

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
AUGUST 2, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use, Plat of Subdivision and Abrogation of Easement for 898 Ogden Avenue	<ul style="list-style-type: none"> ✓ Resolutions ✓ Ordinance Motion Discussion Only 	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared for special use approval for a service station located at 898 Ogden Avenue. A resolution for a Final Plat of Subdivision has been prepared to consolidate two existing lots and a vacated alley into one lot for the property. A resolution to abrogate the easement associated with the previously vacated alley has also been prepared.

STRATEGIC PLAN ALIGNMENT

The Goals for 2011 to 2018 include *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the August 9, 2011 active agenda.

BACKGROUND

The 1.58 acre property is located at the northeast corner of Ogden Avenue and Lindley Street and is zoned B-3 General Services and Highway Business. A service station and large canopy are currently located on the site. The petitioner is proposing to demolish the existing service station and canopy and construct a new 3,936 square foot convenience store, install six new pump islands and a new smaller canopy. The proposed canopy would run east-west parallel to Ogden Avenue with the convenience store located to the north of the canopy. In order to construct the proposed development, the petitioner must consolidate the two separate parcels and vacated alley into a single lot of record. The proposal complies with the bulk requirements of the Zoning Ordinance Sections 28.1100 as noted below:

Zoning Requirements for Canopy	Required	Provided
South Setback (Front, from Centerline of Ogden)	50'	101'
West Setback (Front)	26'	57'
North Setback (Transition Yard)	21'	162'
East Setback (Side)	0'	80'
Canopy Height	60'	21'

Zoning Requirements for Building	Required	Provided
South Setback (Village Front Req., from Centerline of Ogden)	75'	184'
West Setback (Village Front Req. / Per Recorded Plat)	28' / 35'	90'
North Setback (Village Transition Yard Req. / Per Recorded Plat)	25' / 40'	60'-2"
East Setback (Village Transition Yard Req./ Per Recorded Plat)	25' / 20'	66'
Building Height	60'	24'-6"
Parking Spaces	18	27
Floor Area Ratio	0.75 (max)	0.06
Open Space (Total / Front Yard)	6,880 sq ft / 3,440 sq ft	41,050 sq ft / 24,374 sq ft

Site improvements include the elimination of the westernmost curb cut onto Ogden Avenue and the slight relocation of the eastern Ogden Avenue curb cut so that it is more in-line with the Washington Street intersection. The existing curb cut on Lindley Street will be relocated approximately 18 feet north to line-up with the drive aisle between the canopy and building. The existing no-right turn restrictions per Section 14.15.12 of the Municipal Code will remain in effect.

The proposal complies with the Ogden Avenue Master Plan as follows:

- The elimination of the westernmost curb cut on Ogden Avenue
- The installation of additional green space
- The installation of code compliant signage

When the existing service station was approved in 1984, restrictive covenants were placed on the property which provided specific setback and landscape buffering requirements for the portions of the parcels adjacent to the residential uses. The current proposal meets the requirements of the setback covenants and maintains the landscape buffering as well as adding some additional landscape screening around the parking lot.

When the alley was vacated in 1984, utility easements were granted over the entire vacated alley. However, the existing building and canopy are constructed over the alley and the utilities were relocated to run along the east and north property lines. There are no utilities within the vacated alley at this time. The utility easements are proposed to be abrogated to permit the construction of the development.

The petitioner is providing a new ten-foot wide utility easement along the east and north property lines to provide for the public utilities. The proposed plat of subdivision creates a new lot of record that complies with Section 20.301 of the Subdivision Ordinance as shown in the table below:

898 Ogden Avenue	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	249.98 ft (No Change)	140 feet	305.50 ft (No Change)	10,500 sq ft	68,779 sq ft (No Change)

The petitioner will be providing two on-site stormwater detention ponds. The development will meet the Village’s Stormwater Management Ordinance and Stormwater Best Management Practices. The existing sidewalks will remain and new utility services will tie into existing mains along Lindley Street.

The Plan Commission considered the petition at their July 11, 2011 meeting. The following table shows the concerns that were raised during the meeting and how the petitioner is proposing to address them:

Concern raised	How the concern is addressed
Traffic turning right onto Lindley Street from the subject parcel	The petitioner will redesign the Lindley Street curb cut to provide a physical barrier which discourages right turns onto Lindley Street
Overgrown landscaping and insufficient fencing which leads to security concerns	A condition has been added to the ordinance which requires the petitioner to clean up the landscaping and repair or replace the fence
Litter overflowing from the existing dumpster that ends up in the landscape area adjacent to the residential properties	The proposal calls for a dumpster with an enclosure that is closer to the building so that it can be more easily monitored by on-site staff
Noise from idling diesel trucks	The proposed design relocates vehicle fueling from the north side of the property to the south side of the property adjacent to Ogden Avenue

The Plan Commission found the proposed plat of subdivision, abrogation of easements and dedication of new utility and stormwater easements is consistent with Sections 20.301 and 20.305 of the Subdivision Ordinance. The Commission also found that the proposal meets the standards of approval for a special use per Section 28.1902 of the Zoning Ordinance. The use is desirable, will not be detrimental to the health, welfare, or property values in the vicinity, will comply with the regulations of the B-3 zoning district and is listed as an allowable special use in the B-3 zoning district. Based on their analysis, the Plan Commission recommended approval of the special use, plat of subdivision with dedicated easements and abrogation of easements. Staff concurs.

ATTACHMENTS

- Resolutions
- Ordinance
- Aerial Map
- Staff Report with attachments dated July 11, 2011
- Minutes of the Plan Commission Hearing dated July 11, 2011
- Sketch with revised Lindley Street curb cut

RESOLUTION NO. _____

**A RESOLUTION ABROGATING A CERTAIN
PORTION OF A PUBLIC EASEMENT IN
THE VILLAGE OF DOWNERS GROVE - 898 OGDEN AVENUE**

WHEREAS, it has been determined by the Council of the Village of Downers Grove in DuPage County, Illinois, that it is in the public interest to abrogate a certain portion of a public easement in said Village hereinafter more particularly described; and

WHEREAS, the Village Council, after due investigation and consideration, has determined that there is no evidence of significant Village use of this portion of the public easement;

WHEREAS, the Village Council, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be served is such as to warrant the abrogation of said public easement,

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That portion of the public easement on Lot 7 and Lot 8 of Zuegel's Resubdivision and Lot 3 in WM. F. Wittingham Resubdivision described as follows:

THE VACATED 20 FOOT PUBLIC ALLEY LYING SOUTH OF AN ADJOINING LOT 3 IN WM F. WITTINGHAM RESUBDIVISION OF LOT 5 IN WHITTINGHAM'S RESUBDIVISION OF LOT 5 OF ZUEGEL'S RESUBDIVISION OF SAID BLOCK 9 RECORDED JULY 9, 1965 AS DOCUMENT R65-24615, IN DUPAGE COUNTY, ILLINOIS

Commonly known as (a portion of) 898 Ogden Avenue; PINs 09-05-119-016; -017

(hereinafter referred to as the "Abrogated Public Easement"), are hereby abrogated and closed, and that it is hereby declared that the same is no longer required for public use and that the public interest will be served by such abrogation.

SECTION 2. That the Mayor and Clerk of the Village of Downers Grove are hereby authorized to sign the plat of abrogation of the abrogated easement described herein.

SECTION 3. That a certified copy of this resolution and an accurate map of the abrogated easement shall be filed for record by the Clerk of the Village of Downers Grove in the Office of the

Recorder of Deeds, DuPage County, Illinois at the expense of the Owner of Record.

SECTION 4. That all resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed.

SECTION 5. That this resolution shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

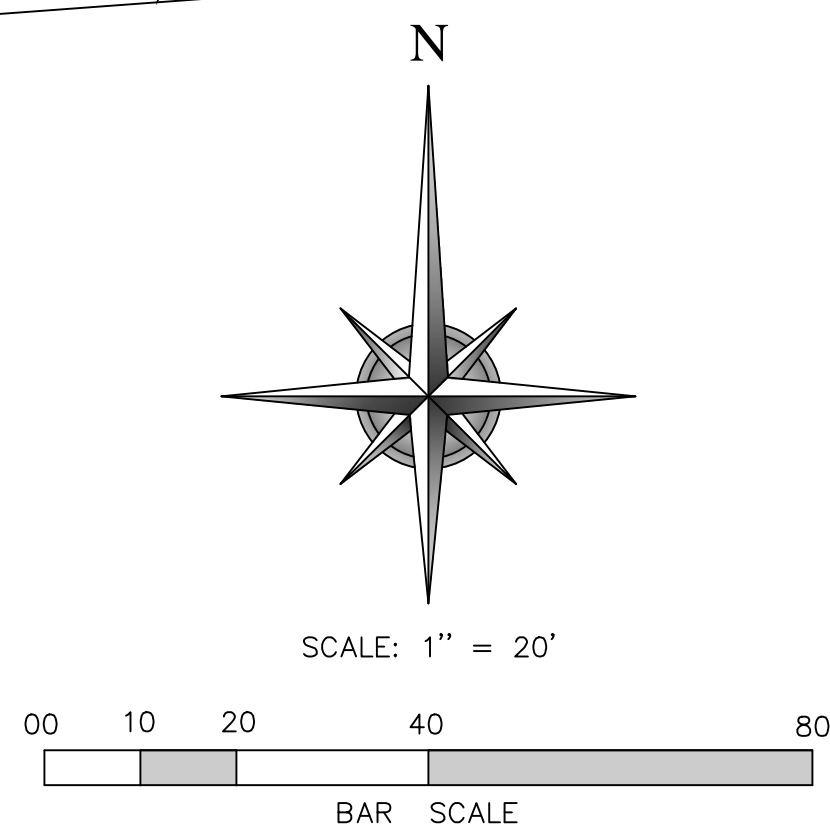
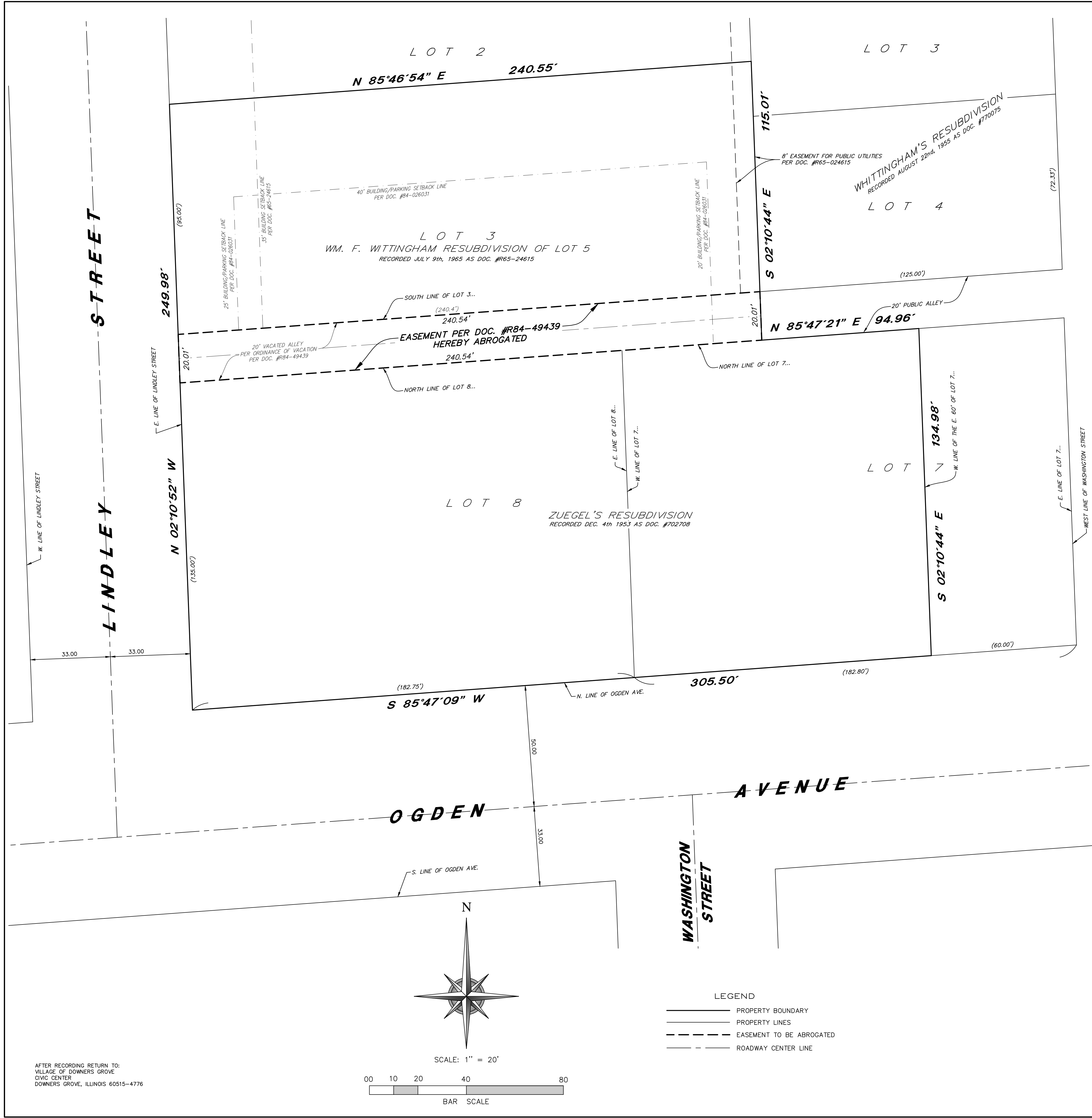
Passed:

Published:

Attest: _____
Village Clerk

PLAT OF ABROGATION OF A PUBLIC EASEMENT BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

THE VACATED 20 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOT 3 IN WM. F. WITTINGHAM RESUBDIVISION OF LOT 5 IN WHITTINGHAM'S RESUBDIVISION OF LOT 6 OF ZUEGEL'S RESUBDIVISION OF SAID BLOCK 9 RECORDED JULY 9, 1965 AS DOCUMENT 865-24615, IN DUPAGE COUNTY, ILLINOIS.

