOES NOT REFERENCE SURVEYING RELATED MATTERS.

17. POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES ON THE REAR OF THE LAND. (AFFECTS THE NORTH LINE OF LOTS 19 AND 20)
VISIBLE AND OBSERVED UTILITIES ARE SHOWN HEREON.

18. GRANT OF AN EASEMENT DATED JULY 10, 1961 AND RECORDED OCTOBER 18, 1961 AS DOCUMENT R61-26749, FROM DUPAGE TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 637 TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF A PUBLIC UTILITY EASEMENT ALONG THE NORTH 5 FEET OF LOT 19.
THE EASEMENT LIES WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND IS SHOWN HEREON.

19. GRANT OF AN EASEMENT DATED JULY 20, 1961 AND RECORDED OCTOBER 18, 1961 AS DOCUMENT R61-26747, FROM LYLE H. ROSSITER AND MARJORIE ROSSITER, HIS WIFE, TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF A PUBLIC UTILITY EASEMENT ALONG THE NORTH 5 FEET OF LOT 20.
THE EASEMENT LIES WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND IS SHOWN HEREON.

20. GRANT OF AN EASEMENT DATED JULY 8, 1961 AND RECORDED OCTOBER 18, 1961 AS DOCUMENT R61-26743, FROM DUPAGE TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 637 TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF A PUBLIC UTILITY EASEMENT ALONG THE NORTH 5 FEET OF LOT 21.
THE EASEMENT LIES WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND IS SHOWN HEREON.

21. ENCROACHMENT OF THE CURB LOCATED ON THE LAND ONTO THE PROPERTY WESTERLY AND ADJOINING BY APPROXIMATELY 2.08 TO 1.28 FEET WEST, AS DISCLOSED BY SURVEY NO. 02-61351, DATED SEPTEMBER 12, 2002, AS PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC.
SITE IMPROVEMENTS ARE SHOWN HEREON PER A FIELD SURVEY PERFORMED BY WOOLPERT, INC.

22. ASPHALT DRIVEWAY LOCATED IN THE NORTHWESTERLY CORNER OF THE LAND AND RUNNING ONTO THE PROPERTIES WESTERLY AND NORTHERLY THAT ARE ADJOINING, AS DISCLOSED BY SURVEY NO. 02-61351, DATED SEPTEMBER 12, 2002, AS PREPARED BY PROFESSIONAL ASSOCIATED SURVEY, INC., AND ANY AND ALL POSSIBLE RIGHTS AND OBLIGATIONS RELATING THERETO.
SITE IMPROVEMENTS ARE SHOWN HEREON PER A FIELD SURVEY PERFORMED BY WOOLPERT, INC.

23. BUILDING LINE 20 FEET AS SHOWN ON THE PLAT OF ARTHUR DUNAS' SECOND ADDITION TO TUXEDO PARK, AFORESAID.
DOES NOT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: ABYGROUPS, INC., AN ILLINOIS CORPORATION
NICK ZARAS AND ANDY LEO ZARAS, AS TENANTS IN COMMON AND CHRIS ZARAS AND TINA ZARAS AS CO-TRUSTEES OF THE ZARAS FAMILY REVOCABLE TRUST
DATED THE 23RD DAY OF JANUARY, 2016
CHICAGO TITLE INSURANCE COMPANY
PROPER TITLE, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS:

– 1, 2, 3, 4, 6(A), 7(A), 7(B1), 7(C), 8, 9 AND 14.

OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON 05/11/22 AND SUPPLEMENTED ON 04/21/23. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

_____
STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES 11/30/24

DATE:_____

WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001393

PROFESSIONAL LAND SURVEYOR
STEPHEN R. KREGER
OAKBROOK TERRACE
ILLINOIS
035-002985
STATE OF ILLINOIS

WARNING
CALL BEFORE YOU DIG
800-892-0123

NO.	DATE	REVISION
3.	04/24/23	ADDITIONAL TOPOGRAPHY
2.	04/12/23	PER COMMENTS
1.	01/17/23	PER REVISED TITLE COMMITMENT

PROJECT NO.: 83213
DATE 05/17/22
SCALE AS SHOWN
DES. SRK
DR. ACZ
CKD. SRK

WOOLPERT, INC.
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731
WOOLPERT
DESIGN | GEOSPATIAL | INFRASTRUCTURE

POPEYES, GLEN ELLYN IL

A PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

SHEET NO.
1 of 1

G:\GS\Projects\Various\83213 – Popeyes Glen Ellyn\Drawings\83213 – AltaTopo-R3.dwg, Plotted By: Kaczmarzyk, Plotted: May 26, 2023 – 2:10pm

QUIT CLAIM DEED
Individual to Individual

GRANTORS, CHRIS ZARAS, NICK ZARAS and ANDY LEO ZARAS, of Elmhurst, Illinois for and in consideration of ten dollars ($10.00) and other good and valuable consideration in hand paid, **CONVEY** and **QUIT CLAIM** to the **GRANTEES**, CHRIS ZARAS, NICK ZARAS and ANDY LEO ZARAS, not as joint tenants but as **Tenants in Common**, the following described real estate in the County of DuPage in the State of Illinois:

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JAN.09,2017 RHSP 10:36 AM
QCD $40.00 05-14-423-038

002 PAGES R2017-002681

ADDRESS: 750 E. ROOSEVELT ROAD, GLEN ELLYN, IL 60137
PIN NO: 05-14-423-038

SEE ATTACHED FOR LEGAL DESCRIPTION

Village of Glen Ellyn
Real Estate Transfer Tax
019538
Sale $ -0-
Tax $ -0-
Date 12-6-16 Initials CA

Together with the tenements and appurtenances thereunto belonging.
TO HAVE AND TO HOLD the same unto the Grantee.

SUBJECT TO: (a) General real estate taxes not yet due and payable; (b) Special Assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

Dated this 21st day of September, 2016.

CHRIS ZARAS

NICK ZARAS

ANDY LEO ZARAS

STATE OF ILLINOIS
DUPAGE COUNTY ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that CHRIS ZARAS, NICK ZARAS and ANDY LEO ZARAS, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 21st day of September, 2016.

Notary Public.

OFFICIAL SEAL
RICHARD L INSKEEP
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/13/20

This Document Prepared by: Richard L. Inskeep, Attorney, 100 South York, Suite 200, Elmhurst, IL 60126

Mail to: Mr. Richard L. Inskeep, Attorney
100 South York, Suite 200
Elmhurst, IL 60126

Send Tax Bills to: Chris Zaras
750 E. Roosevelt Road
Glen Ellyn, IL 60137

LEGAL DESCRIPTION

ADDRESS: 750 E. ROOSEVELT ROAD, GLEN ELLYN, IL 60137
PIN NO: 05-14-423-038

THE EAST 35 FEET OF LOT 19, ALL OF LOTS 20, 21, 22 AND 23 IN BLOCK 13 IN ROOSEVELT GARDEN-HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 13, AND IN THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINSIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DUPAGE COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E. SECTION 4.
OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

9-21-16	
DATE	BUYER, SELLER OR REPRESENTATIVE

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

Project Cover Letter

Project: Proposed Popeyes Development - 750 Roosevelt Road, Glen Ellyn, IL

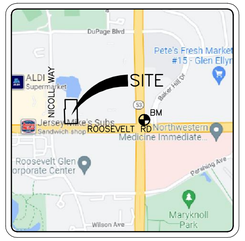
Dear Ms. Atrian Fard,

On behalf of Aby Groups, Woolpert is submitting a pre-application for commission review for a proposed Popeyes restaurant development at the address of 750 Roosevelt Road in Glen Ellyn. This submittal is to have the project be introduced at the commission meeting on December 8th, 2022. The project will consist of demolition of an existing 3,831 square foot restaurant, parking lot, and utilities. Then there will be construction of a 3,050 square foot restaurant building with a drive through. The project will consist of a new parking lot and underground utilities. A new driveway access is being proposed from the site to Taylor Avenue and the Roosevelt Road site access is proposed to be modified to be right-in right-out entrance/exit.

Sincerely,

Woolpert, Inc.

Jacob P. Cooke, PE
Woolpert, Inc.
Civil Engineering Design
D: 630.693.6339
jacob.cooke@woolpert.com



SITE MAP

NOT TO SCALE

PROPERTY DESCRIPTION:

THE EAST 35 FEET OF LOT 19, ALL OF LOTS 20, 21, 22 AND 23 IN BLOCK 13 IN ROOSEVELT GARDEN-HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DU PAGE COUNTY, ILLINOIS.

NORTH

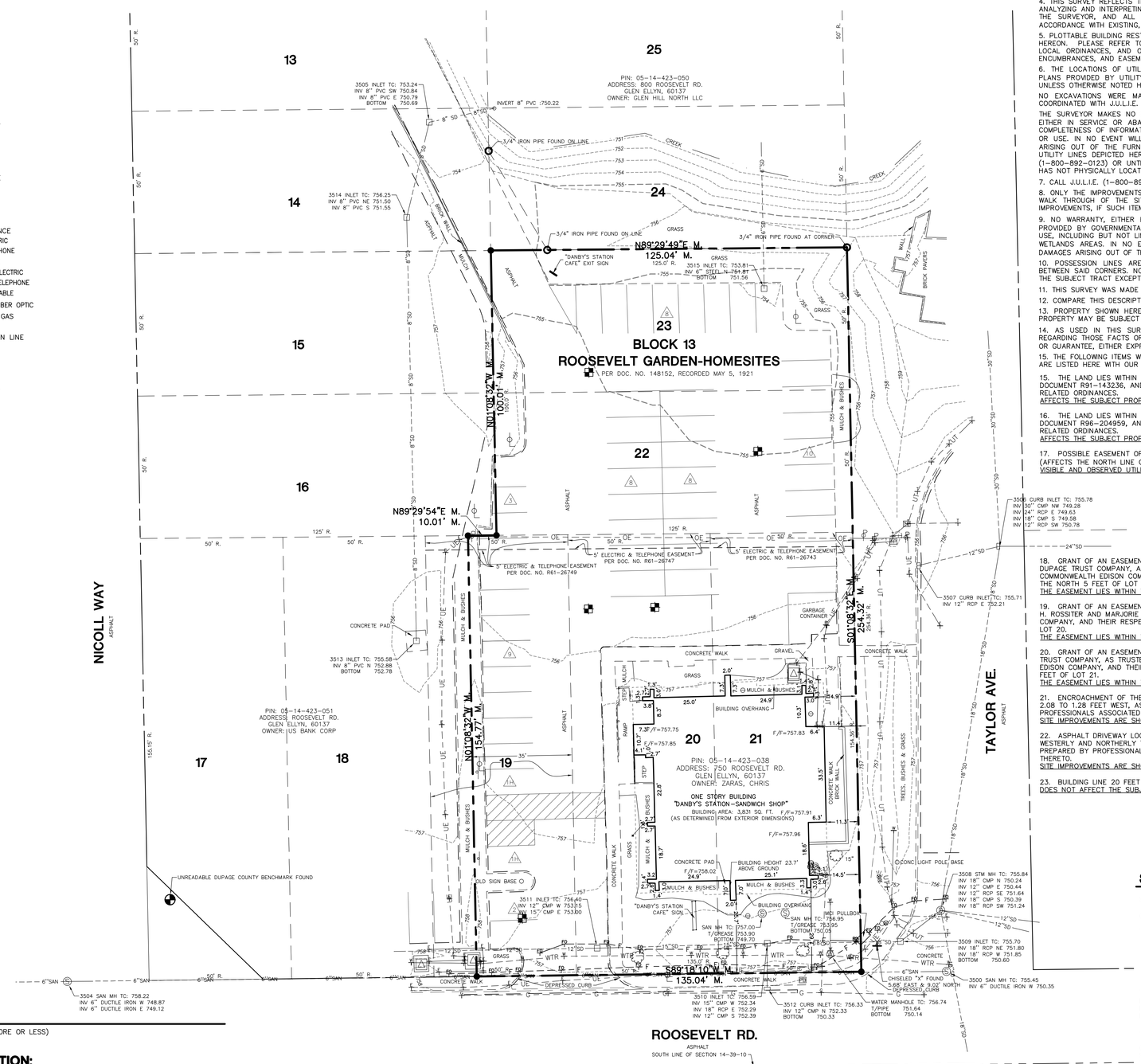
0 20 40 60

GRAPHIC SCALE IN FEET

LEGEND:

- SURVEYED BOUNDARY
- LOT/PARCEL LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EXISTING EASEMENT LINE
- SECTION LINES
- SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
- REBAR FOUND
- IRON PIPE FOUND
- PK NAIL FOUND
- MAG NAIL FOUND
- SPIKE FOUND
- CHISELED CROSS FOUND
- GPS MONUMENT FOUND
- STONE FOUND
- MONUMENT FOUND
- R/W MONUMENT FOUND
- BRASS PLUG FOUND
- BENCH MARK FOUND/SET
- POST
- FLAG POLE
- MAILBOX
- SIGN
- SOIL BORING
- MONITOR WELL
- BOLLARD
- SATELLITE DISH
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- RR CONTROL BOX
- SANITARY MANHOLE
- CLEANOUT
- LIFT STATION
- STORM MANHOLE
- INLET
- CURB INLET
- DOUBLE CURB INLET
- END SECTION
- GAS MANHOLE
- GAS VALVE
- GAS METER
- GAS REGULATOR
- ELECTRIC MANHOLE
- PULL BOX
- TRANSFORMER
- GROUND LIGHT
- ELECTRIC METER
- ELECTRIC PEDESTAL
- HANDHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- PIV VALVE
- METER PIT
- SIAMESE CONNECTION
- FIRE DEPARTMENT CONNECTION
- WATER SPIGOT/HOSE BIBB
- WATER METER
- WATER MANHOLE
- WELL
- SPRINKLER HEAD
- SPRINKLER CONTROL VAVLE
- POWER POLE
- TELEPHONE POLE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- GUY POLE
- GUY WIRE
- AIR CONDITIONING UNIT
- TRAFFIC CONTROL BOX
- TRAFFIC PULL BOX
- TRAFFIC MANHOLE
- WATER LINE MARKER/PAINT/FLAG
- TELEPHONE LINE MARKER/PAINT/FLAG
- FIBER OPTIC LINE MARKER/PAINT/FLAG
- CABLE TV LINE MARKER/PAINT/FLAG
- ELECTRIC LINE MARKER/PAINT/FLAG
- GAS LINE MARKER/PAINT/FLAG
- GUARDRAIL
- WOOD FENCE
- IRON FENCE
- CHAIN LINK FENCE
- OE — OVERHEAD ELECTRIC
- OT — OVERHEAD TELEPHONE
- OC — OVERHEAD CABLE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- UC — UNDERGROUND CABLE
- UF — UNDERGROUND FIBER OPTIC
- G — UNDERGROUND GAS
- WTR — WATER LINE
- FP — FIRE PROTECTION LINE
- SAN — SANITARY LINE
- SD — STORM LINE
- RAILROAD
- TREE LINE
- EDGE OF POND
- CREEK

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
TC	TOP OF CASTING
INV	INVERT
RCP	REINFORCED CONCRETE PIPE
PVC	PVC PIPE
CPP	CORRUGATED PLASTIC PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
T/P	TOP OF PIPE
F/F	FINISHED FLOOR
B/C	BACK OF CURB
	PARKING COUNT


13
14
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16
17
18
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20
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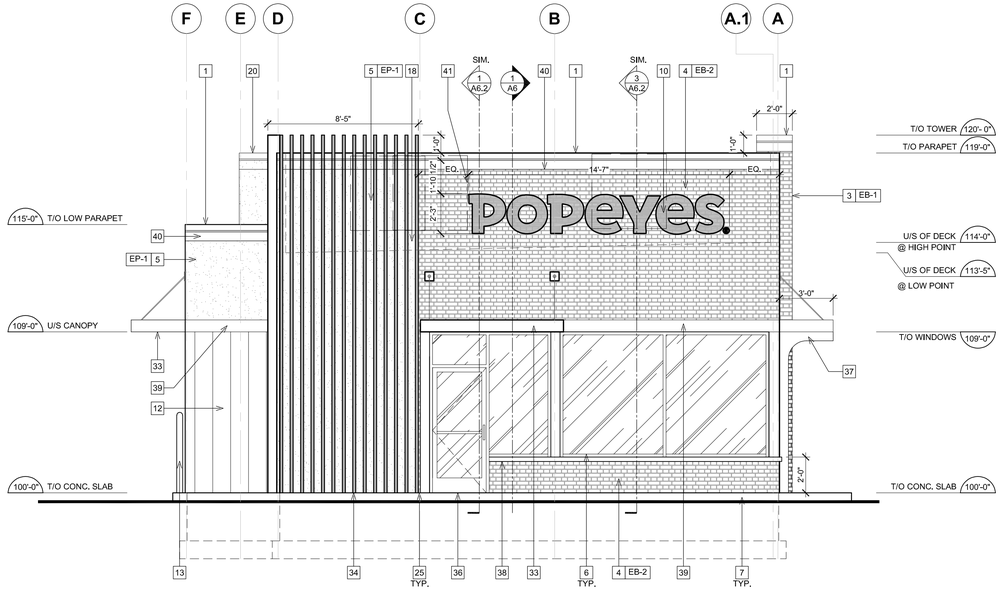
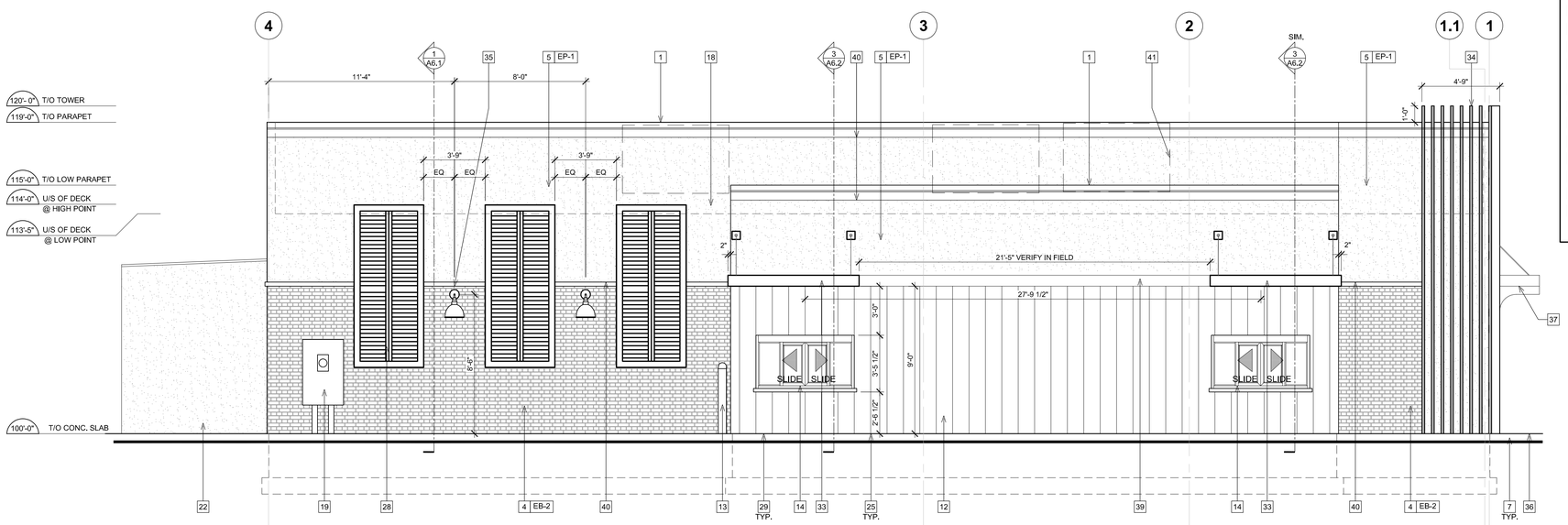
22
23
24
25
BLOCK 13
ROOSEVELT GARDEN-HOMESITES
PER DOC. NO. 148152, RECORDED MAY 5, 1921
PIN: 05-14-423-050
ADDRESS: 800 ROOSEVELT RD.
GLEN ELLYN, 60137
OWNER: GLEN HILL NORTH LLC
PIN: 05-14-423-051
ADDRESS: ROOSEVELT RD.
GLEN ELLYN, 60137
OWNER: US BANK CORP
PIN: 05-14-423-038
ADDRESS: 750 ROOSEVELT RD.
GLEN ELLYN, 60137
OWNER: ZARAS, CHRIS
ONE STORY BUILDING
"DANBY'S STATION-SANDWICH SHOP"
BUILDING AREA: 3,831 SQ. FT.
(AS DETERMINED FROM EXTERIOR DIMENSIONS)
NICOLL WAY
TAYLOR AVE.
ROOSEVELT RD.
N89°29'49"E M.
125.04' M.
N01°08'32"W M.
100.01' M.
N89°29'54"E M.
10.01' M.
N01°08'32"W M.
154.77' M.
S01°08'32"E M.
254.32' M.
S89°18'10"W M.
135.04' M.
3/4" IRON PIPE FOUND ON LINE
3/4" IRON PIPE FOUND AT CORNER
INVERT 8" PVC :750.22
3505 INLET TC: 753.24
INV 8" PVC SW 750.84
INV 8" PVC E 750.79
BOTTOM 750.69
3514 INLET TC: 756.25
INV 8" PVC NE 751.50
INV 8" PVC S 751.55
3515 INLET TC: 753.81
INV 6" STEEL E 751.81
BOTTOM 751.56
3513 INLET TC: 755.58
INV 8" PVC N 752.88
BOTTOM 752.78
3511 INLET TC: 756.40
INV 12" CMP W 753.15
INV 15" CMP E 753.00
3510 INLET TC: 756.59
INV 15" CMP W 752.34
INV 18" RCP E 752.29
INV 12" CMP S 752.39
3512 CURB INLET TC: 756.33
INV 12" CMP N 752.33
BOTTOM 750.33
3509 CURB INLET TC: 755.78
INV 36" CMP NW 749.28
INV 24" RCP E 749.63
INV 18" CMP S 749.58
INV 12" RCP SW 750.78
3507 CURB INLET TC: 755.71
INV 12" RCP E 752.21
3508 STM MH TC: 755.84
INV 18" CMP N 750.24
INV 12" CMP E 750.44
INV 12" RCP SE 751.64
INV 18" CMP S 750.39
INV 18" RCP SW 751.24
3509 INLET TC: 755.70
INV 18" RCP NE 751.80
INV 18" RCP W 751.85
BOTTOM 750.60
3500 SAN MH TC: 755.45
INV 6" DUCTILE IRON W 750.35
3504 SAN MH TC: 758.22
INV 6" DUCTILE IRON W 748.87
INV 6" DUCTILE IRON E 749.12
SAN MH TC: 757.00
T/GREASE 753.90
BOTTOM 749.70
SAN MH TC: 756.95
T/GREASE 753.95
BOTTOM 750.05
WATER MANHOLE TC: 756.74
T/PIPE 751.64
BOTTOM 750.14
CHISELED "X" FOUND
5.68' EAST & 9.00' NORTH
DEPRESSED CURB
UNREADABLE DUPAGE COUNTY BENCHMARK FOUND
CONC LIGHT POLE BASE
CONCRETE PAD
GARBAGE CONTAINER
BUILDING OVERHANG
"DANBY'S STATION CAFE" SIGN
OLD SIGN BASE
CREEK
BRICK PAVERS
TREES, BUSHES & GRASS
CONCRETE WALK
DEPRESSED CURB
5' ELECTRIC & TELEPHONE EASEMENT PER DOC. NO. R61-26749
5' ELECTRIC & TELEPHONE EASEMENT PER DOC. NO. R61-26747
6"SAN
12"SD
24"SD
18"SD
8"SD
OE
UE
UT
UF
G
WTR
F
B/C
F/F=757.75
F/F=757.85
F/F=757.83
F/F=757.91
F/F=757.96
F/F=758.02
24.9'
25.0'
10.3'
11.4'
6.4'
6.3'
11.3'
33.5'
154.30'
18.6'
14.5'
15'
18.7'
22.8'
8.3'
7.3'
3.8'
2.0'
1.4'
2.0'
2.8'
2.7'
1.0'
7.3'
3.0'
3.0'
2.0'
2.0'
2



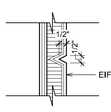
1 A5 PROPOSED FRONT ELEVATION

SCALE: 1/4"=1' - 0"



2 A5 PROPOSED DT ELEVATION

SCALE: 1/4"=1' - 0"



3 A5 SECTION DETAIL @ TYPICAL EIFS REVEAL

SCALE: 2 ½"=1'-0"

GENERAL NOTES

1. SEALANT AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND

1	NOTE REFERENCE REFER TO ELEVATION NOTES
FN#	FINISH TYPE

EXTERIOR ELEVATION NOTES

1. PRE-FINISHED METAL CAP FLASHING C/W DRIP. COLOR: BLACK.
2. N/A.
3. NICHIHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
4. NICHIHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
5. EIFS. REFER TO POPEYES MASTER SCHEDULE.
6. PRE-FINISHED 'DARK BRONZE' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
7. EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
8. GAS UTILITY METER - PAINT TO MATCH WALL.
9. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING DETAILS.
10. INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C TO PROVIDE AND INSTALL ¾" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING AND ALL FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION
11. N/A.
12. NICHIHA VINTAGE WOOD, COLOR: CEDAR. REFER TO POPEYES MASTER SCHEDULE.
13. PROVIDE & INSTALL 6" DIAMETER STEEL PIPE BOLLARD TOP AT 4'-6" A.F.F, G.C. TO PAINT BLACK. REFER TO POPEYES MASTER SCHEDULE.
14. DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
15. N/A.
16. N/A.
17. N/A.
18. DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
19. ELECTRIC C/T CABINET AND METER.
20. LINE OF PARAPET WALLS BEYOND.
21. FULL CUTOFF EXTERIOR LIGHTING FIXTURE. REFER TO ELECTRICAL SCHEDULE.
22. WALK-IN COOLER/FREEZER WITH STUCCO EMBOSSED GALVALUME PANELS PAINTED TO MATCH BUILDING COLOR.
23. N/A.
24. N/A.
25. ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
26. N/A.
27. ½" X ½" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/A5.
28. DECORATIVE PANELS SUPPLY AND INSTALL BY SIGN COMPANY.
29. G.C TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
30. N/A.
31. REAR EXIT DOOR. COLOR BLACK JACK. REFER TO MASTER FINISH SCHEDULE
32. N/A.
33. PRE-FABRICATED CANOPIES W/ PRE-WIRED RECESSED LIGHTS, SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
34. VERTICAL SIMULATED WOOD SLATS. REFER TO SIGNAGE PACKAGE.
35. FULL CUTOFF WALL LIGHTING. REFER TO ELECTRICAL SCHEDULE.
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37. HORIZONTAL ENTRANCE CANOPY W/ VERTICAL & HORIZONTAL SUPPORTS SUPPLY BY SIGN COMPANY AND INSTALL BY G.C.
38. FIBER CEMENT SILL.
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Proj. No.: 083213
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Sheet Name:
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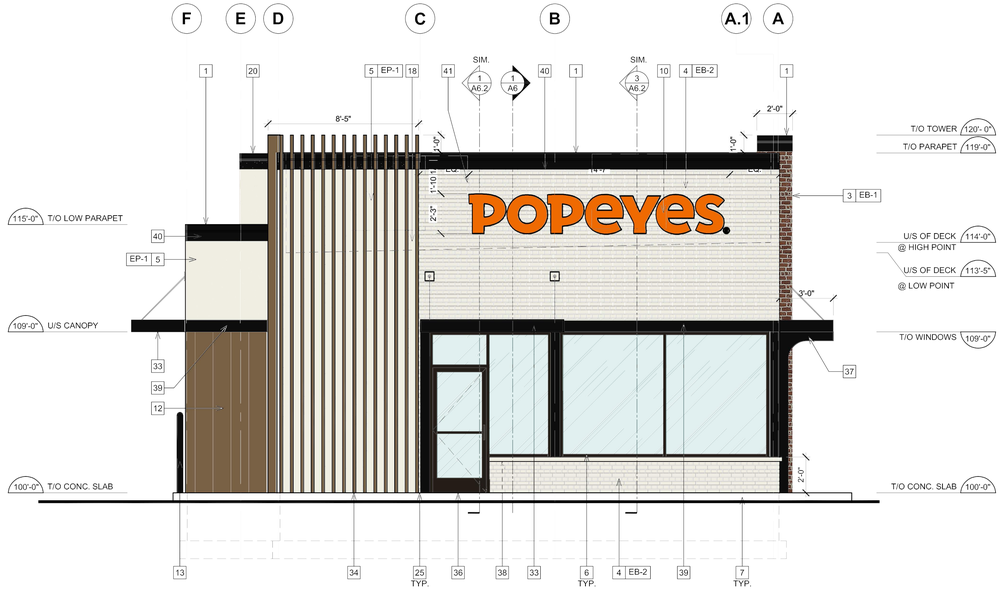
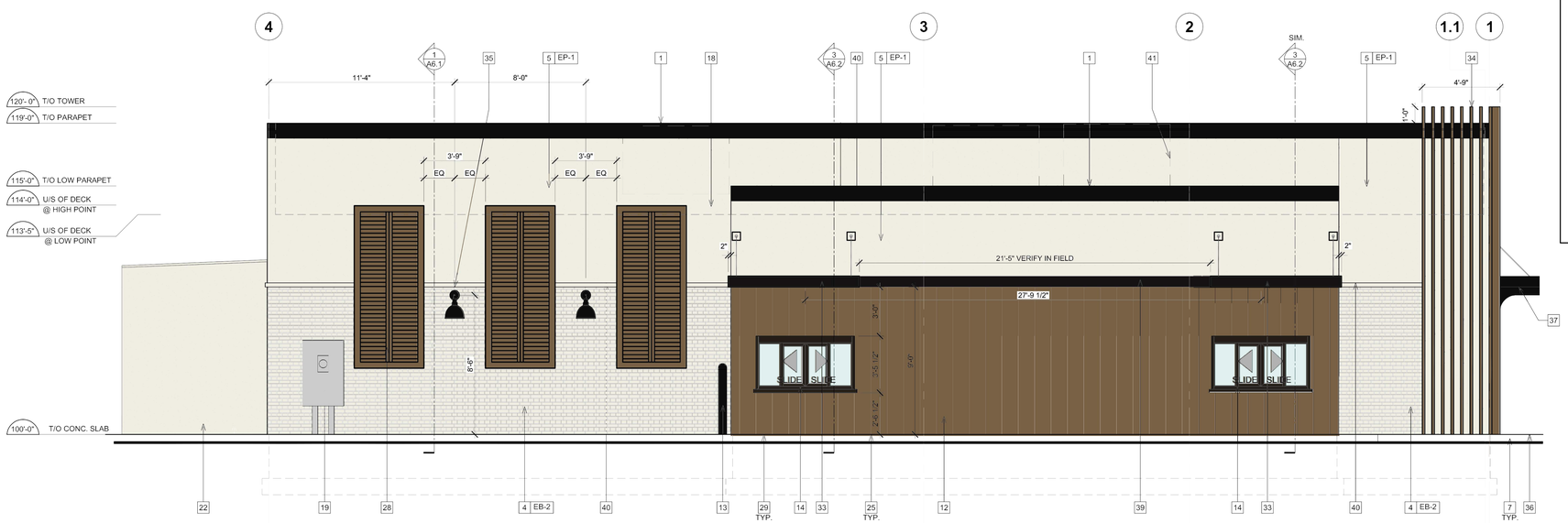


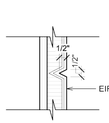
1 A5 **PROPOSED FRONT ELEVATION**

SCALE: 1/4"=1' - 0"



2 A5 **PROPOSED DT ELEVATION**

SCALE: 1/4"=1' - 0"



3 A5 **SECTION DETAIL @ TYPICAL EIFS REVEAL**

SCALE: 2 ½"=1'-0"

GENERAL NOTES

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FN#	FINISH TYPE

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15. N/A.
16. N/A.
17. N/A.
18. DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
19. ELECTRIC C/T CABINET AND METER.
20. LINE OF PARAPET WALLS BEYOND.
21. FULL CUTOFF EXTERIOR LIGHTING FIXTURE. REFER TO ELECTRICAL SCHEDULE.
22. WALK-IN COOLER/FREEZER WITH STUCCO EMBOSSED GALVALUME PANELS PAINTED TO MATCH BUILDING COLOR.
23. N/A.
24. N/A.
25. ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
26. N/A.
27. ½" X ½" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/A5.
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30. N/A.
31. REAR EXIT DOOR. COLOR BLACK JACK. REFER TO MASTER FINISH SCHEDULE
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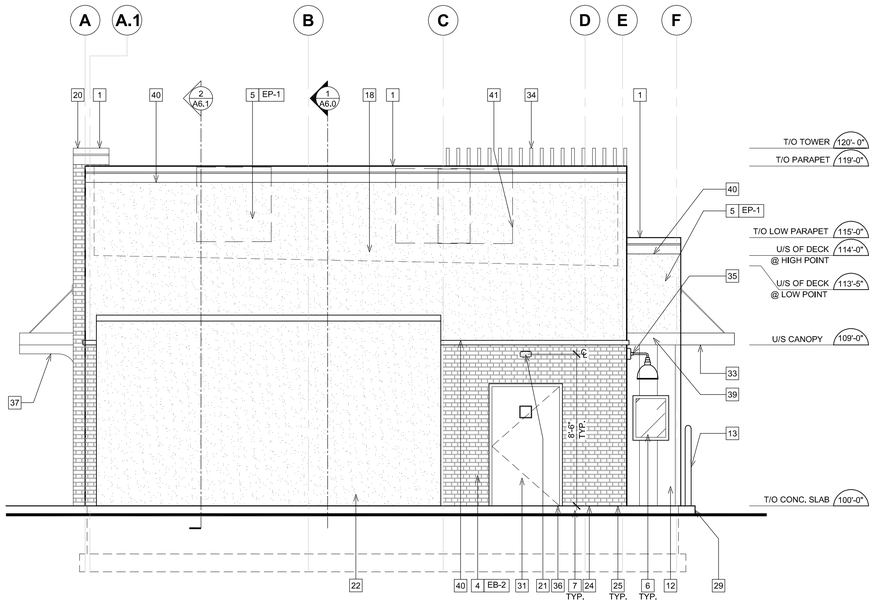
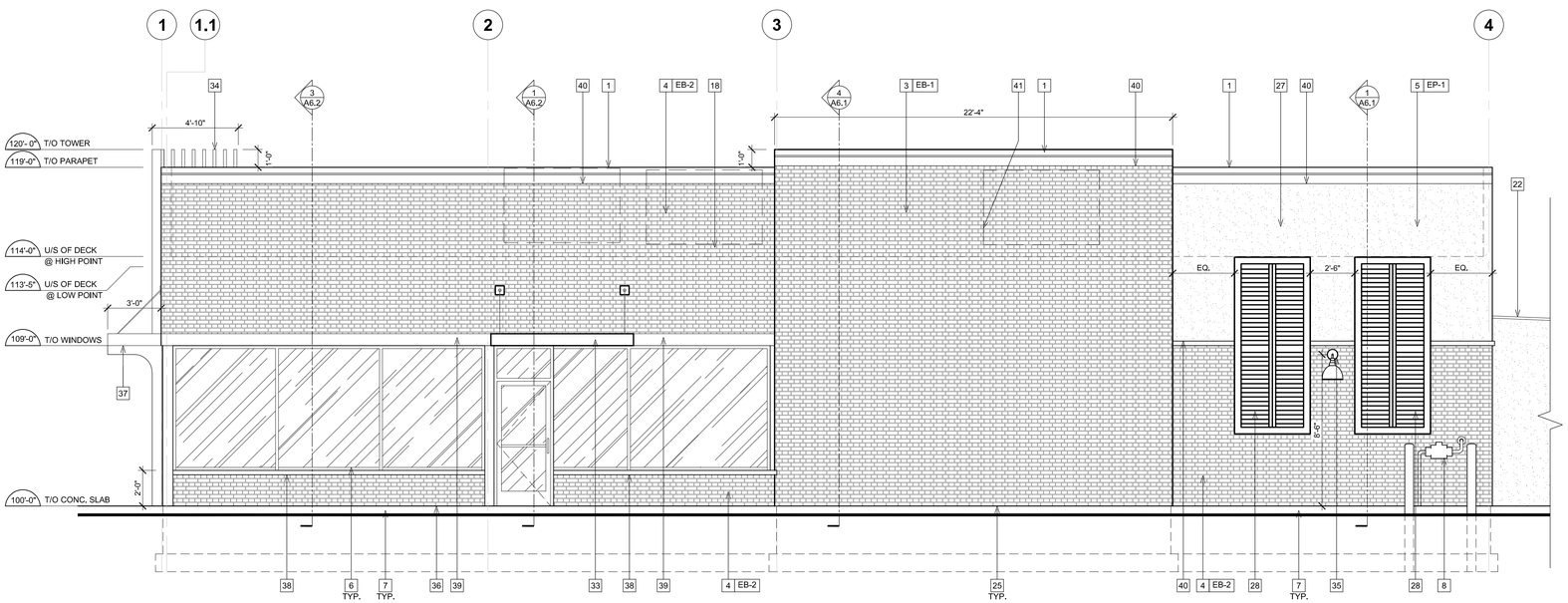


1 A5.1 **PROPOSED REAR ELEVATION**

SCALE: 1/4"=1' - 0"



2 A5.1 **PROPOSED SIDE ELEVATION**

SCALE: 1/4"=1' - 0"

EXTERIOR ELEVATION NOTES

1. PRE-FINISHED METAL CAP FLASHING C/W DRIP. COLOR: BLACK.
2. N/A.
3. NICHIHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
4. NICHIHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
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15. N/A.
16. N/A.
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18. DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
19. ELECTRIC C/T CABINET AND METER.
20. LINE OF PARAPET WALLS BEYOND.
21. FULL CUTOFF EXTERIOR LIGHTING FIXTURE, REFER TO ELECTRICAL SCHEDULE.
22. WALK-IN COOLER/FREEZER WITH STUCCO EMBOSSED GALVALUME PANELS PAINTED TO MATCH BUILDING COLOR.
23. N/A.
24. N/A.
25. ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
26. N/A.
27. ½" X ½" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/A5.
28. DECORATIVE PANELS SUPPLY AND INSTALL BY SIGN COMPANY.
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GENERAL NOTES

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SYMBOL LEGEND

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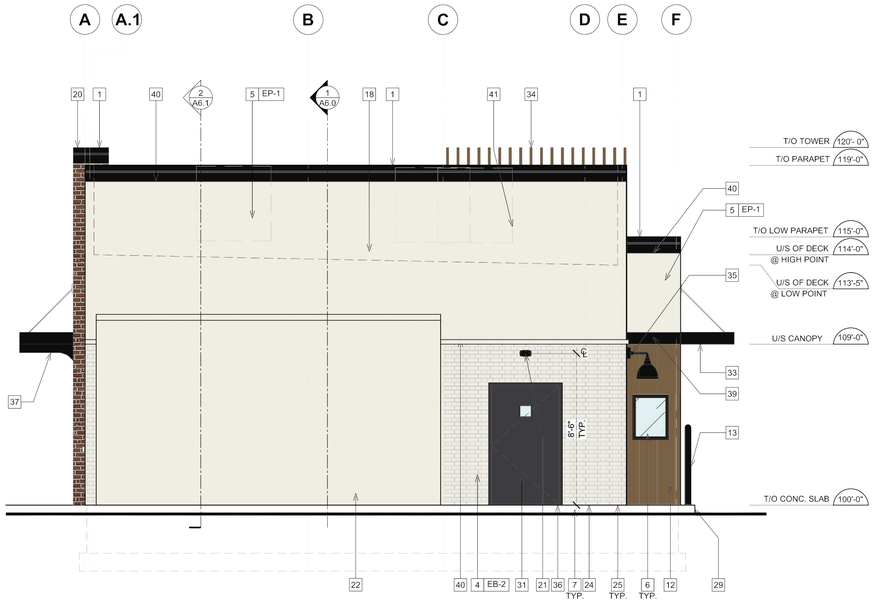
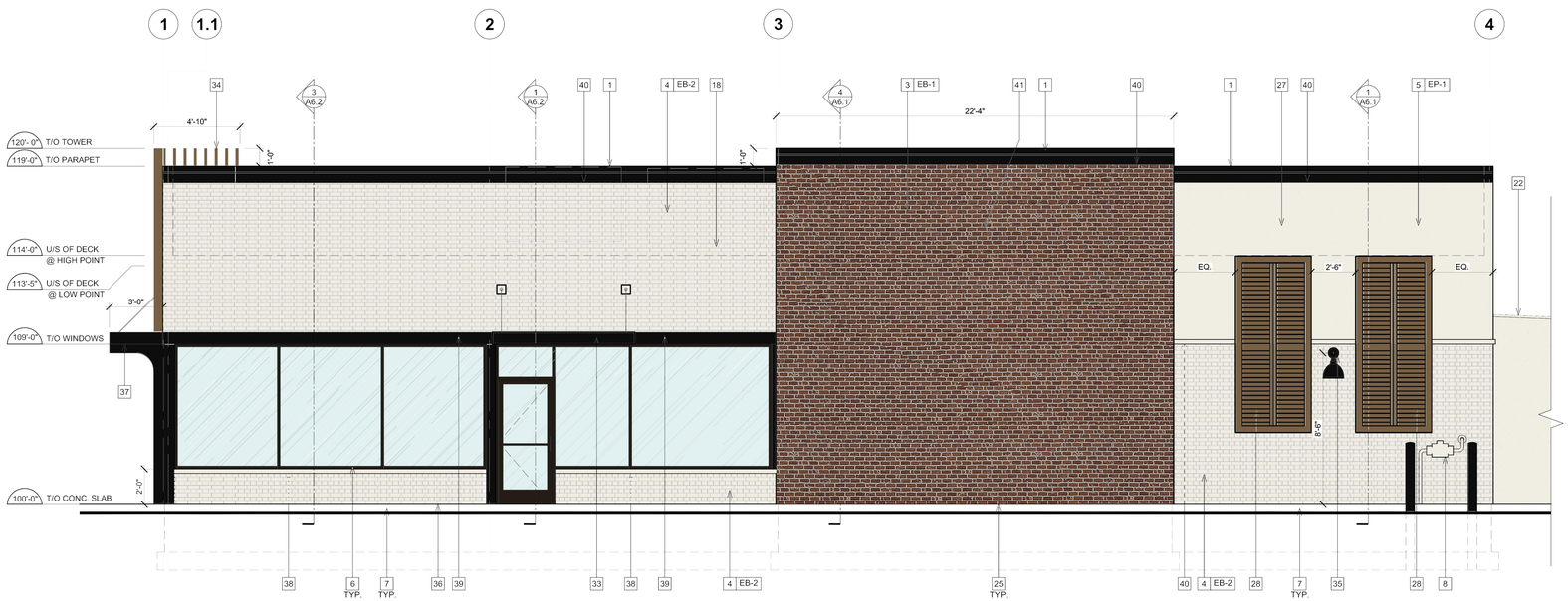


1 A5.1 PROPOSED REAR ELEVATION

SCALE: 1/4"=1' - 0"



2 A5.1 PROPOSED SIDE ELEVATION

SCALE: 1/4"=1' - 0"

EXTERIOR ELEVATION NOTES

1. PRE-FINISHED METAL CAP FLASHING C/W DRIP. COLOR: BLACK.
2. N/A.
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EXTERIOR ELEVATIONS

Sheet No:
A5.1

IMAGE	TAG	MATERIAL	APPLICATION	SOURCE	PRODUCT	COLOR	DIMENSION	VENDOR
EXTERIOR								
	EF-1	EXTERIOR WOOD SIDING	FRONT FACADE EXTERIOR WALLS	NICHIHA FIBER CEMENT	VINTAGE WOOD AWP 3030	CEDAR	17-7/8" H X 119-5/16" L	MATT STEPHENSON 770.789.8229 POPEYES@NICHIHA.COM
BRICK								
	EB-1	BRICK (CLIP SYSTEM)	ACCENT TOWER BRICK	NICHIHA FIBER CEMENT	VINTAGE BRICK	ALEXANDRIA BUFF	7-3/8" X 2-1/2" X 3/4"	MATT STEPHENSON 770.789.8229 POPEYES@NICHIHA.COM
	EB-2	BRICK (CLIP SYSTEM)	FRONT OF BUILDING	NICHIHA FIBER CEMENT	VINTAGE BRICK ED450M-WHITE	PAINTED WHITE	7-3/8" X 2-1/2" X 3/4"	CUSTOMER SERVICE 770.805.9466 POPEYES@NICHIHA.COM
PAINT								
	EP-1	EXTERIOR PAINT	MAIN WALL SURFACE	BENJAMIN MOORE	ULTRA SPEC EXT LOW LUSTRE (N455)	OC-125 MOONLIGHT WHITE		RODGER LIPPMAN 848.702.0239 RODGER.LIPPMAN@BENJAMINMOORE.COM
	EP-5	METAL PAINT	TRASH ENCLOSURE GATES AND BOLLARDS	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	FACTORY FINISH BLACK		RODGER LIPPMAN 848.702.0239 RODGER.LIPPMAN@BENJAMINMOORE.COM
	PT-2	METAL PAINT	REAR DOOR AND FRAME	BENJAMIN MOORE	COROTECH HIGH SOLIDS RAPID DRY ENAMEL	2133-20 BLACK JACK		RODGER LIPPMAN 848.702.0239 RODGER.LIPPMAN@BENJAMINMOORE.COM

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404-459-4450

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POPEYES
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750 ROOSEVELT RD
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Revisions:

No:	Description:	Date:
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Proj. No.: 083213
Date: 07/24/23

Drawn by: RC

Sheet Name:
MASTER FINISH SCHEDULE

Sheet No:
A10.1

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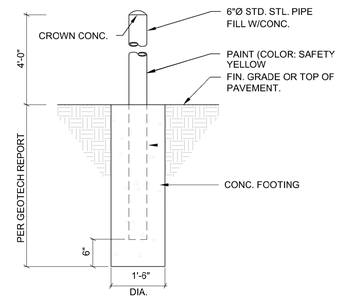
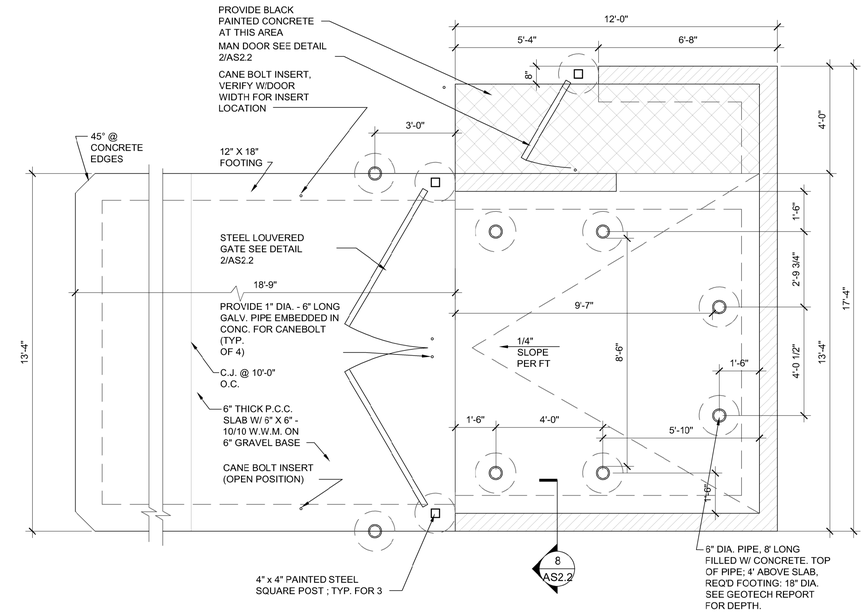
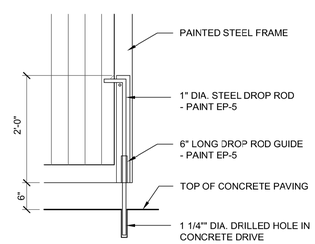


