



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, January 23, 2025
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. New Business**
 - 1) Public Hearing - Starbucks, 405 Roosevelt Road, Final Planned Unit Development, Special Use Permit, and Variations from the Glen Ellyn Sign Code.
 - 2) Public Hearing - PGS Gold and Coin, 606 Roosevelt Road, Sign Variation.
- D. Trustee Liaison's Report**
- E. Chairman's Report**
- F. Staff Report**
- G. Other Business**
- H. Adjourn**



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

Meeting 1/23/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-54)**

DOC ID: 2025-54

Public Hearing - Starbucks, 405 Roosevelt Road, Final Planned Unit Development, Special Use Permit, and Variations from the Glen Ellyn Sign Code.

Statement of the Issue:

The petitioner is Tad Lagestee representing, LM Value Development LLC has requested a public hearing regarding an application for approval of a Final Planned Unit Development (PUD), Special Use Permit, and Sign Variations to construct a Starbucks restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development.

In order to accommodate the project, the petitioner is requesting approval of the following:

- A. A Final PUD Plan for Lot 2, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
- B. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) for Lot 2 in accordance with Section 10-4-15(B)9 of the Zoning Code.
- C. The following variations from the Glen Ellyn Sign Code:
 - 1. A variation from Section 4-5-10(B) of the Sign Code to allow 4 wall signs in lieu of 1 sign permitted.
 - 2. Any other relief from the Village of Glen Ellyn Sign Code necessary to allow the property to be developed as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Analysis:

PUBLIC HEARING: A notice of public hearing for the requested approvals was published in the December 27, 2024 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 lot is 36,322 square feet and is part of the 5-lot commercial development at 375-395 Roosevelt Road. The entire development received Preliminary PUD approval for the redevelopment of the site for three restaurant establishments and an office use as well as approval of a Major Subdivision to subdivide the site into 5 lots. The majority of the site was previously used for Enterprise Rent-A-Car, which relocated to 404 Roosevelt Road.

The western lot on the site, Lot 4, is Jet Bright Car Wash. Lot 5, located on the south side of Taft Avenue, is accessory parking and vacuums associated with Jet Bright Car Wash. Lot 1 of the

development is Andy's Frozen Custard with a drive thru. Lot 3 is Buona Beef with a drive thru.

SURROUNDING CONDITIONS: Zoning in the surrounding area is C3 along Roosevelt Road with C4 and CR along Taft Avenue. Specifically, the surrounding land uses are as follows:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North: Commercial (Retail/Restaurant uses)	C3 Service Commercial District
South: Village Links Golf Course	CR Conservation District
East: Commercial (Alfie's Inn)	C3 Service Commercial District
West: Commercial (Mattress Firm)	C3 Service Commercial District

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

1. Final PUD for Lot 2
2. Special Use Permit for a drive thru.
3. Sign Variations; and
4. Exterior Appearance.

The Final PUD, Special Use Permit, and Sign Variations are being reviewed by the Plan Commission at the public hearing. The proposed Exterior Appearance was reviewed by the Architectural Appearance Commission at its December 11, 2024 meeting. The AAC voted to recommend approval of the proposed exterior appearance.

PROJECT SUMMARY:

The petitioner is proposing a 2,460 square foot building for a Starbucks restaurant. The restaurant will contain a drive-thru as well as a small outdoor eating area.

Parking. The restaurant will have approximately 26 seats requiring a minimum of 9 parking stalls. The site will provide 26 parking spaces, and the stalls will meet all required dimensions. As a restaurant use under 5,000 square feet, no loading space is required. Landscape islands are proposed at the end of each row of parking.

Access. The development of the entire site included two full access driveways off Roosevelt Road (installed on Lots 1 and 3) and an access drive located on the south side of Lot 2 that connects to Taft Avenue. The proposed Starbucks location will not alter the existing Roosevelt Road or Taft Avenue access points and maintains the existing cross-access easements across the lots located within the PUD.

Drive-Thru. The use of a drive-thru requires a Special Use Permit. The proposed drive-thru lane will accommodate a total of 13 stacked vehicles to satisfy the minimum 5 stacking spaces required.

The petitioner is proposing a one-way drive from north to south on the west side of the building. The stated purpose of this design is to create a longer separated drive-thru lane to allow greater stacking capacity without interfering with overall traffic flow of the site. Due to this design, the

applicant is proposing pedestrian crossings that cut cross through the western portion of the drive-thru lane. Staff has concerns with this configuration, as encouraging pedestrians to cross through a vehicle drive-thru aisle presents a potential conflict that could impact the safety of the restaurant's patrons.

Lighting. All proposed light fixtures will be shielded to prevent glare. Light intensity levels will be at or below the maximum permitted amount at the property lines.

Trash Enclosure/Mechanical Units. The trash enclosure serving the building will be located at the southeast corner of the lot and will be constructed with a masonry finish to match the primary building. The enclosure will have landscaping to the south to screen it from view from Taft Avenue. All mechanical units are roof mounted and will be screened by a parapet on the building.

Common Open Space. The entire 5-lot PUD is required to provide 15% of the total development area as open space. Of the 15% being provided as open space, 10% of this amount must be quasi-public open space. A condition was placed on the Preliminary PUD requiring each individual lot to provide the required amount of open space and quasi-public open space as they are developed. The total area of Lot 2 is 36,322 square feet, which requires 5,448 square feet of open space. Of this amount, 545 square feet must be developed as quasi-public open space. The petitioner is providing a total of 11,751 square feet of open space, or 32% of the lot area, and 1,751 square feet of quasi-public open space, or 15% of total open space. As a public amenity in the quasi-public open space, the petitioner is proposing the open area between the west of the building and the drive-thru lane. The applicant will provide outdoor seating in this area for use by the public. The details of the seating to be provided have not been determined by Starbucks at this but shall be required before final approval by the Village Board of Trustees. The western quasi-public open space is separated from the outdoor eating area the petitioner is proposing for the restaurant north of the building by a 3'-6" aluminum fence.

Landscaping. As part of the Preliminary PUD approval for the entire site, landscaping was installed along Roosevelt Road and Taft Avenue. The petitioner is also proposing landscaping on the interior of the lot including foundation plantings, parking lot islands, landscaping in the drive-thru area, and plantings along the east lot line next to the drive-thru lane. The landscaping consists of a mixture of evergreens, shrubs, and perennials.

Impervious Surface. Deviations were previously approved for Lot 2 as part of the Preliminary PUD to allow an impervious surface setback of 7 feet along the east lot line and an impervious surface setback of 1 foot along the west lot line in lieu of the minimum 7.5 feet required for both lot lines. The impervious surface setback distances on the Final Plan are 3.5 feet along the eastern property line and 2 feet along the western property line. The stated reason for the eastern impervious surface deviation is that the proposed site design is maximized to create the greatest number of drive-thru stacking spaces possible. This was done by delineating the stacking lane from the travel lane using landscape islands, which required the travel lanes to shift eastward to accommodate. The proposed location of the western impervious surface setback is in conformance with the preliminary PUD.

Signage. The following four signs are proposed on the building:

A. Four wall signs, including:

1. An illuminated 28.27 square foot Starbucks "Siren" sign on the west elevation of the building; and
2. An illuminated 19.63 square foot Starbucks "Siren" sign on the east elevation of the building

3. An illuminated 4.69 square foot “Drive Thru” sign on the west elevation of the building.
 4. An illuminated 16.5 square foot “Starbucks” sign on the north elevation of the building.
- The following variations are being requested from the Sign Code for the proposed signage:

- A. A variation from Section 4-5-10(B) of the Glen Ellyn Sign Code to allow 4 wall signs in lieu of 1 sign permitted; and
- B. Any other relief from the Village of Glen Ellyn Sign Code necessary to allow the property to be developed as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Plan Commission is being asked to conduct a public hearing on the requests for approval of a Final PUD, a Special Use Permit, and variations from the Sign 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:

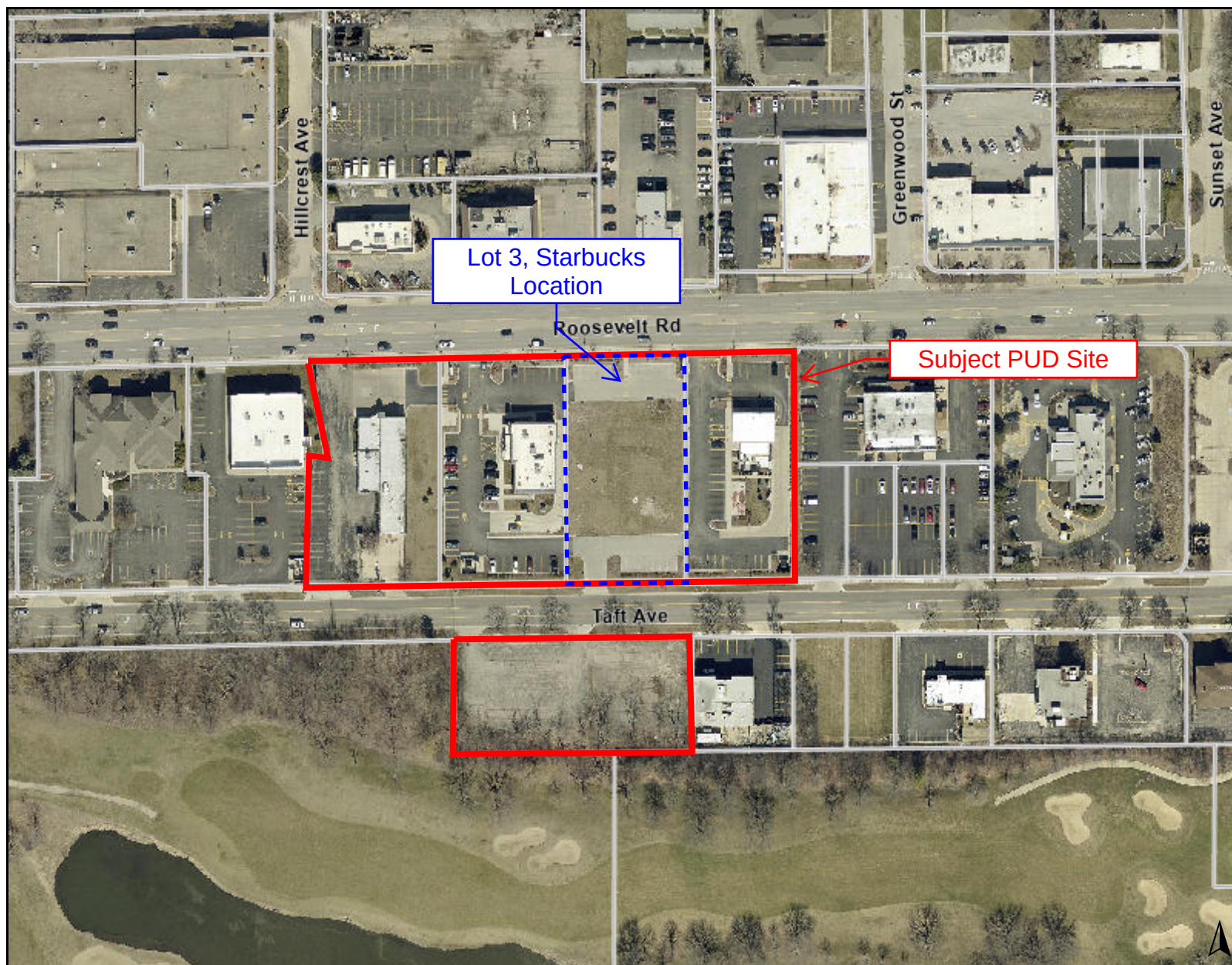
- Section 10-10-14(E) of the Zoning Code for the Special Use for a drive-thru and the Final PUD.
- Section 4-5-17(G)3 of the Sign Code for the Sign Variations.

The following conditions are also suggested by Village staff:

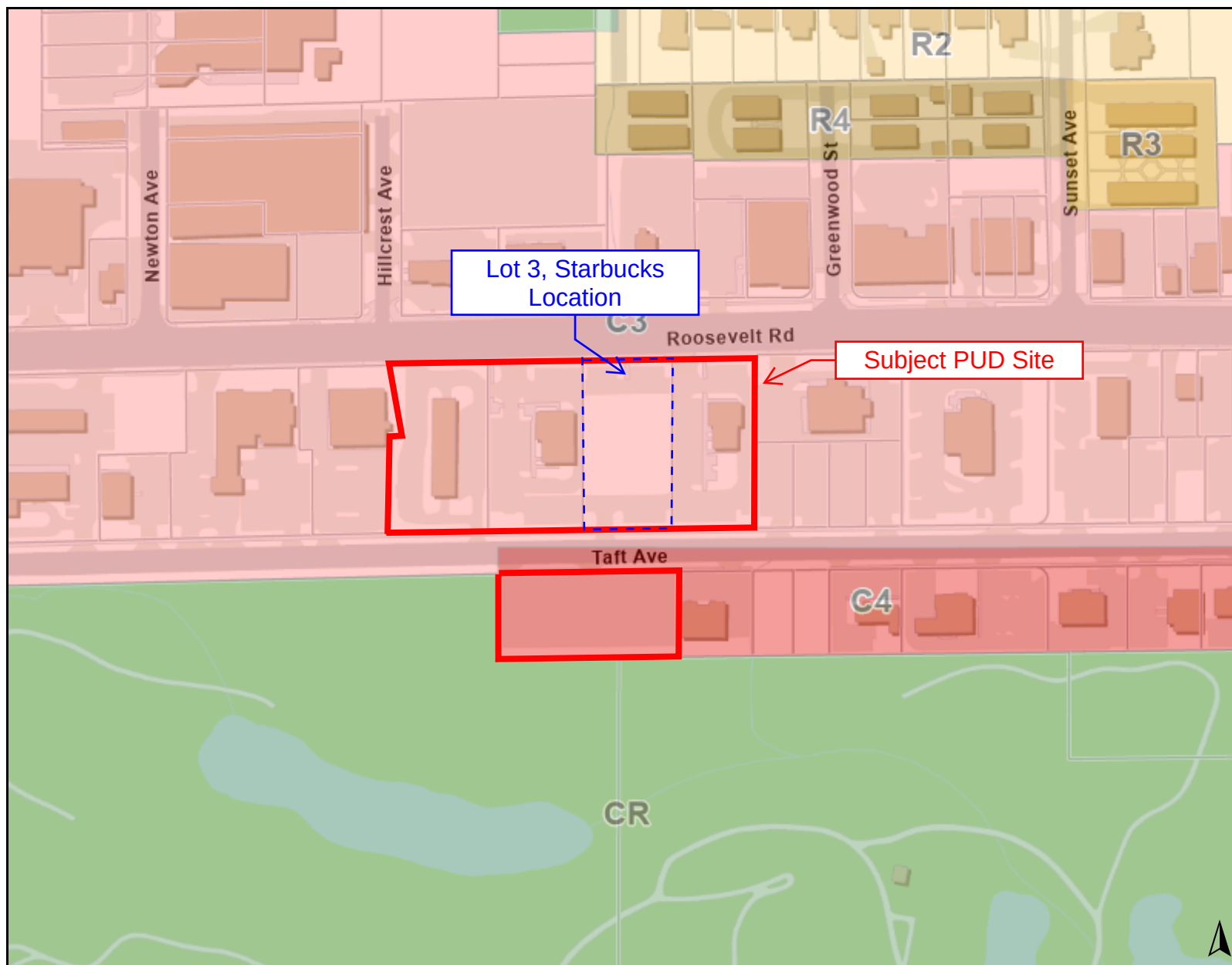
1. The details of the seating and any other outdoor furniture dedicated for the quasi-public open space be provided by the applicant and shall be required before final approval by the Village Board of Trustees.

Attachments:

1. Aerial Map
2. Zoning Map
3. Final PUD Application
4. Special Use Application
5. Sign Variation Application
6. Final PUD Exhibit B
7. Final PUD Exhibit C
8. Site Plan with Details
9. Elevation Plans with Details
10. Landscape Plan
11. Photometric Plan
12. Vehicle Stacking and Turning Exhibits
13. Traffic Study

**Legend****Notes**

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

**Legend**

Zoning and Development

Zoning

- C3: Service Commercial District
- C4: Office District
- CR: Conservation/Recreation District
- R2: Single Family Residential District
- R3: Multi-Family Residential District
- R4: Multi-Family Residential District

0 400 800
ft

Print Date: 1/15/2025

Notes

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VILLAGE OF GLEN ELLYN

Planned Unit Development Application Packet

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

**PLANNED UNIT DEVELOPMENT
OUTLINE**

1. Meeting with Community Development staff;

STAGE ONE: PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

2. Pre-Application Conference before the Plan Commission;
3. Preparation of Preliminary Plan application materials;
4. Review of Preliminary Plan application materials by staff (recommended);
5. Formal Preliminary Plan application (submission of materials and fees);
6. Review by Development Committee;
7. Revisions to Preliminary Plan materials (as needed);
8. Notice in newspaper and by letter to surrounding property owners, sign(s) on site;
9. Review by Plan Commission at public hearing;
10. Preparation of minutes/transcripts;
11. Review by Village Board at workshop;
12. Action by Village Board at meeting (adoption of Preliminary Plan Ordinance);

STAGE TWO: FINAL PLANNED UNIT DEVELOPMENT PLAN

13. Preparation of Final Plan application materials;
14. Review of Final Plan application materials by staff (recommended);
15. Formal Final Plan application (submission of materials);
16. Review by Plan Commission at public meeting;
17. Preparation of minutes/transcripts;
18. Review by Village Board at workshop;
19. Action by Village Board at meeting (adopt of Final Plan Ordinance).

PLANNED UNIT DEVELOPMENT PROCEDURE

1. **Meeting with Staff:** The petitioner should meet with the Village Planner or Director of Community Development to informally discuss the proposed Planned Unit Development (PUD) prior to completing a formal application. At this meeting, the petitioner should provide general information which describes or outlines the existing conditions of the site and the proposed Special Use. The Community Development staff will present the review and approval process and the types and number of required submittals (see attached Submittals List).

For proposed PUD's in the C5 Zoning Districts, the Director of Community Development may waive the review and approval procedures for PUD's in favor of the review and approval procedures for Special Use Permits if such a waiver is determined appropriate. The Plan Commission may overturn the Director's decision if Commissioners believe the more detailed PUD review and approval requirements are appropriate.

2. **Pre-Application Conference:** Before formal application is made, staff will schedule for the petitioner a Pre-application Conference before the Plan Commission. The Pre-application Conference is mandatory and requires a fee of two hundred and fifty dollars (\$250.00). The purpose of the Pre-application Conference is to allow the petitioner to informally present the proposed PUD to the Plan Commission and to solicit the Commission's input prior to preparing Preliminary Plan documents. The petitioner will need to present a site plan, building elevations and any additional exhibits that are requested by the Development Department staff.

At the Pre-application Conference, the petitioner may request:

- a. Waiver of specific required submittals;
- b. Waiver of the PUD review and approval procedures in favor of the Special Use Permit review and approval procedures; and
- c. Simultaneous review of Preliminary and Final Plans.

The Plan Commission will comment on the proposed PUD these comments will

3. **Required Submittals:** The petitioner shall prepare the following items:
 - a. **Application:** Completed application for Planned Unit Development Preliminary Plan (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. **Preliminary Plan Materials:** The following items are from the Glen Ellyn Zoning Code, Section 10-10-15 (B):

1. General Information:

- a. The name, address and phone number of the owner and applicant, pursuant to Section 10-10-10;
- b. Accurate legal description of the property to be subject to the Planned Unit Development, its common address and permanent index number;
- c. Present zoning classification for the property to be subject to the Planned Unit Development;
- d. The type of Planned Unit Development being requested – residential or commercial;
- e. A listing of each separate use to be contained within the proposed Planned Unit Development;
- f. A listing of any proposed deviations from all Village regulations or standards including, by way of illustration and not limitation, the Zoning Code, the Subdivision Regulations ordinance, building codes, and other development codes or business regulations, together with an explanation of the reasons deemed by the applicant to justify the requested deviation;
- g. A quantitative summary including, but not limited to, the following required items:
 - (1) Acreage or square footage of the property proposed to be subject to the Planned Unit Development (subject parcel);
 - (2) Acreage of square footage for each proposed use area of land, including identified usable open space;
 - (3) Lot Coverage;
 - (4) Residential density, including tabulation of use, area and dwelling type of the number of dwelling units and bedrooms per unit and the units per acre per unit in estimated population;
 - (5) Number of locations by use area of parking spaces; and
 - (6) Areas of designated or commonly-owned and maintained open space as required by Section 10-7-4;

2. **Maps, Plats, and Graphics:**

- a. **Survey:** An accurate survey drawn to scale prepared by an Illinois Registered Land Surveyor and showing the boundary dimensions of the property to be subject to the planned unit development (subject property), including locations and dimensions of all existing public ways contiguous thereto;
- b. **Existing Site Conditions:** A map or plat drawn to scale and illustrating existing land, conditions including existing topography with contour intervals of not less than two feet (2') obtained from a field survey and referenced to an approved bench-mark, existing tree cover over ten inches (10") in diameter, location of any soil borings or seepage tests, existing water-related feature, prominent vegetation, unique soil conditions and other environmental data;
- c. **Surrounding Conditions:** A map or plat illustrating the use, type, elevation and location of all properties and improvements thereon within 250 feet of the perimeter of the subject property;
- d. **Preliminary Planned Unit Development Plat:** An accurate dimensioned plat of the subject property showing at least the following information:
 - (1) Each proposed use area and arrangement of all buildings and structures therein, including location, height, size, and relative distances;
 - (2) The proposed location, size, height, elevations and orientation of all signs;
 - (3) The proposed number and arrangement of all off-street parking and loading spaces, location and width of driveways, entrances and exits and their relationship to existing streets;
 - (4) All areas to be maintained as permanent designated open areas or recreational facilities as required by Section 10-7-4;
 - (5) The proposed location for public parks, public playgrounds, public schools, commonly-owned community buildings and open areas other than those required by Section 10-7-4;
 - (6) The proposed location and dimensions of all pedestrian walkways; and

(7) The proposed location and dimensions of all streets, vehicular accesses or driveways;

- e. **Grading and Landscape Plan:** A site plan drawn to scale and illustrating all excavation and/or filling of the property together with a Preliminary Plan for the revegetation and formal landscaping of the site, including location and type of plant materials to be used and indicating which existing plant materials are to remain or be moved on the site;
- f. **Utility and Drainage Plan:** A proposed site plan illustrating existing and proposed underground utilities, including gas mains, electric transmission lines, telephone lines, water distribution lines, sanitary sewers, storm sewers, cable communication lines and the like, with pipe size and direction of flow being shown, the location and topography of all drainage retention facilities and a drainage plan with sufficient control grades to indicate the intent of the drainage plan, the location and size of any public rights-of-way for the widening, extension or connection of major streets and the installation and maintenance of private or public utilities or emergency access areas; and
- g. **Building Plans:** Preliminary building plans for all buildings, other than detached single-family dwellings, including proposed floor plans, exterior elevations, cross-sections, perspective drawings, and outline specifications of the type of building materials, type of wall and roof construction and type of pavement and surfacing materials proposed to be used (in lieu of preliminary building plans for single-family dwelling, proposed architectural guidelines for the construction of singly-family dwellings shall be provided).

3. **Supporting Documentation:**

- a. A statement signed by the owners of the property describing the arrangements by which the owners propose to regulate use of the property and otherwise insure development in accordance with the Comprehensive Plan;
- b. A cost-revenue study showing both the immediate and long-term effects of the development on schools and municipal services, including a letter signed by the superintendents of affected school districts, or other appropriate official of the districts and any park districts public library, fire department or other public body indicating the developer has notified the district or public body of the proposed development and its proposed effect on school enrollment or the services provided by the district or public body;

- c. A traffic analysis prepared by a Registered Professional Engineer who is skilled in the science of traffic engineering, indicating the estimated traffic to be generated by the complete development of the project, with said estimate shown for an average week, twenty-four (24) hour period, and for peak morning and evening traffic hours. The impact of this new traffic on existing traffic in the vicinity of the project shall be appraised and a list submitted of new street construction and new traffic control measures required to accommodate the estimated traffic increases;
- d. An environment impact study including air quality and water quality data;
- e. For land which was outside the Village limits on September 26, 1972, a natural resources analysis report from the Kane-DuPage Soil and Water Conservation District shall be provided, prior to any scheduled public hearing date;
- f. Any soil boring or seepage tests or other tests or information concerning existing land or environment conditions;
- g. A statement of economic justification or a market analysis of proposed uses in the Planned Unit Development;
- h. A proposed draft of covenants, conditions and regulations to assure property maintenance and repair of and to provide for maintaining adequate personnel to assure security of all areas and facilities under common ownership, including but not limited to, common area utilities, designated open areas, recreational facilities and drainage facilities with provisions for the payment for such maintenance, repairs and security and enforceability thereof by or on behalf of the Village. The proposed draft shall include, where appropriate, any proposed charter and/or by-laws of an association for owners or tenants within the Planned Unit Development and/or a copy of any proposed condominium, townhouse, recreation or easement or other operating documents;
- i. A statement indicating the preliminary time schedule for development and construction of the entire project;
- j. A statement indicating the stages, if any, which will be followed in carrying out construction of the proposed planned unit development and interim use and maintenance of areas not under construction at any given time;
- k. Evidence of the capability of the proposed developer to implement the general type of development proposed in the Planned Unit Development documents; and

- I. A written statement providing that the owners and developers agree to be bound by the covenants, conditions and regulations proposed by the applicant and further agree to register such agreements with the DuPage County Recorder of Deeds, which statement shall be signed by all owners of record and the applicants and filed with the Director of the Department of Community Development before any public hearing on the Preliminary Plan will be conducted by the Plan Commission.

M. Affidavit Affirming No Conflict of Interest

NOTE: The petitioner should be aware that the requirements outline herein are the minimum requirements for the processing an application for PUD Preliminary Plan approval and that, from time to time, the Plan Commission may require such other information that it deems necessary to determine if the proposed PUD meets the intent and requirements of the Zoning Code. The petitioner may also supplement the application with additional supporting material pertinent to the proposal.

NOTE: After the petitioner has prepared the items above, it is recommended that the petitioner submit the application to the Community Development staff for review for completeness of the application materials prior to making the required number of copies.

4. **Escrow Account for Consultants:** The Village utilizes consultants as Village Engineer, Village Attorney, and secretary for the Plan Commission. Prior to involving these individuals in the review of any proposed PUD, the Village requires a developer to establish an escrow account to pay the Village consultant costs. The minimum amount of the escrow account is \$1000. 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 and approval process. Once the escrow account is established, the Village involves its consultants in the review process as necessary. As invoices are received from the consultants, the Village draws on the account. The account is also used to pay for transcribing and recording fees. The developer is given a monthly accounting of the invoices, and requested to bring the amount of the escrow account back to the original figure. The escrow account is maintained throughout the review and approval process, and the building process as well. Once the project is complete, any remaining funds in the escrow account are returned to the developer.
5. **Development Committee:**
 - a. Upon receipt of the required number of copies of the items enumerated above and the establishment of an escrow account, the Community Development staff will, within 15 days, arrange for the review of the plans by the Development Committee. The Development Committee consists of: the Director of Community Development, who acts as Chairman; the Village Planner; the Building and Zoning Official; the Director of Public Works; the Chairman of the Plan Commission or

other designee; and any other technical person invited by the Director of Community Development (Village Engineer, Fire Chief, Police Chief, etc.);

- b. Within 30 days of receipt of the PUD Preliminary Plan application materials, the Development Committee will submit a written report which notes any deficiencies or concerns to the Plan Commission. The report will be filed with the Village Clerk, and a copy will be provided to the petitioner.
6. **Development Committee Report:** At the next available meeting of the Plan Commission following receipt of the Development Committee report, the Plan Commission will review the report and notify the petitioner in writing of any deficiencies in the plan with respect to required information. The petitioner is expected to attend this public hearing. The petitioner will be given time to correct any deficiencies.
7. **Application and Fees:**
 - a. Once the Preliminary Planned Unit Development Plans are in final form, the petitioner may formally apply for Preliminary PUD Plan approval. A total of 20 sets of the application packet, consisting of one copy of each of the required submittals, must be provided. If the PUD also requires one or more Variations, additional copies may be necessary. At the time that the formal application is made, the developer must pay the application fees. Staff will inform the petitioner of the current fee for PUD review. The fee is applied toward the cost of postage, publication of the legal notice, and project review costs. If the Director of Community Development or the Plan Commission determine that the Special Use review and approval procedures are to be used in lieu of the PUD procedures, the fee for Special Use Permits will apply. The fee for Exterior Appearance Review also applies;
 - 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 Daily Herald 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 PUD request to the property owners within 250 feet of the subject property as identified by the Village. The petitioner will be notified by certified mail of the public hearing. 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 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.

8. **Public Hearing:**

- a. The Plan Commission meets on the 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 the PUD Preliminary Plan in a complete and logical manner and to have available all the evidence necessary to support the request. It is advisable, but not required, for the petitioner to prepare color versions of the plans (preliminary plan, landscaping, building drawings, etc.) 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 PUD Preliminary Plan. The Plan Commission may recommend approval, approval with conditions, or denial. In making its recommendation, the Plan Commission must evaluate the PUD in the light of the Evaluation Factors set forth in Section 10-7-7 of the Zoning Code and must find that the requested PUD Preliminary Plan:
 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 feature of major importance to the community.

9. **Village Board:**

- a. Within 90 days after the close of the public hearing, the Plan Commission will submit transcripts/minutes to the Village Board which state what occurred at the public hearing, the exhibits presented, the citizens and witnesses heard, and the recommendation rendered. A written transcript of the public hearing will also be forwarded;
- b. After receiving the minutes or transcripts and supporting documents, the Village Board will schedule the Preliminary Plat of Subdivision request on one of the Village Board agendas. The Village Board meets on the second, third and fourth Monday of the month. The second and fourth Monday are formal meetings where the board will take action, while the third Monday is a workshop. At the workshop and pre-board meeting, the Village Board discusses and decides what action will be taken on the agenda items for the formal meetings. The petitioner will be informed by the Community Development staff at which Village Board workshop or pre-board meeting they will be required to attend. 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 PUD Preliminary Plan. The Village Board may require such special conditions in the approval of the PUD Preliminary Plan as deemed necessary to ensure conformity with the intent of all elements of the Comprehensive Plan and the stated purposed of the PUD's. PUD's are approved by an ordinance which includes the findings of the Plan Commission and sets forth specific terms of relief from the regulations of the Zoning Code with reference to exhibits presented during the Public Hearing; and
- d. Approval of the PUD Preliminary Plan does not constitute approval of any final development plans; rather, it is deemed an expression of approval of the layout submitted as a preliminary guide to the preparation of final development plans. The

PUD must thereafter be developed essentially in accordance with any condition and exhibits presented as part of the Preliminary Plan application materials. No building permits can be issued until a final development plan has been approved by the Village Board and filed with the DuPage County Recorder of Deeds. The Preliminary Plan is not a substitute for the Preliminary Plat of Subdivision required by the Glen Ellyn Subdivision Regulations.

10. **Submittal Deadline:** The PUD Final Plan must be filed with the Department of Community Development within six months after the passage and approval of the ordinance approving the Preliminary Plan. The petitioner may petition the Village Board for an extension of the deadline. Such extension is granted by ordinance. Failure to file a Final Plan within the prescribed time will make the Preliminary Plan void. The PUD Final Plan must conform with the Preliminary Plan and any conditions imposed by the Village Board.
11. **Required Submittals:**
 - a. **Application:** Completed application for Planned Unit Development Preliminary Plan (form attached);
 - b. **Reimbursement of Fees Agreement:** Signed agreement consenting to reimburse the Village for out of pocket expenses incurred in processing the application.
 - c. **Final Plan Materials:** The following items are from the Glen Ellyn Zoning Code, Section 10-10-15 (E):
 - a. Final architectural and engineering plans and specifications for all development, except plans for detached single-family homes;
 - b. Plans and specifications for all utilities, roadway improvements and drainage, including by way of example and not limitation, all sanitary sewer lines, storm sewer lines, water distribution lines, underground telephone, gas and electric lines, lot and block or site drainage, roads, roadways and walkways;
 - c. If the development constitutes the subdivision of lands, as defined in the Subdivision Regulations ordinance, then the Final Development Plan shall include the Final Plat of subdivision meeting all Village subdivision regulations;
 - d. An accurate legal description of each unsubdivided area, including any common open space or area to be dedicated as open space;
 - e. A dimensioned plat drawn to scale and accurately locating all buildings to be constructed and designating the Special Uses to which each building or land area shall be put;

- f. Final version of the covenants by which the owner or developer proposes to regulate land and buildings, assure adequate maintenance and security and otherwise protect the proposed development, accompanied by the written representation and warranty of the owner, in form and substance satisfactory to the Attorney for the Village, to the effect that said owner of the real property which is the subject of the proposed development will not sell or otherwise dispose of any interest in said property prior to the filing of record of said covenants in the office of the Recorder of Deeds in DuPage County, Illinois;
- g. Such deeds or easement agreements, if any, as are required or approved by the Village Board to convey a suitable ownership interest in any parcels within the proposed development which are to be subject to public ownership by the Village or other public body;
- h. Final construction schedule, stating the date scheduled for final completion of construction work on all buildings, structures, facilities and features within the proposed development;

NOTE: For any plans accompanying the PUD Final Plan application which 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 outline therein are the minimum requirements for processing an application for a PUD Final Plan and that, from time to time, the Plan Commission may require such other information that it deems necessary to determine if the proposed PUD Final Plan meets the intent and requirements of the Zoning Code.

NOTE: After the petitioner has prepared the items above, it is recommended that the petitioner submit the application to the Community Development staff for review for completeness of the application materials prior to making the required number of copies.

12. **PUD Final Plan Review:**

- a. Upon receipt of the required number of packets, the PUD Final Plan application materials will be reviewed by the Plan Commission at one of their regularly scheduled meetings. There is no fee for Final PUD Plan review. The meeting is not a public hearing, however, the petitioner or his/her representative must attend the meeting. It is the responsibility of the petitioner to present the PUD Final Plan and demonstrate 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 (Final plan, landscaping, building drawings, etc.) mounted for presentation purposes;

- b. The recommendation of the Plan Commission will be forwarded to the Village Board in the form of minutes/transcripts of the public meeting. If the Plan Commission determines that the PUD Final Plan contains substantial changes from the Preliminary Plan, the Commission may recommend to the Village Board that that the petitioner submits a revised Preliminary Plan in accordance with the procedure outlined above.

13. **PUD Final Plan Approval:**

- a. The Village Board, after receipt of the minutes/transcripts, will approve with or without modifications or conditions, disapprove, or disapprove with recommendations the PUD Final Plan. The decision of the Village Board will be by ordinance;
- b. The PUD Final Plan will constitute the final land use and zoning plat and is required to be filed with the DuPage County Recorder of Deeds. No permit allowing construction of any structure or improvement can be issued until the Final Plan is recorded. The petitioner is responsible for all recording costs. Any proposed amendment to the approved PUD Final Plan requires the submission of Preliminary Plans and Final Plans for such amendment, which require the review and approval procedures set forth above. No building permit, zoning certificate, or certificate of occupancy can be issued for any structure or improvement that is not in compliance with the PUD Final Plan;
- c. The Village may require as a condition of the issuance of a building permit that the petitioner file a surety bond, letter of credit, escrow or a cash deposit to ensure the completion of the project as approved within the period specified. Such bond, letter of credit or escrow agreement is to be deposited in the manner provided by Section 501 of the Glen Ellyn Subdivision Regulations; and
- d. Any application for a PUD which has been denied wholly or in part shall not be resubmitted for a period of one year from the date of the denial except on the grounds of new evidence or proof of change of conditions found to be valid by the Plan Commission or unless the Final Plan was disapproved with recommendations to the petitioner and the newly submitted Final Plan conforms to the recommendations.

14. **Time Limitation:** An approved Planned Unit Development will become null and void if a building permit to begin construction has not been applied for within 18 months of the approval by ordinance unless the Village Board grants an extension by ordinance. The petitioner may request such an extension from the Village Board.

Questions may be directed to the Village Planner at 630.547.5250

**APPLICATION FOR APPROVAL OF
PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN**

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider this Application for approval of a Preliminary Planned Unit Development Plan (PUD), as described below.

Date Filed: **09/05/2024** Application No. _____

Type of PUD: **Commercial**
(Residential, Commercial, Other)

Name of Applicant: **Tad Lagestee**

Address of Applicant: **2505 S. Finley Road Suite 150, Lombard, IL 60148**

Business Phone: **630-686-6811** (Mobile): **312-402-0737**

Email: **tad@gaincre.com** (Fax): **630-686-6810**

Property Interest of Applicant: **Owner Manager**
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): **LM Value Development I LLC**

Address: **2505 S. Finley Road, Suite 150, Lombard, IL 60148**

Legal Description of Property:

LOT 2 OF 375-395 ROOSEVELT ROAD PLAT OF SUBDIVISION OF PART OF SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2018 DOCUMENT R2018-088648 IN DUPAGE COUNTY ILLINOIS

Zoning Classification: **C3** Property Size/Area: **36,372 sf**

Present Use: **Improved PAD**

Requested Use/Construction:

Starbucks Single Tenant New Construction

Estimated Date to Start Construction: **10/01/2024**

(You may attach separate sheets of paper as needed to answer any of the following questions)

Narrative Statement evaluating the economic effects of 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, 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:

Original intended use of the previous expired PUD

Describe How the PUD:

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:

Original intended use of the previous expired PUD

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:

Original intended use of the previous expired PUD

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

Original intended use of the previous expired PUD

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

Original intended use of the previous expired PUD

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:

Original intended use of the previous expired PUD

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:

Original intended use of the previous expired PUD

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:

Existing approaches

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

No change

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

No destruction.

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.

<u>09/05/2024</u>	<u>Tad Lagestee</u>	<u>TadLagestee</u> Signer ID: VDTQUPYX77
Date	Print Name	Signature of Applicant
<u></u>	<u></u>	<u></u>
Date	Print Name	Signature of Applicant
<u></u>	<u></u>	<u></u>
Date	Print Name	Signature of Applicant

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

**APPLICATION FOR APPROVAL OF
FINAL PLANNED UNIT DEVELOPMENT PLAN**

Date filed: **09/05/2024** Application No. _____

Common Name of PUD: **Starbucks 405 Roosevelt**

Type of PUD: **Commercial**
(Residential, Commercial, Other)

Name of Applicant: **Tad Lagestee**

Address of Applicant: **2505 S Finley Road, Suite 150, Lombard, IL 60148**

Business Phone: **630-686-6811** (Mobile): **312-402-0737**

Email: **tad@gaincre.com** (Fax): **630-686-6810**

Property Interest of Applicant: **Manager of Owner**
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): **LM Value Development I LLC**

Address: **2505 S Finley Road, Suite 150, Lombard, IL 60148**

Legal Description of Property:

LOT 2 OF 375-395 ROOSEVELT ROAD PLAT OF SUBDIVISION OF PART OF SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2018 DOCUMENT R2018-088648 IN DUPAGE COUNTY ILLINOIS

Zoning Classification: **C3** Property Size/Area: **36,372 sf**

Requested Use/Construction:

Single tenant Starbucks 2,460 sf

Date of Preliminary PUD Plan Approval: _____

Estimated Date to Start Construction: **10/01/2024**

09/05/2024
Date

TadLagestee
Signature ID: VDTQUPYX77
Signature of Applicant

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

OWNERSHIP BY A CORPORATION

Date: **09/05/2024**

Address: **2505 S Finley Road, Suite 150, Lombard, IL 60148**

Legal Description:

LOT 2 OF 375-395 ROOSEVELT ROAD PLAT OF SUBDIVISION OF PART OF SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2018 DOCUMENT R2018-088648 IN DUPAGE COUNTY ILLINOIS

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

Name: **Tad Lagestee** Address: **2505 S. Finley Road** % **99%**

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 LAND TRUST

Date: _____

Address: _____

Legal Description:

--

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: _____

**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 Planned Unit Development. 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>

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 Planned Unit Development 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

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: Starbucks 405 Roosevelt

II. OWNER:

A. Owner of Property: LM Value Development I LLC

B. Owner's Address: 2505 S Finley Road, Suite 150, Lombard, IL 60148

C. Owner's Home Phone Number: _____ Fax: _____

D. Owner's Work Phone Number: 630-686-6811

E. Owner's E-mail: tad@gaincre.com

F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

III. PERSON MAKING REQUEST (Petitioner):

A. Name of Petitioner: Tad Lagestee

B. Petitioner's Address: 2505 S Finley Road, Suite 150, Lombard, IL 60148

C. Petitioner's Home Phone Number: _____

D. Petitioner's Work Number: 630-686-6811

E. Petitioner's E-mail: tad@gaincre.com

IV. LOCATION OF PROPERTY:

A. General Location of Property: 405 Roosevelt

B. Acreage of Parcel: 3/4

C. Permanent Index Number(s): 05-23-100-029

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.

TadLagestee

Signer ID: VDTQUPYX77...
Petitioner Signature

Village of Glen Ellyn

TadLagestee

Signer ID: VDTQUPYX77...
Owner Signature

By: _____
Community Development Director

Date: 9-5-24

Date: _____

Affidavit Affirming No Conflict of Interest

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

1. My name is Tad Lagestee, and I hold the position of Manager for LM Value Development I LLC (“**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: Tad Lagestee *Tad Alan Lagestee*

Title: Manager

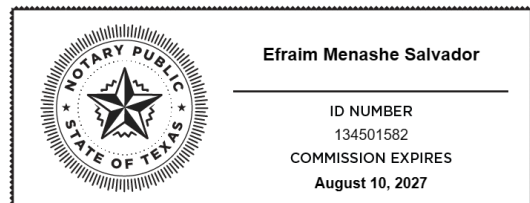
Applicant’s Name: LM Value Development I, LLC

Subscribed and sworn to me this

5th day of September, 2024.