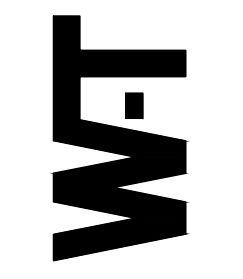


- LEGEND**
- PROPERTY BOUNDARY
 - PROPERTY LINES
 - - - - - EASEMENT TO BE ABROGATED
 - - - - - ROADWAY CENTER LINE

AFTER RECORDING RETURN TO:
VILLAGE OF DOWNERS GROVE
CIVIC CENTER
DOWNERS GROVE, ILLINOIS 60515-4776

REVISIONS	DATE	BY
ISSUED FOR REVIEW	7/22/11	MO
ISSUED MTLAR	7/26/11	MO

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS
2075 Prater Avenue
Downers Grove, IL 60528
PH: (224) 202-6333 FAX: (224) 202-6444
www.wtengineering.com
IL License No. 184-004387 Exp. 04/30/12
COPYRIGHT © 2011 W-T LAND SURVEYING, INC.



898 W. OGDEN AVENUE
DOWNERS GROVE, ILLINOIS

PLAT OF ABROGATION

DATE :	7/22/11
SCALE :	1"=20'
DRAWN :	MWO
BOUNDARY :	FIM
FIELD WORK :	BSA
CHECK :	FIM
JOB :	S11002
SHEET	REVISION
S-1	
OF ONE SHEETS	

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED THIS _____ DAY OF _____, A.D. _____, BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

MAYOR

VILLAGE CLERK

PUBLIC WORKS DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON.

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. _____

DOWNERS GROVE PUBLIC WORKS DEPARTMENT

BY: _____

TITLE: _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. _____ AT _____ O'CLOCK ____ M., AS DOCUMENT NUMBER _____

RECORDER OF DEEDS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, FRANJO I. MATIJC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ABROGATING AN EASEMENT BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, FOR THE PURPOSES STATED HEREON, AND AS SHOWN BY THE PLAT HEREON DRAWN.

DATED THIS _____ 26th _____ DAY OF _____ JULY _____, A.D. 2011, AT HOFFMAN ESTATES, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

FRANJO I. MATIJC - PLS #035-003556 EXPIRES 11/30/2012
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 187-004387

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
AND ACCEPTING CERTAIN PUBLIC EASEMENTS
FOR 898 OGDEN AVENUE**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of the final Plat of Subdivision to consolidate two lots into one lot for Speedway Downers Grove, 898 Ogden Avenue, located at the northeast corner of Lindley Street and Ogden Avenue, Downers Grove, Illinois, legally described as follows:

Parcel 1:

Lot 7 (except the east 60 feet thereof) and Lot 8, in Zuegel's Resubdivision of Block 9 (except the north 75.0 feet of the east 182.55 feet thereof) in Lyman Park, being a subdivision situated in Section 5, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of said Zuegel's Resubdivision recorded Dec. 4, 1953 as Document 702708, together with that portion of the south half of the vacated public alley lying south of and adjoining Lot 3 in WM. F. Whittingham Resubdivision of Lot 5 in Whittingham's Resubdivision of Lot 6 of Zuegel's Resubdivision of said Block 9 recorded July 9, 1965 as Document R65-24615, in DuPage County Illinois and

Parcel 2:

Lot 3 and the north half of the vacated public alley lying south of and adjoining said Lot 3, in WM. F. Whittingham Resubdivision of Lot 5 in Whittingham's Resubdivision of Lot 6 of Zuegel's Resubdivision of said Block 9 (except the north 75.0 feet of the east 182.55 feet thereof) in Lyman Park, being a subdivision situated in the west ½ of Section 5, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of said WM. F. Whittingham Resubdivision recorded July 9, 1965 as Document R65-24615, DuPage County, Illinois

Commonly known as 898 Ogden Avenue, Downers Grove, IL (PINs 09-05-119-016, -017).

WHEREAS, notice has been given and a public hearing held on July 11, 2011 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, that a public utility easement, a drainage easement and a stormwater management easement shall be granted to the Village and is depicted on the Final Plat of Subdivision.

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision for Speedway Downers Grove located at 898 Ogden Avenue, as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Subdivision for Speedway Downers Grove located at 898 Ogden Avenue, be and is hereby approved subject to the following conditions:

1. The final plat of subdivision shall substantially conform to the Final Plat of Subdivision prepared by W-T Land Surveying, Inc. and attached to the staff report dated July 11, 2011, except as such plans may be modified to conform to the Village Codes and Ordinances.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

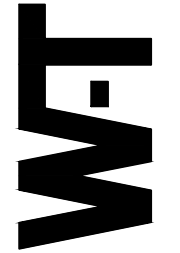
Attest: _____
Village Clerk

FINAL SUBDIVISION PLAT SPEEDWAY DOWNERS GROVE DOWNERS GROVE, ILLINOIS.

BEING A SUBDIVISION SITUATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

REVISIONS	BY	DATE	NO
ISSUED FOR REVIEW		4/27/11	NO
REVISED PER VILLAGE & IDOT COMMENTS		6/9/11	NO
ISSUED M.Y.L.A.R		7/26/11	NO

W-T LAND SURVEYING, INC.
 Land and construction surveys
 2675 Truman Avenue
 Downers Grove, IL 60130
 PH: (224) 228-4533 FAX: (224) 228-4644
 www.wtengineering.com
 IL License No.: 184-04387 Exp. 04/30/11



898 W. OGDEN AVENUE
DOWNERS GROVE, ILLINOIS

PLAT OF SUBDIVISION

DATE :	4/25/11
SCALE :	1"=20'
DRAWN BY :	MWO
BOUNDARY :	FIM
FIELD WORK :	BSA
CHECK :	FIM
JOB :	S11002sub
SHEET	REVISION
S-2	
OF TWO SHEETS	

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.

(B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED PUBLIC UTILITY AND/OR DRAINAGE EASEMENT, OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS. NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

- NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.
- EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
- IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
- IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
- THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THERON.

DATED: _____

OWNER: _____

NOTARY: _____

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY AND SBC AMERITECH, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION). THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS, AND THE PROPERTY DESIGNATED ON THE PLAT AS COMMON AREA OR AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM COMMON ELEMENTS SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE CONDOMINIUM PROPERTY ACT, CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE

SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS OUTLOTS, COMMON ELEMENTS, OPEN SPACE, OPEN AREA, COMMON GROUND, PARKING AND COMMON AREA, THE TERM COMMON AREA OR AREAS, AND COMMON ELEMENTS INCLUDE REAL PROPERTY SURFACE WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE

THIS _____ DAY OF _____ A.D. _____

 CHAIRMAN

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____ A.D. _____

 COLLECTOR

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____ A.D. _____

 VILLAGE COLLECTOR

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____ A.D. _____ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

 MAYOR

 VILLAGE CLERK

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS,

THIS _____ DAY OF _____ A.D. _____

 COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D. _____ AT _____ O'CLOCK _____ M., AS DOCUMENT NUMBER _____

 RECORDER OF DEEDS

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF _____)

I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND SPEEDWAY, THE OWNER OF THE LAND DEPICTED HEREOF OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ DAY OF _____ A.D. _____

 ENGINEER

 OWNER OR ATTORNEY

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH THE RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS COMPILED STATUTES CH. 765, SEC. 205/2.

 ILLINOIS DEPARTMENT OF TRANSPORTATION

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE
TO PERMIT A SERVICE STATION AT 898 OGDEN AVENUE**

WHEREAS, the following described property, to wit:

Parcel 1:

Lot 7 (except the east 60 feet thereof) and Lot 8, in Zuegel's Resubdivision of Block 9 (except the north 75.0 feet of the east 182.55 feet thereof) in Lyman Park, being a subdivision situated in Section 5, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of said Zuegel's Resubdivision recorded Dec. 4, 1953 as Document 702708, together with that portion of the south half of the vacated public alley lying south of and adjoining Lot 3 in WM. F. Whittingham Resubdivision of Lot 5 in Whittingham's Resubdivision of Lot 6 of Zuegel's Resubdivision of said Block 9 recorded July 9, 1965 as Document R65-24615, in DuPage County Illinois and

Parcel 2:

Lot 3 and the north half of the vacated public alley lying south of and adjoining said Lot 3, in WM. F. Whittingham Resubdivision of Lot 5 in Whittingham's Resubdivision of Lot 6 of Zuegel's Resubdivision of said Block 9 (except the north 75.0 feet of the east 182.55 feet thereof) in Lyman Park, being a subdivision situated in the west ½ of Section 5, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of said WM. F. Whittingham Resubdivision recorded July 9, 1965 as Document R65-24615, DuPage County, Illinois

Commonly known as 898 Ogden Avenue, Downers Grove, IL (PINs 09-05-119-016, -017).

(hereinafter referred to as the "Property") is presently zoned "*B-3 - General Services and Highway Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.609 of the Zoning Ordinance be granted to allow a service station in the B-3 zoning district.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That a Special Use of the Property is hereby granted to permit a service station at 898 Ogden Avenue within the B-3 zoning district.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report dated July 11, 2011 and with preliminary engineering plans, architectural plans, elevations, site plans and landscape drawings prepared by Corporate Design & Development Group, LLC dated April 25, 2011 and modified on June 13, 2011 except such plans may be modified to conform to Village Codes and Ordinances.
2. A no right turn sign shall be located at the Lindley Road exit drive.
3. A description of best management practices for stormwater that are incorporated into the site design and how they will function shall be prepared and submitted. The applicable design criteria such as soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.
4. The proposed building shall have a manual and automatic fire detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
5. The proposed building shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
6. All proposed signage shall comply with the Village's Sign Ordinance.
7. The Lindley Street curb cut shall be designed in such a way to preclude a right-turn onto Lindley Street from the subject property in a manner beyond just a no right-turn sign.
8. The petitioner shall inspect the existing fence that separates the subject property from the immediately adjacent residential properties and undertake repairs, renovations or replacement as necessary so that the fence meets the current fencing requirements.
9. The petitioner shall undertake landscape maintenance to clean-up the understory brush and existing trees to create a more defensible landscape area and an unobstructed Lindley Street sidewalk.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

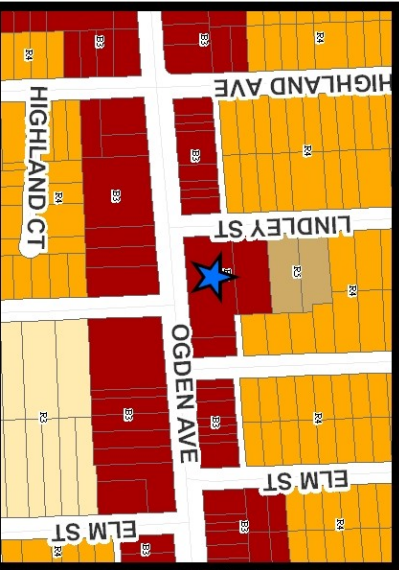
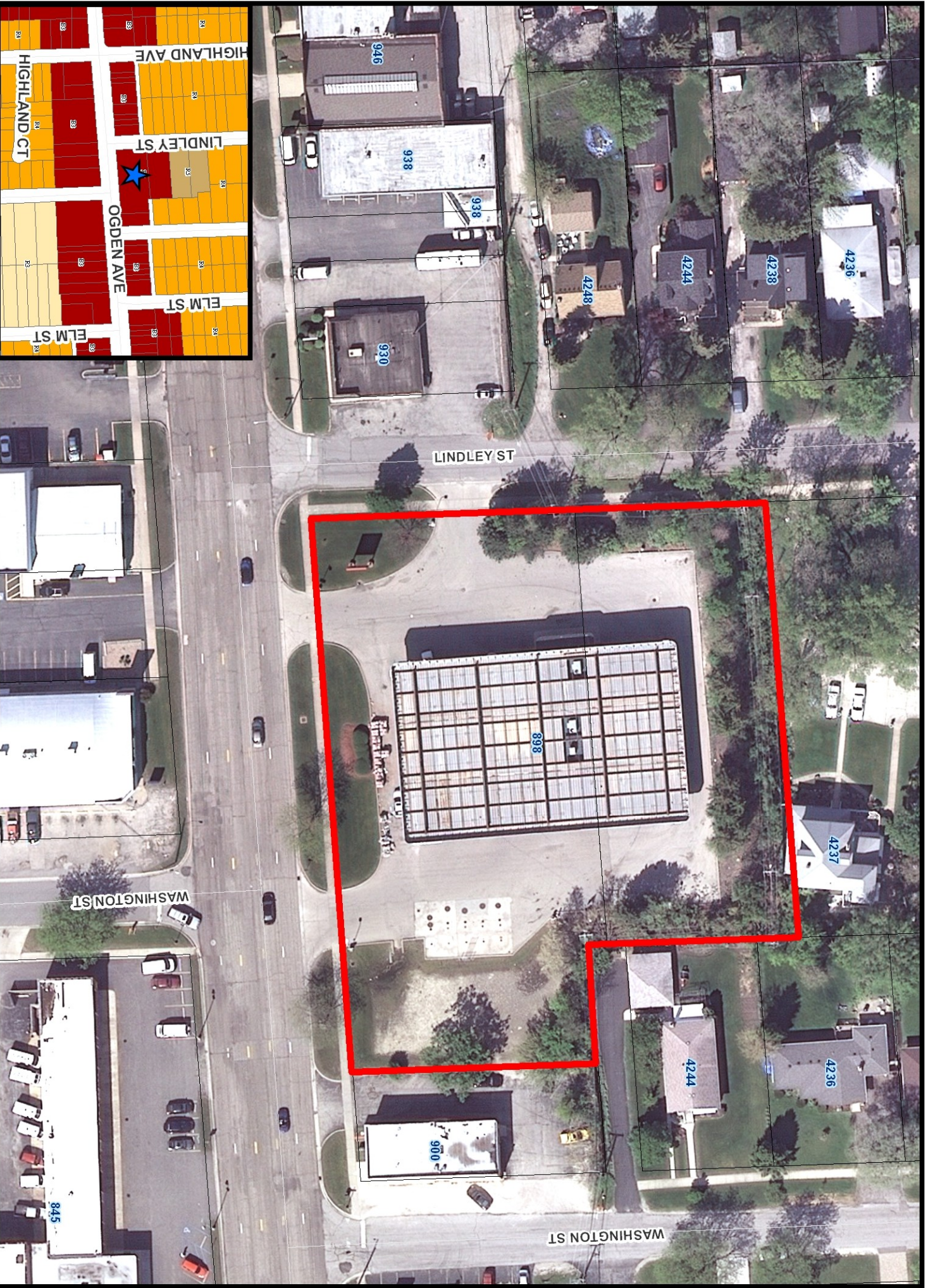
Mayor