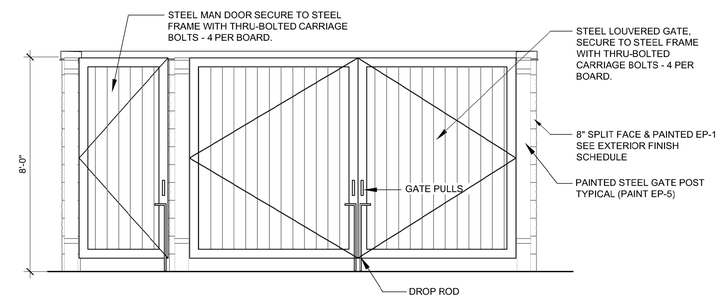
10 / AS2.2 BOLLARD DETAIL
SCALE: 3/8" = 1'-0"



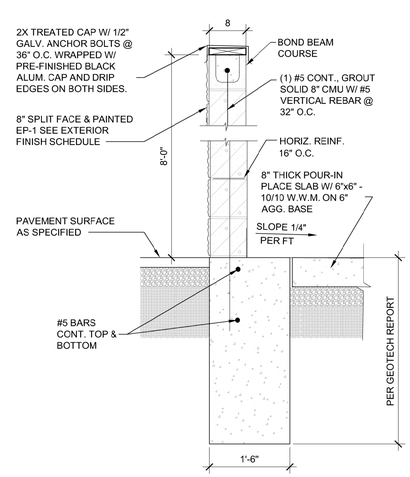
1 / AS2.2 STANDARD DUMPSTER ENCLOSURE
SCALE: 3/8" = 1'-0"



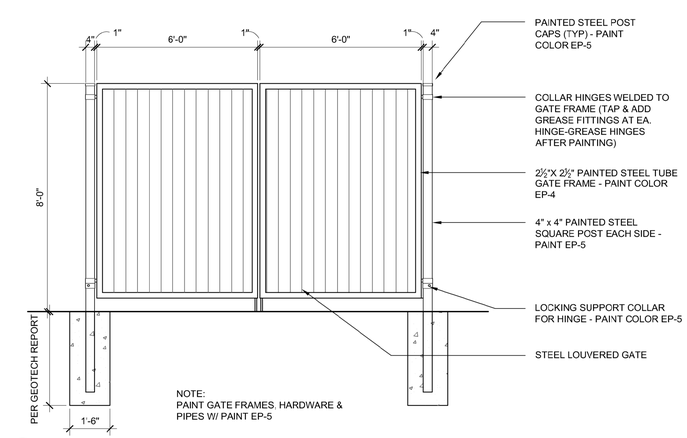
4 / AS2.2 DROP ROD DETAIL
SCALE: 3/4" = 1'-0"



2 / AS2.2 DUMPSTER ENCLOSURE & GATE EXT. ELEV.
SCALE: 3/8" = 1'-0"



8 / AS2.2 DUMPSTER WALL SECTION
SCALE: 3/4" = 1'-0"



3 / AS2.2 DUMPSTER ENCLOSURE & GATE INT. ELEV.
SCALE: 3/8" = 1'-0"

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Date: 07/24/23

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Sheet Name:
SITE DETAILS - TRASH ENCLOSURE

Sheet No:
AS2.2

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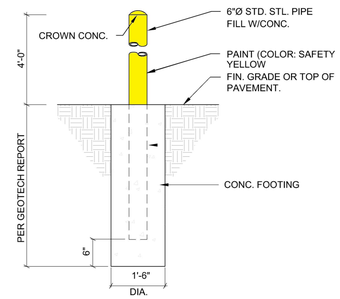
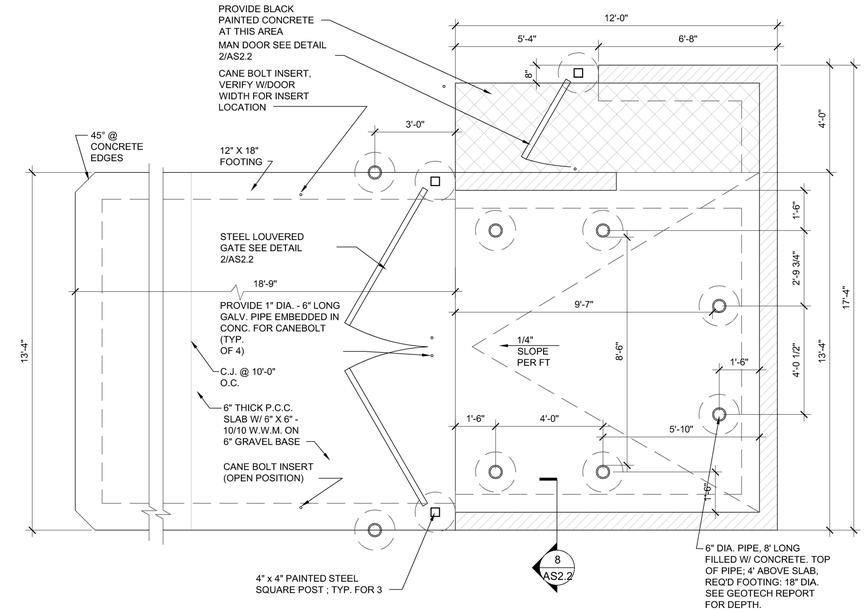


10 / AS2.2 BOLLARD DETAIL
SCALE: 3/8" = 1'-0"



1 / AS2.2 STANDARD DUMPSTER ENCLOSURE
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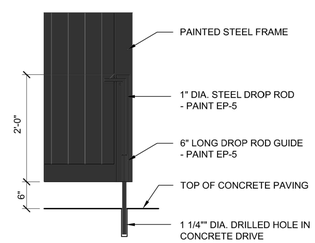
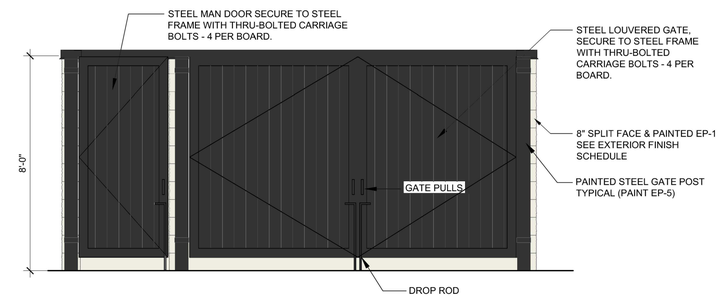
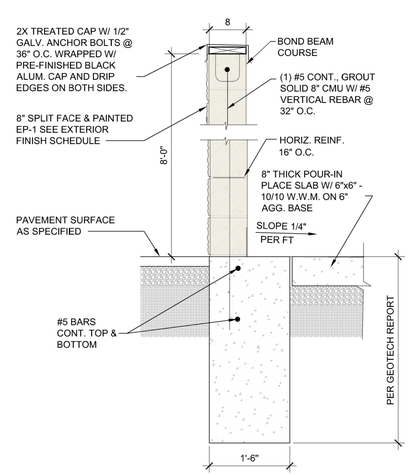


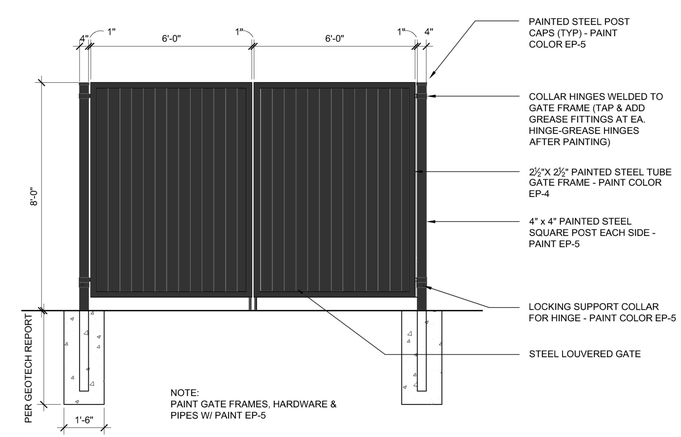
4 / AS2.2 DROP ROD DETAIL
SCALE: 3/4" = 1'-0"



2 / AS2.2 DUMPSTER ENCLOSURE & GATE EXT. ELEV.
SCALE: 3/8" = 1'-0"



8 / AS2.2 DUMPSTER WALL SECTION
SCALE: 3/4" = 1'-0"



3 / AS2.2 DUMPSTER ENCLOSURE & GATE INT. ELEV.
SCALE: 3/8" = 1'-0"

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SITE DETAILS - TRASH ENCLOSURE

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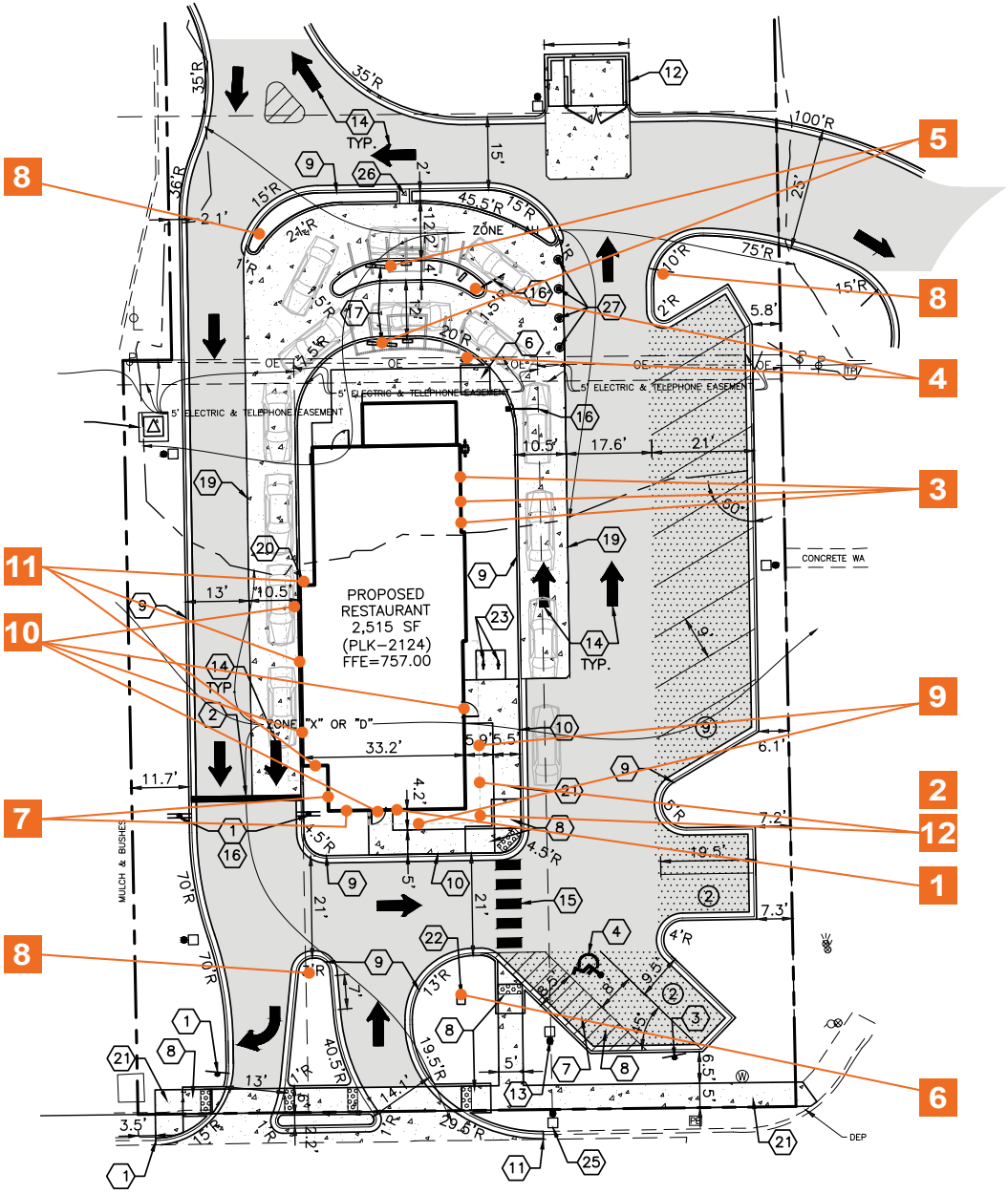
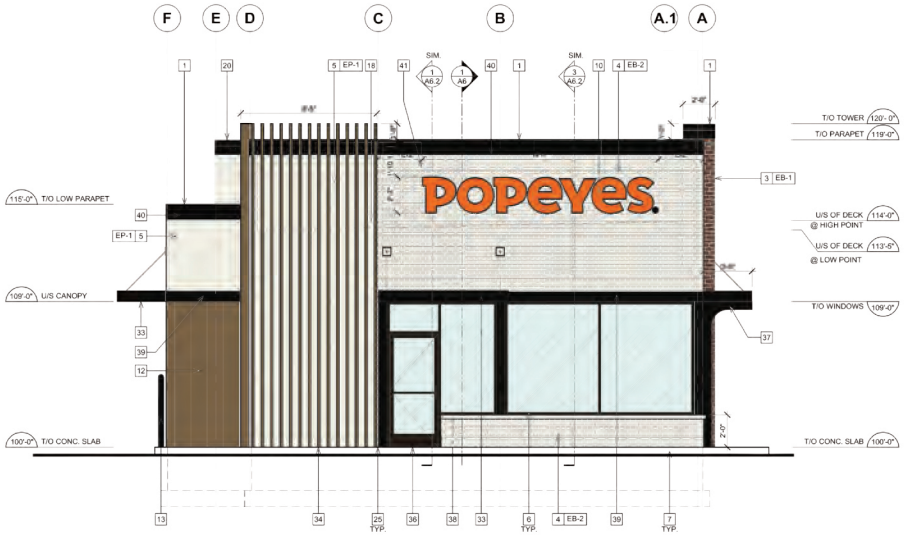
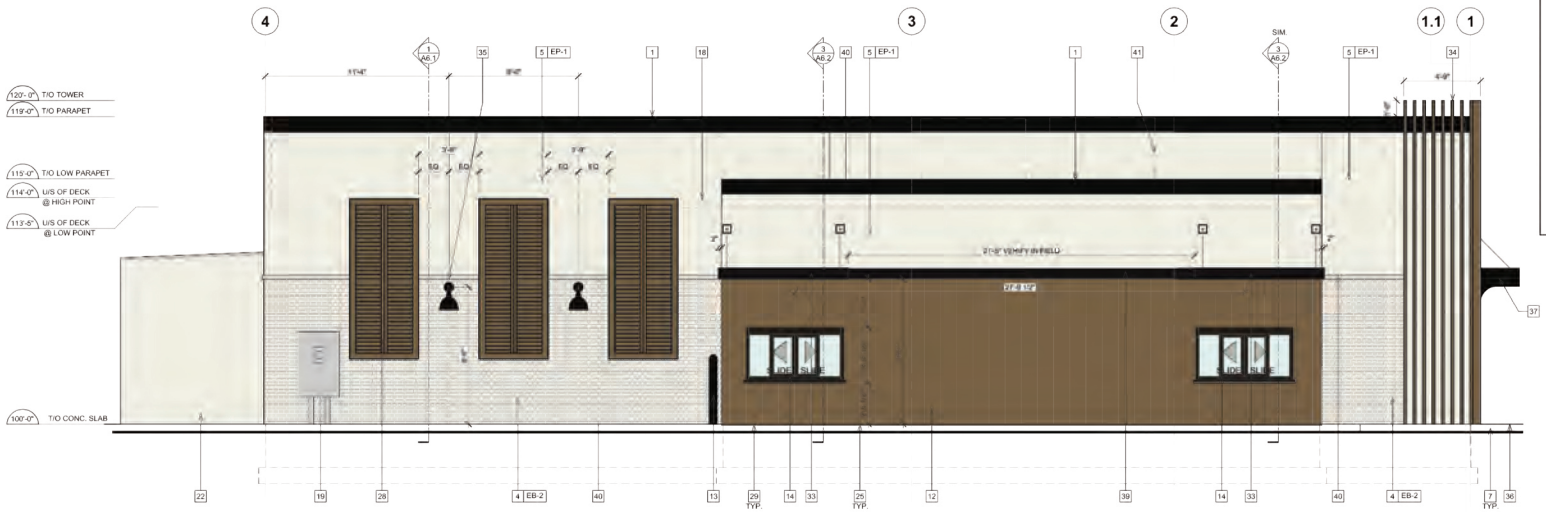
1 (1) IL-27 Illuminated Channel Letters
2 (1) S-30 Seal Sign
4 (2) Clearance
5 (2) Menu Canopy
6 (1) Monument
7 (2) Wall Slats
8 (3) Directionals
9 Window Canopies
10 Closed Canopies
11 Drive Thru Trim Bands
12 Window Trim Bands



902 NW Main St. Bunkie, LA 71322 capitalsignco.com 318-346-9898	Location: 750 Roosevelt Road Glen Ellyn, IL 60137	Designed By: M.Carreno Date: 5-18-2023	Quantity: Page #: 2 of 17	Notes	Client Signature	The data in this document incorporate proprietary rights of Capital Sign & Awnings. Any Party accepting this document does so in confidence and agrees that it shall not be duplicated, in whole or in part, nor disclosed to others without the written consent of Capital Signs & Awnings.



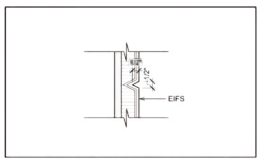
1 A5 **PROPOSED FRONT ELEVATION**
SCALE: 1/4"=1' - 0"



2 A5 **PROPOSED DT ELEVATION**
SCALE: 1/4"=1' - 0"

EXTERIOR ELEVATION NOTES

1. PRE-FINISHED METAL CAP FLASHING C/W DRIP. COLOR: BLACK.
2. N/A.
3. NICHIHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
4. NICHIHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
5. EIFS. REFER TO POPEYES MASTER SCHEDULE.
6. PRE-FINISHED 'DARK BRONZE' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
7. EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
8. GAS UTILITY METER - PAINT TO MATCH WALL.
9. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING DETAILS.
10. INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C TO PROVIDE AND INSTALL ¾" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING AND ALL FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION
11. N/A.
12. NICHIHA VINTAGE WOOD, COLOR: CEDAR. REFER TO POPEYES MASTER SCHEDULE.
13. PROVIDE & INSTALL 6" DIAMETER STEEL PIPE BOLLARD TOP AT 4'-6" A.F.F. G.C. TO PAINT BLACK. REFER TO POPEYES MASTER SCHEDULE.
14. DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
15. N/A.
16. N/A.
17. N/A.
18. DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
19. ELECTRIC C/T CABINET AND METER.
20. LINE OF PARAPET WALLS BEYOND.
21. FULL CUTOFF EXTERIOR LIGHTING FIXTURE. REFER TO ELECTRICAL SCHEDULE.
22. WALK-IN COOLER/FREEZER WITH STUCCO EMBOSSED GALVALUME PANELS PAINTED TO MATCH BUILDING COLOR.
23. N/A.
24. N/A.
25. ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
26. N/A.
27. ½" X ½" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/A5.
28. DECORATIVE PANELS SUPPLY AND INSTALL BY SIGN COMPANY.
29. G.C TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
30. N/A.
31. REAR EXIT DOOR. COLOR BLACK JACK. REFER TO MASTER FINISH SCHEDULE
32. N/A.
33. PRE-FABRICATED CANOPIES W/ PRE-WIRED RECESSED LIGHTS. SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
34. VERTICAL SIMULATED WOOD SLATS. REFER TO SIGNAGE PACKAGE.
35. FULL CUTOFF WALL LIGHTING. REFER TO ELECTRICAL SCHEDULE.
36. CONCRETE SIDEWALK (BY G.C). REFER TO SITE PLAN.
37. HORIZONTAL ENTRANCE CANOPY W/ VERTICAL & HORIZONTAL SUPPORTS SUPPLY BY SIGN COMPANY AND INSTALL BY G.C.
38. FIBER CEMENT SILL.
39. METAL FASCIA BAND, ALIGN WITH TOP AND BOTTOM EDGES OF CANOPIES. COLOR TO MATCH CANOPIES.
40. 2" EIFS PROJECTION.
41. RTU OUTLINE, SCREENED BY PARAPET WALL.



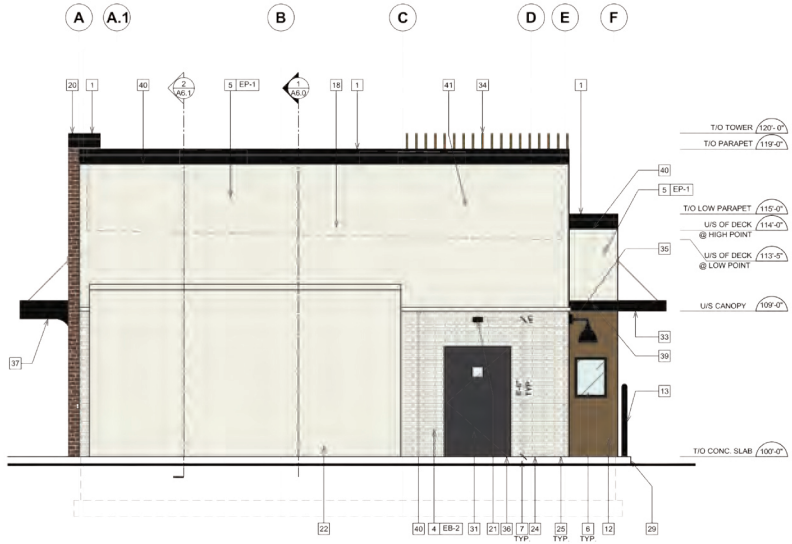
3 A5 **SECTION DETAIL @ TYPICAL EIFS REVEAL**
SCALE: 2½"=1'-0"

GENERAL NOTES

1. SEALANT AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

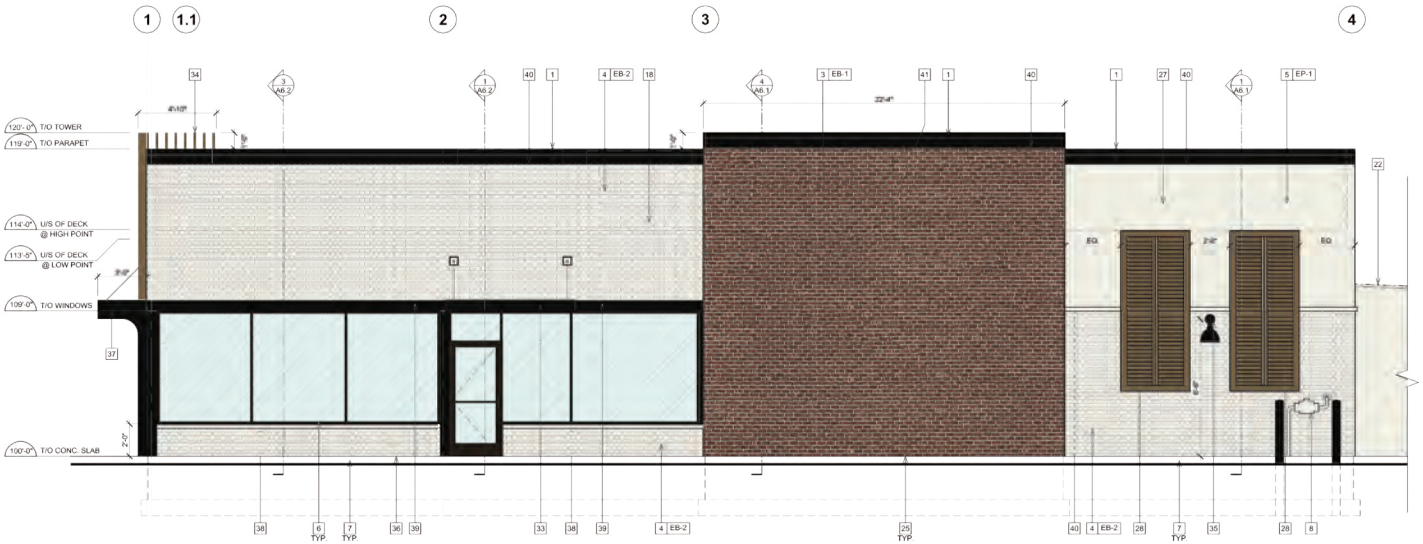
SYMBOL LEGEND

1	NOTE REFERENCE REFER TO ELEVATION NOTES
FN#	FINISH TYPE



1 / A5.1 PROPOSED REAR ELEVATION

SCALE: 1/4"=1' - 0"



2 / A5.1 PROPOSED SIDE ELEVATION

SCALE: 1/4"=1' - 0"

EXTERIOR ELEVATION NOTES

1. PRE-FINISHED METAL CAP FLASHING C/W DRIP. COLOR: BLACK.
2. N/A.
3. NICHIHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
4. NICHIHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
5. EIFS. REFER TO POPEYES MASTER SCHEDULE.
6. PRE-FINISHED 'DARK BRONZE' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
7. EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
8. GAS UTILITY METER - PAINT TO MATCH WALL.
9. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING DETAILS.
10. INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C TO PROVIDE AND INSTALL ¾" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING AND ALL FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION
11. N/A.
12. NICHIHA VINTAGE WOOD. COLOR: CEDAR. REFER TO POPEYES MASTER SCHEDULE.
13. PROVIDE & INSTALL 6" DIAMETER STEEL PIPE BOLLARD TOP AT 4'-6" A.F.F. G.C. TO PAINT BLACK. REFER TO POPEYES MASTER SCHEDULE.
14. DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
15. N/A.
16. N/A.
17. N/A.
18. DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
19. ELECTRIC C/T CABINET AND METER.
20. LINE OF PARAPET WALLS BEYOND.
21. FULL CUTOFF EXTERIOR LIGHTING FIXTURE. REFER TO ELECTRICAL SCHEDULE.
22. WALK-IN COOLER/FREEZER WITH STUCCO EMBOSSED GALVALUME PANELS PAINTED TO MATCH BUILDING COLOR.
23. N/A.
24. N/A.
25. ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
26. N/A.
27. ½" X ½" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/A5.
28. DECORATIVE PANELS SUPPLY AND INSTALL BY SIGN COMPANY.
29. G.C TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
30. N/A.
31. REAR EXIT DOOR. COLOR BLACK JACK. REFER TO MASTER FINISH SCHEDULE
32. N/A.
33. PRE-FABRICATED CANOPIES W/ PRE-WIRED RECESSED LIGHTS. SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
34. VERTICAL SIMULATED WOOD SLATS. REFER TO SIGNAGE PACKAGE.
35. FULL CUTOFF WALL LIGHTING. REFER TO ELECTRICAL SCHEDULE.
36. CONCRETE SIDEWALK (BY G.C). REFER TO SITE PLAN.
37. HORIZONTAL ENTRANCE CANOPY W/ VERTICAL & HORIZONTAL SUPPORTS SUPPLY BY SIGN COMPANY AND INSTALL BY G.C.
38. FIBER CEMENT SILL.
39. METAL FASCIA BAND, ALIGN WITH TOP AND BOTTOM EDGES OF CANOPIES. COLOR TO MATCH CANOPIES.
40. 2" EIFS PROJECTION.
41. RTU OUTLINE. SCREENED BY PARAPET WALL.

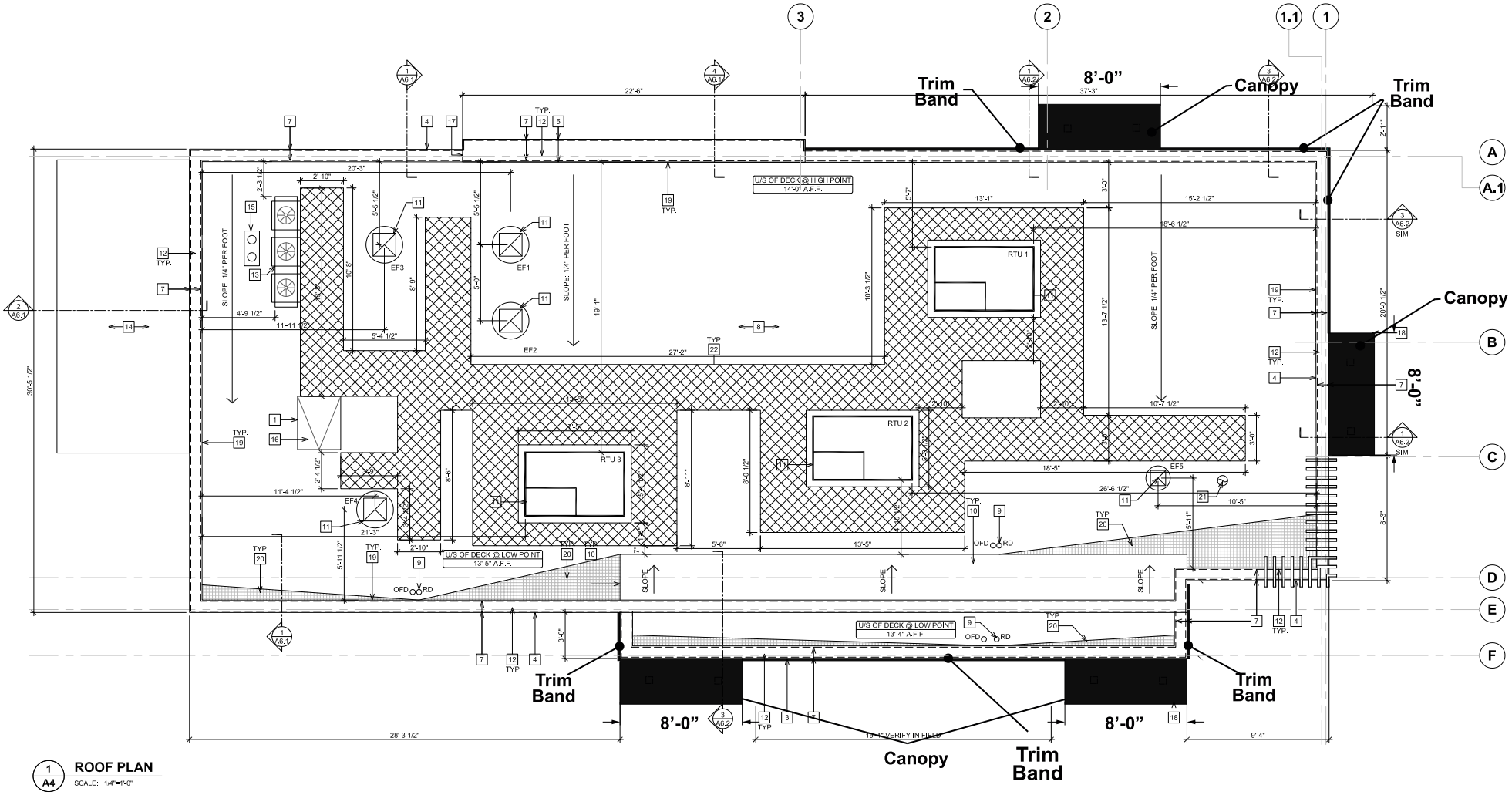
GENERAL NOTES

1. SEALANT AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND

1	NOTE REFERENCE REFER TO ELEVATION NOTES
FN#	FINISH TYPE

Canopy Layout



1 A4 ROOF PLAN
SCALE: 1/4"=1'-0"

CAPITAL SIGNS & AWNINGS 902 NW Main St. Bunkie, LA 71322 capitalsignco.com 318-346-9898	**Location:** 750 Roosevelt Road Glen Ellyn, IL 60137	**Designed By:** M.Carreno **Date:** 5-17-2023	**Quantity:** **Page #:** 5 of 17	**Notes** Specifications TBD on Location	**Client Signature**

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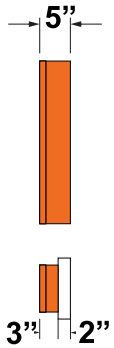
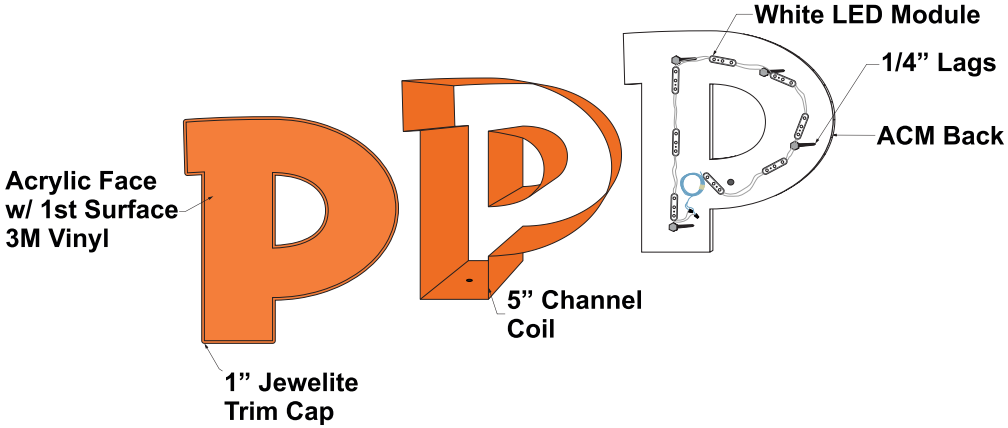
IL-27 Illuminated Channel Letters

Front View

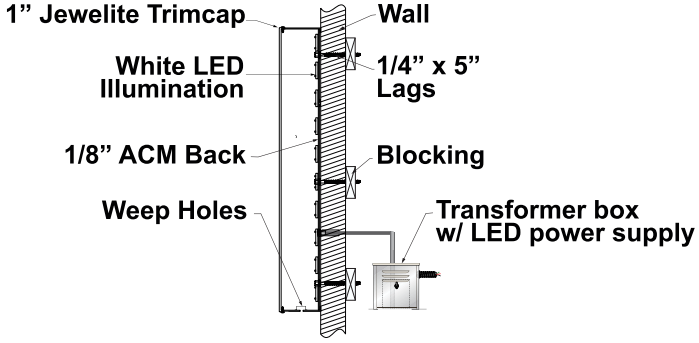
Side View



Breakdown View



Side View



Graphic Colors

PMS 3564C / 3630-84 Tangerine

Electrical Specifications

Sloan LED Prism 12V, 6500K, 0.92W per module
Sloan 12V LED Power Supply
Total: (1) power supplies, (54) modules

UL CERTIFIED E356732

This sign is to be constructed and installed, According to article code 250 & 600 of Nec.Grounding and bonding of sign as per Nec 250

Note: all UL labels to be placed out of sight

GROUNDED ELECTRICAL CONNECTIONS

CAPITAL SIGNS & AWNINGS
902 NW Main St.
Bunkie, LA 71322
capitalsignco.com
318-346-9898

Location:	Designed By:	Quantity:	Notes:	Client Signature
750 Roosevelt Road Glen Ellyn, IL 60137	M.Carreno	1		
	Date: 5-8-2023	Page #: 6 of 17		

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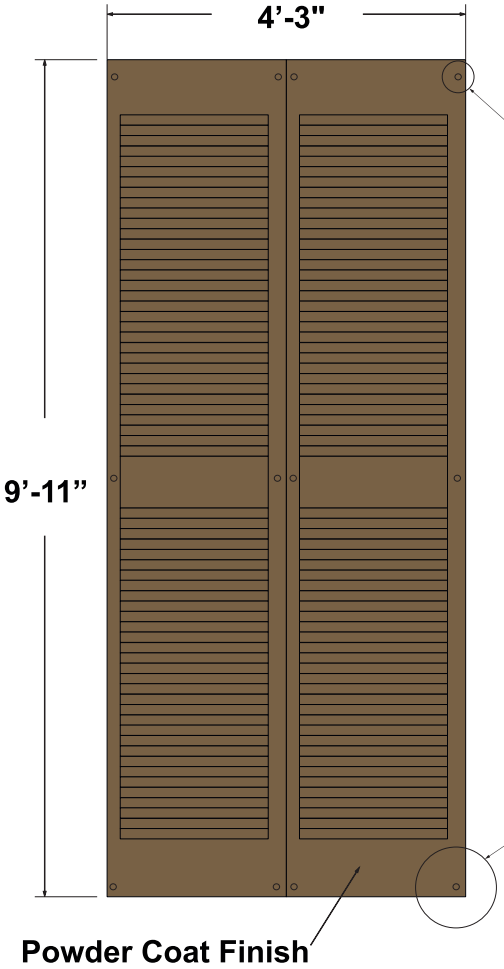
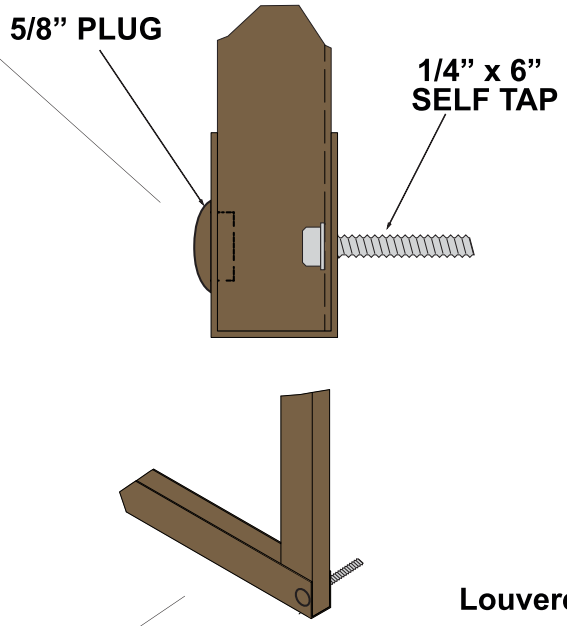
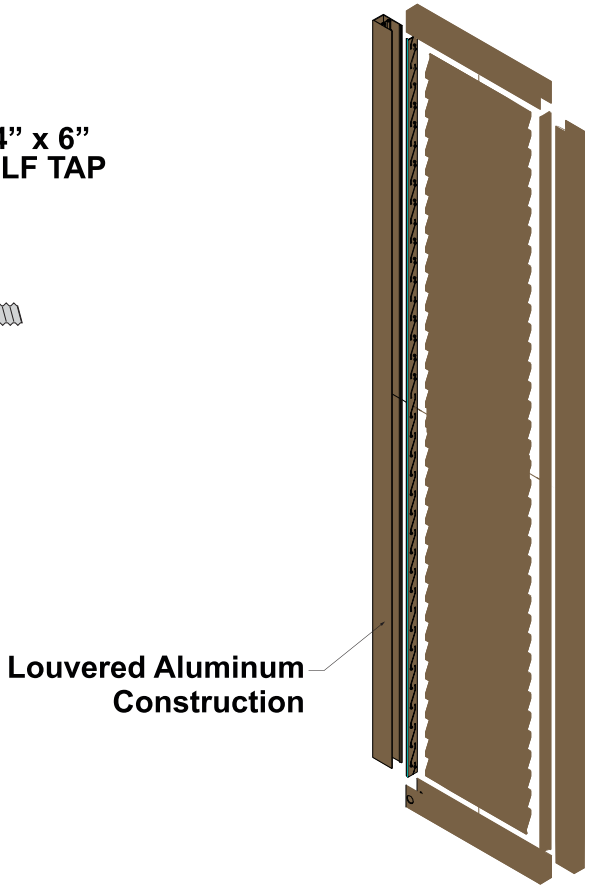
Aluminum Shutters

Front View





Breakdown View



CAPITAL SIGNS & AWNINGS

902 NW Main St.
Bunkie, LA 71322
capitalsignco.com
318-346-9898

Location:	Designed By:	Quantity:	Notes:	Client Signature
750 Roosevelt Road Glen Ellyn, IL 60137	M.Carreno	6 Sets		
	Date: 5-8-2023	Page #: 8 of 17		

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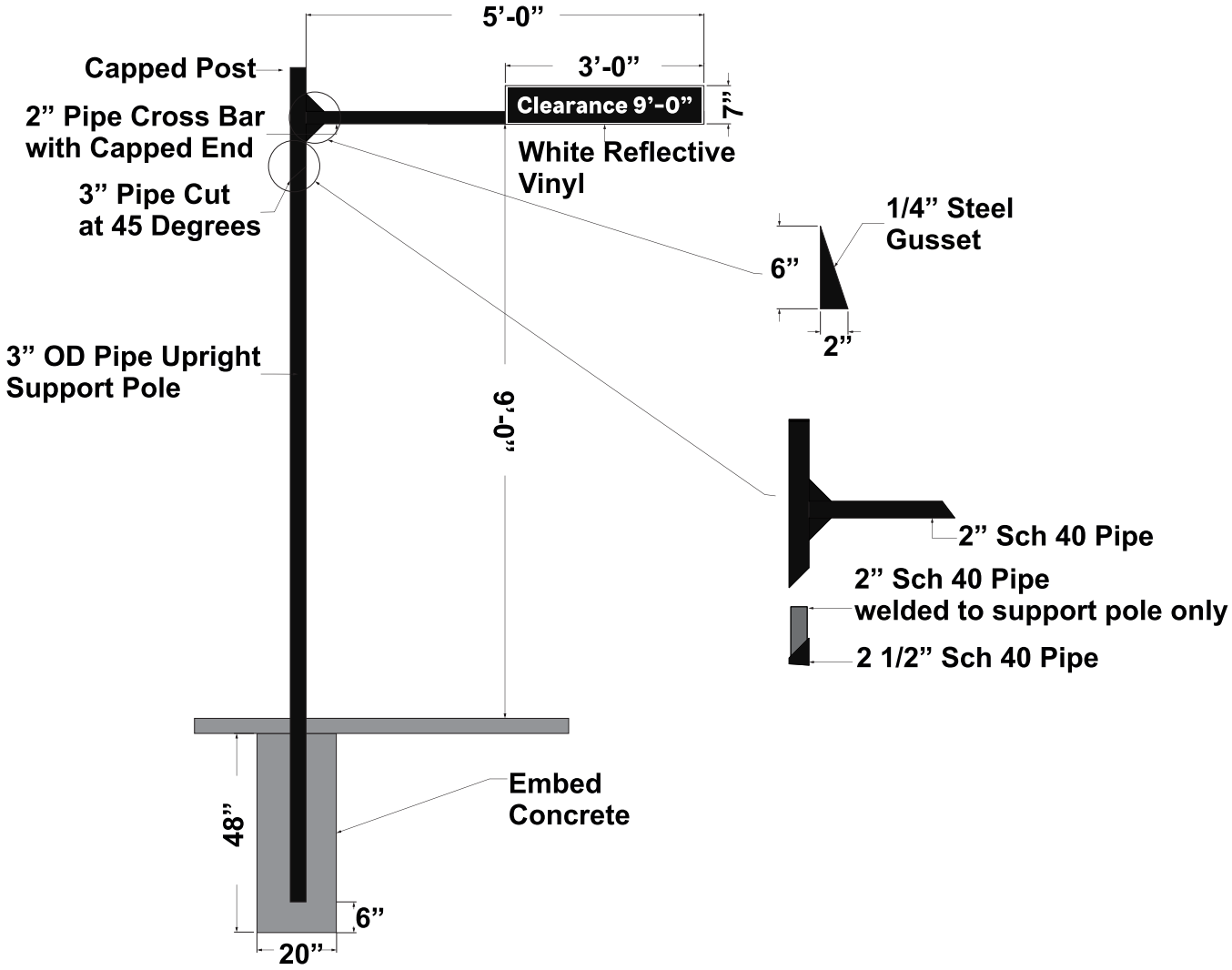
Clearance

Front View

Graphic Colors

	PMS 326C
	Reflective White Vinyl



902 NW Main St. Bunkie, LA 71322 capitalsignco.com 318-346-9898	**Location:** 750 Roosevelt Road Glen Ellyn, IL 60137	**Designed By:** M.Carreno **Date:** 5-8-2023	**Quantity:** 2 **Page #:** 9 of 17	**Notes:** Plate Mounted upon request	**Client Signature**

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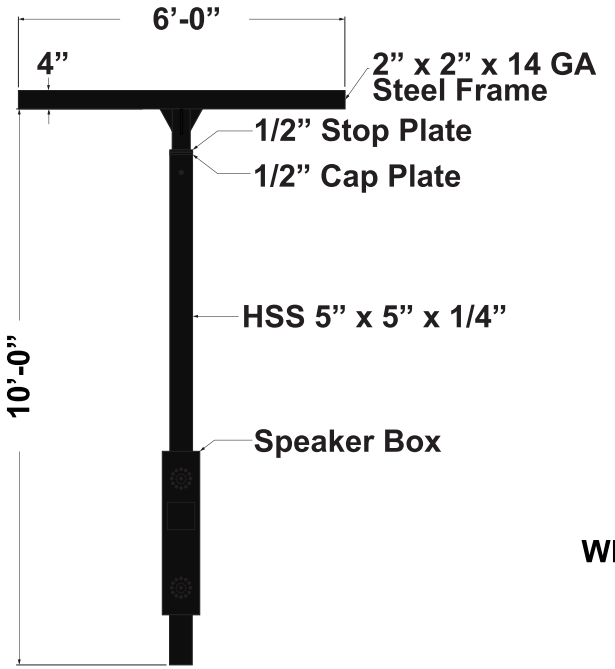
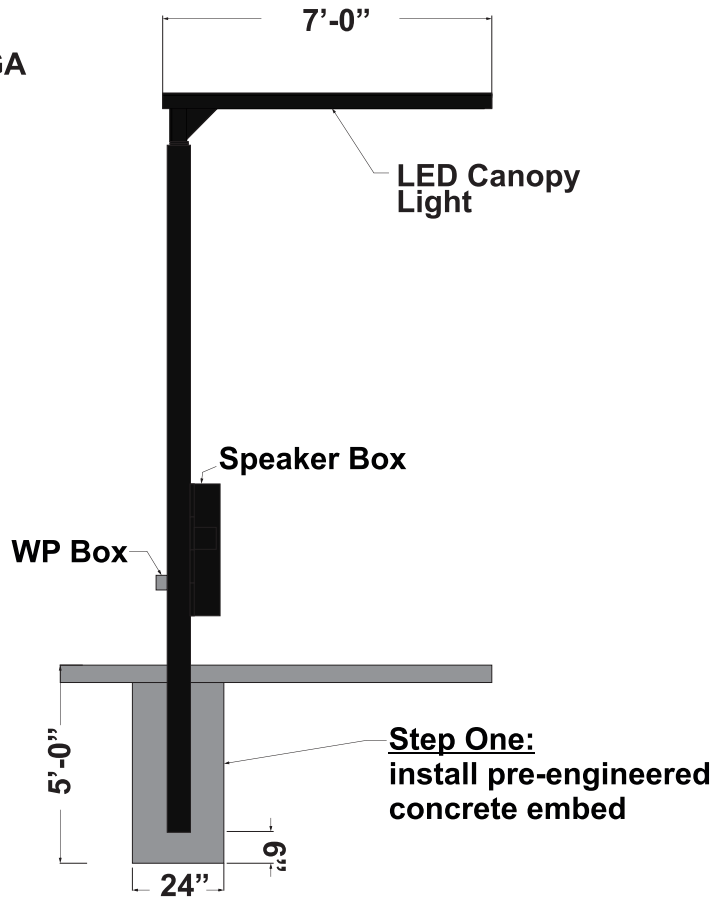
Menu Canopy