Notary Public



Electronically signed and notarized online using the Proof platform.

APPLICATION FOR SPECIAL USE PERMIT**CLEAR PAGES**

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: 12-4-24 Application No: _____

Name of Applicant: Tad Lagestee

Address of Applicant: 2505 S Finley Road Suite 150, Lombard, IL 60148

Business Phone: 630-686-6811 Fax: 630-686-6810

Home Phone: _____ Mobile Phone: 312-402-0737

Email: tad@gaincre.com

Property Interest of Applicant: Owner Manager

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: LM Value Development I LLC

Address of Owner: 2505 S Finley Road Suite 150, Lombard, IL 60148

Business Phone: 630-686-6811 Fax: 630-686-6810

Home Phone: _____ Mobile Phone: 312-402-0737

Email: tad@gaincre.com

Property Address: 405 Roosevelt

Legal Description of Property:

LOT 2 OF 375-395 ROOSEVELT ROAD PLAT OF SUBDIVISION OF PART OF
SECTION 22 AND
SECTION
23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN,
ACCORDING TO THE
PLAT THEREOF RECORDED SEPTEMBER 20, 2018 DOCUMENT R2018-088648
IN DUPAGE

Permanent Index No. (PIN): 05-23-100-029 Zoning: C3

Lot Dimensions: 138.52 x 262.33 Lot Area: 36,322.54 sf

Present Use:

Improved Pad

Requested Use/Construction:

Starbucks Free-Standing Store

Estimated Date to Begin New Use/Construction: 1-1-25

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

Melanie Soos, Architect
Principal
ASOOSOCIATES
Soos & Associates, Inc.
105 Schelter Road, Suite 101
Lincolnshire, Illinois 60069
P: 847 821 7667

Osvaldo Pastrana, P.E.
Principal

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:

This use is consistent with the original planned use of the lot when the PUD was created.

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:

Yes

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:

Yes

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

Yes

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

Yes

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:

Yes

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:

Yes

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:

Yes

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

Yes

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

Yes

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.

12-4-24	Tad A Lagestee	
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 A CORPORATION

Date: 12-4-24

Address: 405 Roosevelt

Legal Description:

LOT 2 OF 375-395 ROOSEVELT ROAD PLAT OF SUBDIVISION OF PART OF
SECTION 22 AND
SECTION
23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL

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

Name: LM Commercial Development Address: 2505 S Finley % 75%

Name: Manager Link LLC Address: 2505 S Finley % 25%

Name: _____ Address: _____ % _____

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: _____ % _____

Name: _____ Address: _____ % _____

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: New Starbucks 405 Roosevelt
- II. OWNER:
- A. Owner of Property: LM Value Development I LLC
- B. Owner's Address: 2505 S Finley Road, Suite 150, Lombard, IL 60148
- C. Owner's Home Phone Number: _____ Fax: _____
- D. Owner's Work Phone Number: 630-686-6811
- E. Owner's E-mail: tad@gainrcr.com
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- III. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: Tad Lagestee
- B. Petitioner's Address: 2505 S Finley Road, Suite 150, Lombard, IL 60148
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: 630-686-6811
- E. Petitioner's E-mail: tad@gaincre.com
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: Between Andys and Buona
- B. Acreage of Parcel: .833
- C. Permanent Index Number(s): 05-23-100-029
- 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



Owner

Date: 12-4-24

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 Tad Lagestee, and I hold the position of Manager for LM Value Development I LLC ("**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.

Tad Alan Lagestee

Name: _____

Title: Manager

Applicant's Name: Tad Lagestee

State of Florida

County of Miami-Dade

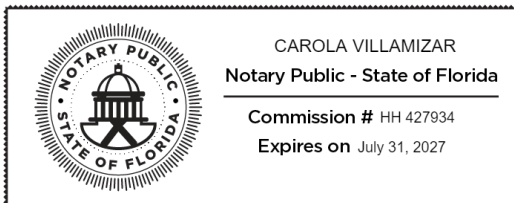
Subscribed and sworn to me this

4th day of December, 2024.

Carola Villamizar

Notary Public

Notarized remotely online using communication technology via Proof.



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

CLEAR ALL PAGES

APPLICATION FOR SIGN VARIATION

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 of paper as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

Name: **LM Value Development I LLC**

Address: **2505 S Finley Road, Suite 150, Lombard, IL 60148**

Phone No.: **630-686-6811** Fax No.: **630-686-6810**

E-mail: **tad@gaincre.com**

Ownership Interest in the Property in Question: **Fee**

Name and address of the legal owner of the property (if other than the applicant):

--

II. PROPERTY INFORMATION

Common address: **405 Roosevelt**

Permanent tax index number: **05-23-100-029** Zoning classification: **C-3**

Present use: **Vacant Pad**

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

Per complete drawings submitted.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Plan Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

Starbucks standard signage

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

This is Starbucks policy.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

No impact.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

No impact. Quick serve restaurant area.

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

No impact. Quick serve restaurant area.

- B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may 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 purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

Starbucks corporate policy

2. Provide evidence 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:

Starbucks corporate policy

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

Yes. Starbucks corporate policy

4. Provide evidence that 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:

Yes. Property has been on market for a number of years.

Please add any additional comments which you believe may assist the PC in reviewing this application:

Thank you!

VIII. 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.

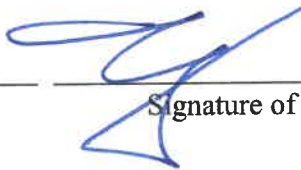
I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

12-4-24

Tad Lagestee



Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

OWNERSHIP BY A CORPORATION

Date: 12/04/2024

Address: 405 Roosevelt

Legal Description: **LOT 2 OF 375-395 ROOSEVELT ROAD PLAT OF SUBDIVISION OF
PART OF SECTION 22 AND
SECTION
23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN,
ACCORDING TO THE
PLAT THEREOF RECORDED SEPTEMBER 20, 2018 DOCUMENT**

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

Name: LM Commercial Development LLC Address: 2505 S Finley % 75%

Name: Manager Link LLC Address: 2505 S Finley % 25%

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: _____ % _____

SIGNAGE WORKSHEET

**List all proposed new, and existing signs to remain, on the establishment,
building and property for the specific type of facility**

FACILITY TYPES:

- ☐ NONRESIDENTIAL ESTABLISHMENT *(For one establishment in one building on one property)*
- ☐ NONRESIDENTIAL ESTABLISHMENT *(For one establishment if more than one establishment is in the building or on the property)*
- ☐ MULTI-TENANT DEVELOPMENT *(For a development with more than two establishments on one property)*
- ☐ OFFICE COMPLEX *(For a development with more than one business office on one property)*
- ☐ RESIDENTIAL DEVELOPMENT *(For a development with more than twenty dwelling units on one property)*
- ☐ MULTI-FAMILY DWELLING *(For a development with more than three dwelling units on one property)*
- ☐ PARK OR PUBLIC RECREATION FACILITY
- ☐ OTHER FACILITY - DESCRIBE: _____

SIGN TYPES: *(*Please specify one of the following sign types)*

Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. *(Sign Definitions Section 4-5-3)*

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☐	☐	See submitted plans			
Words/Symbols:						
2	☐	☐				
Words/Symbols:						
3	☐	☐				
Words/Symbols:						
4	☐	☐				
Words/Symbols:						
5	☐	☐				
Words/Symbols:						
6	☐	☐				
Words/Symbols:						
7	☐	☐				
Words/Symbols:						
8	☐	☐				
Words/Symbols:						

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: New Starbucks Store

II. _____

III. OWNER:

A. Owner of Property: LM Value Development I LLC

B. Owner's Address: 2505 S. Finley Road, Suite 150, Lombard, IL 60148

C. Owner's Home Phone Number: _____ Fax: 630-686-6810

D. Owner's Work Phone Number: 630-686-6811

E. Owner's E-mail: tad@gaincre.com

F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

IV. PERSON MAKING REQUEST (Petitioner):

A. Name of Petitioner: Tad Lagestee

B. Petitioner's Address: 2505 S Finley Road, Suite 150, Lombard, IL 60148

C. Petitioner's Home Phone Number: _____

D. Petitioner's Work Number: 630-686-6811

E. Petitioner's E-mail: tad@gaincre.com

V. LOCATION OF PROPERTY:

A. General Location of Property: Between Andy's and Buona

B. Acreage of Parcel: .833

C. Permanent Index Number(s): 05-23-100-029

D. Legal Description (Please attach)

VI. 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.

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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.

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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.

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Petitioner


Owner
Date: 12-4-24

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 **Tad Lagestee**, and I hold the position of **Manager** for **LM Value Development I LLC** ("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.
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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: Tad Alan Lagestee

Title: Manager

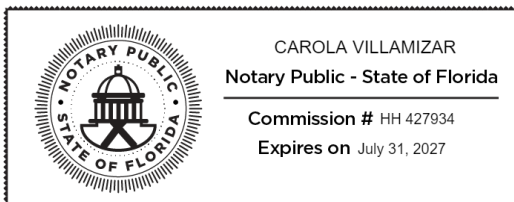
Applicant's Name: TAD LAGESTEE

State of Florida
County of Miami-Dade
Subscribed and sworn to me this

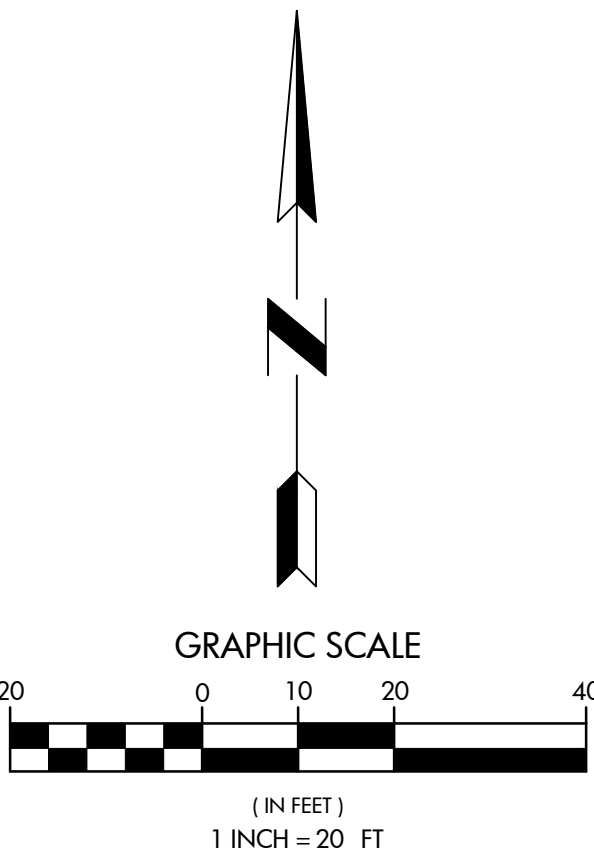
4th day of December, 2024.

Carola Villamizar

Notary Public



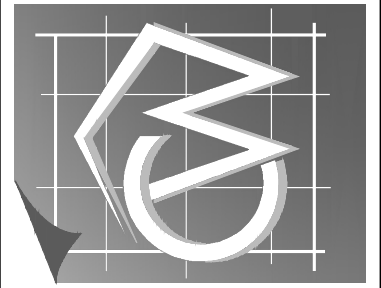
Notarized remotely online using communication technology via Proof.



SITE DATA	
TOTAL SITE AREA = 36,322 SF	= 0.83 AC
COFFEE SHOP BLDG. AREA = 2,460 G.S.F.	
PARKING PROVIDED =	
REGULAR PARKING PROVIDED = 24 SPACES	
HANDICAP PARKING PROVIDED = 2 SPACES	
TOTAL PARKING PROVIDED = 26 SPACES	
PROPOSED PARKING RATIO = 10.57/1,000 S.F.	

[illegible]

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

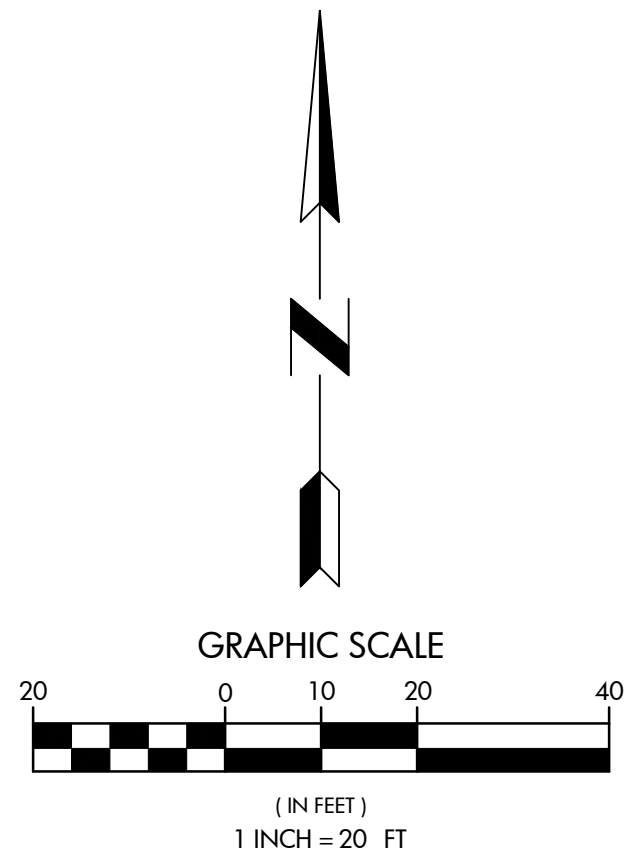


FINAL PUD - EXHIBIT B

PROPOSED STARBUCKS

405 ROOSEVELT ROAD, GLEN ELLYN, ILLINOIS 60137

PROJ. MGR.:	OP
DRAWN BY:	OP
FIRST ISSUE DATE:	10-25-2024
SCALE:	1"=20'
SHEET NO.	
EXH-B	
PROJ. NUMBER:	24002



SITE DATA
TOTAL SITE AREA = 36,322 SF = 0.83 AC
COFFEE SHOP BLDG. AREA = 2,460 G.S.F.
PARKING PROVIDED =
REGULAR PARKING PROVIDED = 24 SPACES
HANDICAP PARKING PROVIDED = 2 SPACES
TOTAL PARKING PROVIDED = 26 SPACES
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SITE PLAN KEYED NOTES

①	R7-8 HANDICAP PARKING SIGN (12"x18") WITH \$250 FINE
②	MOBILE ORDER PARKING SIGNAGE
③	PROTECTIVE BOLLARD
④	PATIO RAILING. SEE ARCHITECTURAL PLANS
⑤	BICYCLE PARKING.
⑥	R5-1 "DO NOT ENTER" SIGN (30"x30")
⑦	ADA RAMP WITH DETECTABLE WARNING STRIP
⑧	UTILITY SCREEN. SEE ARCHITECTURAL PLANS
⑨	HANDICAP SYMBOL PER LATEST ADA STANDARDS
⑩	4" SOLID YELLOW AT 24" C-C AT 45 DEGREES
⑪	4" SOLID YELLOW STRIPE (TYP)
⑫	CLEARANCE BAR
⑬	PRE-MENU BOARD
⑭	DIGITAL ORDER SCREEN
⑮	5 PANEL MENU BOARD
⑯	"DO NOT ENTER" GRAPHIC
⑰	WAYFINDING - ENTRY ARROW
⑱	WAYFINDING - DIRECTIONAL ARROW
⑲	DIRECTIONAL SIGNAGE
⑳	EXIT SIGN
㉑	CROSSWALK - 24" SOLID WHITE AT 36" C-C
㉒	TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS
㉓	SCHIER GB-75 GREASE INTERCEPTOR. SEE DETAIL ON SHEET C6.1.

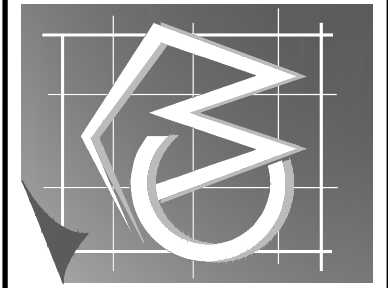
GENERAL NOTES

1. ALL DIMENSIONS AND CURB RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB SHALL BE B6.12 CURB AND GUTTER UNLESS OTHERWISE NOTED.
3. SIDEWALK TO BE SIDEWALK AND B6.12 CURB AND GUTTER AND SHALL BE CAST AND CONSTRUCTED ACCORDING TO THE DETAIL ON SHEET C6.1.
4. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
5. ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) STANDARDS, LATEST EDITION.
6. PARKING SPACES SHALL BE ANGLED AT 90° TO THE ASSOCIATED DRIVE AISLE UNLESS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL AND SIGNAGE PLANS FOR ANY ADDITIONAL SITE SIGNAGE AND PAVEMENT MARKINGS.
8. ALL TRAFFIC SIGNS SHALL BE INSTALLED AT 7' HIGH MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF SIGN.

SITE PAVING LEGEND	
	ASPHALT PAVEMENT 1.5" BITUMINOUS SURFACE COURSE, HOT MIX ASPHALT, MIX D, N50 2.5" BITUMINOUS BINDER COURSE, HOT MIX ASPHALT, II-19, N50 12" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)
	CONCRETE PAVEMENT 8.0" P.C. CONCRETE PAVEMENT 4.0" AGGREGATE BASE (CA-6)

[illegible]

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS



FINAL PUD - EXHIBIT C
PROPOSED STARBUCKS 405 ROOSEVELT ROAD, GLEN ELLYN, ILLINOIS 60137

SHEET TITLE:	PROJECT:
PROJ. MGR.:	OP
DRAWN BY:	OP
FIRST ISSUE DATE:	10-25-2024
SCALE:	1"=20'
SHEET NO.	
EXH-C	
PROJ. NUMBER:	24002

[illegible]

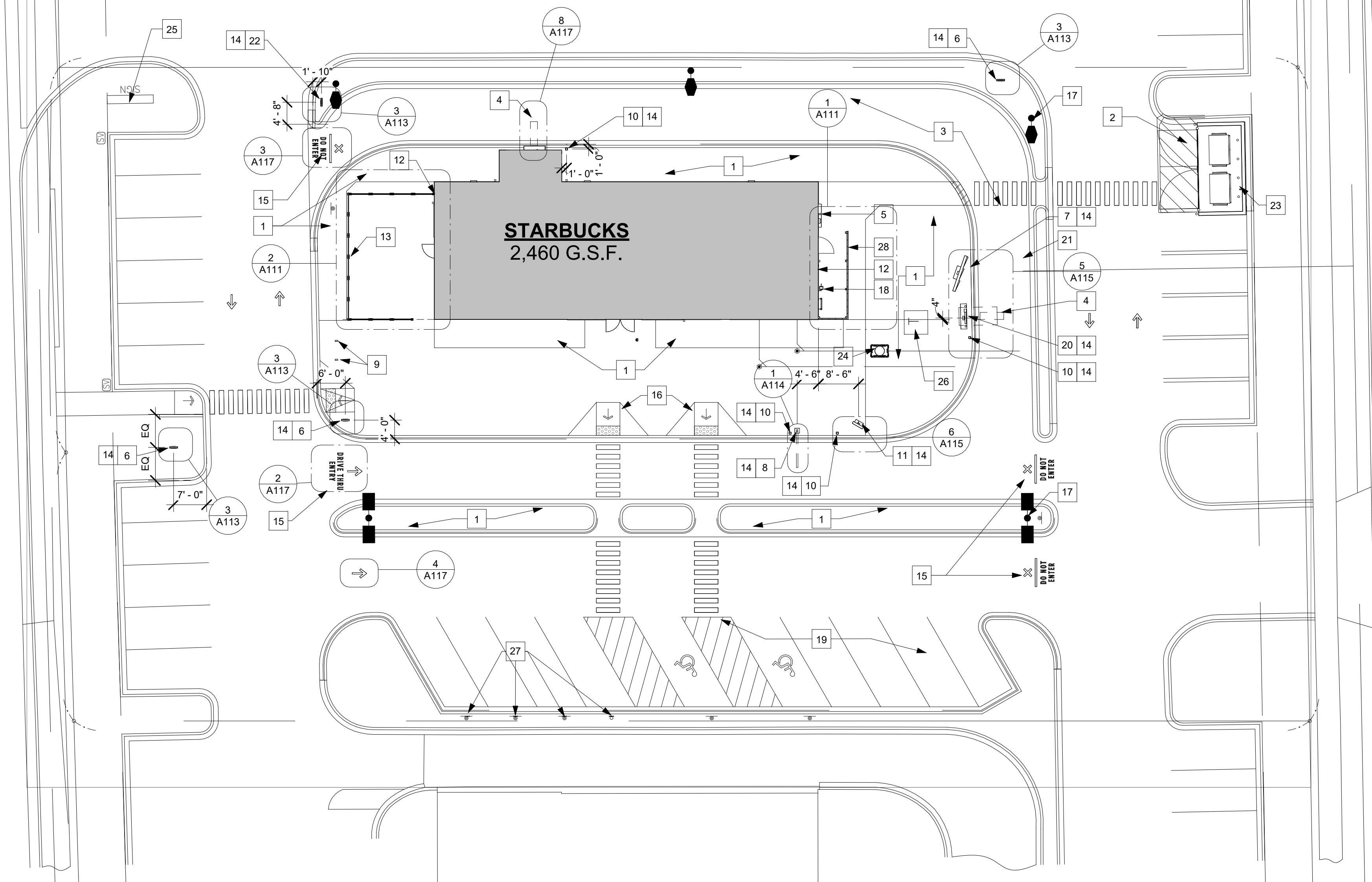
NO.	ISSUE	DATE
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DATE	10-28-2024
PROJECT NO.	23-082 SA
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS
TITLE	

SITE PLAN

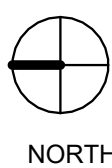
A110



1	LANDSCAPE AREA. REFER TO LANDSCAPE AND/OR CIVIL DRAWINGS.
2	DUMPSTER ENCLOSURE. REFER TO CIVIL DRAWINGS FOR LOCATION.
3	CONCRETE PAVING AT DRIVE-THRU LANE. REFER TO CIVIL DWGS.
4	DETECTOR LOOP UNDER CONCRETE; SEE HM ELECTRONICS DETAIL SHEET
5	ELECTRICAL SERVICE.
6	DIRECTIONAL SIGN BY TENANT. REFER TO TENANT'S DRAWINGS & DETAILS SHEET
7	5-PANEL MENU BOARD BY TENANT. REFER TO TENANT'S DRAWINGS & DETAILS SHEET
8	HEIGHT RESTRICTION BAR BY TENANT. REFER TO TENANT'S DRAWINGS & DETAILS SHEET
9	U BIKE RACK (REFER TO TENANT'S DRAWINGS FOR EXACT LOCATION); DID #10042 U RACK BIKE RACK, BLACK, 2-BIKE, FLANGE MOUNT BASE PLATE, (8) BOLTS EACH RACK; BY GLOBAL INDUSTRIAL 888-978-7759.
10	NON-ILLUMINATED BOLLARD
11	PRE-MENU BOARD BY TENANT. REFER TO TENANT'S DRAWINGS & DETAILS SHEET
12	KEYED, FROST-FREE HOSE BIBB. COORDINATE LOCATION WITH TENANT
13	PATIO RAILING; CONFIRM LOCATION WITH TENANT.
14	POURING CONCRETE FOOTINGS, ANCHOR BOLTS AND CONDUITS FOR MENU BOARDS, DIRECTIONAL SIGNAGE AND CLEARANCE BAR; SEE DETAILS
15	PAVEMENT GRAPHICS (DIRECTIONAL ARROWS) BY TENANT, TYPICAL AS SHOWN (REFER TO TENANT DRAWINGS). THERMOPLASTICS BY ENNIS FLINT WWW.ENNISFLINT.COM 336-475-6010.
16	ADA CURB RAMP, REFER TO CIVIL DRAWINGS AND DETAILS
17	POLE LIGHT; REFER TO CIVIL AND ELECTRICAL DRAWINGS
18	GAS SERVICE
19	NEW PARKING LOT STRIPING; REFER TO CIVIL DRAWINGS (TYP.)
20	DIGITAL ORDER SCREEN BY TENANT. REFER TO TENANT'S DRAWINGS & DETAILS SHEET
21	WATER METER
22	EXIT SIGN BY TENANT. REFER TO TENANT'S DRAWINGS & DETAILS SHEET
23	YARD HYDRANT AT DUMPSTER ENCLOSURE
24	GREASE INTERCEPTOR
25	MONUMENT SIGN. COMPLY WITH LANDSCAPE REQUIREMENTS AND CODE.
26	ELECTRICAL TRANSFORMER
27	5MIN PARKING SIGN. SEE TENANT'S DRAWINGS
28	UTILITY SCREEN

**REFER TO TENANT DRAWINGS
FOR COORDINATION**

Graphic Scale: 1 inch = 16 feet



NORTH

11 ROUTE 38 (ROOSEVELT ROAD)

11 ROUTE 38

SW PRINCE PL

C:\Revit\Glen Eilyn Shell CENTRAL cchone3.rvt

10/28/2024 5:20:08 PM

1	SITE PLAN
	1/16" = 1'-0"

AWNEX[®] inc.
Architectural Branding Elements

Create the perfect atmosphere with this exclusive Starbucks Patio Fencing system. This flexible sectional design can be configured to fit Starbucks Patios. Finished with Starbucks classic Black and built with 100% recyclable aluminum.

Materials:

- Aluminum Frame
- Steel Mesh and Feet

Finish:

- Powder Coated Starbucks Flat Black, #MT0028

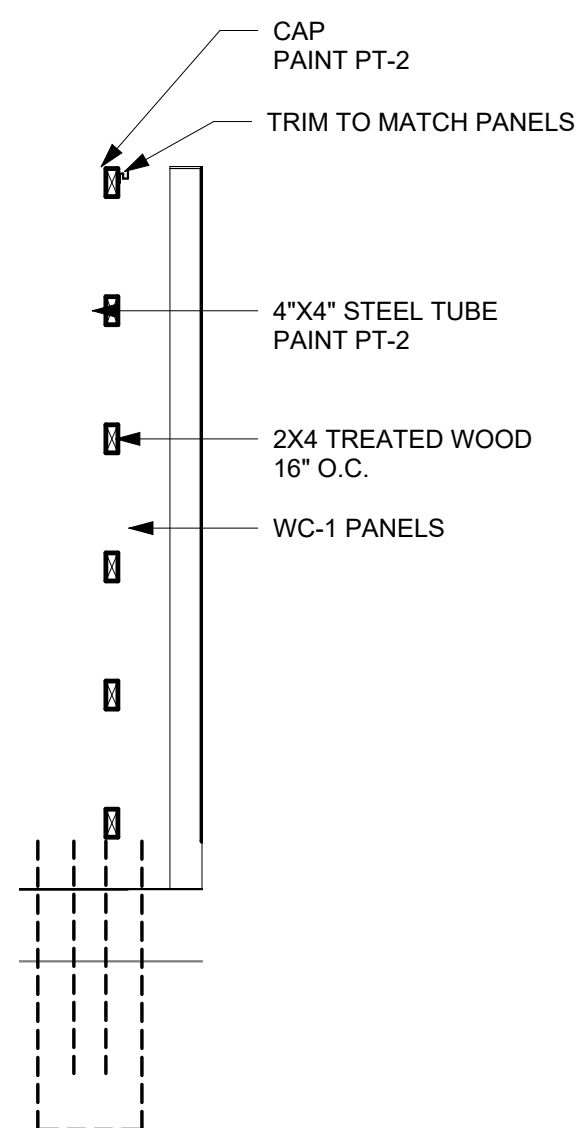
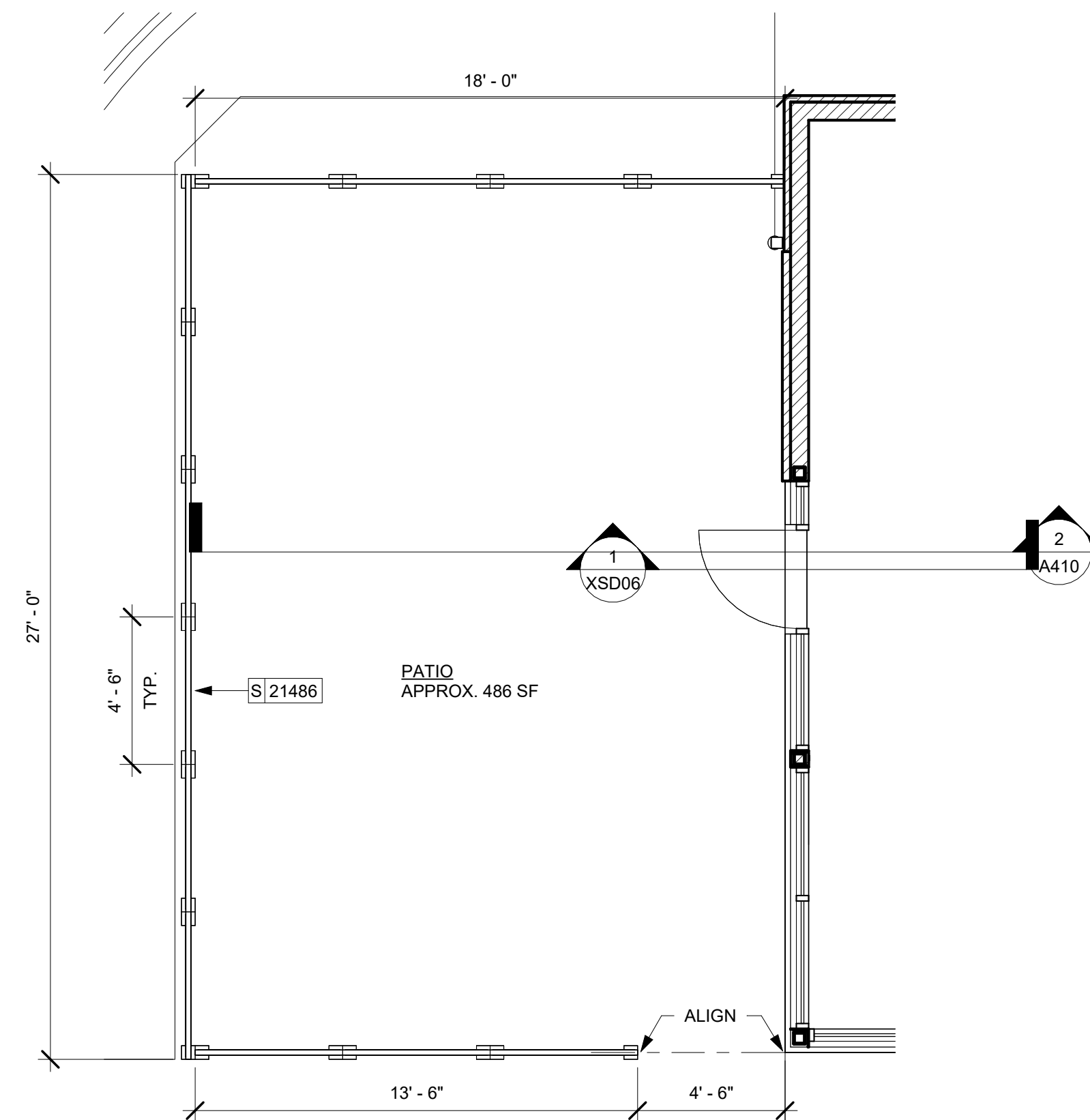
- Fence, 42" high x 54" wide x 2" thick
- 3" gap between modules
- 4" wide plate at foot
- Gate, 38-1/4" high x 38" wide x 2" thick

- 33 lbs per module

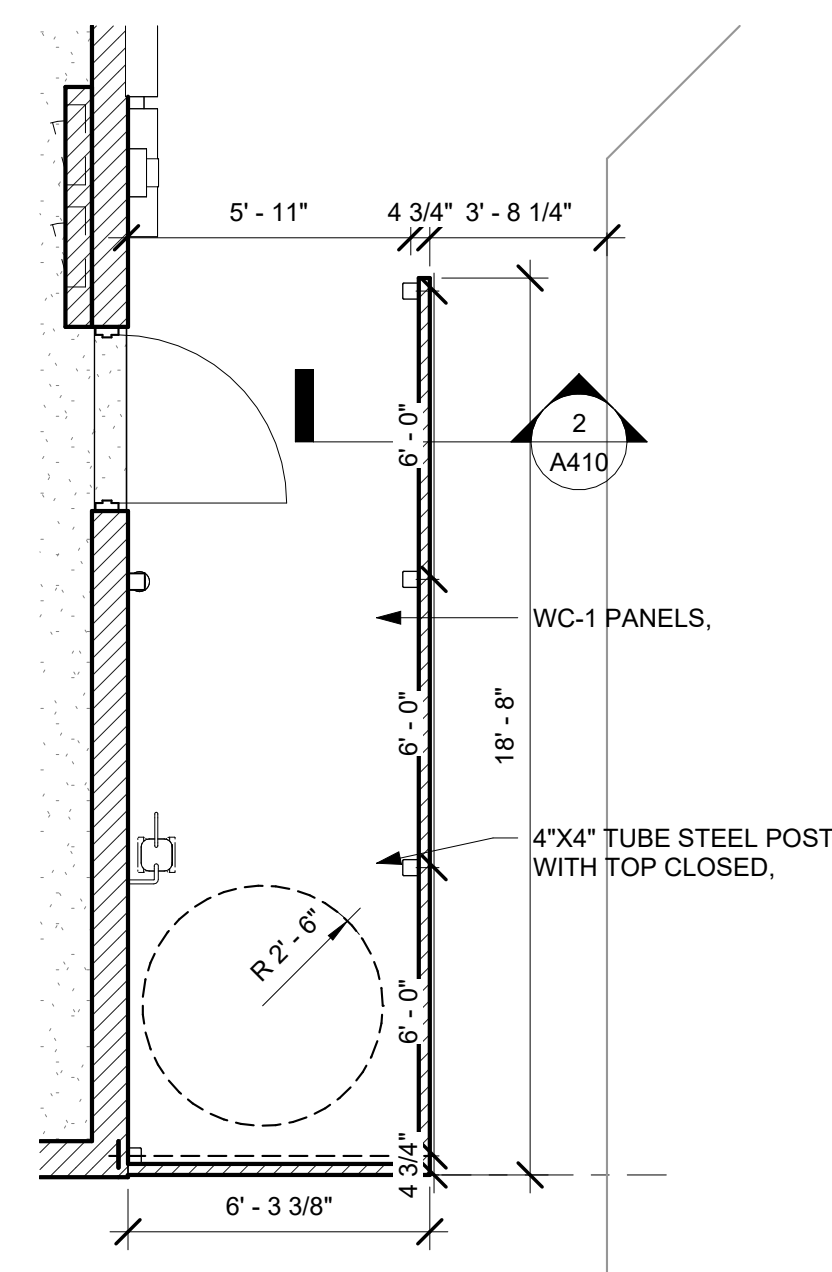
Send your Patio Layout along with dimensions include openings and gates to Awnex.

Sales@awnexinc.com 770-704-7140
www.awnexinc.com

PATIO RAILING


$$1/2^n = 1'-0^n$$


1/4" = 1'-0"


$$1/4'' = 1'-0''$$

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SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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CD SET

DATE	10-28-2024
PROJECT NO.	23-082 SA
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

ENLARGED SITE
DETAIL

SHEET

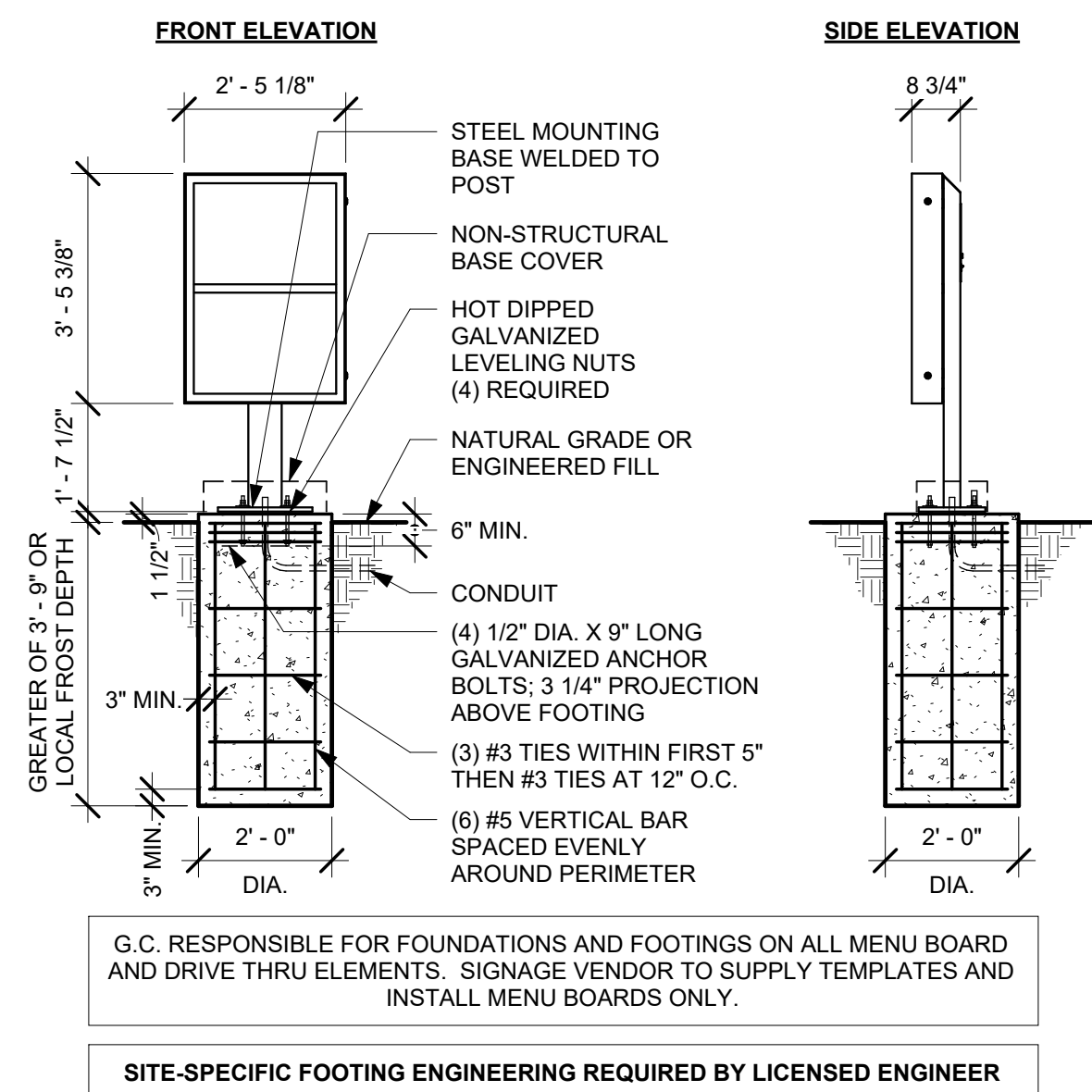
A111

**DRIVE-THRU ILLUMINATED DIRECTIONAL SIREN WITH ARROW SIGNAGE
DID 23105 (44")**



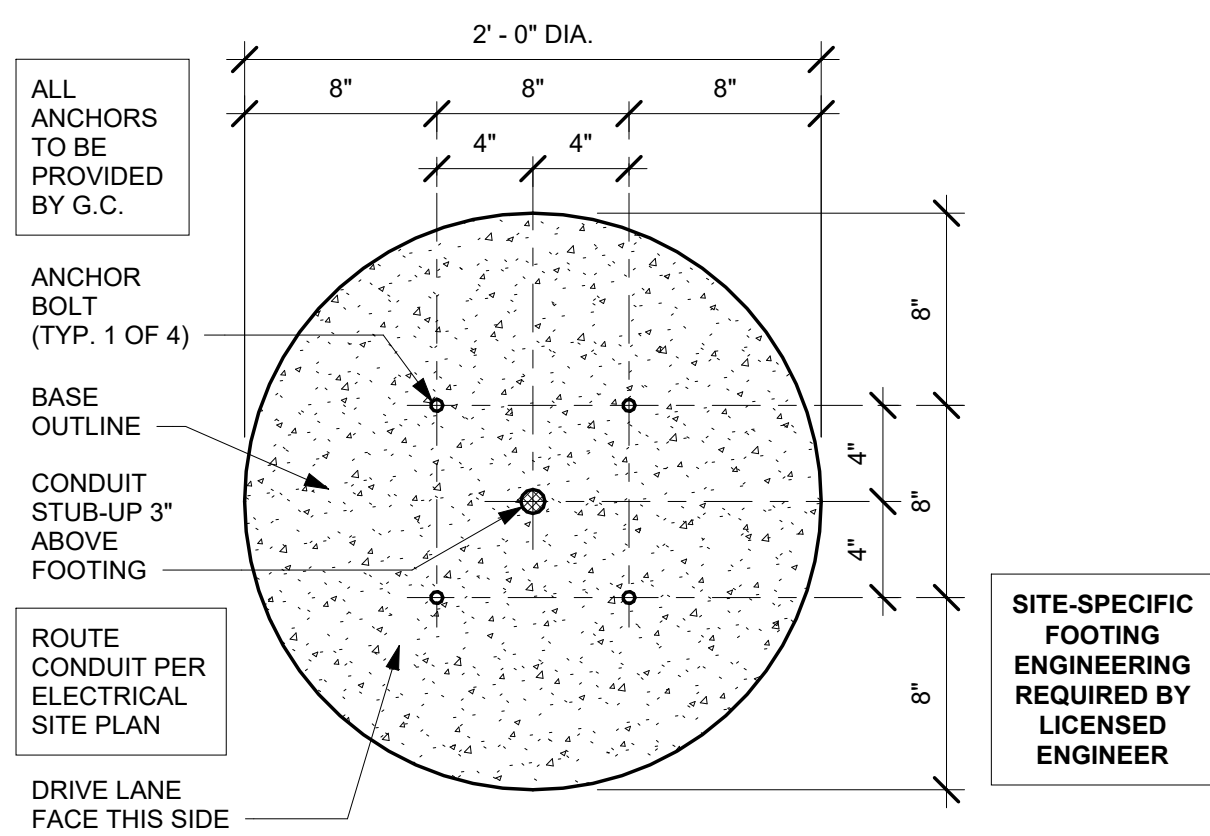
A113

DTE PRE-MENU BOARD - DID 22542



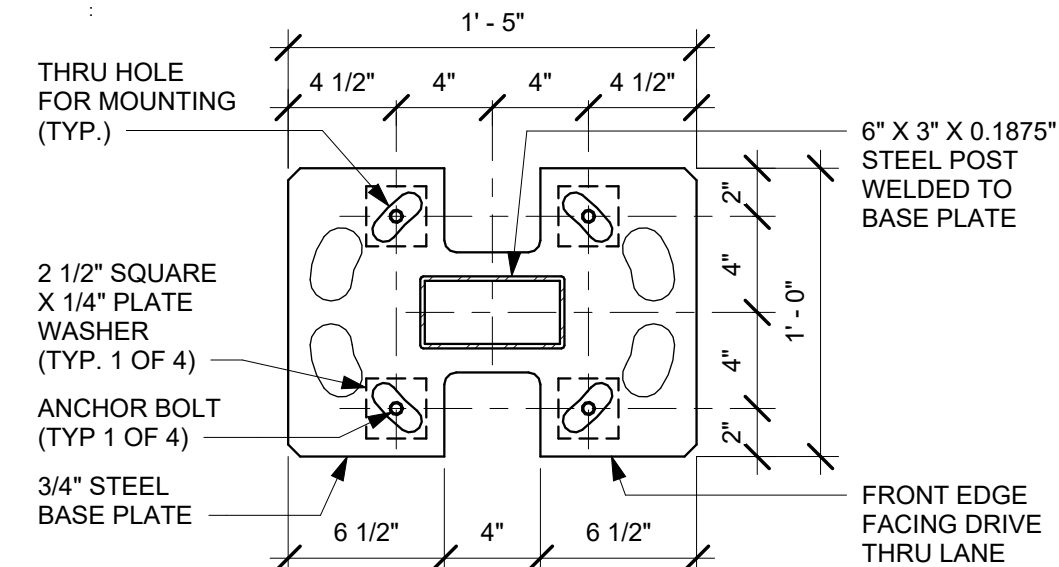
⑤ DTE PRE-MENU GROUND FOOTING

Scale $3/8" = 1'-0"$



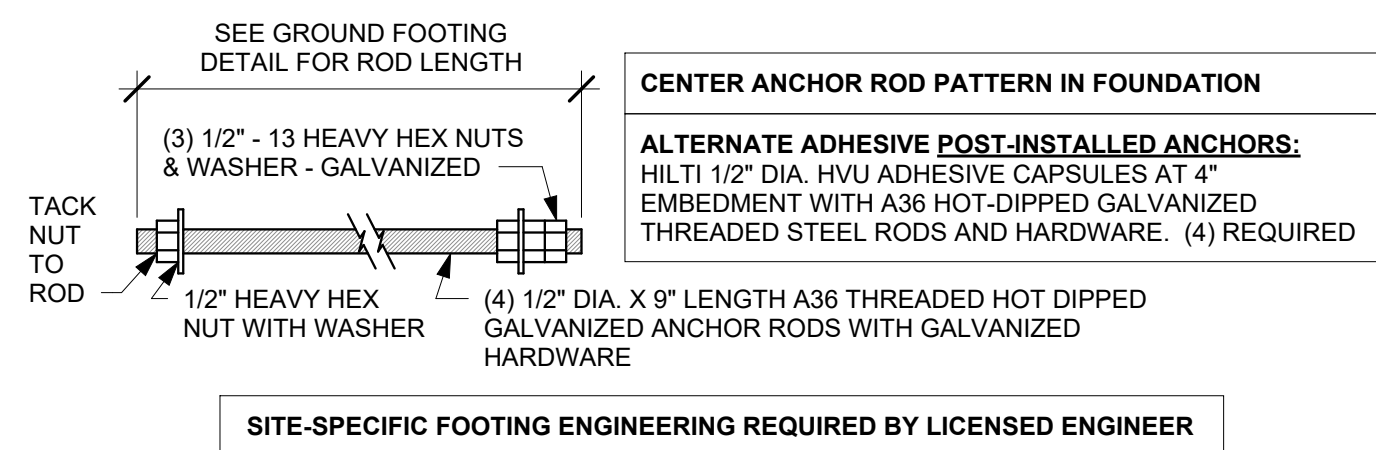
6 DTE PRE-MENU BOLT PATTERN (TOP VIEW)