Passed:

Published:

Attest: _____

Village Clerk



0 10203040 Feet

898 Ogden Avenue Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JULY 11, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-17-11 898 Ogden Avenue	Special Use for a Service Station, a Final Plat of Subdivision and abrogation of easements	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting approval of a Special Use for a Service Station, a Final Plat of Subdivision to consolidate two parcels into one lot and the abrogation of utility easements for the property located at 898 Ogden Avenue.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Speedway, LLC
8585 Broadway, Suite 600
Merrillville, IN 46410

APPLICANT: Corporate Design & Development Group, LLC
2675 Pratum Avenue
Hoffman Estates, IL 60192

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Service Station
PROPERTY SIZE: 1.58 acres (68,799 square feet)
PINS: 09-05-119-016, -017

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-5, Two Family Residential	Residential (0-6 DU/Acre)
SOUTH:	B-3, General Services and Highway Business	Commercial
EAST:	B-3, General Services and Highway Business and R-4, Single Family Residential	Commercial and Residential (0-6 DU/Acre)
WEST:	B-3, General Services and Highway Business and R-4, Single Family Residential	Commercial

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Site Plan
5. Engineering Plans
6. Architectural Plans
7. Landscape Plans
8. Final Plat of Subdivision
9. Auto-turn exhibit

PROJECT DESCRIPTION

The petitioner is requesting a special use, a final plat of subdivision and the abrogation of easements to permit the redevelopment of a Speedway service station at 898 Ogden Avenue. The 1.58 acre parcel is located at the northeast corner of Ogden Avenue and Lindley Street and is zoned B-3, General Services and Highway Business. The property consists of two lots and a vacated alley that runs east west through the center of the site. The southern lot has frontage on both Ogden Avenue and Lindley Street while the northern lot and vacated alley have frontage only on Lindley Street. In order to construct the proposed development, the petitioner is required to consolidate the two lots and vacated alley into a single parcel so that the building, canopy and parking areas are on a single lot of record.

The site currently consists of a large canopy that stretches across both lots and the vacated alley. The existing convenience store, located underneath the canopy, straddles the property line of the vacated alley and the existing southern lot. The petitioner is proposing to demolish the existing canopy and convenience store and redevelop the site with a new canopy running east-west adjacent to Ogden Avenue and a new 3,936 square foot convenience store located immediately north of the canopy.

The proposed convenience store will be clad with split-face concrete block. The building elevations facing Ogden Avenue and Lindley Street will include anodized aluminum storefront windows as well. The hip roof will be clad with shingles. Six fuel dispensing stations are located under the canopy. A trash enclosure is located northwest of the convenience store and will be surrounded by a solid six-foot tall fence and landscaping.

The existing fuel tanks that are located east of the existing canopy will be removed and replaced with new fuel tanks slightly northwest of their existing location. The petitioner is proposing to install 27 parking spaces where 18 are required per the Zoning Ordinance. The building and canopy meet all setback and height requirements. The proposal complies with the bulk requirements of the Zoning Ordinance as outlined in the tables below:

Zoning Requirements for Canopy	Required	Provided
South Setback (Front, from Centerline of Ogden)	50'	101'
West Setback (Front)	26'	57'
North Setback (Transition Yard)	21'	162'
East Setback (Side)	0'	80'
Canopy Height	60'	21'

Zoning Requirements for Building	Required	Provided
South Setback (Village Front Req., from Centerline of Ogden)	75'	184'
West Setback (Village Front Req. / Per Recorded Plat)	28' / 35'	90'
North Setback (Village Transition Yard Req. / Per Recorded Plat)	25' / 40'	60'-2"
East Setback (Village Transition Yard Req./ Per Recorded Plat)	25' / 20'	66'
Building Height	60'	24'-6"
Parking Spaces	18	27
Floor Area Ratio	0.75 (max)	0.06
Open Space (Total / Front Yard)	6,880 sq ft / 3,440 sq ft	41,050 sq ft / 24,374 sq ft

When the existing development was approved in 1984, the northern lot was rezoned from R-5, Two-Family Residential to B-3, General Services and Highway Business. The petitioner at that time placed restrictive covenants on the property that provided specific setback requirements from the residential properties immediately surrounding the northern parcel. These covenants, a 25-foot parking setback and 35-foot building setback along Lindley Street, a 40-foot setback along the northern property line and a 20-foot setback from the east property line, remain in place and are delineated on the plat of subdivision.

In addition to the setback covenants, landscape buffering and fencing was required and installed. The petitioner is proposing to maintain the existing landscaping and fencing that currently exists around the existing northern lot. The petitioner will add additional landscaping adjacent to the proposed parking areas as well. Additionally, approximately 4,600 square feet of previously paved areas near the residential properties will be converted to green space.

When the alley was vacated in 1984, utility easements were granted over the entire vacated alley. However, the existing building and canopy were permitted to be constructed over the vacated alley even though there were utility easements associated with the vacated alley. At that time, overhead utility lines were relocated to run along the east and north property lines of the northern lot. These overhead utility lines remain in this location today. There are currently no utilities running through the vacated alley. To be able to construct the proposed new convenience store within the vacated alley, the previously granted utility easements are proposed to be abrogated. To accommodate for future utility needs, the petitioner is granting a ten-foot wide utility easement along the eastern and northern property lines of the existing northern lot.

COMPLIANCE WITH FUTURE LAND USE PLAN

The Future Land Use Plan designates the property as Commercial. Staff believes the service station is consistent with the future land use designation of Commercial. As such, staff believes the proposal is consistent with the Future Land Use Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business. The proposed service station is a permitted Special Use in the district per Section 28.609 of the Zoning Ordinance. The proposed development meets all bulk zoning requirements including setbacks, open space, building height, parking and floor area ratio as shown in the tables above. The proposed development also complies with the Special Use Standards of Approval. Staff believes the proposal is consistent with the Zoning Ordinance.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The proposed new lot will meet all minimum lot dimension requirements for commercial lots in the B-3 General Services and Highway Business zoning district. The petitioner has not requested any exceptions from the Subdivision Ordinance.

The lot dimensions are specified in the table below:

898 Ogden Avenue	Lot Width		Lot Depth		Lot Area	
	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	50 feet	249.98 ft (No Change)	140 feet	305.50 ft (No Change)	10,500 sq ft	68,779 sq ft (No Change)

The proposed lot will include new ten-foot wide utility easements along the east and north property lines adjacent to the existing northern lot. The easements will satisfy the requirements for public utility easements.

ENGINEERING/PUBLIC IMPROVEMENTS

The site currently operates with two full access curb cuts onto Ogden Avenue, a western curb cut located near the intersection of Lindley Street and Ogden Avenue and an eastern curb cut that is slightly offset from the intersection of Washington Street and Ogden Avenue. The petitioner is proposing to eliminate the western curb cut and relocate the eastern curb cut approximately 14 feet to the west so that it better lines up with the existing Washington Street and Ogden Avenue intersection.

A third entrance onto the site is currently provided off of Lindley Street. This curb cut begins approximately 70 feet north of the Ogden Avenue right-of-way. The petitioner is proposing to relocate this curb cut approximately 18 feet north so that it lines up with the drive aisle between the canopy and building. Per Section 14.52.12 of the Municipal Code, motor vehicles currently exiting the site onto Lindley Street are prohibited from turning right. The slight relocation of the curb cut to the north will not change this restriction and vehicles will still be prohibited from turning right onto Lindley Street. A no right turn sign will be installed at this location as well.

Interior site circulation will be primarily south of the proposed convenience store with parking provided to the west of the building. No traffic will be east or north of the proposed convenience store. The petitioner is providing 27 parking spaces where 18 are required per the Zoning Ordinance. The proposed parking areas will have landscape screening in accordance with the Village regulations.

With regard to stormwater, the petitioner has provided for two detention ponds on the property. One pond will be located along the eastern property line immediately north of Ogden Avenue while the second pond will be located to the northeast of the proposed building. A stormwater management easement is

being proposed over both ponds and the stormwater pipe that connects the ponds together. The development will be required to meet the Village's Stormwater Management Ordinance and the Village's Stormwater Best Management Practices requirements.

Existing sidewalks along Lindley Street and Ogden Avenue will be maintained and replaced where necessary. A six-foot tall trash enclosure will be located northwest of the proposed building at the end of the parking area.

Additional public improvements will include the installation of new utility services, including water and sanitary sewers. The utility services will tie into existing mains along Lindley Street. The Downers Grove Sanitary District has provided conceptual approval to the petitioner's submittal.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. Based upon the submittal, the Fire Prevention Division believes they have sufficient access to the site and building. The building will be required to have manual and automatic detection systems installed throughout. A complete and automatic sprinkler system will also be required in the building.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing the legal notice. Staff received no public comments.

FINDINGS OF FACT

Staff believes the proposed Final Plat of Subdivision to consolidate the two existing lots and vacated alley into a single lot is consistent with the Zoning and Subdivision Ordinances and other planning objectives of the Village.

Staff believes the standards for a Special Use, as shown below, have been met. The proposed service station is a desirable use to provide a service to the community. The use will contribute to the general welfare of the community. The development will not be detrimental to the health, safety, morals, general welfare or property values in the vicinity. The proposed development complies with the regulations of the B-3 zoning district. The requested Special Use is listed as an allowable Special Uses in Section 28.609(a) of the Zoning Ordinance.

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

The proposed special use and final plat of subdivision are consistent and compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

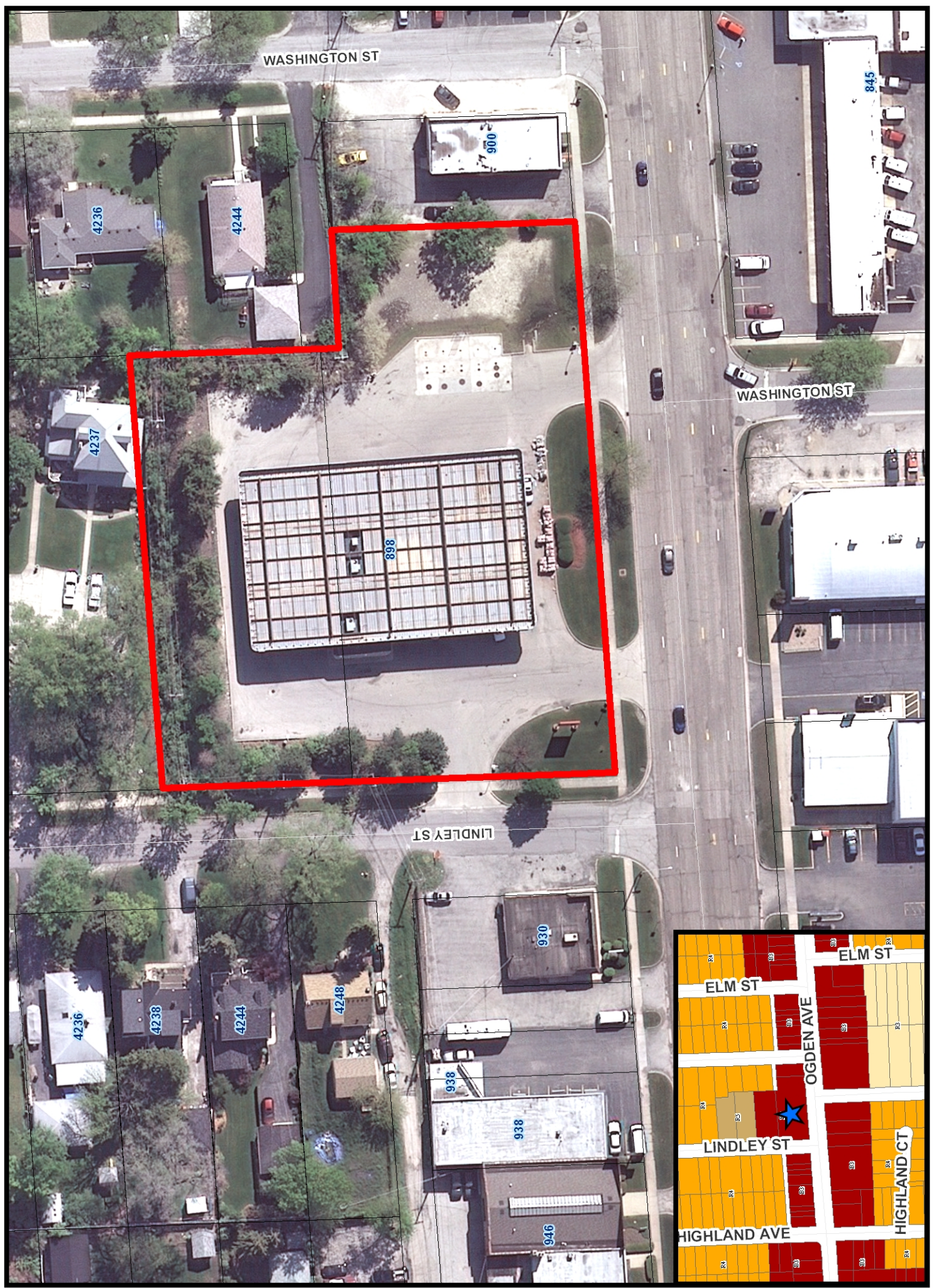
1. The Special Use shall substantially conform to the staff report dated July 11, 2011 and with preliminary engineering plans, architectural plans, elevations, site plans and landscape drawings prepared by Corporate Design & Development Group, LLC dated April 25, 2011 and modified on June 13, 2011 except such plans may be modified to conform to Village Codes and Ordinances.
2. A no right turn sign shall be located at the Lindley Road exit drive.
3. A description of best management practices for stormwater that are incorporated into the site design and how they will function shall be prepared and submitted. The applicable design criteria such as soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.
4. The proposed building shall have a manual and automatic fire detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
5. The proposed building shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
6. All proposed signage shall comply with the Village's Sign Ordinance.