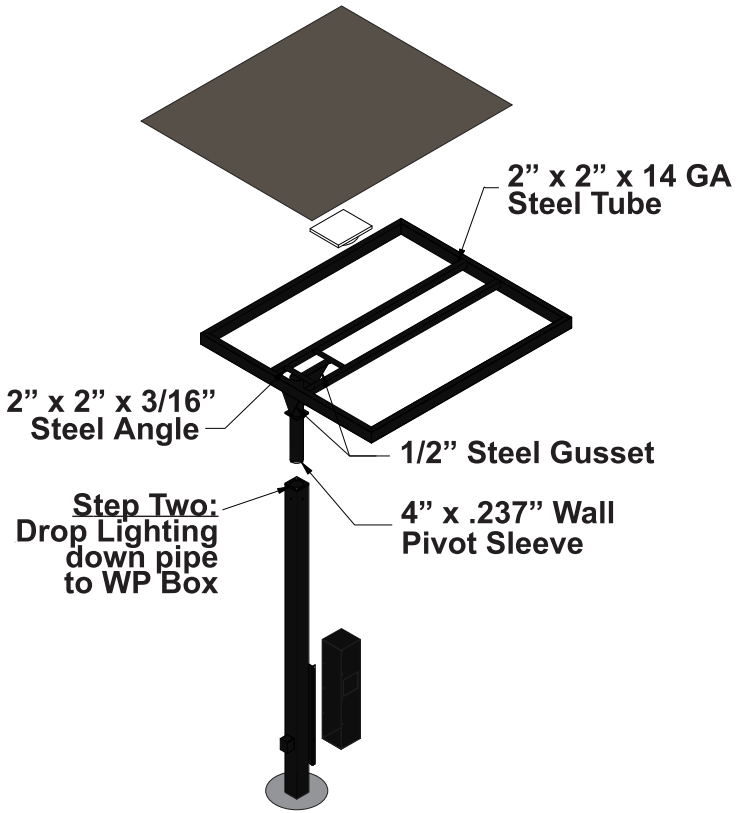
Front View



Side View



Breakdown View



Graphic Colors

BM CC-542 Willow

Electrical Specifications

LED Canopy Light, 5000K, 40W, 120-277V

UL CERTIFIED E356732

This sign is to be constructed and installed, According to article code 250 & 600 of Nec.Grounding and bonding of sign as per Nec 250

Note: all UL labels to be placed out of sight

GROUNDED ELECTRICAL CONNECTIONS

CAPITAL SIGNS & AWNINGS

902 NW Main St.
Bunkie, LA 71322
capitalsignco.com
318-346-9898

Location:	Designed By:	Quantity:	Notes:	Client Signature
750 Roosevelt Road Glen Ellyn, IL 60137	M.Carreno	2	Plate Mounted upon request	
	Date: 5-8-2023	Page #: 10 of 17		

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Monument

Front View

Side View

Rear View

LED Illuminated Routed Face backed with Acrylic

.125 Aluminum Cabinet Wood Grain Print Vinyl Applied 1st Surface

Graphic Colors

	Wood Grain Digital Print
	White Arlon
	PMS 3564C / 3630-84 Tangerine

UL CERTIFIED E356732

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Note: all UL labels to be placed out of sight

GROUNDED ELECTRICAL CONNECTIONS

CAPITAL SIGNS & AWNINGS

902 NW Main St.
Bunkie, LA 71322
capitalsignco.com
318-346-9898

Location:	Designed By:	Quantity:	Notes:	Client Signature
750 Roosevelt Road Glen Ellyn, IL 60137	M.Carreno	1		
	Date: 5-8-2023	Page #: 11 of 17		

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Wall Slats

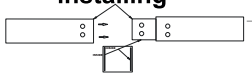
Front View

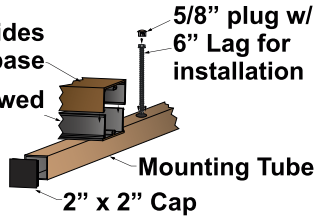
Hole pre-drilled in 2” Aluminum Tube for fastening into wall, 5/8” Caps will be provided to insert into hole

2” x 2” Aluminum wall slats wood grain print

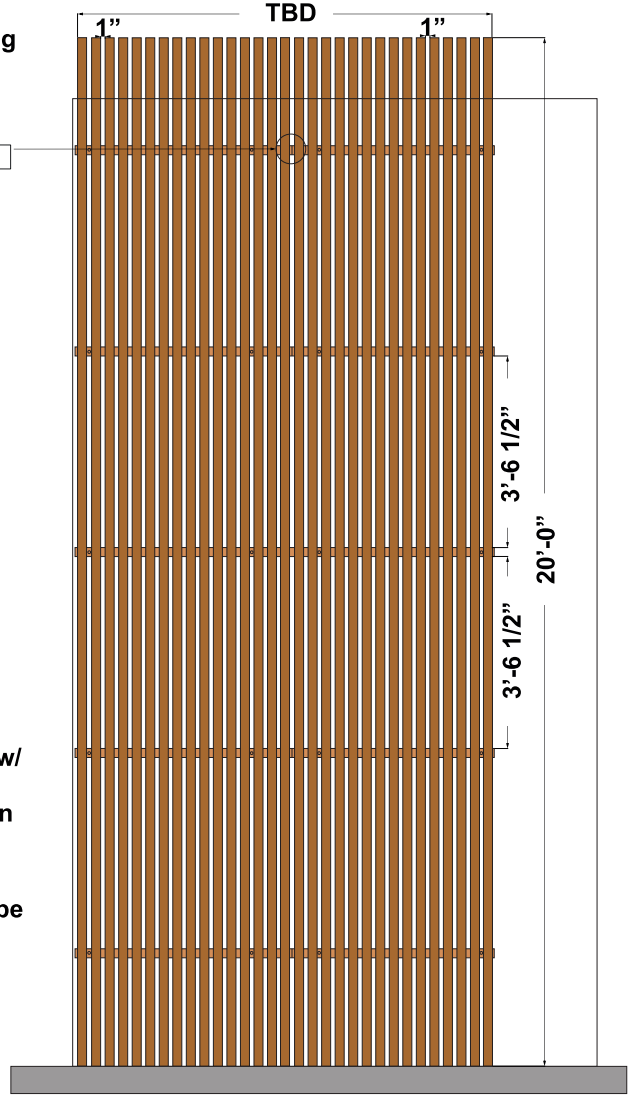
2” x 2” Aluminum mounting tube paint to match building

Cut in half for shipping put together with splice plate before installing





Front View



Graphic Colors

	Sublimated WoodGrain
	PMS 7515C

902 NW Main St. Bunkie, LA 71322 capitalsignco.com 318-346-9898	**Location:** 750 Roosevelt Road Glen Ellyn, IL 60137	**Designed By:** M.Carreno **Date:** 5-8-2023	**Quantity:** **Page #:** 12 of 17	**Notes:** Specifications TBD based on Location	**Client Signature**

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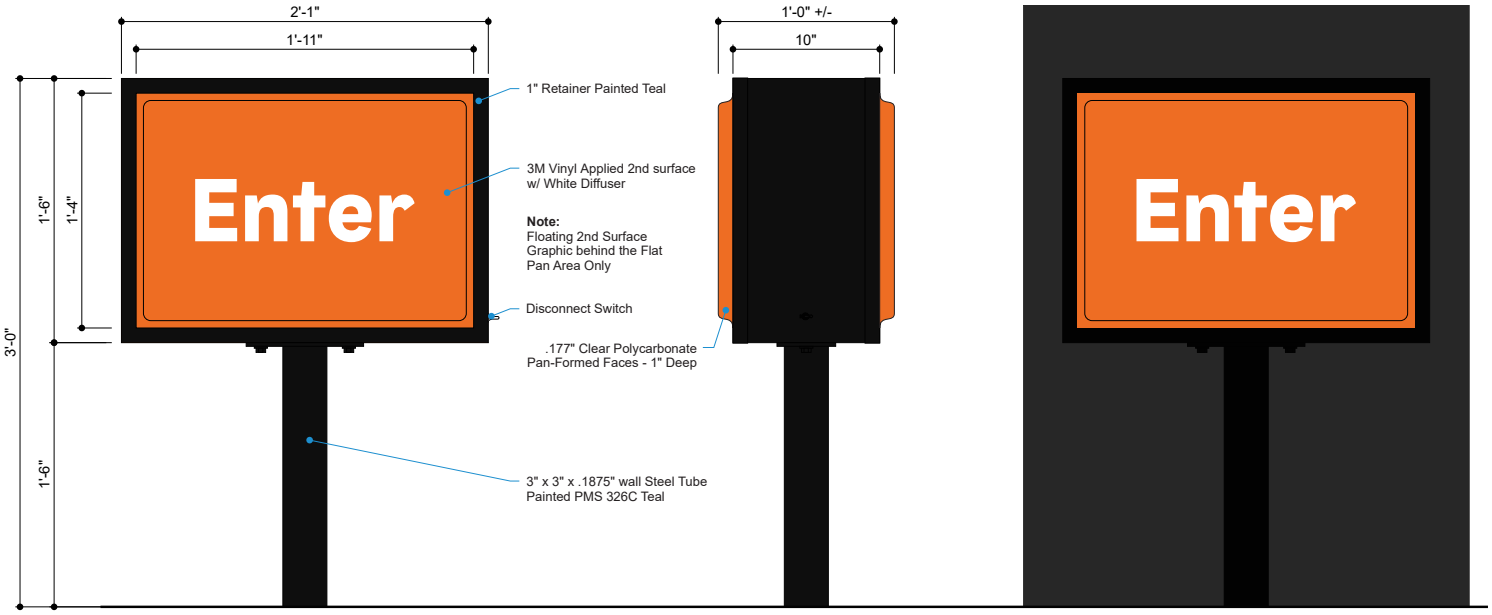
Directionals

LED Internally-Illuminated

POP22-D-RMDL

Warranty Information:
1.) 10 Year Warranty on GE 7100K LED Lighting
2.) 5 Year Warranty on GE Power Supplies
3.) 9 Year Warranty on 3M Vinyl mounted Second Surface

Notes:
Install toggle switch to operate (ON/OFF) in the horizontal position



Front View
Scale: 1 1/2"=1'-0"

3 Sq Ft

Side View
Scale: 1 1/2"=1'-0"

Night View
Scale: 1" =1'-0"

Additional Layouts
Scale: 3/4"=1'-0"

Paint Specifications
Paint to Match Pantone 326C - Teal

All paint finishes to be Satin unless otherwise specified

Vinyl Specifications
3M 3630-84 Tangerine

Color Specifications
Clear Polycarbonate

General Specifications:

Face:	.177" Clear Polycarbonate Pan Formed Face w/ 2nd Surface Vinyl w/ Diffuser
Cabinet:	Brake Formed .125" Alum. w/ 1" Retainers
Illum:	White LEDs as Required per Manufacturer, Self Contained Power Supplies
Electrical:	Actual Number of Circuits to be Determined by Licensed Electrical Contractor (1) 20 AMP Circuit, 120 Volts - All Wiring Shall be 12 GA
Quantity:	(1) ONE

UL CERTIFIED E356732

This sign is to be constructed and installed, According to article code 250 & 600 of Nec.Grounding and bonding of sign as per Nec 250

Note: all UL labels to be placed out of sight

GROUNDED ELECTRICAL CONNECTIONS

CAPITAL SIGNS & AWNINGS
902 NW Main St.
Bunkie, LA 71322
capitalsignco.com
318-346-9898

Location:
750 Roosevelt Road
Glen Ellyn, IL 60137

Designed By: M.Carreno

Date: 5-8-2023

Quantity: 3

Page #: 13 of 17

Notes:
Verbiage TBD

Client Signature

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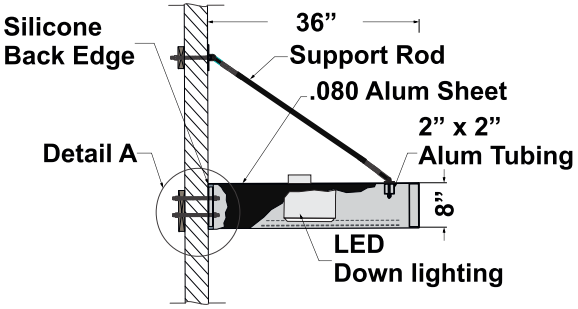
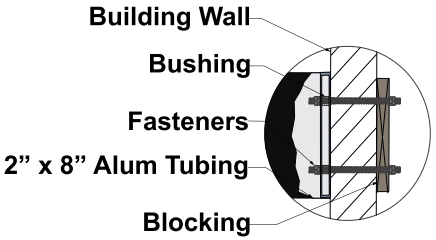
Window Canopy

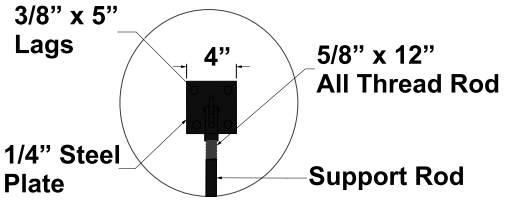
Section View



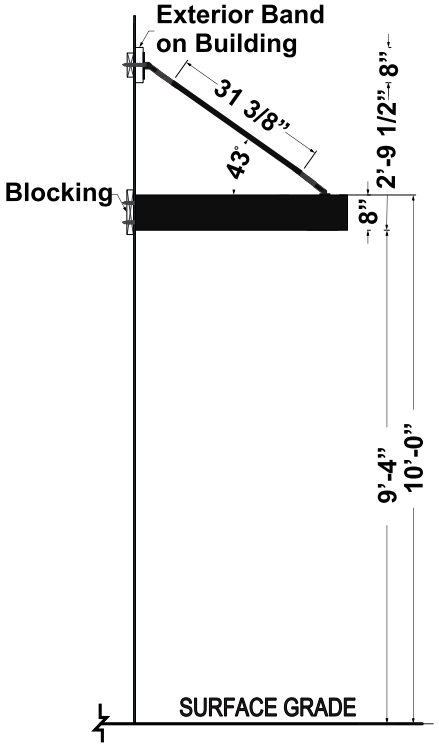
Detail A



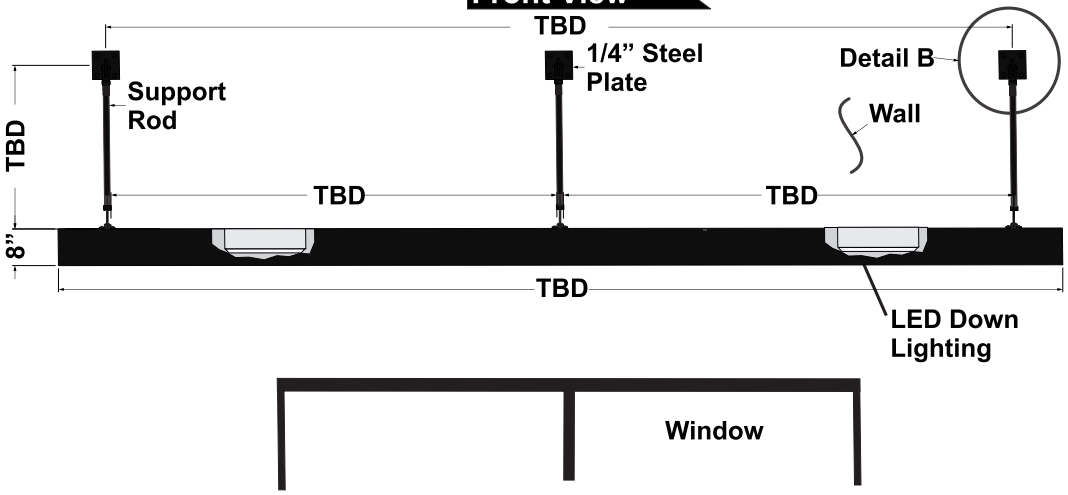
Detail B



Side View



Front View



Graphic Colors

BM CC-542 Willow

Electrical Specifications

LED Canopy Light, 5000K, 40W, 120-277V

UL CERTIFIED E356732

This sign is to be constructed and installed, According to article code 250 & 600 of Nec.Grounding and bonding of sign as per Nec 250

Note: all UL labels to be placed out of sight

GROUNDED ELECTRICAL CONNECTIONS

CAPITAL SIGNS & AWNINGS	902 NW Main St. Bunkie, LA 71322 capitalsignco.com 318-346-9898	Location: 750 Roosevelt Road Glen Ellyn, IL 60137	Designed By: M.Carreno Date: 5-8-2023	Quantity: Page #: 14 of 17	Notes Specifications TBD on Location	Client Signature

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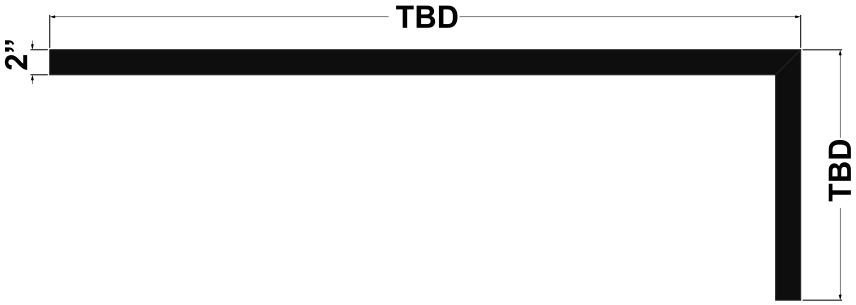
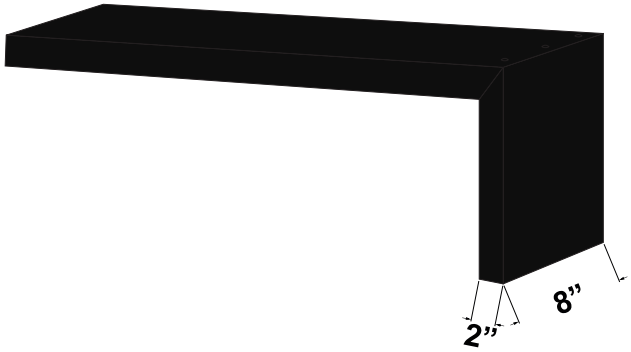
Trim Bands

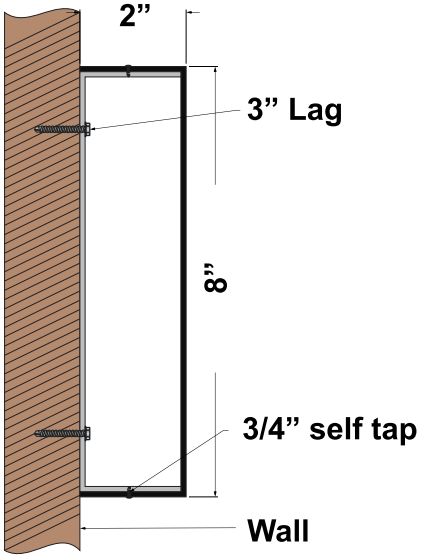
Front View



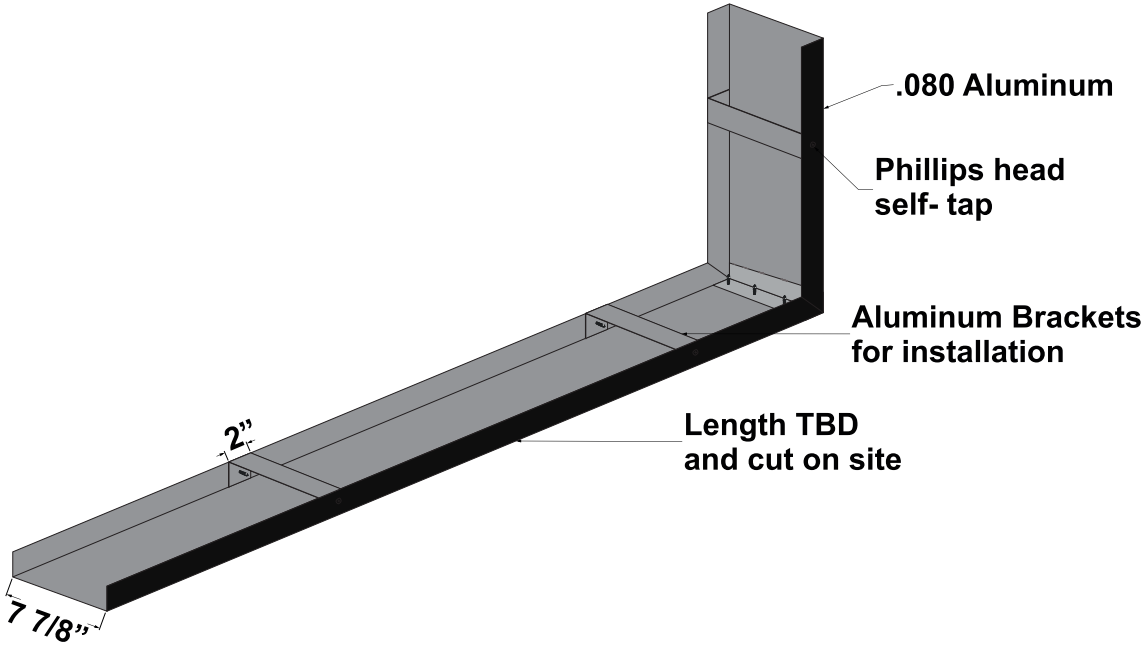
Top View



Section View



Bottom View



CAPITAL SIGNS & AWNINGS

902 NW Main St.
Bunkie, LA 71322
capitalsignco.com
318-346-9898

Location:	Designed By:	Quantity:	Notes	Client Signature
750 Roosevelt Road Glen Ellyn, IL 60137	M.Carreno		Specifications TBD on Location	
	Date: 5-8-2023	Page #: 15 of 17		

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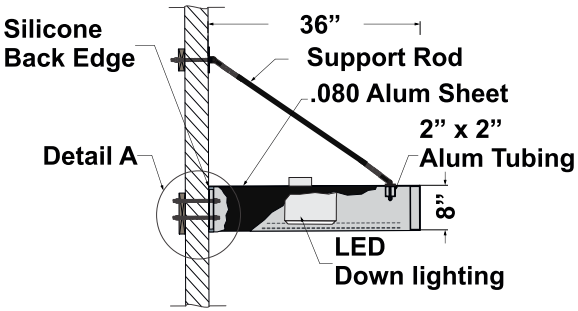
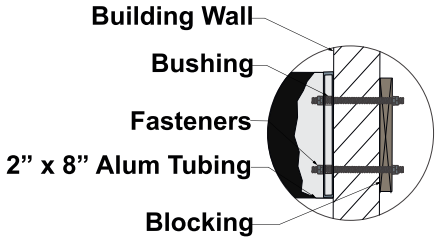
Drive Thru Canopy

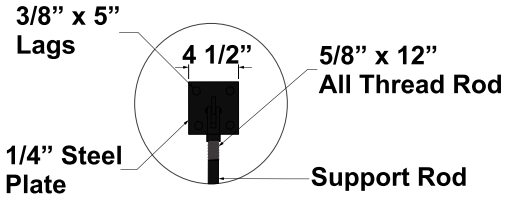
Section View



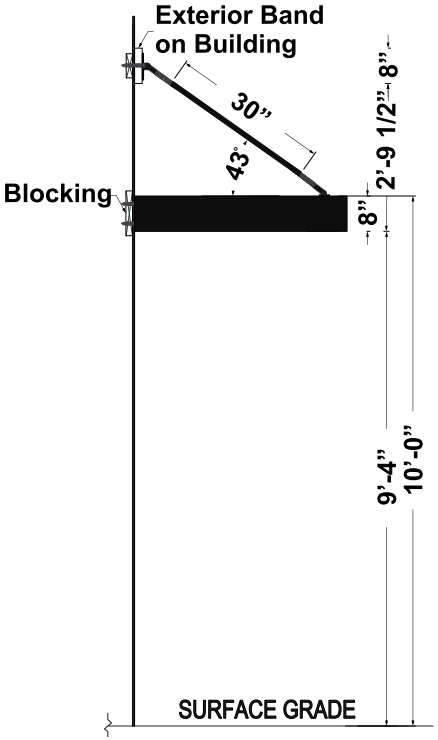
Detail A



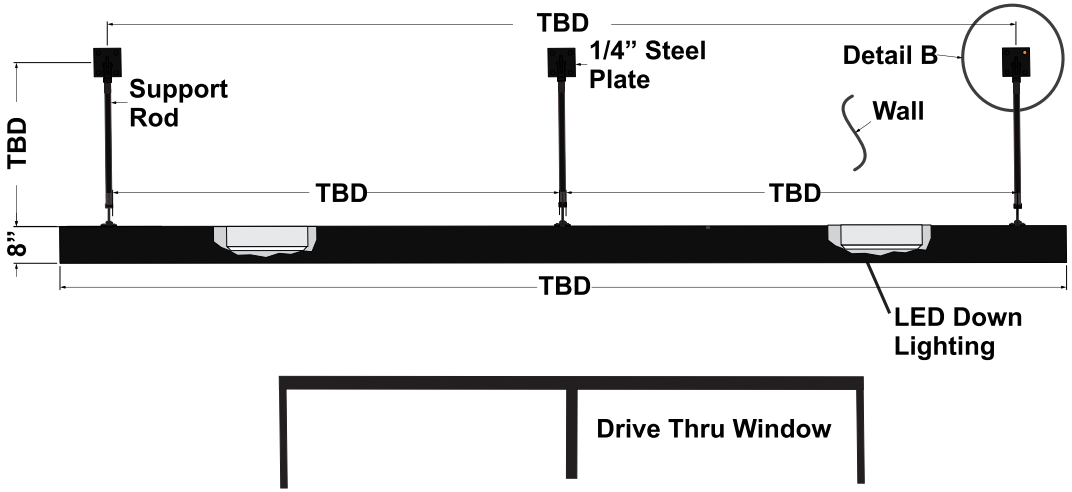
Detail B



Side View



Front View



Graphic Colors

Black (underside)

Electrical Specifications

LED Canopy Light, 5000K, 40W, 120-277V

This sign is to be constructed and installed, According to article code 250 & 600 of Nec.Grounding and bonding of sign as per Nec 250

Note: all UL labels to be placed out of sight

GROUNDED ELECTRICAL CONNECTIONS

E356732

CAPITAL SIGNS & AWNINGS

902 NW Main St.
Bunkie, LA 71322
capitalsignco.com
318-346-9898

Location:	Designed By:	Quantity:	Notes:	Client Signature
750 Roosevelt Road Glen Ellyn, IL 60137	M.Carreno		Specifications TBD on Location	
	Date: 5-8-2023	Page #: 16 of 17		

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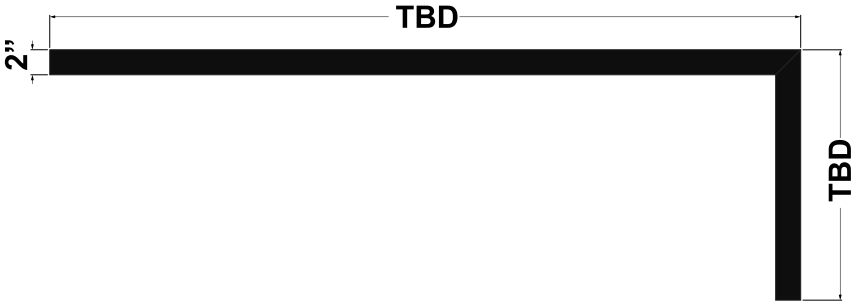
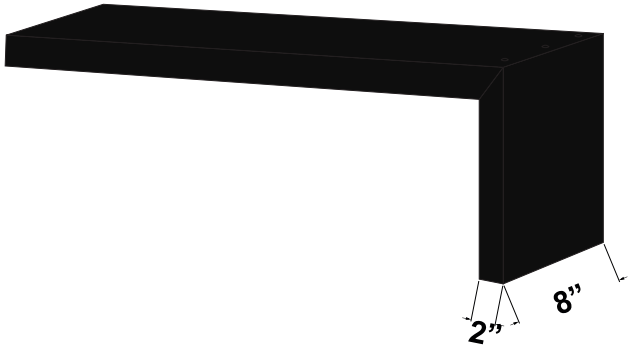
Trim Bands

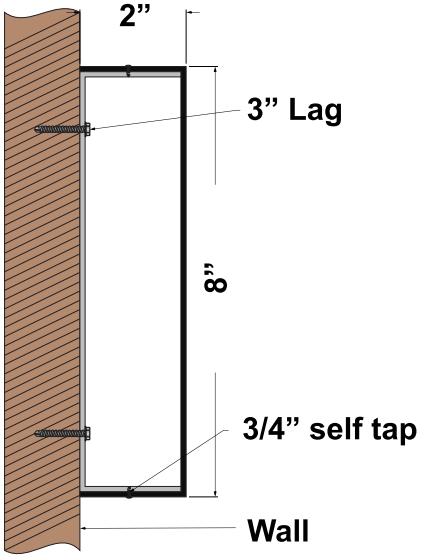
Front View



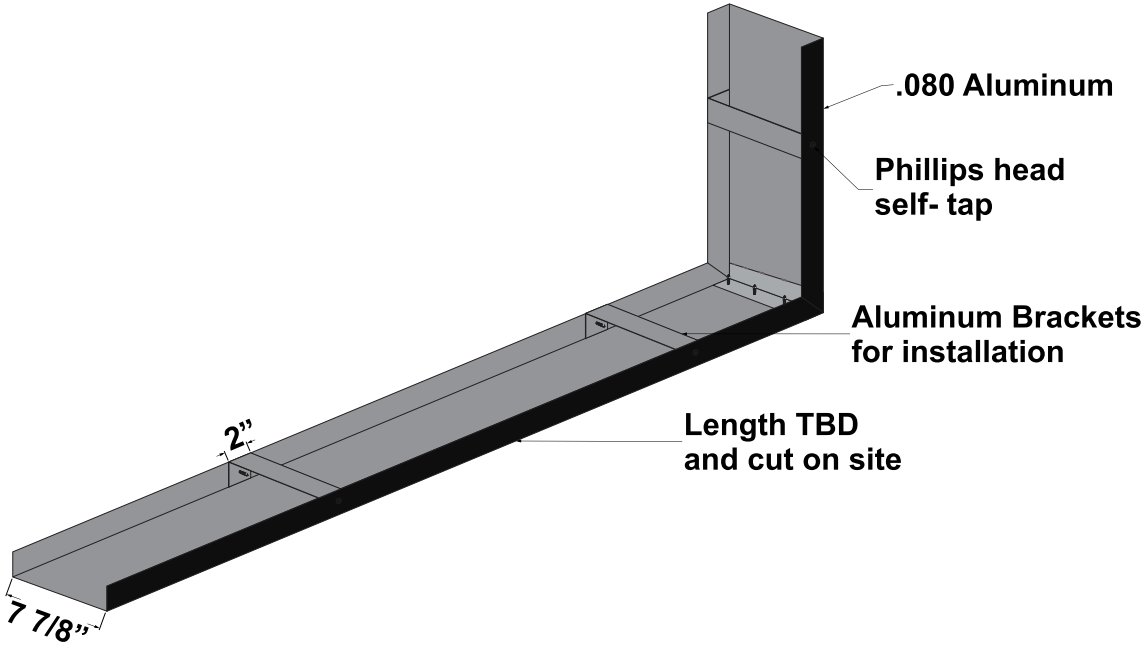
Top View



Section View



Bottom View



CAPITAL SIGNS & AWNINGS

902 NW Main St.
Bunkie, LA 71322
capitalsignco.com
318-346-9898

Location:	Designed By:	Quantity:	Notes	Client Signature
750 Roosevelt Road Glen Ellyn, IL 60137	M.Carreno		Specifications TBD on Location	
	Date: 5-8-2023	Page #: 17 of 17		

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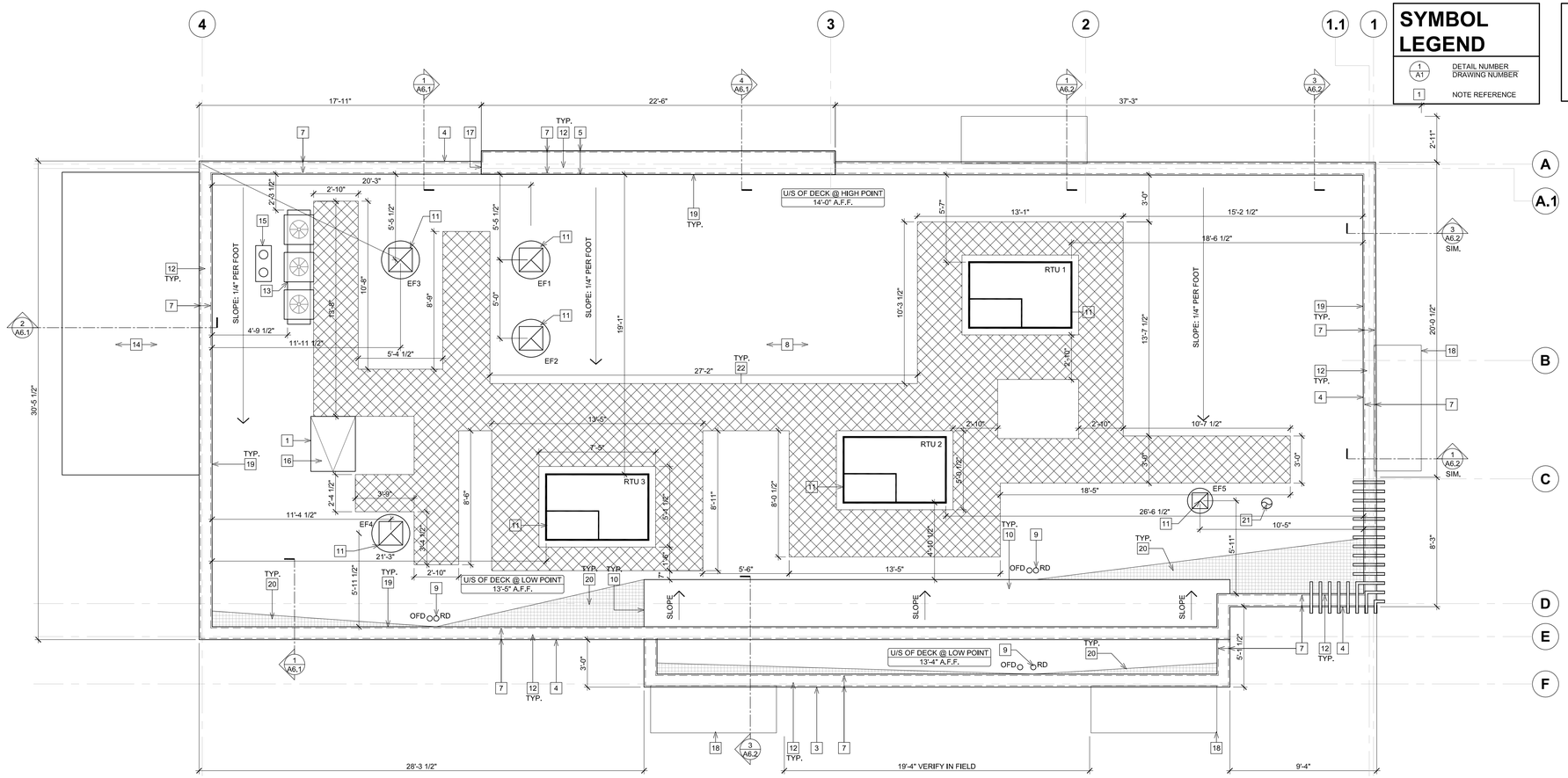


1 ROOF PLAN
A4 SCALE: 1/4"=1'-0"

SYMBOL LEGEND

1 / A1	DETAIL NUMBER / DRAWING NUMBER
1	NOTE REFERENCE

NOTE:
ALL ROOFING TO BE IN STRICT ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION ROOFING MANUAL

G.C IS RESPONSIBLE FOR SEALING ALL ROOF PENETRATIONS UPON COMPLETION OF THE PROJECT.

ROOF TYPE LEGEND

ROOF ASSEMBLY:
- MAS 60mil WHITE ULTRAPLY TPO MEMBRANE (OR APPROVED EQUAL)
- 2 LAYERS OF RIGID INSULATION (R-27.7 MIN.)
- 10mil VAPOUR RETARDER
- WOOD ROOF DECK
- WOOD TRUSS
(AS PER NRCA STANDARDS)

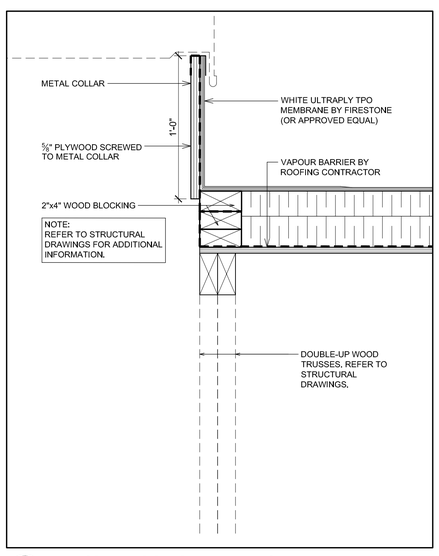
CALCULATED ROOF AREA

HORIZONTAL ROOF SURFACE (S.F)	2052
VERTICAL SURFACE 50% AREA (S.F)	481
TOTAL PROJECTED ROOF AREA (S.F)	2533

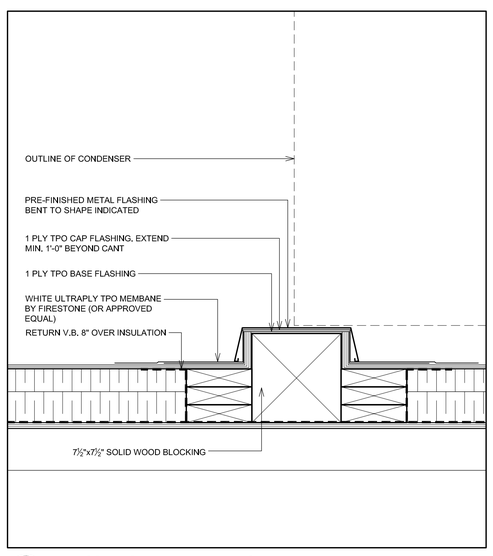
DRAINAGE CALCULATIONS:

(SIZE OF VERTICAL CONDUCTORS AND LEADERS)

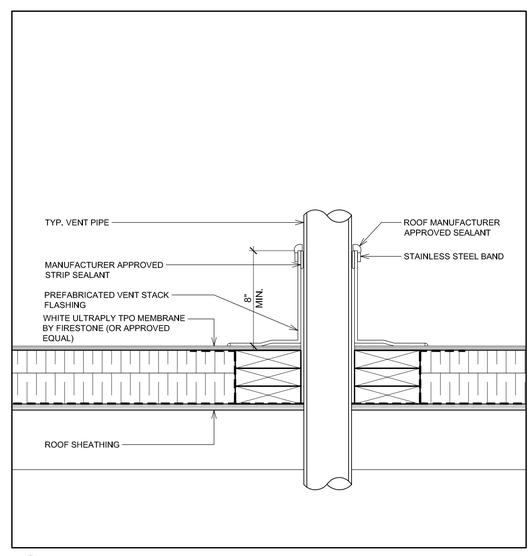
100 YEAR, 1 HOUR RAIN FALL (IN.)	3"
VERTICAL LEADER SIZE (RECTANGULAR)	3-1/2" X 4"
SPECIFIED LEADER CAPACITY (SINGLE)	5300 S.F
REQUIRED OVERFLOW SCUPPER SIZE (SINGLE)	1" X 10.7"
VERTICAL LEADER (X2) CAPACITY PROVIDED	10,600 S.F.



2 TYPICAL ROOF CURB DETAIL
A4 SCALE: 2"=1'-0"



3 TYPICAL SLEEPER DETAIL
A4 SCALE: 2"=1'-0"



4 VENT PENETRATION DETAIL
A4 SCALE: 2"=1'-0"

ROOF PLAN NOTES

1. ROOF ACCESS HATCH TO MATCH PRE-FINISHED METAL CAP FLASHING. REFER TO DETAIL 1/A6.3.
2. N/A.
3. N/A.
4. LINE OF PARAPET. REFER TO DETAIL ON SHEET A7.2.
5. LINE OF HIGH PARAPET. REFER TO DETAIL ON SHEET A7.2.
6. PRE-FINISHED COLLECTOR BOX & DOWNSPOUT. REFER TO DETAIL 2/A4.1.
7. LINE OF WALL BELOW.
8. WHITE ULTRAPLY TPO MEMBRANE BY FIRESTONE (OR APPROVED EQUAL). REFER TO ROOF TYPE SCHEDULE & SPECIFICATIONS.
9. ROOF DRAIN. REFER MECHANICAL DRAWINGS.
10. WHITE ULTRAPLY TPO MEMBRANE BY FIRESTONE (OR APPROVED EQUAL) OVER DIAGONAL BRACING C/W RIGID INSULATION. REFER TO STRUCTURAL DRAWINGS.
11. H.V.A.C UNITS AND EXHAUST FANS AS PER MECHANICAL DRAWINGS. PROVIDE CURB WHERE REQUIRED. REFER TO DETAIL 2/A4.
12. PRE-FINISHED METAL CAP FLASHING. REFER TO EXTERIOR FINISH SCHEDULE ON SHEET A5 FOR COLOUR AND TYPE.
13. PROVIDE SLEEPERS FOR WALK-IN COOLER/FREEZER CONDENSER. SLEEPERS TO SPAN ACROSS JOISTS BELOW. REFER TO DETAIL 3/A4 & STRUCTURAL DRAWINGS.
14. EXTERIOR WALK-IN COOLER/FREEZER ROOF.
15. G.C TO PROVIDE AND INSTALL DOUBLE PIPE PORTAL (PART NO. 36002) C/W C-126 & C-212 CAP FOR PCL LINES FOR WALK-INS. ROOF OPENING (2'-3⅝" x1'-0") AND ROOF CURBS TO BE PROVIDED AND FURNISHED BY G.C. REFER TO DETAIL 4/A4 & 1/A4.1.
16. PROVIDE & INSTALL 3M NON-SLIP TAPE ON FLASHING AT LADDER LOCATION.
17. VINTAGEBRICK FINISH TO WRAP ON SIDE OF HIGH PARAPET WALLS. REFER TO EXTERIOR ELEVATIONS.
18. CANOPY BELOW. REFER TO EXTERIOR ELEVATIONS.
19. EXTEND ROOF MEMBRANE UP PARAPET WALL AND OVER TOP OF FRAMING (TYP.). SECURE PREFABRICATED ROOF EDGE CLEATS THROUGH MEMBRANE AS SPECIFIED BY MANUFACTURER. REFER TO WALL SECTIONS AND DETAILS.
20. CROSS HATCH INDICATES TAPERED INSULATION OVER SPECIFIED RIGID THERMAL INSULATION (TYP.) FIELD VERIFY ROOF DRAIN LOCATIONS PRIOR TO INSTALLATION & INSTALL PER ROOF MANUFACTURER SPECIFICATIONS. G.C TO COORDINATE ACTUAL EXTENTS OF TAPERED INSULATION MATERIALS WITH ROOF INSTALLER & VERIFY INSTALLED COUNTER SLOPE OF ½" PER FOOT (MIN., AS MEASURED FROM LEVEL PLANE) TO DIRECT STORM WATER TOWARD ROOF DRAINS AS INDICATED ON PLAN.
21. VENTS. REFER TO MECHANICAL DRAWINGS & DETAIL 4/A4.
22. TPO WALK WAY PADS OR X-TREADS. REFER TO SPECIFICATIONS. CUT TPO WALK WAY PAD ROLLS TO MAXIMUM OF 9'-10". LEAVE A GAP OF 1" BETWEEN PIECES TO ALLOW FOR WATER DRAINAGE.
23. THRU-WALL SCUPPER W/ METAL FLANGE BY ROOFING MANUFACTURER. HOLD TOP OF COLLECTOR BOX 1" BELOW ROOF DECK TO ALLOW FOR SECONDARY OVERFLOW DRAINAGE. SECONDARY ROOF DRAIN SYSTEMS SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY SYSTEM. DISCHARGE SHALL BE ABOVE GRADE,VERIFY OPENING REQUIREMENTS WITH LOCAL CONDITIONS.

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
3333 Warrenville Road
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800.414.1045

LOUISIANA KITCHEN
POPEYES
400 PERIMETER CENTER TERRACE
SUITE 1000
ATLANTA, GA 30346
404-459-4450

ABY GROUPS
POPEYES
LOUISIANA KITCHEN
750 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

Revisions:

No:	Description:	Date:
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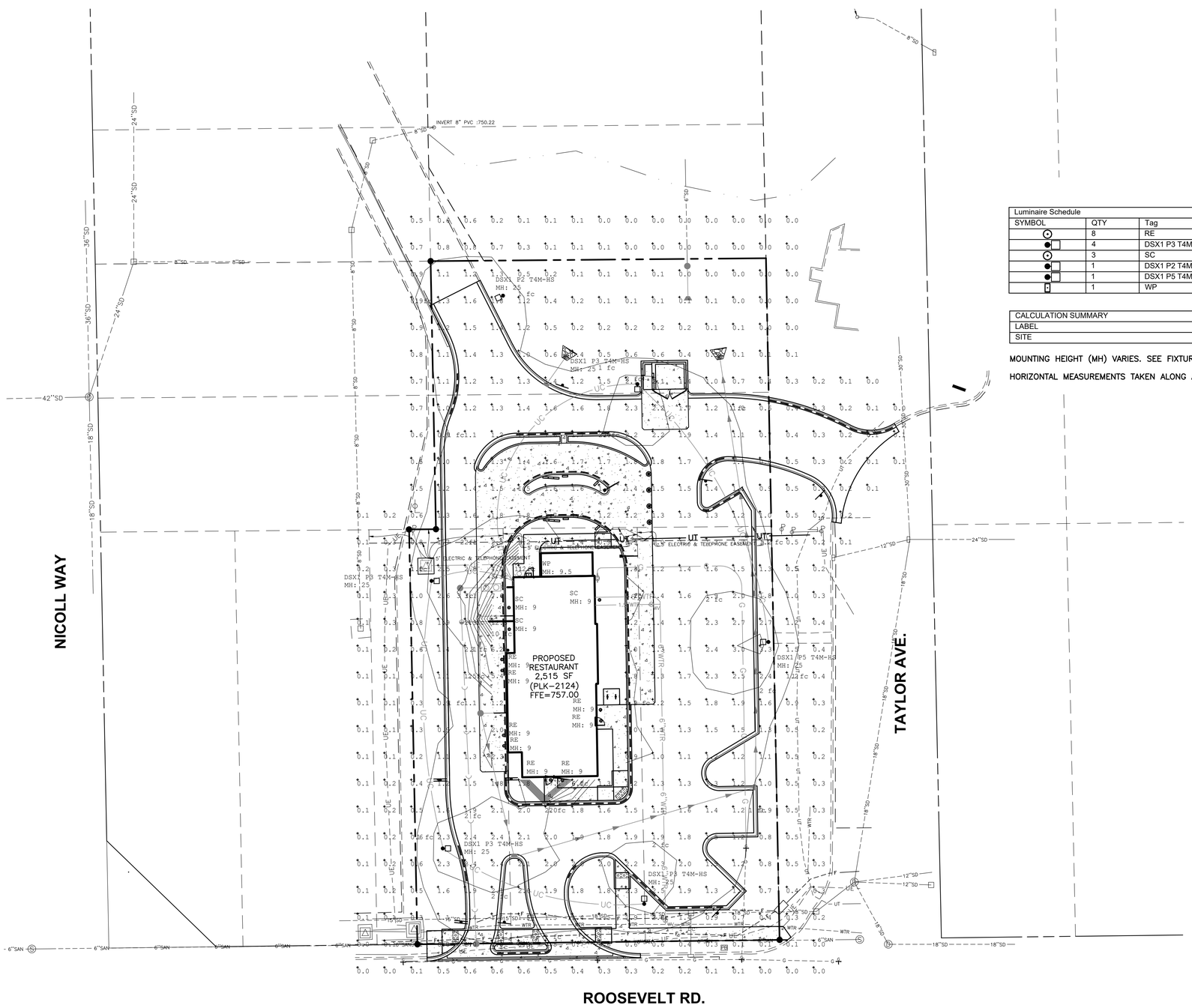
Proj. No.: 083213
Date: 02/10/23

Drawn by: RC

Sheet Name:
ROOF PLAN AND DETAILS

Sheet No:
A4.0

Printed: Jun 16, 2023 – 1:46pm – By: Coblentz – Filename: W:\Srvln\DE\Chicago\Clients\Aby Groups\083213 – Glen Ellyn, IL\4.0 Disciplines\Arch\Dwgs\CD\GLEN ELLYN_A4.0–A04.1.dwg



Luminaire Schedule						
SYMBOL	QTY	Tag	ARRANGEMENT	LLF	DESCRIPTION	LUM. WATTS
	8	RE	Single	0.900	RGR4 RECESSED	14.4
	4	DSX1 P3 T4M-HS	SINGLE	0.900	DSX1 LED P3 40K T4M MVOLT HS	102
	3	SC	Single	0.900	LMH020-4000-35G9-00000TW GOOSE NECK	37.1
	1	DSX1 P2 T4M-HS	SINGLE	0.900	DSX1 LED P2 40K T4M MVOLT HS	70
	1	DSX1 P5 T4M-HS	SINGLE	0.900	DSX1 LED P5 40K T4M MVOLT HS	138
	1	WP	Single	0.900	MCWP-5040R-LED-MV WALL PACK	41.9

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE	1.12	27.1	0.0	N.A.	N.A.