Scale 1 1/2" = 1'-0"



7 DTE PRE-MENU BASE PLATE

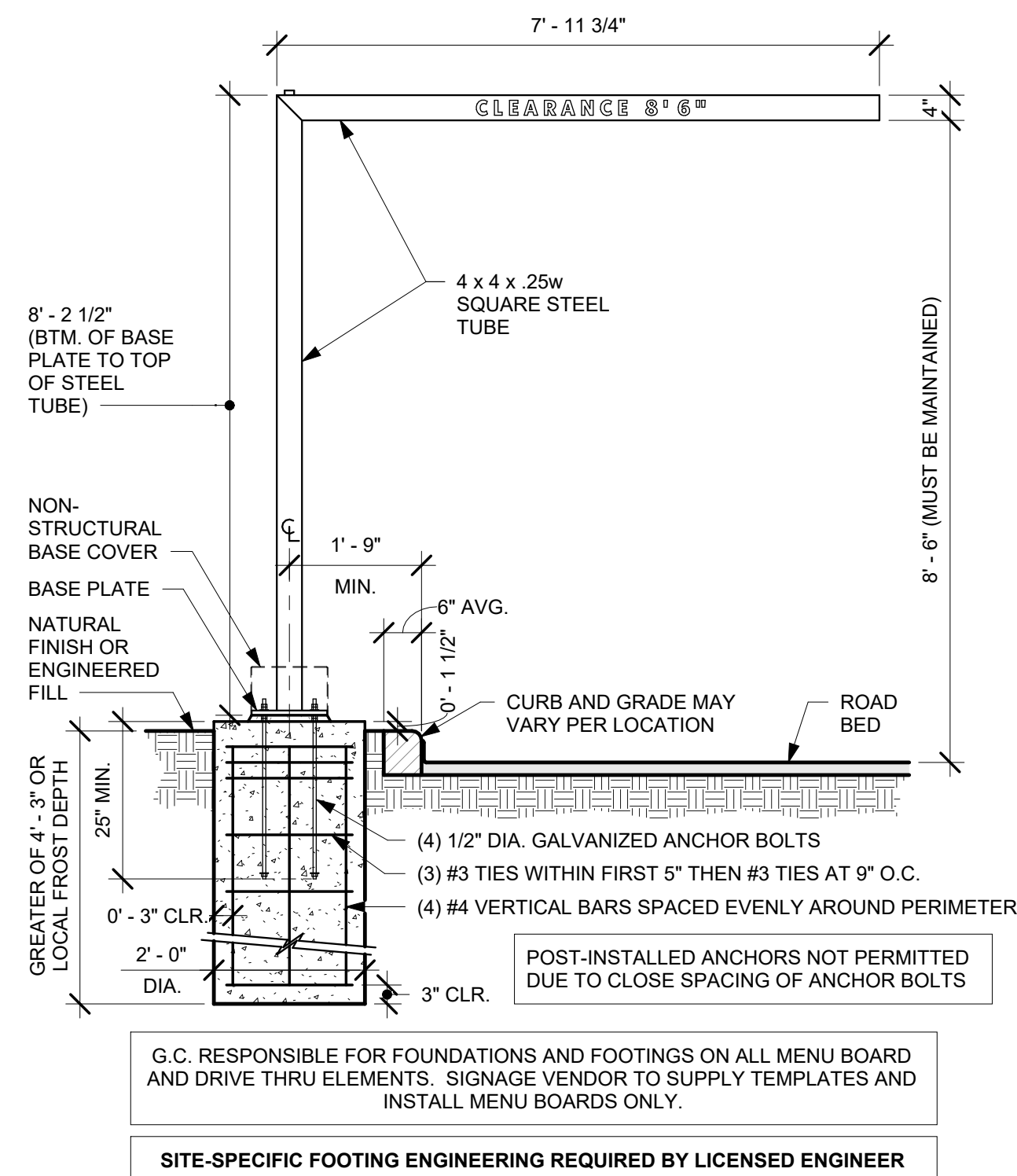
Scale 1 1/2" = 1'-0"



⑨ DTE PRE-MENU ANCHOR ROD

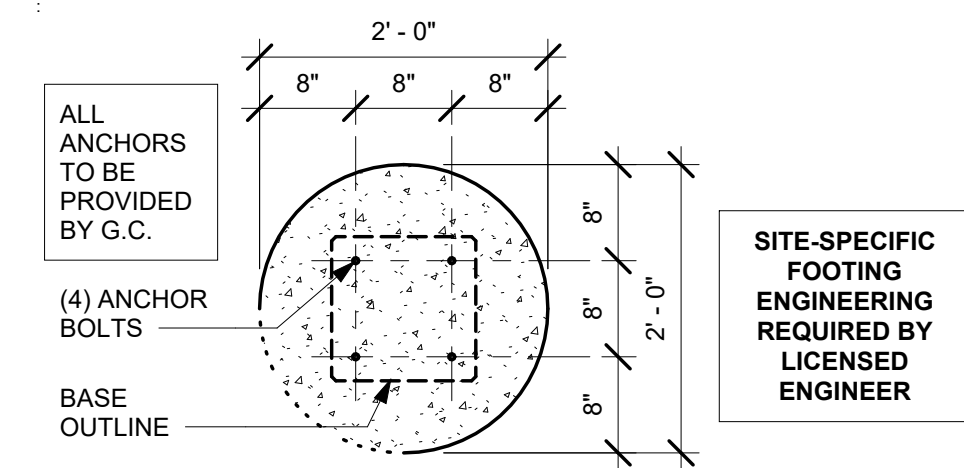
Scale 3" = 1'-0"

DTE CLEARANCE BAR SIGNAGE - DID 22544



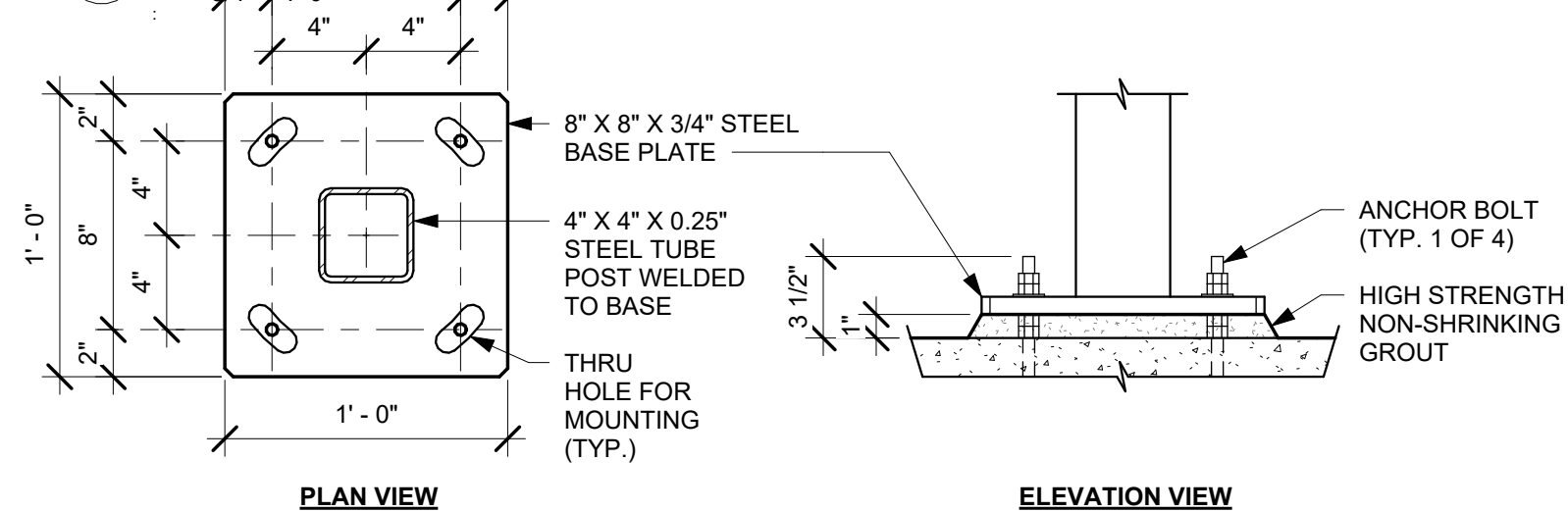
1 DTE CLEARANCE BAR GROUND FOOTING

Scale 1/2" = 1'-0"



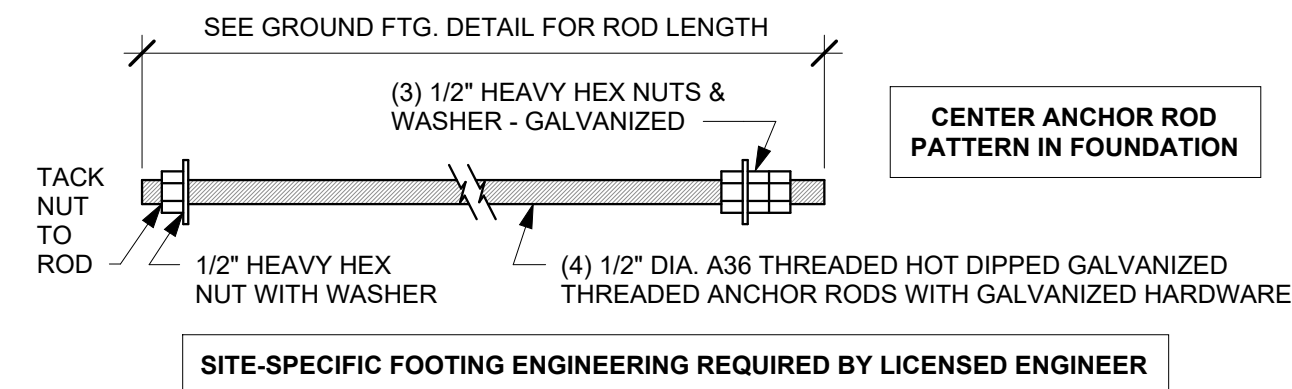
② DTE CLEARANCE BAR BOLT PATTERN (TOP VIEW)

Scale $3\frac{1}{4}" = 1'$



② DTE CLEARANCE BAR BASE PLATE

Scale 1 1/2" = 1'-0"



④ DTE CLEARANCE BAR ANCHOR ROD

Scale 3" = 1'-0"

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ILLINOIS DESIGN FIRM # 184003287

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CLIENT

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SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

CD SET

DATE 10-28-2024

PROJECT NO. 23-082 SA

DRAWN	Author
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CHECKED	Checker
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APPROVED	Approver
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TITLE

ARCHITECTURAL SITE DETAILS

SHEET

A114

FRONT ELEVATION

7' - 10 1/2"

3' - 6 3/4"

1" - 6 3/4"

GREATER OF 5'-0" OR LOCAL FROST DEPTH

11 1/2"

3" MIN.

3" MIN.

2' - 6" DIA.

SIDE ELEVATION

1" - 1 1/2"

2' - 6" DIA.

STEEL MOUNTING BASE PLATE WELDED TO STEEL POST

HOT DIPPED GALVANIZED LEVELING NUTS (4) REQUIRED

NON-STRUCTURAL BASE COVER

NATURAL GRADE OR ENGINEERED FILL

8" MIN.

CONDUIT

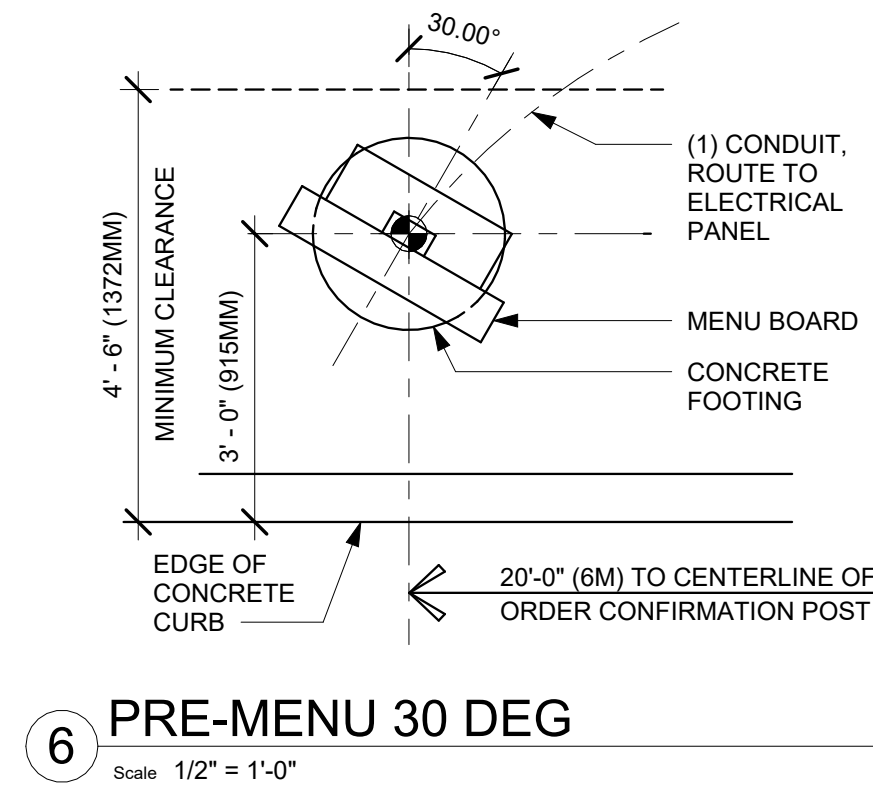
(4) 1/2" DIA. X 14" LONG GALVANIZED ANCHOR BOLTS; 4" PROJECTION ABOVE FOOTING

(3) #3 TIES WITHIN FIRST 5" THEN #3 TIES AT 12" O.C.

(8) #6 VERTICAL BAR SPACED EVENLY AROUND PERIMETER

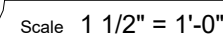
G.C. RESPONSIBLE FOR FOUNDATIONS AND FOOTINGS ON ALL MENU BOARD AND DRIVE THRU ELEMENTS. SIGNAGE VENDOR TO SUPPLY TEMPLATES AND INSTALL MENU BOARDS ONLY.

SITE-SPECIFIC FOOTING ENGINEERING REQUIRED BY LICENSED ENGINEER



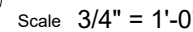
Scale 1/2" = 1'-0"

Scale $3/8" = 1'-0"$



Scale 1 1/2" = 1'-0"

Scale 3" = 1'-0"



Scale $3/4" = 1'-0"$



Scale $3/4" = 1'-0"$

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Lombard, IL 60148

CLIENT

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SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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DATE	10-28-2024
PROJECT NO.	23-082 SA
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

ARCHITECTURAL SITE DETAILS

A115

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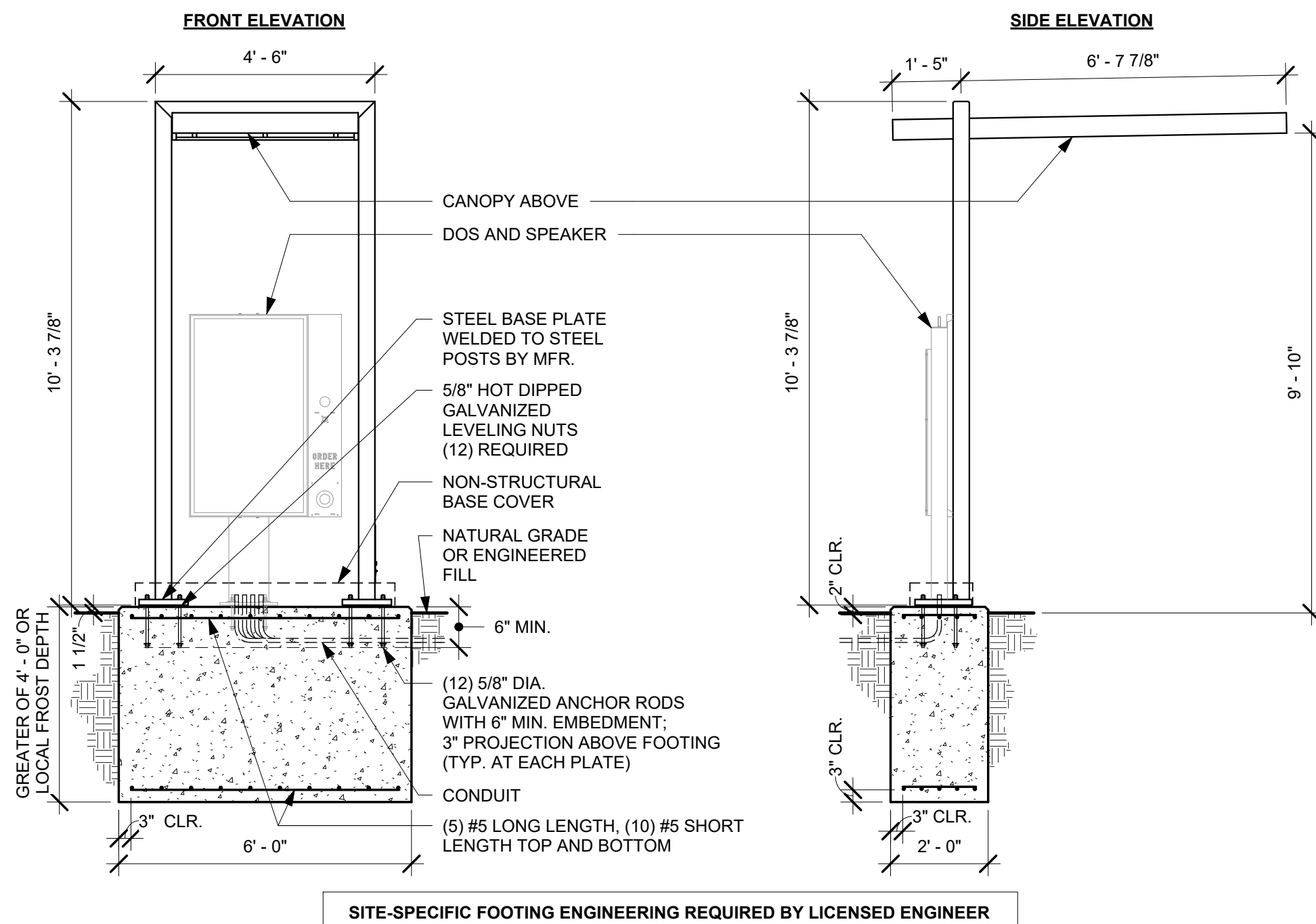
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APPROVED	Approver
TITLE	

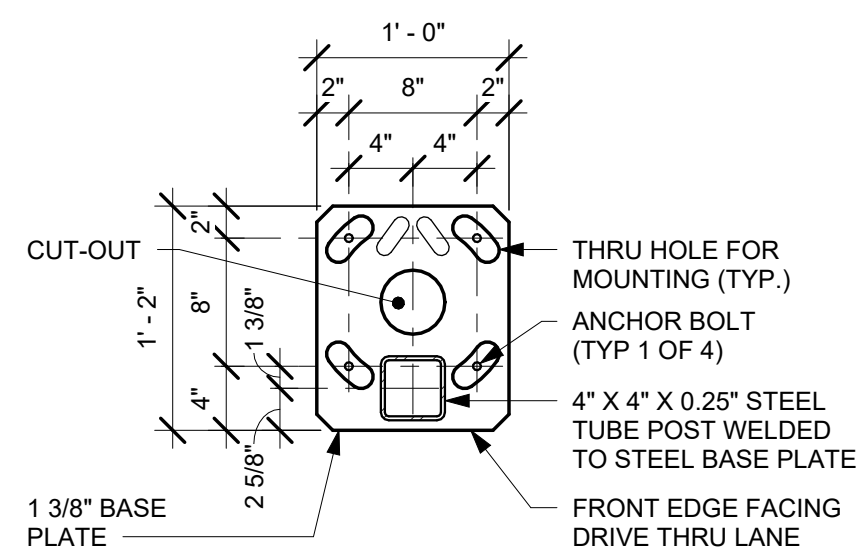
ARCHITECTURAL SITE DETAILS

SHEET

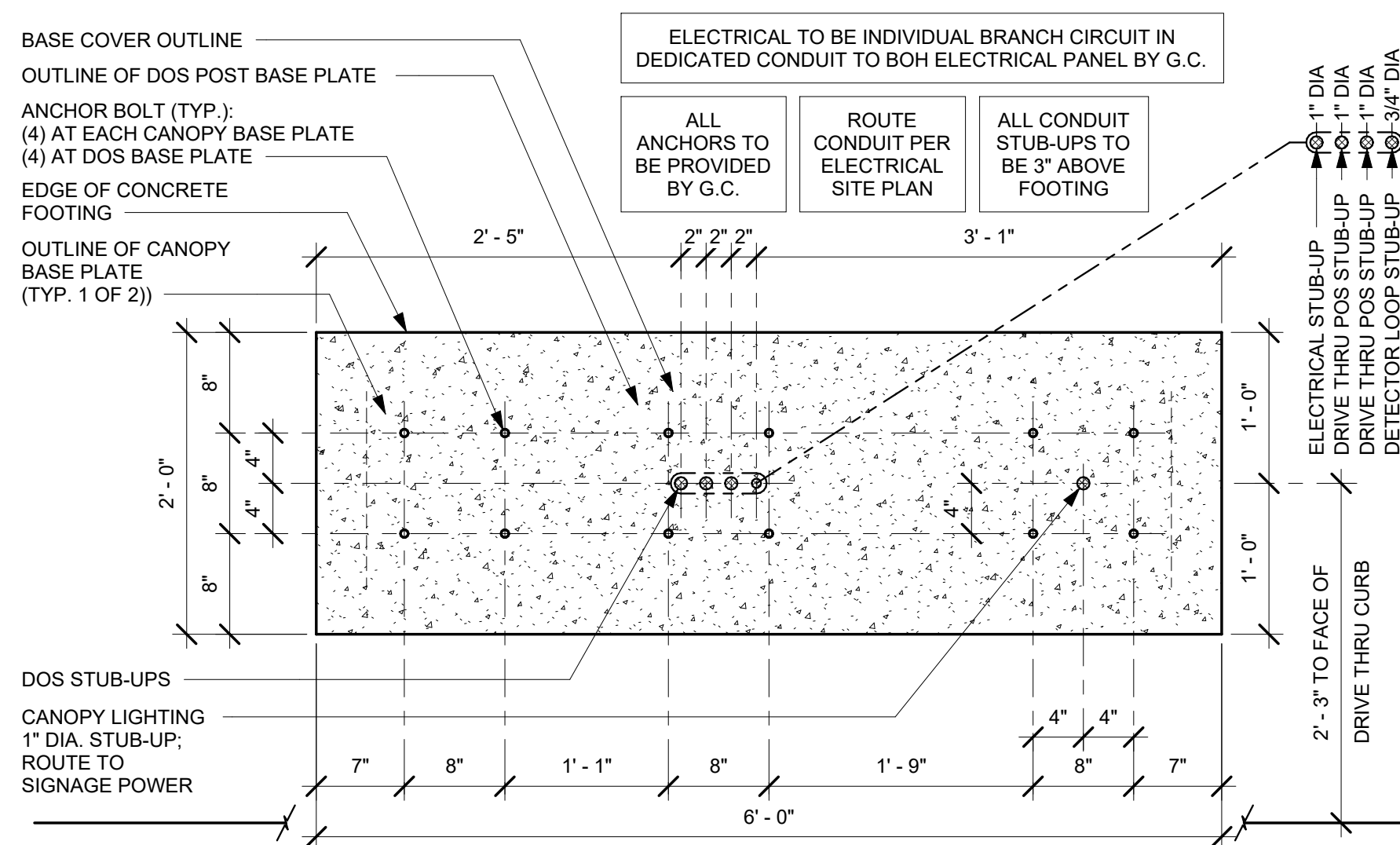
A116



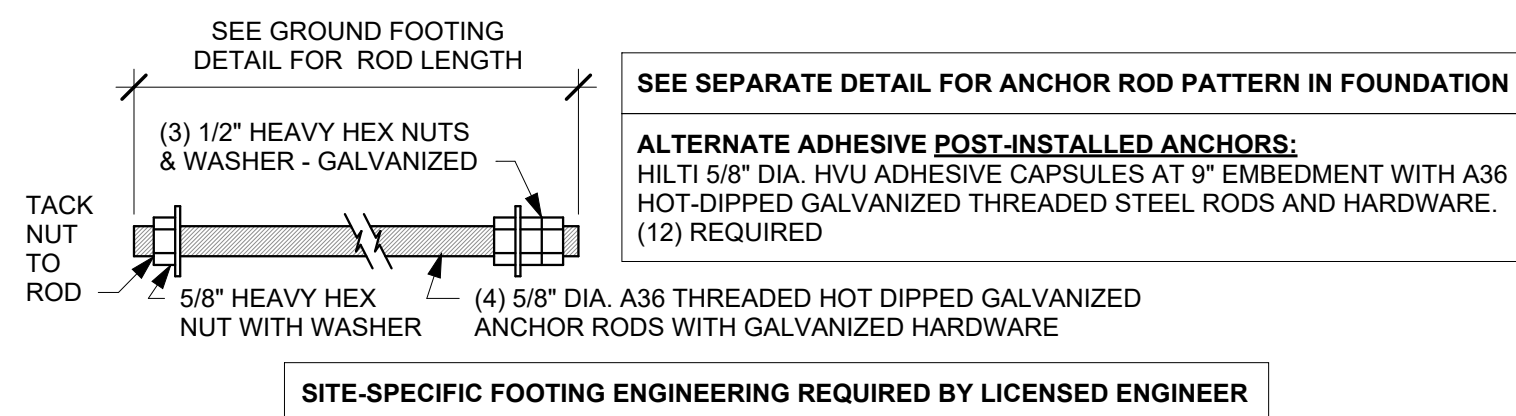
1 DTE DOS CANOPY GROUND FOOTING
Scale 3/8" = 1'-0"