Staff Report Approved By:

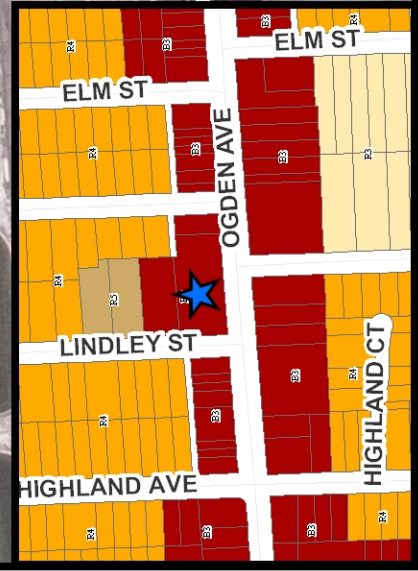
Tom Dabareiner, AICP
Director of Community Development

TD:sjp
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2011 PC Petition Files\PC-17-11 898 Ogden - Speedway - Special Use & Plat of Subdivision\Staff Report PC-17-11.doc



898 Ogden Avenue Location Map



0 10203040 Feet



**CORPORATE
DESIGN + DEVELOPMENT
GROUP, LLC**

2675 Pratum Avenue
Hoffman Estates, IL 60192
224.293.6960 Office
224.293.6966 Fax

PROJECT NARRATIVE and SPECIAL USE STANDARDS

SPEEDWAY, LLC RAZE & REBUILD

APRIL 29, 2011

PROJECT NARRATIVE

Speedway, LLC wishes to redevelop their existing gas station and convenience store located at 898 W. Ogden Ave. in Downers Grove, IL.

The current zoning of the site is B-3. The current zoning allows for fuel stations as a special use. Adjacent properties to the west, south and east are also zoned B-3. The properties to the north are zoned R-5.

The subject site consists of approximately 1.581 acres and includes eight (8) dispensers, fuel canopy, approximately 2,062 sf convenience store, three (3) driveways, and other site features. The site is currently oriented so that six (6) fueling positions are located between the convenience store and Ogden Ave. Two (2) fueling positions that primarily serve trucks and other diesel vehicles are located in the rear yard, between the convenience store and the residentially zoned property to the north. The dispensers and convenience store are covered by a large overhead canopy. Other existing site features include detention, landscape areas, signage, etc. The certified ALTA survey included in the plan submittal provides specific locations of all existing improvements.

The proposed site is improved in many aspects. Driveways are reduced from 3 to 2 in order to improve traffic safety. The fueling areas are removed from the north side of the site which will reduce noise and light that may "spill" onto the residential lots. Total fuel pumps will be reduced from 8 to 6 and the convenience store will increase to 3,900 square feet. Other improvements to the site will include bringing detention facilities and storm water management to meet current codes. Site lighting will be more energy efficient LED lights. Landscaping and signage will also be improved and conform to local codes. Specific improvements can be reviewed in the plan submittal.

Regarding the convenience store, a new 3,900 square foot building will replace the existing smaller structure. The new store will offer additional amenities, be designed with quality architectural features including multi-colored split-faced block, a hip-roof with architectural shingles and more glazing than the previous store. The building will be designed to meet all applicable code requirements such as the Americans with Disability Act and Life Safety codes (i.e. fire sprinklers). Mechanical units will be adequately screened as appropriate and per Village guidelines.

SPECIAL USE STANDARDS

A – That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

As an existing successful site, the redevelopment will do nothing but enhance the already desirable products and services it provides, providing a safer and more appealing site to customers. The proposal will be a benefit to the interest of the public and general welfare of the community.

B – That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

The approval of this project will not in any way be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity of injurious to property values or improvements in the vicinity. The proposal will be an improvement to an existing development, where the use is not changing. The changes to the site will improve the site and make the area safer and more appealing to the surrounding areas.

April 29, 2011

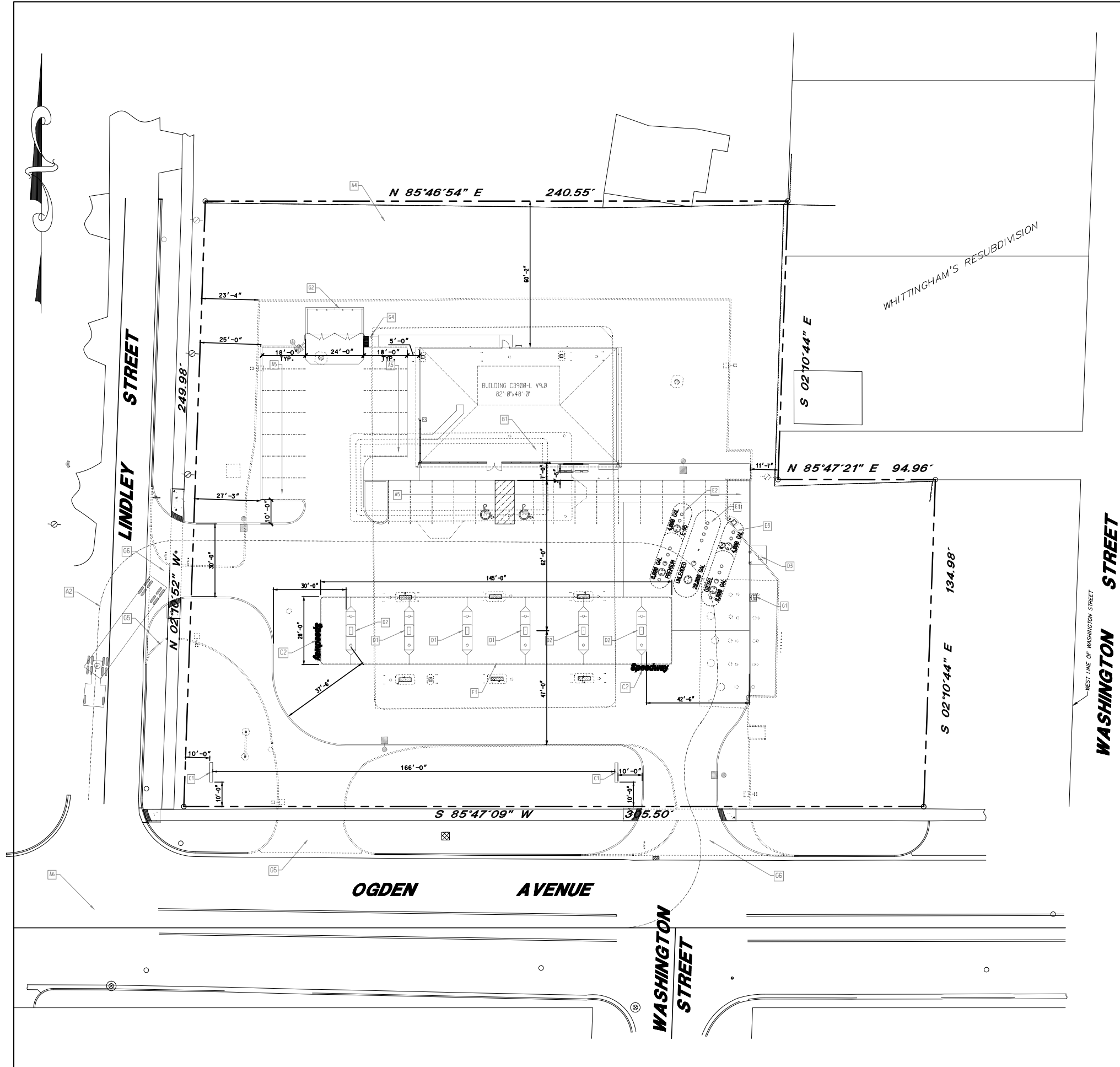
Page 3 of 3

C – That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.

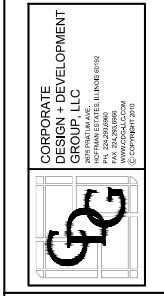
The appropriate regulations have been reviewed and are being met with the current proposal. There are no known variations being requested at this time.

D – That it is one of the special uses specifically listed for the district in which it is to be located.

Section 28.609 of the Village Municipal Code states (a) Any special uses of the B-2 General Retail Business District unless already allowed as permitted uses in the B-3 District. Section 28.606 special uses include (e) Automobile service stations as an allowable special use.



- A. GENERAL NOTES
- GENERAL SCOPE OF WORK INCLUDES: BUILDING, CANOPY, FUEL TANKS, PIPING AND DISPENSERS, PARKING, AND LANDSCAPING.
 - TRUCK TURNS HAVE BEEN PERFORMED ON THIS SITE TO CONFIRM LOCATION OF UST'S.
 - FINAL DESIGN OF SITE SUBJECT TO LOCAL AND STATE REGULATIONS.
 - EXISTING PROPERTY SIZE: 63,836 SQ. FT. / 1.58 AC.
 - PROVIDED PARKING: (2) ADA PARKING SPACES/ (25) STANDARD PARKING SPACES
 - THE ADJACENT INTERSECTION IS NOT SIGNALIZED.
- B. BUILDING
- STANDARD C3900-LV 9.0 BUILDING.
 - EXTERIOR APPEARANCE & SIGNAGE
 - (2) 32 SF MONUMENT SIGNS.
 - CANOPY SIGNAGE.
- C. DISPENSERS
- (3) 3+0 DISPENSERS, SUMPS, AND ISLANDS.
 - (3) 3+1 DISPENSERS, SUMPS, AND ISLANDS.
 - (1) K-1 DISPENSER, SUMP AND ISLAND.
- E. UNDERGROUND STORAGE TANKS
- (1) 28,000 GALLON TANK FOR UNLEADED.
 - (1) 8,000 GALLON TANK FOR PREMIUM/4,000 GALLON FOR E-85.
 - (1) 8,000 GALLON TANK FOR DIESEL/4,000 GALLON KEROSENE..
- F. CANOPY
- 28' x 145' CANOPY PER CURRENT STANDARDS.
- G. YARD
- AIR ISLAND.
 - TRASH ENCLOSURE.
 - NOT USED.
 - ADA RAMP WITH DETECTABLE WARNING STRIP.
 - ELIMINATE EXISTING APPROACH.
 - CONSTRUCT NEW APPROACH.



Established 1988

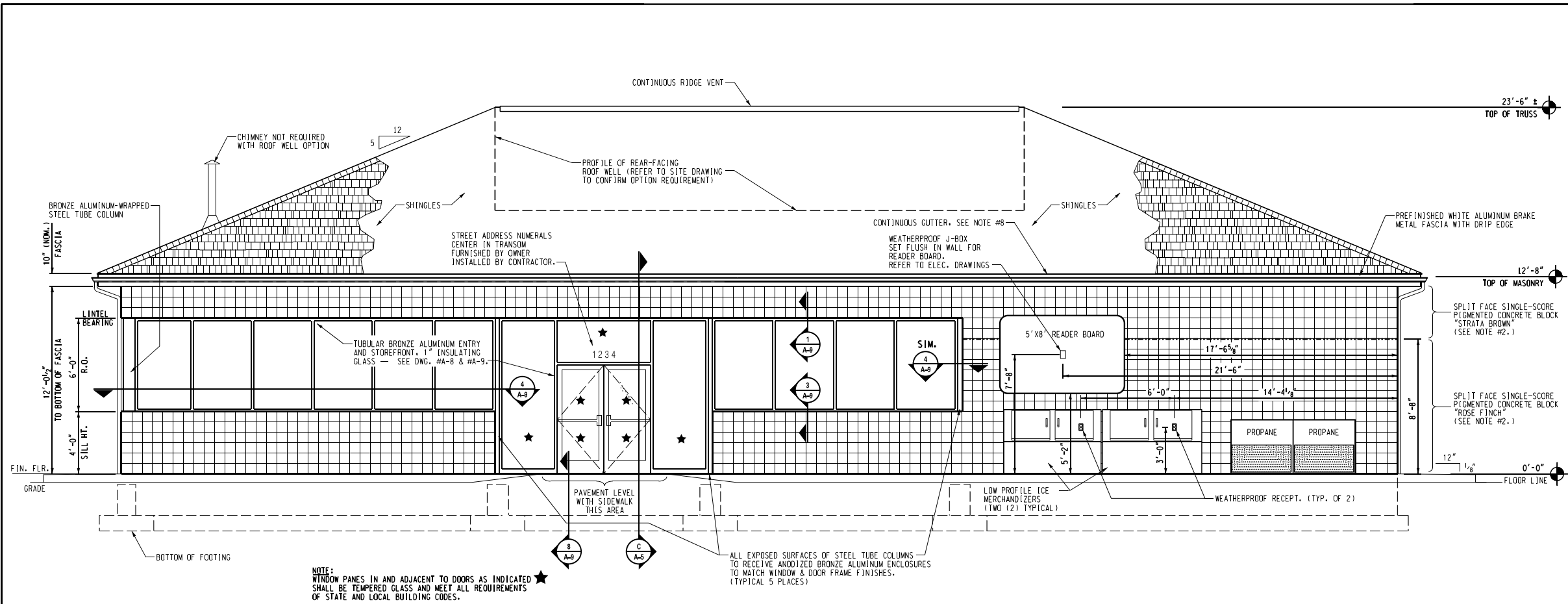
Speedway SUPERAMERICA

Speedway SuperAmerica LLC
Engineering and Construction Dept.
Evan, IL 60120

NO.	REVISIONS	DATE	BY	CHKD.
1	ISSUE FOR ZONING	4/25/11	TT	
2	PER VILLAGE & IDOT COMMENTS	4/25/11	TT	
3		4/25/11	TT	
4		4/25/11	TT	
5		4/25/11	TT	
6		4/25/11	TT	
7		4/25/11	TT	
8		4/25/11	TT	
9		4/25/11	TT	
10		4/25/11	TT	