MOUNTING HEIGHT (MH) VARIES. SEE FIXTURE LABEL ON PLAN.

HORIZONTAL MEASUREMENTS TAKEN ALONG A HORIZONTAL PLANE AT GRADE.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" – STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 – SEE VICINITY MAP ON SHEET C000-COVER FOR LOCATION.

ELEVATION = 765.46'

Call Before You Dig
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0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	06/16/23	REVISED PER VILLAGE COMMENTS
	05/26/23	REVISED PER VILLAGE COMMENTS

SEAL

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RC

3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080
WOOLPERT
ARCHITECTURE | ENGINEERING | CONSTRUCTION

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

PHOTOMETRIC PLAN

SHEET NO.
C700

Layout Tab Name: C700 PHOTOMETRIC PLAN; Images: glen ellyn aerial.jpg; RI-RO w Signage Detail_24 ft Island_091817.jpg; , Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-TBLK.dwg; 083213-photometrics.dwg
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W:\Srvin\DE\Chicago\Clients\Aby Groups\083213 - Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\Cd\083213-C700-LTG.dwg Plotted By:Cooke, Jake Plotted:June 16, 2023, 3:34:55 PM

D-Series Size 1

LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.01 ft² (0.09 m²)

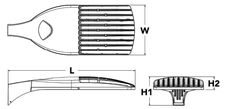
Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height H1: 7-1/2" (19.0 cm)

Height H2: 3-1/2"

Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[2] P12[2] P11[2] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[7] 120[8] 208[8] 240[8] 277[8] 347[8] 480[8]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[9] RPUMBA Round pole universal mounting adaptor[9] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[10] PIRHN PIR high/low motion/ambient sensor[11] PER NEMA twist-lock receptacle only (controls ordered separate)[12] PERS Five-pin receptacle only (controls ordered separate)[12,13] PER7 Seven-pin receptacle only (controls ordered separate)[12,13] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14] DS Dual switching[15,16,17]	PIR High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc.[11,18] PIRH High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc.[11,18] PIR1FCSV High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc.[11,18] PIRH1FCSV Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc.[11,18] FAO Field adjustable output[17,19]	**Shipped installed** HS House-side shield[20] SF Single fuse (120, 277, 347V)[8] DF Double fuse (208, 240, 480V)[8] L90 Left rotated optics[7] R90 Right rotated optics[7] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[21] EGS External glare shield	DDBXD Dark bronze DBLBXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBKD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 SC DM19 DDB

SSS Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness[1]	Mounting[1]	Options	Finish[10]
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft. 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	**Tenon mounting** PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) **KAC/KAD/KSC/KSF/KVR/KVF Drill mounting[2]** DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° **CSX/DSX/KSX/AERIS™/OMERO™/HLA/KAX Drill mounting[2]** DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° **RAD drill mounting[2]** DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° **ESX Drill mounting[2]** DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	**AERIS™ Suspend drill mounting[2,3]** DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° **OMERO™ Suspend drill mounting[2,3]** DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	**Shipped installed** LJ/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,7] MAEX Match existing[5] USPOM United States point of manufacture[8] IC Interior coating[10] UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) **Shipped separately** (replacement kit available) (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	**Standard colors** DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum **Classic colors** DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue **Architectural Colors and Special Finishes[11]** Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28AT2D.
   The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a ".";
   Example: 5ft = 5 and 5ft 3in = 5.3
   For "y": Specify orientation from handhole (A,B,C,D)
   Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 8 ", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxy. Example: HA20B2.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

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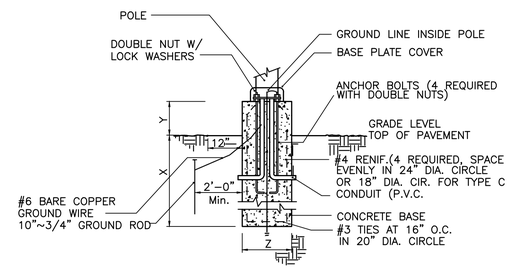


DIMENSION SCHEDULE

IF LIGHT POLE IS ADJACENT TO VEHICLE PARKING
X 3'-6"
Y 2'-6"
Z 2'-0"

IF LIGHT POLE IS WITHIN LANDSCAPING (NOT ADJACENT TO VEHICLE PARKING)
X 3'-6"
Y 0'-6"
Z 2'-0"

LIGHT POLE BASE DETAIL

NTS

HOWARD LIGHTING PRODUCTS

Specification Sheet **MCWP-LED**

Medium Full-Cutoff Wall Pack

MCWP-5040R-LED-MV

Rapid ship model – available for next day shipment

Project:	
Catalog#:	
Approved by:	
Date:	

Features

- Construction
  - One-piece die-cast aluminum housing and hinged, removable die-cast aluminum door
  - One-piece silicone gasket seals the optical chamber
  - Housing has a textured bronze finish
  - 1/2" conduit access, sides, top, or rear knockouts
- Photocell adaptable and UL listed for wet locations
- LED driver and electrical components are mounted to the die-cast housing for optimal heat sinking and operating efficiency
- UL recognized integral LED electronic driver is Class 2 rated for 120–277V, 50/60Hz
- High output LEDs provide **80+ CRI** in 5000 K CCT
- Minimum starting temperature: -35°C
- The LED system delivers, on average, 70% of lumen maintenance (L70) at 75,000 hours
- 5 Year warranty

Ordering Information			
UPC Code	Catalogue #	Lumens	Input Watts
99057	**MCWP-5040R-LED-MV**	**4770**	**42**

Cross Reference Chart				
Comparable to HID		LED Replacement		Energy Savings
Source	Input Watts[1]	LED Output Lumens	Input Watts	Percentage
150W	185	4770	42	77%
100W	129			67%

[1]120V on Quad Tap Ballast

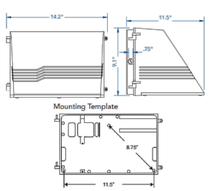
Accessories (sold separately)	
Catalog #	Description
LCPCMV	LED compatible external stem & swivel mount electronic photocontrol[9]

[9] Please use LED compatible electronic components to maintain warranty.

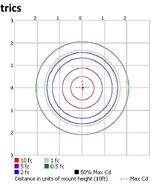
Applications

Ideal for parking facilities, entry ways, perimeter/pathway lighting for underpasses.

Dimensions



Photometrics



Model	Size	Watts	Delivered lumens	LED lumens	CRI	Color *T	Voltage
RGR2-CC	2"	8 W	600 lm	750 lm	90	2700, 3000, 3500, 4000, 5000 K	120 V
RGR4-CC	4"	14 W	1100 lm	1200 lm			120 V
RGR4-CC-V-WH*	4"	14, 15 W	1100 lm	1200 lm			120, 277 V
RGR6-CC	6"	20 W	1600 lm	1900 lm			120 V

* 0-10V dimming, white finish only

Specifications

Every fixture includes a junction box with integrated dimmable driver
Can be daisy chained (4" and 6" models only)
Superior LED performance and lifespan
Regressed light source
Minimal heat emission
Aluminum construction
Switch-selectable CCT: 2700K/ 3000 K/3500 K/4000 K/5000 K
IC certification (suitable for direct contact with insulation)
Air-tight certified as per ASTM E283–04
40° beam angle
Suitable for wet locations
JA8 Certified
Ideal operating temperature: -20° to 40° C
5-year warranty

Finish

- BK Black
- SN Satin Nickel
- WH White

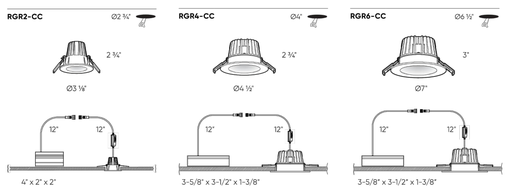
Accessories

RFP-23
Rough-in plate for RGR2

RFP-46
Rough-in plate for RGR4 and RGR6

Note

Other color *T, finishes, and voltage options are available but may require MOQ's and longer lead times. Please contact your DALS representative for more information.



HI–LITE MFG. CO., INC.

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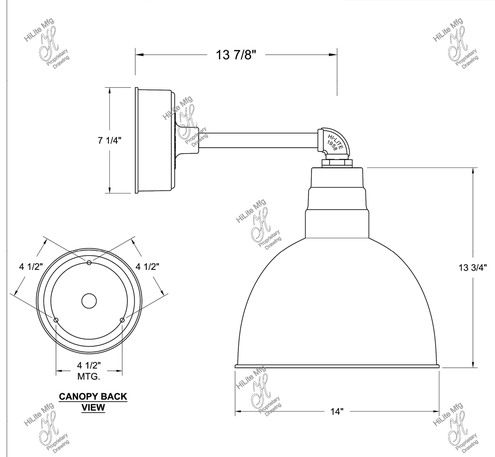
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
www.hilitemfg.com

JOB NAME:		
SCALE: N.T.S.	DATE: 04/04/2022	TYPE:
DRAWN BY: S.M.-D	QTY:	
SHEET:		REV:



Item Number	Wattage	Voltage
H-HLPP6448L-TB	38W	120/277V

Finish	Mounting	Lamp/Socket
RAL5018-Turquoise Blue (Exterior of Shade & Arm) 93-White (Interior of Shade)	Wall Mount	38W LED2 4000 Lumens, 4000K

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No.	DATE	REVISION
	06/16/23	REVISED PER VILLAGE COMMENTS
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SEAL

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DES. JC
DR. DH
CKD. RG

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WOOLPERT
ARCHITECTURE | ENGINEERING | CONSULTING

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

PHOTOMETRIC DETAILS

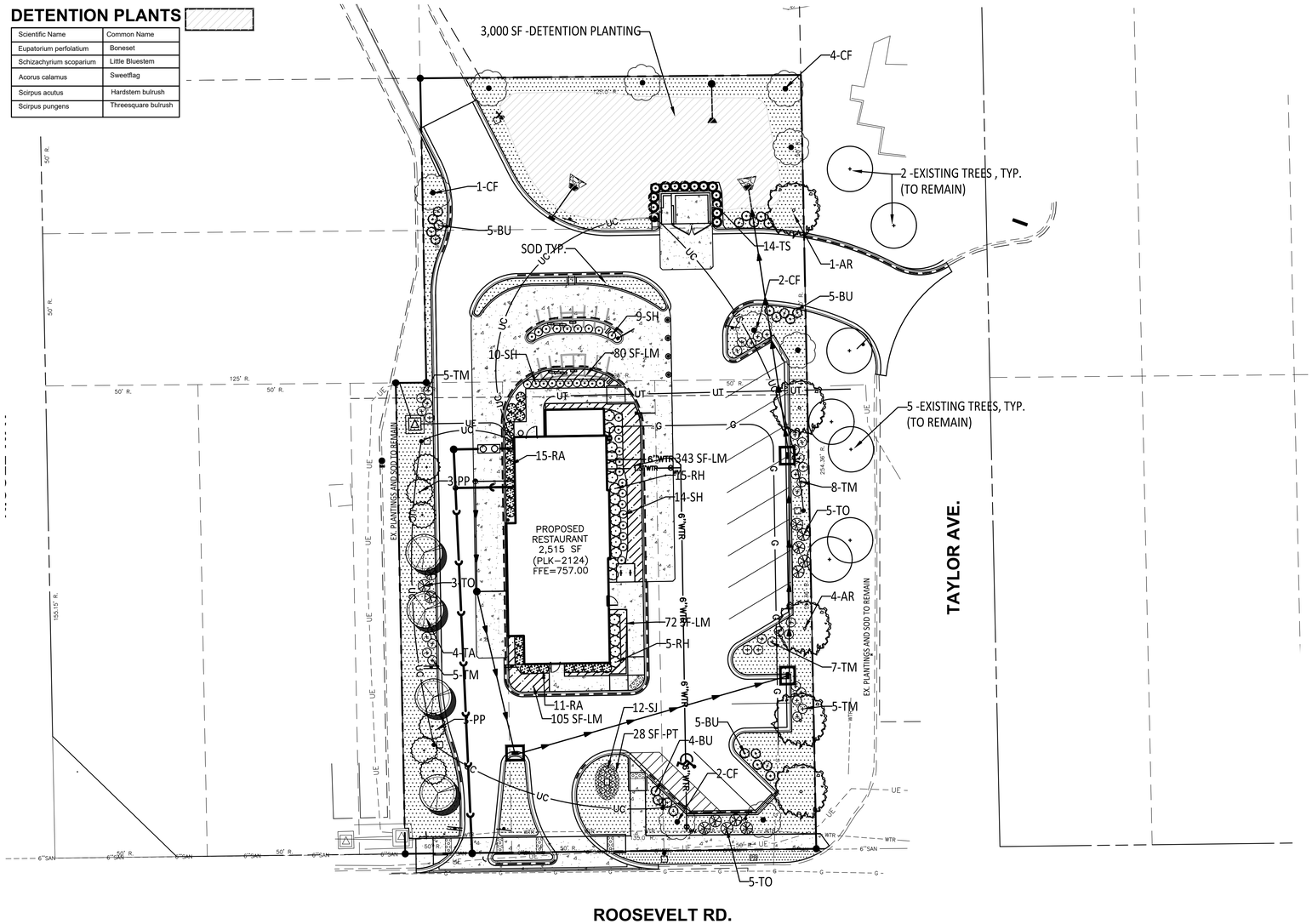
SHEET NO.

C701

Layout Tab Name: C701 PHOTOMETRIC DETAILS, Images: glen ellyn aerial.jpg: RL-RO w Signage Detail_24 ft Island_091817.jpg: , Xrefs: 083213-X.dwg: 083213-P.dwg: 083213-TBLK.dwg: 083213-photometrics.dwg
Last Saved By:Hadley, 6/16/2023 3:28:53 PM
W:\Srvin\DE\Chicago\Clients\Aby Groups\083213 - Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\Cd\083213-C700-LTG.dwg Plotted By:Cooke, Jake PlottedJune 16, 2023, 3:35:00 PM

DETENTION PLANTS

Scientific Name	Common Name
Eupatorium perfolatium	Boneset
Schizachyrium scoparium	Little Bluestem
Acorus calamus	Sweetflag
Scirpus acutus	Hardstem bulrush
Scirpus pungens	Threesquare bulrush



SITE DATA

PROPOSED SITE AREA	0.766	ACRES
BUILDING AREA	2,515	SQ. FT.
TOTAL TREES REQUIRED	24 X ACREAGE= 24 X .766=18.384	
TOTAL TREES PROVIDED	18 (8 CANOPY, 5 ORNAMENTAL, 5 CONIFEROUS)	

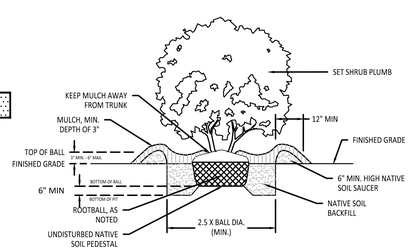
N

PLANT MATERIAL SCHEDULE

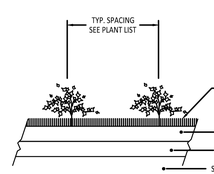
SYMB.	LABEL	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	DET.	SPACING
SHADE TREES							
	AR	5	ACER RUBRUM	RED MAPLE	3"	B&B	AS SHOWN
	TA	4	TILIA AMERICANA 'REDMOND'	AMERICAN LINDEN	3"	B&B	AS SHOWN
ORNAMENTAL TREES/EVERGREEN TREES							
SYMB.	LABEL	QTY.	BOTANICAL NAME	COMMON NAME	HT.	DET.	REMARKS
	CF	9	CORNUS FLORIDA	FLOWERING DOGWOOD	8.5'	B&B	AS SHOWN
	PP	6	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8.5'	B&B	
SHRUBS							
	TS	14	TAXUS SPP.	YEW		1 GAL.	AS SHOWN
	SH	33	SPOROBOLIS	PRAIRIE DROPSEED		1 GAL.	AS SHOWN
	RA	26	RHUS AROMATICA	FRAGRANT SUMAC		1 GAL.	AS SHOWN
	RH	46	RUDBECKIA HIRTA	BLACK-EYED SUSAN'S		1 GAL.	AS SHOWN
	SJ	12	SPIREA JAPONICA	SPIREA SPP.		1 GAL.	2' O.C.
EVERGREEN SHRUBS							
	BU	24	BUXUS X 'GLENCOE'	CHICAGOLAND GREEN BOXWOOD		1 GAL.	AS SHOWN
	TM	35	TAXUS X MEDIA 'HICKSII'	HICKS YEW		1 GAL.	AS SHOWN
	TO	13	THUJA OCCIDENTALIS 'HETZ'S MIDGET'	HETZ MIDGET ARBORVITAE		1 GAL.	AS SHOWN
PERENNIALS/GRASSES							
SYMB.		QTY.	BOTANICAL NAME	COMMON NAME	CAL.	DET.	REMARKS
	LM	600 sf	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF		PINT	18" O.C.
	PT	28 sf	PACHYSANDRA TERMINALIS	PACHYSANDRA		PINT	12" O.C.
		9800 SF	CYNODON DACTYLON	FESCUE SOD			SEE CHART ON THIS SHEET

PERMANENT SOD BLEND

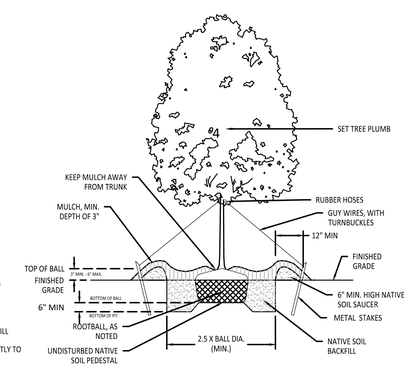
90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA) REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS) MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION
95% WEED FREE



1 SHRUB PLANTING
SCALE: N.T.S.



2 GROUNDCOVER & PERENNIAL PLANTING
SCALE: N.T.S.



3 SHADE TREE PLANTING
SCALE: N.T.S.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" – STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 – SEE VICINITY MAP ON SHEET C000-COVER FOR LOCATION.

ELEVATION = 765.46'

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	06/16/23	REVISED PER VILLAGE COMMENTS
	05/26/23	REVISED PER VILLAGE COMMENTS

PROJECT No: 083213
DATE 02/14/23
DES. CG
DR. CG
CKD. RC

WOOLPERT
ARCHITECTURE | ENGINEERING | CONSULTING
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SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

LANDSCAPE PLAN

SHEET NO.
C500

Layout Tab Name: C500 LANDSCAPE PLAN, Images: glen ellyn aerial.jpg: RI-RO w Signage Detail_24 ft Island_091817.jpg: , Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-TBLK.dwg
Last Saved By:cooke, 6/16/2023 3:29:51 PM
W:\SVN\DE\Chicago\Clients\Hdy Groups\083213 - Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\Cd\083213-C500-LAN.dwg Plotted By:Cooke, Jake Plotted:June 16, 2023, 3:31:34 PM

SITE IMPROVEMENT PLANS
POPEYES - GLEN ELLYN, ILLINOIS

750 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS

ABY GROUPS

200 S FRONTAGE ROAD SUITE 330, BURR RIDGE, IL 60527

CONTACT: ABY MOHAMMED
EMAIL: ABY@ABYGROUPS.COM

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

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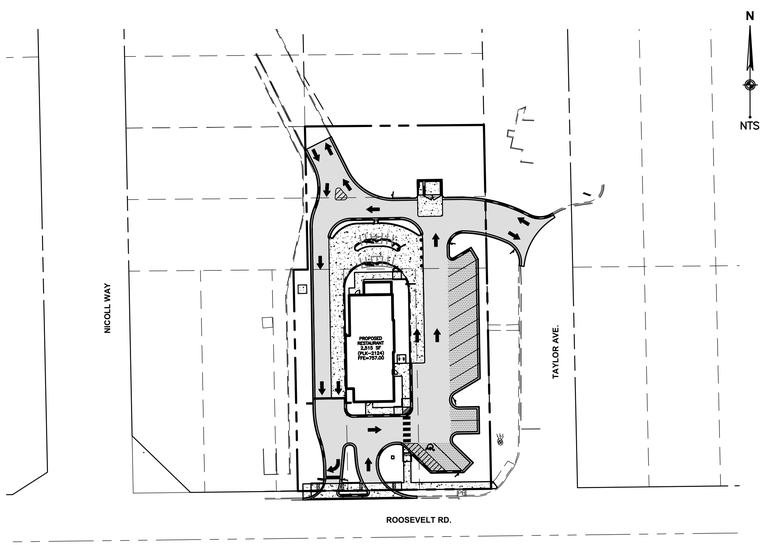
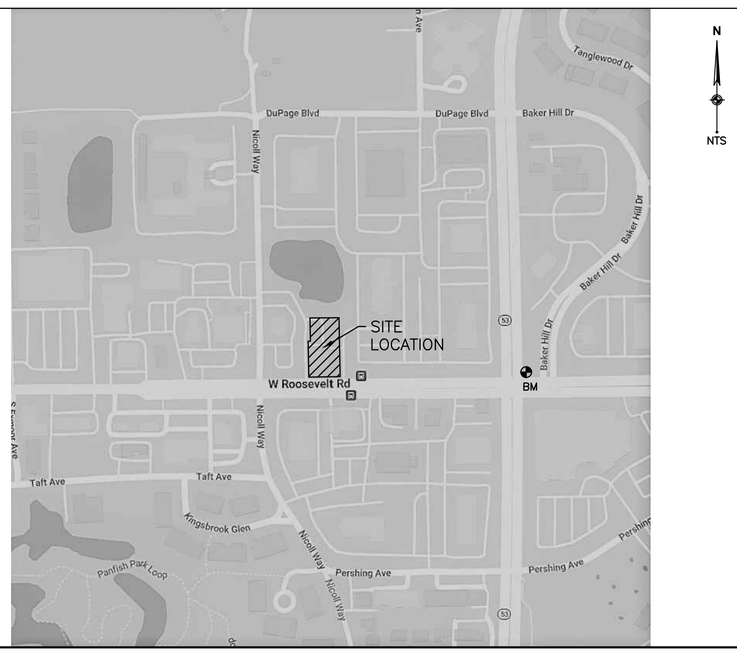
SITE PLAN



VICINITY MAP



SHEET INDEX

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●	–	05/26/23	C001	GENERAL NOTES
●	–	07/24/23	C100	EXISTING CONDITIONS – DEMO PLAN
●	–	07/24/23	C200	SITE PLAN
●	–	05/26/23	C300	GRADING PLAN
●	–	05/26/23	C301	GRADING DETAILS
●	–	05/26/23	C310	EROSION CONTROL PLAN
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●	–	07/24/23	C400	UTILITY PLAN
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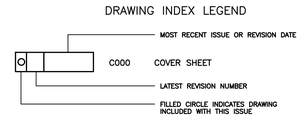
●	–	06/16/23	C701	PHOTOMETRIC DETAILS

DRAWING INDEX LEGEND



No.	DATE	REVISION
–	07/24/23	REVISED PER VILLAGE COMMENTS
–	06/16/23	REVISED PER VILLAGE COMMENTS
–	05/26/23	REVISED PER VILLAGE COMMENTS
–	02/14/23	ISSUED FOR VILLAGE PERMIT REVIEW

PROJECT No.: 083213

LICENSED PROFESSIONAL ENGINEER
JACOB P. COOKE
062-074379
STATE OF ILLINOIS
07/24/23
SEAL

C000

Layout Tab Name: C000 COVER, Images: vicmap.jpg: glen ellyn aerial.jpg: RI-RO w Signage Detail_24 ft Island_091817.jpg: , Xrefs: 083213-X.dwg: 083213-P.dwg
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GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER.
2. THE ACCURACY AND COMPLETE INCLUSION OF THE LOCATIONS OF EXISTING UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, PROJECT OWNER AND UTILITY OWNER, BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL LOT IRONS DAMAGED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY THE ENGINEER AND SAID COST OF REPLACEMENT SHALL BE PAID BY THE CONTRACTOR.
4. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION", LATEST EDITION WITH ALL SUBSEQUENT SUPPLEMENTS, AND THE VILLAGE OF GLEN ELLYN. IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
5. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, UNLESS OTHERWISE NOTED.
6. ALL SEWERS AND WATER MAINS WHICH FALL WITHIN THREE FEET OF EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH AGGREGATE CA-6 OR OTHER APPROVED GRANULAR MATERIAL. THE GRAVEL SHALL EXTEND A DISTANCE OF 2'-0" BEYOND THE PAVEMENT AND EXTEND DOWN FROM THAT POINT AT A 1:1 SLOPE, AWAY FROM THE PAVEMENT.
7. ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION OF THE WORK. ADJUSTMENTS UPWARD SHALL BE MADE USING PRECAST CONCRETE ADJUSTMENT RINGS, BUT NO MORE THAN 8" OF RINGS SHALL BE USED. IF THE TOTAL HEIGHT OF ALL ADJUSTMENTS EXCEEDS 8", THEN ADJUSTMENTS SHALL BE MADE BY INTERCHANGING AND/OR ADDING/REMOVING COMPLETE BARREL SECTIONS TO ACHIEVE DESIRED ELEVATIONS.
8. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN ALL SEWERS AND SERVICES AND WATER MAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN A TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM OF 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN WITHIN A DISTANCE OF 10 FEET ON EITHER SIDE OF THE WATER MAIN, THE SEWER PIPES SHALL BE CAST IRON OR DUCTILE IRON.
9. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL CALL THE ATTENTION OF THE ENGINEER TO ANY MATERIAL OR EQUIPMENT HE DEEMS INADEQUATE AND TO ANY ITEM OF WORK OMITTED.

PAVEMENT & CONCRETE CONSTRUCTION

1. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATION BEGINS.
2. ALL CURBS CONSTRUCTED OR REPLACED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #4 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #6 REBARS.
3. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT TEN (10) FOOT MINIMUM INTERVALS. THE GRANULAR CURB BASE SHALL BE A MINIMUM OF THREE (3) INCHES OF 3/8" TO 3/4" OPEN GRADED GRANULAR MATERIAL TO ALLOW FOR PROPER SUBGRADE DRAINAGE. COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO THE CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS. ALL PAVEMENTS SHALL BE CONSTRUCTED ON A SELECT COMPACTED SUBGRADE, GRADED PARALLEL TO THE FINISH SURFACE.
4. EXPANSION JOINTS SHALL BE REQUIRED AT ALL POINTS OF CURVATURE, AT BOTH SIDES OF ALL DRAINAGE STRUCTURES AND ALL LOCATIONS WHERE THE SIDEWALK ABUTS THE CONCRETE CURB AND GUTTER.
5. CURB AND GUTTER SHALL BE CONSTRUCTED AND TIED INTO EXISTING P.C.C. PAVEMENT IN ACCORDANCE WITH I.D.O.T. STANDARDS 606001 AND 420001
6. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W.R. MEADOWS T1A44 SEALANT OR APPROVED EQUAL, IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 S.F. PER GALLON UTILIZING A SPRAY APPLICATION. THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY OF APPLICATION.

GRADING NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER, OR REPLACED.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL UTILITY INSTALLATION AND RELOCATION WITHIN PAVEMENT LIMITS.
5. THE GRADING AND CONSTRUCTION OF STREET AND PARKING LOT IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE
6. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, AND IF DAMAGED SHALL BE REPLACED TO MEET STATE AND LOCAL STANDARDS AND SPECIFICATIONS ON MATERIAL AND WORKMANSHIP.
7. UNSUITABLE MATERIAL ENCOUNTERED IN EXCAVATION FOR STREETS, BUILDING PADS AND PARKING LOTS SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
8. THE SOIL INVESTIGATION REPORT FOR THE SITE, AND ALL ADDENDA THERETO, ARE SUPPORTING DOCUMENTS TO THE PERMIT FOR THE PROJECT. THE RECOMMENDATIONS AS STATED IN THE REPORT SHALL BE FOLLOWED BY ALL CONTRACTORS.
9. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS, ELEVATIONS, SIZES, AND MATERIAL OF ALL EXISTING UTILITIES WHICH ARE TO BE TAPPED OR EXTENDED ON SITE. ANY DEVIATIONS FROM PLAN INFORMATION SHALL BE PROVIDED TO THE ENGINEER IN WRITING WITHIN 24 HOURS AND PRIOR TO THE START OF CONSTRUCTION ON THAT IMPROVEMENT. SHOULD THE CONTRACTOR START WORK WITHOUT NOTIFICATION TO THE ENGINEER OF ANY DISCREPANCIES, HE WILL ASSUME ALL RESPONSIBILITY OF THE WORK NECESSARY TO COMPLETE THE PROJECT.
10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON RECORD PLANS BY THE CONTRACTOR.
11. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE VILLAGE OF GLEN ELLYN AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
    - 11.1. ILLINOIS DEPARTMENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
    - 11.2. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINIOS, LATEST EDITION.
    - 11.3. LOCAL MUNICIPAL REQUIREMENTS.
12. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
13. PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, ROADWAY, ETC. TO EXISTING GRADE. RESTORATION OF DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS IS THE RESPONSIBILITY OF THE CONTRACTOR. AREAS SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER.
14. CONTRACTOR TO ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE.
15. INVERTS AT BOTTOM OF MANHOLES AND CATCH BASINS MUST BE CHANNELIZED.
16. ALL ROOF LATERALS OUT OF THE BUILDING SHALL BE 6" PVC SDR 35 UNLESS OTHERWISE NOTED.
17. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
18. GRADES SHOWN ARE FINISHED GRADES. LANDSCAPED AREAS TO HAVE MINIMUM 6 INCHES OF TOPSOIL RESPREAD.
19. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND ISLANDS.
20. IN CASE OF ANY CONFLICT, MUNICIPAL SPECIFICATIONS, STANDARDS, AND DETAILS SHALL BE FOLLOWED.
21. ALL DETENTION PONDS SHALL HAVE A TWO FOOT THICK CLAY LINER BETWEEN THE BOTTOM OF THE POND AND THE NORMAL WATER LEVEL.
22. ALL FLARED END SECTIONS SHALL HAVE A GRATE INSTALLED.
23. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".
24. THE SLOPE BETWEEN TWO ELEVATIONS SHOWN ON THE GRADING PLAN MUST BE UNIFORM, AND THERE SHALL NOT BE ANY CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN ANY TWO MARKED POINTS.
25. ALL OPEN LID GRATES IN GRASSY AREAS TO BE BEEHIVE STYLE GRATES, (IDOT TY. 8).
26. SPOT ELEVATIONS AT TIE IN TO EXISTING CURB OR PAVEMENT ARE APPROXIMATE, CONTRACTOR TO MATCH EXISTING ELEVATIONS.

WATER NOTES

1. ALL WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, THE NOTES ON THE PLANS, AND IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE VILLAGE OF GLEN ELLYN.
2. ALL WATER SERVICES 2 INCHES AND SMALLER SHALL BE TYPE K-TYPE COPPER WITH NO COUPLINGS OTHER THAN FOR CURB STOPS TO BE INCLUDED IN THE INSTALLATION.
3. ALL WATER MAINS 3 INCHES AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 WITH EITHER MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.51, AWWA C151 AND ANSI A21.11, AWWA C111.
4. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI/AWWA.
5. ALL DIP WATER MAIN AND FITTINGS TO BE ENCASED IN 8-MIL POLYETHYLENE.
6. ALL FIRE HYDRANTS, VALVE TEES, AND BENDS MUST BE BRACED BY THE USED OF THRUST BLOCKING. PIPE JOINTS SHALL BE IN CONFORMANCE TO ANSI A21.11 AND FITTINGS IN CONFORMANCE TO ANSI A21.10, A21.51 AND AWWA C-151. WHERE NECESSARY MEGALUGS SHOULD BE USED TO RESTRAIN THE JOINTS IN LIEU OF OR IN ADDITION TO THRUST BLOCKING.
7. ALL WATER MAIN IS REQUIRED TO HAVE A MINIMUM DEPTH OF 5.5' MEASURED FROM PROPOSED FINISHED GRADE TO TOP OF PIPE.
8. ALL WATER MAIN MUST BE A MINIMUM OF 10' HORIZONTALLY FROM ANY SEWER LINES. IF THE NEW WATER MAIN IS PLACED WITHIN 10' OF AN EXISTING WATER SUPPLY, THE CONTRACTOR MUST FOLLOW ALL SPECIFICATIONS AND DETAILS FOUND IN "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". THE SAME SEPARATION ALSO APPLIES TO ALL SEWER STRUCTURES.
9. ALL WATER MAINS WILL BE STERILIZED AND BACTERIOLOGICAL TESTS PERFORMED, IN ACCORDANCE WITH AWWA STANDARD C600, C601, AND C603 SPECIFICATION FOR DISINFECTING WATER MAINS, AND WILL NOT BE PUT IN SERVICE UNTIL A SATISFACTORY REPORT IS IN EVIDENCE. WHEN CHLORINATING WATER MAINS TERMINATING INTO BUILDINGS, NO WATER SAMPLES SHALL BE TAKEN FROM TEMPORARY OR UNCOMPLETED CONNECTIONS.
10. PRESSURE CONNECTIONS SHALL BE MADE WITH A SPLIT CASE TAPPING SLEEVE. THE VALVE ADJACENT TO THE PRESSURE TAP SHALL BE PLACED INSIDE A VALVE VAULT.
11. WATER VALVE VAULTS MUST BE A TYPE A STRUCTURE AND CONFORM TO THE SAME SPECIFICATIONS AS PREVIOUSLY DETAILED FOR SEWER CONSTRUCTION. ALL ADJUSTMENTS AND FRAMES SHALL BE SEALED TO PREVENT INFILTRATION. ALL WATER VALVE VAULT LIDS, WHICH SHALL BE THE SAME HEAVY WEIGHT TYPE AS SPECIFIED FOR STORM SEWER, AND VALVE BOX LIDS SHALL BE IMPRINTED WITH THE WORD "WATER".
12. FOR MAINS 8" AND LESS A 48" VAULT MAY BE USED. FOR MAINS LARGER THAN 8" A 60" VAULT MUST BE PROVIDED. THE VALVE VAULT SHALL BE SEALED WITH THE USE OF CONCRETE BLOCKS AND MORTAR. ALL PIPES ENTERING THE MANHOLE SHALL HAVE A 2" WIDE MORTARED COLLAR ON BOTH THE INSIDE AND OUTSIDE WALLS OF THE VAULT. VALVE VAULTS MAY ALSO BE SEALED WITH THE USE OF RUBBER BOOTS. A DISTANCE OF APPROXIMATELY 12" MUST BE PROVIDED BETWEEN THE FLOOR OF THE VALVE VAULT AND THE BOTTOM OF THE VALVE. THIS WILL ALLOW SPACE FOR A CONCRETE PEDESTAL WITH A MINIMUM HEIGHT OF 12". THE PEDESTAL SHALL EQUAL THE WIDTH OF THE PIPE. A 1/2" LAYER OF PREFORMED JOINT FILLER SHALL BE PLACED BETWEEN THE PEDESTAL AND THE VALVE.
13. THE OPERATING NUT OF EACH VALVE SHALL BE LOCATED DIRECTLY BELOW THE MANHOLE OR VALVE BOX LID.
14. VALVE BOX CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL STANDARDS FOUND IN THE "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER AND SEWER MAIN IN ILLINOIS". VALVE BOXES SHALL BE SEALED AS TO NOT ALLOW THE ENTRANCE OF ANY LOOSE IMPEDIMENTS.
15. THE VALVE BOX SHALL BE PLACED VERTICAL WITH THE OPENING DIRECTLY ABOVE THE OPERATING NUT. ALL BOXES SHALL BE ADJUSTABLE WITH A MINIMUM OF 6" OF ADJUSTMENT REMAINING, AFTER THE BOX HAS BEEN BROUGHT TO MATCH EXISTING GRADE.
16. A MINIMUM OF 18" MUST BE PRESENT BETWEEN THE CENTER OF THE AUXILIARY VALVE AND THE FRONT OF THE HYDRANT TO ENSURE PROPER WRENCH CLEARANCE. ALL HYDRANTS WILL BE BRACED USING POURED IN PLACE CONCRETE BEHIND THE HYDRANT. THE SOLE USE OF RODS FOR BRACING THE HYDRANT WILL NOT BE PERMITTED. NO PART OF THE CONCRETE SHALL COME IN CONTACT WITH THE WEEP HOLE OF THE HYDRANT. A MINIMUM OF 1/2 C.Y. OF WASHED STONE SHALL BE PLACED AROUND THE HYDRANT AT THE WEEP HOLE. THIS STONE SHALL THEN BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENT FROM CLOGGING THE WEEP HOLE.
17. FIRE HYDRANTS SHALL BE OF THE COMPRESSION OR GATE TYPE, AS MANUFACTURED BY EAST JORDAN, OR APPROVED EQUAL CONFORMING TO THE LATEST AWWA SPECIFICATION, TESTED TO 300 PSI. HYDRANTS SHALL HAVE A MINIMUM FIVE AND ONE-QUARTER INCH VALVE OPENING AND BE PROVIDED WITH A FOUR AND ONE-HALF INCH PUMPER CONNECTION AND TWO, TWO AND ONE-HALF INCH HOSE CONNECTIONS WITH NATIONAL STANDARD THREAD.

REQUIRED WATER TESTING

ALL WATER MAIN AND SERVICE PIPE, FITTINGS, VALVES AND HYDRANTS SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI AFTER INSTALLATION. EACH SECTION OF WATER MAIN AND CONNECTIONS TO BE PRESSURE TESTED SHALL BE CAREFULLY FILLED WITH WATER TO EXPEL ALL TRAPPED AIR, AND THE TEST PRESSURE SHALL BE APPLIED BY USE OF A PUMP CONNECTED TO A TAP IN THE PIPE. THE TEST PRESSURE SHALL HOLD WITHOUT PRESSURE LOSS OR FURTHER PRESSURE APPLICATION FOR A DURATION OF TWO HOURS. IN THE EVENT OF A PRESSURE LOSS, THE CONTRACTOR SHALL LOCATE AND CORRECT ALL LEAKS, AND THEN REPEAT THE HYDROSTATIC PRESSURE TEST UNTIL SATISFACTORY TO THE VILLAGE OF GLEN ELLYN ENGINEER. THE DISTRICT MUST BE CONTACTED AT LEAST 24 HOURS PRIOR TO PRESSURE TESTING THE WATER MAIN.

DISINFECTION

AFTER THE WATER MAIN WORK HAS BEEN SATISFACTORILY COMPLETED, INCLUDING PRESSURE AND LEAKAGE TESTING, THE CONTRACTOR SHALL FURNISH EQUIPMENT AND CHEMICALS NECESSARY TO PROPERLY DISINFECT THE WORK IN ACCORDANCE WITH THE LATEST REVISION OF AWWA STANDARD C601. CHLORINE WHICH MAY BE USED IN THE DISINFECTING SOLUTIONS IS CHLORINE GAS ONLY. DISINFECTING SOLUTIONS SHALL BE APPLIED BY CONTINUOUS FEED METHOD UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER, AND SHALL CONTAIN A MINIMUM OF 50 MILLIGRAMS PER LITER (mg/L) OF AVAILABLE CHLORINE. THE DISINFECTING SOLUTION SHALL BE RETAINED IN THE MAIN FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER WHICH THE WATER SHALL CONTAIN NO LESS THAN 25 mg/L CHLORINE THROUGHOUT THE NEW WORK. AFTER THE 24 HOUR RETENTION PERIOD, THE DISINFECTING SOLUTION SHALL BE FLUSHED FROM THE MAIN UNTIL THE CHLORINE CONCENTRATION IN THE WATER FLOWING FROM THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE OWNER'S SYSTEM, OR LESS THAN 1mg/L.

STORM SEWER

1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, LATEST EDITION, AND REVISIONS THERETO, THE NOTES IN THE PLANS, AND IN ACCORDANCE WITH THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN.
2. ALL STORM SEWER SHALL BE CLASS IV REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-361, PVC SDR-26, OR DUCTILE IRON PIPE CLASS 52 AS CALLED OUT ON THE PLANS. TRENCH SHALL BE BACKFILLED WITH COMPACTED CA-7. RUBBER GASKETS SHALL BE USED.
3. ALL MANHOLES AND INLET STRUCTURES SHALL BE PRECAST REINFORCED CONCRETE MANUFACTURED TO A.S.T.M. DESIGNATION C-478.
4. SEE DETAIL SHEET FOR MANHOLE FRAMES AND GRATES.
5. AFTER THE STRUCTURE HAS PROPERLY SET AND PIPE HAS BEEN CONNECTED, ALL REMAINING OPENINGS TO THE STRUCTURE SHALL BE MORTARED. THIS INCLUDES BUT IS NOT LIMITED TO LIFT HOLES AND VOIDS AROUND CONNECTING PIPE. PRECAST ELEMENTS MUST BE SEALED WITH A BUTYL RUBBER JOINT SEALANT AND BE TUCKPOINTED WITH HYDRAULIC CEMENT. CONNECTING PIPE SHALL BE MORTARED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURE.
6. ALL STRUCTURES SHALL HAVE THE ADJUSTMENT RINGS AND FRAME SEALED WITH A RUBBER GASKET. ADJUSTMENT RINGS SHALL BE RUBBER, EJIW INFRARISER OR APPROVED EQUAL.
7. ALL STRUCTURES SHALL HAVE THE FRAME AND LID OR GRATE PARALLEL TO THE SURROUNDING GRADE LINE. CASTINGS SHALL NOT BE SET ON SLOPES IN LEVEL AREAS AND VICE VERSA. IF A CASTING IS TO BE PLACED ON A SLOPE (I.E. STEEP DRIVE APPROACH) IT SHALL BE PROPERLY SLOPED WITH THE USE OF CONCRETE MORTAR AND BRICKS. BITUMINOUS MASTIC IS PERMITTED WHEN COMBINED WITH THE USE OF CONCRETE OR MORTAR.

SANITARY SEWER CONSTRUCTION

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AND REVISIONS THERETO, THE NOTES AND ON THE PLANS, AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE VILLAGE OF GLEN ELLYN.
2. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER SUCH AS GROUND AND SURFACE WATER FROM ENTERING THE EXISTING SANITARY SEWERS.
3. THE CONTRACTOR SHALL BE PROHIBITED FROM DISCHARGING ANY UNPOLLUTED WATER IN TO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OR FLOATING LINES FOR THE DEFLECTION TEST WITHOUT PRIOR APPROVAL.
4. ALL SANITARY SEWERS 15" AND LESS IN DIAMETER SHALL BE PVC COMPOSITE SEWER PIPE, IN ACCORDANCE WITH A.S.T.M. D-2680, WITH PVC COMPOSITE SEWER PIPE HAVING ELASTOMERIC SEALS, PER A.S.T.M. D-3112, OR EQUAL, OR PVC SEWER PIPE IN ACCORDANCE WITH A.S.T.M. D-3034 WITH ELASTOMERIC SEALS PER D-3212. SANITARY SEWER SERVICES SHALL BE 6" MINIMUM SIZE. 6" SERVICE SHALL BE PVC SDR 26 PIPE, IN CONFORMANCE WITH A.S.T.M. D-3034. PVC SHALL HAVE FLEXIBLE ELASTOMERIC SEALS PER A.S.T.M. D-3212. WATER-MAIN-QUALITY SANITARY SEWERS TO COMPLY WITH ASTM D2241.
5. ALL MANHOLES SHALL BE PRECAST, REINFORCED CONCRETE SECTIONS, 48" INSIDE DIAMETER MINIMUM, WITH PRECAST, REINFORCED CONCRETE OFF-SET CONES, MANUFACTURED TO A.S.T.M. C-478. ALL SANITARY MANHOLES SHALL HAVE CRETEX OR APPROVED EQUAL, INTERNAL GRADE ADJUSTMENT SKIRTS. ADJUSTMENTS TO FINISHED GRADE SHALL BE ACCOMPLISHED USING EJIW INFRA-RISER OR APPROVED EQUAL, RUBBERIZED GRADE ADJUSTING RINGS.
6. ALL ADJUSTMENT RINGS AND FRAMES SHALL BE SEALED. THE INSIDE OF THE STRUCTURE SHALL BE SEALED WITH CONCRETE MORTAR. THE OUTSIDE OF THE MANHOLE SHALL BE SEALED WITH AN INFASHIELD RUBBER GASKET. THIS GASKET SHALL ENCOMPASS ALL ADJUSTMENT RINGS, AND FORM A WATERPROOF SEAL BETWEEN THE STRUCTURE AND FRAME.
7. ALL STRUCTURES SHALL BE A TYPE A MANHOLE WITH A POURED BENCH AND TROUGH. THE BENCH AND TROUGH OF THE STRUCTURE SHALL BE POURED CONCRETE, WITH A SMOOTH FINISH. THE BENCH SHALL BE A MINIMUM HEIGHT OF ONE-HALF OF THE DIAMETER OF THE CONNECTING PIPE AND EXTEND TO THE INSIDE WALLS OF THE MANHOLES. ANY CHANGE IN DIRECTION SHOULD BE MADE WITH THE USE OF ROUNDED TURNS. SHARP ANGLES WILL BE NOT BE PERMITTED IN THE REDIRECTION OF SEWER FLOW.
8. SANITARY MANHOLE LIDS SHALL BE A NEENAH HEAVY WEIGHT TYPE R-1712-C (WEIGHT 365 LBS), EAST JORDAN 1051 (WEIGHT 375 LBS) OR APPROVED EQUAL. ALL SANITARY LIDS ARE REQUIRED TO BE SELF SEALING WITH A CONCEALED PICK HOLE.
9. SANITARY SEWER MANHOLES WITH INTERNAL DROPS TWO FEET OR LESS SHALL HAVE A PRECAST CONCRETE TROUGH BUILT IN THE STRUCTURE TO OBTAIN A SMOOTH FLOW TRANSITION FROM THE UPSTREAM PIPE INVERT TO THE DOWNSTREAM PIPE INVERT.
10. BAND SEAL, OR SIMILAR COUPLINGS SHALL BE USED IN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    - A. CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOL "SEWER TAP" MACHINE (OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
    - B. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    - C. WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHERE A SEWER MAIN LATERAL OR BUILDING SERVICE SEWER CROSSES A WATERMAIN, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE PROVIDED BETWEEN THE TOP OF THE SEWER PIPE AND THE BOTTOM OF THE WATER PIPE. WHERE THE 18" VERTICAL SEPARATION IS NOT PROVIDED, THE SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY PIPE. ADDITIONALLY, THE SANITARY SEWER SHALL BE SUPPORTED AS INDICATED IN THE "STANDARD SPECIFICATIONS".