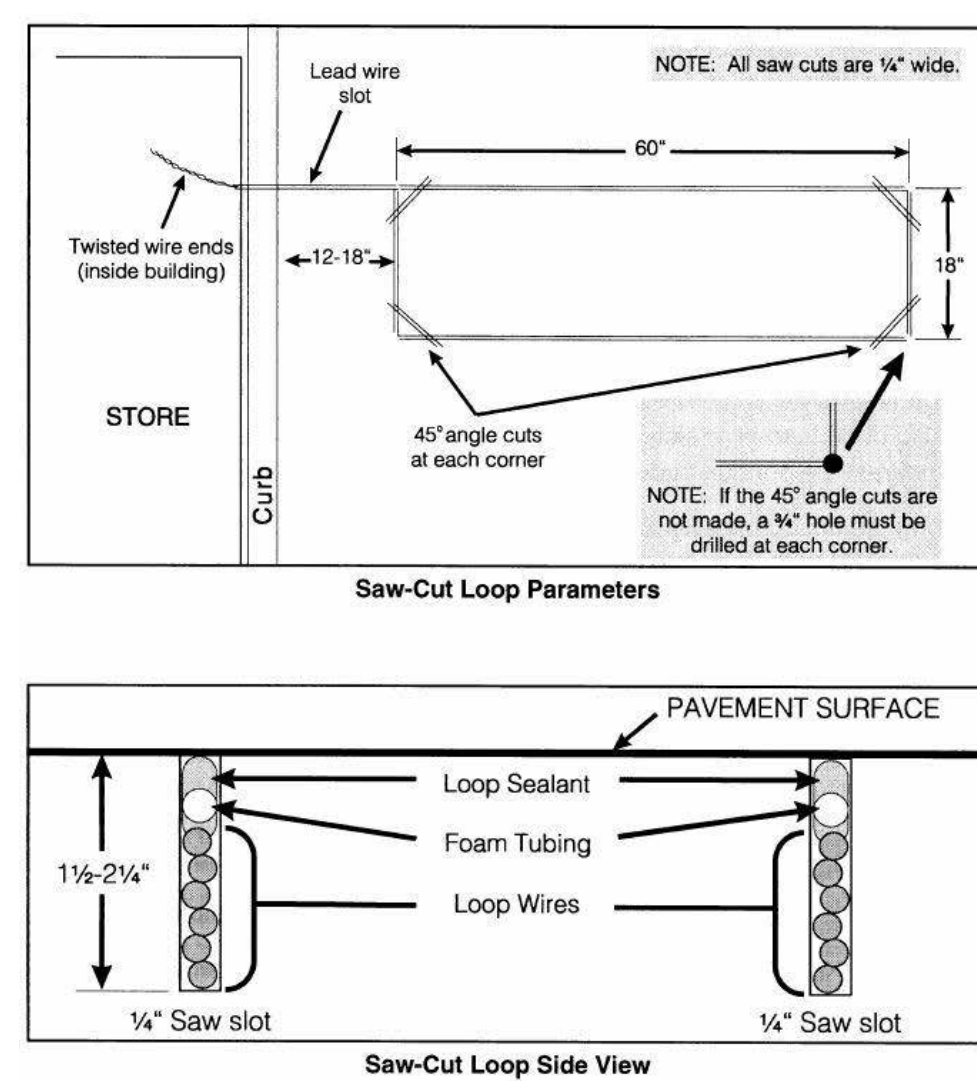
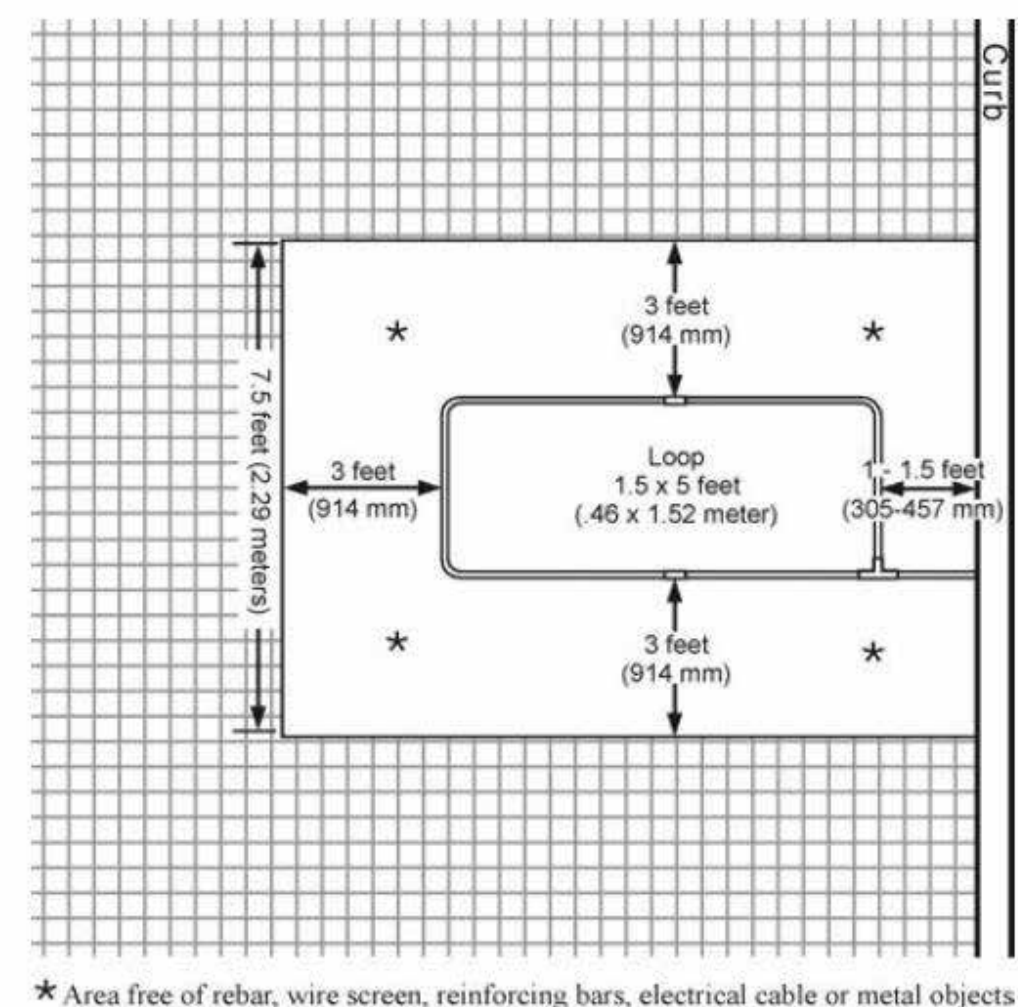
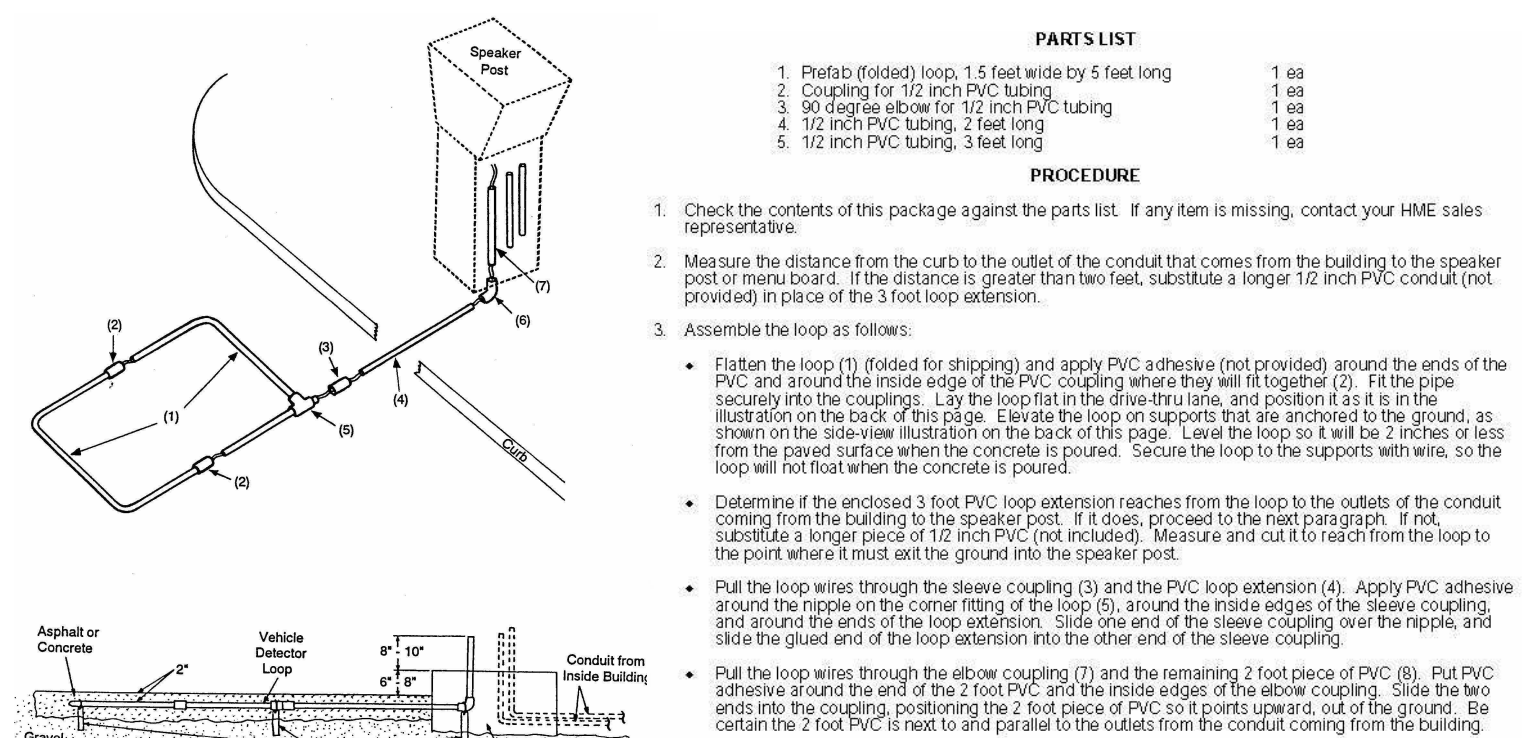
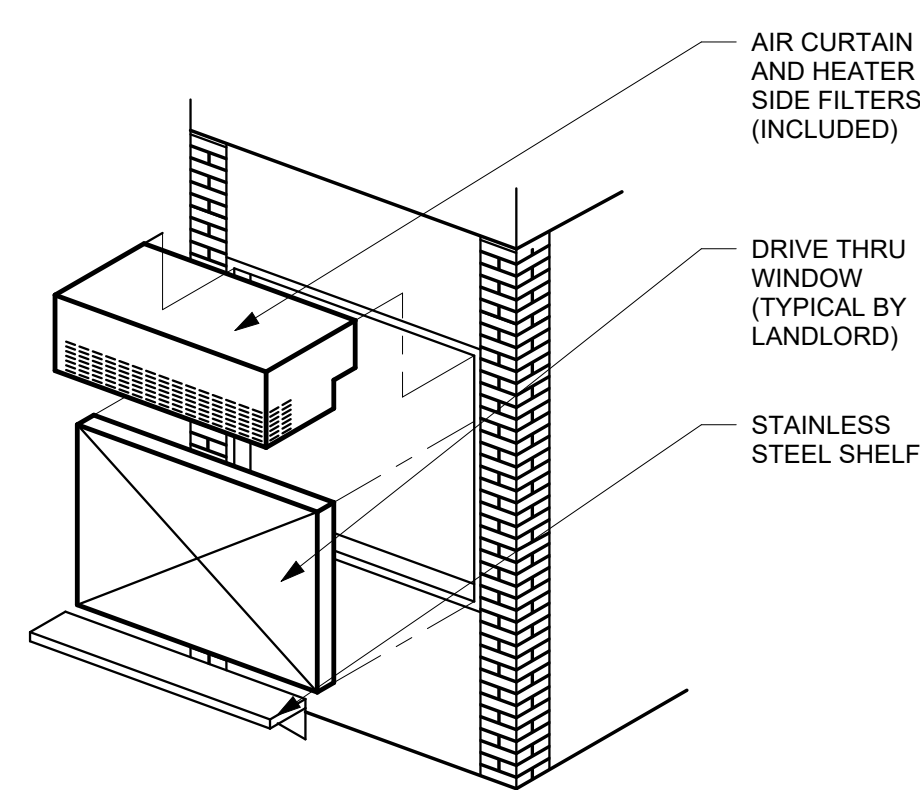
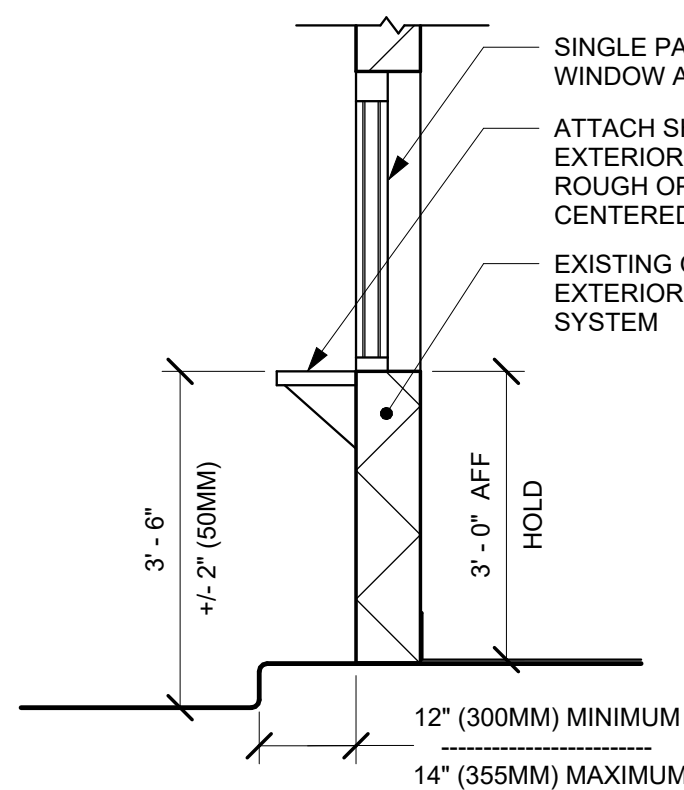
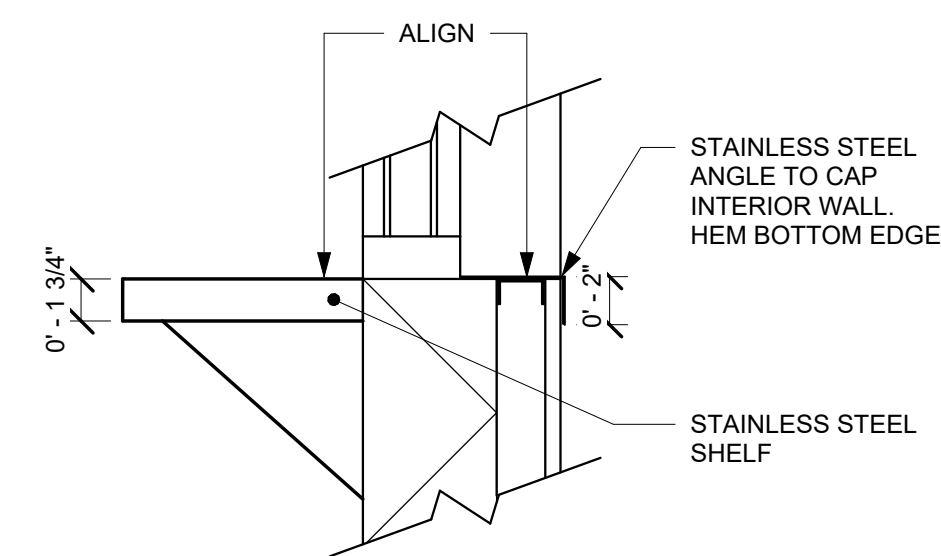
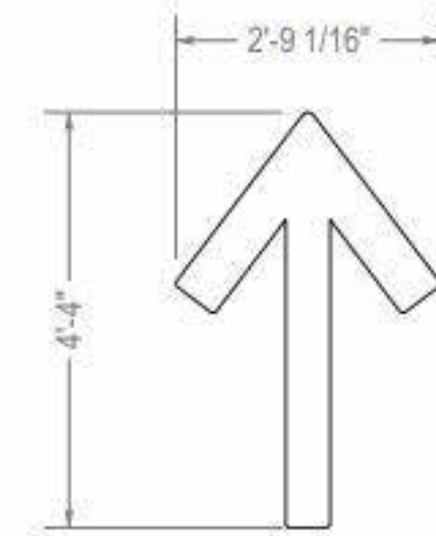
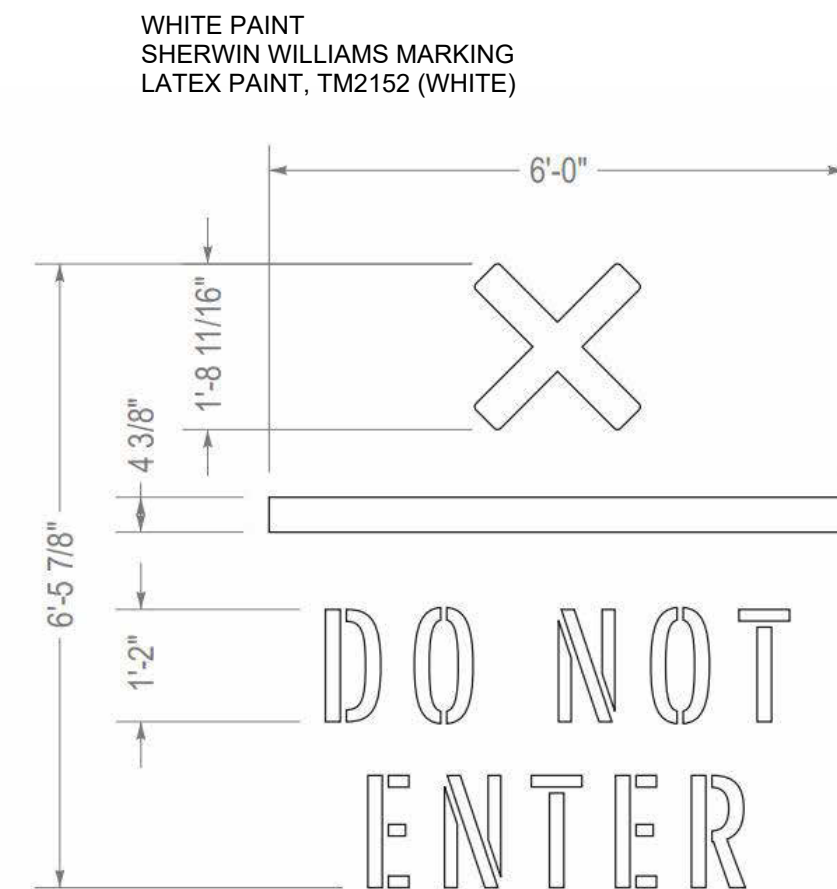
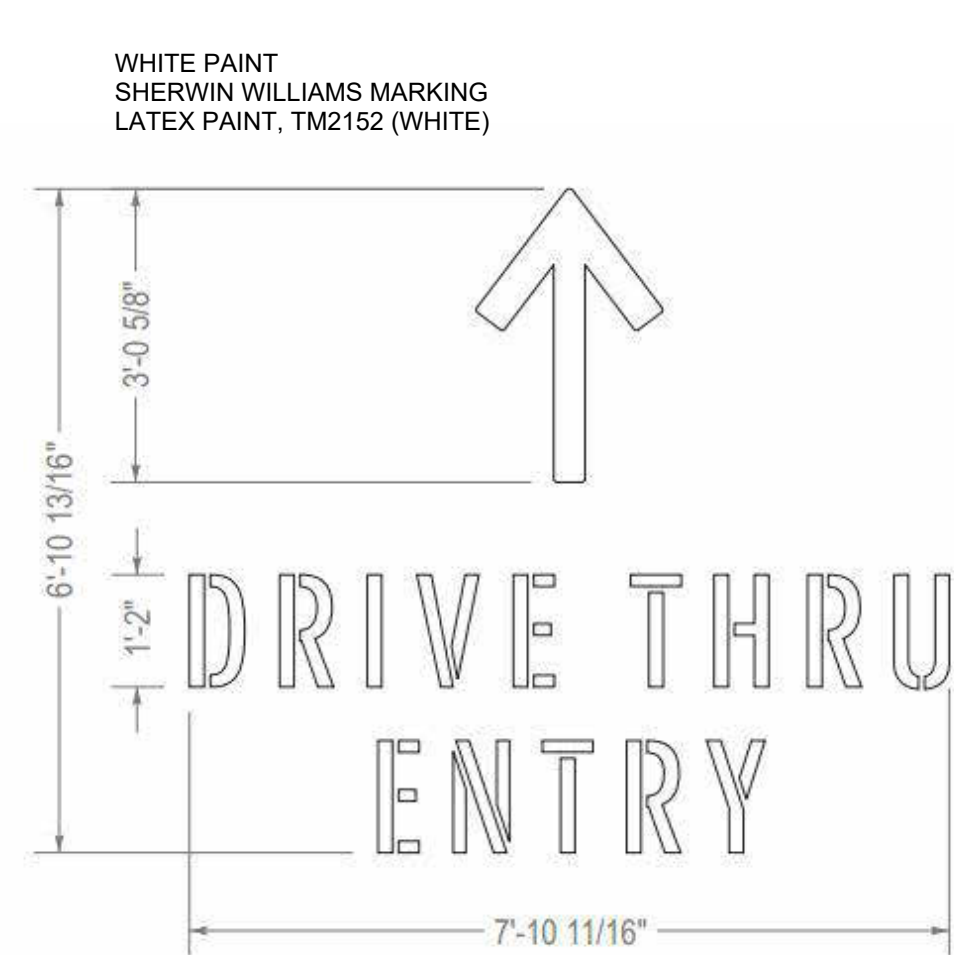
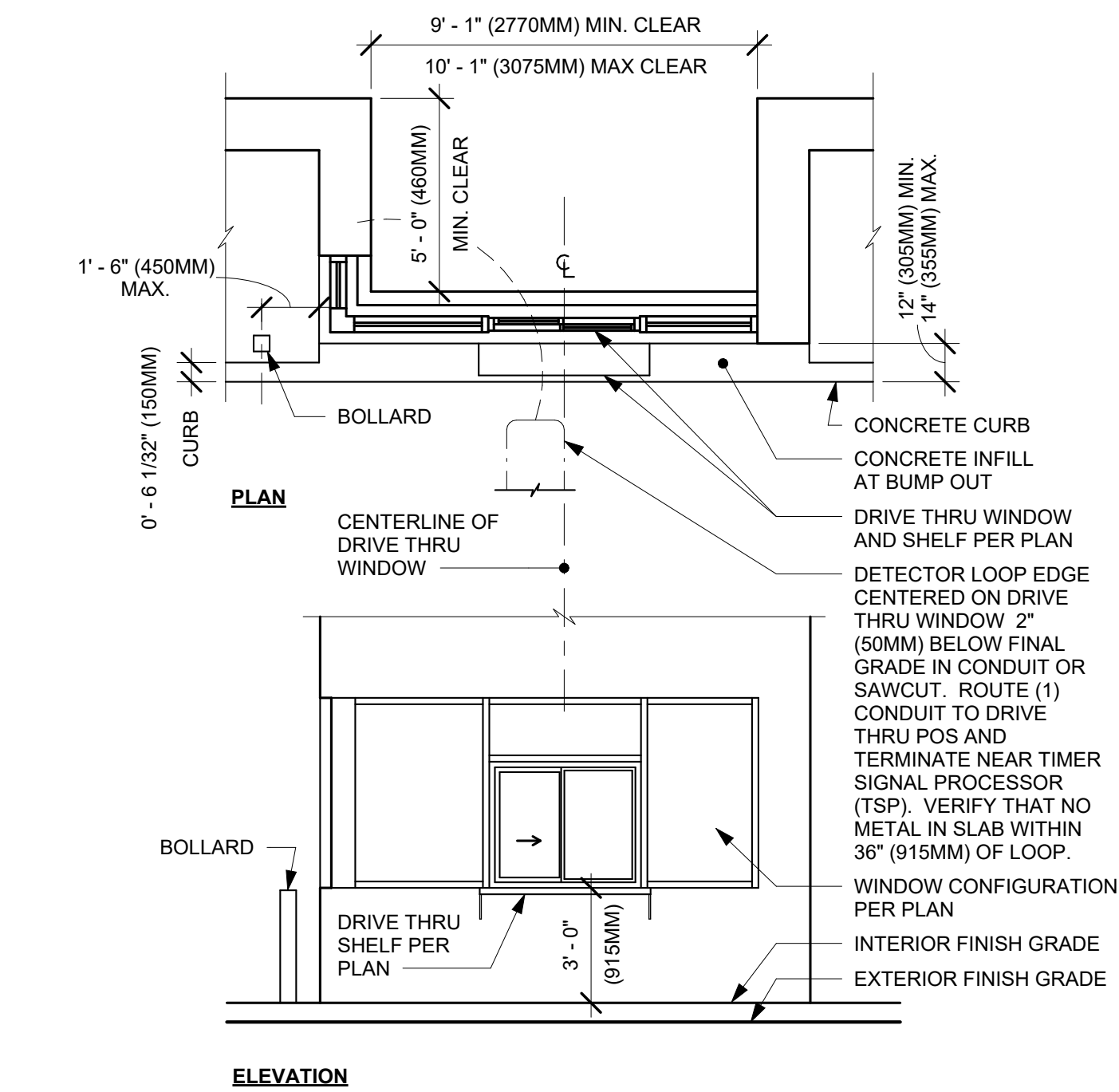
3 DTE DOS CANOPY BASE PLATE



2 DTE DOS CANOPY BOLT PATTERN (TOP VIEW)
Scale 1" = 1'-0"

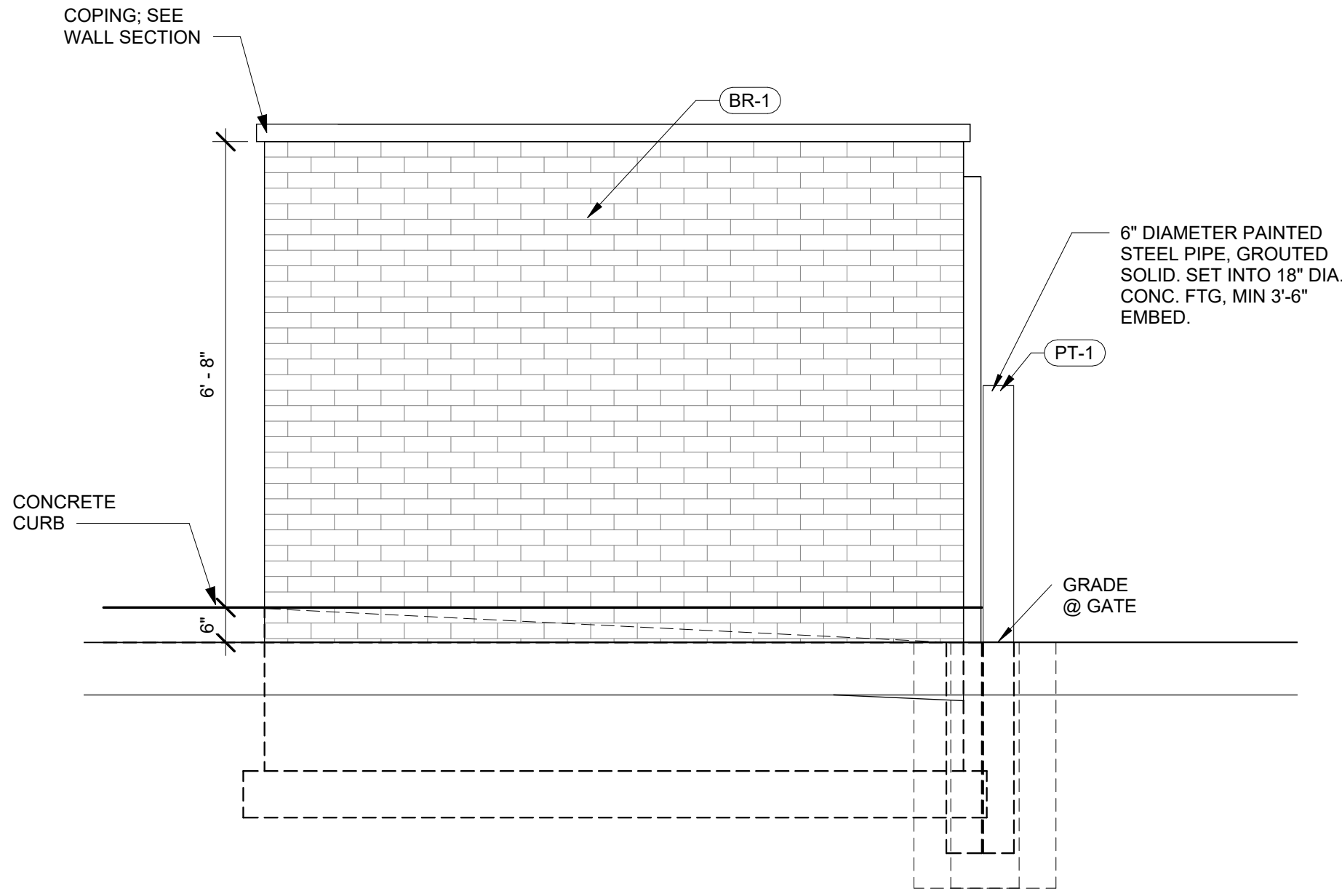


4 DTE DOS CANOPY ANCHOR ROD
Scale 3" = 1'-0"

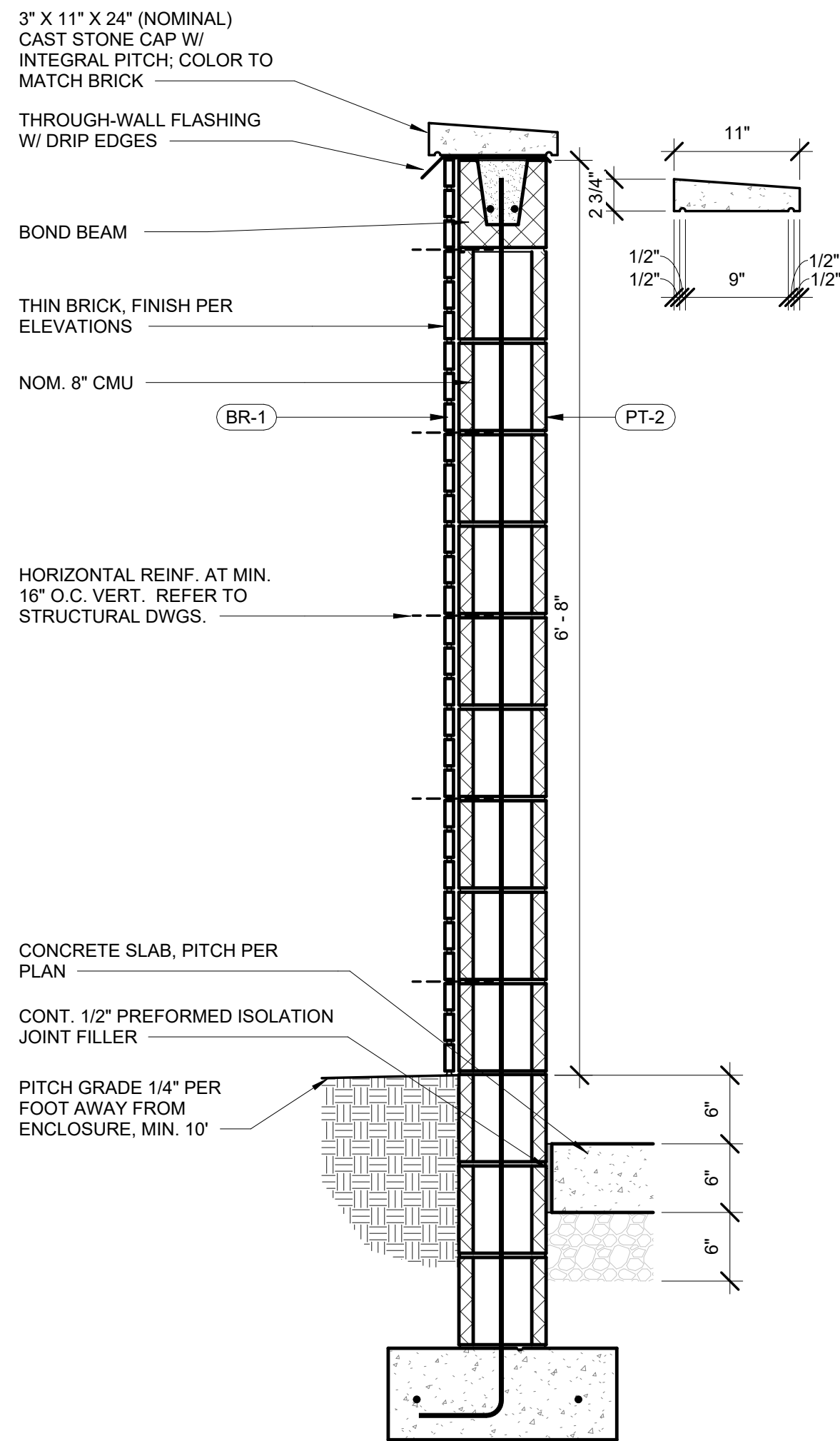


EXTERIOR FINISH NOTES

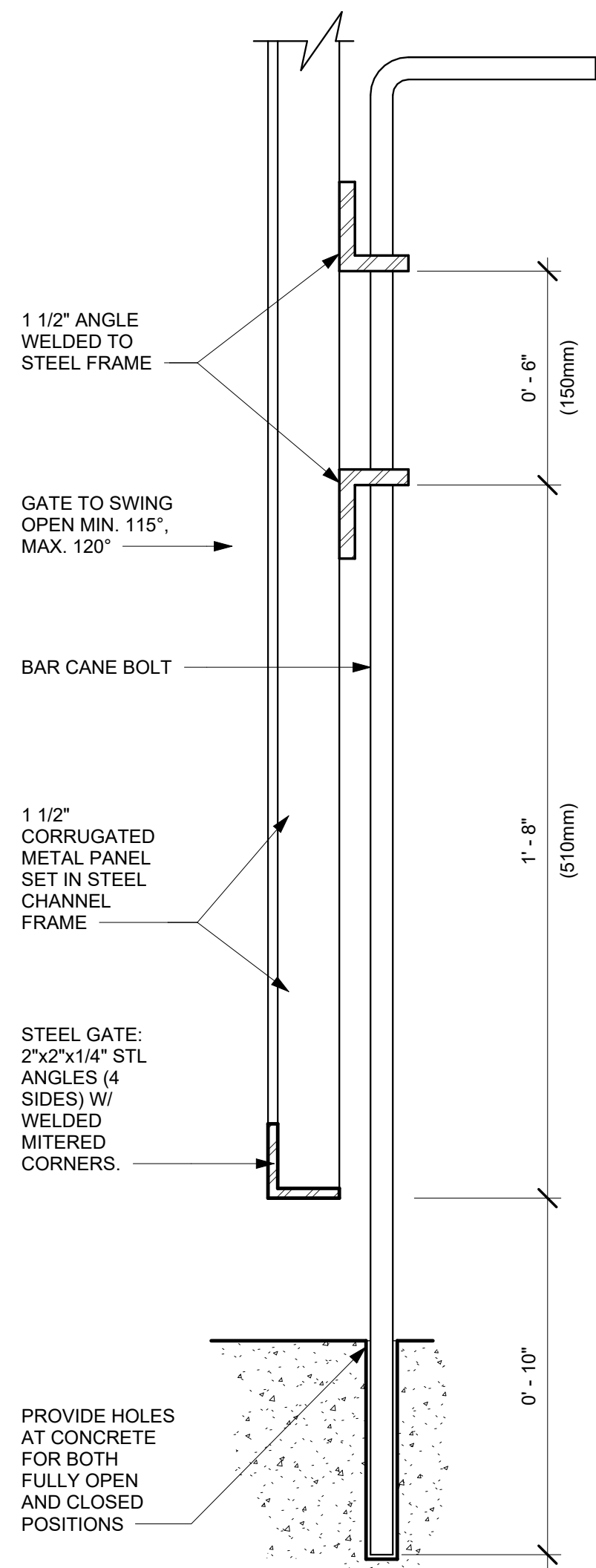
1. THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
2. RUNNING BOND INTEGRAL CMU COLOR OR CMU PAINTED TO MATCH BUILDING.
3. STONE CAP SHALL MATCH MATERIAL AND PATTERN OF MAIN BUILDING.



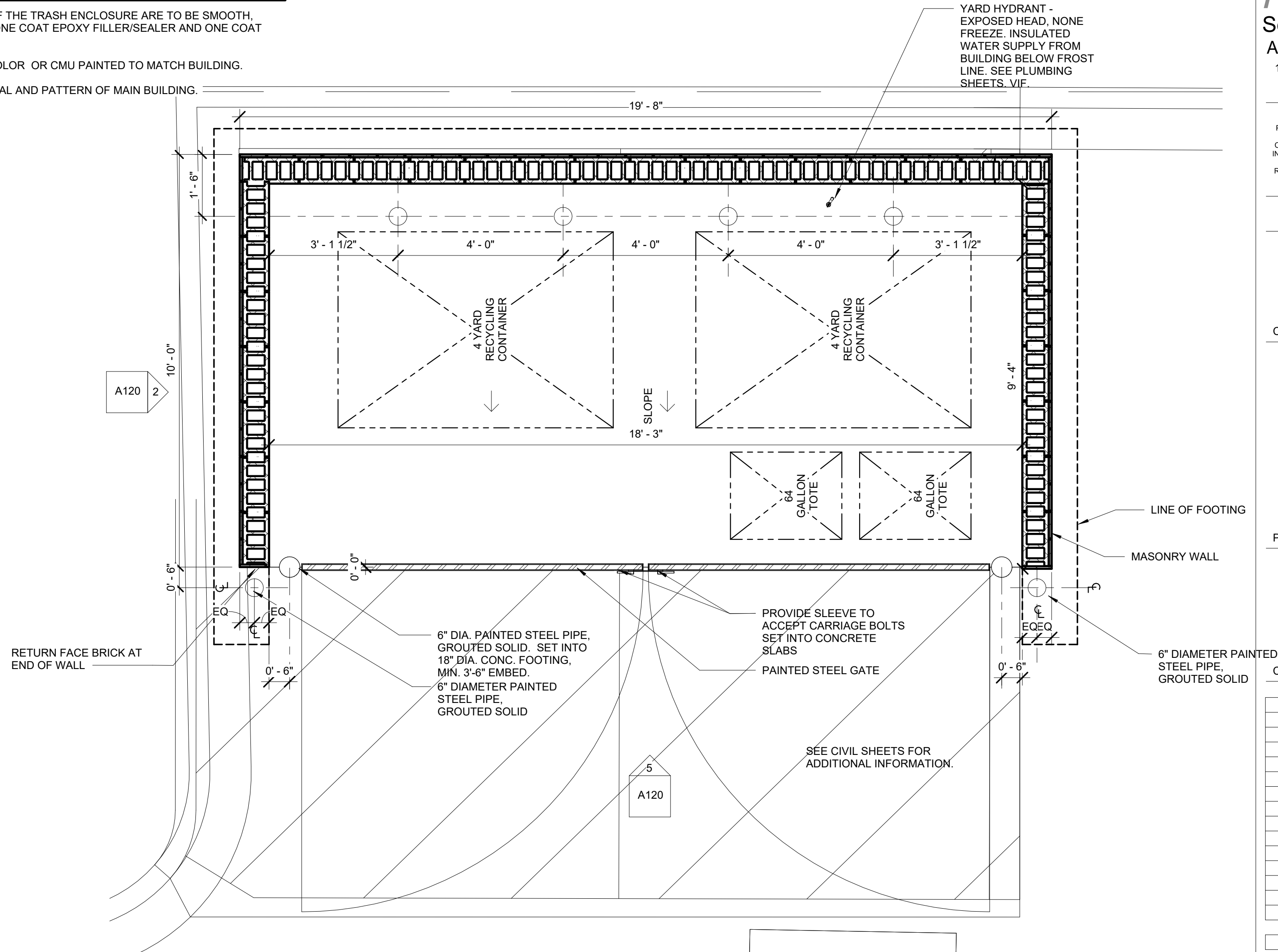
2 ELEVATION @ TRASH ENCLOSURE SIDE WALL
1/2" = 1'-0"



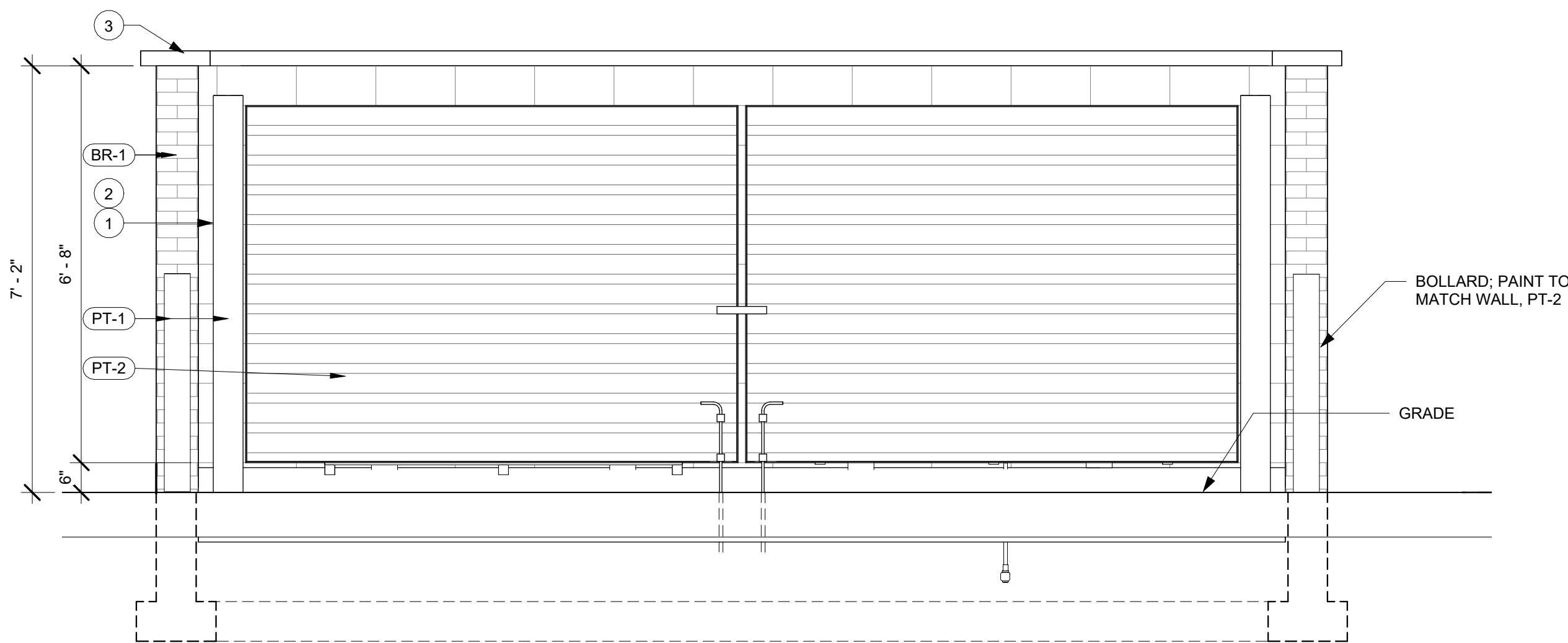
4 TRASH ENCLOSURE WALL SECTION (TYPICAL)1
1" = 1'-0"



3 SECTION AT CANE BOLT
3" = 1'-0"



1 ENLARGED PLAN @ DUMPSTER ENCLOSURE
1/2" = 1'-0"



5 ELEVATION @ TRASH ENCLOSURE GATE
1/2" = 1'-0"

ASOOSOCIATES

Soos & Associates, Inc.
Architecture
105 Scheller Road, Suite 101, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

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CLIENT

GLEN ELLYN STARBUCKS SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

PROJECT

CONSULTANT

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DATE 10-28-2024

PROJECT NO. 23-082 SA

DRAWN SOOS

CHECKED SOOS

APPROVED SOOS

TITLE

ENLARGED TRASH ENCLOSURE DETAILS

SHEET

A120

1. THE ASSUMED LOCATIONS OF INTERIOR PARTITIONS ARE SHOWN ON THE PLAN WITH DASHED LINES; THESE ARE SHOWN TO GIVE A GENERAL IDEA OF POSSIBLE INTERIOR PLAN, BUT THEY MUST BE COORDINATED WITH THE INTERIOR SET OF DRAWINGS AND CD'S PRIOR TO CONSTRUCTION OF STUBS, FLOOR PENETRATIONS, AND BLOCKING.
2. PROVIDE BLOCKING AT THE FOLLOWING LOCATIONS:
3. BLOCKING FOR ACCESSIBILITY REQUIREMENTS AND GRAB BARS AT ALL RESTROOM LOCATIONS.
4. BLOCKING FOR RESTROOM ACCESSORIES INCLUDING TOILET STALL PARTITIONS.
5. BLOCKING FOR FUTURE MILLWORK LOCATIONS - TO BE 6" STRIPS, REFER TO INTERIOR ELEVATIONS FOR LOCATIONS.
6. BLOCKING FOR ALL CASEWORK AS REQUIRED BY THE MANUFACTURER AND FOR PROPER SUPPORT.
7. BLOCKING FOR MEZZANINE RAILING AND VERTICAL LADDERS

1. REFER TO INTERIOR DWGS FOR TYPICAL PARTITION TYPES.
2. STUD SPACING TYPICALLY 16" O.C. UNLESS OTHERWISE SCHEDULED OR NOTED.
3. PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTER AND SURFACES WHERE IT TERMINATES OR MEETS ANY OTHER MATERIAL UNLESS OTHERWISE NOTED.
4. PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS OF PLASTERED OR DRYWALL SURFACES UNLESS OTHERWISE NOTED.
5. PROVIDE STIFFENERS BRACING BACKUP PLATES, ETC. AS REQUIRED AT STUD WALLS FOR SUPPORT OF TOILET FIXTURES OR OTHER EQUIPMENT.
6. EXTEND ALL STOREFRONT SOFFIT FRAMING TO STRUCTURE ABOVE. DIAGONALLY BRACE AS REQUIRED.
7. WALLS SHALL BE TAPED AND SANDED SMOOTH. READY FOR FINISH GC TO COORDINATE DRYWALL INSTALLATION WITH TENANT. DUE TO POTENTIAL TENANT'S ROUGHIN IN WORK.
9. ALL WALL AT ELECTRICAL PANELS SHALL BE 6" ST. STUDS @16" O.C. (OR AS NECESSARY TO ENCOMPASS THE ELECTRICAL PANELS) WITH 5/8" TYPE "X" DRYWALL.

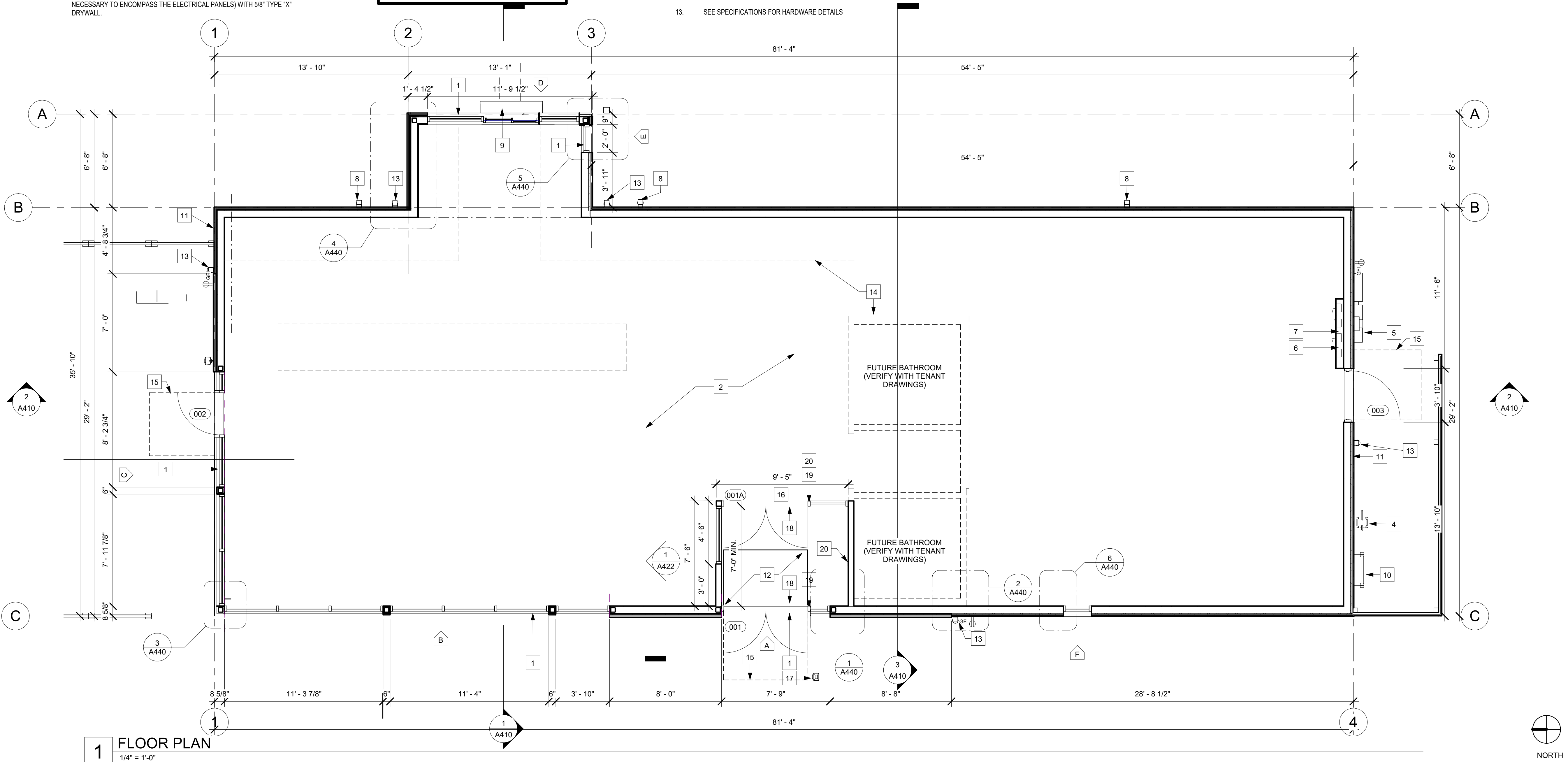
1. ALL DOORS TO BE KEYLESS IN THE DIRECTION OF EGRESS.
2. ALL FIRE RATED DOORS TO BE SELF-CLOSING.
3. ALL GLAZED DOORS AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH ADJACENT TO ANY DOOR WHEREIN THE SILL IS LESS THAN 24 INCHES ABOVE THE FLOORSLAB BE TEMPERED.
4. ALL INTERIOR FINISHES TO BE CLASS A WITH FLAME SPREAD RATING OF 0-25
5. SEE MECHANICAL DRAWINGS FOR LIGHT AND VENT SCHEDULES.
6. DO NOT FASTEN STUDS OR GYPSUM BD. TO TOP RUNNER OF NON-BEARING GYP BD. PARTITIONS. CUT STUDS AND GYP BD. 1/2" MAX. SHORT TO ALLOW FOR VERTICAL SLAB DEFLECTION.
7. ALL DIMENSIONS TO BE FINISHED SURFACE UNLESS OTHERWISE NOTED.
8. GC TO COORDINATE ALL CEILING HEIGHTS WITH BUILDING SYSTEMS. OWNER TO APPROVE ALL CEILING HGTS. BEFORE INSTALLATION.
9. THE ARCHITECT WILL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.