ZONING SITE PLAN
2011 REBUILD PROJECT
898 W. OGDEN AVE
DU PAGE COUNTY
DOWNERS GROVE, ILLINOIS

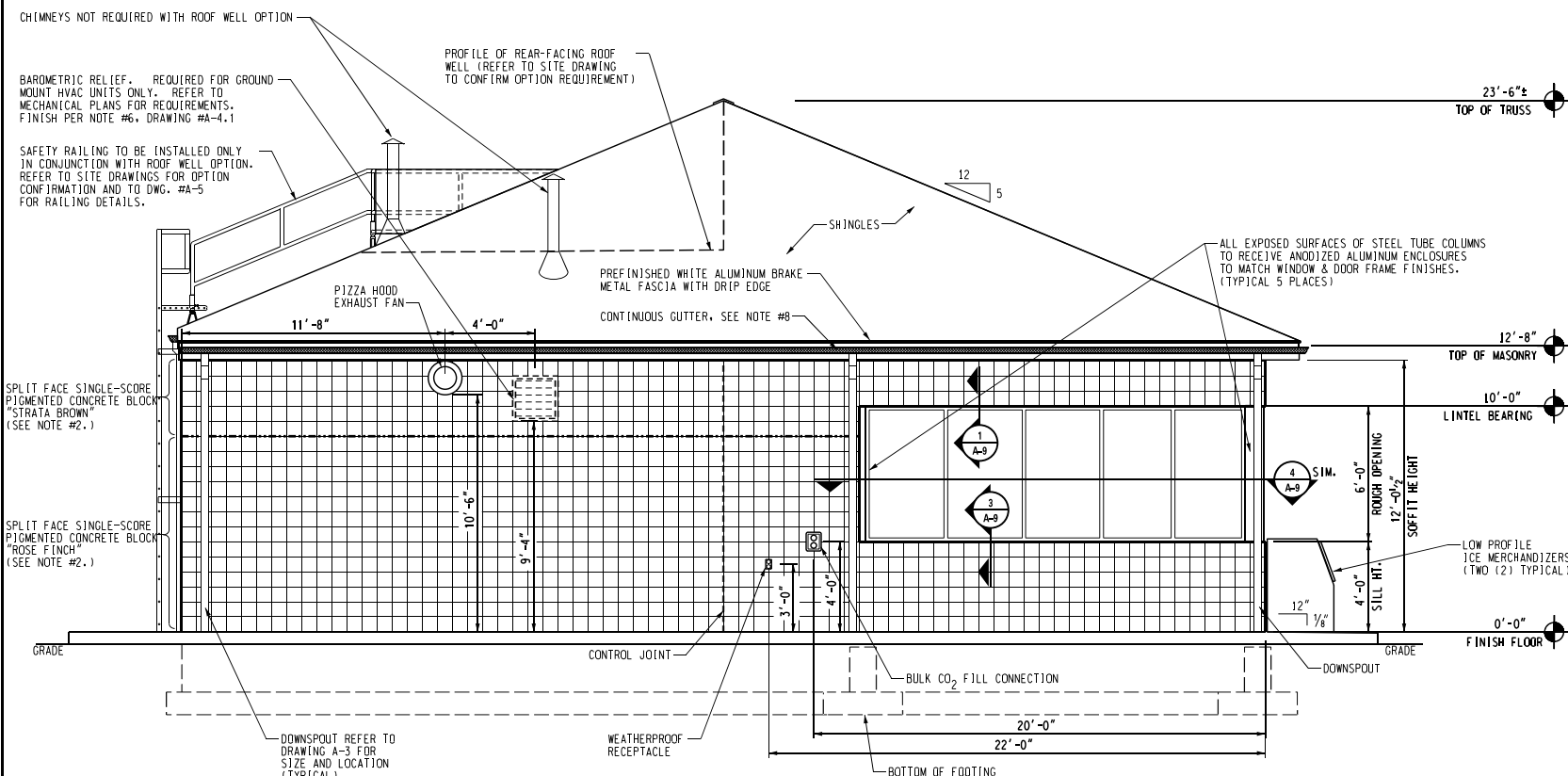
STORE OR BLDG NO.	0007450
VERSION OR AFE NO.	037523
SCALE	AS SHOWN
DESIGN TEAM	DATE
DGNR. TT	4/25/11
PROJ. MGR. A. Campbell	4/25/11
RVR. CK	4/25/11
DRWG. NO.	#7450-A001



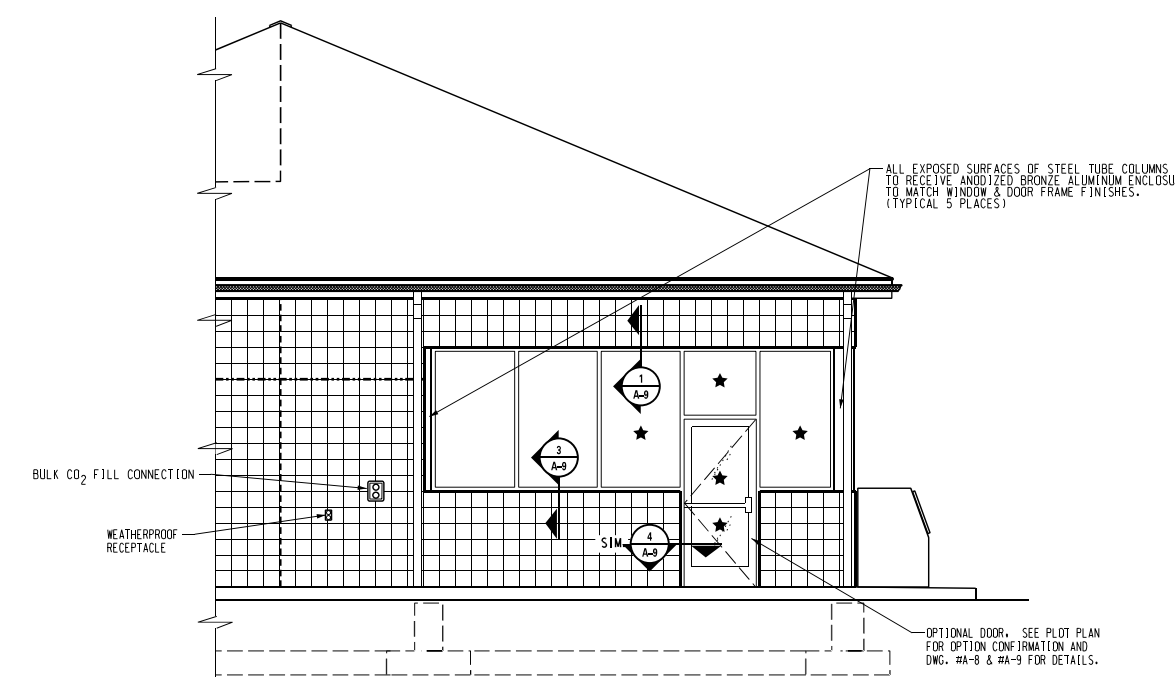
NOTE:
 WINDOW PANES IN AND ADJACENT TO DOORS AS INDICATED ★
 SHALL BE TEMPERED GLASS AND MEET ALL REQUIREMENTS
 OF STATE AND LOCAL BUILDING CODES.

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

- NOTES:**
- STOREFRONTS FRAMING SYSTEM WILL BE MANUFACTURED BY THE KAWNEER COMPANY (OR APPROVED EQUIVALENT). CONTRACTOR SHALL PLACE ORDER BY CONTACTING:
 KAWNEER COMPANY
 ATTN: RODNEY FREY
 PHONE: (317) 738-2600
 FAX: (800) 755-4639
 - BLOCK TO BE SPLITFACE SINGLE-SCORE PIGMENTED CONCRETE BLOCK BY LIMA CEMENT PRODUCTS
 BELOW 8'-8" AFF - BLOCK = ROSE FINCH #L-DB212
 - MORTAR = RICHCOLOR L-DB212 - RC 64-A BURNT ORANGE
 ABOVE 8'-8" AFF - BLOCK = STRATA BROWN #L-DB209
 - MORTAR = RICHCOLOR L-DB209 - RC 42-B LIGHT BROWN
 - ALL MASONRY TO BE LAID IN RUNNING BOND. ALL UNITS (REGARDLESS OF STYLE) THAT WILL BE VISIBLE FOR INSPECTION WHEN CONSTRUCTION IS COMPLETE MUST HAVE "BAKED" JOINTS.
 - ATTENDANT COUNTER SIDE OF BUILDING STOREFRONT TO RECEIVE WINDOW SHADES FOR ANY SOUTHERLY OR WESTERLY EXPOSURES, UP TO, BUT NOT INCLUDING, THE FLOOR-TO-CEILING TEMPERED GLASS PANE NEXT TO THE ENTRANCE DOORS. SEE PLOT PLAN. SHADES TO BE TRANSLUCENT CLUTCH ROLLER SHADES (TCR SHADES). SHADE COVERS TO MATCH WINDOW FRAMES. CONTRACTOR SHALL PLACE ORDER BY CONTACTING:
 INSIDE OUTFITTERS
 PHONE: 1-800-SHADES2
 - WHEN INSTALLING SIGNAGE, TAKE CARE TO ALIGN SIGN EDGES PLUMB AND SQUARE WITH BUILDING SURFACES. MAINTAIN UNIFORM AVERAGE SPACING BETWEEN BACK OF SIGN AND BUILDING WALL FACE.
 - ALL EXTERIOR DOORS & FRAMES, AND LOUVERS (EXCL. ALUM. STOREFRONT ARE TO BE PAINTED SHERWIN-WILLIAMS 'P3', SEE FINISH PLAN AND SCHEDULES.
 - SEE PLOT PLAN FOR ANY SITE SPECIFIC BLOCK REQUIREMENTS THAT DEVIATE FROM THIS STANDARD DRAWING.
 - GUTTER SHALL BE 0.032 ALUMINUM GUTTER COIL STOCK, COLOR "BRIGHT RED" BY DIMENSIONAL METALS, INC.
 ATTN: PHIL GASTALO
 - ALL ELECTRICAL RECEPTACLES AND WALL HYDRANTS TO BE COORDINATED WITH MECHANICAL AND ELECTRICAL DRAWINGS. IN CASE OF A DISCREPANCY CONTACT PROJECT MANAGER. ANY ELECTRICAL RECEPTACLES IN A FIRE-RATED WALL SHALL BE TESTED FOR USE IN THE FIRE-RESISTANT RATED ASSEMBLY AND INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING.
 - HOSE BIBS AND RECEPTACLES ARE SHOWN FOR REFERENCE. SEE ELECTRICAL AND PLUMBING PLANS FOR EXACT LOCATIONS.