REQUIRED SANITARY SEWER TESTING

1. THE ENGINEER SHALL DETERMINE DURING CONSTRUCTION WHETHER INFILTRATION OR EXFILTRATION TESTING SHALL BE REQUIRED. MAXIMUM ALLOWABLE INFILTRATION SHALL BE 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE. THE USE OF A V-NOTCH WEIR OR A PLUG WITH SPIGOT TO MEASURE FLOWS SHALL BE DETERMINED BY THE ENGINEER PRIOR TO THE TEST.
2. THE SANITARY SEWER SHALL BE TELEVISED BY THE CONTRACTOR AND A VIDEO TAPE RECORD SHALL BE MADE AND TURNED OVER TO THE VILLAGE OF GLEN ELLYN.
3. ALL SANITARY SEWERS WILL BE AIR TESTED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE VILLAGE OF GLEN ELLYN ENGINEER. ALL TESTING WILL BE DONE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION.
4. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244-02 STANDARDS AND LEAKAGE TESTED IN ACCORDANCE WITH ASTM C-1969-94 & ASTM C-1244-93 STANDARDS.

DEFLECTION TESTING FOR FLEXIBLE THERMOPLASTIC PIPE

ALL PIPELINE SHALL BE TESTED FOR EXCESS DEFLECTION BY PULLING A "GO - NO GO" MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANDREL SHALL BE SIZED IN ACCORDANCE WITH THE TESTING LIMITS GIVEN BELOW, AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION. WHEREVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES.

WHERE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED.

SAMPLING SHALL BE PERFORMED ON ALL SEWER PIPELINE BY THE ENGINEER.

DEFLECTION LIMITS FOR FLEXIBLE THERMOPLASTIC PIPES:

DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE "BASE I.D." (INTEGRAL DIAMETER) OF THE PIPE. "BASE I.D." (INTEGRAL DIAMETER) OF THE PIPE. "BASE I.D." SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING:

AVG ID = AVG OD – 2(1.06)T
TOLERANCE PACKAGE = (A2+B2+B2+C2)/2
WHERE:
A = OD TOLERANCE (ASTM D3034)
B = EXCESS WALL THICKNESS TOLERANCE = 0.06T
C = OUT OF ROUNDNESS TOLERANCE = 0.015 (AVERAGE OD)
T = MINIMUM WALL THICKNESS (ASTM D3034)

BASE ID = AVG. ID – TOLERANCE PACKAGE

UTILITY CONTACTS

ELECTRICAL SERVICE

AGENCY: COMED
ADDRESS:
CONTACT: ADAM ADDAMS
PHONE: 779-231-2860
EMAIL: ADAM.ADDAMS@COMED.COM

GAS SERVICE

AGENCY: NICOR
ADDRESS:
CONTACT: CHRISTINA BOOKER
PHONE: 630-518-9531
EMAIL: CHBOOKER@SOUTHERNCO.COM

TELEPHONE SERVICE

AGENCY: AT&T
ADDRESS: 1000 COMMERCE DRIVE, SUITE FLOOR 1, OAK BROOK, IL 60523
CONTACT: ERIC DOTY
PHONE: 630-573-6404
EMAIL: ED8292@ATT.COM

SANITARY SEWER SERVICE

AGENCY: VILLAGE OF GLEN ELLYN
ADDRESS: 535 DUANE STREET, GLEN ELLYN, IL 60137
CONTACT: RAY FANO
PHONE: 630-547-5252
EMAIL: RFANO@GLENELLYN.ORG

STORM SEWER SERVICE

AGENCY: VILLAGE OF GLEN ELLYN
ADDRESS: 535 DUANE STREET, GLEN ELLYN, IL 60137
CONTACT: RAY FANO
PHONE: 630-547-5252
EMAIL: RFANO@GLENELLYN.ORG

WATER SERVICE

AGENCY: VILLAGE OF GLEN ELLYN
ADDRESS: 535 DUANE STREET, GLEN ELLYN, IL 60137
CONTACT: RAY FANO
PHONE: 630-547-5252
EMAIL: RFANO@GLENELLYN.ORG

SEAL

No.	DATE	REVISION
	05/26/23	REVISED PER VILLAGE COMMENTS

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

GENERAL NOTES

SHEET NO.
C001

Layout Tab Name: C001 GENERAL NOTES, Images: , Xrefs: 083213-TBLK.dwg
Last Saved By:cooke, 5/15/2023 5:09:11 PM
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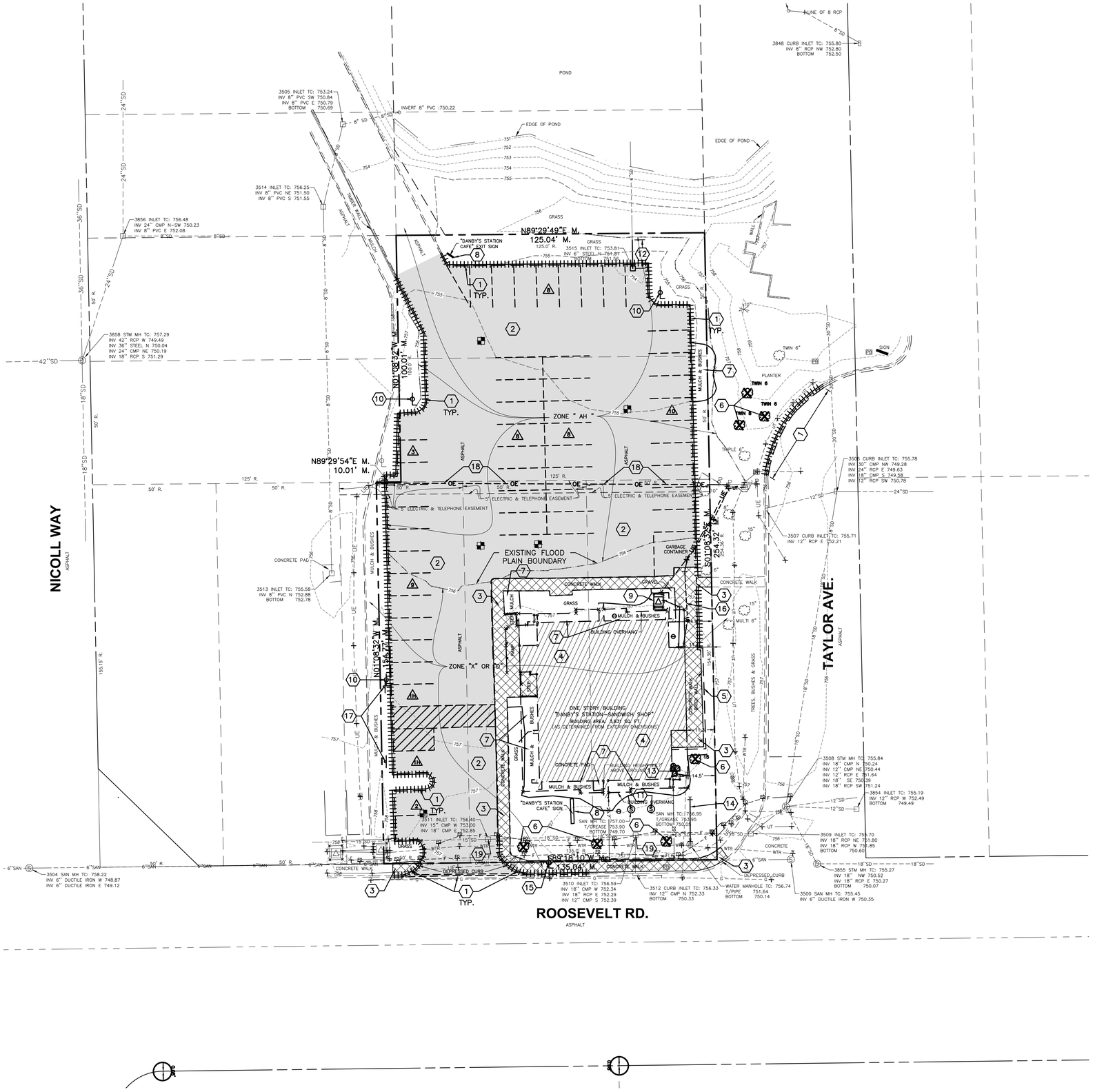

EXISTING LEGEND

- STORM MANHOLE
- CURB INLET
- CATCH BASIN
- FIRE HYD.
- WATER VALVE
- WATER MANHOLE
- SPRINKLER CONTROL VALVE
- GAS METER
- ELEC. TRANSFORMER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CLEANOUT
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL PULL BOX
- SANITARY MANHOLE
- SIGN
- BENCHMARK
- OE — OVERHEAD ELECTRIC
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- G — UNDERGROUND GAS
- SD — STORM
- SAN — SANITARY
- WTR — WATER
- x — FENCE
- EXISTING CURB (AND GUTTER)
- TC — TOP OF CASTING

N

DEMOLITION LEGEND

1. SAWCUT AND REMOVE EXISTING CURB AND GUTTER
2. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT FULL DEPTH
3. SAWCUT AND REMOVE EXISTING CONCRETE FULL DEPTH
4. REMOVE EXISTING BUILDING AND ASSOCIATED FOUNDATIONS
5. REMOVE EXISTING WALL
6. REMOVE EXISTING TREE
7. REMOVE EXISTING MULCH & SHRUBS
8. REMOVE EXISTING DEVELOPMENT SIGN
9. REMOVE EXISTING TRANSFORMER & ELECTRIC SERVICE
10. REMOVE EXISTING LIGHTPOLE
11. REMOVE EXISTING SANITARY SERVICE AND GREASE TRAP. CAP AT MAIN.
12. REMOVE EXISTING STORM SEWER & STRUCTURE
13. REMOVE EXISTING GAS SERVICE & METER
14. REMOVE EXISTING WATERMAIN SERVICE. CAP AT MAIN.
15. CITY STREET LIGHT POLE TO BE RELOCATED. SEE NOTE 11 AND SHEET C200 FOR NEW LOCATION..
16. REMOVE EXISTING TELEPHONE SERVICE.
17. REMOVE EXISTING ADA SIGNAGE.
18. CONTRACTOR TO COORDINATE WITH COMED FOR REMOVAL OF OVERHEAD ELECTRIC LINES TO BE BURIED
19. EXISTING STORM INLET TO REMAIN. REFER TO SHEET C300 FOR MODIFICATIONS NEEDED.

DEMOLITION NOTES

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
2. CALL J.U.L.I.E. (1–800–892–0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF UTILITIES ON SITE OR CROSSING THE SITE TO SERVICE ADJACENT PROPERTIES. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS, DURING OCCUPIED HOURS, EXCEPT WHEN PERMITTED BY OTHERS.
4. DEMOLISH AND COMPLETELY REMOVE FROM SITE, EXISTING UNDERGROUND UTILITIES INDICATED TO BE REMOVED. COORDINATE WITH UTILITY COMPANIES FOR SHUT–OFF OF SERVICES, IF LINES ARE ACTIVE.
5. EXISTING PAVEMENT AND CONCRETE PAVEMENTS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
6. MATERIAL CREATED AS A RESULT OF BUILDING DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
8. PAVEMENT DAMAGED DUE TO THE REMOVAL OF EXISTING CURB SHALL BE SAWCUT, REMOVED AND REPLACED IN KIND.
9. A FULL DEPTH SAWCUT SHALL BE PROVIDED IN ALL AREAS WHERE PROPOSED PAVEMENT OR CURB AND GUTTER MEETS EXISTING PAVEMENT.
10. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.
11. THE VILLAGE DOES NOT ALLOW ANY UNDERGROUND WIRE SPLICES. APPROX. 20' OF NEW 1–1/2" CONDUIT SHOULD BE PLACED FROM THE ORIGINAL LOCATION TO THE NEW LOCATION. NEW WIRING WILL NEED TO BE PULLED IN LIKE COLORS AND SIZE TO EXISTING. PROPOSED FOUNDATION SHALL MATCH DETAIL SHOWN ON C603.
12. ALL DISCONNECTIONS OF EXISTING UTILITY SERVICES SHALL BE PERMANENT DISCONNECTIONS AT THE UTILITY MAIN.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" – STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL–38) AND IL–53 – SEE VICINITY MAP ON SHEET C000–COVER FOR LOCATION.

ELEVATION = 765.46'

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	07/24/23	REVISED PER VILLAGE COMMENTS
	05/26/23	REVISED PER VILLAGE COMMENTS

SEAL

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080
WOOLPERT
ARCHITECTURE | ENGINEERING | CONSULTING

SITE IMPROVEMENT PLANS POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

EXISTING CONDITIONS - DEMO PLAN

SHEET NO.
C100

Layout Tab Name: C100 EXISTING CONDITIONS – DEMO PLAN, Images: glen ellyn aerial.jpg: , Xrefs: 083213–X.dwg; 083213–P.dwg; 083213–TBLK.dwg
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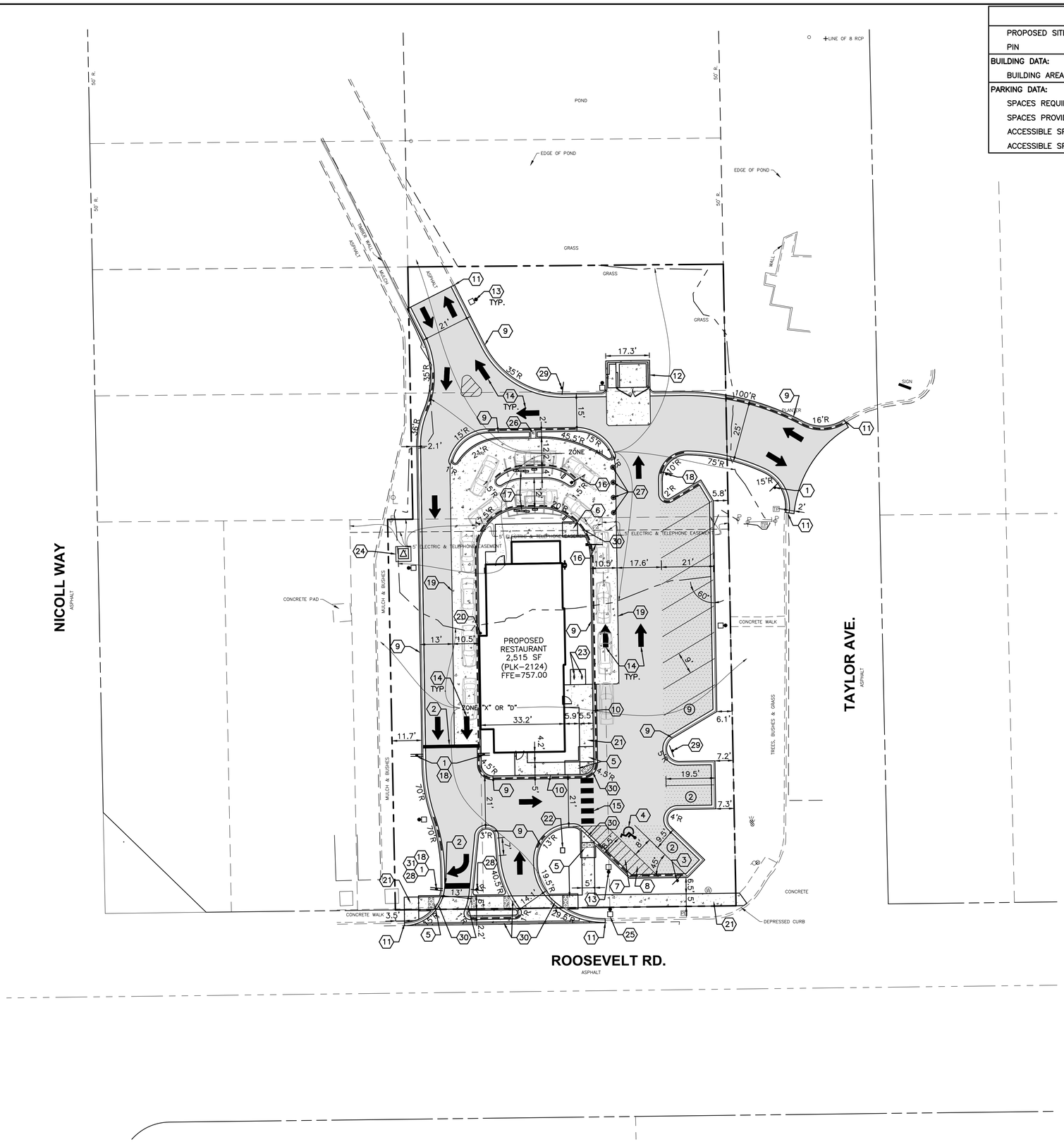

SITE DATA

PROPOSED SITE AREA	0.766 ACRES
PIN	05-14-423-038
BUILDING DATA:	
BUILDING AREA	2,515 SQ. FT.
PARKING DATA:	
SPACES REQUIRED	8 (1 SPACE/3 SEATS)
SPACES PROVIDED	13
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1

SITE LEGEND

- INDICATES LIGHT DUTY PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE PAVEMENT/SIDEWALK–SEE DETAILS FOR PAVEMENT COMPOSITION
- LIGHT POLES
- EXISTING CURB AND GUTTER
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- (10) INDICATES ROW PARKING COUNT
- (13 SPACES) INDICATES PARKING TOTAL FOR SURROUNDING AREA
- PROPERTY BOUNDARY

N

SITE KEY NOTES

NO.	DESCRIPTION
1	"STOP" SIGN, R1–1
2	24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3	ACCESSIBLE PARKING SIGN
4	ACCESSIBLE PARKING SYMBOL
5	ACCESSIBLE RAMP WITH DETECTABLE WARNING
6	SIDEWALK RAMP
7	ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
8	PAINT 2' WIDE STRIPES @ 4' O.C. CENTERED ON ENTRY, TRAFFIC WHITE PAINT
9	CURB AND GUTTER
10	INTERGRAL SIDEWALK & CURB AND GUTTER
11	BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
12	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
13	LIGHT POLE LOCATION
14	DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
15	CROSSWALK, PAINT 12~4" WIDE STRIPES AT 2' O.C. CENTERED ON ENTRY, TRAFFIC WHITE PAINT
16	HEIGHT CLEARANCE BAR
17	DRIVE THROUGH EQUIPMENT (BY OTHERS)
18	"DO NOT ENTER" SIGN
19	4" TRAFFIC WHITE PAINT
20	CONCRETE BOLLARD
21	CONCRETE SIDEWALK
22	DEVELOPMENT SIGN LOCATION (REFER TO SIGNAGE VENDOR PLANS)
23	BICYCLE RACKS
24	CONCRETE TRANSFORMER PAD
25	RELOCATED CITY STREET LIGHT POLE
26	2' WIDE CURB CUT
27	FLEXIBLE DELINEATOR ROUND POST WITH BASE
28	"NO LEFT TURN" SIGN
29	"PARKING LOT SUBJECT TO FLOODING" SIGN
30	DEPRESSED CURB & GUTTER
31	"KEEP RIGHT" SIGNAGE

SITE NOTES

1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
4. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
7. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS. CONTRACTOR TO PROVIDE 8" AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
8. AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" – STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL–38) AND IL–53 – SEE VICINITY MAP ON SHEET C000–COVER FOR LOCATION.

ELEVATION = 765.46'

Call Before You Dig
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Simply Call 811

0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	07/24/23	REVISED PER VILLAGE COMMENTS
	05/26/23	REVISED PER VILLAGE COMMENTS

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080
WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

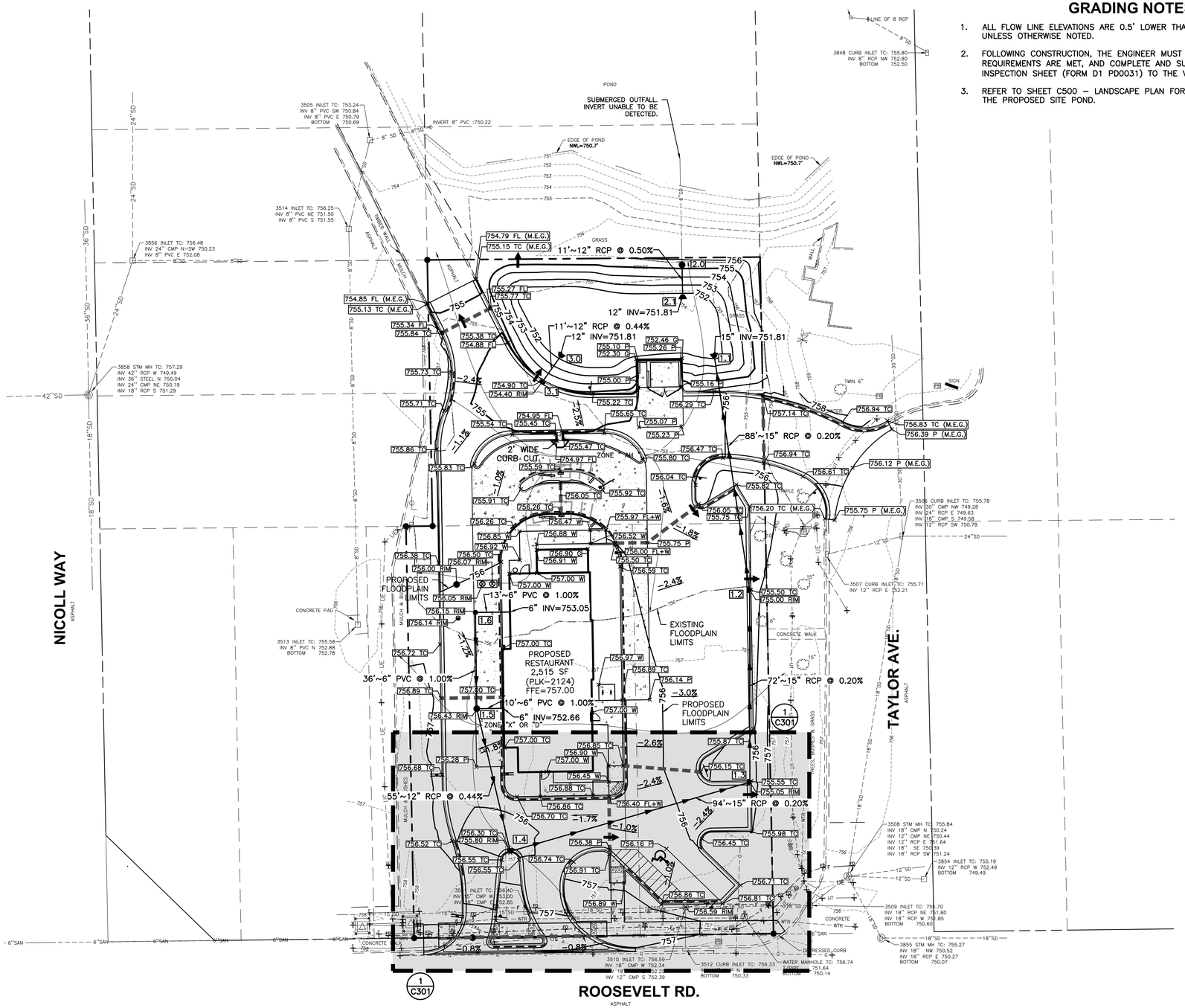
SITE IMPROVEMENT PLANS
POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

SITE PLAN

SHEET NO.
C200

Layout Tab Name: C200 SITE PLAN, Images: glen ellyn aerial.jpg: R1-RO w Signage Detail_24 ft Island_091817.jpg: , Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-TBLK.dwg
Last Saved By:cooke, 7/24/2023 4:18:11 PM
G:\DE\Clients\Aby Groups\083213 - Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\Cd\083213-C200-SIT.dwg Plotted By:Cooke, Jake Plotted:July 24, 2023, 5:12:28 PM



GRADING NOTES

1. ALL FLOW LINE ELEVATIONS ARE 0.5' LOWER THAN TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
2. FOLLOWING CONSTRUCTION, THE ENGINEER MUST CERTIFY THAT ACCESSIBILITY REQUIREMENTS ARE MET, AND COMPLETE AND SUBMIT THE IDOT/ADA/PROWAG INSPECTION SHEET (FORM D1 PD0031) TO THE VILLAGE.
3. REFER TO SHEET C500 – LANDSCAPE PLAN FOR PROPOSED PLANTINGS WITHIN THE PROPOSED SITE POND.

GRADING LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- 803 — EXISTING 1' CONTOUR
- 810 — EXISTING 5' CONTOUR
- 803 — PROPOSED 1' CONTOUR
- 810 — PROPOSED 5' CONTOUR
- PROPOSED STORM DRAIN
- PAVEMENT BREAKLINE
- DIRECTION OF FLOW
- OVERLAND FLOW ROUTE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEANOUT
- BENCHMARK
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- 1 / C700 — INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- 1.0 — PROPOSED STORM STRUCTURE CALLOUT

PROPOSED ELEVATIONS LEGEND

- 800.00 TC — ELEVATION AT TOP OF CURB
- 800.00 FL — ELEVATION AT FLOW LINE
- 800.00 P — ELEVATION AT TOP OF PAVEMENT
- 800.00 G — ELEVATION AT GRADE
- 800.00 S — ELEVATION AT TOP OF SLAB
- 800.00 W — ELEVATION AT TOP OF WALK
- 800.00 RIM — TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- M.E.G. — ELEVATION TO MATCH EXISTING GRADE

EXISTING ELEVATIONS LEGEND

- 800.00 TC — TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- 800.00 — SPOT ELEVATION

N

STORM STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	RIM/GRATE	INVERT
1.1	FLARED END SECTION		15" = 751.81 (S)
1.2	CURB INLET	755.00	15" = 751.99 (S) 15" = 751.99 (N)
1.3	CURB INLET	755.05	15" = 752.13 (W) 15" = 752.13 (N)
1.4	CURB INLET	755.80	15" = 752.32 (E) 12" = 752.32 (N)
1.5	STORM MANHOLE 48" DIA	756.43	6" = 752.56 (N) 12" = 752.56 (S) 6" = 752.56 (E)
1.6	CLEAN OUT	756.15	6" = 752.92 (E) 6" = 752.92 (S)
2.0	STORM MANHOLE 48" DIA	755.43	12" = 751.75 (S) 6" = 751.75 (N)*
2.1	FLARED END SECTION		12" = 751.81 (N)
3.0	FLARED END SECTION		12" = 751.81 (SW)
3.1	CURB INLET	754.40	12" = 751.86 (NE)

*NOTE: CONTRACTOR TO FIELD VERIFY EXISTING INFORMATION. NOTIFY ENGINEER IF ANY DISCREPANCIES.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

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ELEVATION = 765.46'

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GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	05/26/23	REVISED PER VILLAGE COMMENTS

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080
WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

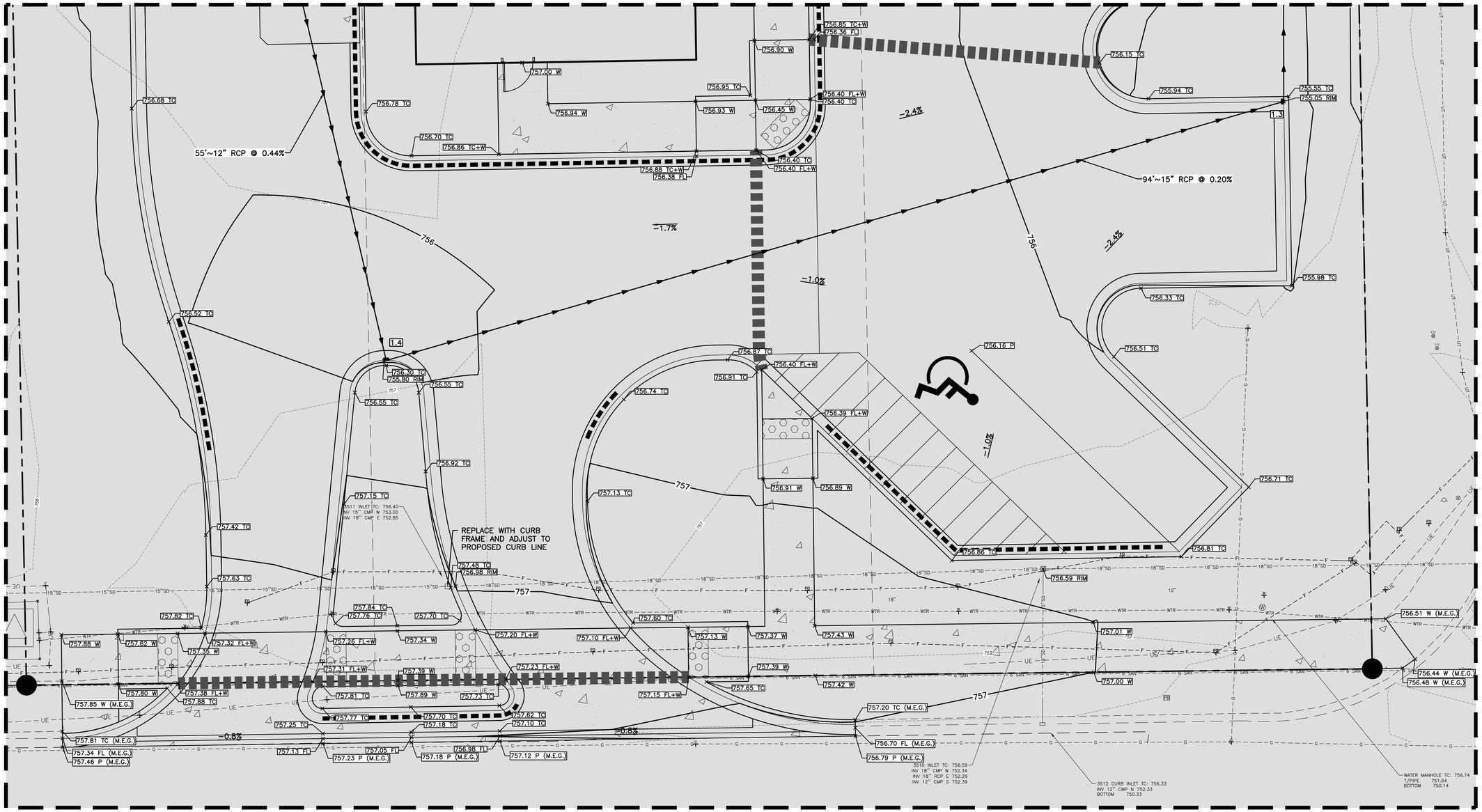
SITE IMPROVEMENT PLANS POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

GRADING PLAN

SHEET NO.
C300

Layout Tab Name: C300 GRADING PLAN, Images: glen ellyn aerial.jpg: RI-RO w Signage Detail_24 ft Island_091817.jpg: , Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-TBLK.dwg
Last Saved By:cooke, 5/26/2023 8:03:12 PM
G:\DE\Clients\Any Groups\083213 - Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\Cd\083213-C300-GRA.dwg Plotted By:Cooke, Jake Plotted:July 24, 2023, 6:01:21 PM



1
C301

N

BENCHMARK:

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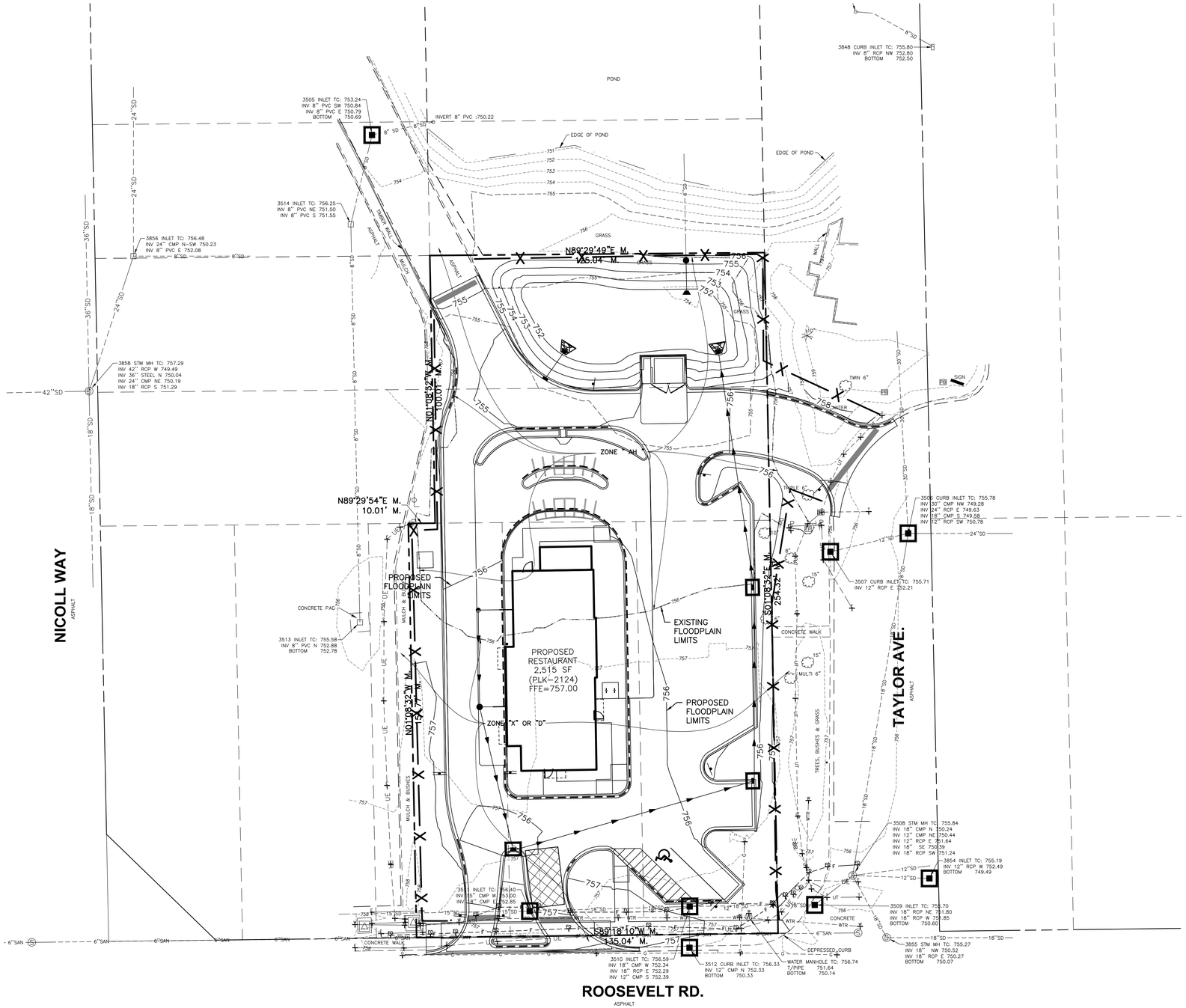
SITE IMPROVEMENT PLANS
POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

GRADING DETAIL

SHEET NO.
C301

Layout Tab Name: C301 GRADING DETAIL, Images: glen ellyn aerial.jpg: RI-RO w Signage Detail_24 ft Island_091817.jpg: , Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-TBLK.dwg
Last Saved By:cooke, 5/26/2023 8:03:12 PM
G:\DE\Clients\Aby Groups\083213 - Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\Cd\083213-C300-GRA.dwg Plotted By:Cooke, Jake Plotted:July 24, 2023, 6:01:23 PM



EROSION CONTROL LEGEND

- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CURB INLET PROTECTION
- RIP RAP (SEE DETAIL)
- SILT LOG

N

EROSION CONTROL NOTES

1. SOIL TRACKED OFF–SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PAVEMENTS AS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
2. INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS BEEN PAVED AND ALL ISLANDS/GRASS AREAS HAVE BEEN MULCHED/SEEDED.
3. CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND INLETS OR IS DEPOSITED ON–SITE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
4. EROSION CONTROL DEVICES AS SHOWN ARE THE MINIMUM PROTECTION REQUIREMENTS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.
5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE.
6. CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. INSTALL ADDITIONAL CONTROL MEASURES IF DEEMED NECESSARY BY ONSITE INSPECTION.
9. CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
10. INLET PROTECTION SHALL BE AN INLET PROTECTOR MANUFACTURED BY MAR–MAC OR IPP INLET FILTER OR APPROVED EQUAL.
11. SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC. SOIL STOCKPILES AND CONSTRUCTION MATERIALS TO REMAIN IN PLACE MORE THAN ONE WORKDAY MUST BE LOCATED OUTSIDE OF THE FLOODPLAIN. STOCKPILES MUST BE SURROUNDED BY A DOUBLE ROW OF SILT FENCE OR ANOTHER EQUIVALENT DOUBLE MEASURE.
12. ALL RIP RAP TO BE MIN. 8" DIAMETER (IDOT GRADATION 3).
13. SIDE SLOPES 8:1 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET BY THE SITE CONTRACTOR. EROSION CONTROL BLANKET SHALL BE TYPE SC150. STRAW/FIBER EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN COMPANY, OR AN ENGINEER APPROVED EQUAL.
14. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO THE EXISTING APRON OR APPROVED GRAVEL ACCESS AND GRAVEL DRIVE. SAID ACCESS AND DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE FOUNDATION.
15. ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
16. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
17. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
18. REFER TO THE LANDSCAPE PLAN – SHEET C500 FOR HOW GREEN SPACE WILL BE RESTORED.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

1. INSTALL PERIMETER SE/SC MEASURES SUCH AS SILT FENCE AND A STABILIZED CONSTRUCTION ENTRANCE.
2. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. MAINTENANCE FOR SE/SC MEASURES MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 0.5–INCH OR GREATER RAINFALL EVENT.
3. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET AND OUTLET PROTECTION (SEE DETAIL)
4. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET
5. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
6. INSTALL CONCRETE AND ASPHALT PAVEMENT
7. REMOVE ALL TEMPORARY SE/SC MEASURES

BENCHMARK:

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DATE 02/14/23
DES. JC
DR. DH
CKD. RG

3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080
WOOLPERT
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SITE IMPROVEMENT PLANS POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

EROSION CONTROL PLAN

SHEET NO.
C310

Layout Tab Name: C310 EROSION CONTROL PLAN, Images: glen ellyn aerial.jpg: RI–RO w Signage Detail_24 ft Island_091817.jpg: , Xrefs: 083213–X.dwg; 083213–P.dwg; 083213–TBLK.dwg
Last Saved By:cooke, 5/26/2023 8:40:32 PM
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EROSION CONTROL REQUIREMENTS FOR COMPLIANCE WITH EPA'S GENERAL PERMIT FOR CONSTRUCTION

1. THE EROSION CONTROL MEASURES INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN (GRADING/EROSION CONTROL PLAN AND EROSION CONTROL DETAILS) SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THESE PLANS, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL AT THE OUTFALL OF THE STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL.
2. THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL STATE OR LOCAL REGULATIONS REGARDING WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEMS.
3. PUBLIC OR PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. BULK CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION. SEDIMENT SHALL BE REMOVED AT THE END OF EACH WORKDAY.
4. ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH FILTER FABRIC OR EQUIVALENT BARRIERS AS SHOWN ON THESE PLANS.
5. EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, ALL DISTURBED AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS. PERMANENT SOIL STABILIZATION SHALL BE PROVIDED WITHIN 7 DAYS AFTER FINAL GRADE IS ESTABLISHED.
6. THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL, AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.
7. DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES, IF REQUIRED, WITH THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 1987, AND THE STORMWATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.
8. ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NPDES PERMIT FOR GENERAL CONSTRUCTION AND ALL PRACTICES WILL MEET OR EXCEED THOSE DETAILED IN THE ILLINOIS URBAN MANUAL.
9. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL.
10. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE NPDES PERMITS.
11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
12. THIS EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
13. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (I.E. PERIMETER SILT FENCE). STOCKPILES TO REMAIN IN PLACE FOR 21 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
14. ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE ONLY.
15. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
16. ANY SEDIMENT REACHING THE STORM SEWER SYSTEM SHALL BE REMOVED FROM THE SEWER AND NOT FLUSHED DOWNSTREAM.
17. ANY ERODED SEDIMENT CAPTURED IN DETENTION, RETENTION, OR DEPRESSION STORAGE AREAS SHALL BE REMOVED BY THE APPLICANT BEFORE PROJECT COMPLETION.
18. WIND EROSION AND CONTROLLING DUST ON THE PROJECT SITE SHALL BE ADDRESSED BY USING THE FOLLOWING METHODS (OR APPROVED EQUAL):
    a. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
    b. PROVIDE GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
19. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
20. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".

1 / C311

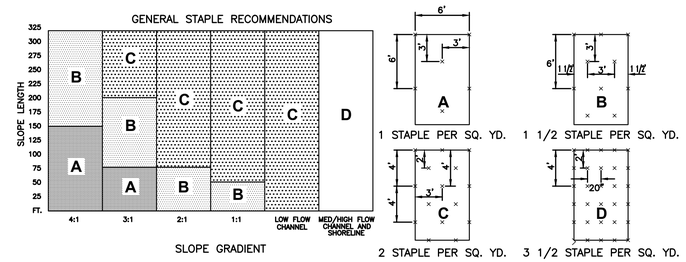
STABILIZATION TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B											
TEMPORARY SEEDING			C			*	D*					
SODDING			E**									
MULCHING	F											

A = KENTUCKY BLUEGRASS @ 90 LBS/AC. MIXED WITH PERENNIAL RYEGRASS @ 30 LBS/AC.
B = KENTUCKY BLUEGRASS @ 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS @ 45 LBS/AC. PLUS 2 TON/AC. STRAW MULCH
C = SPRING OATS @ 100 LBS/AC.
D = WHEAT OR CEREAL RYE @ 150 LBS/AC
E = SOD
F = STRAW MULCH @ 2 TONS/AC.
* = IRRIGATION NEEDED DURING JUNE AND JULY
** = IRRIGATION NEEDED FOR 2-3 WEEKS AFTER APPLYING SOD

REF. = SCS "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS".

TYPICAL SOIL PROTECTION DETAIL
NTS

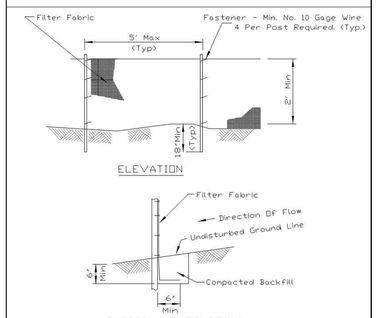
2 / C311



NOTE:
1. CHANNEL LINING UTILIZE STAPLE PATTERN "C" WITH ADDITIONAL STAPLES ON SIDE SLOPES AT PROJECTED WATER LINE.
2. STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION CONTROL BLANKETS. STAPLE PATTERNS MAY VERY DEPENDING UPON SOIL TYPE AND AVERAGE RAINFALL.
3. AT SLOPE LENGTHS GREATER THAN 300 FEET OR WHERE DRAINAGE OVER LARGE AREAS IS DIRECTED ONTO THE BLANKETS, STAPLE PATTERN "C" SHOULD BE UTILIZED.
4. EROSION CONTROL MAT SHALL BE PLACED ON ALL DISTURBED AREAS

EROSION CONTROL MAT INSTALLATION GUIDE DETAIL
NTS

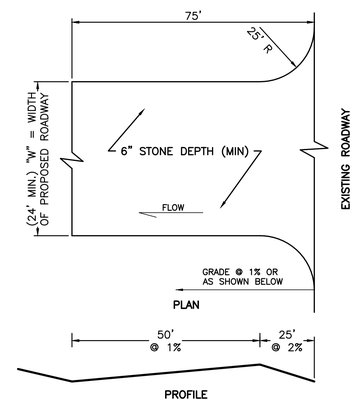
3 / C311



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table I or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE			STANDARD DWG. NO.
Project			IUM-620A
Designed	Date		SHEET 1 OF 2
Checked	Date		DATE 7-16-15
Approved	Date		

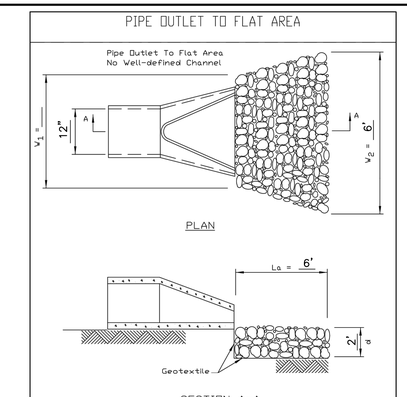
4 / C311



GENERAL NOTES:
1. STONE SIZE SHALL CONFORM TO ASTM D48 SIZE #1 (1 1/2" TO 3 1/2" DIA.).
2. PERIODIC 2" STONE TOP DRESSING & WASHING AS REQUESTED BY COUNTY/CITY.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NTS

5 / C311

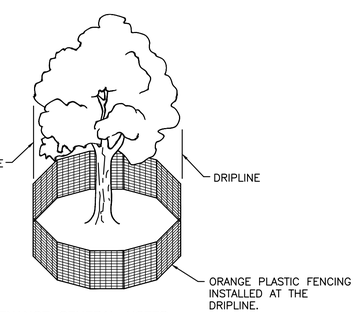


NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table I or 2, class I, II or III.
2. The rock riprap shall meet the IDOT requirements for the following gradation: RR _____, Quality _____.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE			STANDARD DWG. NO.
Project			IL-610
Designed	Date		SHEET 1 OF 1
Checked	Date		DATE 9-15-93
Approved	Date		

NRCS Natural Resources Conservation Service

6 / C311

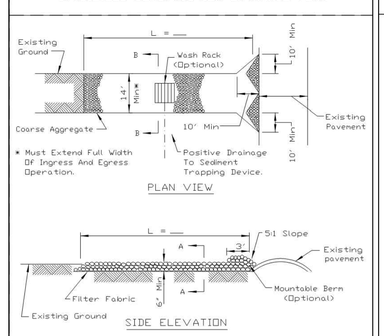


MAINTENANCE GENERAL NOTES:

1 INSPECT AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
2 REPAIR PERIMETER BARRIERS IF DAMAGED.
3 INSPECT FOR DAMAGE FROM CONSTRUCTION EQUIPMENT, ETC. REPAIR WOUNDS SIMPLY BY REMOVING DAMAGED BARK AND WOOD TISSUE. DO NOT USE TREE PAINT.
4 CABLE AND BRACE ANY TRUNK SPLITS, WEAK FORKS, AND LARGE LIMBS.