[illegible]

1. ALL REQUIRED EXIT DOORS MUST BE 36 INCHES CLEAR WIDTH.
2. FINISH ON DOOR SCHEDULE OCCURS ON ALL SIDES OF DOOR AND FRAME UNLESS OTHERWISE NOTED OR DETAILED.
3. NOT USED.
4. NOT USED.
5. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
6. UNLESS OBVIOUSLY SHOWN OTHERWISE, DOOR LOCATIONS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN THE WALL OR SHALL BE LOCATED FOUR (4) INCHES FROM FINISH WALL TO EDGE OF DOOR BUCK.
7. ALL LEGAL EXITS SHALL BE PROVIDED WITH EXIT SIGNS HAVING LETTERS IN CONTRASTING COLORS AND ARE SIX (6) INCHES HIGH AND THREE QUARTER INCH WIDE OR LARGER IF REQUIRED BY LOCAL CODES. SEE PLANS FOR LOCATION.
8. EXTERIOR DOORS MOUNTED BETWEEN THE JAMBS SHALL HAVE A CONTINUOUS SEAL OR BAFFLE AT EACH JAMB.
9. EXTERIOR DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL OR BAFFLE AT THE HEAD AND SILL.
10. NOT USED.
11. BOTTOM 12 INCHES OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING WALL, HAVE A SMOOTH SURFACE TO AVOID CATCHING A WHEELCHAIR FOOTREST. EXTERIOR DOORS MOUNTED ON EITHER THE SIDE OR THE OUTSIDE OF AN EXTERIOR WALL SHALL HAVE A MINIMUM ONE-INCH AT EACH JAMB.
12. ALLOWABLE CLOSURE PRESSURE SHALL BE:
15 LBS INTERIOR DOORS
15 LBS FIRE DOORS
8.5 LBS EXTERIOR DOORS
13. SEE SPECIFICATIONS FOR HARDWARE DETAILS

1	ALUMINUM STOREFRONT SYSTEM. REFER TO BUILDING ELEVATIONS AND A710.
2	CONC. SLAB-ON-GRADE, PENETRATION AND FINISH BY STARBUCKS
3	NOT USED
4	GAS SERVICE/METER LOCATION. REFER TO MECHANICAL AND PLUMBING DWGS.
5	ELECTRICAL SERVICE/METER LOCATION. REFER TO ELECTRICAL DWGS.
6	ELECTRICAL PANELS. REFER TO ELECTRICAL DWGS.
7	FURRING WALL TO ACCOMMODATE THREE ELECTRICAL PANELS, MIN 11'-0" HIGH
8	ROOF DOWNSPOUT INTO STORM SEWER SYSTEM; 4" SQUARE AND TRANSITION TO 4" DIA. ROUND AT SEWER PVC
9	STAINLESS STEEL SHELF AT DRIVE THRU WINDOW (FROM WINDOW MFR)
10	ROOF LADDER
11	FROST PROOF HOSE BIB; REFER TO PLUMBING DRAWINGS.
12	not used
13	DOWNSPOUTS FROM CANOPY INTO STORM SEWER SYSTEM. CANOPY MANUFACTURER TRANSITION TO STORM PIPING WITH CLEAFOUT INTERGRAL

- | | |
|----|---|
| 14 | POSSIBLE APPROXIMATE LOCATIONS OF INTERIOR PARTITIONS AND BAR BY TENANT (COORDINATE W/ TENANT DRAWINGS) |
| 15 | ADA MANEUVERING CLEARANCE AT DOOR |
| 16 | COORDINATE LENGTH OF STOREFRONT WITH LOCATION OF TENANT INTERIOR WALL |
| 17 | DOOR ACTUATOR CONTROL PEDESTAL |
| 18 | DOOR OPERATOR |
| 19 | DOOR ACTUATOR KEY SWITCH |
| 20 | DOOR ACTUATOR |



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ILLINOIS DESIGN FIRM # 184003287

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CLIENT

405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

CD SET

DATE 10-28-2024

PROJECT NO. 23-082 SA

DRAWN SOOS

CHECKED SOOS

APPROVED SOOS

TITLE

FLOOR PLAN

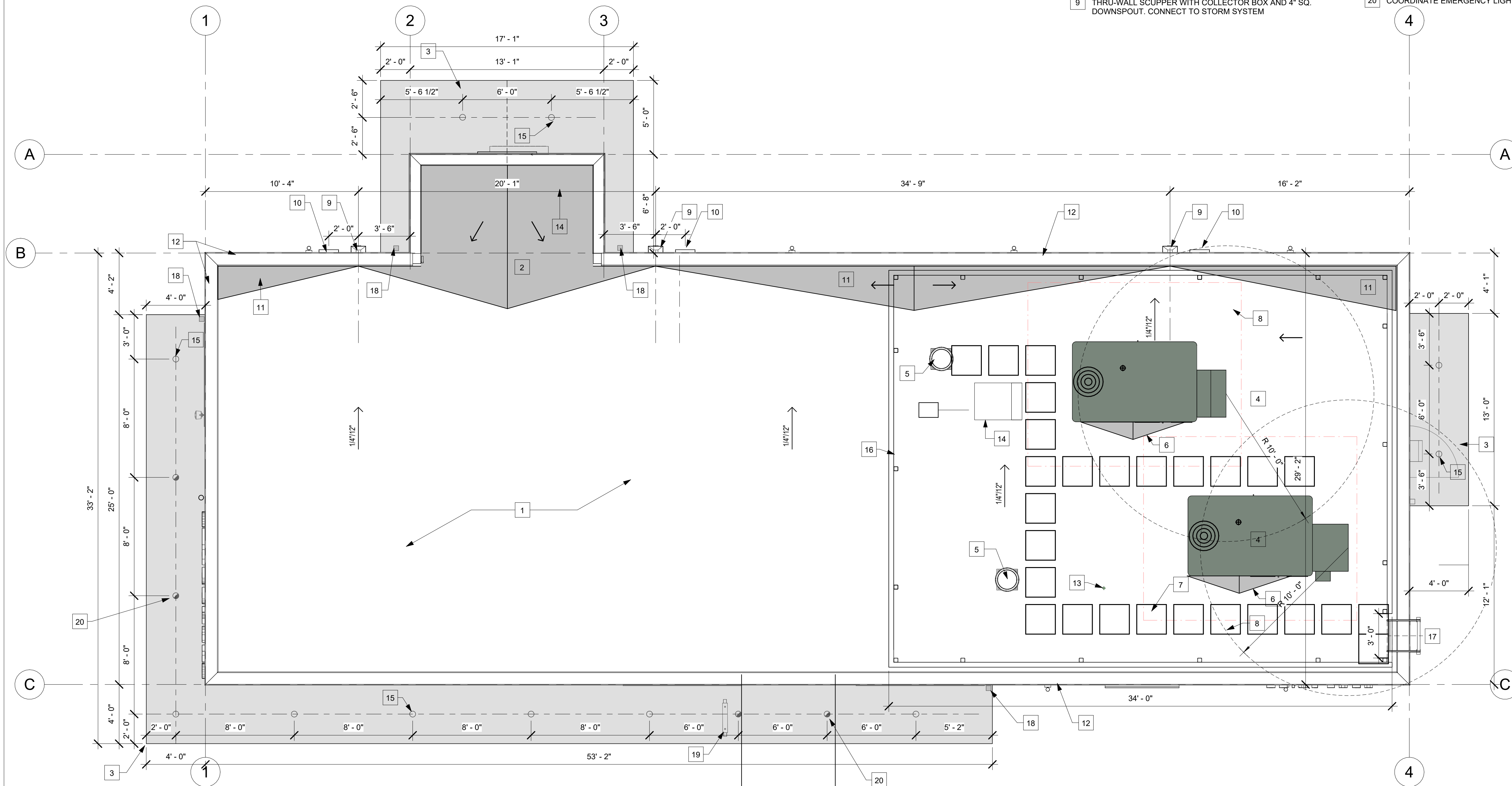
SHEET

A210

COORDINATE EMERGENCY
LIGHTING CIRCUITING WITH TENANT
IMPROVEMENT WORK.

KEYNOTES

- | | | | |
|---|--|----|--|
| 1 | LOW-SLOPE ROOFING SYSTEM: FIRESTONE (OR APPROVED EQUAL) SINGLE-PLY ROOF - 60 MIL 'ULTRAPLY' TPO, FULLY ADHERED OVER 'ISOGRAD HD' COVER BOARD OVER MECHANICALLY FASTENED 'ISO 95+' POLYISOCYANURATE RIGID INSULATION (R-30) OVER 6 MIL POLYETHYLENE VAPOR RETARDER. PROVIDE 15 YEAR, NO DOLLAR LIMIT MFR WARRANTY (VERIFY WITH OWNER). REFER TO SPECIFICATIONS. | 10 | THRU WALL SCUPPER OVERFLOW. LOCATE MIN 1" ABOVE ROOF LINE. |
| 2 | LOW-SLOPE ROOFING SYSTEM (DRIVE THRU): FIRESTONE (OR APPROVED EQUAL) SINGLE-PLY ROOF - 60 MIL 'ULTRAPLY' TPO, FULLY ADHERED OVER 'ISOGRAD HD' COVER BOARD OVER MECHANICALLY FASTENED 'ISO 95+' POLYISOCYANURATE RIGID INSULATION (R-30) TAPERED TO DRAIN (COUNTER-SLOPED AS NECESSARY TO SCUPPERS) OVER 6 MIL POLYETHYLENE VAPOR RETARDER. PROVIDE 15 YEAR, NO DOLLAR LIMIT MFR WARRANTY (VERIFY WITH OWNER). REFER TO SPECIFICATIONS. | 11 | TAPERED RIGID INSULATION CRICKET SLOPED AS NECESSARY TO SCUPPER |
| 3 | NEW PREFAB CANOPY. AWNEX COLORADO 16" FLAT FACE. REAR GUTTER, BLACK | 12 | PREFINISHED METAL COPING |
| 4 | ROOFTOP HVAC UNITS. COORDINATE LOCATION OF DUCT DROPS BETWEEN ROOF TRUSSES REFER TO MECH. DWGS. PROVIDE CURB FLASHING PER ROOFING MFR SPEC. | 13 | VENT THRU ROOF. COORD EXACT LOCATION WITH PLUMBING. PROVIDE FLASHING PER ROOFING MFR'S REGS. MAINTAIN MIN. 10'-0" CLEARANCE FROM ANY AIR INTAKES. |
| 5 | ROOF MOUNTED EXHAUST FAN. REFER TO MECH. DWGS. PROVIDE CURB FLASHING PER ROOFING MFR SPEC. | 14 | ROOFTOP CONDENSING UNIT (LOCATION AND MANUFACTURER CURB PER TENANT DRAWINGS). CURB, AND ROOF OPENING UNDER THIS CONTRACT. ADDITIONAL FRAMING UNDER SEPARATE TENANT IMPROVEMENT PROJECT |
| 6 | TAPERED INSULATION ROOF CRICKETS. TYP. AT ALL ROOF CURBS. | 15 | CANOPY-MOUNTED DOWNLIGHTS - LITHONIA LIGHTING - WF4 LED 30K MB - PROVIDED BY AWNEX. SEE ALSO ELECTRICAL DRAWINGS. |
| 7 | ROOF WALKWAY PADS | 16 | RTU SCREEN |
| 8 | MAINTAIN MIN. 10 FEET CLEAR FROM INTAKE TO ANY EXHAUST OR VENT. | 17 | ROOF LADDER |
| 9 | THRU-WALL SCUPPER WITH COLLECTOR BOX AND 4" SQ. DOWNSPOUT. CONNECT TO STORM SYSTEM | 18 | CANOPY DOWNSPOUT. CONNECT TO STORM SYSTEM |
| | | 19 | BLADE SIGN. COORDINATE WITH CANOPY MANUFACTURER AND SIGN VENDOR |
| | | 20 | COORDINATE EMERGENCY LIGHTING. SEE TENANT'S DRAWINGS |



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CLIENT

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405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

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DATE 10-28-2024

PROJECT NO. 23-082 SA

DRAWN	SOOS
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CHECKED	SOOS
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APPROVED SOOS

TITLE

ROOF PLAN

SHEET

A300



NORTH

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1 ROOF PLAN

<u>EIFS:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
EF-1	DRYVIT	EIFS. MATCH SW7030 ANEW GRAY VERTICAL RAKED FINISH	OUTSULATION PLUS MD SYSTEM
<u>MASONRY:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
BR-1	WESTLAKE	TITANIUM - HANDMADE BRICK MODULAR SIZE	THIN BRICK
<u>WALL CLADING:</u>	<u>MANUF.:</u>	<u>FINISH:</u>	<u>DESCRIPTION:</u>
WC-1	NEWTCHWOOD	PERUVIAN TEAK - BELGIAN BOARD UH46	COMPOSITE SIDING VERTICAL INSTALLATION
<u>METAL</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
MT-1	AWNEX	DARK BRONZE , COLORADO SYSTEM	METAL CANOPIES
MT-2	FIRESTONE	MATCH SW7030 ANEW GRAY	PREFINISHED METAL COPING
MT-3	TBD	DARK BRONZE	DS, SCUPPER, METAL TRIM
MT-4	TBD	DARK BRONZE MATCH STOREFRONT	ANGLE, BRAKE METAL
MT-5	CITYSCAPES	MATCH SW7030 ANEW GRAY	RTU SCREEN
<u>PAINT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
PT-1	SHERWIN WILLIAMS	MATCH RAL #7021 MATTE BLACK	HM DOOR & FRAME
PT-2	SHERWIN WILLIAMS	DARK BRONZE MATCH STOREFRONT	STEEL GATE
<u>STOREFRONT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
SF-1	KAWNEER (VFY)	STOREFRONT - DARK BRONZE	STOREFRONT FRAMING
<u>LIGHT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
LT-1	B-K LIGHTING	DARK BRONZE	CATSKILL, SCONCE CK-LED-X62-FL-B2P-9-11-B
LT-2	LITHONIA LIGHTING	BLACK	CANOPY LIGHTS,WF4 LED 30K MB
LT-3	LITHONIA LIGHTING	DARK BRONZE	LED SECURITY LIGHT WSD LED - VW - MVOLT -BBW - DBDXD WITH BATTERY BACKUP

COORDINATE EMERGENCY
LIGHTING CIRCUITING WITH TENANT
IMPROVEMENT WORK.

1	ALUMINUM STOREFRONT SYSTEM
2	FINISH CEMENT PANEL
3	PREFINISHED METAL COPING
4	CANOPY
5	PANEL JOINT
6	SECURITY LIGHT
7	COMPOSITE SIDING
8	SIGNAGE, REFER TO TENANT DRAWINGS. PROVIDE BLOCKING, CONDUIT & JUNCTION BOX AS REQ'D. COORDINATE WITH FINAL TENANT DWGS.
9	PROVIDE SST DOWNSPOUT SHOE WITH TRANSITION TO ROUND BASE TO STORMWATER PIPING. FINISH TO MATCH DOWNSPOUT. PIEDMONT MFR OR EQUAL. COORDINATE WITH CIVIL DRAWINGS, TYP.
10	METAL DOWNSPOUT AND SCUPPER
11	DRIVE THRU SHELF. SEE INTERIOR DWGS
12	BIKE RACKS, FINISH: BLACK
13	ELECTRICAL SERVICE & CT CABINET
14	PROPOSED GAS METER LOCATION
15	PROVIDE STUB AND SCONCE FIXTURE; SEE ELECTRICAL DRAWINGS
16	FROST-PROOF, LOCKABLE WALL HYDRANT
17	DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
18	SPEAKER BY TENANT. SEE TENANT'S DRAWINGS FOR LOCATION AND CONDUIT REQUIREMENTS
19	STREET NUMBER
20	GFCI OUTLETS
21	ROOF LINE

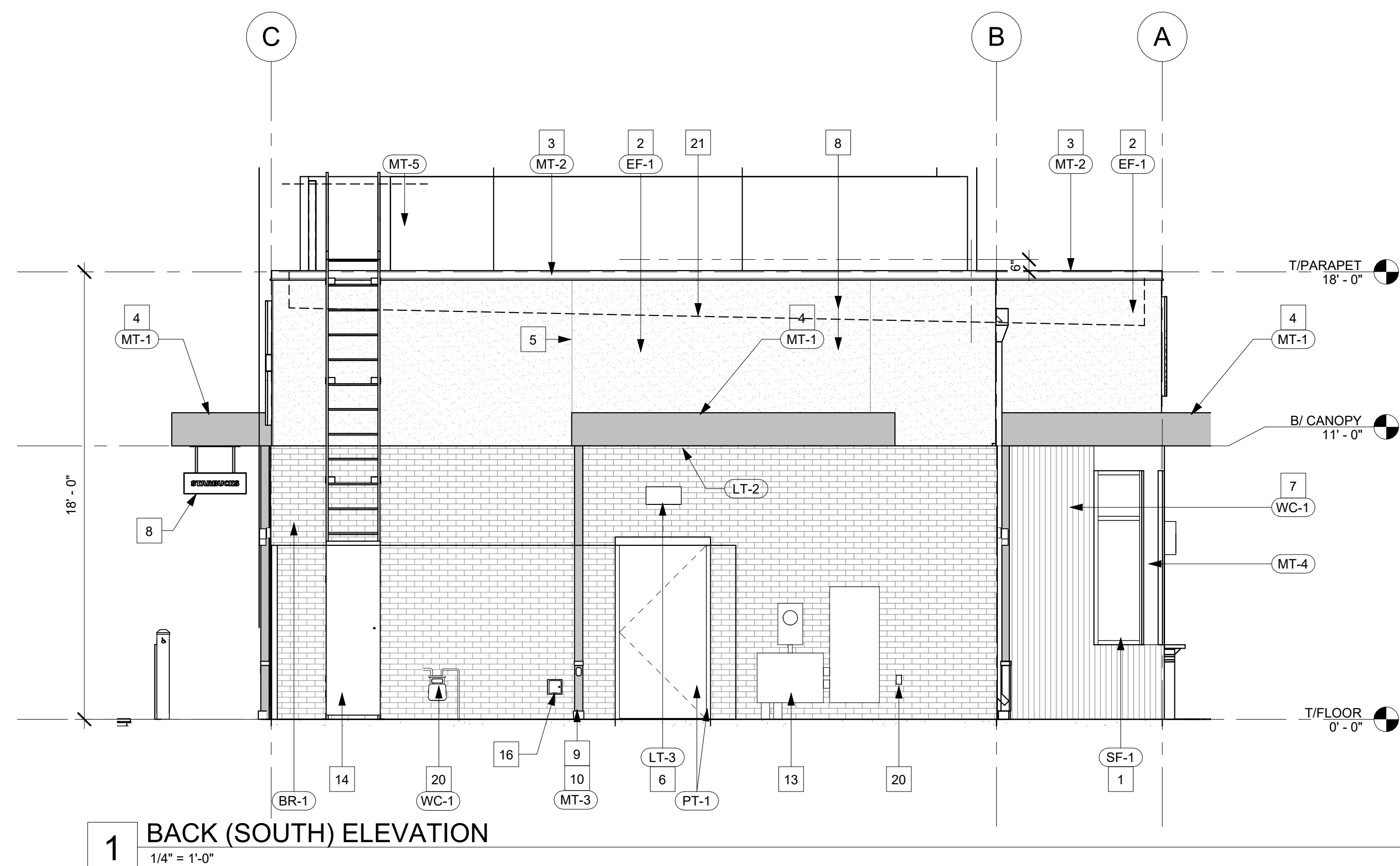
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

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A400



Page 70 of 128



EXTERIOR FINISH SCHEDULE

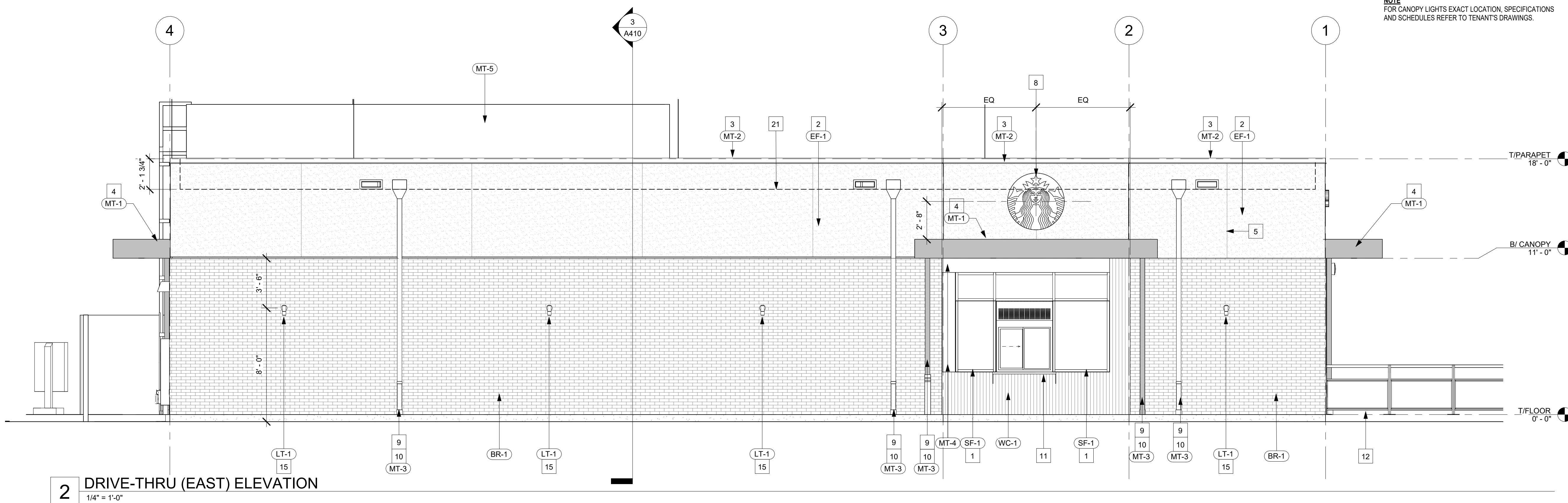
<u>EIFS:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
EF-1	DRYVIT	EIFS, MATCH SW7030 ANEW GRAY VERTICAL RAKED FINISH	OUTSULATION PLUS MD SYSTEM
<u>MASONRY:</u> BR-1	<u>MANUF.:</u> WESTLAKE	<u>COLOR:</u> TITANIUM - HANDMADE BRICK MODULAR SIZE	<u>DESCRIPTION:</u> THIN BRICK
<u>WALL CLADING:</u> WC-1	<u>MANUF.:</u> NEWTECHWOOD	<u>FINISH:</u> PERUVIAN TEAK - BELGIAN BOARD UH46	<u>DESCRIPTION:</u> COMPOSITE SIDING VERTICAL INSTALLATION
<u>METAL:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
MT-1	AWNEX	DARK BRONZE , COLORADO SYSTEM	METAL CANOPIES
MT-2	FIRESTONE	MATCH SW7030 ANEW GRAY	PREFINISHED METAL COPING
MT-3	TBD	DARK BRONZE	DS, SCUPPER, METAL TRIM
MT-4	TBD	DARK BRONZE MATCH STOREFRONT	ANGLE, BRAKE METAL
MT-5	CITYSCAPES	MATCH SW7030 ANEW GRAY	RTU SCREEN
<u>PAINT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
PT-1	SHERWIN WILLIAMS	MATCH RAL #7021 MATTE BLACK	HM DOOR & FRAME
PT-2	SHERWIN WILLIAMS	DARK BRONZE MATCH STOREFRONT	STEEL GATE
<u>STOREFRONT:</u>	<u>MANUF:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
SF-1	KAVNEER (VFY)	STOREFRONT - DARK BRONZE	STOREFRONT FRAMING
<u>LIGHT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
LT-1	B-K LIGHTING	DARK BRONZE	CATSKILL SCONCE CK-LED-X62-FL-B2P-9-11-B
LT-2	LITHONIA LIGHTING	BLACK	CANOPY LIGHTS, WF4 LED 30K MB
LT-3	LITHONIA LIGHTING	DARK BRONZE	LED SECURITY LIGHT W/ST LED - VW - MVOLT -BBW - DDBX WITH BATTERY BACKUP

**SIGNAGE SHOWN FOR REFERENCE ONLY.
SIGNAGE APPROVALS SHALL BE ACQUIRED UNDER
SEPARATE SIGN PERMIT SUBMITTALS.
SIGNAGE IS NOT INCLUDED IN THE SCOPE OF THIS
BUILDING PERMIT.**

- ## KEYNOTES

- | | | |
|----|---|---|
| 1 | ALUMINUM STOREFRONT SYSTEM | THESE
PROPRIETARY
CONTRACT
IN CONJUNCTION
DIFFERENT
REFERENCE
OF 3-
DOCUMENT |
| 2 | FINISH CEMENT PANEL | |
| 3 | PREFINISHED METAL COPING | |
| 4 | CANOPY | |
| 5 | PANEL JOINT | CLIENT |
| 6 | SECURITY LIGHT | |
| 7 | COMPOSITE SIDING | |
| 8 | SIGNAGE. REFER TO TENANT DRAWINGS. PROVIDE BLOCKING, CONDUIT & JUNCTION BOX AS REQ'D. COORDINATE WITH FINAL TENANT DWGS. | |
| 9 | PROVIDE SST DOWNSPOUT SHOE WITH TRANSITION TO ROUND BASE TO STORMWATER PIPING. FINISH TO MATCH DOWNSPOUT. PIEDMONT MFR OR EQUAL. COORDINATE WITH CIVIL DRAWINGS. TYP. | GL |
| 10 | METAL DOWNSPOUT AND SCUPPER | G |
| 11 | DRIVE THRU SHELF. SEE INTERIOR DWGS | |
| 12 | BIKE RACKS, FINISH: BLACK | |
| 13 | ELECTRICAL SERVICE & CT CABINET | |
| 14 | PROPOSED GAS METER LOCATION | PROJECT |
| 15 | PROVIDE STUB AND SCONCE FIXTURE; SEE ELECTRICAL DRAWINGS | |
| 16 | FROST-PROOF, LOCKABLE WALL HYDRANT | |
| 17 | DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT. | |
| 18 | SPEAKER BY TENANT. SEE TENANT'S DRAWINGS FOR LOCATION AND CONDUIT REQUIREMENTS | CONSULT |
| 19 | STREET NUMBER | LOCATION |
| 20 | GFCI OUTLETS | |
| 21 | ROOF LINE | |
| | | |
- NOTE**
 FOR CANOPY LIGHTS EXACT LOCATION, SPECIFICATIONS AND SCHEDULES REFER TO TENANT'S DRAWINGS.

NOTE
FOR CANOPY LIGHTS EXACT LOCATION, SPECIFICATIONS
AND SCHEDULES REFER TO TENANT'S DRAWINGS.



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CLIENT

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SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

PROJECT

CONSULTANT

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DATE	10-28-2024
PROJECT NO.	23-082 SA
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CHECKED	SOOS
APPROVED	SOOS
TITLE	

BUILDING ELEVATIONS

SHEET

A401

LM Value Development 1, LLC
2505 S Finley Road, Suite 150
Lombard, IL 60148

GLEN ELLYN STARBUCKS
SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

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DATE 10-28-2024

PROJECT NO. 23-082 SA

DRAWN Author

CHECKED	Checker
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APPROVED Approver

TITLE

EXTERIOR RENDERING

SHEET

A402



1 VIEW FROM NE

LM Value Development 1, LLC
2505 S Finley Road, Suite 150
Lombard, IL 60148

GLEN ELLYN STARBUCKS
SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

CONSULTANT

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DATE 10-28-2024

PROJECT NO. 23-082 SA

DRAWN Author

CHECKED Checker

APPROVED Approver

TITLE

EXTERIOR RENDERING

SHEET

A403



1 VIEW FROM NW

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2505 S Finley Road, Suite 150
Lombard, IL 60148

GLEN ELLYN STARBUCKS
SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

CONSULTANT

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EXTERIOR RENDERING

A404

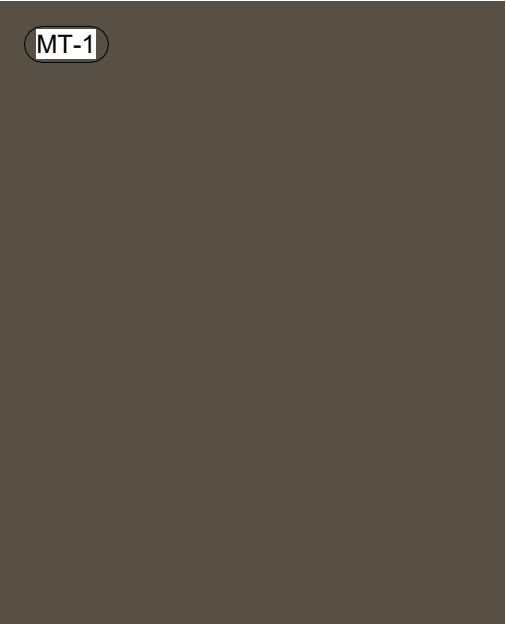


1 VIEW FROM SW



MATERIALS LEGEND - EXTERIOR ELEVATIONS

MASONRY: BR-1	MANUF.: WESTLAKE	COLOR: TITANIUM	DESCRIPTION: HANDMADE BRICK, SIZE: MODULAR (2-1/4" X 7-5/8" RUNNING BOND, MORTAR: LIGHT GRAY
MASONRY: EF-1	MANUF.: DRYVIT	COLOR: SW7030 ANEW GRAY	DESCRIPTION: RAKED FINISH
COMPOSITE: WC-1	MANUF.: NEW TECH	COLOR: PERUVIAN TEAK	DESCRIPTION: RAKED FINISH
METAL: MT-1	MANUF.: -	COLOR: DARK BRONZE	DESCRIPTION: FINISH: PAINT
STOREFRONT: SF-1	MANUF.: -	COLOR: ANODIZED ALUMINUM (MULIONS) COLOR: DARK BRONZE	DESCRIPTION: GLAZING: CLEAR WITH LOW-E
LIGHTING: LT-1	MANUF.: B-K LIGHTING	COLOR: BRONZE	DESCRIPTION: CATSKILL SERIES



A **SOOS**OCIATES

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Phone: 847 821 7667

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SHELL

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GLEN ELLYN, ILLINOIS

PROJECT

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DRAWN Author

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TITLE

EXTERIOR MATERIALS

SHEET

A405

MARK	MFR	MODEL NO.	TONS	EER / SEER	CFM	O.A. CFM	ESP	FAN HP	CLG MBH		GAS HEAT MBH		ELECTRICAL			WEIGHT LBS	REMARKS
									TOT.	SENS.	IN/OUT	MCA	MOCP	VOLT/PHASE			
RTU-1	TRANE	YHJ120	10.0	11.4-	4000	700	0.8	3.1	124.4	96.9	200/162	60	80	208/3	1456	1,2,3	
RTU-2	TRANE	YHJ120	10.0	11.4-	4000	700	0.8	3.1	124.4	96.9	200/162	60	80	208/3	1456	1,2,3	

1. PROVIDE NEW ROOFTOP UNIT. UNIT TO BE PROVIDED WITH NEW MANUFACTURER APPROVED ROOF CURB, COORDINATE EXACT LOCATION IN FIELD.
2. VERIFY ELECTRICAL VOLTAGE/PHASE WITH ELECTRICAL CONTRACTOR IN FIELD.
3. UNIT TO BE PROVIDED WITH LOW LEAKAGE DIFFERENTIAL ENTHALPY ECONOMIZER, POWERED EXHAUST, 2" PLEATED MERV 13 FILTERS, RETURN DUCT MOUNTED SMOKE DETECTOR, TWO STAGE COOLING, DEMAND CONTROL VENTILATION (DCV), FAULT DETECTION & DIAGNOSTICS, ROOF CURB. PROVIDE WITH MINIMUM MERV 8 FILTERS AT EQUIPMENT START UP.

MARK	MANUFACTURER	MODEL NO.	CFM	SP	HP	SONE	VOLTS/PH	REMARKS
EF-1	GREENHECK	G-70-VG	140	.125	1/10	3.3	120/1	1,2
EF-2	GREENHECK	G-80-VG	160	.125	1/10	5.4	120/1	1,2

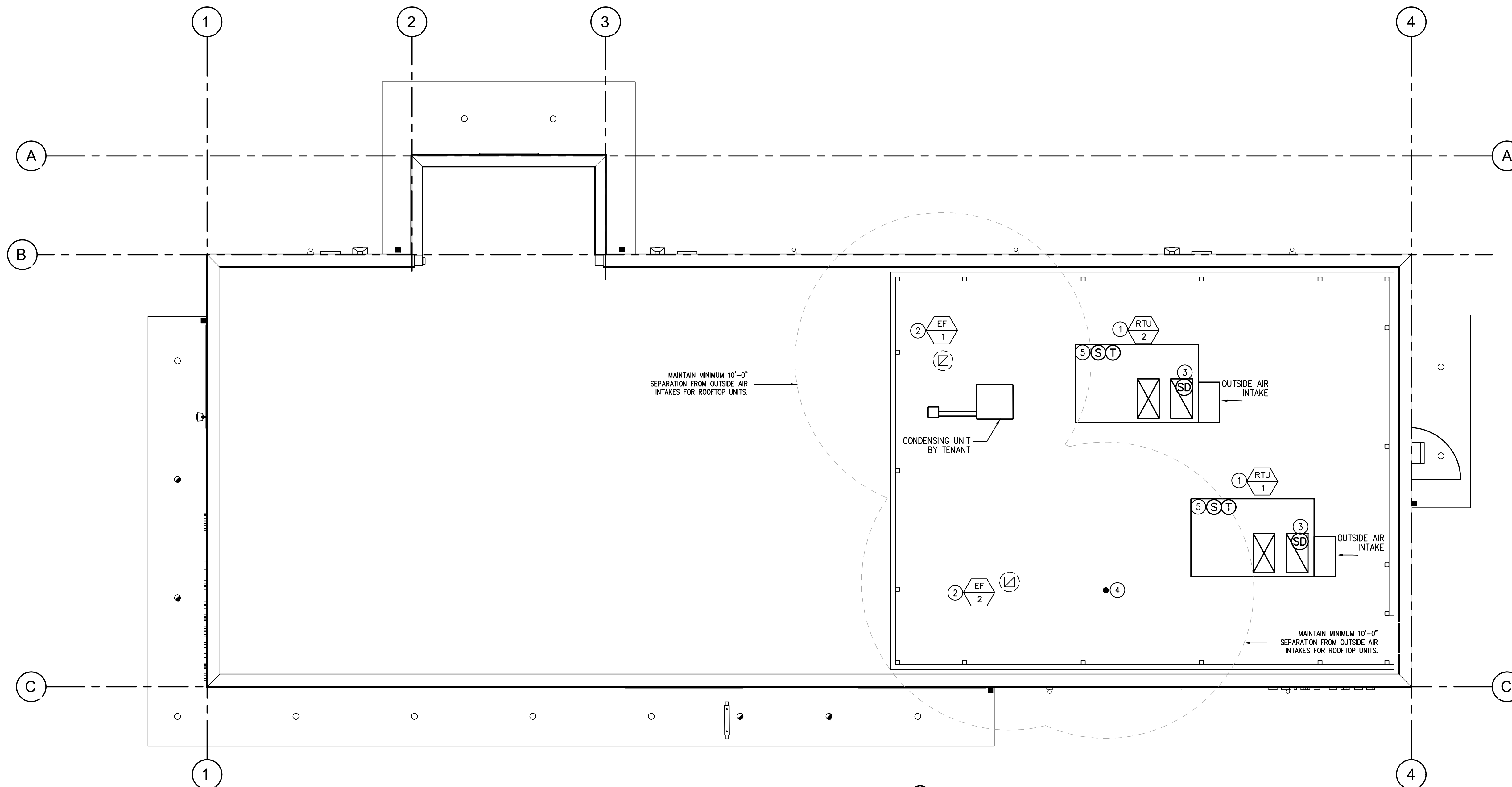
1. FURNISH AND INSTALL NEW EXHAUST FAN, BACKDRAFT DAMPER, BUILT-IN DISCONNECT SWITCH. FAN SHALL BE INTERLOCKED WITH RTUS TO RUN CONTINUOUSLY DURING OCCUPIED MODE.
2. VERIFY ELECTRICAL VOLTAGE/PHASE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING UNIT.

SD	DUCT SMOKE DETECTOR
T	THERMOSTAT
S	REMOTE TEMPERATURE SENSOR

- A. PROVIDE WITH AIR CURTAIN READY ACCESS AA100 AT DRIVE THRU WINDOW PER TENANT'S CD'S OR IF REQUIRED BY LOCAL CODE.
- B. FURNISH AND INSTALL PLUMBING VENTS PER TENANT'S CD'S.
- C. PROVIDE FLASHING THOUGH ROOF PENETRATIONS FOR ALL TENANT VENTS INCLUDING TENANT SUPPLIED WATER HEATER (B VENT) IF GAS HEATED AND REMOTE ROOF TOP CONDENSING UNIT PER TENANT'S CD'S/
- D. PROVIDE SLEEPERS, CURBS, AND PADS TO SUPPORT TENANT SUPPLIED ROOF TOP EQUIPMENT PER TENANT'S CD'S.
- E. PROVIDE ENERGY CODE COMPLIANCE CALCULATIONS WITH APPROPRIATE PERMITS AS REQUIRED.

NOTE:
REFER TO TENANT'S CONSTRUCTION
DOCUMENTS FOR FINAL LOCATIONS
OF RTU'S AND EXHAUST FANS

- (1) FINAL LOCATION OF NEW ROOFTOP UNITS TO BE DETERMINED BASED ON TENANT DRAWINGS.
- (2) PROVIDE ROOF-MOUNTED EXHAUST FAN. MAINTAIN A MINIMUM 10'-0" CLEARANCE FROM ALL OUTSIDE AIR INTAKES.
- (3) PROVIDE 120V SMOKE DETECTOR IN RETURN AIR DUCT TO MEET LOCAL CODE REQUIREMENTS. PROVIDE INTERLOCK WIRING TO DE-ENERGIZE ALL RTUS UPON DETECTION OF SMOKE.
- (4) WATER HEATER FLUE VENT THRU ROOF. COORDINATE EXACT LOCATION WITH TENANT CD'S. MAINTAIN A MINIMUM 10'-0" CLEARANCE FROM ALL OUTSIDE AIR INTAKES.
- (5) PROVIDE 7-DAY PROGRAMMABLE THERMOSTATS WITH REMOTE SENSOR. PROVIDE WITH 1/2" SLEEVE OF WIRE AND HANG FROM RTUS FOR FINAL MOUNTING BY FUTURE TENANT. VERIFY EXACT THERMOSTAT TYPE WITH FUTURE TENANT REQUIREMENTS.
- (6) PROVIDE ROOF ACCESS HATCH.



1 MECHANICAL ROOF PLAN

ASSOCIATES
Soos & Associates, Inc.
Architecture
105 Scheller Road, Suite 101, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

LM Value Development 1, LLC
2505 S Finley Road, Suite 150
Lombard, IL 60148

CLIENT

GLEN ELLYN SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

PROJECT



CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

CD SET

DATE	10-28-2024
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PROJECT NO. 23-082 SA

DRAWN	SOOS
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CHECKED	SOOS
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APPROVED	SOOS
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TITLE

MECHANICAL PLAN

SHEET

M101



<u>EIFS:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
EF-1	DRYVIT	EIFS. MATCH SW7030 ANEW GRAY VERTICAL RAKED FINISH	OUTSULATION PLUS MD SYSTEM
<u>MASONRY:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
BR-1	WESTLAKE	TITANIUM - HANDMADE BRICK MODULAR SIZE	THIN BRICK
<u>WALL CLADING:</u>	<u>MANUF.:</u>	<u>FINISH:</u>	<u>DESCRIPTION:</u>
WC-1	NEWTCHWOOD	PERUVIAN TEAK - BELGIAN BOARD UH46	COMPOSITE SIDING VERTICAL INSTALLATION
<u>METAL:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
MT-1	AWNEX	DARK BRONZE , COLORADO SYSTEM	METAL CANOPIES
MT-2	FIRESTONE	MATCH SW7030 ANEW GRAY	PREFINISHED METAL COPING
MT-3	TBD	DARK BRONZE	DS. SCUPPER, METAL TRIM
MT-4	TBD	DARK BRONZE MATCH STOREFRONT	ANGLE, BRAKE METAL
MT-5	SCITSCAPES	MATCH SW7030 ANEW GRAY	RTU SCREEN
<u>PAINT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
PT-1	SHERWIN WILLIAMS	MATCH RAL #7021 MATTE BLACK	HM DOOR & FRAME
PT-2	SHERWIN WILLIAMS	DARK BRONZE MATCH STOREFRONT	STEEL GATE
<u>STOREFRONT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
SF-1	KAWNEER (VFY)	STOREFRONT - DARK BRONZE	STOREFRONT FRAMING
<u>LIGHT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
LT-1	B-K LIGHTING	DARK BRONZE	CATSKILL SCONCE CK-LED-X62-FL-BZP-9-11-B
LT-2	LITHONIA LIGHTING	BLACK	CANOPY LIGHTS,WF4 LED 30K MB
LT-3	LITHONIA LIGHTING	DARK BRONZE	LED SECURITY LIGHT W/ST LED - VW - MVOLT -BBW - DDBXD W/ BATTERY BACKUP

COORDINATE EMERGENCY
LIGHTING CIRCUITING WITH TENANT
IMPROVEMENT WORK.