2 LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



**2 PARTIAL LEFT ELEVATION —
 OPTIONAL SIDE ENTRY STOREFRONT**
 SCALE: 1/4" = 1'-0"

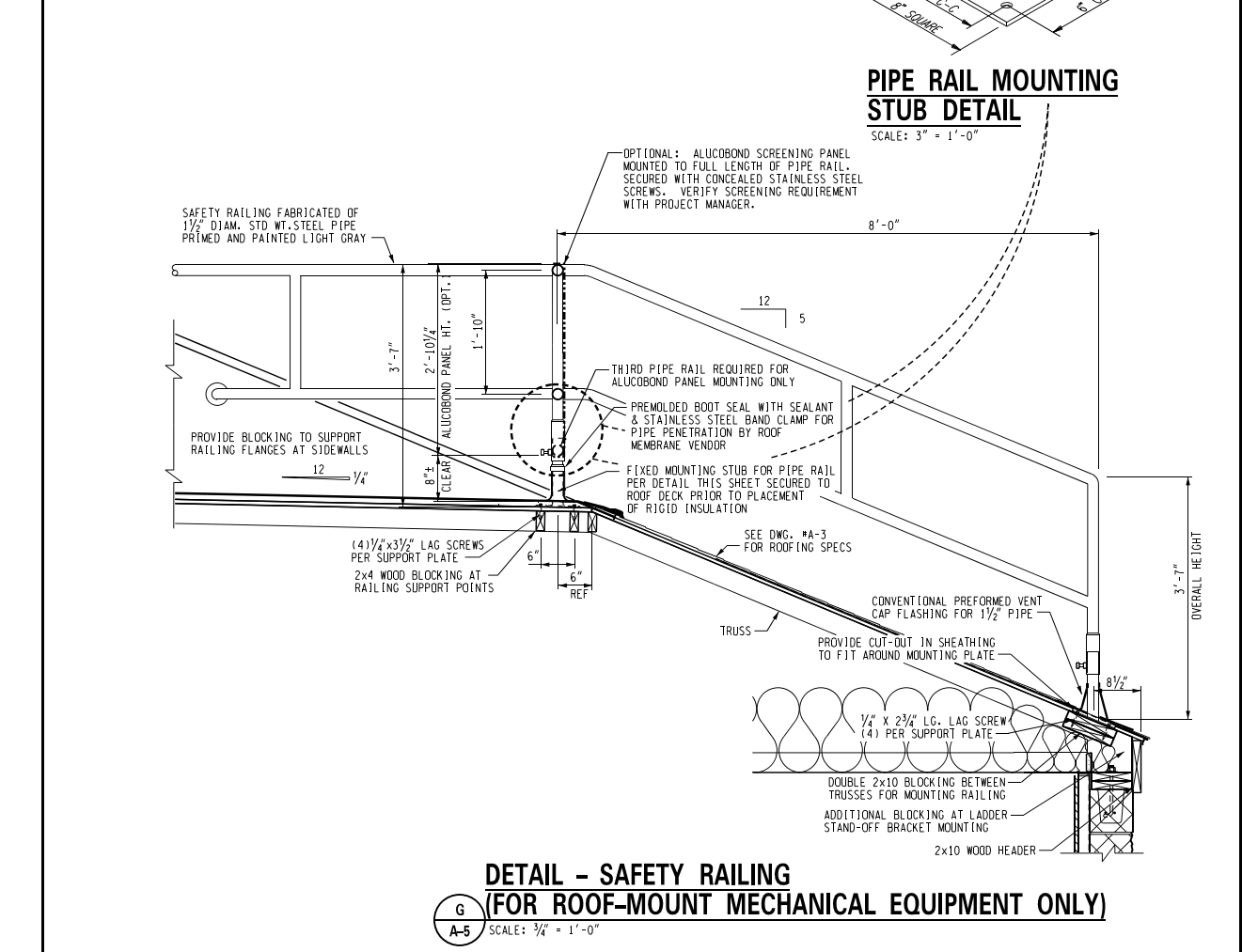
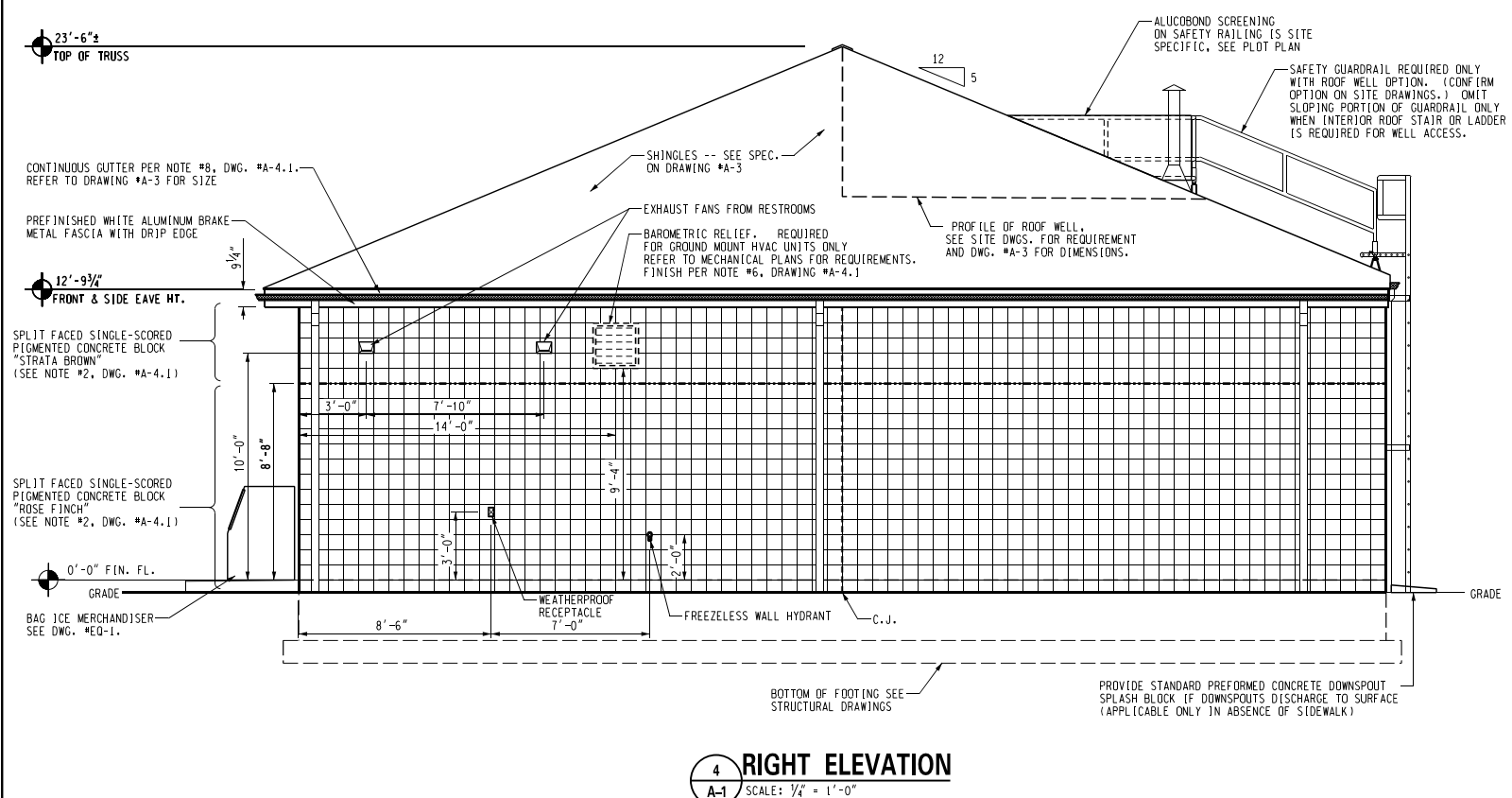
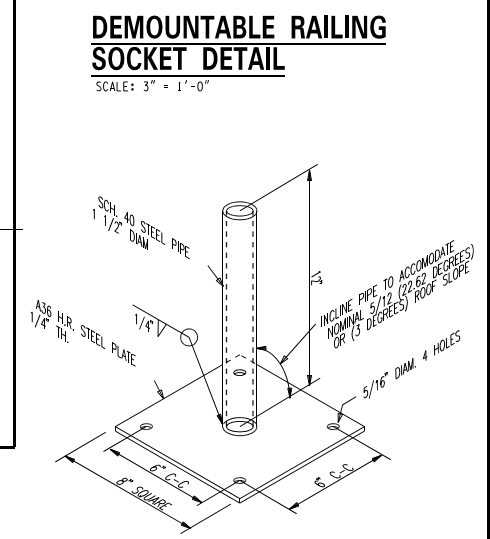
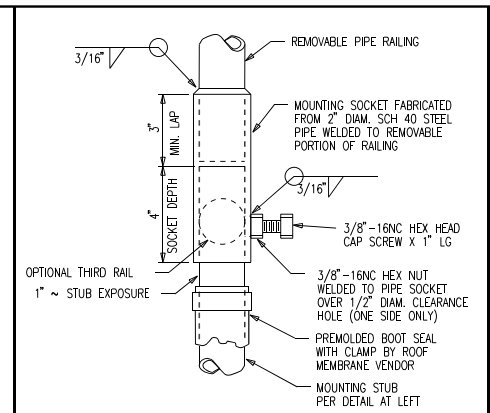
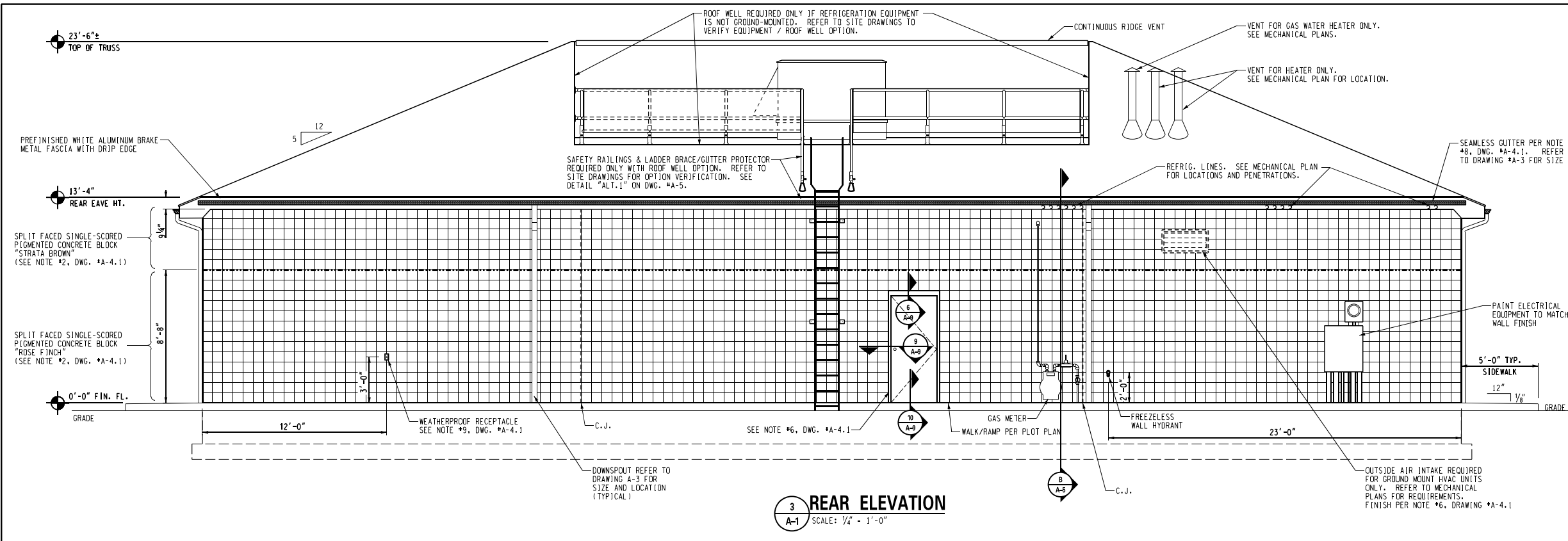


NO.	REVISIONS	DATE
1	ADDED THE DOOR WELL LOCATION, ADDED CORNER FIN FOR PIZZA HOOD, REFERRED NOTE TO PAINT FINISHES	8-27-09

EXTERIOR ELEVATIONS
 CMU CONSTRUCTION
 LEFT HAND STORE 3936 SQ. FT.
 48'-4" X 82' - 0"

STORE OR BLDG NO.	C3900
VERSION OR AFE NO.	9.0
SCALE	0 1 2 4 1/4" = 1'-0"
DESIGN TEAM	DATE
DNDR. C. ZACHRICH	1-23-09
PM./DP. J. KINN	1-23-09
RVR./DP.	
DRWG. NO.	A-4.1