TREE PROTECTION DETAIL
NTS

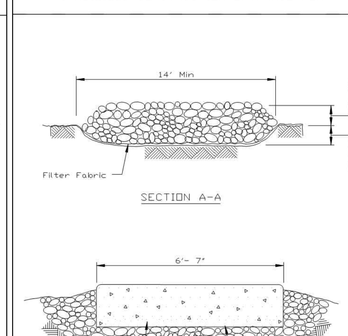
7 / C311



NOTES:
1 Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class 1, II or IV and shall be placed over the cleared area prior to the placing of rock.
2 Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3 Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4 If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE			STANDARD DWG. NO.
Project			IL-630
Designed	Date		SHEET 1 OF 2
Checked	Date		DATE 8-18-94
Approved	Date		

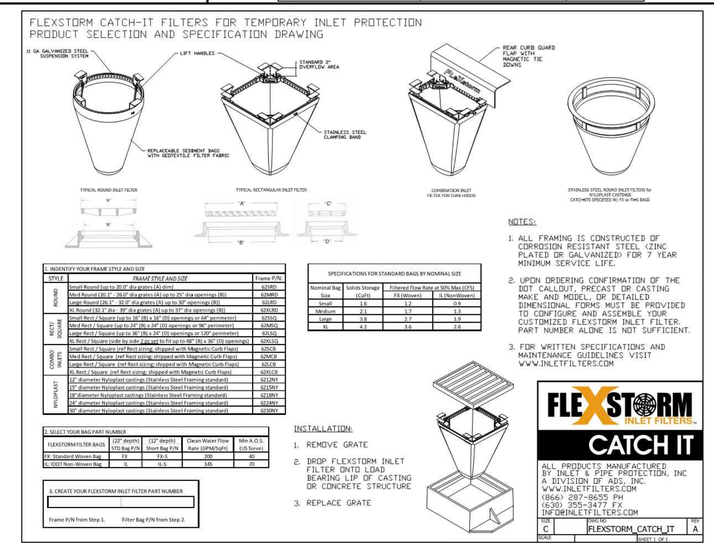
NRCS Natural Resources Conservation Service



REFERENCE			STANDARD DWG. NO.
Project			IL-630
Designed	Date		SHEET 2 OF 2
Checked	Date		DATE 8-18-94
Approved	Date		

NRCS Natural Resources Conservation Service

8 / C311



9 / C311

No.	DATE	REVISION
	05/26/23	REVISED PER VILLAGE COMMENTS

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080
WOOLPERT
ARCHITECTURE | ENGINEERING | TECHNOLOGY

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

EROSION CONTROL DETAILS

SHEET NO.
C311

Layout Tab Name: C311 EROSION CONTROL DETAILS, Images: Construction Entrance Page 1.tif: Construction Entrance Page 2.tif: FLEXSTORM_CATCH_IT_SUBMITTAL.tif: Silt Fence.tif: , Xrefs: 083213-TBLK.dwg
Last Saved By:cooke, 5/26/2023 3:14:22 PM
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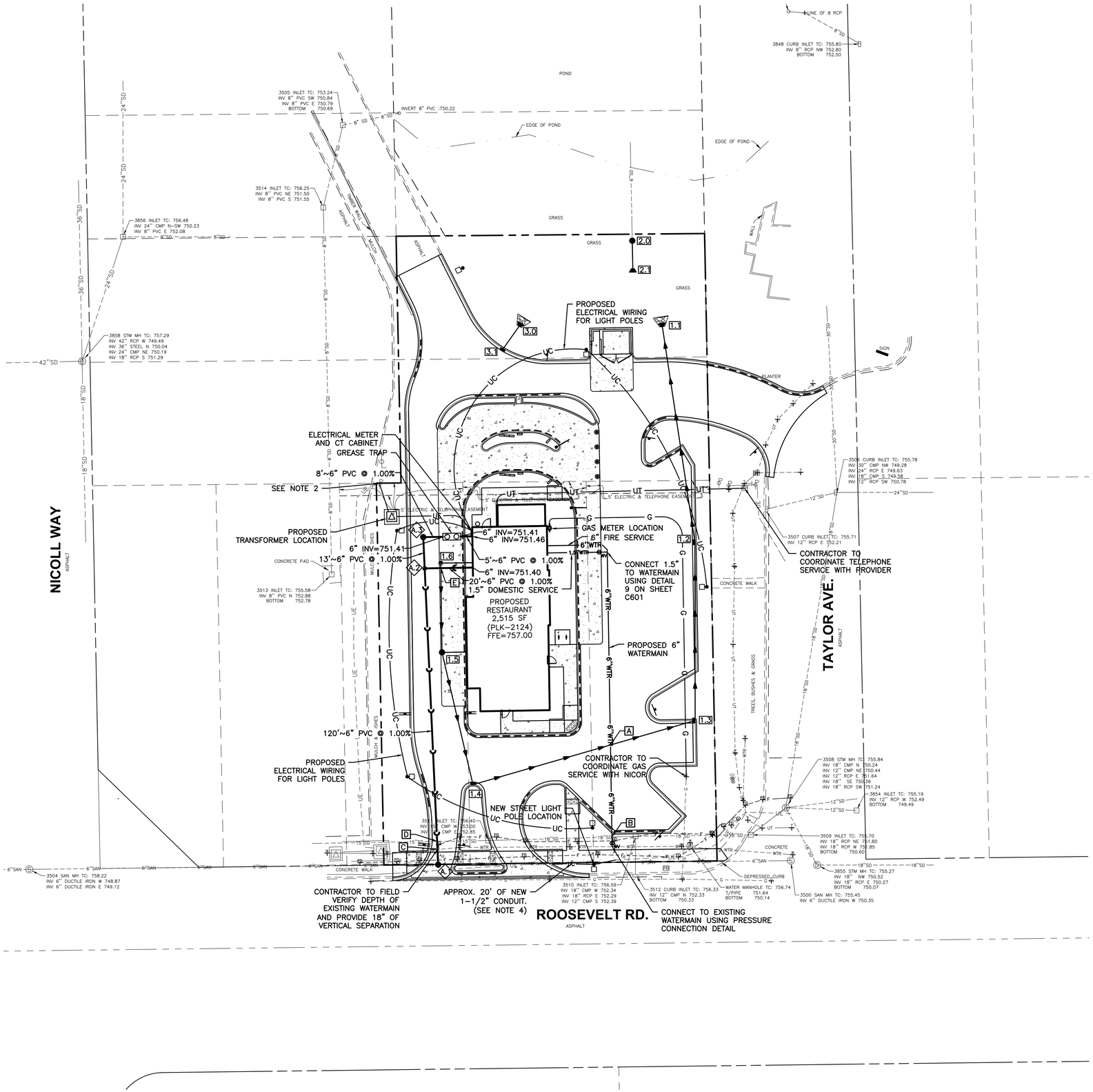


UTILITY LEGEND

- PROPOSED BOUNDARY
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- WTR — PROPOSED WATER MAIN
- UE — PROPOSED ELECTRIC
- OE — PROPOSED OVERHEAD ELECTRIC
- G — PROPOSED GAS
- UT — PROPOSED TELEPHONE
- OT — PROPOSED OVERHEAD TELEPHONE
- UC — PROPOSED CABLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEAN OUT
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED VALVE VAULT
- PROPOSED ELECTRICAL MANHOLE
- PROPOSED TELEPHONE MANHOLE
- PROPOSED WATER PROTECTION AREA
- LIGHT POLES
- 1 / C700 — INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- A.2 — PROPOSED SANITARY STRUCTURE CALLOUT
- 1.0 — PROPOSED STORM STRUCTURE CALLOUT
- 1 — PROPOSED WATER MAIN STRUCTURE CALLOUT
- A — PROPOSED UTILITY CROSSING CALLOUT

N

UTILITY NOTES

1. 2~4" SCHEDULE 40 PVC CONDUIT FOR LOCATIONS UNDER PROPOSED PAVEMENT. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR POPEYES ELECTRIC SERVICE AND TRANSFORMER LOCATION.
2. CONTRACTOR TO COORDINATE REMOVAL OF OVERHEAD ELECTRIC TO UNDERGROUND.
3. UNDERGROUND ELECTRICAL CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 810 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. MATERIALS FOR CONDUITS SHALL CONFORM TO ARTICLES 1088.01(b)(PVC) OR 1088.01(c)(HDPE) WITH SCHEDULE 80 CONDUIT USED UNDER ALL PAVEMENT AREAS.
4. THE VILLAGE DOES NOT ALLOW ANY UNDERGROUND WIRE SPLICES. APPROX. 20' OF NEW 1-1/2" CONDUIT SHOULD BE PLACED FROM THE ORIGINAL LOCATION TO THE NEW LOCATION. NEW WIRING WILL NEED TO BE PULLED IN LIKE COLORS AND SIZE TO EXISTING. PROPOSED FOUNDATION SHALL MATCH DETAIL SHOWN ON C603.
5. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR NATURAL GAS SERVICE.
6. 1~4" SCHEDULE 40 PVC CONDUIT FOR LOCATIONS UNDER PROPOSED PAVEMENT. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR TELEPHONE SERVICE.

SANITARY STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	RIM	INVERT
A.1	SANITARY MANHOLE	757.34	6" = 750.00 (N) 6" = 749.78 (E)* 6" = 749.78 (W)*
A.2	CLEAN OUT	756.14	6" = 751.20 (N) 6" = 751.20 (S) 6" = 751.20 (E)
A.3	SANITARY MANHOLE	756.00	6" = 751.33 (E) 6" = 751.33 (S)

*NOTE: CONTRACTOR TO FIELD VERIFY EXISTING INFORMATION. NOTIFY ENGINEER IF ANY DISCREPANCIES.

UTILITY CROSSINGS

FINISH GRADE = 756.14
A 15" STM B/PIPE = 752.01
6" WTR T/PIPE = 750.51 —1.50' **

FINISH GRADE = 756.94
B 18" STM B/PIPE = 752.21
6" WTR T/PIPE = 750.71 —1.50' **

FINISH GRADE = 757.26
C 6" SAN B/PIPE = 750.04
8" WTR T/PIPE = 748.54 —1.50' **

FINISH GRADE = 757.12
D 15" STM B/PIPE = 752.99
6" SAN T/PIPE = 750.59 —2.40'

FINISH GRADE = 756.18
E 6" SAN B/PIPE = 752.88
6" STM T/PIPE = 751.79 —1.09'

** PROVIDE WATER MAIN PROTECTION

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" – STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 – SEE VICINITY MAP ON SHEET C000-COVER FOR LOCATION.

ELEVATION = 765.46'

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	07/24/23	REVISED PER VILLAGE COMMENTS
	05/26/23	REVISED PER VILLAGE COMMENTS

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

WOOLPERT
ARCHITECTURE | ENGINEERING | CONSULTING
3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

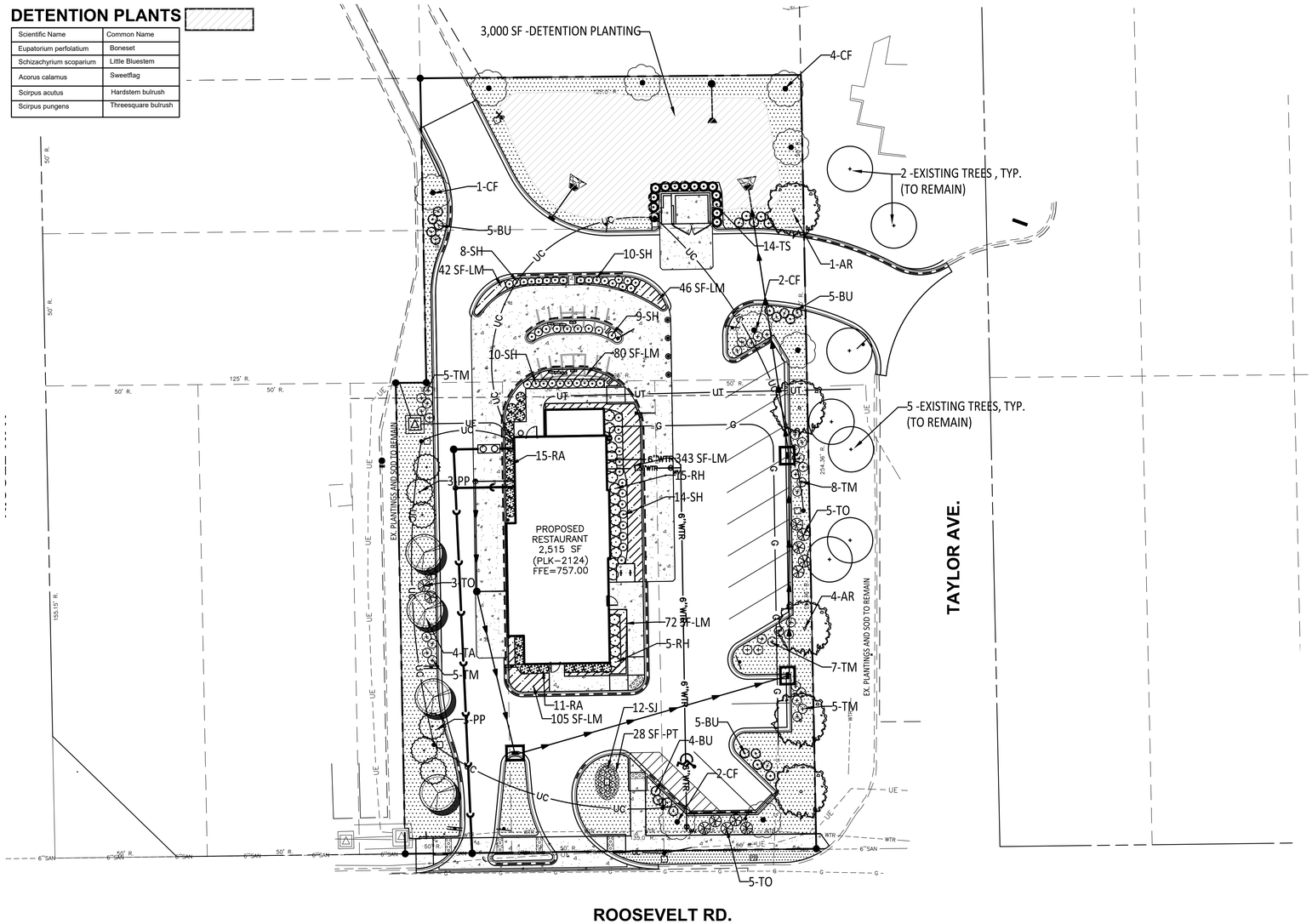
UTILITY PLAN

SHEET NO.
C400

Layout Tab Name: C400 UTILITY PLAN, Images: glen ellyn aerial.jpg: R1-RO w Signage Detail_24 ft Island_091817.jpg: , Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-TBLK.dwg
Last Saved By:cooke, 7/24/2023 5:08:05 PM, Plotted:July 24, 2023, 5:19:51 PM
G:\DE\Clients\Aby Groups\083213 - Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\CD\083213-C400-UTL.dwg Plotted By:Cooke, Jake

DETENTION PLANTS

Scientific Name	Common Name
Eupatorium perfolatium	Boneset
Schizachyrium scoparium	Little Bluestem
Acorus calamus	Sweetflag
Scirpus acutus	Hardstem bulrush
Scirpus pungens	Threesquare bulrush



SITE DATA

PROPOSED SITE AREA	0.766	ACRES
BUILDING AREA	2,515	SQ. FT.
TOTAL TREES REQUIRED	24 X ACREAGE= 24 X .766=18.384	
TOTAL TREES PROVIDED	18 (8 CANOPY, 5 ORNAMENTAL, 5 CONIFEROUS)	

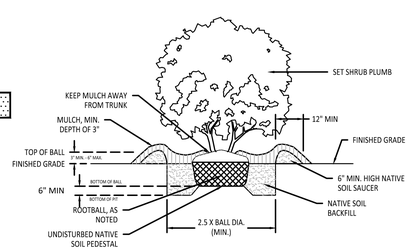
PLANT MATERIAL SCHEDULE

SYMB.	LABEL	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	DET.	SPACING
SHADE TREES							
	AR	5	ACER RUBRUM	RED MAPLE	3"	B&B	AS SHOWN
	TA	4	TILIA AMERICANA 'REDMOND'	AMERICAN LINDEN	3"	B&B	AS SHOWN
ORNAMENTAL TREES/EVERGREEN TREES							
SYMB.	LABEL	QTY.	BOTANICAL NAME	COMMON NAME	HT.	DET.	REMARKS
	CF	9	CORNUS FLORIDA	FLOWERING DOGWOOD	8.5'	B&B	AS SHOWN
	PP	6	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8.5'	B&B	
SHRUBS							
	TS	14	TAXUS SPP.	YEW		1 GAL.	AS SHOWN
	SH	18	SPOROBOLIS	PRAIRIE DROPSEED		1 GAL.	AS SHOWN
	RA	26	RHUS AROMATICA	FRAGRANT SUMAC		1 GAL.	AS SHOWN
	RH	46	RUDBECKIA HIRTA	BLACK-EYED SUSAN'S		1 GAL.	AS SHOWN
	SJ	12	SPIREA JAPONICA	SPIREA SPP.		1 GAL.	2' O.C.
EVERGREEN SHRUBS							
	BU	24	BUXUS X 'GLENCOE'	CHICAGOLAND GREEN BOXWOOD		1 GAL.	AS SHOWN
	TM	35	TAXUS X MEDIA 'HICKSII'	HICKS YEW		1 GAL.	AS SHOWN
	TO	13	THUJA OCCIDENTALIS 'HETZ'S MIDGET'	HETZ MIDGET ARBORVITAE		1 GAL.	AS SHOWN
PERENNIALS/GRASSES							
SYMB.		QTY.	BOTANICAL NAME	COMMON NAME	CAL.	DET.	REMARKS
	LM	688 sf	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF		PINT	18" O.C.
	PT	28 sf	PACHYSANDRA TERMINALIS	PACHYSANDRA		PINT	12" O.C.
		9800 SF	CYNODON DACTYLON	FESCUE SOD			SEE CHART ON THIS SHEET

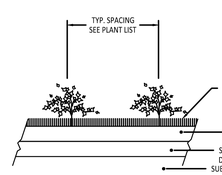
N

PERMANENT SOD BLEND

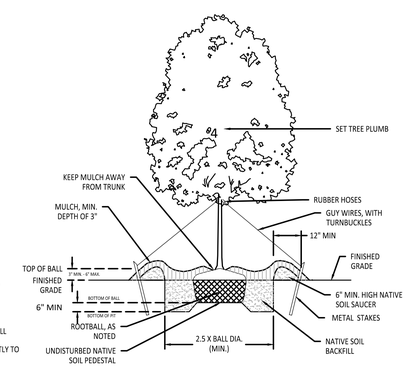
90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA) REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS) MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION
95% WEED FREE



1 SHRUB PLANTING
SCALE: N.T.S.



2 GROUNDCOVER & PERENNIAL PLANTING
SCALE: N.T.S.



3 SHADE TREE PLANTING
SCALE: N.T.S.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" – STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 – SEE VICINITY MAP ON SHEET C000-COVER FOR LOCATION.

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0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	07/24/23	REVISED PER VILLAGE COMMENTS
	06/16/23	REVISED PER VILLAGE COMMENTS
	05/26/23	REVISED PER VILLAGE COMMENTS

PROJECT No: 083213
DATE 02/14/23
DES. CG
DR. CG
CKD. RC

WOOLPERT
ARCHITECTURE | ENGINEERING | CONSULTING
3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

LANDSCAPE PLAN

SHEET NO.
C500

Layout Tab Name: C500 LANDSCAPE PLAN; Images: glen ellyn aerial.jpg; RI-RO w Signage Detail_24 ft Island_091817.jpg; , Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-TBLK.dwg
Last Saved By:Manu, 7/24/2023 12:29:58 PM
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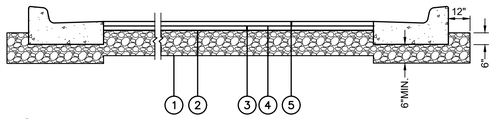
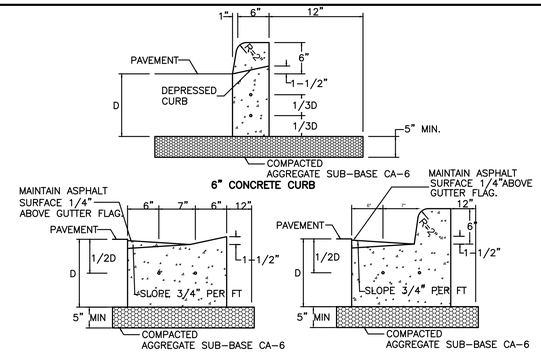


1. SECTION 301 ~ SUBGRADE COMPACTION
2. SECTION 351 ~ AGGREGATE BASE CA–6 (10" COURSE – LIGHT DUTY) (12" COURSE – HEAVY DUTY) INCLUDING UNDER AND 1' BEYOND CURB.
3. SECTION 406 ~ HOT–MIX ASPHALT BINDER COURSE, IL–19.0, N50 (2.0" COURSE – LIGHT DUTY) (2.5" COURSE – HEAVY DUTY)
4. SECTION 403 ~ TACK COAT @ 0.05 TO 0.10 GAL/SY
5. SECTION 406 ~ HOT–MIX ASPHALT SURFACE COURSE, MIX "D", N50 (1.0" COURSE – LIGHT DUTY) (1.5" COURSE – HEAVY DUTY)

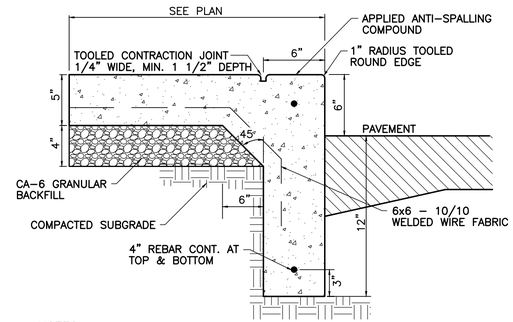
NOTES
1) ALL ITEM NUMBERS REFER TO STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

PAVEMENT SECTION DETAIL
NTS
1 C600



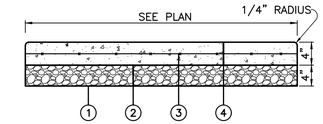
GENERAL NOTES:
1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH TWO #6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER X 18") WITH GREASED CAPS SHALL BE PLACED EVERY 45 FEET. THEY SHALL ALSO BE PLACED AT 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS, AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER, THE EXISTING CURB SHALL BE DRILLED, AND TWO # 6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER x 18") SHALL BE GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER AND SHALL HAVE A PINCHED STOP THAT WILL PROVIDE A MINIMUM 1" EXPANSION.
2. TOOLED CONTROL JOINTS OR SAWCUTS SHALL BE MADE EVERY 15 FEET.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS AND SEALED WITH JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.
4. TWO (2) #4 REBARS SHALL BE PLACED CONTINUEOUS THROUGHOUT THE CURB AND GUTTER.

B6.12 CURB AND GUTTER DETAIL
NTS
2 C600



NOTES:
1. CONTRACTION JOINTS TO BE A MINIMUM OF 1 1/2" DEEP.
2. SEE CONCRETE WALK SECTION FOR LOCATION OF JOINTS.
3. FULL DEPTH SEPARATORS ARE NOT PERMITTED EXCEPT AT EXPANSION JOINTS.

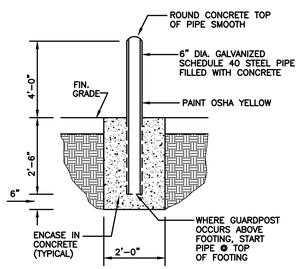
INTERGRAL SIDEWALK AND CURB DETAIL
NTS
3 C600



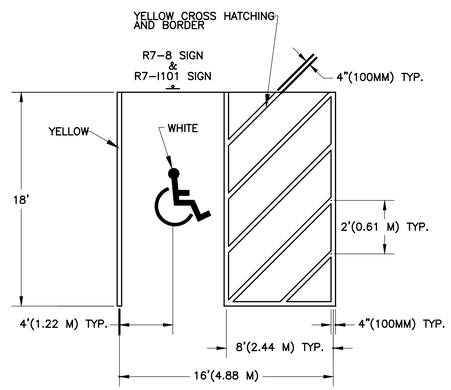
1. SUBGRADE COMPACTION
2. AGGREGATE BASE, 4" COURSE
3. 1~LAYER ~ 6 x 6, W1.4 x W1.4 W.W.F.
4. 4" CONCRETE, 4000 psi @ 28 DAYS

NOTES:
1. CONTRACTION JOINTS EVERY 5'–0" c/c, EXPANSION JOINTS EVERY 25'–0" c/c. EXPANSION JOINTS TO BE SEALED WITH CAULK PER SPECIFICATIONS.
2. (3) #5 REBARS ARE REQUIRED AT ALL TRENCH CROSSINGS.

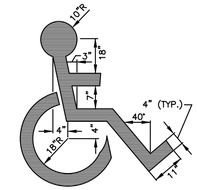
CONCRETE SIDEWALK DETAIL
NTS
4 C600



BOLLARD DETAIL
NTS
5 C600



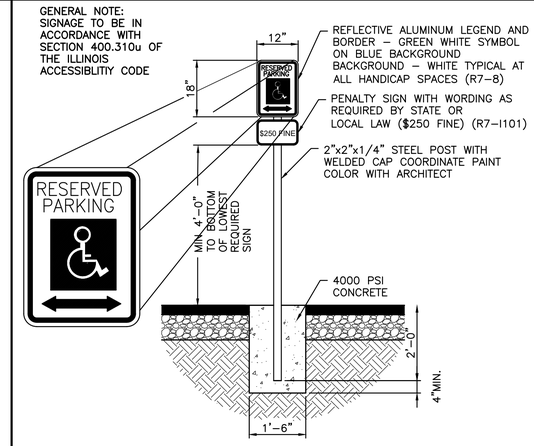
ACCESSIBLE PARKING SPACE MARKINGS DETAIL
NTS
6 C600



NOTE: SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. (COLOR NO. 105090 IN FEDERAL STANDARDS 595a) DOUBLE COAT. (TYP.) SYMBOL SHALL MEET ILLINOIS ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT CRITERIA.

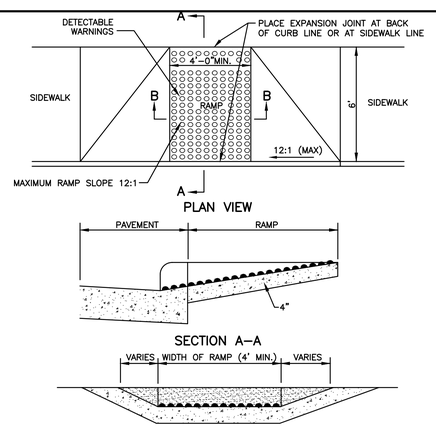
ACCESSIBLE PARKING PAVEMENT SYMBOL DETAIL
NTS
7 C600

GENERAL NOTE:
SIGNAGE TO BE IN ACCORDANCE WITH SECTION 400.310u OF THE ILLINOIS ACCESSIBLITIY CODE



ONE AT EACH HANDICAP SPACE.

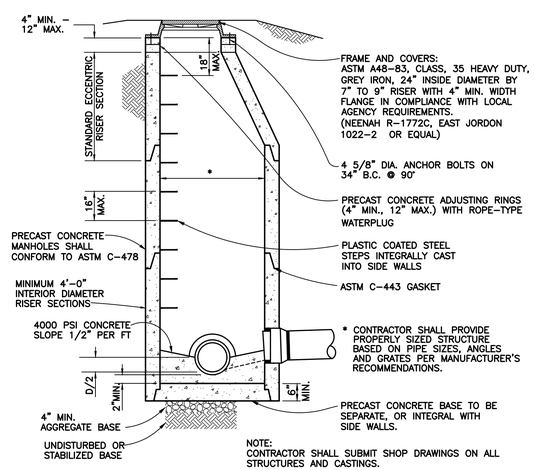
ACCESSIBLE PARKING SIGN
NTS
8 C600



NOTE: DETECTABLE WARNINGS ON WALKING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER–TO–CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK, OR DARK–ON–LIGHT.

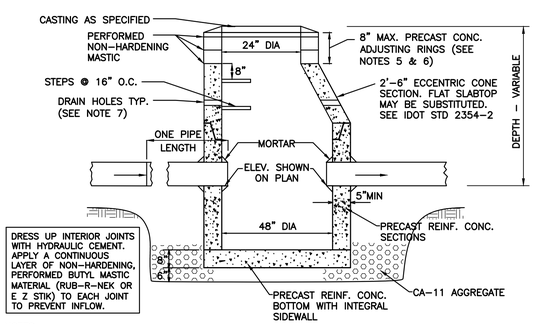
THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND–ON–CANE CONTACT.

SIDEWALK RAMP DETAIL
NTS
9 C600



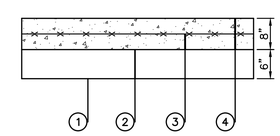
NOTE:
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL STRUCTURES AND CASTINGS.

STANDARD STORM MANHOLE DETAIL
NTS
10 C600



NOTES:
1. CATCH BASINS ARE TO BE USED IN PAVED AREAS ONLY.
2. PROVIDE SELECT GRANULAR BACKFILL, CA–11 AROUND CATCH BASIN TO SUBGRADE ELEVATION.
3. ALTERNATE CATCH BASIN BOTTOM–PRECAST REINFORCED CONCRETE BASE.
4. CONCRETE FILLETS SHALL BE MADE WITH NON–SHRINK MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING RING (OR TOP OF STRUCTURE)
5. WHEN ADJUSTING ARE NECESSARY, THEY WILL BE PERFORMED WITH A MAXIMUM OF TWO (2) PRECAST CONCRETE RINGS SET IN A BED OF PERFORMED NON–HARDENING MASTIC (RUB–R–NEK OR APPROVED EQUAL) TO A MAX. HEIGHT OF EIGHT INCHES. TWO (2) INCHES RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE (3) INCHES.
6. NO MORTAR SHALL BE USED TO DRESS UP INTERIOR JOINTS OF ADJUSTING RINGS.
7. A MIN. OF FOUR (4), TWO (2) INCHES DIAMETER DRAIN HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTE EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE CATCH BASIN WITH MASTIC MATERIAL TO PREVENT SLIPPAGE DURING BACKFILLING. THE HOLE SHALL BE EITHER PRECAST OF DRILLED. DRAIN HOLES ARE REQUIRED FOR ALL CATCH BASINS.

CATCH BASIN – TYPE A
NTS
11 C600



1. SUBGRADE COMPACTION
2. 6" COMPACTED CA–6 STONE BASE
3. 1 LAYER – 6x6, WI.4xWI.4 W.W.F.
4. 8" CONCRETE, 4000 psi @ 28 DAYS

GENERAL NOTES:
1. CONTRACTION JOINTS EVERY 5'–0" c/c, EXPANSION JOINTS EVERY 25'–0" c/c. EXPANSION JOINTS TO BE SEALED WITH CAULK PER SPECIFICATIONS.
2. CONTRACTOR SHALL SUBMIT A MIX DESIGN FOR ENGINEERING REVIEW AND RECEIVE APPROVAL PRIOR TO PAVING.
3. (3) #5 REBARS ARE REQUIRED AT ALL TRENCH CROSSINGS.

CONCRETE PAVEMENT DETAIL
NTS
12 C600

No.	DATE	REVISION
	05/26/23	REVISED PER VILLAGE COMMENTS

SEAL

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

3333 Warrenville Road
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Lisle, IL 60532
630.424.9080
WOOLPERT
ARCHITECTURE | ENGINEERING | CONSTRUCTION

SITE IMPROVEMENT PLANS POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

DETAILS

SHEET NO.
C600

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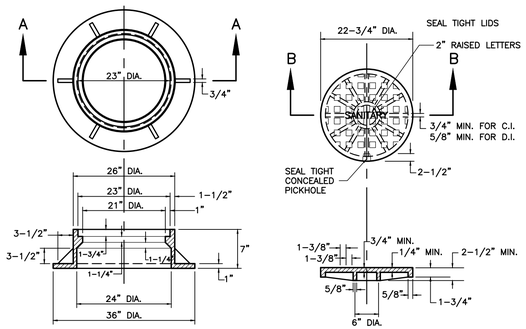


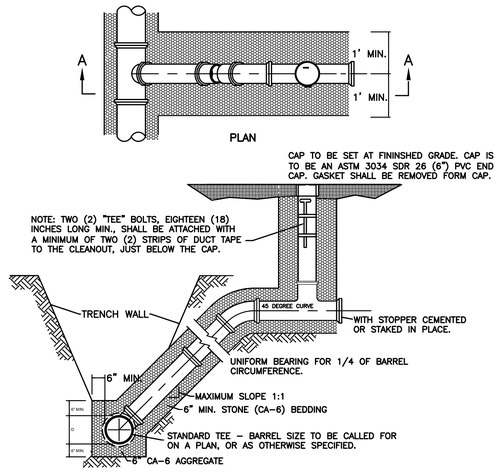
SECTION A–A
CAST FRAME

SECTION B–B
CAST CLOSED LID
(SEAL TIGHT CONCEALED PICKHOLE)

GENERAL NOTES:
1. DUCTILE IRON CASTING SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
2. ALL FRAMES AND COVERS SHALL HAVE A MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. PICK HOLES IN THE COVER SHALL NOT BE OPEN.
3. THE MANHOLE COVERS SHALL HAVE RAISED LETTERS AS SHOWN.
4. DIMENSIONS FOR CASTINGS ARE COMPARABLE TO EAST JORDAN IRON WORKS, INC. 1022–3 OR NEENAH FOUNDRY 1772–C FURNISHED WITH TYPE F CONCEALED PICK HOLES.
5. WATERPROOF, BOLTDOWN FRAME AND COVER SHALL BE USED IN ANY LOCATION SUBJECT TO INUNDATION. (NEENAH R–1916–F, EAST JORDAN 1022–3 WT WITH TYPE 5 CLOSED PICK HOLES OR APPROVED EQUAL).

SANITARY MANHOLE FRAME AND COVER DETAIL
NTS

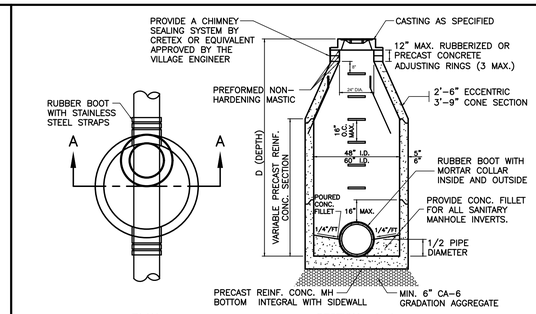
1 / C601



SECTION A–A

SERVICE LATERAL RISER WITH CLEANOUT DETAIL
NTS

2 / C601



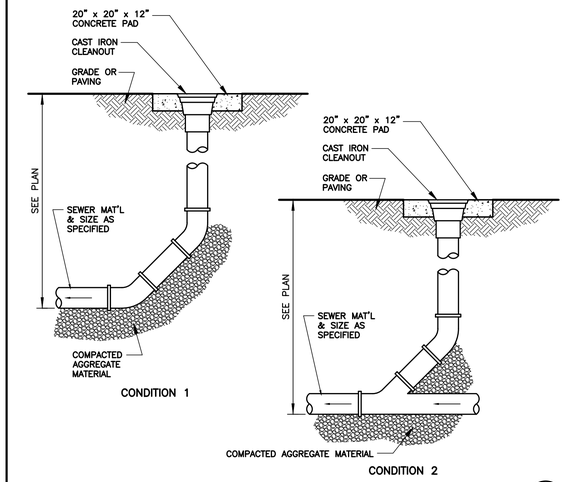
PLAN

SECTION A–A

GENERAL NOTES:
1. PROVIDE PRECAST REINFORCED CONCRETE BARREL AND RISER SECTION. CONCRETE BLOCK CONSTRUCTION IS NOT PERMITED.
2. PROVIDE SELECT GRANULAR BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS. MATERIAL SHALL MEET THE REQUIREMENTS OF IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" COARSE AGGREGATE, CA–6 GRADATION, OR AS OTHERWISE DIRECTED BY THE MUNICIPALITY ENGINEER.
3. APPLY A CONTINUOUS LAYER OF NON–HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL (RUB–R–NEK OR EZ STICK) TO EACH JOINT TO PREVENT INFLOW.
4. WHEN THE FRAME DOES NOT MEET PROPOSED ELEVATION, A MINIMUM OF TWO TAPERED RUBBERIZED ADJUSTING RINGS SHALL BE USED FOR FINAL ADJUSTMENT. ONE CONCRETE RING NOT LESS THAN TWO INCHES THICK MAY ALSO BE USED. A MAXIMUM OF THREE ADJUSTING RINGS MAY BE USED TO A MAXIMUM HEIGHT OF 12 INCHES. THE RING(S) AND FRAME SHALL BE SET ON A BED OF PREFORMED NON–HARDENING MASTIC (RUB–R–NEK OR APPROVED EQUAL).
5. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GUAGE WIRE OR EQUIVALENT.
6. MORTAR SHALL NOT BE USED TO DRESS UP ADJUSTING RINGS AND/OR FRAME.
7. ONLY PLASTIC POLYMER STEPS SHALL BE USED.
8. WHEN MANHOLE DEPTH IS OVER 12 FEET, THE THICKNESS OF THE BASE SHALL BE A MINIMUM OF 10 INCHES. WHEN MANHOLE DEPTH IS LESS THAN 12 FEET, THE THICKNESS SHALL BE A MINIMUM OF 8 INCHES.
9. DRESS UP INTERIOR JOINTS WITH HYDRAULIC CEMENT.
10. SANITARY MANHOLES SHALL BE CONSTRUCTED WITH A CHIMNEY SEALING SYSTEM BY CRETEX OR AN EQUAL APPROVED BY THE VILLAGE.

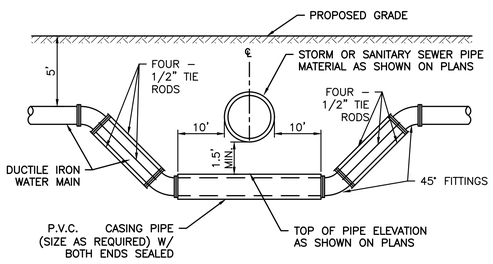
SANITARY MANHOLE DETAIL
NTS

3 / C601



STANDARD CLEANOUT DETAIL
NTS

4 / C601

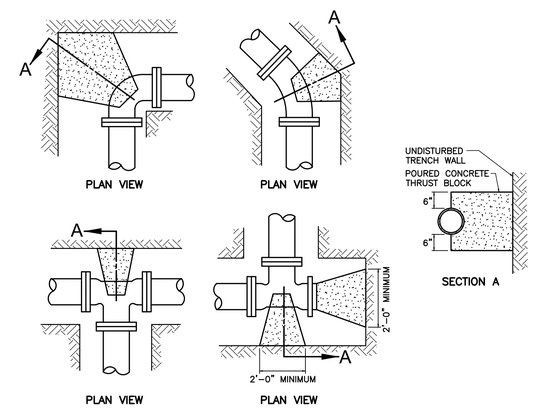


GENERAL NOTE:
1. ALL VALVES, FIRE HYDRANTS, BENDS, ETC. MUST BE INSTALLED WITH RESTRAINED JOINT FITTINGS (MEGALUGS OR VILLAGE APPROVED EQUAL).

WATER MAIN LOWERING DETAIL
NTS

5 / C601

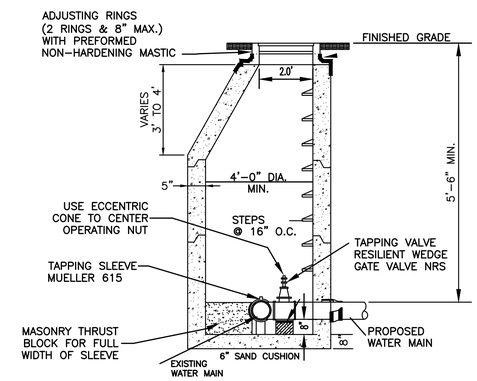
6 / C601



NOTES:
1. THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE VILLAGE ENGINEER SHALL BE CLASS SI CONCRETE A MINIMUM OF TWELVE (12) INCHES THICK PLUS THE SIZE OF THE WATERMAIN. IT SHALL BE PLACED BETWEEN SOLID GROUND AND FITTINGS WILL BE ACCESSIBLE FOR REPAIRS. THRUST BLOCK SHALL BE PLACED AT BENDS OF 11–1/4 DEGREES OR MORE. THE AREA OF BEARING SHALL BE SUFFICIENT TO RESIST THE APPLIED FORCES.
2. USE OF WOOD MATERIAL FOR THRUST BLOCKING IS STRONGLY PROHIBITED.

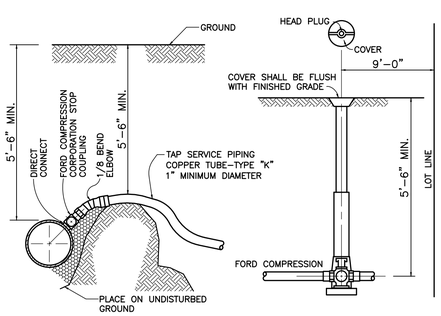
THRUST BLOCK INSTALLATION DETAIL
NTS

7 / C601



PRESSURE CONNECTION DETAIL
NTS

8 / C601



GENERAL NOTES:
1. CORPORATION IS TO BE FLARING TYPE (FORD F–600 OR MUELLER MODEL H1500 COMPRESSION OR FLAIR COCK).
2. WHEN USING 1 1/4" CURB STOP, THE B–BOX IS MINNEAPOLIS PATTERN WITH NO INTERIOR ROD ATTACHED. MUELLER CURB STOP IS H15155 OR 15154 TO ACCEPT THREADED STYLE B–BOX OR APPROVED EQUAL. MUELLER H15403 SERIES COMPRESSION OR FLAIR COUPLINGS OR APPROVED EQUALS THE OTHER ALLOWABLE BRASS FITTINGS.
3. WHEN USING 1–1/2" TO 2" CURB STOP, THE B–BOX IS MINNEAPOLIS PATTERN WITHOUT AN INTERIOR UPPER SECTION ROD.
4. 1" CURB STOP IS WITH COMPRESSION COUPLINGS (FORD B44–444).
5. B–BOX SHALL BE ABS/CAST IRON CURB BOX VALCO #323M13636 OR APPROVED EQUAL.
6. SERVICE TAPS GREATER THAN 1" IN DIAMETER SHALL HAVE A STAINLESS STEEL BANDED DUCTILE IRON SADDLE (FORD 101S, 202S, OR MUELLER).
7. CORPORATION STOPS SHALL BE INSTALLED A MINIMUM OF 18" FROM PIPE ENDS. MULTIPLE INSTALLATIONS SHALL BE STAGGERED AROUND THE MAIN BY 90% AND SEPARATED BY 18".

WATER SERVICE CONNECTION DETAIL
NTS

9 / C601

10 / C601

11 / C601

12 / C601

No.	DATE	REVISION
	05/26/23	REVISED PER VILLAGE COMMENTS

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

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630.424.9080
WOOLPERT
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

DETAILS

SHEET NO.
C601

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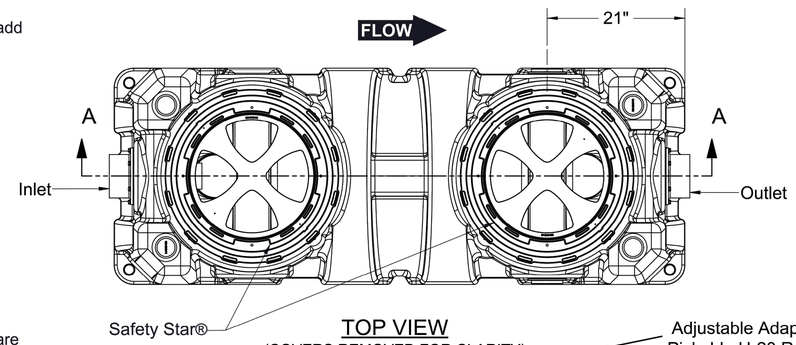
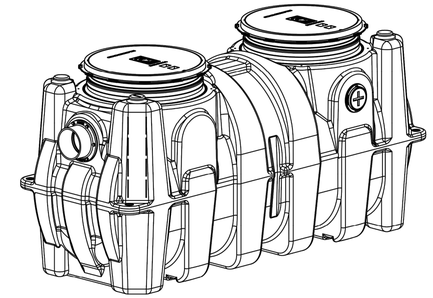
SPECIFICATIONS

Notes:

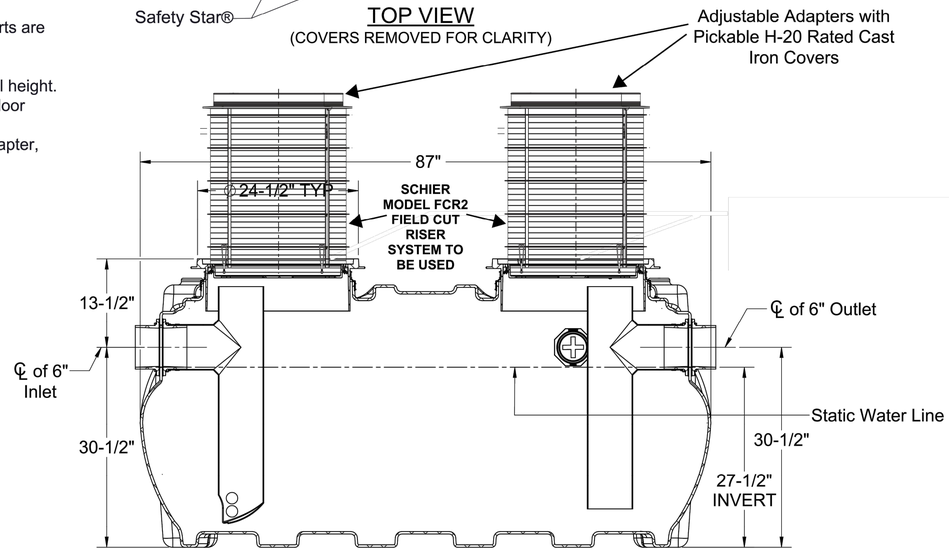
1. 6" plain end inlet/outlet.
2. Dual 4" pumpout ports
3. Unit weight - w/ cast iron covers: 376 lbs. (For wet weight add 2,310 lbs.)
4. Maximum operating temperature: 150º F continuous
5. Capacities - Liquid: 277 gal.;
   Grease: 1,895 lbs. (260 gal.) @100GPM
   Grease: 1,196 lbs. (164 gal.) @200GPM
   Solids: 69 gal.
6. This unit does not require flow control for 100 GPM applications. Built-in flow control is provided for 200 GPM applications. For series installations, only install flow control on the first unit in the series if necessary.
7. For gravity drainage applications only.
8. Do not use for pressure applications.
9. Cover placement allows full access to tank for proper maintenance.
10. Vent not required unless per local code.
11. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
12. Integral air relief / Anti-siphon / Sampling access.
13. Adjustable cover adapters provide up to 4" of additional height.
14. Designed for below-grade, above-grade, indoor or outdoor installations.
15. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).