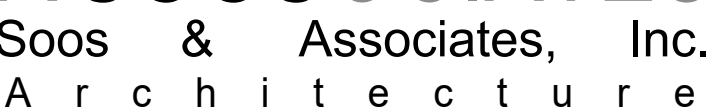
1	ALUMINUM STOREFRONT SYSTEM
2	FINISH CEMENT PANEL
3	PREFINISHED METAL COPING
4	CANOPY
5	PANEL JOINT
6	SECURITY LIGHT
7	COMPOSITE SIDING
8	SIGNAGE. REFER TO TENANT DRAWINGS. PROVIDE BLOCKING, CONDUIT & JUNCTION BOX AS REQ'D. COORDINATE WITH FINAL TENANT DWGS.
9	PROVIDE SST DOWNSPOUT SHOE WITH TRANSITION TO ROUND BASE TO STORMWATER PIPING. FINISH TO MATCH DOWNSPOUT. PIEDMONT MFR OR EQUAL. COORDINATE WITH CIVIL DRAWINGS. TYP.
10	METAL DOWNSPOUT AND SCUPPER
11	DRIVE THRU SHELF. SEE INTERIOR DWGS
12	BIKE RACKS, FINISH: BLACK
13	ELECTRICAL SERVICE & CT CABINET
14	PROPOSED GAS METER LOCATION
15	PROVIDE STUB AND SCONCE FIXTURE; SEE ELECTRICAL DRAWINGS
16	FROST-PROOF, LOCKABLE WALL HYDRANT
17	DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
18	SPEAKER BY TENANT. SEE TENANT'S DRAWINGS FOR LOCATION AND CONDUIT REQUIREMENTS
19	STREET NUMBER
20	GFCI OUTLETS
21	ROOF LINE

405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

NO.	ISSUE	DATE
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A400





105 Schelter Road,Suite 101, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

LM Value Development 1, LLC

2505 S Finley Road, Suite 150

Lombard, IL 60148

CLIENT

405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

CD SET

DATE 10-28-2024

PROJECT NO. 23-082 SA

DRAWN SOOS

CHECKED	SOOS
---------	------

APPROVED SOOS

TITLE

BUILDING ELEVATIONS

SHEET

A401

<u>EIFS:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
EF-1	DRYVIT	EIFS, MATCH SW7030 ANEW GRAY VERTICAL RAKED FINISH	OUTSULATION PLUS MD SYSTEM
<u>MASONRY:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
BR-1	WESTLAKE	TITANIUM - HANDMADE BRICK MODULAR SIZE	THIN BRICK
<u>WALL CLADDING:</u>	<u>MANUF.:</u>	<u>FINISH:</u>	<u>DESCRIPTION:</u>
WC-1	NEWTECHWOOD	PERUVIAN TEAK - BELGIAN BOARD UH46	COMPOSITE SIDING VERTICAL INSTALLATION
<u>METAL:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
MT-1	AWNEX	DARK BRONZE , COLORADO SYSTEM	METAL CANOPIES
MT-2	FIRESTONE	MATCH SW7030 ANEW GRAY	PREFINISHED METAL COPING
MT-3	TBD	DARK BRONZE	DS; SCUPPER, METAL TRIM
MT-4	TBD	DARK BRONZE, MATCH STOREFRONT	ANGLE ,BRAKE, METAL
MT-5	CITYSCAPES	MATCH SW7030 ANEW GRAY	RTU SCREEN
<u>PAINT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
PT-1	SHERWIN WILLIAMS	MATCH RAL #7021 MATTE BLACK	HM DOOR & FRAME
PT-2	SHERWIN WILLIAMS	DARK BRONZE MATCH STOREFRONT	STEEL GATE
<u>STOREFRONT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
SF-1	KAWNEER (VFY)	STOREFRONT - DARK BRONZE	STOREFRONT FRAMING
<u>LIGHT:</u>	<u>MANUF.:</u>	<u>COLOR:</u>	<u>DESCRIPTION:</u>
LT-1	B-K LIGHTING	DARK BRONZE	CATSKILL SCONCE CK-LED-X62-FL-BZP-9-11-B
LT-2	LITHONIA LIGHTING	BLACK	CANOPY LIGHTS,W4F4 LED 30K MB
LT-3	LITHONIA LIGHTING	DARK BRONZE	LED SECURITY LIGHT WST LED - VW - MVOLT -BBW - DBDX WITH BATTERY BACKUP

**SIGNAGE SHOWN FOR REFERENCE ONLY.
SIGNAGE APPROVALS SHALL BE ACQUIRED UNDER
SEPARATE SIGN PERMIT SUBMITTALS.
SIGNAGE IS NOT INCLUDED IN THE SCOPE OF THIS
BUILDING PERMIT.**

1	ALUMINUM STOREFRONT SYSTEM
2	FINISH CEMENT PANEL
3	PREFINISHED METAL COPING
4	CANOPY
5	PANEL JOINT
6	SECURITY LIGHT
7	COMPOSITE SIDING
8	SIGNAGE. REFER TO TENANT DRAWINGS. PROVIDE BLOCKING, CONDUIT & JUNCTION BOX AS REQ'D. COORDINATE WITH FINAL TENANT DWGS.
9	PROVIDE SST DOWNSPOUT SHOE WITH TRANSITION TO ROUND BASE TO STORMWATER PIPING. FINISH TO MATCH DOWNSPOUT. PIEDMONT MFR OR EQUAL. COORDINATE WITH CIVIL DRAWINGS. TYP.
10	METAL DOWNSPOUT AND SCUPPER
11	DRIVE THRU SHELF. SEE INTERIOR DWGS
12	BIKE RACKS, FINISH: BLACK
13	ELECTRICAL SERVICE & CT CABINET
14	PROPOSED GAS METER LOCATION
15	PROVIDE STUB AND SCONCE FIXTURE; SEE ELECTRICAL DRAWINGS
16	FROST-PROOF, LOCKABLE WALL HYDRANT
17	DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
18	SPEAKER BY TENANT. SEE TENANT'S DRAWINGS FOR LOCATION AND CONDUIT REQUIREMENTS
19	STREET NUMBER
20	GFCI OUTLETS
21	ROOF LINE

NOTE
FOR CANOPY LIGHTS EXACT LOCATION, SPECIFICATIONS
AND SCHEDULES REFER TO TENANT'S DRAWINGS.

$$1/4" = 1'-0"$$
$$1/4'' = 1'-0''$$

LM Value Development 1, LLC
2505 S Finley Road, Suite 150
Lombard, IL 60148

GLEN ELLYN STARBUCKS
SHELL
405 ROOSEVELT RD
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[illegible]A402

LM Value Development 1, LLC
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Lombard, IL 60148

GLEN ELLYN STARBUCKS
SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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CD SET

DATE 10-28-2024

PROJECT NO. 23-082 SA

DRAWN Author

CHECKED Checker

APPROVED Approver

TITLE

EXTERIOR RENDERING

SHEET

A403



1 VIEW FROM NW

LM Value Development 1, LLC
2505 S Finley Road, Suite 150
Lombard, IL 60148

GLEN ELLYN STARBUCKS
SHELL
405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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CD SET

DATE 10-28-2024

PROJECT NO. 23-082 SA

DRAWN	Author
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CHECKED Checker

APPROVED Approver

TITLE

EXTERIOR RENDERING

SHEET

A404

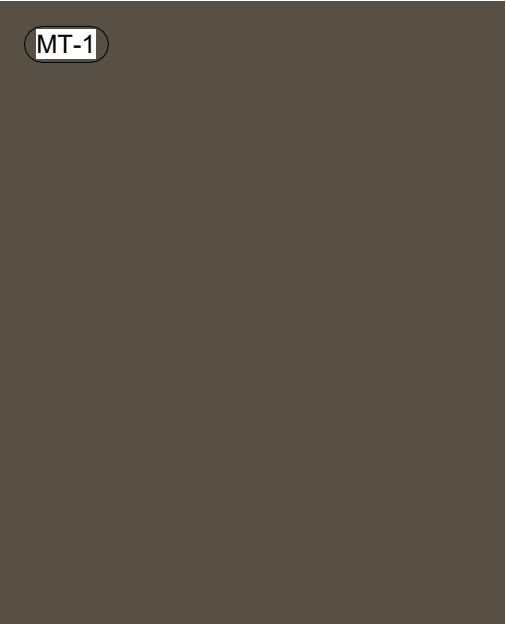


1 VIEW FROM SW



MATERIALS LEGEND - EXTERIOR ELEVATIONS

MASONRY: BR-1	MANUF.: WESTLAKE	COLOR: TITANIUM	DESCRIPTION: HANDMADE BRICK, SIZE: MODULAR (2-1/4" X 7-5/8" RUNNING BOND, MORTAR: LIGHT GRAY
MASONRY: EF-1	MANUF.: DRYVIT	COLOR: SW7030 ANEW GRAY	DESCRIPTION: RAKED FINISH
COMPOSITE: WC-1	MANUF.: NEW TECH	COLOR: PERUVIAN TEAK	DESCRIPTION: RAKED FINISH
METAL: MT-1	MANUF.: -	COLOR: DARK BRONZE	DESCRIPTION: FINISH: PAINT
STOREFRONT: SF-1	MANUF.: -	COLOR: ANODIZED ALUMINUM (MULIONS) COLOR: DARK BRONZE	DESCRIPTION: GLAZING: CLEAR WITH LOW-E
LIGHTING: LT-1	MANUF.: B-K LIGHTING	COLOR: BRONZE	DESCRIPTION: CATSKILL SERIES



A **SOOS**OCIATES

Soos & Associates, Inc.
A r c h i t e c t u r e
105 Scheller Road, Suite 101, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

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Lombard, IL 60148

CLIENT

GLEN ELLYN STARBUCKS
SHELL

405 ROOSEVELT RD
GLEN ELLYN, ILLINOIS

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

CD SET

DATE 10-28-2024

PROJECT NO. 23-082 SA

DRAWN Author

CHECKED Checker

APPROVED Approver

TITLE

EXTERIOR MATERIALS

SHEET

A405

MARK	MFR	MODEL NO.	TONS	EER/ SEER	CFM	O.A. CFM	ESP	FAN HP	CLG MBH		GAS HEAT MBH		ELECTRICAL			WEIGHT LBS	REMARKS
									TOT.	SENS.	IN/OUT	MCA	MOCp	VOLT/PHASE			
RTU-1	TRANE	YHU120	10.0	11.4--	4000	700	0.8	3.1	124.4	96.9	200/162	60	80	208/3	1456	1,2,3	
RTU-2	TRANE	YHU120	10.0	11.4--	4000	700	0.8	3.1	124.4	96.9	200/162	60	80	208/3	1456	1,2,3	

1. PROVIDE NEW ROOFTOP UNIT. UNIT TO BE PROVIDED WITH NEW MANUFACTURER APPROVED ROOF CURB, COORDINATE EXACT LOCATION IN FIELD.
2. VERIFY ELECTRICAL VOLTAGE/PHASE WITH ELECTRICAL CONTRACTOR IN FIELD.
3. UNIT TO BE PROVIDED WITH LOW LEAKAGE DIFFERENTIAL ENTHALPY ECONOMIZER, POWERED EXHAUST, 2" PLEATED MERV 13 FILTERS, RETURN DUCT MOUNTED SMOKE DETECTOR, TWO STAGE COILING DEMAND CONTROL VENTILATION (DCV), FAULT DETECTION & DIAGNOSTICS, ROOF CURB. PROVIDE WITH MINIMUM MERV 8 FILTERS AT EQUIPMENT START UP.

MARK	MANUFACTURER	MODEL NO.	CFM	SP	HP	SONE	VOLTS/PH	REMARKS
EF-1	GREENHECK	G-70-VG	140	.125	1/10	3.3	120/1	1,2
EF-2	GREENHECK	G-80-VG	160	.125	1/10	5.4	120/1	1,2

1. FURNISH AND INSTALL NEW EXHAUST FAN, BACKDRIFT DAMPER, BUILT-IN DISCONNECT SWITCH. FAN SHALL BE INTERLOCKED WITH RTUS TO RUN CONTINUOUSLY DURING OCCUPIED MODE.

2. VERIFY ELECTRICAL VOLTAGE/PHASE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING UNIT.

MECHANICAL SYMBOLS LEGEND	
	DUCT SMOKE DETECTOR
	THERMOSTAT
	REMOTE TEMPERATURE SENSOR

- A. PROVIDE WITH AIR CURTAIN READY ACCESS AA100 AT DRIVE THRU WINDOW PER TENANT'S CD'S OR IF REQUIRED BY LOCAL CODE.
- B. FURNISH AND INSTALL PLUMBING VENTS PER TENANT'S CD'S.
- C. PROVIDE FLASHING THOUGH ROOF PENETRATIONS FOR ALL TENANT VENTS INCLUDING TENANT SUPPLIED WATER HEATER (B VENT) IF GAS HEATED AND REMOTE ROOF TOP CONDENSING UNIT PER TENANT'S CD'S/
- D. PROVIDE SLEEPERS, CURBS, AND PADS TO SUPPORT TENANT SUPPLIED ROOF TOP EQUIPMENT PER TENANT'S CD'S.
- E. PROVIDE ENERGY CODE COMPLIANCE CALCULATIONS WITH APPROPRIATE PERMITS AS REQUIRED.

- ① FINAL LOCATION OF NEW ROOFTOP UNITS TO BE DETERMINED BASED ON TENANT DRAWINGS.
- ② PROVIDE ROOF-MOUNTED EXHAUST FAN. MAINTAIN A MINIMUM 10'-0" CLEARANCE FROM ALL OUTSIDE AIR INTAKES.
- ③ PROVIDE 120V SMOKE DETECTOR IN RETURN AIR DUCT TO MEET LOCAL CODE REQUIREMENTS. PROVIDE INTERLOCK WIRING TO DE-ENERGIZE ALL RTUS UPON DETECTION OF SMOKE.
- ④ WATER HEATER FLUE VENT THRU ROOF. COORDINATE EXACT LOCATION WITH TENANT CD'S. MAINTAIN A MINIMUM 10'-0" CLEARANCE FROM ALL OUTSIDE AIR INTAKES.
- ⑤ PROVIDE 7-DAY PROGRAMMABLE THERMOSTATS WITH REMOTE SENSOR. PROVIDE WITH 150 FEET OF WIRE, COIL WIRE AND HANG FROM RTU'S FOR FINAL MOUNTING BY FUTURE TENANT. VERIFY EXACT THERMOSTAT TYPE WITH FUTURE TENANT REQUIREMENTS.
- ⑥ PROVIDE ROOF ACCESS HATCH.



SURVEY OF EXISTING TREES

BEST 5					
TREE #	SIZE	SCIENTIFIC NAME	COMMON NAME	CONDITION	COMMENTS
101	3"	Ulmus ssp	Hybrid Elm	5	Parkway - Preserve
102	3"	Gleditsia triacanthos v. Iner	Thornless Honeylocust	4	Preserve
103	3"	Ulmus ssp	Hybrid Elm	5	Parkway - Preserve
104	1"	Pyrus ssp.	Flowering Pear	1	Topped - Replace
105	3"	Acer miyabei 'Morton'	State Street Maple	5	Preserve
106	3"	Acer miyabei 'Morton'	State Street Maple	4	Preserve
107	3"	Acer rubrum	Red Maple	5	Parkway - Preserve
108	3"	Acer rubrum	Red Maple	5	Parkway - Preserve
109	3"	Gleditsia triacanthos v. Iner	Thornless Honeylocust	5	Parkway - Preserve
110	3"	Gleditsia triacanthos v. Iner	Thornless Honeylocust	5	Parkway - Preserve
TOTAL TREES REMOVED = 1 = 1" TOTAL CAL. INCHES					

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACANT LOT WITH DEVELOPED FRONTAGE ROADS AND PARKING. SEVERAL PARKWAY TREES AND PERIMETER TREES AND SHRUBS EXIST ON THE PROPERTY AND WILL BE PRESERVED. 1 - 1" CAL. TOPPED PYRUS WILL BE REMOVED AND REPLACED AS PART OF THIS CONTRACT.

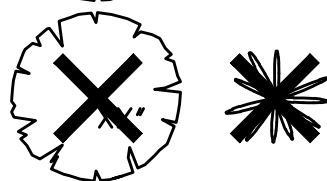
TREE PROTECTION & REMOVAL NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
- DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
- BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
- BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
- NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

TREE PROTECTION & REMOVAL LEGEND



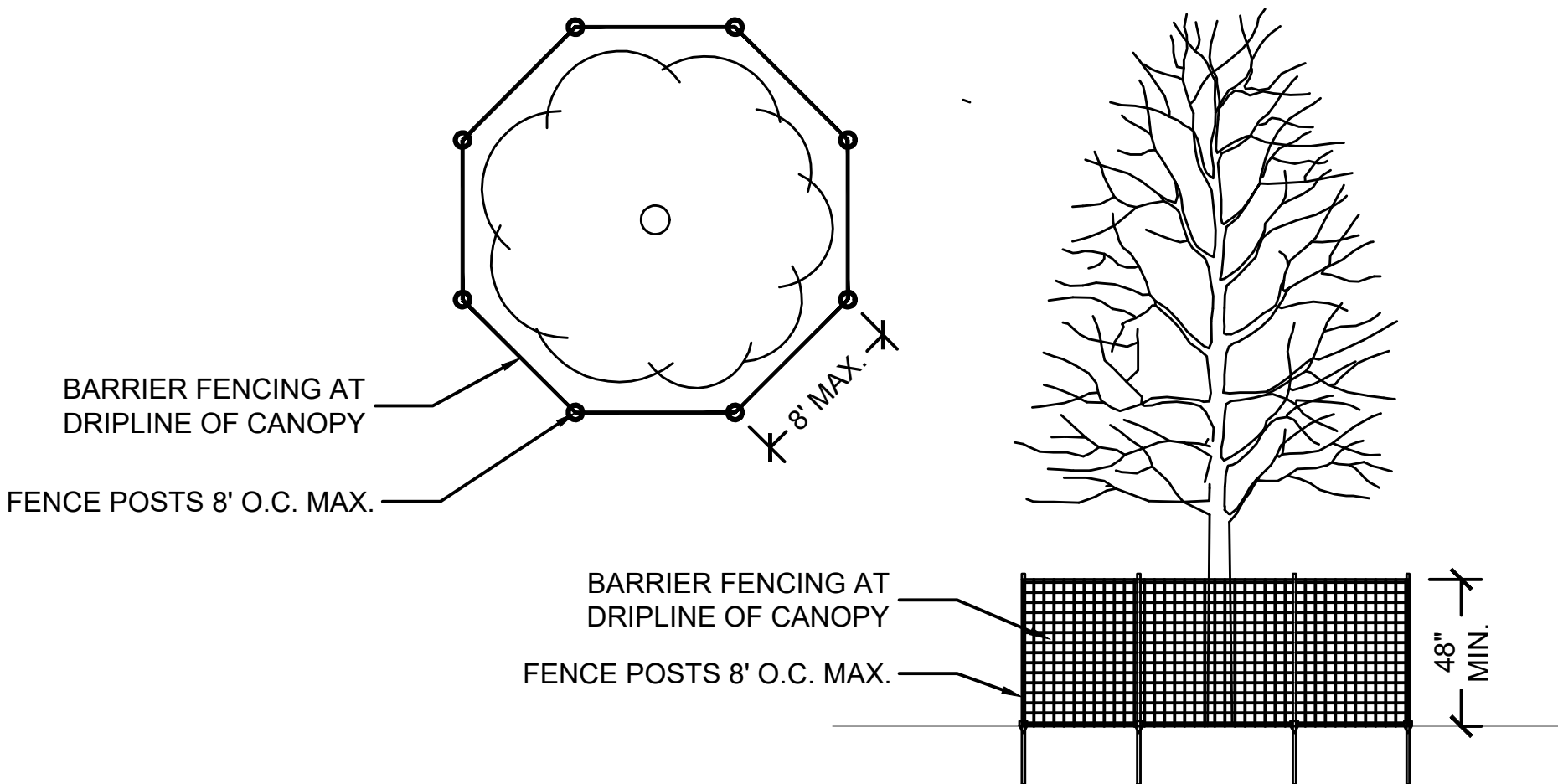
EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED



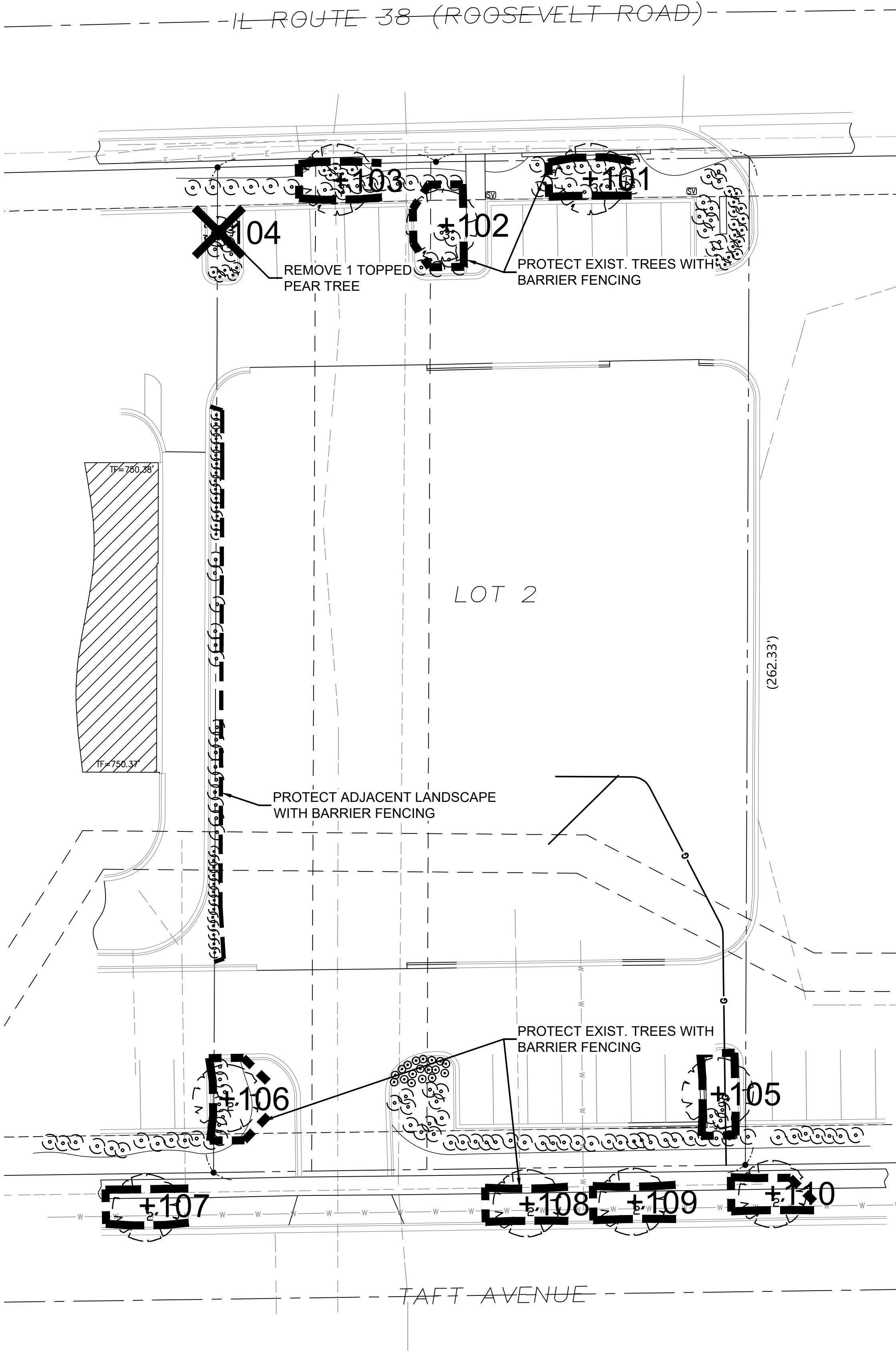
BARRIER FENCING TO BE INSTALLED



2

TREE PRESERVATION BARRIER FENCING DETAIL

NOT TO SCALE



1

TREE PROTECTION & REMOVAL PLAN



SCALE

0' 10' 20' 40'

1"=20'

60'

SEAL



EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:



PROJECT NAME

STARBUCKS

405 Roosevelt Road,
Glen Ellyn, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Submitted for Permit	05/20/2024
2.	Revise per Tenant	07/22/2024
3.	Revised Lighting	07/31/2024
4.	Per Village Review	12/20/2024

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2305032

DATE
05-16-2024
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL
PLAN

SHEET NUMBER

L.1

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
GDE	2.5" cal.	2	Gymnocladus dioicis 'Espresso'	Espresso Kentucky Coffeetree	B&B
TAM	4.0" cal.	1	Tilia americana 'McKsentry'	American Sentry Linden	B&B
ORNAMENTAL TREES					
AM10	10' multi..	1	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
EVERGREEN TREES					
TON	6' HT.	2	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	B&B
TN8	8' HT.	1	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	B&B
DECIDUOUS SHRUBS					
AMA	24" ht.	13	Aronia melanocarpa	Black Chokeberry	B&B
CSF	24" ht.	18	Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	B&B
FVB	18" w.	9	Forsythia viridissima 'bronzensis'	Bronx Greenstem Forsythia	B&B
HYA	24" ht.	3	Hydrangea arborescens 'Haas Halo'	Haas Halo Hydrangea	B&B
POB	24" ht.	8	Physocarpus opulifolius 'Monlo'	Diablo Ninebark	B&B
SYM	24" ht.	14	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B
VCC	24" ht.	13	Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum	B&B
EVERGREEN SHRUBS					
BUW	24" w	15	Buxus micro. x. B. sem. 'Wilson's Charm'	Wilson Northern Charm Boxwood	B&B
TMT	24" w.	13	Taxus x media 'Taunton'	Taunton's Yew	B&B
ORNAMENTAL GRASSES					
CAK	#1 cont.	25	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	
PAV	#1 cont.	18	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	
GROUND COVER / PERENNIAL					
ACH	#1 cont.	23	Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O.C.
ALS	#1 cont.	54	Allium 'summer beauty'	Summer Beauty Wild Onion	18" O.C.
AST	#1 cont.	36	Aster 'Woods Light Blue'	Woods Light Blue Aster	18" O.C.
GEM	#1 cont.	23	Geranium 'Rozanne'	Rozanne Cranesbill	18" O.C.
HEM	#1 cont.	62	Hemerocallis x 'Stella de oro'	stella de oro daylily	18" O.C.
LAV	#1 cont.	27	Lavandula angustifolia 'Hidcote'	Hidcote Blue English Lavender	24" O.C.
LEU	#1 cont.	14	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	18" O.C.
NFW	#1 cont.	14	Nepeta fasseni 'Walkers low'	Walkers Low Catmint	24" O.C.
RUD	#1 cont.	10	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Black-Eyed Susan	24" O.C.
SAL	#1 cont.	41	Salvia nemerosa 'May Night'	May Night Salvia	18" O.C.
SOD	sq. yd.	370	Sodded Lawn		

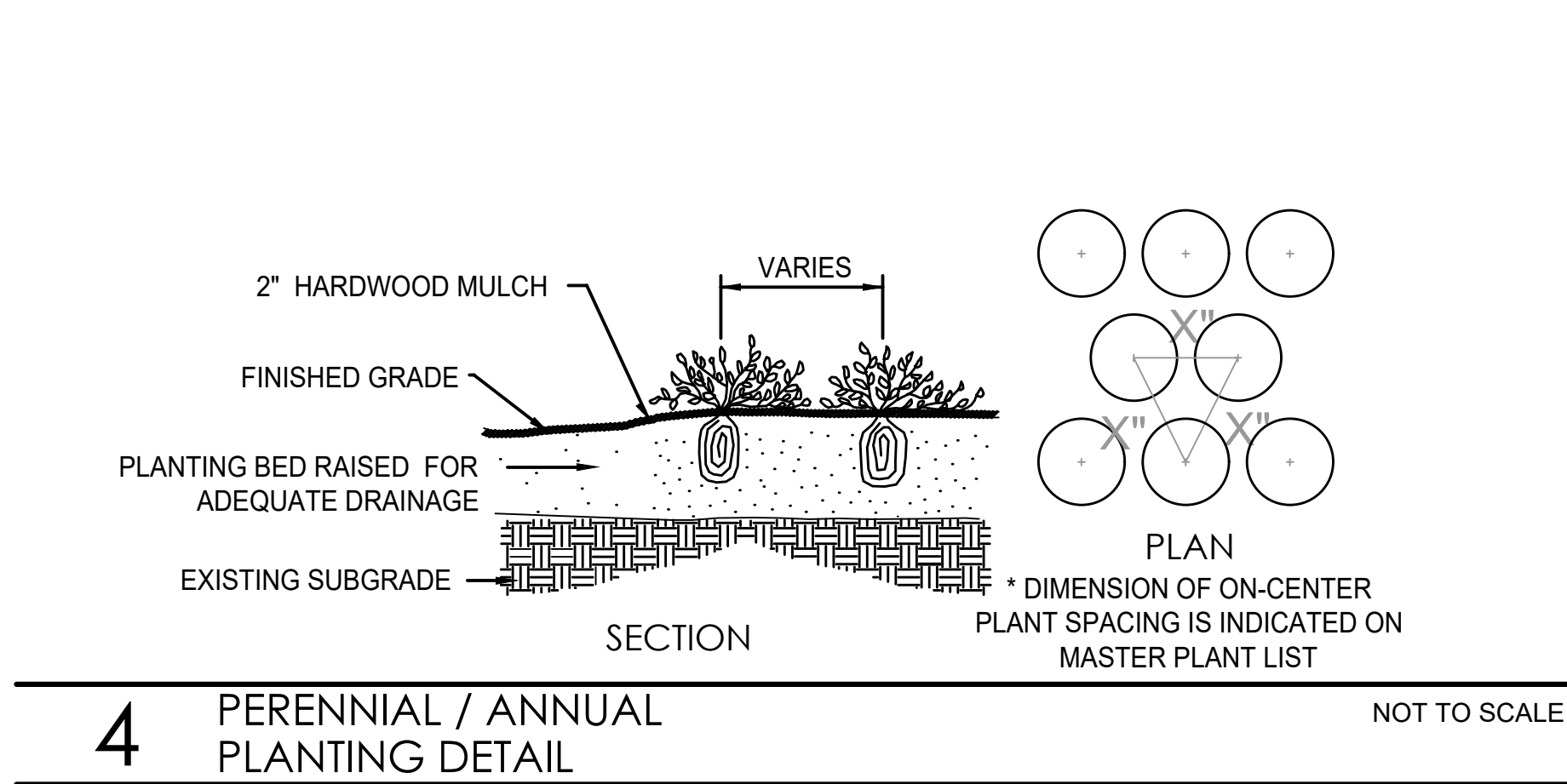
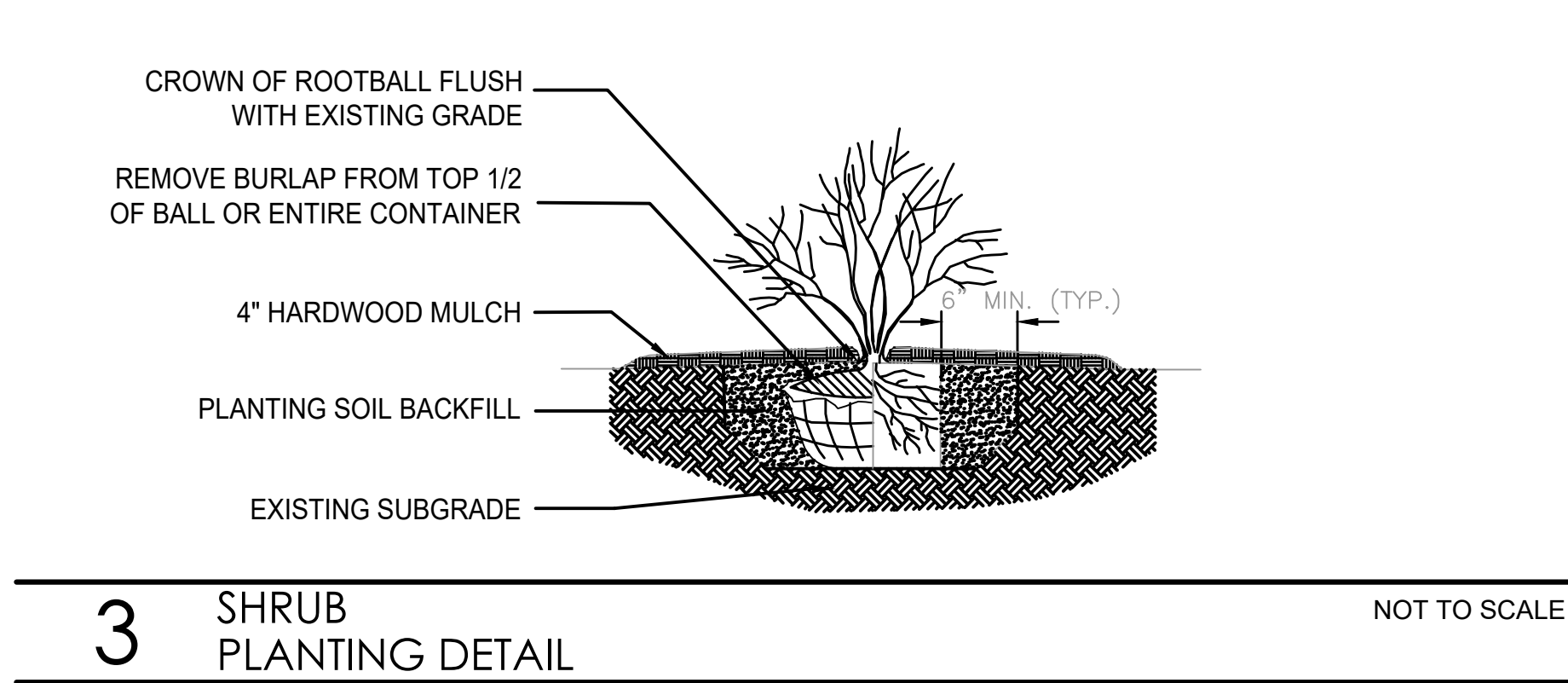
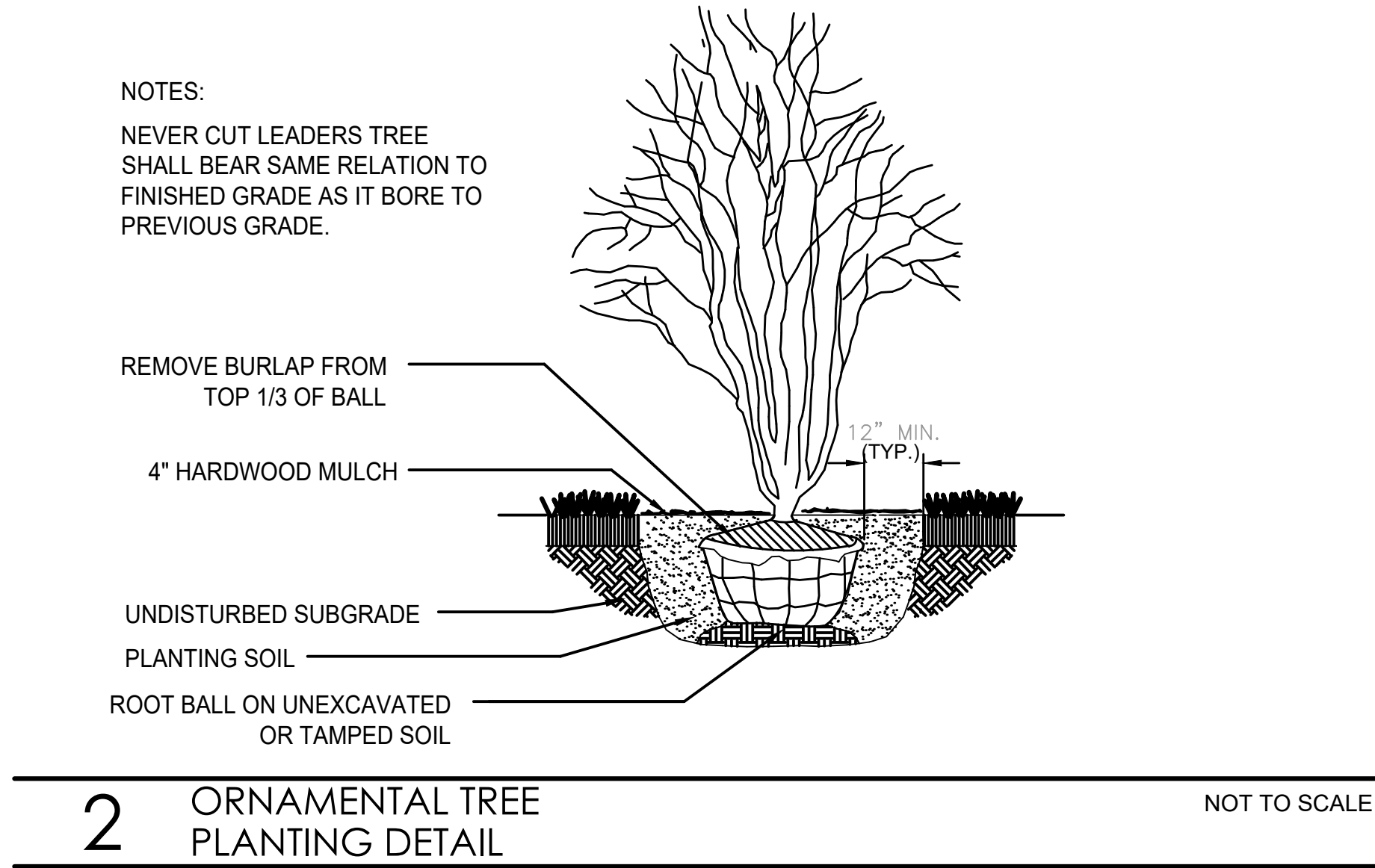
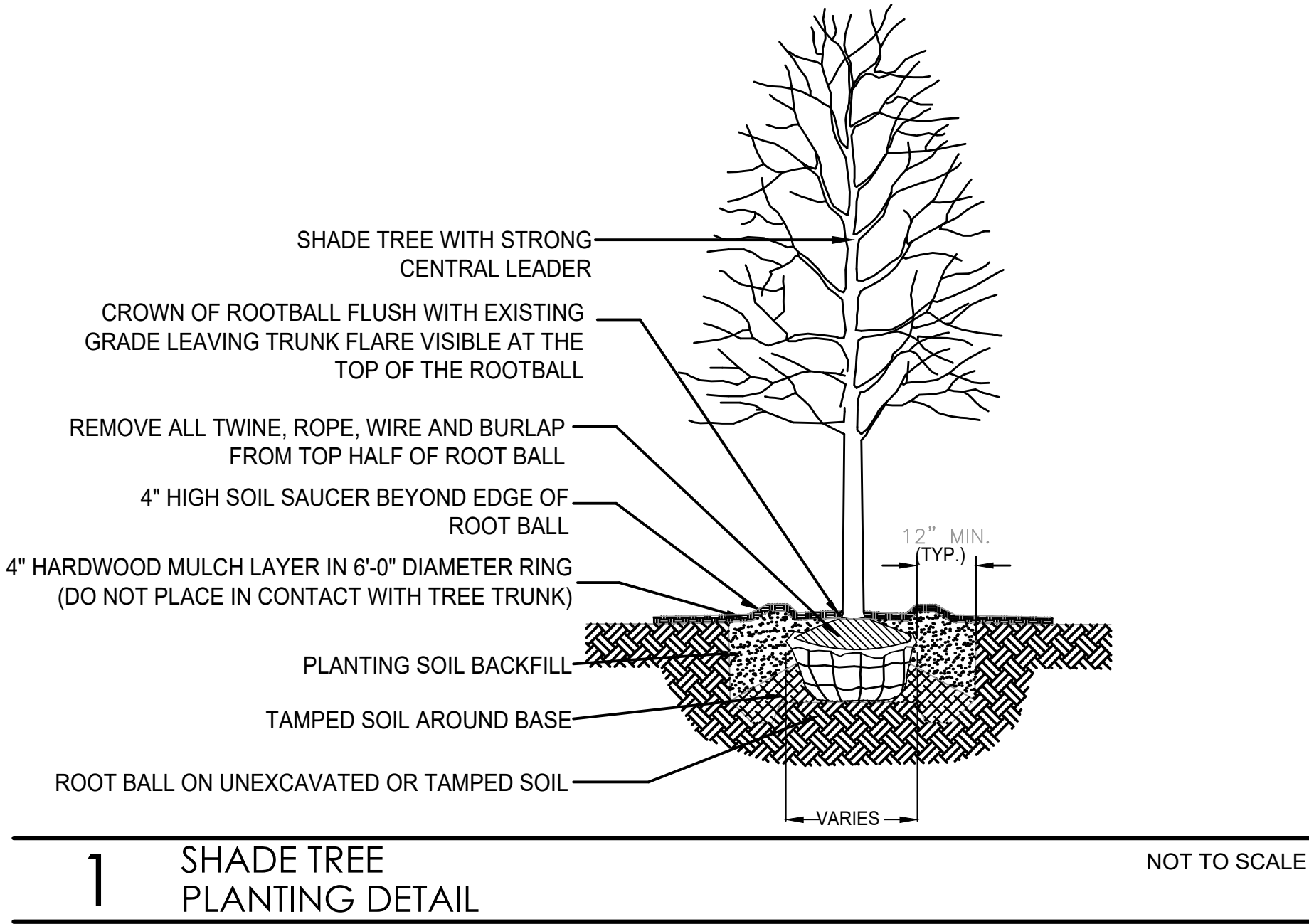
DESCRIPTION	REQUIREMENT	AREA / CALC.	PROPOSED
TOTAL SITE		36,243 SQ. FT. 0.83 Acres	
TOTAL BUILDING		2,460 SQ. FT.	
TOTAL GREEN SPACE		7,794 SQ. FT. 0.18 Acres	
TREES	24 trees per acre of green space	7,794 SQ. FT. 24 X 0.18 Acres = 4.3 Trees	7 TREES
DECIDUOUS SHADE TREES	2"-2.5" cal. - 6x (Ac. of green space) 3-4" cal. - 5 4.5" cal. - 3	6 X 0.18 = 1.1 5 X 0.18 = 0.9 3 X 0.18 = 0.5	2 SHADE TREES 1 SHADE TREE 0 SHADE TREES
ORNAMENTAL TREES	6'-8' tall - 3 (Ac. of green space) 8.5' + tall - 2	3 X 0.18 = 0.5 2 X 0.18 = 0.4	0 ORNAMENTAL TREES 1 ORNAMENTAL TREE 0 SHADE TREES
EVERGREEN TREES	6'-8' tall - 3 (Ac. of green space) 8.5'-10' tall - 2 10.5'+ tall - 1	3 X 0.18 = 0.5 2 X 0.18 = 0.4 1 X 0.18 = 0.2	1 EVERGREEN TREE 2 EVERGREEN TREES 0 EVERGREEN TREES

SCALE 1"=20'
 0' 10' 20' 40' 60'

2.

LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF GLEN ELLYN LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
- CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
- SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,000 SF.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



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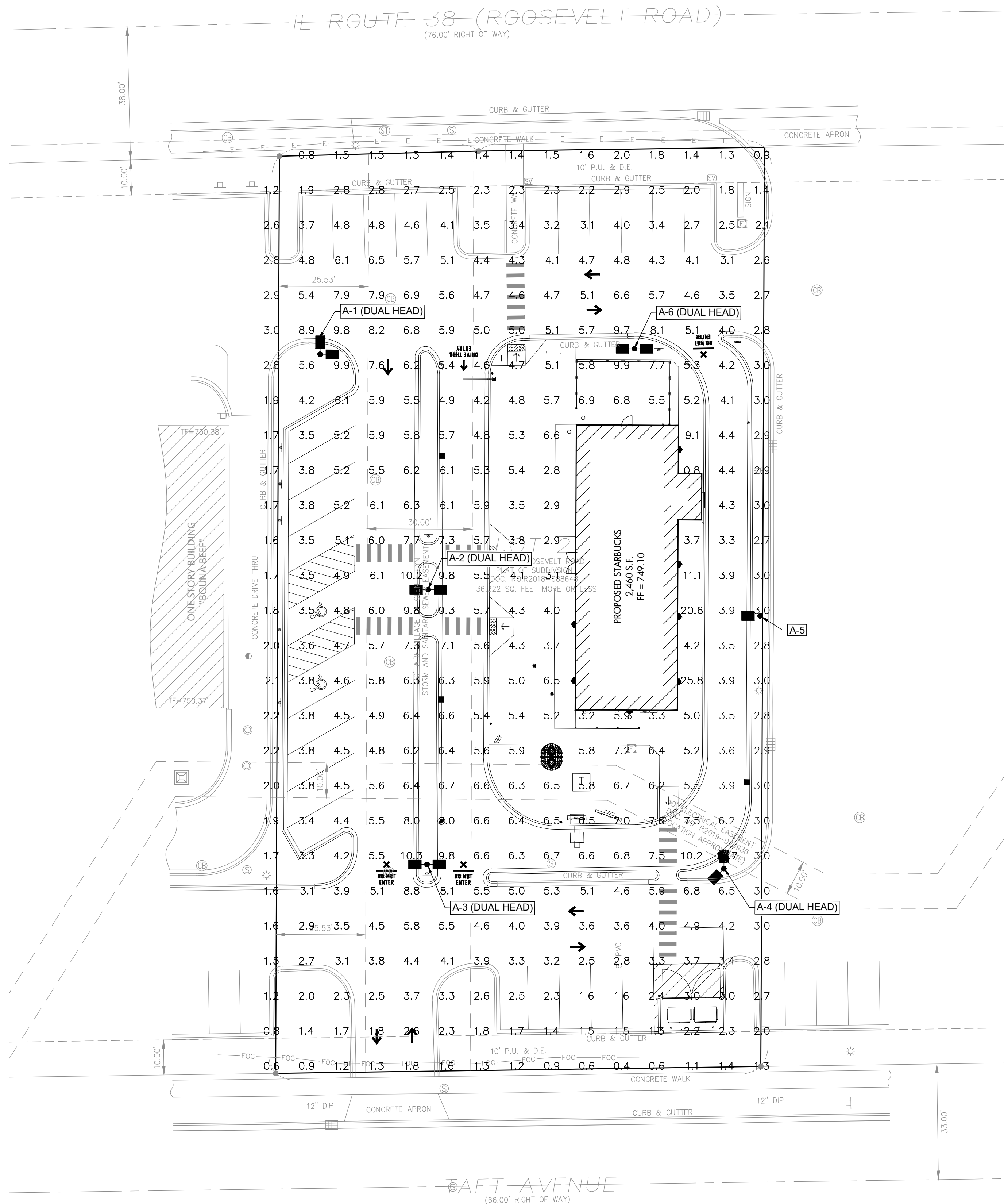
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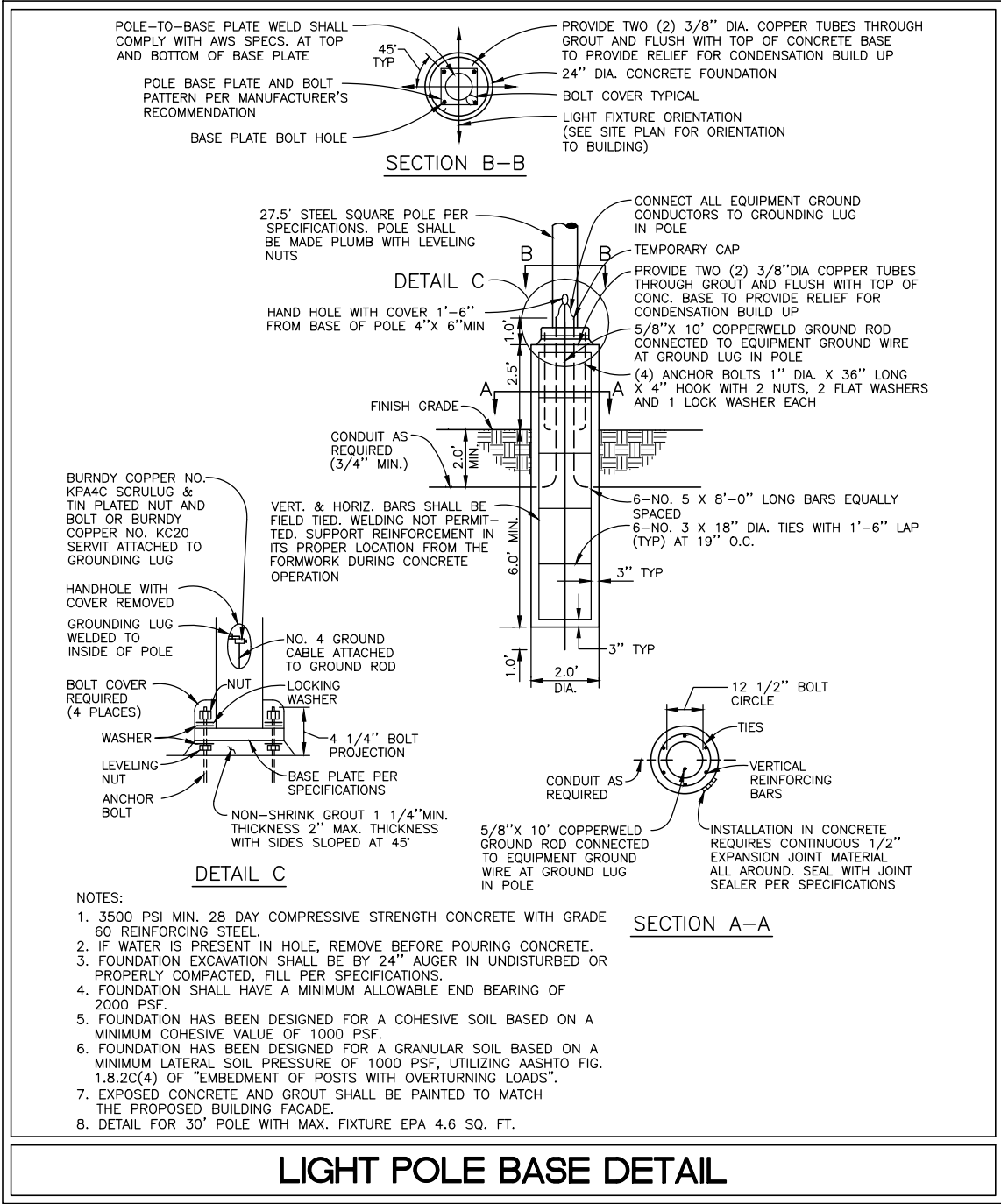


BACK LIGHT CONTROL FIXTURE NOTE
PROPOSED LIGHTS A-1, A-5 AND A-4 SHALL INCLUDE BACK LIGHT CONTROL AND SIDE SHIELDS TO LIMIT FC VALUES AT THE PROPERTY LINE TO 3.0 MAX.

BUILDING MOUNTED LIGHTING NOTE
THE LIGHT VALUE CALCULATIONS TAKE INTO ACCOUNT THE PROPOSED BUILDING MOUNTED LIGHTING AND CANOPY LIGHTING. REFER TO ARCHITECTURAL AND ELECTRICAL PLANS FOR ALL BUILDING MOUNTED LIGHT FIXTURE INFORMATION, SPECIFICATIONS AND MOUNTING HEIGHTS.

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Site Area	4.51 fc	25.8 fc	0.3 fc	97.35:1	15.64:1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	Mounting Height	File	Lumens	LLF Watts
	A	11	DSX2 LED P2 40K T3M MYVOLT HS DBLXD	DSX2 LED W (80) LED COUNT, 700MA DRIVE CURRENT, 180 WATT, 4000K LED, TYPE T3M OPTICS WITH HOUSE SIDE SHIELD	LED	25'	DSX2_LED_P2_40K_T3M_M VOLT_HS_ies	Absolute 1,00	185



REVISIONS			

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

CivWORKS
Consulting, LLC

3343 N. NEVA AVENUE
CHICAGO, ILLINOIS 60634
Ph: (312) 637-9270
Fax: (312) 637-9454
Email: info@civworks.com
Website: www.civworks.com
VILLAGE OF GLEN ELLYN, ILLINOIS



SITE PHOTOMETRICS PLAN

PROPOSED STARBUCKS

405 ROOSEVELT ROAD, GLEN ELLYN, ILLINOIS 60137

SHEET TITLE:

PROJECT:

PROJ. MGR.: OP

DRAWN BY: OP

FIRST ISSUE DATE: 05-01-2024

SCALE: 1"=20'

SHEET NO.

PH1.0

PROJ. NUMBER: 24002

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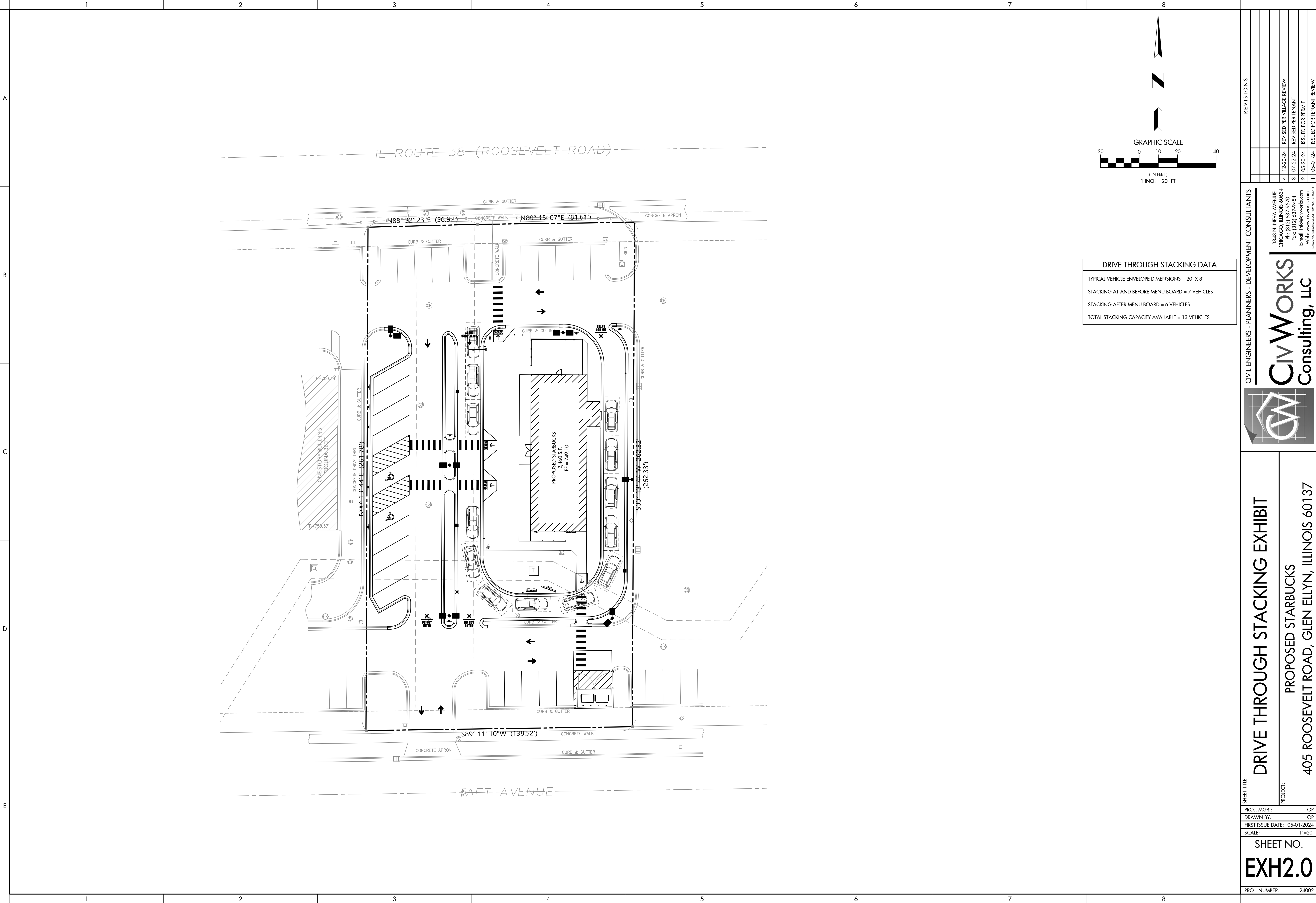
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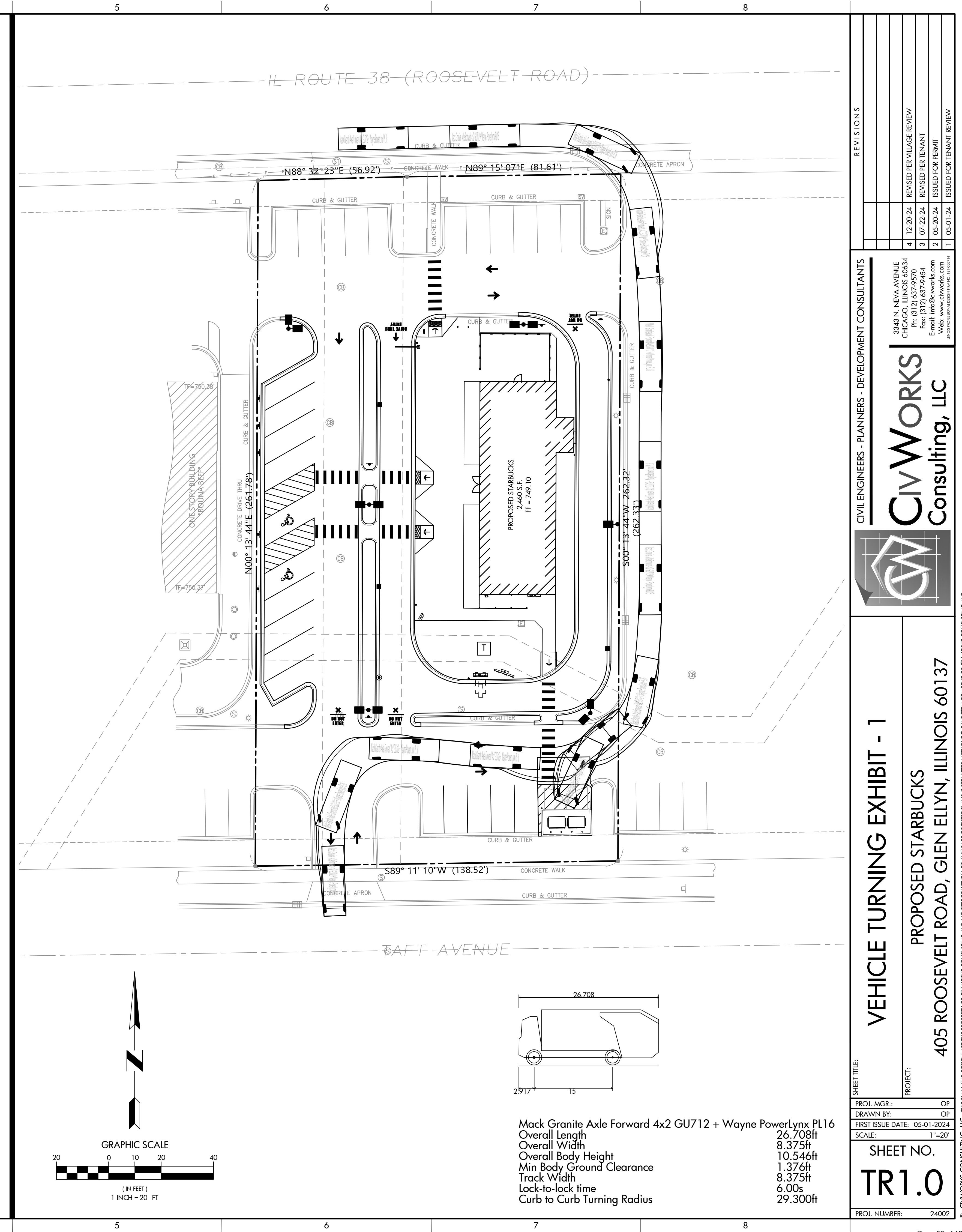
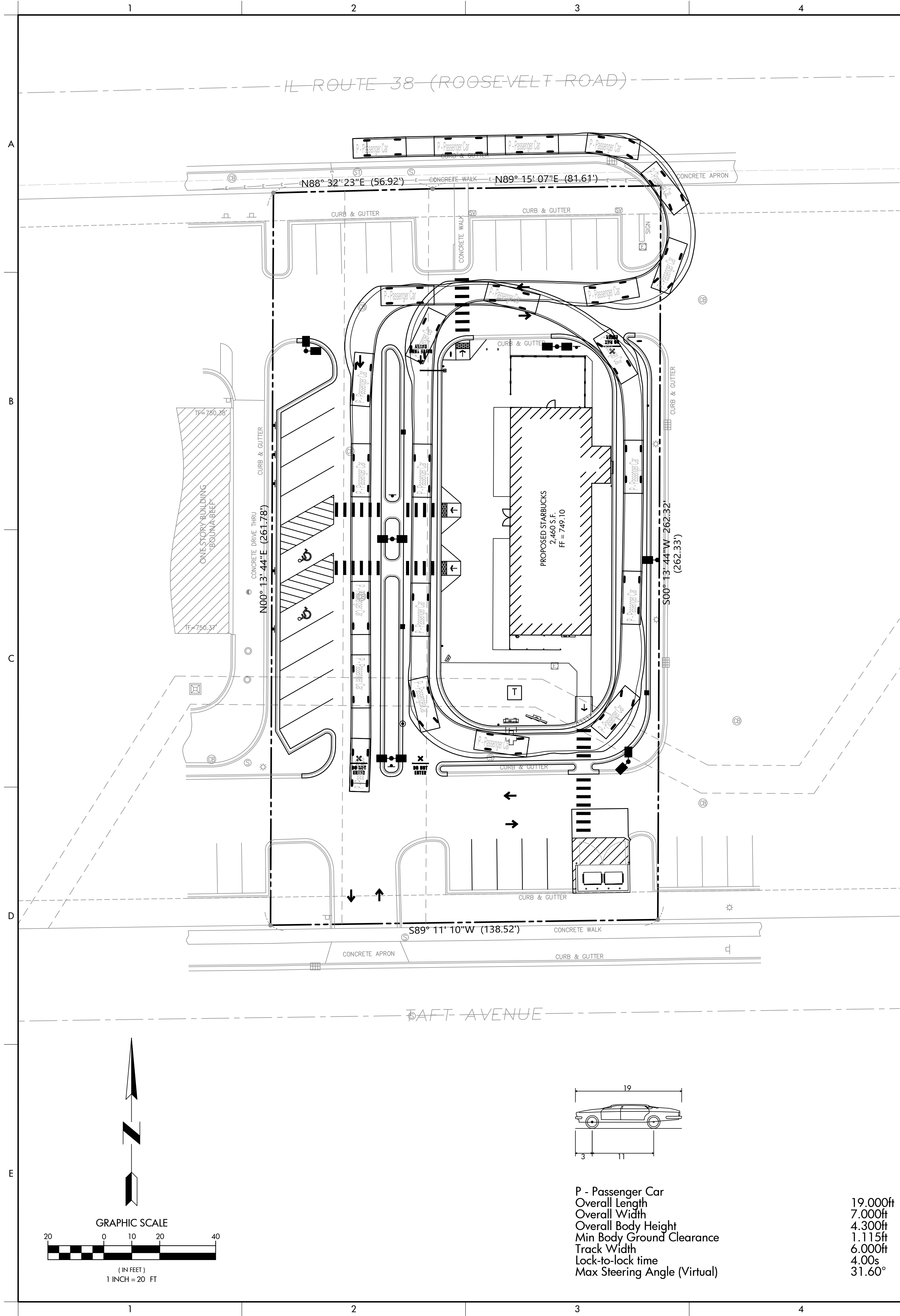
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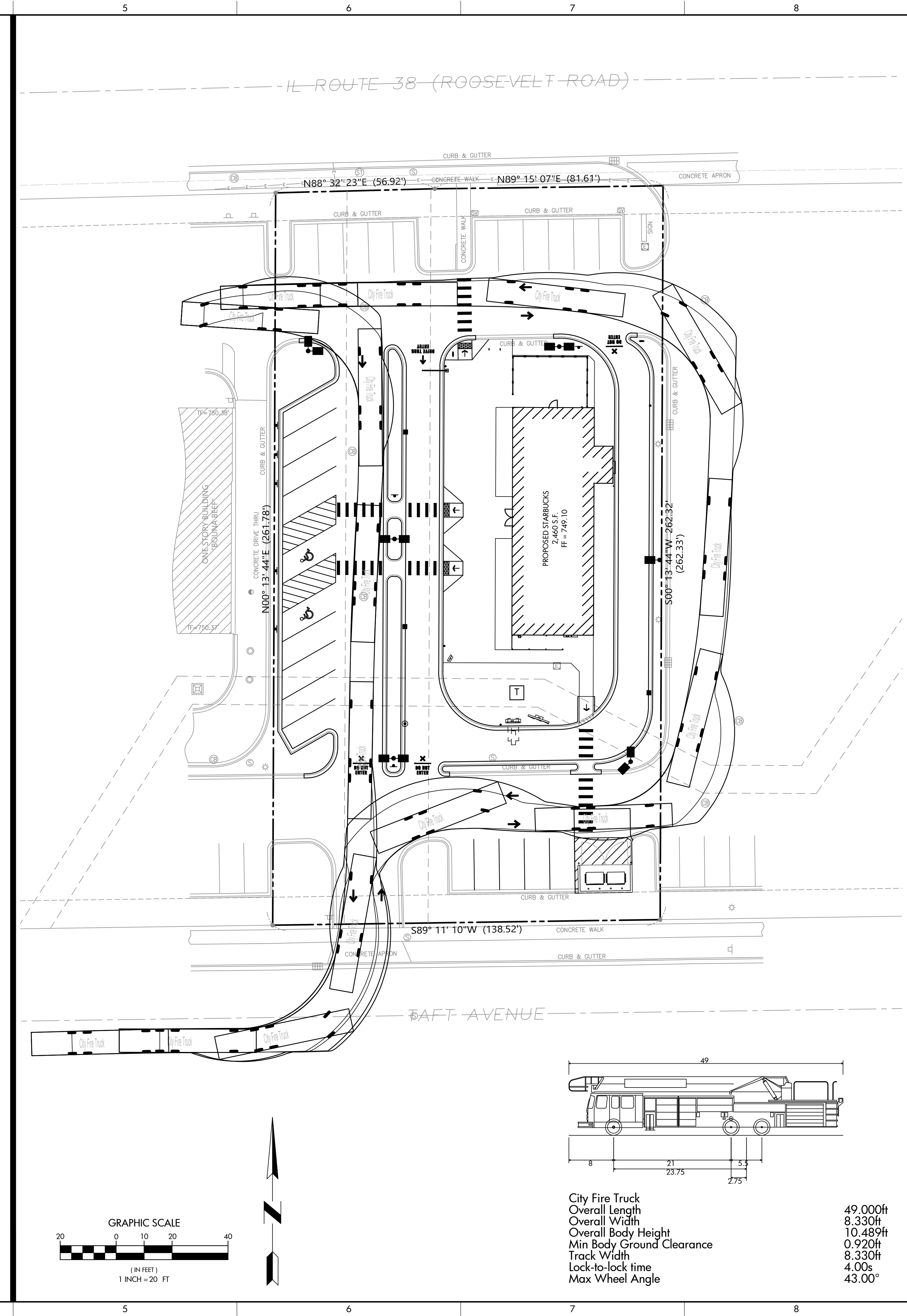
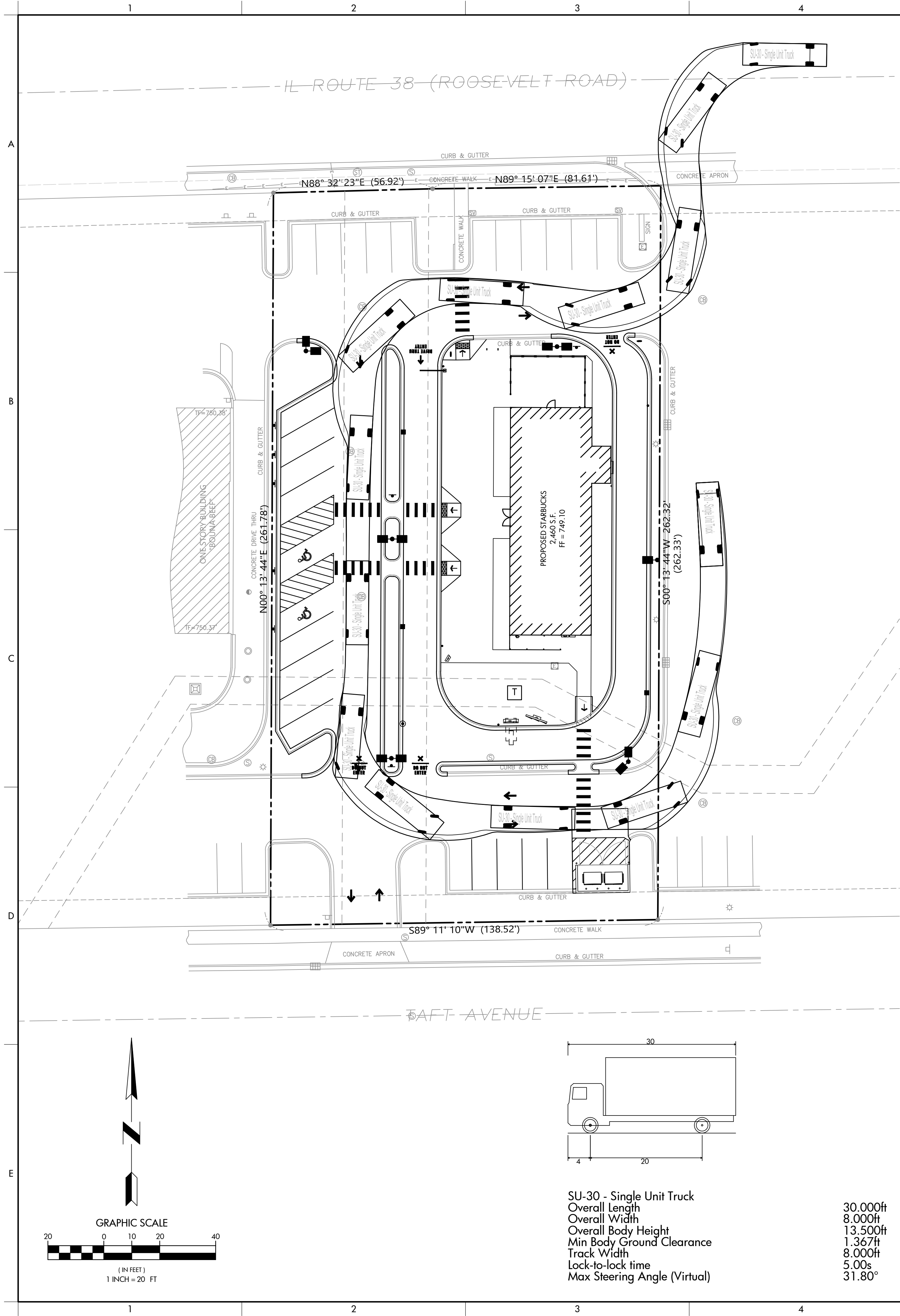
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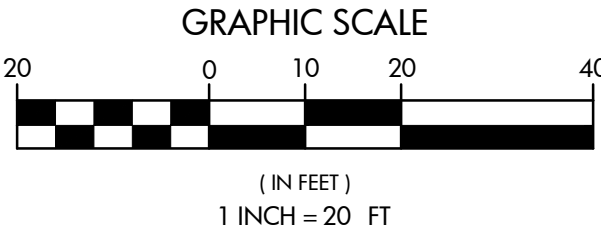
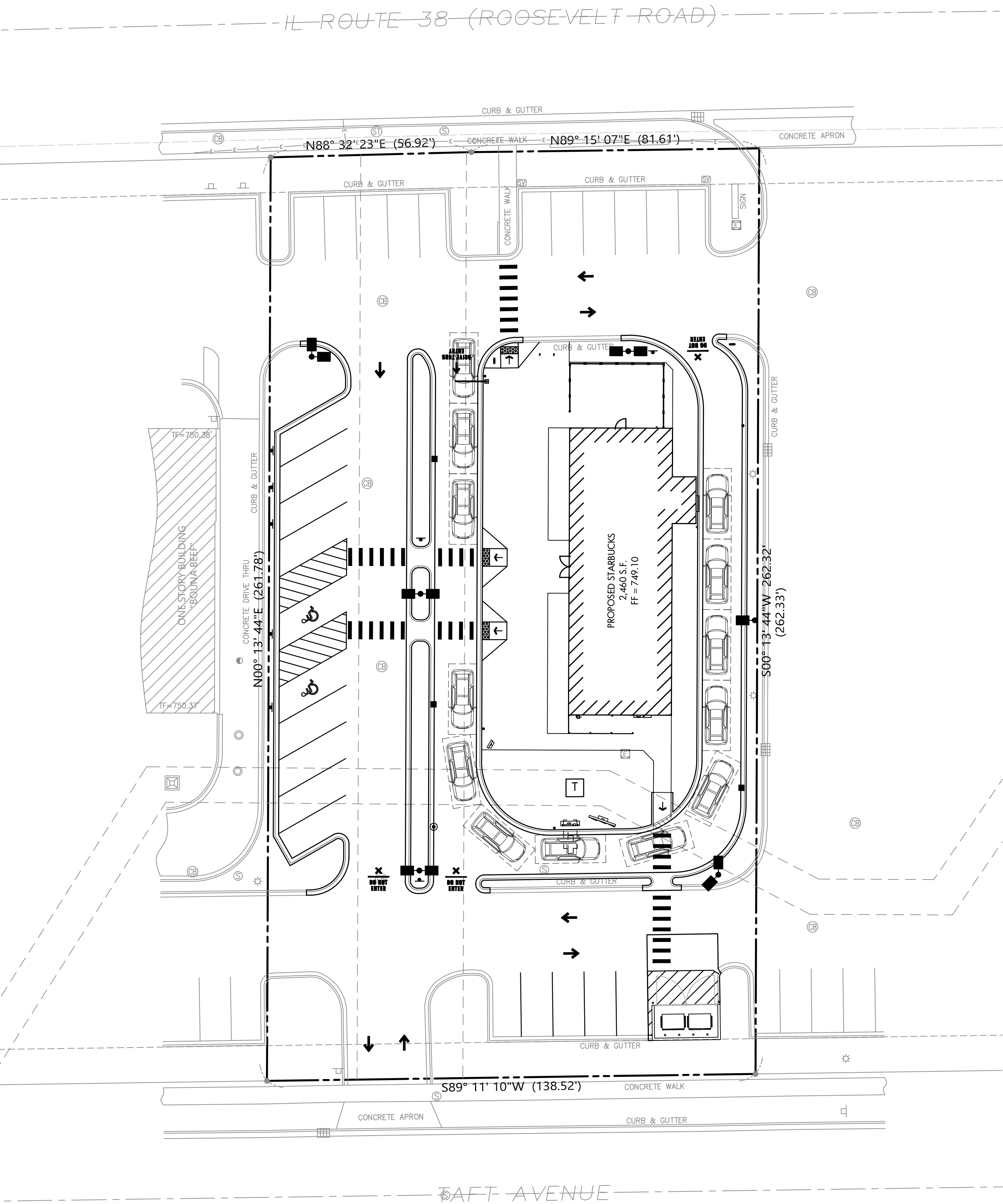


REVISIONS			
4	12-20-24	REVISED PER VILLAGE REVIEW	
3	07-22-24	REVISED PER TENANT	
2	05-20-24	ISSUED FOR PERMIT	
1	05-01-24	ISSUED FOR TENANT REVIEW	

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS		3343 N. NEVA AVENUE CHICAGO, ILLINOIS 60634 PH: (312) 637-9270 FAX: (312) 637-9454 E-MAIL: info@civworks.com WWW: CIVWORKS.COM
		CivWORKS Consulting, LLC

SHEET TITLE:		VEHICLE TURNING EXHIBIT - 2	
PROJECT:		PROPOSED STARBUCKS	
PROJ. MGR.:		OP	
DRAWN BY:		OP	
FIRST ISSUE DATE:		05-01-2024	
SCALE:		1"=20'	
SHEET NO.		TR2.0	
PROJ. NUMBER:		24002	

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DRIVE THROUGH STACKING DATA
TYPICAL VEHICLE ENVELOPE DIMENSIONS = 20' X 8'
STACKING AT AND BEFORE MENU BOARD = 7 VEHICLES
STACKING AFTER MENU BOARD = 6 VEHICLES
TOTAL STACKING CAPACITY AVAILABLE = 13 VEHICLES

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

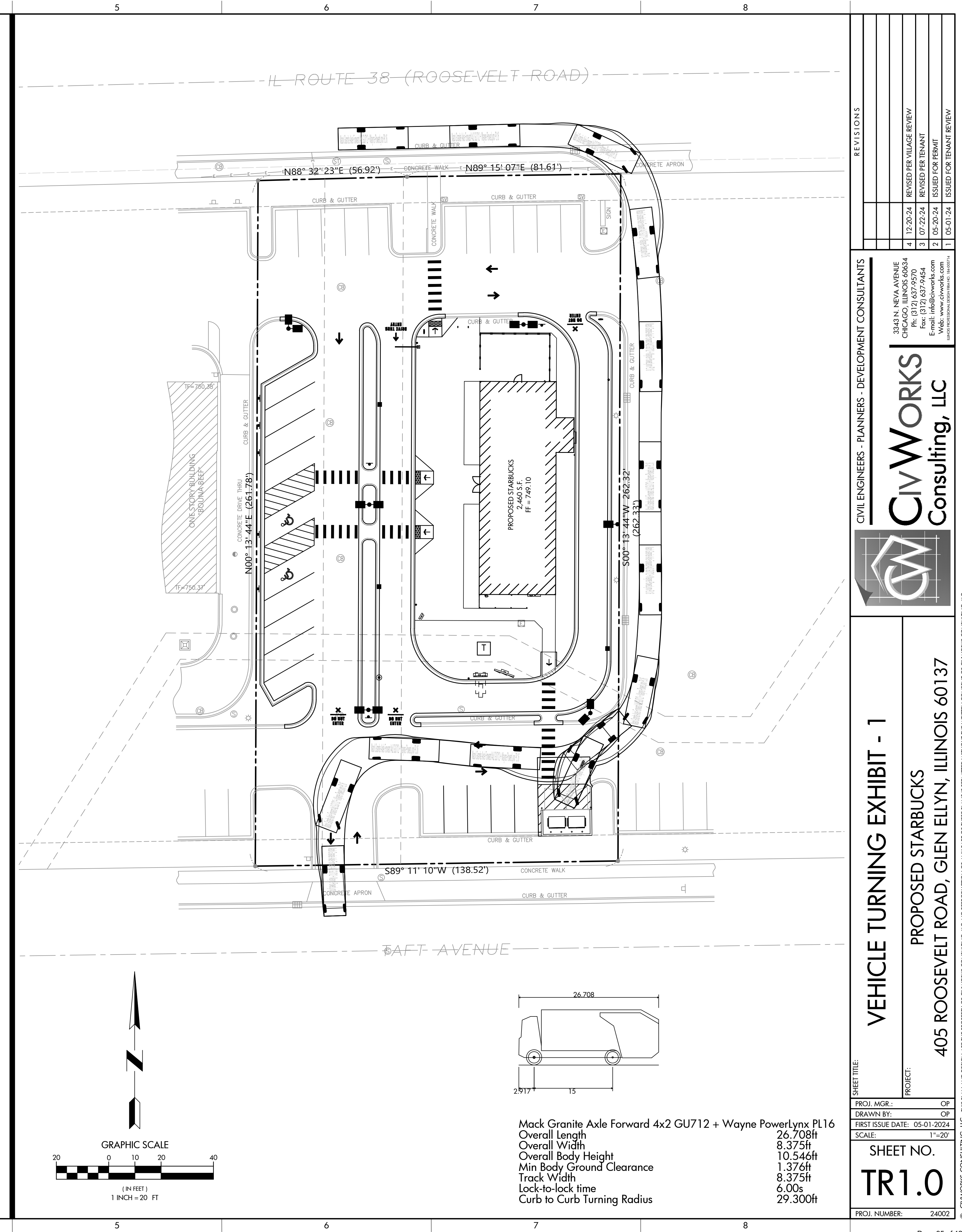
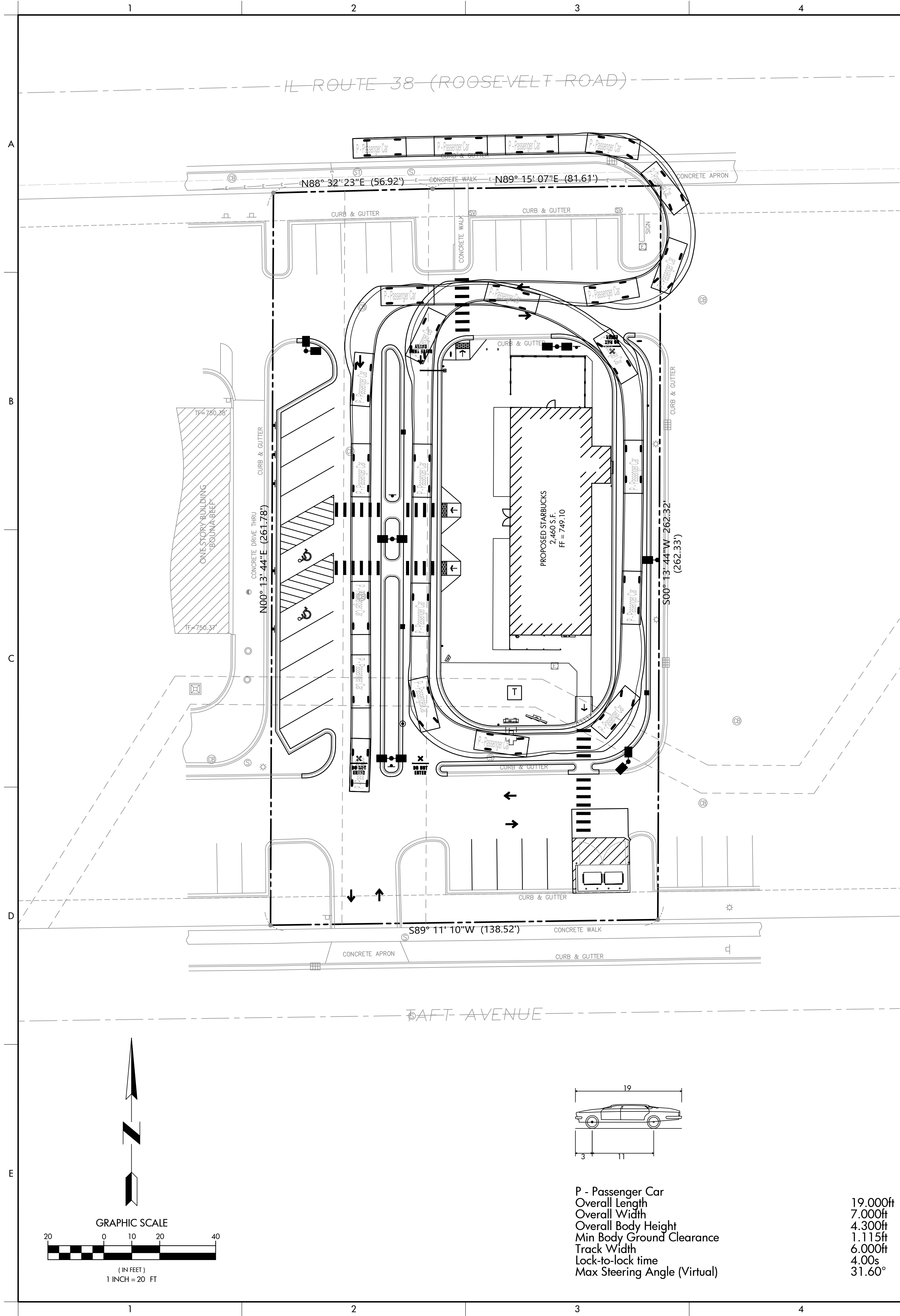
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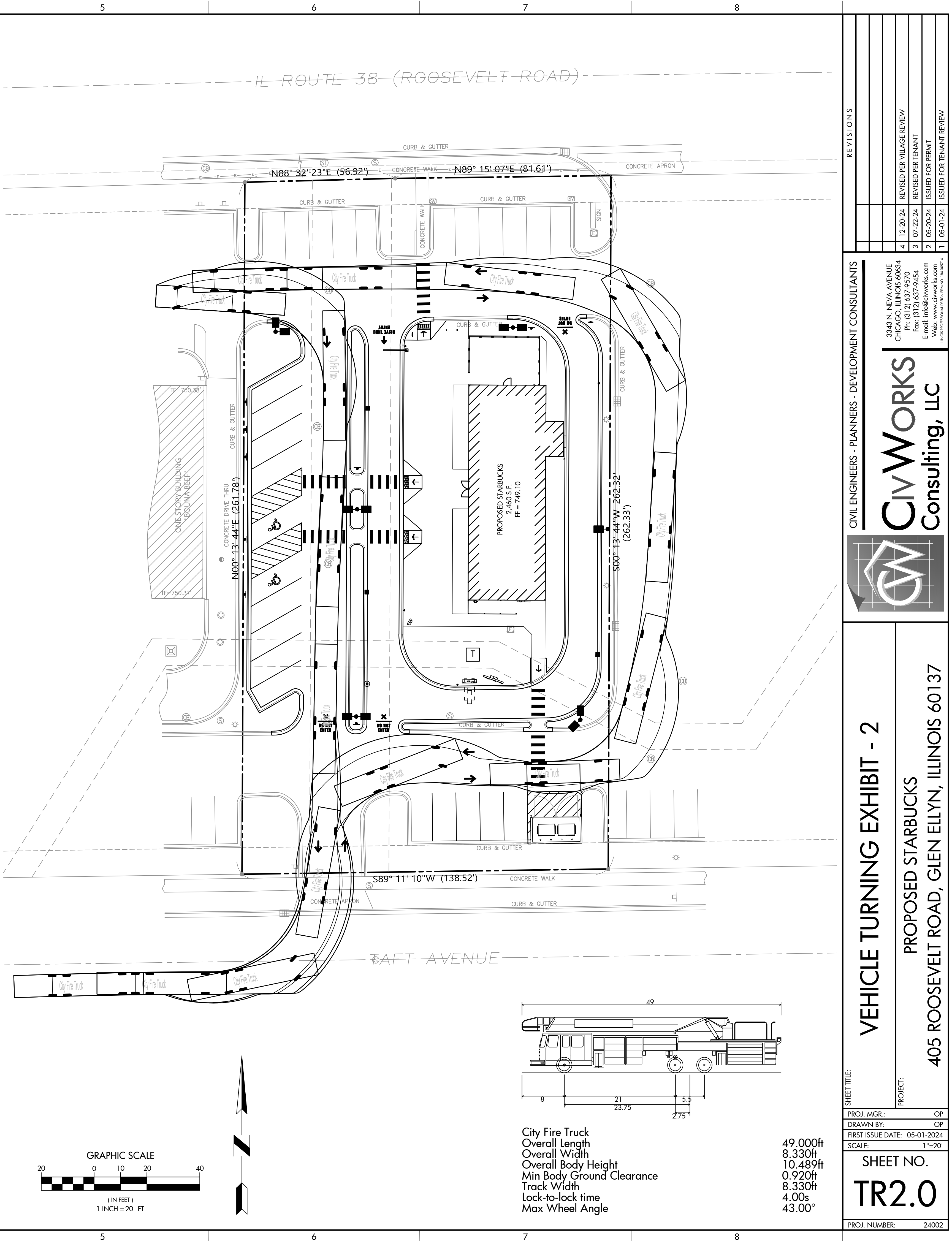
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HARRISBURG, PA: (717) 651-1100

DRIVE THROUGH STACKING EXHIBIT

PROPOSED STARBUCKS
405 ROOSEVELT ROAD, GLEN ELLYN, ILLINOIS 601

PROJ. MGR.:	OP
DRAWN BY:	OP
FIRST ISSUE DATE:	05-01-2024
SCALE:	1"=20'
SHEET NO.	
EXH2.0	
PROJ. NUMBER:	24002





MEMORANDUM TO: Tad Lagestee
GAIN Commercial Real Estate

FROM: Javier Millan
Principal

Luay Aboona, PE, PTOE
Principal

DATE: December 18, 2024

SUBJECT: Site Traffic Evaluation
Proposed Starbucks
Glen Ellyn, Illinois

This memorandum summarizes the results of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) in connection with the proposed Starbucks drive-through coffee shop to be located at 405 Roosevelt Road in Glen Ellyn, Illinois. The site is a vacant parcel within a commercial development that includes an Andy's Custard and a Buona Beef restaurant. As proposed, the parcel will be developed with a 2,460 square-foot Starbucks coffee shop with drive-through and 26 off-street parking spaces. Access to the site will be provided via the two existing full access drives off Roosevelt Road and the existing full access drive off Taft Avenue.