EXTERIOR ELEVATIONS - 8/27/09 - 10:00 AM - 10:00 AM - 10:00 AM



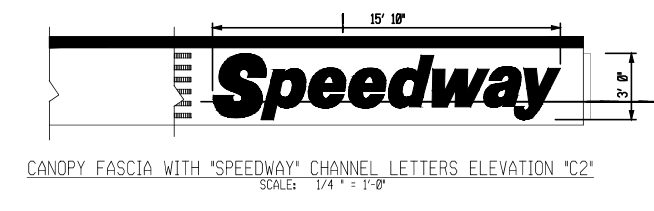
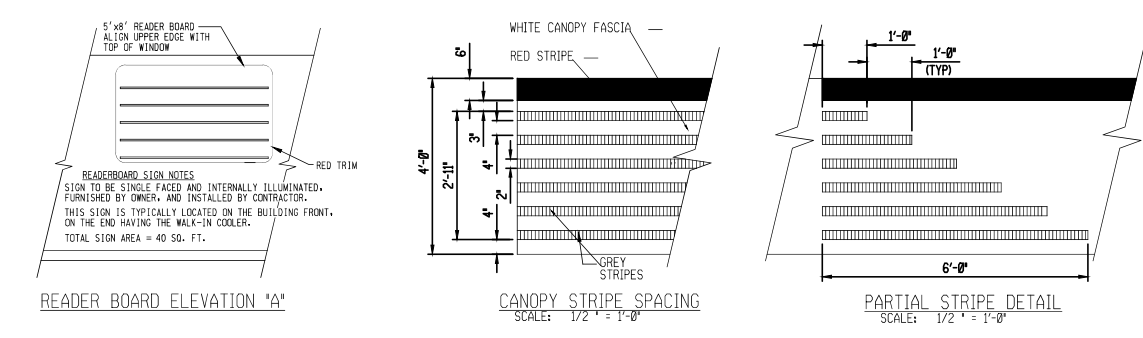
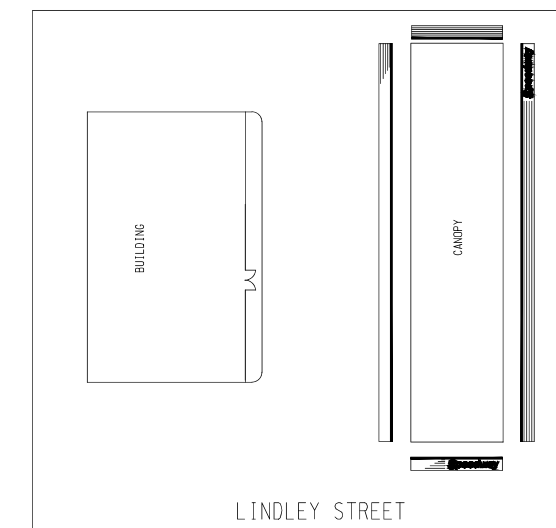
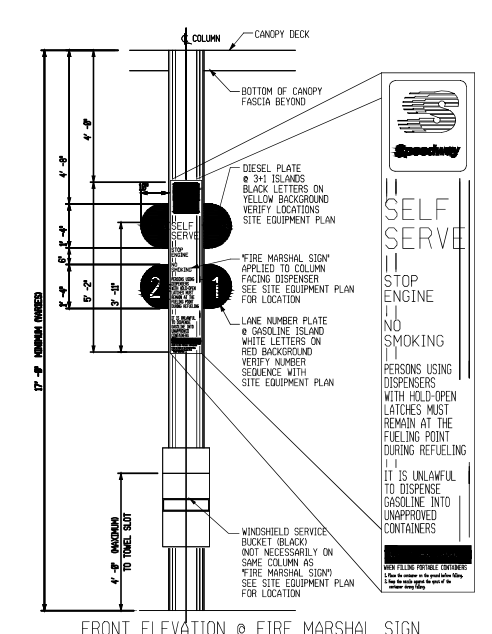
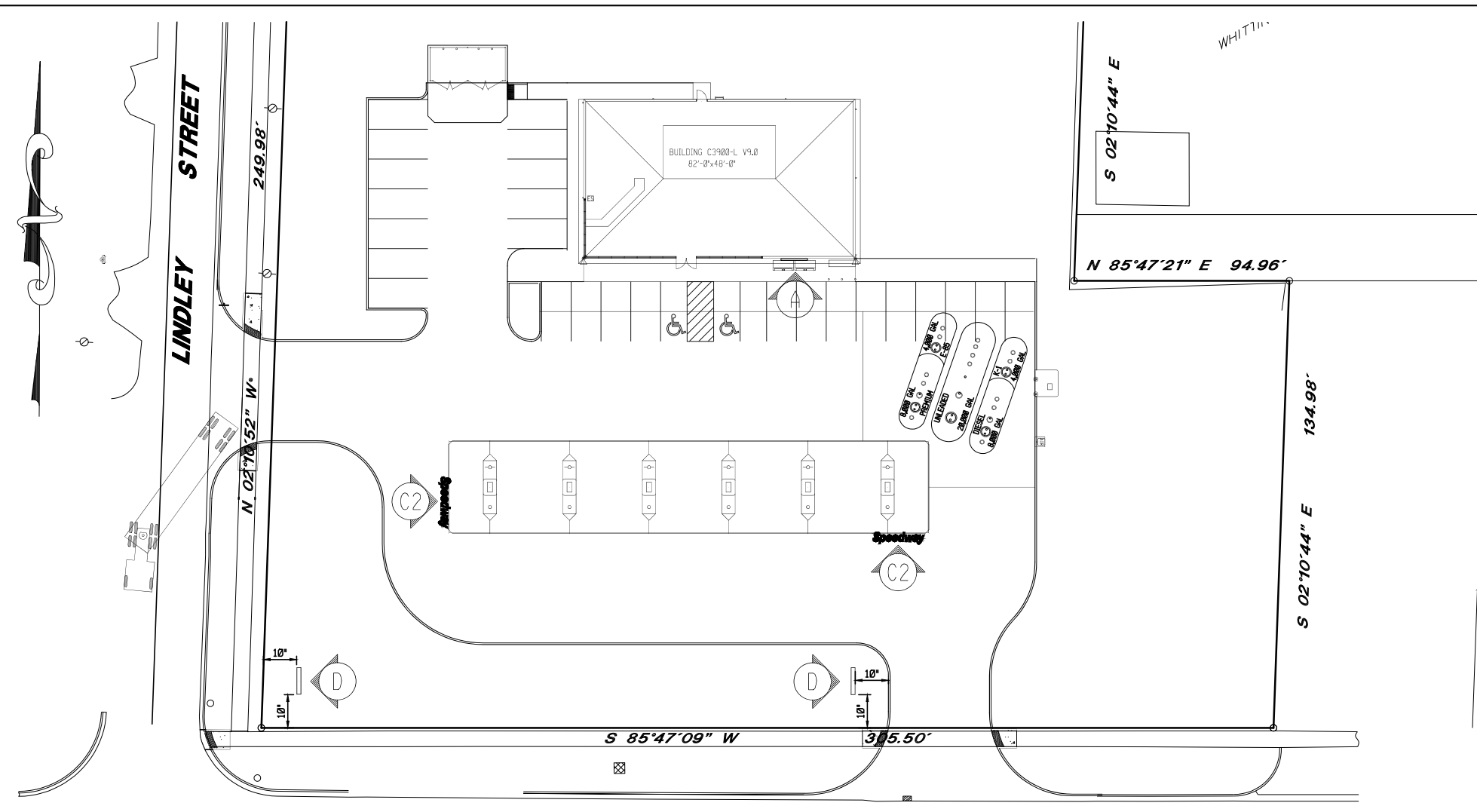
Speedway
Prepared By:
Speedway Engineering and Construction Dept.
Enon, OH 45323

NO.	REVISIONS	DATE
1	ISSUED FOR PERMITS	8-27-09

EXTERIOR ELEVATIONS
CMU CONSTRUCTION
LEFT HAND STORE 3936 SQ. FT.
48'-4" X 82' - 0"

STORE OR BLDG NO.	C3900
VERSION OR AFE NO.	9.0
SCALE	1/4" = 1'-0"
DESIGN TEAM	DATE
DNDR. C. ZACHRICH	1-23-09
PM./DP. J. KINN	1-23-09
RVR./DP.	
DRWG. NO.	A-4.2

851716E1-451616E1E1... 800M-SPEC1... 800M-SPEC1...



GRAPHICS - INSTALLATION

ITEM	FURNISHED BY:	INSTALLED BY:	REMARKS
CANOPY FASCIA STRIPES	V	C	
DISPENSER DECALS	V	C	
FIRE MARSHAL SIGN	V	C	SEE SITE EDL PLAN
LANE NUMBER PLATES	V	C	SEE SITE EDL PLAN
BUILDING READERBOARD	V	C	
CANOPY FASCIA SIGNS	V	C	ELECTRICAL BY CONTRACTOR
BUILDING ADDRESS NUMERALS	V	C	

0 - OWNER V - OWNER'S VENDOR C - CONTRACTOR

SIGNAGE

REF. LET.	LOCATION	MESSAGE	ILLUMINATION	DIMENSION	AREA	
A	BUILDING WALL	READER BOARD	ILLUMINATED	5 X 8	40.0 SQ. FT.	
					BUILDING TOTAL	40.0 SQ. FT.
					BUILDING TOTAL	40.0 SQ. FT.
					CANOPY TOTAL	43.0 SQ. FT.
C2	CANOPY SHORT SIDE (S)	SPEEDWAY	ILLUMINATED	LETTER FACING	21.5 SQ. FT.	
C2	CANOPY LONG SIDE (S)	SPEEDWAY	ILLUMINATED	LETTER FACING	21.5 SQ. FT.	
					CANOPY TOTAL	43.0 SQ. FT.
					FREESTANDING TOTAL	64.0 SQ. FT.
					SITE TOTAL	147.0 SQ. FT.

CORPORATE DESIGN + DEVELOPMENT
SPC
 SPEEDWAY SUPERAMERICA LLC
 898 W. OGDEN AVE
 DOWNERS GROVE, ILLINOIS 60130
 TEL: 630.291.1000
 FAX: 630.291.1001
 WWW.SPEEDWAYSUPERAMERICA.COM
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Established 1918

Speedway SUPERAMERICA
 Speedway SuperAmerica LLC
 Engineering and Construction Dept.
 Emph, TN 37623

NO.	REVISIONS	DATE	BY	CHKD BY
1	ISSUE FOR ZONING	11/20/10	AS	AS
2	PER VILLAGE & IDOT COMMENTS	11/22/10	AS	AS
3		11/23/10	AS	AS
4		11/23/10	AS	AS
5		11/23/10	AS	AS

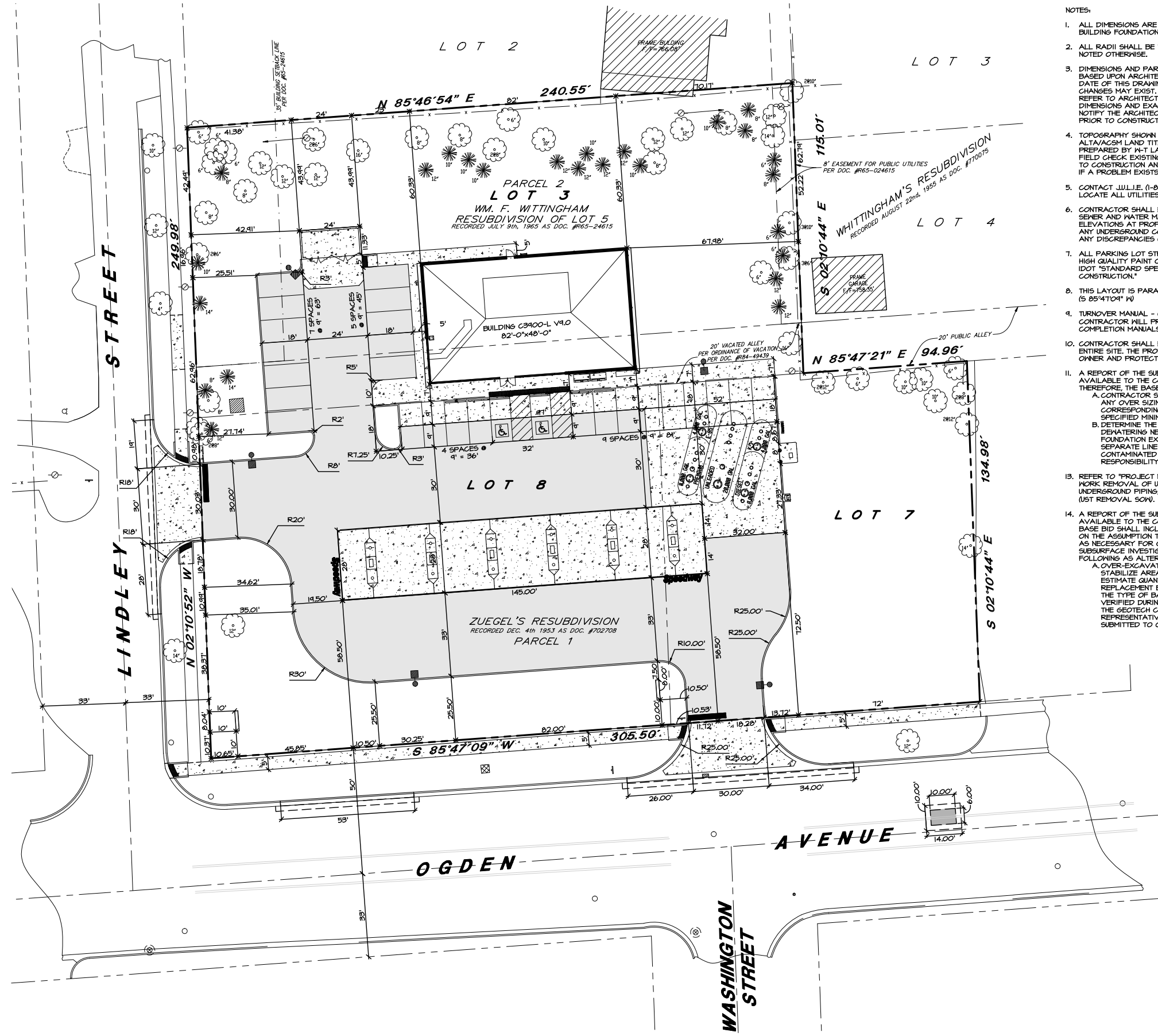
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SIGNAGE PLAN & DETAILS
 2011 REBUILD PROJECT
 898 W. OGDEN AVE
 DU PAGE COUNTY
 DOWNERS GROVE, ILLINOIS

STORE OR BLDG NO. **0007450**
 VERSION OR A/E NO. **037523**
 SCALE: **AS SHOWN**

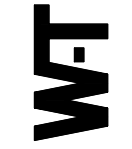
DESIGN TEAM	DATE
DGNR. TT	4/25/11
PROJ. MGR. A. Campbell	4/25/11
RVR. CK	4/25/11

DRWG. NO. **#7450-SS-1**



- NOTES:
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 2. ALL RADII SHALL BE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 3. DIMENSIONS AND PARKING LOT LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION STAKING.
 4. TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER ALTA/ACSM LAND TITLE SURVEY LAST DATED APRIL 14, 2011, PREPARED BY H-T LAND SURVEYING, INC. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE SURVEYOR AND ENGINEER IF A PROBLEM EXISTS.
 5. CONTACT JLL/IE (1-800-842-0123) PRIOR TO DIGGING TO LOCATE ALL UTILITIES IN THE RIGHT OF WAY.
 6. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER AND WATER MAIN LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 7. ALL PARKING LOT STRIPING SHOULD BE PAINTED YELLOW WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1045.02 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 8. THIS LAYOUT IS PARALLEL TO THE SOUTH PROPERTY LINE (S 05°41'04" W).
 9. TURN-OVER MANUAL - ON THE DAY OF THE "TURN-OVER" THE CONTRACTOR WILL PROVIDE (THREE) COPIES OF THE COMPLETION MANUALS PER SECTION 01000 AND 01023.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF THE ENTIRE SITE. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY CONTRACTOR.
 11. A REPORT OF THE SUBSURFACE INVESTIGATION IS MADE AVAILABLE TO THE CONTRACTOR AT THE TIME OF BIDDING. THEREFORE, THE BASE BID SHALL INCLUDE THE FOLLOWING:
 - A. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE ANY OVER SIZING OF EXCAVATIONS AND PROVIDE CORRESPONDING BACKFILL OVER AND ABOVE THE SPECIFIED MINIMUMS.
 - B. DETERMINE THE NEED FOR AND PROVIDE ANY Dewatering NECESSARY FOR TRENCH, TANK AND FOUNDATION EXCAVATIONS. IDENTIFY THIS COST AS A SEPARATE LINE ITEM IN THE BID. DISPOSAL OF CONTAMINATED WATER SHALL BE THE OWNER'S RESPONSIBILITY.
 13. REFER TO "PROJECT MANUAL FOR SPEEDWAY" AND "SCOPE OF WORK REMOVAL OF UNDERGROUND STORAGE TANK, UNDERGROUND PIPING, HOISTS, AND/OR DISPENSER DISPOSAL" (JST REMOVAL 50W).
 14. A REPORT OF THE SUBSURFACE INVESTIGATION IS MADE AVAILABLE TO THE CONTRACTOR AT TIME OF BIDDING. THE BASE BID SHALL INCLUDE LAND BALANCING ACTIVITIES BASED ON THE ASSUMPTION THAT EXCAVATED SOIL CAN BE REUSED AS NECESSARY FOR CONSTRUCTION. UPON REVIEWING THE SUBSURFACE INVESTIGATION, CONTRACTOR SHALL INCLUDE THE FOLLOWING AS ALTERNATE:
 - A. OVER-EXCAVATE AREAS OF UNSUITABLE SOILS AND STABILIZE AREAS PER THE SUBSURFACE INVESTIGATION. ESTIMATE QUANTITY OF OVEREXCAVATED AREAS AND REPLACEMENT BACKFILL IN EACH AREA, ALONG WITH THE TYPE OF BACKFILL. ACTUAL QUANTITIES WILL BE VERIFIED DURING CONSTRUCTION PER THE DIRECTION OF THE GEOTECH CONSULTANT AND OWNER'S REPRESENTATIVE, WITH DETAILED CHANGE ORDERS SUBMITTED TO OWNER.