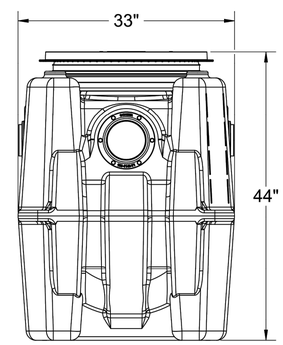
TOP VIEW
(COVERS REMOVED FOR CLARITY)



ISOMETRIC VIEW



SECTION A-A



END VIEW

ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapters, Safety Star® access restrictor built into each cover adapter, and built-in flow control (for 200 GPM only). Interceptor shall be certified to ASME A112.14.3 (Type D for 100 GPM, type C for 200 GPM) and CSA B481.1. Interceptor flow rate shall be 100 GPM or 200 GPM. Interceptor grease capacity shall be 1,895 lbs. @ 100 GPM or 1,196 lbs. @ 200 GPM. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4055-009-02			
GB-250	DESCRIPTION: GB-250 GREASE INTERCEPTOR 100 GPM / 200 GPM, 6" INLET/OUTLET WITH DUAL 4" PUMPOUT PORT CONNECTIONS, H-20 RATED CAST IRON COVERS			
PROPRIETARY AND CONFIDENTIAL	DWG BY: C.SINCLAIR	DATE: 5/4/2022	REV: -	ECO: -

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SCHIER
6455 Woodland Dr
Shawnee, KS 66218
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Fax: 913-951-3399
schierproducts.com

No.	DATE	REVISION
	05/26/23	REVISED PER VILLAGE COMMENTS

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

3333 Warrenville Road
Suite 200
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ARCHITECTURE | ENGINEERING | CONSTRUCTION

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
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DETAILS

SHEET NO.
C602

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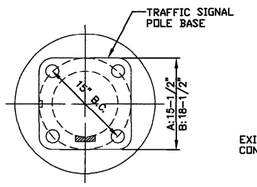
NOTE:

TAMPER RESISTANT STAINLESS STEEL BOLTS SHALL BE PROVIDED.

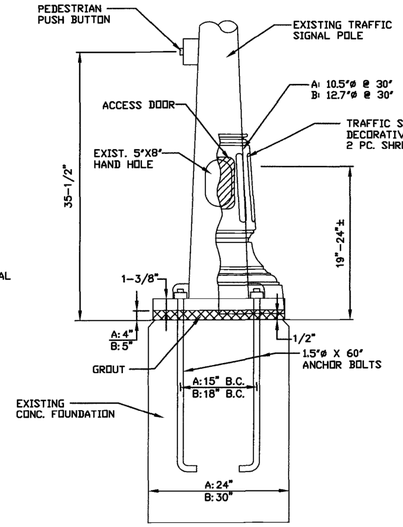
TREAT ALL ACCESS BOLTS WITH "NEVER SEEZ" OR EQUAL.

THE ACCESS DOOR SHALL LINE UP WITH THE HAND HOLE FOR THE TRAFFIC SIGNAL POLE.

THE TRAFFIC SIGNAL SHROUD BASE SHALL BE SUPPORTED BY THE TRAFFIC SIGNAL POLE BASE PLATE.



TOP VIEW



SIDE VIEW

TRAFFIC SIGNAL DECORATIVE BASE DETAIL
NO SCALE

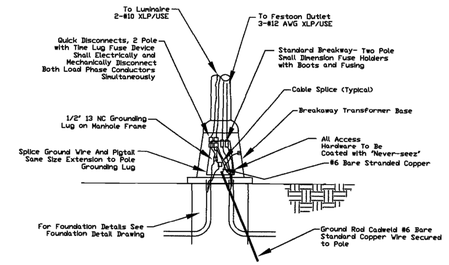
TRAFFIC BASE SCHEDULE

POLE LOCATION	LAMBERT	MAIN	PARK	NICOLL	BAKER HILL
NORTHWEST	A	A	A	A	
NORTHEAST	A	B	B	B	
SOUTHEAST	A	A	A	A	A
SOUTHWEST	B	B	B	B	

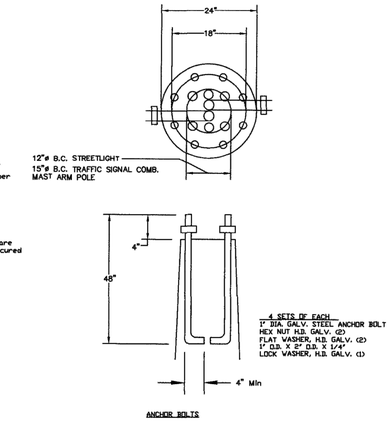
BASE A: 15" B.C. W/24" CONC. FOUNDATION — A TOTAL: 10
BASE B: 18" B.C. W/30" CONC. FOUNDATION — B TOTAL: 7
TOTAL: 17

Type of Soil	Design Depth of Foundation	Reinforcement in Foundation Vertical Bars	Spiral
Soft Clay	13'-0"	8-#6 x 12'-6"	#3 x 122'
Medium Clay	9'-6"	8-#6 x 9'-0"	#3 x 90'
Stiff Clay	7'-0"	8-#6 x 6'-6"	#3 x 66'
Loose Sand	9'-0"	8-#6 x 8'-6"	#3 x 85'
Medium Sand	8'-3"	8-#6 x 6'-0"	#3 x 70'
Dense Sand	7'-9"	8-#6 x 7'-6"	#3 x 73'
Rock or Solidified Slag	5'-0"	None	None

FOUNDATION DESIGN TABLE



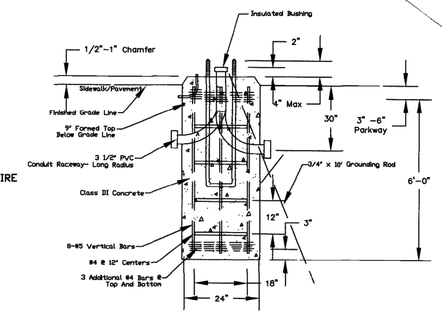
POLE BASE DETAIL
NO SCALE



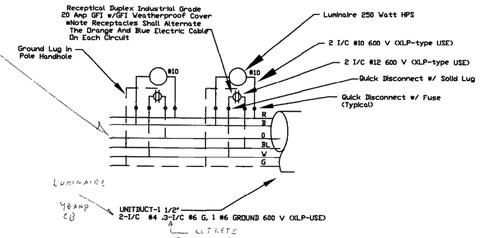
ANCHOR BOLTS

ANCHOR BOLT DETAIL

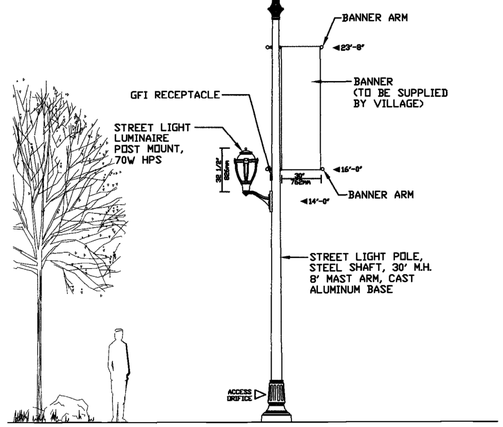
ADD ONE MORE 1/C #4 CONDUCTOR WITH SPARE WIRES



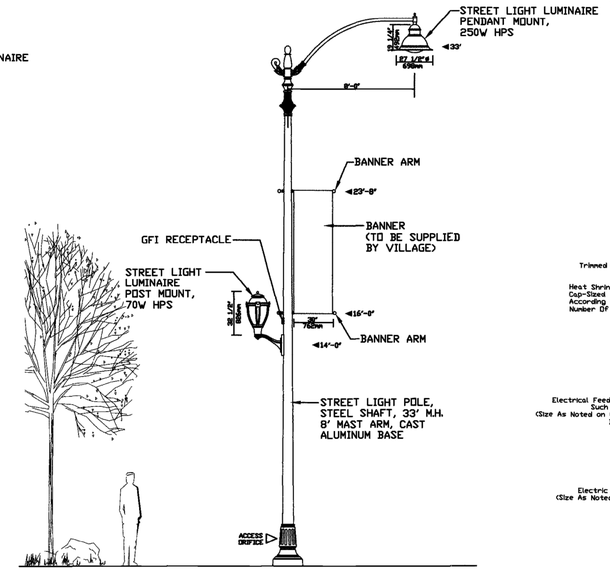
STREET LIGHT CONCRETE FOUNDATION DETAIL



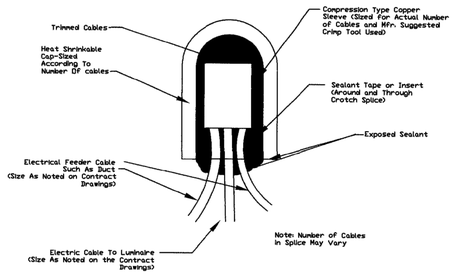
LIGHT POLE WIRING (TYPICAL)
240/120 Volt 1 Phase 6 Wire



STREET LIGHT DETAIL 30'
NO SCALE



STREET LIGHT DETAIL 33'
NO SCALE



ABOVE GROUND SPLICING ELECTRIC CABLE
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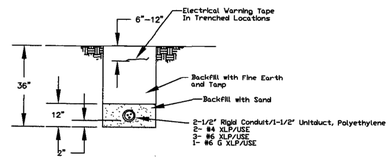
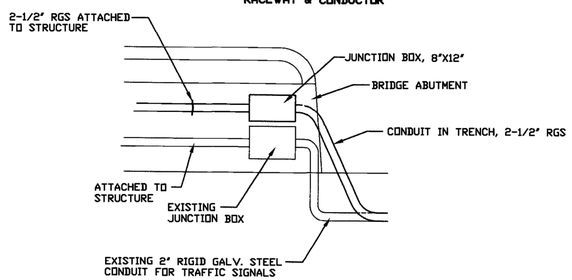


TRENCH DETAIL
RACEWAY & CONDUCTOR



CONDUIT ATTACHMENT TO STRUCTURE DETAIL
NO SCALE

REVISIONS: DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/17/00	RT	PER I.D.O.T. REVIEW			
02/13/01	RT	PER I.D.O.T. REVIEW			

DRAWN BY: A.J. DATE: 6/00
CHECKED BY: S.W. DATE: 6/00
APPROVED BY: J.M. DATE: 6/00
FILE: T:\GLENELLYN\200101\COVER.DWG
Plot date: 09/12/01

ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
234 WEST WILLOW AVENUE
WHEATON, ILLINOIS 60187
PHONE (630) 668-5996 FAX (630) 668-0093

VILLAGE OF GLEN ELLYN, ILLINOIS
ROOSEVELT ROAD
STREET LIGHTING

TITLE: STREET LIGHT DETAILS

SCALE: 1"=20'
DATE: JUNE, 2000
JOB NO: 200101
SHEET 23 OF 28

No.	DATE	REVISION
	07/24/23	REVISED PER VILLAGE COMMENTS

SEAL

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

WOOLPERT
ARCHITECTURE | ENGINEERING | CONSULTING
3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT
750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

DETAILS

SHEET NO.
C603

Layout Tab Name: C603 DETAILS, Images: , Xrefs: 083213-TBLK.dwg
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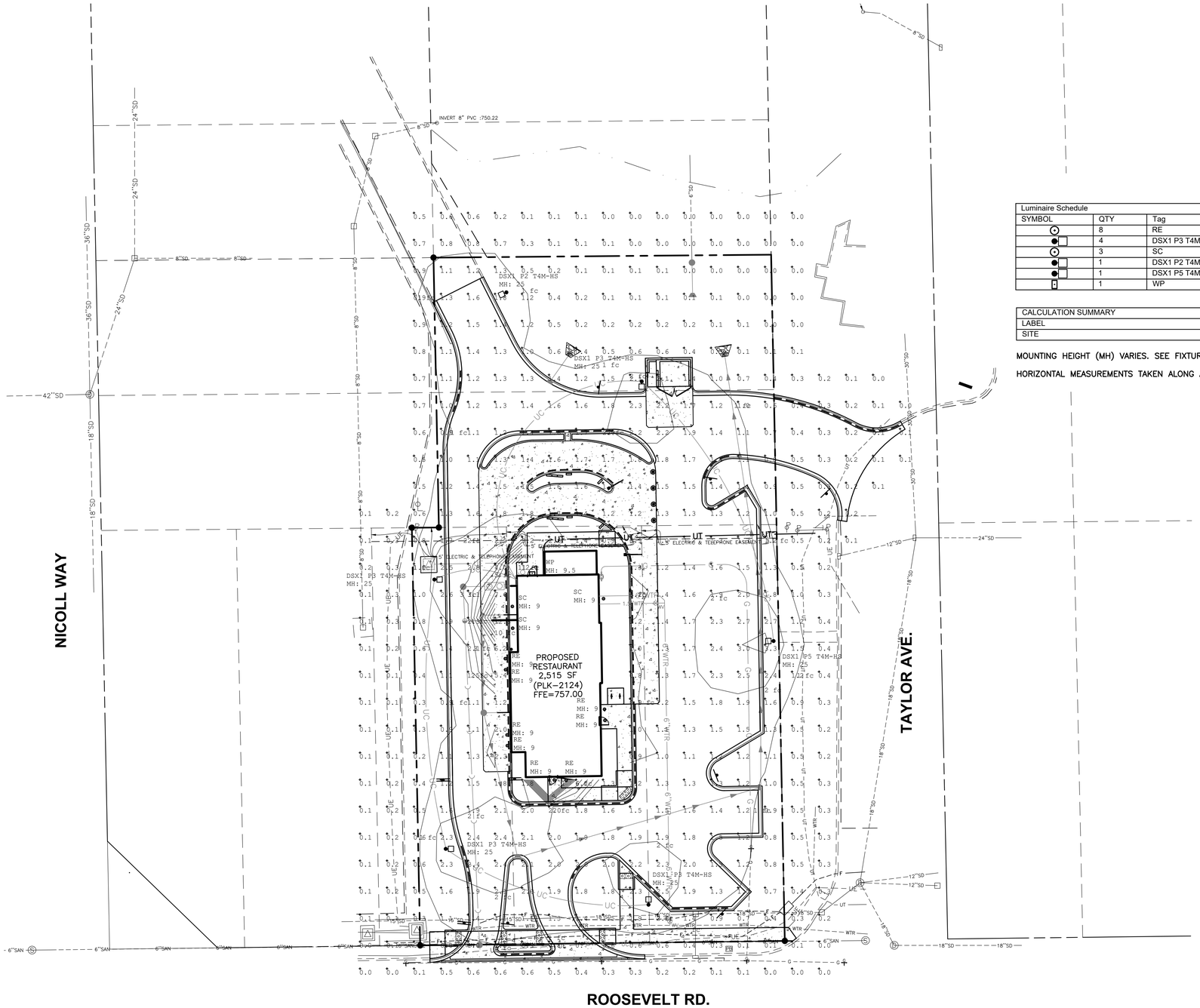


Luminaire Schedule						
SYMBOL	QTY	Tag	ARRANGEMENT	LLF	DESCRIPTION	LUM. WATTS
	8	RE	Single	0.900	RGR4 RECESSED	14.4
	4	DSX1 P3 T4M-HS	SINGLE	0.900	DSX1 LED P3 40K T4M MVOLT HS	102
	3	SC	Single	0.900	LMH020-4000-35G9-00000TW GOOSE NECK	37.1
	1	DSX1 P2 T4M-HS	SINGLE	0.900	DSX1 LED P2 40K T4M MVOLT HS	70
	1	DSX1 P5 T4M-HS	SINGLE	0.900	DSX1 LED P5 40K T4M MVOLT HS	138
	1	WP	Single	0.900	MCWP-5040R-LED-MV WALL PACK	41.9

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE	1.12	27.1	0.0	N.A.	N.A.

MOUNTING HEIGHT (MH) VARIES. SEE FIXTURE LABEL ON PLAN.

HORIZONTAL MEASUREMENTS TAKEN ALONG A HORIZONTAL PLANE AT GRADE.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" – STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 – SEE VICINITY MAP ON SHEET C000-COVER FOR LOCATION.

ELEVATION = 765.46'

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	06/16/23	REVISED PER VILLAGE COMMENTS
	05/26/23	REVISED PER VILLAGE COMMENTS

SEAL

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080
WOOLPERT
ARCHITECTURE | ENGINEERING | CONSULTING

SITE IMPROVEMENT PLANS POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

PHOTOMETRIC PLAN

SHEET NO.
C700

Layout Tab Name: C700 PHOTOMETRIC PLAN, Images: glen ellyn aerial.jpg: RL-RO w Signage Detail_24 ft Island_091817.jpg: , Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-TBLK.dwg; 083213-photometrics.dwg
Last Saved By:Hadley, 6/16/2023 3:28:31 PM, Plotted By:Cooke, Jake Plotted:July 24, 2023, 5:26:58 PM
G:\DE\Clients\Aby Groups\083213 - Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\Cd\083213-C700-LTG.dwg

D-Series Size 1

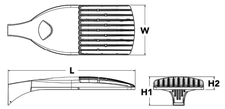
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height H1: 7-1/2" (19.0 cm)
Height H2: 3-1/2"
Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[3] 120[3] 208[3] 240[3] 277[3] 347[3] 480[3]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[10] PIRHN Network, high/low motion/ambient sensor[11] PER NEMA twist-lock receptacle only (controls ordered separate)[12] PERS Five-pin receptacle only (controls ordered separate)[12,13] PER7 Seven-pin receptacle only (controls ordered separate)[12,13] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14] DS Dual switching[15,16,17]	PIR High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc.[15,18] PIRH High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc.[15,18] PIR1FCSV High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc.[15,18] PIRH1FCSV Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc.[15,18] FAO Field adjustable output[17,19]	**Shipped installed** HS House-side shield[20] SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] L90 Left rotated optics[7] R90 Right rotated optics[7] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[21] EGS External glare shield	DDBXD Dark bronze DBLBXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBKD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1-LED
Rev. 07/30/20
Page 1 of 8

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 SC DM19 DDB

SSS Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness[1]	Mounting[1]	Options	Finish[10]
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft. 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	**Tenon mounting** PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) **KAC/KAD/KSC/KSF/KVR/KVF Drill mounting[2]** DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° **CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting[2]** DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° **RAD drill mounting[2]** DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° **ESX Drill mounting[2]** DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	**AERIS™ Suspend drill mounting[2,3]** DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° **OMERO™ Suspend drill mounting[2,3]** DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	**Shipped installed** LJ/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[5] CPL12/xy 1/2" coupling[5] CPL34/xy 3/4" coupling[5] CPL1/xy 1" coupling[5] NPL12/xy 1/2" threaded nipple[5] NPL34/xy 3/4" threaded nipple[5] NPL1/xy 1" threaded nipple[5] EHHxy Extra handhole[5,7] MAEX Match existing[5] USPOM United States point of manufacture[8] IC Interior coating[10] UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) **Shipped separately** (replacement kit available) (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	**Standard colors** DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum **Classic colors** DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue **Architectural Colors and Special Finishes[11]** Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28AT2D.
   The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a ".";
   Example: 5ft = 5 and 5ft 3in = 5.3
   For "y": Specify orientation from handhole (A,B,C,D)
   Refer to the Handhole Orientation diagram below.
   Example: 1/2" coupling at 5' 8 ", orientation C = CPL12/5-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxy. Example: HA20B3.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

LITHONIA LIGHTING

POLE-SSS

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

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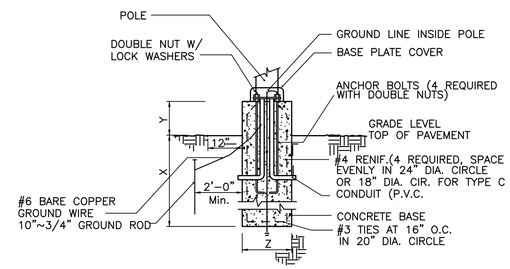


DIMENSION SCHEDULE

IF LIGHT POLE IS ADJACENT TO VEHICLE PARKING
X 3'-6"
Y 2'-6"
Z 2'-0"

IF LIGHT POLE IS WITHIN LANDSCAPING (NOT ADJACENT TO VEHICLE PARKING)
X 3'-6"
Y 0'-6"
Z 2'-0"

LIGHT POLE BASE DETAIL
NTS

HOWARD LIGHTING PRODUCTS

Specification Sheet **MCWP-LED**

Project:	
Catalog#:	
Approved by:	
Date:	

Medium Full-Cutoff Wall Pack

MCWP-5040R-LED-MV

Rapid ship model – available for next day shipment

Features

- Construction
  - One-piece die-cast aluminum housing and hinged, removable die-cast aluminum door
  - One-piece silicone gasket seals the optical chamber
  - Housing has a textured bronze finish
  - 1/2" conduit access, sides, top, or rear knockouts
- Photocell adaptable and UL listed for wet locations
- LED driver and electrical components are mounted to the die-cast housing for optimal heat sinking and operating efficiency
- UL recognized integral LED electronic driver is Class 2 rated for 120–277V, 50/60Hz
- High output LEDs provide **80+ CRI** in 5000 K CCT
- Minimum starting temperature: -35°C
- The LED system delivers, on average, 70% of lumen maintenance (L70) at 75,000 hours
- 5 Year warranty

Ordering Information			
UPC Code	Catalogue #	Lumens	Input Watts
99057	MCWP-5040R-LED-MV	4770	42

Cross Reference Chart				
Comparable to HID		LED Replacement		Energy Savings
Source	Input Watts[1]	LED Output Lumens	Input Watts	Percentage
150W	185	4770	42	77%
100W	129			67%

[1]120V on Quad Tap Ballast

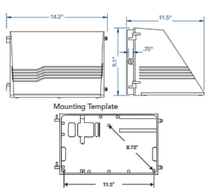
Accessories (sold separately)	
Catalog #	Description
LCPCMV	LED compatible external stem & swivel mount electronic photocontrol[9]

[9] Please use LED compatible electronic components to maintain warranty.

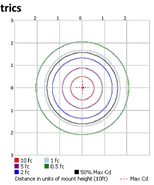
Applications

Ideal for parking facilities, entry ways, perimeter/pathway lighting for underpasses.

Dimensions



Photometrics



5 YEAR WARRANTY

DLC DLC PREMIUM LISTED

UL LISTED

Specifications subject to change without notice.
Contact@RevolveLED.com

Howard Lighting Products | 580 Eastview Drive | Laurel, MS 39443
(toll free) 800.956.3456 | (direct) 601.422.0033 | (fax) 601.422.1652
www.RevolveLED.com

Page **1 of 1**
Rev: **11/11/2016**
877-718-0808

Model	Size	Watts	Delivered lumens	LED lumens	CRI	Color *T	Voltage
RGR2-CC	2"	8 W	600 lm	750 lm	90	2700, 3000, 3500, 4000, 5000 K	120 V
RGR4-CC	4"	14 W	1100 lm	1200 lm			120 V
RGR4-CC-V-WH*	4"	14, 15 W	1100 lm	1200 lm			120, 277 V
RGR6-CC	6"	20 W	1600 lm	1900 lm			120 V

* 0-10V dimming, white finish only

Specifications

Every fixture includes a junction box with integrated dimmable driver
Can be daisy chained (4" and 6" models only)
Superior LED performance and lifespan
Regressed light source
Minimal heat emission
Aluminum construction
Switch-selectable CCT: 2700K/ 3000 K/3500 K/4000 K/5000 K
IC certification (suitable for direct contact with insulation)
Air-tight certified as per ASTM E283–04
40° beam angle
Suitable for wet locations
JA8 Certified
Ideal operating temperature: -20° to 40° C
5-year warranty

Finish

- BK Black
- SN Satin Nickel
- WH White

Accessories

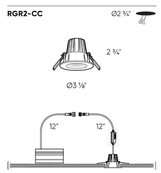
RFP-23
Rough-in plate for RGR2

RFP-46
Rough-in plate for RGR4 and RGR6

Note

Other color *T, finishes, and voltage options are available but may require MOQ's and longer lead times. Please contact your DALS representative for more information.

RGR2-CC



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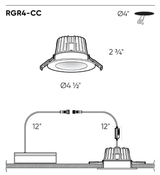
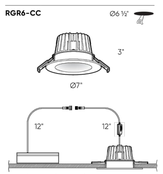


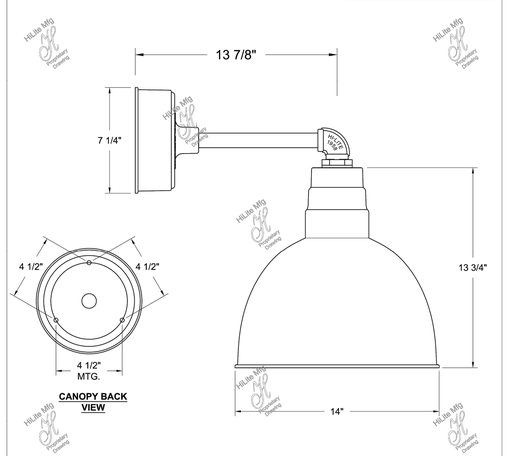
RGR6-CC



HI–LITE MFG. CO., INC.

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
www.hilitemfg.com

JOB NAME:		
SCALE: N.T.S.	DATE: 04/04/2022	TYPE:
DRAWN BY: S.M.-D	QTY:	
SHEET:		REV:



Item Number	Wattage	Voltage
H-HLPP6448L-TB	38W	120/277V

Finish
RAL5018-Turquoise Blue (Exterior of Shade & Arm)
93-White (Interior of Shade)

Mounting
Wall Mount

Lamp/Socket
38W LED2 4000 Lumens, 4000K

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No.	DATE	REVISION
	06/16/23	REVISED PER VILLAGE COMMENTS
	05/26/23	REVISED PER VILLAGE COMMENTS

SEAL

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. DH
CKD. RG

3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080
WOOLPERT
ARCHITECTURE | ENGINEERING | CONSULTING

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

PHOTOMETRIC DETAILS

SHEET NO.
C701

Layout Tab Name: C701 PHOTOMETRIC DETAILS, Images: glen ellyn aerial.jpg: RL-RO w Signage Detail_24 ft Island_091817.jpg: , Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-BLK.dwg; 083213-photometrics.dwg
Last Saved By:Hadley, 6/16/2023 3:28:31 PM Plotted By:Cooke, Jake Plotted:July 24, 2023, 5:27:01 PM
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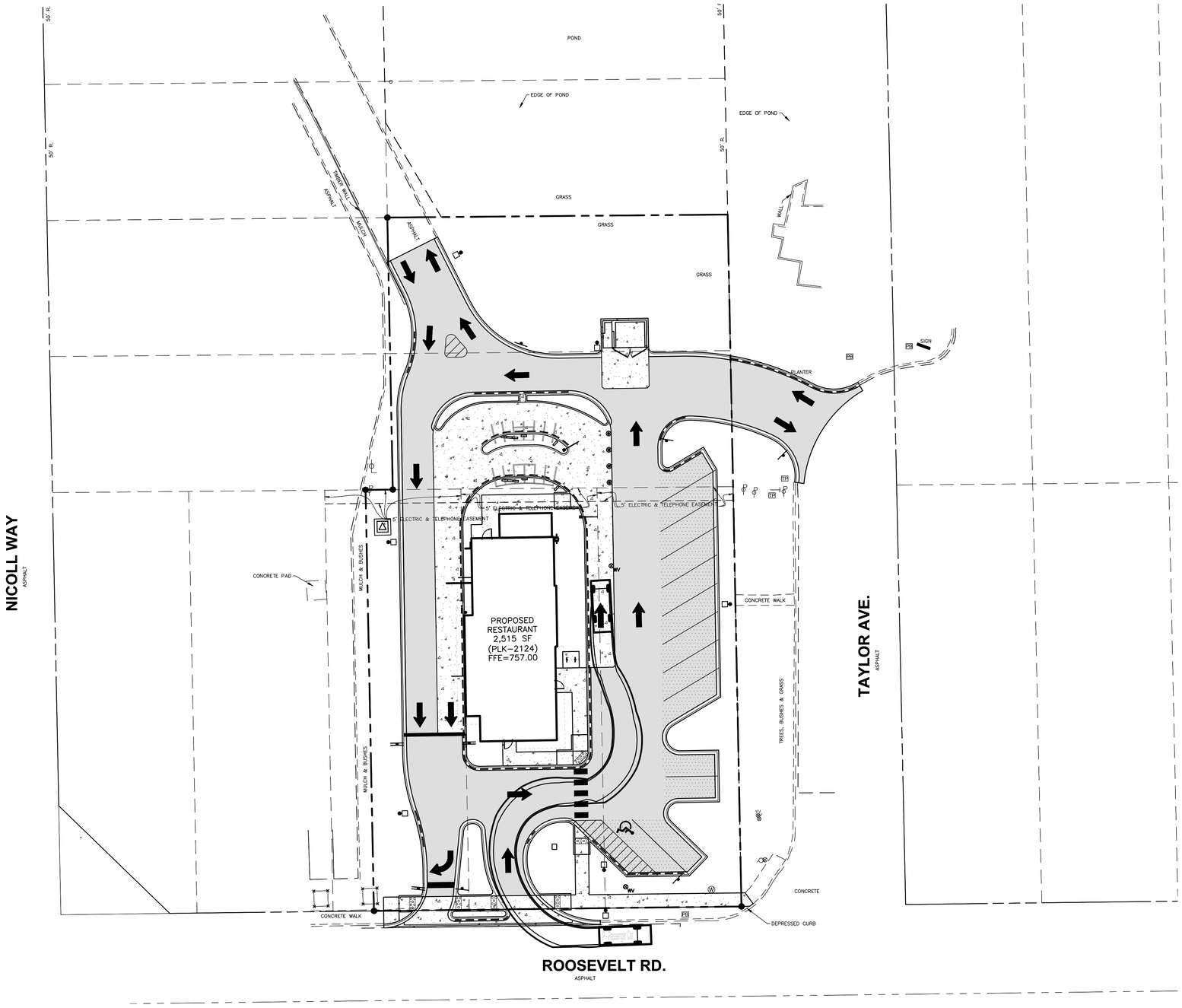

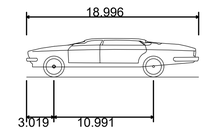

P - Passenger Car	
Overall Length	18.996ft
Overall Width	6.988ft
Overall Body Height	4.265ft
Min Body Ground Clearance	1.115ft
Track Width	6.004ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

NGS MONUMENT "DUP38 1A" – STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 – SEE VICINITY MAP ON SHEET C000-COVER FOR LOCATION.

ELEVATION = 765.46'

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	05/26/23	REVISED PER VILLAGE COMMENTS

PROJECT No: 083213
DATE 02/14/23
DES. JC
DR. JC
CKD. RW

WOOLPERT
ARCHITECTURE | ENGINEERING | CONSULTING
3333 Warrenville Road
Suite 200
Lisle, IL 60532
630.424.9080

SITE IMPROVEMENT PLANS
POPEYES RESTAURANT

750 ROOSEVELT ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS 60137

TRUCK TURN EHXIBIT

SHEET NO.
EXH

Layout Tab Name: Layout1, Images: glen ellyn aerial.jpg: RI-RO w Signage Detail_24 ft Island_091817.jpg: . Xrefs: 083213-X.dwg; 083213-P.dwg; 083213-TBLK.dwg
Last Saved By:cooke, 5/26/2023 4:58:50 PM
G:\DE\Clients\Aby Groups\083213 - Glen Ellyn, IL\4.0 Disciplines\Civil\Cadd\Exhibits\Truck Turn Exhibit.dwg Plotted By:Cooke, Jake Plotted:May 26, 2023, 5:23:13 PM

VILLAGE OF GLEN ELLYN

Special Use Permit
Application Packet

Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370

SPECIAL USE PERMIT PROCEDURE
OUTLINE

1. Pre-application meeting with Community Development Department;
2. Preparation of application packet;
3. Review of packet by Community Development Department staff (recommended);
4. Formal application (submission of packets and fee);
5. Notice in newspaper, notice by letter to surrounding property owners, sign on site;
6. Review by Plan Commission at a public hearing;
7. Preparation of public hearing transcripts or minutes;
8. Review by Village Board at workshop;
9. Action by Village Board at meeting;
10. Adoption of ordinance.

SPECIAL USE PERMIT
PROCEDURE

1. **Pre-Application Meeting:** The petitioner should meet with the Village Planner or Director of Community Development for a pre-application meeting to informally discuss the proposed Special Use prior to filling out a formal application. At the pre-application meeting, the petitioner should provide general information that describes or outlines the existing conditions of the site and the proposed Special Use. A request to informally discuss the proposed Special Use with the Plan Commission may be made at this time. The Community Development Department staff will also review the types of required submittals (see item #2), the number of copies required and the approximate length of review time required by the Village.

   The petitioner is encouraged to become familiar with the appropriate provisions of the Zoning Code.

2. **Required Submittals:** The petitioner shall prepare the following items for submittal to Village staff:

   a. Application: Completed application for Special Use Permit (form attached and associated fee);

   b. Reimbursement of Fees Agreement: Signed agreement consenting to reimburse the Village for out of pocket expenses incurred in processing the application.

   c. Plat of Survey: A current Plat of Survey of the property, prepared by a land surveyor registered with the State of Illinois, with contour lines depicting the existing grade and a statement that the property is or is not in the floodplain;

   d. Site Plan: A plan or plat drawn to scale, including a north arrow, address of the site, name of the preparer and date, showing:

      1. Lot line dimensions and lot area;
      2. Existing or proposed grades with contour intervals not in excess of two feet;
      3. Location of any existing and proposed structures on the lot;
      4. Street locations, right-of-way widths and pavement widths;
      5. Location, width and materials of sidewalks, curb cuts and driveways;
      6. Location and size of any sanitary sewer and water lines or septic systems and wells, location of storm sewers;
      7. Location and width of easements;
      8. Location of parking areas, type of surface, dimension of parking spaces and drive aisles;
      9. Location of loading areas, types of surface, dimensions, striping and signing, type of screening;
      10. On-site traffic access and circulation delineated by directional arrows and signs;
      11. Open spaces;
      12. Location of existing and proposed signs;
      13. Location, height and type of existing and proposed lighting;
      14. Location, size and species of existing and proposed landscaping;

15. Zoning of subject property and adjacent properties;
16. Other data that may be necessary for the review of the application, as determined by the Community Development staff;

d. Proof of Ownership: A copy of a Guarantee Title Policy or other proof of ownership as approved by the Community Development Department staff;

e. Disclosure of Interest: If the subject property is held in a trust, a complete disclosure of interest of the ownership, including the names of trustees and beneficial owners, shall be provided. If the subject property is owned by a corporation, a disclosure of the shareholders, including the names of the officers and directors, should be provided (form attached);

f. Affidavit of Authorization: A document signed by the owner of the subject property which authorizes the petitioner to represent them for the Special Use request shall be provided (form attached);

g. Narrative Statement: A description of the existing and proposed use(s) of all structures and land. The statement should evaluate the economic effects of the proposed Special Use and the impacts of such elements as noise, glare, odor, fumes, and vibration on adjoining property. The statement should discuss the general compatibility with existing and proposed uses in the general vicinity and with the recommendations of the Comprehensive Plan; and

h. Land Use Opinion: A Land Use Opinion from the Kane DuPage Soil and Water Conservation District Board, if required.

i. Affidavit Affirming No Conflict of Interest

NOTE: Waiver of the required documentary evidence can be granted by the Director of Community Development provided staff determines that the information is insignificant or unnecessary.

NOTE: If the plans accompanying the Special Use application are required to be recorded with the DuPage County Recorder of Deeds, the petitioner should have the surveyor sign a Letter of Authorization (form attached) which designates a representative from the Village of Glen Ellyn as the agent to record the plan.

NOTE: The petitioner should be aware that the requirements outlined herein are the minimum requirements for processing an application for Special Use and that, from time to time, the Plan Commission may require such other information that it deems necessary to determine if the proposed Special Use meets the intent and requirements of the Zoning Code.

3. **Preliminary Staff Review:** When the petitioner has plans in substantially completed form, it is recommended that a draft copy of all application documents shall be submitted for preliminary review by the Community Development staff. Staff will review the project for compliance with all applicable Village ordinances and will raise any concerns or issues with the proposal. Following review by staff, the petitioner may wish to modify the proposal to respond to staff comments.

4. **Escrow Account for Consultants:** The Village utilizes consultants for engineering, legal and Plan Commission secretarial services. Prior to involving these individuals in the review of a proposed Special Use Permit, the Village requires a petitioner to establish an escrow account to pay the Village consultant costs. The minimum amount of an escrow account is five hundred dollars ($500). The Director of Community Development may set a higher minimum based on an evaluation of the size of the project and likely expenses associated with the review process. Once the escrow account is established, the Village involves its consultants in the review process as necessary. When invoices are received from the consultants, the Village draws on the account. The developer receives a monthly accounting of the invoices and is requested to replenish the escrow account back to the original amount, when the balance is less than five hundred dollars ($500). The escrow account is maintained throughout the review and building processes. Once the project is complete, any remaining funds in the escrow account are returned to the petitioner.

5. **Formal Application:**

   a. Special Use requests require an application fee. Staff will identify the amount of the fee, as determined by the Village Board, at the pre-application meeting. This fee is applied toward project review costs. The fee is payable when formal application is made for a Special Use Permit;

   b. Upon receipt of the required number of copies of all of the items enumerated above and the application fee, the Community Development staff shall set a date for a public hearing before the Plan Commission on the application for Special Use Permit. The application must be received a minimum of 21 days in advance of the proposed public hearing date;

   c. Not more than 30 days nor less than 15 days before the public hearing before the Plan Commission, the Community Development staff will place a legal notice in The Glen Ellyn News which will describe the petitioner's request, location of the subject property and the time, date, and location of the public hearing. The staff will also mail a notice of the Special Use request to property owners within 250 feet of the subject property and will cause a sign to be placed on the subject property not less than 15 days prior to the public hearing which announces that a public hearing regarding the subject property will be held. The sign shall remain until completion of the public hearing, after which it will be removed. Jurisdiction of the Plan Commission to hold the public hearing shall not be affected by the absence of a sign, if such absence is not the result of the petitioner; and

   d. The Director of Community Development, if he/she considers it necessary, may call upon any Village department or official for their review of the proposed Special Use prior to any public hearing. Such review shall be in writing and take no more than ten days.

6. **Staff Review:** The Village Planner or Director of Community Development will review the request for compliance with the provisions of the Comprehensive Plan, Zoning Code and other applicable codes. Staff will also visit the subject property. A staff report, which summarizes the request and presents staff concerns, will be prepared and

submitted to the Plan Commission. The petitioner will be provided a copy of the staff report and the agenda of the Plan Commission meeting.

7. **Public Hearing:**

a. The Community Development staff will submit the application, staff report and any other supporting documents to the Plan Commission to conduct the public hearing thereon. The Plan Commission meets on the second and fourth Thursday of each month, at 7:00 p.m. in the Glen Ellyn Civic Center, 535 Duane Street;

b. The petitioner or his/her representative must attend the public hearing. It is the responsibility of the petitioner to present an argument supporting the request for a Special Use Permit in a complete and logical manner and to have available all evidence necessary to support the request. It is advisable, but not required, for the petitioner to prepare color versions of the plans (site plan, landscaping, building drawings), mounted for presentation purposes;

c. The Plan Commission may make a decision at one meeting or choose to continue the public hearing to another date for a variety of reasons, including but not limited to: additional information is deemed necessary; Plan Commissioners desire an opportunity to visit the site or request staff to conduct further research; or insufficient time remains on the night of the public hearing to conclude the hearing. If the hearing is continued, no additional public notice is required to be published, however the sign remains on the subject property;

d. At the close of the public hearing, the Plan Commission will take a roll call vote on the requested Special Use. The Plan Commission may recommend approval, approval with conditions, or denial. In making its recommendation, the Plan Commission must find that the requested Special Use:

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

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 structure, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed Special 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 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.

8. **Final Action:**

a. Within 90 days after the close of the public hearing, the Plan Commission will submit to the Village Board the minutes or transcripts which contain the Commission's recommendations to the Village Board and summarize what occurred at the public hearing, the exhibits presented and the citizens and witnesses heard;

NOTE: Before the Village Board takes final action and votes on the request, the petitioner must have the escrow account balance brought back to the original amount.

b. After receiving the minutes or transcripts and supporting documents, the Village Board will schedule the request on a Village Board agenda. The Village Board meets on the 2nd, 3rd, and 4th Monday of each month. The third Monday is a workshop, and the second and fourth Mondays are formal meetings. There is a pre-board meeting before the formal meeting on the 2nd Monday. At the workshop and pre-board meetings, the Village Board discusses and decides what action will be taken on the agenda items for the formal meeting. The petitioner will be informed by Community Development staff at which Village Board workshop or pre-board meeting and formal meeting they are scheduled to be heard. The petitioner or his/her representative must be in attendance at these meetings.

c. The meeting of the Village Board is not a public hearing. The Village Board may decide to approve, approve with conditions, or deny the requested Special Use. Any proposed Special Use that fails to receive the approval of the Plan Commission may be approved by a favorable vote of two-thirds of the Village Board. If a proposed Special Use receives the approval of the Plan Commission, a favorable vote of the majority of the members of the Village Board is sufficient to grant the Special Use. Conditions or restrictions may be required to reduce or minimize injurious effects of Special Uses on other property or to implement the general purpose and intent of the Zoning Code. Action on the requested Special Use will be by an ordinance which is adopted by the Village Board.

d. After the Village Board votes on the petition, Director of Community Development, Building and Zoning Official and Director of Public Works are informed of the action. If the decision is to approve the Special Use Permit, the petitioner may seek building permits after the ordinance has been approved and signed. A building permit must be applied for within 18 months from the date of the ordinance or the Special Use Permit will become null and void. The Community Development Department will compare plans submitted for permits to the plans that were approved by the Village Board and any conditions applied to the Special Use Permit.

Questions may be directed to the Village Planner at phone number 630-547-5250.

APPLICATION FOR SPECIAL USE PERMIT

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: 02/17/23 Application No: _____

Name of Applicant: Mohamed Ould Sidi Mohamed, Aby Groups President

Address of Applicant: 200 S. Frontage Rd. Ste.330, Burr Ridge, IL 60527

Business Phone: 630-522-3958 Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: ana@abygroups.com ; aby@abygroups.com

Property Interest of Applicant: purchaser/developer

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Nick Zaras ; Andy Leo Zaras ; Chris Zaras

Address of Owner: 3714 Windy Hill Crt. Aurora, IL 60504

Business Phone: 630-790-3268 Fax: _____

Home Phone: 630-978-3288 Mobile Phone: _____

Email: nzar@comcast.net

Address: 750 Roosevelt Road

Legal Description of Property: THE EAST 35 FEET OF LOT 19, ALL OF LOTS 20, 21, 22, AND 23 IN BLOCK 13 IN ROOSEVELT GARDEN-HOMESITES, BEING SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DUPAGE COUNTY, ILLINOIS

Permanent Index No. (PIN): 05-14-423-038 Zoning: Currently C4, to be rezoned C3

Lot Dimensions: 135'x254' Lot Area: 0.766 acres

Present Use: Restaurant (Danby's Station)

Requested Use/Construction: Restaurant (Popeyes) with drive-thru

Estimated Date to Begin New Use/Construction: 12/1/23

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

Civil Engineers: Woolpert (Jacob Cooke, 630-693-6339) (Ryan Walter, 630-693-6320)

Building PM: Woolpert (Chris Ludwig, 630-693-6331)

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:

The proposed restaurant will conform with the existing use of the property and the adjacent uses along the Roosevelt Road corridor, which includes several quick service restaurants. The 2001 Comprehensive Plan indicates that this corridor can benefit by being upgraded and revitalized, thus promoting redevelopment activities. Additionally, the 2023 Draft Comprehensive plan recommends development strategies along the corridor to increase buildable area and the tax base for commercial properties. Section 10 of the Zoning Code indicates that special uses shall be harmonious with the benefits of the Comprehensive Plan and the intended character of the vicinity. It shall also not be hazardous to the neighborhood or detrimental to the public, served adequately by public infrastructure, not increase potential for flood damage, or loss of historic features. The proposed project will meet these requirements for special uses. This is further described in the sections below:

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:

   As mentioned, the 2001 Comprehensive Plan promotes redevelopment activities along the Roosevelt Road corridor. This was also reinforced by the 2023 Draft Comprehensive Plan which was recommended for approval in 2021. The proposed redevelopment will replace an existing restaurant use with a drive-thru restaurant to provide a benefit to the community.

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:

   The proposed restaurant use will conform to the use and character of the buildings in th surrounding commercial district. There is an existing Jersey Mike's, Panera Bread, Starbucks, Chipotle Grill, and Raising Cane's within walking distance of the proposed restaurant. Many of these are drive-thru type restaurants of similar design, construction, operation, and maintenance as the proposed Popeye's restaurant.

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

   The proposed restaurant will not be hazardous or disturbing to the existing or future neighborhood. Vehicle stacking associated with the drive-thru will be limited to the property and not interfere with adjacent development. Proposed lighting produced with the drive-thru will also be contained onsite and not spill onto the adjacant development. Hours of operation for the restaurant will be consistent with other quick service restaurants, 10 am to 11 pm, daily.

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

The adjacent Roosevelt Road corridor will allow for convenient access to the site by Village emergency and public works vehicles. Utilities including sanitary sewer, storm sewer, water main, gas, telephone, and electric are located within the site frontage and can easily be extended to the restaurant. The proposed drive-thru lanes will not interfere with access by Village emergency and public works vehicles and allow for complete circulation of these vehicles around the site.

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:

There will not be excessive requirements for public facilities and services. The project will be a benefit to the Village by providing an additional tax base and potentially allowing the Village an opportunity to increase the taxes on the existing commercial properties within the Roosevelt Road corridor.

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:

The proposed use is consistent with other adjacent uses in the commercial district. The amount of traffic, noise, smoke, glare, and odors generated will not create a detriment to the public and will be commensurate with other quick service restaurants in the area. Noise associated with the proposed order boards for the drive-thru lane will be contained on the property and not adversely affect the adjacent development. All vehicular stacking from the drive-thru will be contained to the project site.

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:

A proposed right in/right out entrance will be located along Roosevelt Road to eliminate unsafe left turn movements to the site which is permitted with the current entrance condition. Additionally, the site has been planned to maximize the amount of vehicular stacking at the drive through to reduce potential for back-ups on to Roosevelt Road.

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

There will be no increased potential for flood damage to the adjacent property. The project will provide compensatory floodplain storage onsite as required by the Village as part of the site permitting process.

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

There are no natural, scenic, or historic features of major importance to the community which will be impacted with the development of the property.

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.