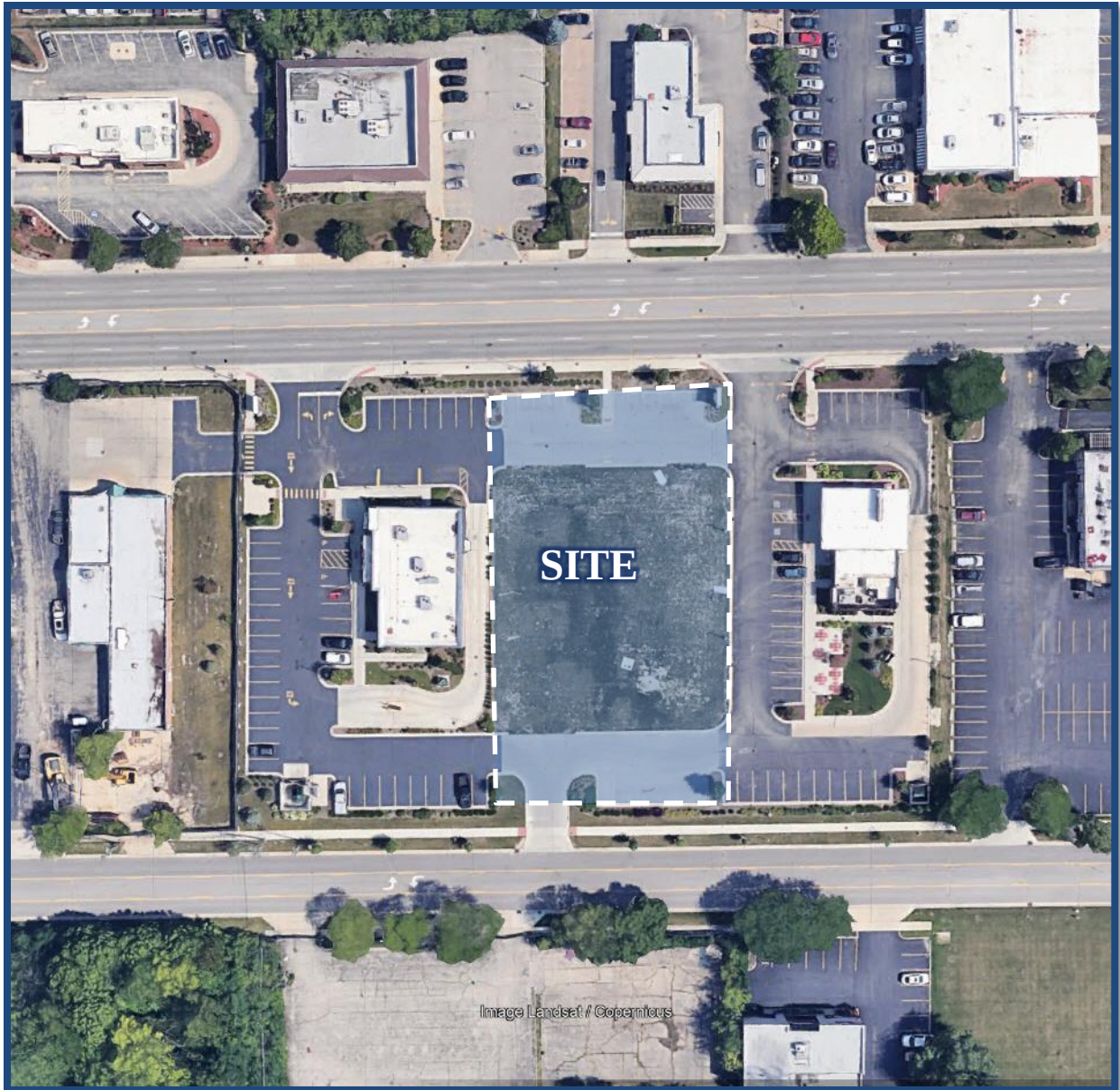
The purpose of this evaluation is to determine the impact of the proposed Starbucks coffee shop on the area roadway system, evaluate its on-site circulation and drive-through utilization, and evaluate the adequacy of the parking supply.

Site Location

The development site is located on the south side of Roosevelt Road, between the existing Andy's Custard and Buona Beef restaurant in Glen Ellyn, Illinois. Commercial/retail land uses front Roosevelt Road on both sides of the roadway in proximity to the site. It is important to note that when the original traffic study was conducted and approved for the overall development, the site was approved to be developed with a 4,500 square-foot fast-food restaurant with drive-through.

Figure 1 shows the site location on an aerial with respect to the surrounding roadway system.

Figure 2 shows the conceptual site plan.



Aerial View of Site

Figure 1

Existing Roadway Characteristics

The characteristics of the existing roadways that surround the proposed coffee shop are illustrated in **Figure 3** and described below.

Roosevelt Road (IL 38) is an east-west arterial roadway that in the vicinity of the site provides two through lanes in each direction with sidewalks and curb/gutter on both sides of the roadway and a continuous center two-way left-turn lane to accommodate left-turn movements. Roosevelt Road has a posted speed limit of 35 miles per hour (mph), and parking is restricted on both sides of the roadway. PACE Bus Route #301 traverses Roosevelt Road and has bus stops (sign only) for both directions of travel in the vicinity of the site. Roosevelt Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is designated as a Strategic Regional Arterial (SRA), and carries an annual average daily traffic (AADT) volume of 37,700 vehicles (Year 2023).

Taft Avenue is an east-west, two-lane roadway with a posted speed limit of 30 mph in the vicinity of the site. A continuous center two-way left-turn lane is provided. Sidewalks and curb/gutter are provided on both sides of the roadway and parking is restricted. Taft Avenue is under the jurisdiction of the Village of Glen Ellyn.

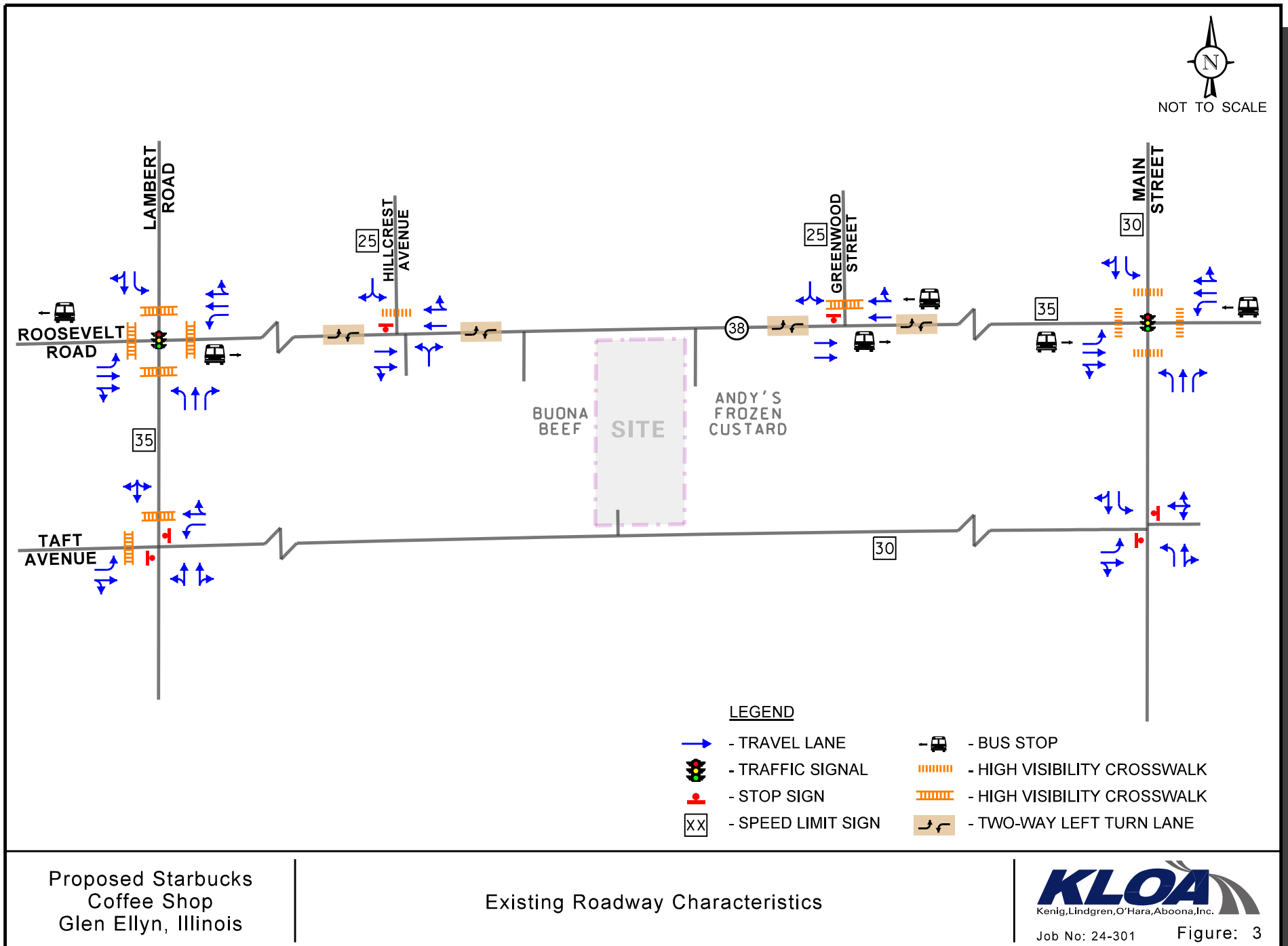
Traffic Observations

In order to assess the current traffic operations in the vicinity of the site, KLOA, Inc. conducted traffic observations during the weekday morning and evening peak periods at the segment of Roosevelt Road fronting the site. Based on our observations, traffic was noted to be heavier in the eastbound direction during the weekday morning peak period and fairly even in both directions during the weekday evening peak period. Furthermore, eastbound and westbound queues from the signalized intersections of Roosevelt Road with Main Street and Lambert Road did not extend to the existing two access drives.

Proposed Site Plan

As proposed, the site will be developed with a 2,460 square-foot Starbucks coffee shop with a drive-through system. Approximately 26 off-street parking spaces will be provided. Access to the site will be provided off Roosevelt Road via the two existing curb cuts serving the overall development and via an existing full access drive off Taft Avenue. Both access drives off Roosevelt Road provide one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane. Outbound movements are under stop sign control. The access drive off Taft Avenue provides one inbound lane and one outbound lane with outbound movements under stop sign control.

The drive-through entrance will be located internally on the west side of the building and will wrap around the building in a counterclockwise fashion. The drive-through exit will be under stop sign control and will be physically restricted to left-turn movements. A “No Right Turn” sign should also be provided at the drive-through exit lane to further enforce the proposed outbound movement restriction. This design is very similar to that of the Panera restaurant located at 751 Roosevelt Road.



Trip Generation Estimates

The number of peak hour and daily trips estimated to be generated by the proposed Starbucks was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The “Coffee/Donut Shop with Drive-Through Window” (ITE Land-Use Code 937) rate was utilized.

Surveys conducted by ITE have shown that a significant number of trips made to coffee shops are diverted from the existing traffic on the area roads. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. For coffee shops, the surveys indicate that, on average, 89 percent of the peak hour trips generated by a coffee shop are diverted from existing traffic on the adjacent roadways. However, in order to provide a conservative (worst-case) analysis, a pass-by reduction of only 70 percent was applied to the site-generated traffic volumes.

Table 1 summarizes the trips projected to be generated by the proposed development during the peak hours.

Table 1
TRIP GENERATION ESTIMATES

ITE Land- Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily		
		In	Out	Total	In	Out	Total	In	Out	Total
937	Coffee/Donut Shop with Drive-Through Window (2,460 S.F.)	108	103	211	48	48	96	656	656	1,312
	<i>70% Pass-By Reduction</i>	<i>-74</i>	<i>-74</i>	<i>-148</i>	<i>-33</i>	<i>-33</i>	<i>-66</i>	<i>-459</i>	<i>-459</i>	<i>-918</i>
	Total New Trips	34	29	63	15	15	30	197	197	394

Trip Generation Comparison

As mentioned previously, the site was previously approved to be developed with a 4,500 square-foot fast-food restaurant with drive-through. **Table 2** shows the comparison of the trips estimated to be generated by the proposed Starbucks and those of a fast-food restaurant with drive-through. As can be seen from Table 2, the proposed Starbucks is estimated to generate approximately 10 more total (in and out) trips during the morning peak hour and 53 fewer total (in and out) trips during the evening peak hour. As such, the proposed coffee shop will have an overall lower impact on the traffic operation of the intersection when compared to the previously assumed land use. Furthermore, it is important to note that the proposed Starbucks generates the majority of its traffic during the morning peak period when the other two land uses are not open for business. As such, the proposed development will have good synergy with the other land uses, minimizing the impact on traffic conditions.

Table 2
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour					
		In	Out	Total	In	Out	Total	In	Out	Total
937	Coffee/Donut Shop with Drive-Through Window (2,460 S.F.)	108	103	211	48	48	96	656	656	1,312
934	Fast Food Restaurant with Drive Through (4,500 s.f.)	<u>102</u>	<u>99</u>	<u>201</u>	<u>77</u>	<u>72</u>	<u>149</u>	<u>1,052</u>	<u>1,052</u>	<u>2,104</u>
	Difference	+6	+4	+10	-29	-24	-53	-396	-396	-792

Traffic Evaluation

The traffic that is estimated to be generated by the proposed Starbucks will mainly utilize Roosevelt Road to access the site, given that the majority of the traffic is located along Roosevelt Road. When the daily traffic volumes anticipated to be generated by the proposed Starbucks coffee shop are compared to the daily traffic volumes along Roosevelt Road, the proposed coffee shop traffic will amount to approximately three percent. However, when factoring in the pass-by reduction of vehicles that are already in the traffic stream, the Starbucks coffee shop will only result in a daily increase of traffic on Roosevelt Road of one percent.

Access Evaluation

As previously mentioned, access will be provided off Roosevelt Road via the two existing full access drives and via an existing full access drive off Taft Avenue. Both access drives off Roosevelt Road provide one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane with outbound movements under stop sign control. The access drive off Taft Avenue provides one inbound lane and one outbound lane with outbound movements under stop sign control. Based on our observations, given the existence of a two-way left-turn lane on Roosevelt Road coupled with the traffic signals to the east at Main Street and to the west at Lambert Road, vehicles are able to turn in and out of the access drives with relative ease. Additionally, based on our observations, the eastbound and westbound queues did not extend to the access drives. As such, the access drives will operate efficiently and no additional geometric or traffic control improvements will be necessary in conjunction with the proposed development.

On-Site Circulation

As proposed, the pick-up window will be located on the east side of the building with the order board located on the south side of the building. Vehicles will enter the drive-through lane at the northwest corner of the building and travel around the west, south, and east sides of the building. An opening will be provided within the drive-through lane at approximately the 3rd vehicle position from the ordering board to allow customers to exit the drive-through lane should they not want to wait in line to place their order. This opening will allow the customers to either park or leave the store.

A review of the site plan and drive-through stacking exhibit indicates that approximately six vehicles can stack from the pick-up window and approximately eight vehicles can stack from the order board within the drive-through lane for a total stacking area of 14 vehicles. Further, additional vehicles can stack within the site before reaching the access drives off Roosevelt Road.

In order to determine the average and peak stacking that can be expected at a drive-through coffee shop, previous surveys of other Starbucks were referenced and the results of the surveys indicated the following:

- During the weekday morning peak period (6:00 A.M. to 9:00 A.M.), Starbucks had an average queue of six vehicles and a maximum queue of 11 vehicles, occurring twice.
- During the weekday midday peak period (11:30 A.M. to 1:30 P.M.), Starbucks had an average queue of three vehicles and a maximum queue of six vehicles, occurring once.
- During the weekday evening peak period (4:00 P.M. to 6:00 P.M.), Starbucks had an average queue of one vehicle and a maximum queue of four vehicles, occurring once.

In addition to these observations, KLOA, Inc. also observed the operation of the existing Starbucks located at 691 Roosevelt Road. The results of our observations indicated the following:

- The existing Starbucks coffee shop provides stacking for four vehicles from the pick-up window, two from the ordering board, and approximately three additional vehicles can queue internally from the entrance to the drive-through to Roosevelt Road.
- During the weekday morning peak period (7:00 A.M. to 9:00 A.M.), the average queue from the entrance to the drive-through lane was three vehicles with one instance of six vehicles queued from the entrance to the drive-through (two queuing on Roosevelt Road and one vehicle queued internally on the drive aisle facing westbound).
- Based on the above the maximum total queue observed was 12 vehicles (six vehicles on the drive-through lane and six vehicles queued waiting to enter the drive-through lane).
- This maximum observed queue is consistent with those of other Starbucks.

Furthermore, these observations were compared to data provided by Starbucks, which indicated the following:

- Starbucks drive-throughs are designed to operate most efficiently with an average queue of seven vehicles.
- Starbucks peak drive-through queues range from 10 to 12 vehicles, typically occurring between 7:00 A.M. and 9:00 A.M.
- Typical service time for vehicles in the drive-through is 45 seconds.

This data is similar to the survey data and observations at the existing Starbucks and further confirms the average queue of approximately six vehicles and maximum queue of 11 to 12 vehicles experienced during the weekday morning. As such, the proposed drive-through design with a stacking of approximately 14 vehicles can accommodate the average and peak demand of the drive-through operation without impacting traffic flow within the site. Further, it is important to note that given the existing Starbucks coffee shop at 691 Roosevelt Road will remain, the drive-through demand at both Starbucks will be distributed between both locations and thus have a positive impact on the existing Starbucks coffee shop drive-through operation.

In order to provide efficient and orderly internal traffic flow, the following is recommended:

- Wayfinding signs directing traffic to the drive-through lane should be provided within the site, primarily near the northwest and northeast corners of the building, directing traffic to the entrance of the drive-through lane.
- A “No Right Turn” sign facing south should be posted at the exit of the drive-through lane.
- A stop sign facing south should be posted at the exit of the drive-through lane.

Conclusion

Based on the proposed plan and the preceding evaluation, the following is concluded:

- The trips estimated to be generated by the proposed Starbucks will be reduced due to the pass-by trips.
- The proposed Starbucks is estimated to generate less overall traffic than the site's previous approved use and the existing area roadways should be able to accommodate the proposed development.
- The existing access system will be adequate in accommodating the traffic projected to be generated by the proposed coffee shop with limited impact on the adjacent roadway network.
- Outbound movements from the drive-through exit lane should be under stop sign control.
- The drive-through lane will provide adequate stacking to accommodate the projected average and peak demand of the drive-through operations.



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

Meeting 1/23/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Anabel Pederson

**AGENDA ITEM (ID
2025-59)**

DOC ID: 2025-59

Public Hearing - PGS Gold and Coin, 606 Roosevelt Road, Sign Variation.

Statement of the Issue:

John Mark of PGS Gold and Coin, "The Petitioner", is requesting the following variation to the Glen Ellyn Sign Code:

A variation from the Glen Ellyn Sign Code Section 4-5-10(B)2 to allow for a sign in the C3 Commercial Zoning District with an area of 50 square feet in lieu of the allowed 22.5 square feet.

Analysis:

The petitioner is requesting a variation to allow for the installation of one front facing wall sign at the property commonly known as 606 Roosevelt Rd. The proposed sign is not compliant with the Glen Ellyn Sign Code due to maximum square footage area requirements as defined in Section 4-5-10 (B)2.

The property is in the C3 Service Commercial District. The sign would be located on wall space above the entrance of the store facing Roosevelt Road. The proposed sign is internally illuminated, to read "PGS GOLD & COIN" and attached to a steel bar with mounting brackets. The store's frontage is 22.5ft wide, which would allow for a maximum sign area of 22.5sqft. The applicant had originally proposed a sign with dimensions are 10ft by 5ft, for a total proposed area of 50sqft. The applicant has since submitted a sign with dimensions of 10ft by 4.75ft, for a total proposed area of 47.5 sqft.

The applicant has stated that the purpose of the proposed sign is to for allow a main business sign that is comparable to other signs in the area in terms of size and proportions. They maintain that the current Sign Code regulations would force them to have a sign that would be far too small and disproportionate. They have stated that they believe a larger sign would give a classier, upscale, and professional look. The applicant has also expressed that as they are not allowed to have a monument sign due to their lease conditions and landscaping restrictions, they need more prominent signage to attract attention.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Plan Commission is being asked to consider the petitioner's request for a sign variation and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the project, the PC may wish to recommend conditions requiring that:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the January 23, 2025 Plan Commission meeting.
2. A building permit shall be obtained before construction commences on the project.

EVIDENCE AND FINDINGS:

The Sign Code states that the Plan Commission shall not recommend approval of a variation request unless the Commission makes positive findings based on the evidence presented that all the following standards have been met:

- (1) The request complies with the statement of purpose found in Section 4-5-2 of the Sign Code; and
- (2) The plight of the owner is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment and the conditions upon which the request is based are not generally applicable to other property within the same zoning district; and
- (3) The variation, if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located; and
- (4) The variation, if granted, would have no adverse impact on the existing or desired character of the surrounding area; and
- (5) The variation, if granted, would not endanger the public health, safety or welfare.

For the purpose of supplementing the above standards, the Plan Commission, in making its findings and recommendation may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

- (1) That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
- (2) 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;
- (3) That the variation is the minimum variation necessary; and
- (4) That 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.

Attachments:

1. Aerial Map

2. Zoning Map
3. Application
4. Proposed sign with storefront measurements

**Legend****Notes**

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

**Legend**

Zoning and Development

Zoning

- C3: Service Commercial District
- R4: Multi-Family Residential District

0 150 300
ft

Print Date: 1/17/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

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

CLEAR ALL PAGES

APPLICATION FOR SIGN VARIATION

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 of paper as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

Name: PGS Gold and Coin

Address: 830 West Northwest Highway, #12, Palatine IL 60067

Phone No.: 224-3017324 Fax No.: none

E-mail: jmark@pgsgoldandcoin.com

Ownership Interest in the Property in Question: 0% Rental

Name and address of the legal owner of the property (if other than the applicant):

Andrew Alex
1121 Tamarack Barrington IL 60010
andrewalexio@aol.com
Phone 847 529 6196

II. PROPERTY INFORMATION

Common address: 606 Roosevelt Road, Glen Ellyn, IL 60137-5737

Permanent tax index number: 05-14-314-015 Zoning classification: Retail

Present use: Retail - Vacant - was a Marijuana Pipe Shop

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

#1 The Unit is located in the middle of a 3 unit storefront building. The Unit is very narrow and very deep and consists of roughly 1300 sq ft of space. The frontage is 22.6 feet. We were told that following the current limitations, the sign to be placed on the only exterior wall of the building is limited to 24.75 sq feet. When drawn on a scale drawing, the purely Letters sign will be too small for functionality and look quite out of place and silly.

#2 The proposed sign is drawn to scale and is a correct and functional proportion of the wall space. Scale Drawings are available from John Mark at jmark@stayintouch.us.

#3 This is related to Sign Code provision 4-5-10:

#4 Wall sign limited to 1 square foot per linear foot of establishment frontage for each sign. No maximum height. Also under "Unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth".

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Plan Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

We believe the larger sign will meet all of the following:

1. legible in the context in which it is viewed;
 2. Is appropriate to the functions to which it pertains;
 3. It will be clearly and efficiently identify and classify the goods, services, facilities, activities and locations made available to the community by businesses, community service organizations and other enterprises; and
 4. It will eliminate or reduce the "canceling out" effect created by the inappropriate placement of signs in proximity to one another.
- (B)
- Public welfare: The public health, safety and welfare is to be preserved, protected and promoted through sign regulations which:
1. Recognize that signs are a necessary means of visual communication for the convenience of the general public taken as a whole, as opposed to the convenience of any individual person;
 2. Minimize the blighting influences posed by visual clutter, decay and neglect;
 3. Reduce distractions, obstructions, and hazards to pedestrian and automobile traffic caused by the indiscriminate placement and use of signs and to protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting or illegible signage;
 4. Prohibit the placement of signs which obstruct vision or access in a manner which creates dangerous conditions;
 5. Protect the physical and mental well-being of the general public by encouraging a sense of aesthetic appreciation for the Village's visual environment and ensuring that signs harmonize with their surroundings and are consistent with the character of their community context;
 6. Promote the use of graphics which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscaping, in order to meet the community's expressed desire for quality development;
 7. Protect the value of the Village's architectural resources, by ensuring that the integrity of the architectural elements and character of buildings and sites to which signs principally relate is maintained;
 8. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets in accordance with the downtown, Roosevelt Road and historic Stacy's Corners streetscape plans, and other public structures and spaces, are protected by exercising reasonable controls over the character and design of graphic structures;
 9. Preserve the value of private property by assuring the compatibility of signs with surrounding land uses;
 10. Promote economic development by encouraging a more attractive economic and business climate within the commercial areas of the Village;
 11. Further the objectives of the comprehensive plan and downtown strategic plan;
 12. Protect the general public from damage and injury caused by the faulty and uncontrolled construction and use of signs within the Village; and
 13. Respect the rights of nearby property owners.

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

1. The space inside is 270" wide by 700" deep. This is a very rectangular area where the depth is almost triple the width. The current restriction that entitles exterior sign based solely upon the width, therefore prejudices almost 2/3 of the provided usable square footage of the property, to be not entitled to any sign.
2. The property can not accommodate a Monument Sign due to the property lines and the landscaping requirements, so we are only allowed one sign for our business and we need it to be prominent and classy and not look like a fly by night shop.
3. If we were allowed to have the monument sign the building would be allowed 65 sq. ft. of more signage for passing traffic to see. If that was divided into the 4 units, that would allow 16+ more feet of allowable signage for each unit.
4. There are many monument signs up and down the streets that do not have any landscaping whatsoever on them.
5. There was an existing pole sign there at this location in the past and there is existing electric and an existing iron pipe that could be attached to for a pole sign. If this would be allowed that would allow us some reasonable signage that would stand out.
6. The facade of the building steps out and a small sign will look disproportionate and demeaning to the business.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

We can safely assume that a slightly larger sign than is currently allowed, would have zero effect on the property values nor be injurious to any of the surrounding areas and properties.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

We can safely assume that a slightly larger sign than is currently allowed, would have no adverse impact on the existing or desired character of the surrounding areas and properties.

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

We can safely assume that a slightly larger sign than is currently allowed, would have not endanger the public health, safety or welfare.

- B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may 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 purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

The purpose of the variation is to be allowed to have a main business sign that is in line with other signs in the area as regards size, proportions, and classy, upscale and professional looks.

The current limitations will force a sign that will be far too small and very disproportionate. It will further give viewers the idea that cheap materials, temporary businesses and perhaps even shady ethics are at work at our establishment.

2. Provide evidence 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:

We hereby attest that the alleged difficulty and the particular hardship referred to, has not been created by any person presently having an interest in the property or by us; the applicant.

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

We hereby attest that the requested proposed sign is of the proper and minimal, best proportions for the classiest, most effective and non obtrusive viewing.

4. Provide evidence that 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:

The current limitations will force a sign that will be far too small and very disproportionate. It will further give viewers the idea that cheap materials, temporary businesses and perhaps even shady ethics are at work at our establishment.

The proposed larger main business sign that is in line with other signs in the area as regards size, proportions, and classy, upscale and professional looks, will provide confidence, beauty, and an asset to the community.

Please add any additional comments which you believe may assist the PC in reviewing this application:

We would like to have a Monument Sign but the Landlord will not allow the required changes in the parking structure to allow this. As a result, we are prejudiced for our advertising and would like to increase the sign size on the front of the building to a reasonable and attractive sign, to compensate for this loss of opportunity.

VIII. 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 Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

<u>10/21/2024</u>	<u>Aaron Ratkovich</u>	<u>Aaron Ratkovich</u>
Date	Print Name	Signature of Applicant
<u></u>	<u></u>	<u></u>
Date	Print Name	Signature of Applicant
<u></u>	<u></u>	<u></u>
Date	Print Name	Signature of Applicant

SIGN CODE - 4-5-2. - Statement of purpose.

It is hereby determined that the primary purpose of signage is to help people find what they need without difficulty or confusion. Thus, while not restricting freedom of expression, regulations must be established for preventing an overload of graphic messages in the environment. The purpose of signs is subordinate to the structures and land use functions they reference. Signs are to be considered accessory components of an overall composition of architectural elements, not as freestanding or dominant architectural elements by themselves. There should not be a proliferation of off premises signs as it can obscure the legitimate efforts of local business establishments to reasonably identify the location and nature of their businesses.

This chapter establishes standards and regulations for the erection, display, safety and maintenance of signs which are intended to allow a person to observe or ignore graphic messages, according to that person's own purpose, as well as to encourage the general attractiveness of the community and to protect property values. These standards and regulations are intended to meet the following objectives:

- (A) *Effective communication:* A reasonable, orderly and effective display of signs is to be promoted by authorizing the use of signs which:
 - 1. Are legible in the context in which they are viewed;
 - 2. Are appropriate to the functions to which they pertain;
 - 3. Clearly and efficiently identify and classify the goods, services, facilities, activities and locations made available to the community by businesses, community service organizations and other enterprises; and
 - 4. Eliminate or reduce the "canceling out" effect created by the inappropriate placement of signs in proximity to one another.
- (B) *Public welfare:* The public health, safety and welfare is to be preserved, protected and promoted through sign regulations which:
 - 1. Recognize that signs are a necessary means of visual communication for the convenience of the general public taken as a whole, as opposed to the convenience of any individual person;
 - 2. Minimize the blighting influences posed by visual clutter, decay and neglect;
 - 3. Reduce distractions, obstructions, and hazards to pedestrian and automobile traffic caused by the indiscriminate placement and use of signs and to protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting or illegible signage;
 - 4. Prohibit the placement of signs which obstruct vision or access in a manner which creates dangerous conditions;
 - 5. Protect the physical and mental well-being of the general public by encouraging a sense of aesthetic appreciation for the Village's visual environment and ensuring that signs harmonize with their surroundings and are consistent with the character of their community context;

6. Promote the use of graphics which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscaping, in order to meet the community's expressed desire for quality development;
7. Protect the value of the Village's architectural resources, by ensuring that the integrity of the architectural elements and character of buildings and sites to which signs principally relate is maintained;
8. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets in accordance with the downtown, Roosevelt Road and historic Stacy's Corners streetscape plans, and other public structures and spaces, are protected by exercising reasonable controls over the character and design of graphic structures;
9. Preserve the value of private property by assuring the compatibility of signs with surrounding land uses;
10. Promote economic development by encouraging a more attractive economic and business climate within the commercial areas of the Village;
11. Further the objectives of the comprehensive plan and downtown strategic plan;
12. Protect the general public from damage and injury caused by the faulty and uncontrolled construction and use of signs within the Village; and
13. Respect the rights of nearby property owners.

(Ord. 6215, 2-10-2014)

OWNERSHIP BY A CORPORATION

Date: 10/21/2024

Address: 1121 Tamarack, Hoffman Estates, IL 60194

Legal Description: **The subject property is partially legally described as Part of the Southeast quarter of Section 14, township 39 north range 10 east of the third principal meridian in Dupage County, IL.**

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

Name: Andrew Alex Address: 1121 Tamarack, Hoffman Estates, IL 60194 % 50

Name: Tom Alex Address: 625 South Grove, Hoffman Estates, IL 60194 % 50

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 LAND TRUST

Date: _____

Address: **N/A** _____

Legal Description:

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: _____

AFFIDAVIT OF AUTHORIZATION

I, Andrew Alex owner of the property described as

606 North Roosevelt Rd
Glen Ellyn IL

verify that Andrew A Alex
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.

Andrew Alex
Owner Signature

Subscribed and sworn to before me this

2 day of December, 2024

Nancy E Carroll
Notary Public



SIGNAGE WORKSHEET

List all proposed new, and existing signs to remain, on the establishment,
building and property for the specific type of facility

FACILITY TYPES:

- ☐ NONRESIDENTIAL ESTABLISHMENT *(For one establishment in one building on one property)*
- ☐ NONRESIDENTIAL ESTABLISHMENT *(For one establishment if more than one establishment is in the building or on the property)*
- ☒ MULTI-TENANT DEVELOPMENT *(For a development with more than two establishments on one property)*
- ☐ OFFICE COMPLEX *(For a development with more than one business office on one property)*
- ☐ RESIDENTIAL DEVELOPMENT *(For a development with more than twenty dwelling units on one property)*
- ☐ MULTI-FAMILY DWELLING *(For a development with more than three dwelling units on one property)*
- ☐ PARK OR PUBLIC RECREATION FACILITY
- ☐ OTHER FACILITY - DESCRIBE: _____

SIGN TYPES: (*Please specify one of the following sign types)

Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. *(Sign Definitions Section 4-5-3)*

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☒	☐	Wall	Wall is 9.25' x 22.5'	10x5 = 50 sf	Total = 5.0'
Words/Symbols: PGS Gold and Coin						
2	☐	☐				
Words/Symbols:						
3	☐	☐				
Words/Symbols:						
4	☐	☐				
Words/Symbols:						
5	☐	☐				
Words/Symbols:						
6	☐	☐				
Words/Symbols:						
7	☐	☐				
Words/Symbols:						
8	☐	☐				
Words/Symbols:						

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: 606 North Roosevelt Road, Glen Ellyn, IL
- II. _____
- III. OWNER:
- A. Owner of Property: Andrew Alex
- B. Owner's Address: 1121 North Tamarac, Hoffman Estates, IL 60194
- C. Owner's Home Phone Number: 847-529-9169 Fax: none
- D. Owner's Work Phone Number: none
- E. Owner's E-mail: andrewalexio@aol.com
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- IV. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: PGS Gold and Coin
- B. Petitioner's Address: 830 West Northwest Highway, #12, Palatine, IL 60067
- C. Petitioner's Home Phone Number: 224-301-7324
- D. Petitioner's Work Number: 224-539-8462
- E. Petitioner's E-mail: jmark@pgsgoldandcoin.com
- V. LOCATION OF PROPERTY:
- A. General Location of Property: 606 North Roosevelt Road, Glen Ellyn, IL
- B. Acreage of Parcel: _____
- C. Permanent Index Number(s): 05-14-314-015
- D. Legal Description (Please attach) _____
- VI. 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 recordings, 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.

Aaron Ratkovich
Petitioner

[Signature]
Owner

Date: 12/2/24

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 Aaron Ratkovich, and I hold the position of ~~Owner~~ President for PGS Gold and Coin ("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: Aaron Ratkovich

Title: ~~Owner~~ President

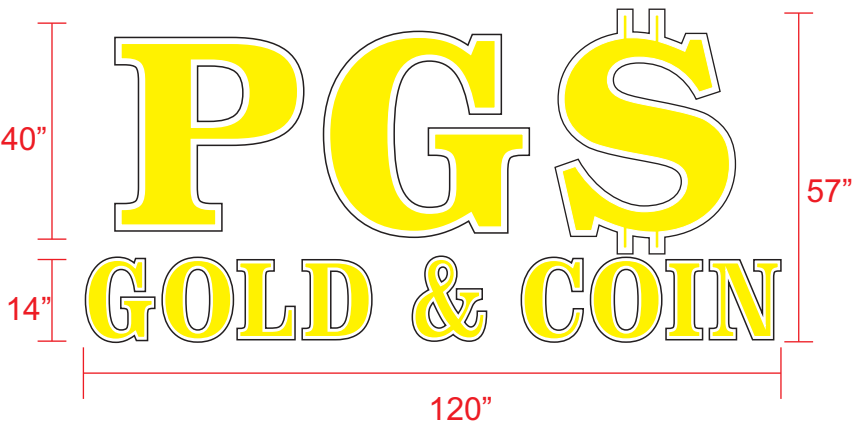
Applicant's Name: PGS Gold and Coin

Subscribed and sworn to me this

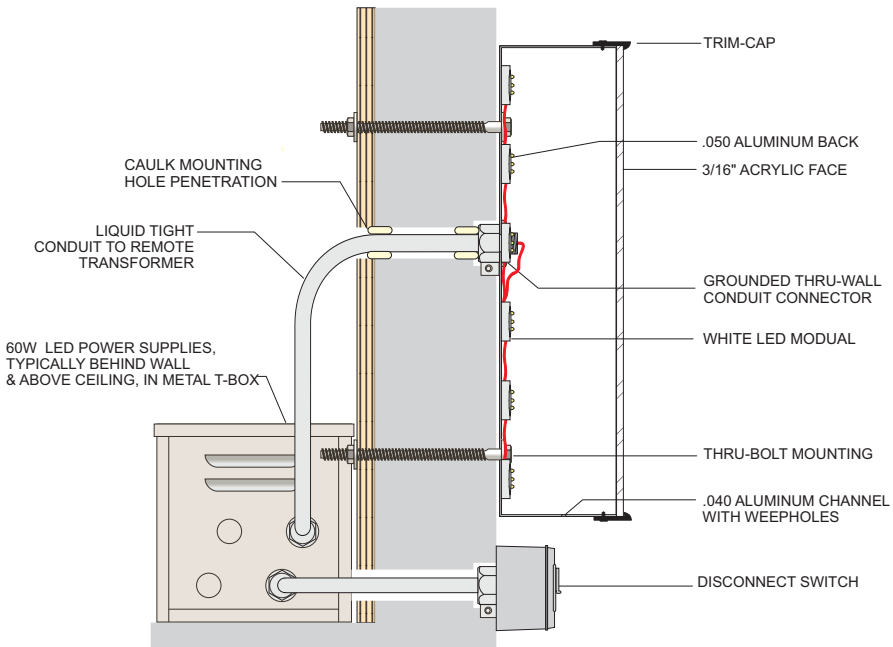
2nd day of December, 2024.

Notary Public

John Mark Ratkovich
Notary-State of Illinois
Expires March 25, 2027



Sign: 47.5 Sq.Ft



LISTED

ELECTRICAL REQUIREMENTS

(4) CIRCUIT

120 VOLT/20 AMPS

RealNeon
SIGN INNOVATIONS

113 WEST OFFICIAL RD. ADDISON, IL 60101

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