02/10/23	Mohamed Ould Sidi Mohamed	
Date	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

Date: _____

Address: _____

Legal Description: Refer to attached survey

_____

_____

TRUSTEE: _____ TRUST NO.: _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

OWNERSHIP BY A CORPORATION

Date: _____

Address: _____

Legal Description: _____

_____

_____

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

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

AFFIDAVIT OF AUTHORIZATION

I, Nick Zaras owner of the property described as

verify that Mohamed Ould Sidi Mohamed

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

Owner Signature

Subscribed and sworn to before me this

14 day of February, 2023

Notary Public

OFFICIAL SEAL
CHRISTINA ROSSMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/13/2026

LETTER OF AUTHORIZATION

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

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

I. DESCRIPTION OF PROJECT: Popeyes restaurant with drive thru

II. OWNER:

A. Owner of Property: Nick Zaras ; Andy Leo Zaras ; Chris Zaras

B. Owner's Address: 3714 Windy Hill Crt. Aurora, IL 60504

C. Owner's Home Phone Number: 630-978-3288 Fax: _____

D. Owner's Work Phone Number: 630-790-3268

E. Owner's E-mail: nzar@comcast.net

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: Mohamed Ould Sidi Mohamed

B. Petitioner's Address: 200 S. Frontage Rd. Ste.330, Burr Ridge, IL 60527

C. Petitioner's Home Phone Number: 847-208-5656

D. Petitioner's Work Number: 630-522-3958

E. Petitioner's E-mail: aby@abygroups.com ana@abygroups.com

IV. LOCATION OF PROPERTY:

A. General Location of Property: 750 Roosevelt Road

B. Acreage of Parcel: 0.766 Acres

C. Permanent Index Number(s): 05-14-423-038

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 Community 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 Community 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 Community 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 Community 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 Community Development Director for a refund of his or her remaining escrow balance. The Community 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: _____ Community Development Director
Date: 2/10/23	Date: _____

X:\Plandev\PLANNING\FORMS\Special Use Permit Packet 020620lg.docx

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Mohamed Ould Sidi Mohamed, and I hold the position of President for Aby Groups ("*Applicant*").

2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.

3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("*Application*") the Applicant filed with the Village of Glen Ellyn ("*Village*").

4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.

5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.

6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: _____

Title: President

Applicant's Name: Mohamed Ould Sidi Mohamed

Subscribed and sworn to me this

8th day of March, 2023.

_____

Notary Public

MOHAMED K COLEMAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 1, 2024

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VILLAGE OF GLEN ELLYN

Zoning Map Amendment
And
Zoning Code Text Amendment
Application Packet

Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370

ZONING MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

OUTLINE

1. Pre-application meeting with Community Development Department;
2. Preparation of application packet;
3. Review of packet by Community Development Department staff (recommended);
4. Formal application (submission of packets and fee);
5. For Zoning Map Amendment: Notice in newspaper, by letter to surrounding property owners, sign on site;

   For Zoning Code Text Amendment: Notice in newspaper
6. Review by Plan Commission at a Public Hearing
7. Preparation of Report and Recommendation, public hearing transcripts or minutes;
8. Review by Village Board at workshop;
9. Action by Village Board at meeting;
10. Adoption of ordinance.

ZONING MAP AND ZONING CODE TEXT AMENDMENTS
PROCEDURE

1. **Pre-Application Meeting:** The petitioner should meet with the Village Planner or Director of Community Development for a pre-application meeting to informally discuss the proposed Zoning Map Amendment (zone change) or Zoning Code Text Amendment, prior to filling out a formal application. At the pre-application meeting, the petitioner should provide general information, which describes or outlines the existing conditions of the site and the purpose of the proposed zone change. If a change to the Zoning Code is sought, the petitioner should indicate what change is sought and why. A request to informally discuss the proposed zone change or Zoning Code Text Amendment with the Plan Commission may be made at this time. The Community Development staff will also review the types of required submittals (see item #2 below), the numbers of copies required, and how long the request will likely take to be reviewed by the Village.

   A property affected by a proposed Zoning Map Amendment shall have at least 200 feet of frontage or 25,000 square feet of area, or shall adjoin a parcel of land which bears the same zoning district classification as that proposed for the affected property by the Map Amendment. The petitioner is encouraged to become familiar with the appropriate provisions of the Zoning Code.

2. **Required Submittals:** The petitioner shall prepare the following items:

   Zoning Map Amendment:

   a. Application: Completed application for Zoning Map Amendment (form attached and associated fee); and

   b. Reimbursement of Fees Agreement: Signed agreement consenting to reimburse the Village for out of pocket expenses incurred in processing the application.

   c. Plat of Survey: A current Plat of Survey of the property, prepared by a land surveyor registered with the State of Illinois, with a statement that the property is or is not in the floodplain;

   d. Proof of Ownership: A copy of a Guarantee Title Policy or other proof of ownership as approved by the Community Development staff;

   e. Disclosure of Interest: If the subject property is held in a trust, a complete disclosure of interest of the ownership, including the names of trustees and beneficial owners shall be provided. If the subject property is owned by a corporation, a disclosure of the shareholders including the names of the officers and directors should be provided (form attached);

f. Affidavit of Authorization: A document signed by the owner of the subject property which authorizes the petitioner to represent them for the Zoning Map Amendment request shall be provided (form attached); and

g. Land Use Opinion: A Land Use Opinion from the Kane DuPage Soil and Water Conservation District Board, if required.

h. Affidavit Affirming No Conflict of Interest

Zoning Code Text Amendment:

a. Application: Completed application for Zoning Code Text Amendment (form attached); and

b. Affidavit Affirming No Conflict of Interest

c. Other: Any other supporting documentation necessary to justify the requested change to the Zoning Code.

NOTE: Waiver of the required documentary evidence can be granted by the Director of Community Development provided staff determines that the information is insignificant or unnecessary.

NOTE: If any plans accompanying the Zoning Map Amendment application are required to be recorded with the DuPage County Recorder of Deeds, the petitioner should have the surveyor sign a Letter of Authorization (form attached), which designates the Village of Glen Ellyn as the agent to record the plan.

NOTE: The petitioner should be aware that the requirements outlined herein are the minimum requirements for processing an application for Zoning Map and Zoning Code Text Amendments and that, from time to time, the Plan Commission may require such other information that it deems necessary to determine if the proposed zone change or change to the Zoning Code meets the intent and requirements of the Zoning Code and Comprehensive Plan.

3. **Staff Review:** After the petitioner has prepared the items above the petitioner shall submit the application to the Community Development staff for review of the completeness of the application materials prior to making the required number of copies.

4. **Application Fee/Escrow:** Zoning Map and Zoning Code Text Amendment requests require an application fee. Staff will identify the amount of the fee, as determined by the Village Board, at the pre-application meeting. This fee is applied toward project review costs. The petitioner shall also be charged for all costs resulting from transcribing the public hearing on this application. Additionally, the petitioner may be required to establish an account with the Village to pay for the cost of outside consultants used to review the project. The amount of the escrow will be determined by staff. The

petitioner's account will be drawn on to pay Village consultants (engineer, attorney, planner, etc.) as invoices are received. The developer will be notified of the drafts, and will be expected to return the account to the agreed balance. After any construction is completed, any remaining funds will be returned to the petitioner.

5. **Formal Application**:

   a. Upon receipt of the required number of copies of all the items enumerated above and the application fee, the Community Development staff shall set a date for a public hearing before the Plan Commission on the application for Zoning Map or Zoning Code Text Amendment. The application must be received a minimum of 21 days in advance of the proposed public hearing date;

   b. Not more than 30 days nor less than 15 days before the public hearing before the Plan Commission, the Community Development staff will place a legal notice in The Glen Ellyn News which will describe the petitioner's request, and give the time, date, and location of the public hearing. For a Zoning Map Amendment, the notice will also describe the location of the subject property. Also for a zone change, the staff will mail a notice to the property owners within 250 feet of the subject property. The petitioner will also be notified by mail. Finally, staff will cause to be placed on the subject property, not less than 15 days prior to the public hearing, one or more signs, which announce that a public hearing regarding the zone change for the subject property will be held. The sign shall remain until the completion of the public hearing, after which it will be removed. Jurisdiction of the Plan Commission to hold the public hearing shall not be affected by the absence of a sign, if such absence is not the result of the petitioner;

   c. The Director of Community Development, if he/she considers it necessary, may call upon any Village department or official for their review of the proposed Zoning Map or Zoning Code Text Amendment prior to the public hearing. Such review shall be in writing and take no more than 10 days.

6. **Staff Review:** The Village Planner or Director of Community Development will review the request for compliance with the provisions of the Comprehensive Plan, Zoning Code and other applicable codes. Staff will also visit the subject property in the case of a requested zone change. A staff report, which summarizes the request and presents staff concerns, will be prepared, and submitted to the Plan Commission. The petitioner will be provided a copy of the staff report and the agenda of the Plan Commission meeting.

7. **Public Hearing**:

   a. The Community Development staff will submit the application, supporting materials, staff reports and any other documents to the Plan Commission to conduct the public hearing thereon. The Plan Commission meets on the second and fourth Thursday of each month, at 7:00 p.m. in the Glen Ellyn Civic Center, 535 Duane Street;

b. The petitioner or his/her representative must attend the public hearing. It is the responsibility of the petitioner to present an argument supporting the request for a Zoning Map or Zoning Code Text Amendment in a complete and logical manner and to have available all evidence necessary to support the request. It is advisable, but not required, for the petitioner to mount for presentation purposes a copy of the Plat of Survey and Location Map for a request zone change;

c. The Plan Commission may make a decision at one meeting, or choose to continue the public hearing to another date for a variety of reasons, including but not limited to: if additional information is deemed necessary; if Plan Commissioners desire an opportunity to visit the site or request staff to conduct further research; if insufficient time remains on the night of the public hearing to conclude the hearing. If the hearing is continued, no additional public notice is required to be published, but the sign remains on the subject property for a zone change.

d. At the close of the public hearing, the Plan Commission will take a roll call vote on the requested Zoning Map or Zoning Code Text Amendment. The Plan Commission may recommend approval, approval with conditions, or denial.

Zoning Map Amendment:

In making its recommendation, the Plan commission must make findings of fact with respect to each of the following:

1. Identification of the existing uses of property within the general area of the affected property;

2. Identification of the zoning classification of property within the general area of the affected property;

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district;

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district;

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan;

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property; and

7. The extent to which property values are diminished, if at all, by particular zoning restrictions;

<u>Zoning Code Text Amendment:</u>

There are no specific findings of fact required for a requested Zoning Code Text Amendment, but the Plan Commission will evaluate the request against the intent of the Zoning Code, the recommendations of the Village Comprehensive Plan, and the public health, safety and general welfare;

e. In case of a written protest against any proposed Text Amendment or Map Amendment, filed with the Village Clerk and signed and acknowledged by the owners of twenty percent (20%) of the frontage proposed to be altered, or by the owners of twenty percent (20%), of the frontage immediately adjoining or across an alley therefrom, or by the owners of twenty percent (20%) of the frontage directly opposite the frontage proposed to be altered, the Amendment shall not be passed except by a favorable vote of two-thirds (2/3) of the Village Trustees then holding office. In such case, a copy of the written protest shall be served by the protester or protesters on the applicant for the proposed Amendment and a copy upon the applicant's attorney, if any, by certified mail at the address of such applicant and attorney shown in the application or petitioner for the proposed Amendment;

8. **<u>Final Action</u>**:

a. Within 90 days after the close of the public hearing, the Plan Commission will submit a written Report and Recommendation to the Village Board which summarizes what occurred at the public hearing, the exhibits presented, the citizens and witnesses heard, and the recommendation rendered. The Report and Recommendation is signed by the Chairman of the Plan Commission. A written transcript or minutes of the public hearing will also be forwarded;

NOTE: Before the Village Board takes final action and votes on the request, the petitioner must have paid the transcribing fees.

b. After receiving the Report and Recommendation, transcripts or minutes and supporting documents, the Village Board will schedule the Zoning Map or Zoning Code Text Amendment request on one of the Village Board agendas. The Village Board meets the 2nd, 3rd, and 4th Mondays of the month. The third Monday is a workshop, and the second and fourth Mondays are formal meetings. A pre-board meeting is held before the formal meeting on the 2nd Monday. At a workshop or pre-board meeting, the Village Board discusses and decides what action will be taken on the items on the agenda for the formal meeting. The petitioner will be informed by Community Development staff of which Village Board workshop or

pre-board meeting, and what formal meeting they are scheduled to be heard. The petitioner or his/her representative must attend these meetings;

c. The meeting of the Village Board is not a public hearing. The Village Board may decide to approve, approve with conditions, or deny the requested Zoning Map or Zoning Code Text Amendment. Any proposed zone change or change to the Zoning Code which fails to receive the approval of the Plan Commission may be approved by the favorable vote of two-thirds of the Village Board. If a proposed zone change or text amendment receives the approval of the Plan Commission and the Village Board concurs, a favorable vote of the majority of the members of the Village Board is sufficient to grant the Zoning Map or Zoning Code Text Amendment. Conditions or restrictions may be required to reduce or minimize injurious effects of zone changes on other property or to implement the general purpose and intent of the Zoning Code. Action on the requested Zoning Map or Zoning Code Text Amendment will be by an ordinance, which is adopted by the Village Board;

d. After the decision by the Village Board, the petitioner, Director of Community Development, Building and Zoning Official and Director of Public Works are informed of the action. If the decision is to approve the Zoning Map Amendment, the Zoning District Map of the Village of Glen Ellyn will be amended to show the change. Such an amendment will be made at the annual updating of the Zoning District Map. If an amendment to the Zoning Code is approved, the change will be included in the annual update of the Code.

Questions may be directed to the Village Planner or Director of Community Development at 547-5250.

APPLICATION FOR ZONING MAP AMENDMENT

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

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

Date Filed: 02/17/23 Application No: _____

Name of Applicant: Mohamed Ould Sidi Mohamed, Aby Groups President

Address of Applicant:

200 S. Frontage Rd. Ste. 330
Burr Ridge IL 60527

Business Phone No.: 630-522-3958 Home Phone No.: _____

Mobile Phone No.: _____ Fax No.: _____

Property Interest of Applicant: Purchaser/Developer

(Owner, Contract Purchaser, Owner Representative)

Name of Property Owner: Nick Zaras ; Andy Leo Zaras ; Chris Zaras

Address of Owner:

3714 Windy Hill Crt.
Aurora, IL 60504

Phone No. (Business): 630-790-3268 (Home): 630-978-3288

Mobile Phone No.: _____ Fax No.: _____

Address of Property: 750 Roosevelt Road

Legal Description of Property:

THE EAST 35 FEET OF LOT 19, ALL OF LOTS 20, 21, 22, AND 23 IN BLOCK 13 IN ROOSEVELT GARDEN-HOMESITES, BEING SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DUPAGE COUNTY, ILLINOIS

Lot Frontage: 135 feet Lot Area: 0.766 Acres

Present Use: Restaurant (Danby's Station)

Requested Zoning: C3

Requested Use/Construction: Restaurant (Popeyes) with drive-thru

Estimated Date to Begin New Use/Construction: 12/01/23

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

Civil Engineers: Woolpert (Jacob Cooke, 630-693-6339) (Ryan Walter, 630-693-6320)
Building PM: Woolpert (Chris Ludwig, 630-693-6331)

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 10-10-13 of the Zoning Code:

The proposed restaurant will conform with the existing use of the property and the adjacent uses along the Roosevelt Road corridor, which includes full service and quick service restaurants, retail, and mixed use. The 2001 Comprehensive Plan indicates that this corridor can benefit by being upgraded and revitalized, thus promoting redevelopment activities. Additionally, the 2023 Draft Comprehensive plan recommends development strategies along the corridor to increase buildable area and the tax base for commercial properties. Section 10 of the Zoning Code considers the identification of existing properties within the general area, zoning classification of the property, suitability of the property in question, adjacent development trends, and impacts to property values. The property conforms to the these items and is further addressed in the responses below.

Discuss the Requested Zone Change with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property:

   The existing uses of property within surrounding area include quick service restaurants and retail use. There is an existing Jersey Mike's, Panera Bread, Starbucks, Chipotle Grill, and Raising Cane's within walking distance of the proposed restaurant. There is also an existing Danby's restaurant on the property today.

2. Identification of the zoning classification of property within the general area of the affected property:

   The majority of the property along the Roosevelt Road corridor is zoned C3 Service Commercial District. Thus, rezoning the property to C3 would consistent with existing commercial development in the area.

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district:

The property being developed is currently a restaurant use which is non-compliant under the current Zoning Code. Rezoning the property to C3 zoning would allow for the proposed restaurant to be developed under the Zoning Code.

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district:

The Roosevelt Road corridor has been a longstanding commercial district for the Village. Development and redevelopment along the corridor has been retail and restaurant use preceding the 1990's.

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan:

The 2001 Comprehensive Plan identifies the Roosevelt Road a major commercial corridor for the Village. The trend has been new development and redevelopment of commercial (retail, restaurant, and mixed use) since the corridor has been established. Additionally, the Comprehensive plan promotes upgrades and revitalization of this mixed use corridor in the future.

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property:

The property has been developed since the 1990's as a restaurant. Under C3 zoning, the site has been non-compliant since that time (and possibly preceding this).

7. The extent to which property values are diminished, if at all, by the particular zoning restrictions:

The current zoning on the property restricts restaurant and drive through use. The inability to construct a new restaurant could restrict the property values of the adjacent uses and potentially limit the tax base on existing commercial properties.

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 entry in or upon the premises described in this application by any unauthorized 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.

02/10/23	Mohamed Ould Sidi Mohamed	
Date	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 COMPLETEING THIS APPLICATION IN DETAIL

APPLICATION FOR ZONING CODE TEXT AMENDMENT

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

The undersigned petitions the President and Village Board Trustees of the Village of Glen Ellyn, Illinois, to consider the Zoning Code Text Amendment described in this application.

Date Filed: _____ Application No: _____

Name of Applicant: _____

Address of Applicant:

Business Phone No.: _____ Home Phone No.: _____

Mobile Phone No.: _____ Fax No.: _____

Proposed Amendment:

Will an existing Section of the Zoning Code be replaced/changed? _____

Section Reference: _____

NOT APPLICABLE

Narrative Statement of how the proposed Text Amendment relates to the Comprehensive Plan of the Village of Glen Ellyn, or otherwise promotes the public health, safety and general welfare:

NOT APPLICABLE

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 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.

NOT APPLICABLE

Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant

Section 10-10-10: Petition Application Procedures

In order to insure full disclosure to the Village of the identity and interests of all those who come before it for the benefits or relief available under this zoning ordinance, each and every application, request for building permit, notice of appeal, petition, and any and all requests for the benefits or relief available under this zoning ordinance (collectively referred to herein as "application") shall include, inter alia, the following:

Unless otherwise provided herein, all applications shall be made by the owner or lessee, or agent or either (the latter two being referred to herein as "applicant"). If such application is made by a person other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner in fee, that the person making the application is authorized by him to make such application. Such application shall contain the full name, address and phone number of the applicant and/or the owner. If either the applicant or the owner is a corporate body, the full names, addresses and phone numbers and extent of interest of those shareholders or beneficiaries who own five percent or more of the outstanding stock or interest of the corporation and of its directors, officers and its registered agent must be disclosed. If either the applicant or the owner is a trust, the full names, addresses, phone numbers and extent of interest of all beneficiaries must be disclosed. If any such beneficiary holds an interest as nominee for another person, he/she must disclose the name, address, phone number and full identifying particulars of such other person.

Section 10-10-18: Enforcement & Penalties; General:

Any person who violates, disobeys, omits, neglects or refuses to comply with any of the provisions of this ordinance, shall upon conviction, be fined not less than $25.00 nor more than $500.00 for each offense. Each day that a violation is permitted to exist after notification thereof shall constitute a separate offense.

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

Refer to attached survey

TRUSTEE: _____ TRUST NO.:_____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

OWNERSHIP BY A CORPORATION

Date: _____

Address: _____

Legal Description:

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

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

AFFIDAVIT OF AUTHORIZATION

I, Nick Zaras owner of the property described as

verify that Mohamed Ould Sidi Mohamed

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

Owner Signature

Subscribed and sworn to before me this

14 day of February, 2023

Notary Public

OFFICIAL SEAL
CHRISTINA ROSSMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/13/2026

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 I**llinois Department of Natural Resources (I**DNR**)** should be included in you**r** Zoning Map Amendment and/or Zoning Text Amendment 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 Zoning Map Amendment and Zoning Code Text. 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

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

I. DESCRIPTION OF PROJECT: Construction of a Popeyes Restaurant

II. OWNER:

A. Owner of Property: Nick Zaras ; Andy Leo Zaras ; Chris Zaras

B. Owner's Address: 3714 Windy Hill Crt. Aurora, IL 60504

C. Owner's Home Phone Number: 630-978-3288 Fax: _____

D. Owner's Work Phone Number: 630-790-3268

E. Owner's E-mail: nzar@comcast.net

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: Mohamed Ould Sidi Mohamed

B. Petitioner's Address: 200 S. Frontage Rd. Ste.330, Burr Ridge, IL 60527

C. Petitioner's Home Phone Number: _____

D. Petitioner's Work Number: 630-522-3958

E. Petitioner's E-mail: aby@abygroups.com ana@abygroups.com

IV. LOCATION OF PROPERTY:

A. General Location of Property: 750 Roosevelt Road

B. Acreage of Parcel: 0.766 Acres

C. Permanent Index Number(s): 05-14-423-038

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 Community 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 Community 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 Community 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 Community 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 Community Development Director for a refund of his or her remaining escrow balance. The Community 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 deliberations 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: 2/10/23

Village of Glen Ellyn

By: _____
Community Development Director

Date: _____

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Mohamed Ould Sidi Mohamed, and I hold the position of President for Aby Groups ("*Applicant*").

2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.

3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("*Application*") the Applicant filed with the Village of Glen Ellyn ("*Village*").

4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.

5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.

6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: _____

Title: President

Applicant's Name: Mohamed Ould Sidi Mohamed

Subscribed and sworn to me this

8th day of March, 2023.

_____

Notary Public

MOHAMED K COLEMAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 1, 2024

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VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370

VILLAGE OF GLEN ELLYN, ILLINOIS
Community Development Department
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

ZONING VARIATION REQUEST PACKET

Contents

1. Information Sheet for Potential Zoning Variation Requests and Related Options
2. Sample Schedule for a Zoning Variation
3. Description of the Zoning Variation Request Process and Instructions
4. Zoning Code Variation Guidelines for Particular Hardship and Practical Difficulty Criteria
5. Application for Variation form
6. Affidavit of Authorization
7. Disclosure of Interest or Ownership forms
8. Affidavit Affirming No Conflict of Interest

VILLAGE OF GLEN ELLYN, ILLINOIS

INFORMATION SHEET
FOR
POTENTIAL ZONING VARIATION REQUESTS AND RELATED OPTIONS

Note: This Information Sheet should be provided to each person who has been advised by a staff member of the Village Community Development Department, acting in his or her official capacity, that the project proposed by such person requires the granting of one or more variations from the Glen Ellyn Zoning Code.

This Information Sheet lists options available to you now that you have been officially advised by the staff of the Community Development Department that your proposed project requires the granting of one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended). The options listed below are not intended to be exhaustive nor are they mutually exclusive. (For example, you could decide to proceed under options 1 and 2 below as alternatives). You may wish to contact an attorney to discuss the options listed or explore other options that may be available to you.

OPTION 1 - You could (1) decide not to revise your proposed project to reduce or eliminate the required zoning variation(s); and (2) apply for the required zoning variation(s). If this option is chosen, you will need to apply for approval of a zoning variation.

OPTION 2 - You could (1) revise your proposed project to reduce the number and/or size of the required zoning variation(s) or (2) reduce the degree of your variation request; and (3) apply for the required zoning variation(s) for your revised proposal. If this option is chosen, you should proceed as described under Option 1 above.

OPTION 3 - You could revise your proposed project to eliminate the need for the required zoning variation(s).

OPTION 4 - You could decide not to revise or proceed with your proposed project. If this option is chosen, no zoning variation will be required.

OPTION 5 - You could appeal the Village's staff interpretation of the zoning code to the Glen Ellyn Zoning Board of Appeals (ZBA) per Section 10-10-9, all appeals go to ZBA. If this option is chosen, you must file, within 45 days after the decision by Village staff that your proposed project requires one or more zoning variations, a notice of appeals specifying the grounds therefore and containing the information required by Section 10-10-9 of the Zoning Code

with the Director of the Village Community Development Department and the Zoning Board of Appeals.

Such an appeal would be governed by Section 10-10-9 of the Zoning Code and applicable State law. In general, the appeal process entails (1) a public hearing before the Zoning Board of Appeals following reasonable notice to interested parties and (2) a decision by the Zoning Board of Appeals, based on the evidence presented at the hearing, within a reasonable period of time after the conclusion of the hearing. Under the Zoning Code, the Zoning Board of Appeals has the authority to affirm or reverse, wholly or in part, or modify the decision of Village staff being appealed. Unlike the decision of the Zoning Board of Appeals on a variation application (which constitutes a recommendation to the Village Board), the decision of the Zoning Board of Appeals on such an appeal is the final Village action on the matter in question.

Regardless of the option you choose, members of the Village staff will be available to continue working with you in an effort to bring your proposed project to a conclusion.

Please note: All zoning code variation requests for single-family and two-family homes and accessory structures are reviewed by the ZBA with a recommendation to the Village Board. All other zoning code variation requests are reviewed by the Plan Commission (PC) with a recommendation to the Village Board.

VILLAGE OF GLEN ELLYN, ILLINOIS

SAMPLE SCHEDULE FOR A ZONING VARIATION

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1. Application submitted and reviewed by staff

   - Consult with staff for the number of copies for Plan Commission (PC)
   - 2 copies for Zoning Board of Appeals (ZBA)

2. After the application is determined complete, it is placed on next available ZBA or PC Agenda

   - 15-30 days for public hearing notice in local newspaper
   - Usually about 6 weeks from the date of submittal to the public hearing

3. Hearing before ZBA or PC

4. Minutes/Transcripts from hearing prepared and forwarded to the Village Board

5. Variation considered by the Village Board

Steps 1 – 5: Approximately 90 to 120 days

Zoning variations that are reviewed by the Plan Commission in association with a requested Special Use Permit or proposed Subdivision may take longer to process than what is represented by the above sample schedule.

VILLAGE OF GLEN ELLYN, ILLINOIS

DESCRIPTION OF THE ZONING VARIATION REQUEST PROCESS AND INSTRUCTIONS

I. OVERVIEW:

A. Introduction:

In general, the zoning variation process involves the following three steps (each of which is described in more detail below):

STEP 1 - Application:

Zoning variation requests are initiated by filing a completed Application for Variation form, together with other supporting documents and materials, with the Director of the Village Community Development Department.

Prior to completing the Application for Variation form, applicants and their representatives, if any, are strongly encouraged to carefully review the Glen Ellyn Zoning Variation Request Package and to become familiar with the applicable provisions of the Zoning Code.

STEP 2 - Public Hearing before the ZBA or PC which both make Findings of Fact and Recommendation to the Village Board:

After notice has been published and mailed to the surrounding property owners, a public hearing on the requested zoning variation(s) will be held before the ZBA or PC. Based on the evidence presented at the hearing by or on behalf of the applicant or by others, the ZBA or PC is required to make specific findings of fact to support its recommendation to the Village Board regarding the requested zoning variation(s). See Section I. B. below for a brief description of the findings/standards for a variation under the Zoning Code.

STEP 3 - Village Board Action:

After the minutes or transcript of the public hearing containing the Commission's findings of fact and recommendation have been delivered to the Village Board, the Village Board will consider the requested zoning variation(s). Under the Zoning Code, the Village Board has the final authority to act on the requested zoning variation(s).

A sample schedule for a zoning variation is included in this Zoning Variation Request Package. The actual schedule for particular requested zoning variation(s) may differ from the representative schedule for a wide variety of reasons.

Questions regarding the zoning variation process should be directed to the Community Development Department at (630) 547-5250.

B. Required Findings of Fact/Standards for a Variation:

Set forth below is a short summary of the three principal findings of fact or standards which must be met in order for the ZBA or PC to recommend, and the Village Board to grant, a requested zoning variation from the Zoning Code. This summary is a simplified version of Section 10-10-12(C) of the Zoning Code, which the applicant is referred to for the governing legal language.

All three of the following findings of fact or standards must be established and met to support a requested zoning variation (since #2 below consists of two alternatives, only one of the two is required; however, the applicant may present evidence on both alternatives):

1. There would be practical difficulties or particular hardship for the applicant/owner resulting from the characteristics of the property in question if strict compliance with the Zoning Code were required (i.e., if no zoning variation were granted); and

2. Either:

   A. The property in question cannot yield a reasonable return without a zoning variation, or

   B. The plight of the applicant/owner is due to unique circumstances relating to the property in question; and

3. Granting the requested zoning variation will not alter the essential character of the locality of the property in question.

Applicants are also referred to Section 10-10-12(D) of the Zoning Code for a list of supplemental findings.

The primary purpose of both the Application for Variation form and the public hearing before the ZBA or PC is to elicit evidence relating to these findings of fact or standards upon which the ZBA or PC and the Village Board can base their actions on the requested zoning variation(s).

II. APPLICATION FOR VARIATION AND RELATED MATTERS:

A. Application for Variation:

The following items must be submitted to the Director of the Village Community Development Department to begin the process for a zoning variation:

1. A properly completed Application for Variation form, together with all supporting documents and materials.

   Applicants should note that Section 10-10-10(B) of the Zoning Code contains a list of requirements that should be carefully reviewed and includes submitting disclosure of ownership interests and authorization letters depending on the type and capacity of the person or entity holding fee title to the property in question or acting as the applicant for the zoning variation (e.g., representatives, land trusts, corporations, partnerships, other business entities, etc.).

   Disclosure of Interest and Affidavit of Authorization forms are attached with this packet.

   Applicants should also note that they are obligated to notify the Village in writing of any change in the requirements relating to the applicant under Section 10-10-10(B) of the Zoning Code (e.g., new 5% or more stockholder in a corporate applicant or new partner in a partnership applicant) that occur at any time after the Application for Variation has been submitted and before final action by the Village Board on their requested zoning variation(s).

2. An application fee must be paid at the time the application is made. Staff will inform the Petitioner of the amount. Depending on the type of application, an escrow (amount to be determined by the Community Development Director) may also be required to pay out of pocket Village expenses related to public notice costs, recording costs and other items related to the project application.

3. A site plan (at a scale of no less than 1 inch = 100 feet) showing:
   --Site dimensions and area
   --Location of any existing buildings and/or structures on the lot
   --Lot location
   --Placement of proposed building(s)/structure(s) on the lot
   --Street width, sidewalks and curb cuts
   --Easements
   --Type of construction
   --Floor layout
   --Building elevations
   --Parking area and layout
   --Front, rear and side yard setbacks, and
   --Other data that may be necessary for the review of the application

4. Proof of ownership from the most recent title insurance policy, deed or commitment covering the property in question.

5. A plat of survey of the property in question, with a topographical map containing a statement made by a registered Illinois land surveyor that the property is or is not in a flood plain or other type of special management area.

6. Reimbursement of Fees Agreement (for Plan Commission cases).

B. Village Review:

The Village staff will examine each Application for Variation and accompanying items within a reasonable time after filing. When the Application for Variation and accompanying items appear to be complete and in good order, the requested zoning variation(s) will be scheduled for consideration at a public hearing before the ZBA or PC.

C. Public Hearing Notices and Related Matters:

Village staff will produce a legal notice of the public hearing before the ZBA or PC to be published not more than 30 or less than 15 days before the beginning of the hearing in one or more newspapers generally circulated within the Village. Such legal notice will state the time, date and location of the hearing and the particular location of the property in question and briefly describe the applicant's requested zoning variation(s).

Not less than 10 days prior to the public hearing, the Village Community Development Department will cause notice of the public hearing to be mailed to all property owners within a 250-foot radius of the property in question.

The Village will place one or more placards on the property in question not less than 15 days prior to the date of the public hearing. The placard(s) must remain until completion of the public hearing, at which time it will be removed by the Village. The placard(s) will be provided by the Village and will contain such information as is directed by the Director of the Village Community Development Department. Jurisdiction of the ZBA or PC to hold a hearing will not be affected by the absence of the placard(s), if the absence is not the result of the applicant's act or omission.

The Community Development Department will submit the Application for Variation and all accompanying and related items to the ZBA or PC for the public hearing.

Applicants are advised that members of the ZBA or PC and Village Board may visit the property in question to inspect it for themselves prior to the hearing.

III. PUBLIC HEARING:

A. Time, Date and Location:

Regularly scheduled meetings of the ZBA are on the 2nd and 4th Tuesday of each month and the regularly scheduled meetings of the PC are on the 2nd and 4th Thursday of each month both at 7:00 p.m. on the third floor of the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

B. Public Hearing:

The public hearing for the ZBA or PC is typically divided into five separate stages (which are described in more detail below) – (1) Staff Presentation, (2) Petitioner's Presentation, (3) Public Participation, (4) Commission Deliberation, and (5) Findings of Fact & Recommendation by the Commission.

1. Staff Presentation:

The Village staff will present a general overview of the applicant's request based on applicant's submittals and/or adherence to the Village's Zoning Code, review guidelines, stormwater standards and other relevant data.

2. Petitioner's Presentation:

After the Village staff's presentation, the applicant is given the opportunity to present his or her case. Applicants should note that it is the responsibility of the applicant and/or his or her representatives to present evidence supporting the requested zoning variation(s) in a complete and logical manner and to have all supporting documentation available at the hearing.

3. Public Participation:

The purpose of the public participation portion of the hearing is to give the public an opportunity to testify and to present evidence related to the requested zoning variation(s). Pursuant to State law, all testimony by witnesses in the hearing must be given under oath.

4. Commission Deliberation/Finding of Fact:

The Commission then discuss whether the evidence presented at the hearing is sufficient to establish and meet the findings/standards required under the Zoning Code to support a requested zoning variation. (See Section I.B. above for a short summary of the requisite findings/standards for a variation under the Zoning Code). Following this discussion, the Commission makes its recommendation and findings of fact under the Zoning Code and State law, based on the evidence presented during the public participation portion of the hearing to the Village Board concerning the requested zoning variation(s) by vote.

5. Vote:
An affirmative vote of four (4) members of the ZBA and five (5) members of the PC is necessary to recommend the granting of a requested zoning variation to the Village Board.

Under the Zoning Code, the Commission may recommend to the Village Board a lesser variation than the requested zoning variation. In addition, the ZBA or PC may recommend to the Village Board such conditions and restrictions upon the property in question as may, in the opinion of the Commission, be necessary (1) to comply with the standards for a variation set forth in Section 10-10-12 of the Zoning Code, (2) to reduce or minimize the injurious effect of the variation upon other property in the neighborhood, and/or (3) to implement the general purpose and intent of the Zoning Code.

IV. VILLAGE BOARD ACTION:

After a record of the public hearing containing the Commission's findings and recommendations has been delivered to the Village Board, the Village Board considers the requested zoning variation(s) against the findings/standards required under the Zoning Code for a variation. The Village Board may choose to consider the requested zoning variation(s) at a workshop meeting before a request is considered at the regular meeting of the Village Board. The Village Board has final authority to act on the requested zoning variation(s).

The Village Board holds its meetings on the second (2nd) and fourth (4th) Mondays of every month at 7:00 PM. On the third (3rd) Monday of the month, the Village Board holds a workshop, where it discusses various requests but does not act on any applications.

Without further public hearing, the Village Board may grant, deny or amend the recommendation for variation or refer the requested zoning variation back to the ZBA or PC for further consideration.

A zoning variation may only be granted by an ordinance which is duly passed and approved by the Village Board and President. Pursuant to state law, passage of an ordinance granting a zoning variation which failed to receive a recommendation for approval from the ZBA or PC requires the affirmative vote of two-thirds of all Trustees on the Village Board.

After final action by the Village Board, the Village Clerk will notify the applicant, the Director of the Village Community Development Department, the Village Building and Zoning Official and the Director of the Village Public Works Department of the decision of the Village Board.

Applicants should note that unless a building permit to begin construction is applied for within 24 months after the approval of an ordinance granting a zoning variation, the ordinance granting the zoning variation becomes null and void (unless the 24-month time limit is expressly extended by the Village Board by ordinance).

Zoning Code Variation Guidelines for Particular Hardship and Practical Difficulty Criteria

Seeking a variation is a legal process that allows property owners to build structures or use land in a way that is contrary to the local zoning regulations. Variations are meant to be used sparingly. Granting a variation should be based on a practical difficulty or a particular hardship that is directly related to the property and related uses. The Glen Ellyn Zoning code reads:

> *"The Zoning Board of Appeals shall not recommend, and the Village Board shall not vary, the provisions of this Zoning Code, except in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any regulation of this Zoning Code relating to the use, construction or alteration of buildings or structures or the use of land."*

It is very important to consider what constitutes a practical difficulty or particular hardship. Unfortunately, there is more information about what is not a practical difficulty or particular hardship than there is to define one. This is probably because there are an infinite number of variation probabilities and scenarios.

The courts have ruled that a practical difficulty or particular hardship cannot be self created, cannot be just showing that the property would be worth more if a variation were granted, and it cannot be just a demonstration that a property is better suited for a use that is prohibited than a use that is permitted.

In trying to define the practical difficulty or particular hardship the person making the decision on whether or not to support the variance will need to evaluate if:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; or

2. The plight of the owner is due to unique circumstances; and that the Variation, if granted, will not alter the essential character of the locality;

The first test above essentially applies to the variety of uses that could be developed on the land. The applicant or owner must show more than a loss. The applicant or owner must demonstrate that there would be a loss or lack of reasonable return from each and every permitted use on the property. The second test implies that the hardship conditions shall not be generally applicable to a similar situation in the same zoning district. If that were the case, then the zoning of the district would be materially changed. Uniqueness relates to hardship, which refers to the land and not to the personal circumstances of the applicant or owner.

Furthermore, the Zoning Board must also consider other standards prescribed in the Glen Ellyn Zoning Code when deciding on variations:

1. That the particular physical surroundings, shape or topographical condition of the specific

property involved would bring particular hard-ship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

2. That the conditions upon which the petition for Variation is based would not be applicable generally to other property within the same zoning district;

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

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

5. That the granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

6. That the proposed Variation will not:

    a. Impair an adequate supply of light and air to adjacent property;
    b. Substantially increase the hazard from fire or other dangers to said property or adjacent property;
    c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
    d. Diminish or impair property values within the neighborhood;
    e. Unduly increase traffic congestion in the public streets and highways;
    f. Create a nuisance; or
    g. Result in an increase in public expenditures;

7. That the Variation is the minimum Variation that will make possible the reasonable use of the land, building or structure.

A zoning variation runs with the land indefinitely. This reinforces that variations should not be granted based on personal circumstances; while the people eventually will go away, the variation does not. The New York Supreme Court defined a variance as:

> *"An authority to a property owner to use the property in a manner forbidden by the ordinance."*

The owners seeking variations are expected to bear a "higher burden of proof". Where a request for a variation is not unique or changes the essential character of the area, the petitioner should seek an amendment to the zoning code that would then apply throughout the district, rather than a variation. Variations are meant to be used sparingly, which is intentional as suggested in a reference from the case of *Real Properties v. Board of Appeals of Boston* that reads:

> "*The power of variances is to be sparingly exercised and only in rare instances and under exceptional circumstances peculiar in their nature and with due regard to the main purpose of a zoning ordinance to preserve the property rights of others."*

Here are a couple of examples of variation requests that have hardships:

1. A platted lot that is uniquely shaped and when the zoning code is applied, interferes with the buildable area of the lot.

2. Unusual topography or natural conditions within a parcel.

These are a few variations requests that do not include hardships:

1. The cost of a project would be greater if it were constructed in an area that would be otherwise permissible.

2. Request to accommodate the size of one's family or personal health issues.

3. Request to expand beyond conditions created by a previous owner. For example, the previous owner may have elected to build the structure up to the setback line even though there was ample space to provide more distance from the property line.

In conclusion, a hardship is not just ordinary inconvenience or difficulty and the owner must be able to show that there is an inability to make reasonable use of the land. The hardship or difficulty must be unique and should not generally apply to other properties. Hardships cannot be self-created, which even applies to action taken by previous owners, including work performed without a permit. According to the courts, a hardship does not include a potential for economic loss or less than maximum return. Finally, the use or modification must not alter the essential character of the area. The ultimate question that must be asked is "Is the property owner deprived of rights or deprived of their desires?"

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 750 Roosevelt Road Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Community Development Department.

You may attach separate sheets if additional space is needed for the following answers.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: Mohamed Ould Sidi Mohamed, Aby Groups President

Address: 200 S. Frontage Rd. Ste.330, Burr Ridge, IL 60527

Home Phone No.: 630-522-3958 Cell Phone No.: 847-208-5656

Fax No.: _____

E-mail: aby@abygroups.com ; ana@abygroups.com

Ownership Interest in the Property in Question:

Purchaser/Developer

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

Nick Zaras ; Andy Leo Zaras; Chris Zaras
3714 Windy Hill Crt.
Aurora, IL 60504

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

(●) YES ( ) NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

( ) YES (●) NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 750 Roosevelt Road

Permanent tax index number: 05-14-423-038

Legal description:

See attached survey

Zoning classification: Current C4, to be rezoned to C3

Lot size: 135 ft. x 254 ft. Area: 33,374 sq. ft.

Present use:

Restaurant (Danby's Station)

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

The project will seek the following site related variances:

Landscape and Impervious Surface Setbacks:
1. Section 10-4-15(D)7 to allow the sidewalk to be moved to the private property to 0 feet from the property line along Roosevelt Road where an unobstructed/unpaved setback of 10 feet shall be reserved for open space and landscaping.
2. Section 10-4-15(D)7 to allow the parking lot to be 5.8 feet from the corner side property line along Taylor Avenue where an unobstructed/unpaved front setback of 10 feet shall be reserved for open space and landscaping.
3. Section 10-5-5 (C)1 to allow the impervious surface setback to be 5.8 feet from the corner side property line along Taylor Avenue and 0 feet from all the other property lines, where a minimum impervious setback of 6.74 ft (5% of lot width) is required from all property lines.

Roosevelt Road Approach Separation:
Section 10-5-11(C)2 to allow a 170 foot separation between the proposed driveway approach on Roosevelt Rd and the intersection of Roosevelt Rd with Nicoll Way where driveway approaches shall be separated from an adjacent intersection of a major arterial street or collector street either 200 feet, length of full left turn storage on the arterial (in this case 330 feet) or length of full left turn lane storage and taper for a major driveway approach, whichever is greater.

Estimated date to begin construction: 12/01/23

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Civil Engineers: Woolpert (Jacob Cooke, 630-693-6339) (Ryan Walter, 630-693-6320)
Building PM: Woolpert (Chris Ludwig, 630-693-6331)

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

Landscape and Impervious Surface Setbacks: The project is adjacent to the Roosevelt Road right-of-way which contains a public sidewalk. For safety reasons due to its proximity to the road, the Village staff have requested that sidewalk be relocated within the limits of the property, creating a 0 foot landscape and impervious surface setback. The lot is also limited in the east-west direction, and thus to accommodate the building, drives, and parking, the amount of width for perimeter landscaping was reduced to less than 10 feet. This was also an issue for the existing restaurant use which is non-compliant with respect to meeting the landscape setback requirement. The proposed development, however, will include more green space for landscaping than the existing site.

Roosevelt Road Approach Separation: The existing driveway for the development does not meet the separation requirements per Section 10-5-11(C)2 of the Zoning Code. The plan will replace the existing driveway with a restricted entrance in the same location. Due to limitations of the location of the proposed entrance due to narrow lot frontage and site circulation, the driveway was located in the same location as the existing driveway.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

The restaurant will not generate enough business to justify the project without a driveway access to Roosevelt Road. The majority of traffic to the site will be along Roosevelt Road which is a major thoroughfare in the Village. By limiting access to the side streets (Nicholl Avenue and Taylor Avenue) this will reduce the number of vehicle trips/occupancy at the restaurant.

Similarly, 10 foot landscape setbacks along the right-of-ways would eliminate all of the proposed parking stalls from the site plan. Without adequate parking for the restaurant this would have a direct impact on the number of vehicle trips/occupancy and the project would not be feasible.

OR

b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The location of existing driveway spacing along Roosevelt limits the driveway access options for this site, thus the applicant is impacted by an existing condition. Similarly, a public sidewalk is required along Roosevelt which is under the jurisdiction of IDOT. Village staff has requested that the sidewalk be relocated into the property for safety, thus creating a 0 ft setback from the south property line. This is also an existing condition which is unavoidable due to the need for public access along the arterial road.

Additionally, the restricted lot width limits the parking availability for the site. To accommodate the proposed restaurant use, a variation is required in the landscape buffers which will allow for a fully operational site.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

The existing use on the property is a restaurant use. The proposed use will be match the existing, thus not altering the character of the locality of this property. It should be noted that the existing use is also non-compliant with respect to driveway separation and the landscape buffer requirements as identified in the Zoning Code.

B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular <u>hardship</u> upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

The physical property shape creates a condition that severely limits development options in the east-west direction of the lot. As previously mentioned, to accommodate the required landscape buffers, the proposed building, drives, sufficient space for parking would not be provided deeming the site infeasible. The restricted lot width also limits the location of the proposed drive along Roosevelt Road thus requiring a variation.

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

The zoning variations proposed are based on site conditions unique to the subject property. Since this is a redevelopment site along a major commercial corridor, there are existing conditions that the site is subject to with respect to vehicular and pedestrian access and side yard setbacks.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The variations requested are required to develop the property and not based on monetary gain. The existing condition of the site and surrounding area creates physical limitations requiring the need for site variations.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

The existing site has been a restaurant since or preceding the 1990's based on Google imagery. We have no evidence that a hardship was created by the current property owner.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

The proposed variations will not be detrimental to the the public and will instead result in a safer condition for the the public. Pedestrians will be safer with the sidewalk relocation to within the property. Additionally, the driveway will modified to a restricted access - right in right out only from its current full access condition.

6. Provide evidence that the proposed variation will not:

a. Impair an adequate supply of light and air to adjacent property;

There will be no impacts to the supply of light or air adjacent to the property with the proposed variations.

b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

There will be no increases in hazards from fire or other dangers to the property or adjacent property with the proposed variations.

c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

The public health, safety, comfort, morals or general welfare of the Village will not be impaired. As previously mentioned the public safety will be improved with the proposed variations.

d. Diminish or impair property values within the neighborhood;

Property values within the neighborhood will not be diminished or impaired. Property values may, rather, be potentially increased with the development of the proposed restaurant.

e. Unduly increase traffic congestion in the public streets and highway;

Traffic will not be unduly increased with the proposed variations. A traffic report has been included with our application to support this.

f. Create a nuisance; or

Nuisances will not be created with the proposed variations.

g. Results in an increase in public expenditures.

An increase in public expenditures is not expected with the proposed variations.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

The variation is the minimum variation which is required for the development to meet an existing condition that has been in place since the development of the Roosevelt Road corridor. The physical size and location of the lot relative to existing businesses/driveways severely limits the redevelopment of this lot without the proposed variations as requested.

8. Please add any comments which may assist the commission in reviewing this application.

No additional comments at this time.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

02/10/23	Mohamed Ould Sidi Mohamed	
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, Nick Zaras owner of the property described as

verify that Mohamed Ould Sidi Mohamed

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

Owner Signature

Subscribed and sworn to before me this

14 day of February, 2023

Notary Public

OFFICIAL SEAL
CHRISTINA ROSSMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/13/2026

OWNERSHIP BY A CORPORATION

Date: _____

Address: _____

Legal Description:

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

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

See attached survey

TRUSTEE: _____ TRUST NO._____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

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Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Mohamed Ould Sidi Mohamed, and I hold the position of President for Aby Groups ("*Applicant*").

2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.

3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("*Application*") the Applicant filed with the Village of Glen Ellyn ("*Village*").

4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.

5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.

6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: _____

Title: President

Applicant's Name: Mohamed Ould Sidi Mohamed

Subscribed and sworn to me this

8th day of March, 2023.

_____

Notary Public

MOHAMED K COLEMAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 1, 2024

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