W-T CIVIL ENGINEERING, LLC
 CIVIL AND STRUCTURAL ENGINEERS
 2875 Plutonium Avenue
 Naperville, IL 60563
 PH: (224) 293-6333 FAX: (224) 293-6444
 www.wtengineering.com
 IL License No.: 184-009492 Exp. 04/30/13

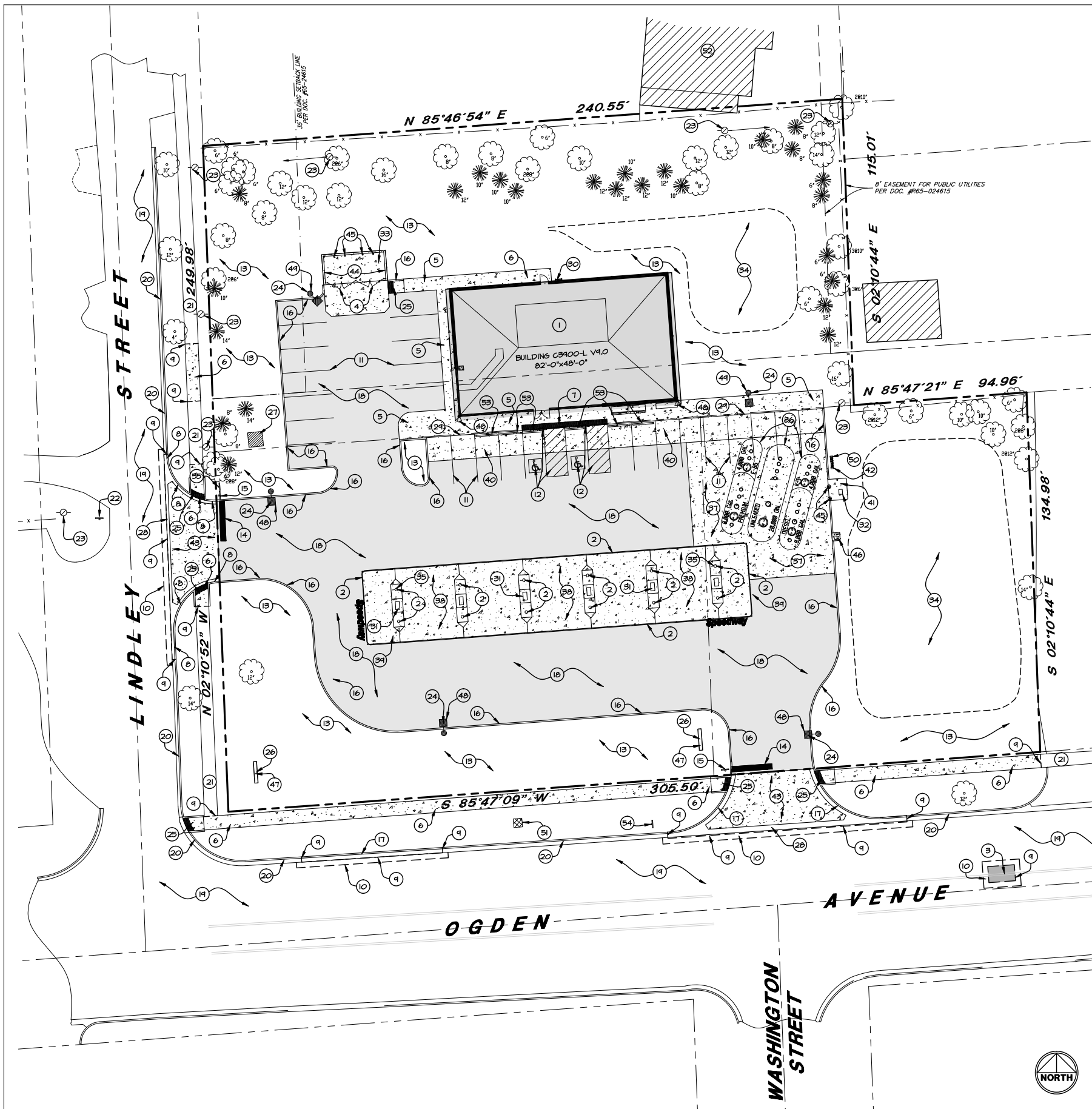


NO.	DATE	DESCRIPTION
1	04/21/11	FOR PERMIT
2	04/21/11	FOR VILLAGE AND DOT COMMENTS

SITE GEOMETRIC PLAN
 REBUILD
 898 WEST OGDEN AVENUE
 DUPAGE COUNTY
 DOWNERS GROVE, ILLINOIS

STORE OR BLDG NO.	0007450
VERSION OR AFE NO.	
SCALE	1" = 20'-0"
DESIGN TEAM	DATE
DGNR. JPC	4/21/11
P. MGR. A. CAMBELL	4/21/11
RWR. TOA	4/21/11
DRWG. NO.	C-2.0





PROJECT NOTES:

- NEW BUILDING. (SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS). CONSTRUCT C-STORE BUILDING 8300-L V4.0 BLOCK PER DRAWINGS LISTED. HVAC SYSTEM SHALL BE GAS AND BE ROOF MOUNTED. THE FOLLOWING OPTIONS SHALL BE INSTALLED: ALUCOBOND SCREENING PANELS ON ROOFTOP HANDRAIL.
- NEW CANOPY. USE CANOPY COLUMN FOUNDATIONS SIZE (12) 4" X 4" 5' WHERE NOTED FOR BIDDING PURPOSES. IF CANOPY DRAWINGS ARE NOT AVAILABLE IN TIME FOR BIDDING, CANOPY DRAWINGS WILL BE AVAILABLE FOR CONSTRUCTION. (SEE CANOPY PLANS FOR DESIGN AND DETAILS).
- EXISTING PAVEMENT TO BE REMOVED AND REPLACED TO ALLOW FOR NEW STORM SEWER CONNECTION. MATCH EXISTING PAVEMENT CROSS SECTION AND EXISTING PAVEMENT STRIPINGS.
- NEW BOARD ON BOARD TRASH ENCLOSURE GATE. (SEE ARCHITECTURAL PLANS FOR DETAILS).
- NEW MONOLITHIC CURB AND SIDEWALK.
- NEW 5" CONCRETE SIDEWALK.
- NEW 2" WIDE DETECTABLE WARNING STRIP.
- NEW B6.18 CONCRETE CURB AND GUTTER.
- NEW FULL DEPTH SAWCUT TO PROVIDE CLEAN CONSTRUCTION BREAK.
- NEW 2" WIDE BUTT JOINT.
- NEW 4" YELLOW PAINTED PARKING STRIPING.
- NEW HANDICAP PARKING STALL WITH SIGN, YELLOW HANDICAP SYMBOL AND STRIPING.
- NEW LANDSCAPE AREA. (SEE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS).
- NEW 24" WIDE WHITE PAINTED STOP BAR.
- NEW 30" X 30" R-1 STOP SIGN.
- NEW B6 CONCRETE BARRIER CURB.
- NEW B6.18 CONCRETE CURB AND GUTTER.
- NEW NORMAL STRENGTH ASPHALT PAVEMENT.
- EXISTING PAVEMENT TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING SIGN TO REMAIN.
- EXISTING UTILITY POLE TO REMAIN.
- NEW AREA LIGHT WITH 2'-0" HIGH CONCRETE BASE PER STANDARD STD-GS-1. INSTALL (1) 3/4" CONDUIT TO EACH BASE FROM ELECTRICAL PANELS PER THE OWNER'S REPRESENTATIVE AND WIRE FIXTURES. CONTRACTOR IS RESPONSIBLE FOR TOUCH-UP, PAINTING ON POLES, ANCHOR BOLTS, ETC. (SEE ELECTRICAL PLANS FOR DETAILS).
- NEW HANDICAP RAMP WITH 2" WIDE DETECTABLE WARNING STRIP.
- NEW MAIN ID SIGN. (SEE ARCHITECTURAL PLANS FOR DETAILS).
- EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
- NEW DEPRESSED CURB.
- PAINT SIDEWALK WARNING YELLOW. THE ENTIRE VERTICAL FACE OF THE SIDEWALK SHALL BE PAINTED TO HOLD TANK SIGN 4" ABOVE THE TOP OF SIDEWALK EXCEPT WHERE GRADES ARE FLUSH AT HANDICAP RAMPS AND ADJACENT TO NON-PAVED SURFACES.
- CONSTRUCT C-STORE ACCESS LADDER PER DRAWING STD-SF-LAD.
- NEW FUEL DISPENSER. (TYP. OF 6)
- NEW K-1 DISPENSER.
- NEW 6" CONCRETE TRASH ENCLOSURE SLAB.
- NEW DETENTION POND.
- PROVIDE AND INSTALL CODE APPROVED FIRE EXTINGUISHER(S) (MINIMUM) WITH PLASTIC BOX HOLDER IN APPROVED LOCATIONS AS REQUIRED BY LOCAL FIRE OFFICIALS. FIRE EXTINGUISHERS SHALL BE LOCATED SUCH THAT AN EXTINGUISHER IS NOT MORE THAN 75 FEET FROM PUMPS, DISPENSERS, OR STORAGE TANK FILL OPENINGS. FIRE EXTINGUISHER MINIMUM RATING SHALL BE 2-A-20-B-C.
- NEW FUEL TANKS.
- NEW 6" CONCRETE TANK SLAB.
- NEW 5" CONCRETE CAR ISLAND SLAB.
- NEW 6" CONCRETE CAR ISLAND SLAB INSTALLED AT BOTH ENDS OF THE CAR ISLAND INSTEAD OF 5" CONCRETE.
- NEW NORMAL STRENGTH CONCRETE PAVEMENT.
- NEW K-1 CONCRETE DISPENSER SLAB.
- NEW VENT STACKS.
- NEW 8" CONCRETE APPROACH PAVEMENT.
- TRASH ENCLOSURE WITH BOARD ON BOARD FENCE AND GATE. (SEE STANDARD DRAWINGS STD-SG-DET AND STD-SG-10 FOR DETAILS)
- NEW CONCRETE FILLED GUARD POST PAINTED RED PER OWNER'S SPECIFICATIONS. (SEE STANDARD STD-GS-1 AND STD-SG-SERIES DRAWINGS FOR DETAILS)
- NEW AIR STATION WITH 36" X 36" X 3-1/2" CONCRETE SLAB. INSTALL #12 WIRE (20 AMP, 1 PHASE) WITH GROUND FOR AIR. VERIFY INSTALLATION DETAILS WITH VENDOR (SEE STANDARD STD-GS-1) FOR DETAILS.
- PROVIDE AND INSTALL (1) 3/4" RGS CONDUIT AND WIRING FROM ELECTRICAL PANEL TO PRICER SIGN FOR 120V POWER. ALSO PROVIDE (1) 3/4" RGS CONDUIT AND CONTROL WIRING FROM MANAGER'S WORKSTATION TO PRICER SIGN.
- CONTRACTOR SHALL INSTALL CONDUIT (SIZED PER NEC CODES), VIDEO COAXIAL CABLE, AND LOW-VOLTAGE POWER WIRING FOR YARD SECURITY CAMERAS TO THESE LOCATIONS. SECURITY CAMERAS SHALL BE INSTALLED BY SSA MAINTENANCE DEPT.
- CONTRACTOR SHALL INSTALL CONDUIT (SIZED PER NEC CODES) AND INSTALL FULL STRING FOR FUTURE YARD SECURITY CAMERAS TO THESE LOCATIONS.
- INSTALL 3" FLD TANK SIZING PER OWNER'S REPRESENTATIVE.
- EXISTING TRAFFIC HAND HOLE TO REMAIN.
- EXISTING BUILDING TO REMAIN.
- NEW CONCRETE PARKING BLOCKS.
- NEW LOCATION OF EXISTING 'SS MPH' SIGN.
- NEW R3-1 'NO RIGHT TURN' SIGN.

NOTES:
PRIOR TO FOUNDATION WORK ALL ORGANIC SUBGRADE SHALL BE REMOVED FROM BUILDING FOOTPRINT AND 5' BEYOND PERIMETER (APPROXIMATELY 4'-6" BELOW GRADE)

INSTALL (1) 3/4" AND (1) 1" CONDUIT TO EACH NEW DISPENSER FROM NEW DISPENSER ELECTRICAL EQUIPMENT. FULL NEW WIRING AND WIRE DISPENSERS PER MANUFACTURER'S SPECIFICATIONS. THE 3/4" CONDUIT FROM EACH DISPENSER WILL BE USED FOR THE INTERCOM. THIS CONDUIT SHALL ENTER THE BUILDING IN THE SAME LOCATION AS THE CONDUIT USED FOR POWER. THE INTERCOM CONDUIT MUST BE ISOLATED FROM THE WIRING TROUGH AND EXTENDED TO ATTENDANT'S COUNTER.

INSTALL (1) 3/4" CONDUIT TO K-1 SUCTION DISPENSER FOR DISPENSER WIRING ORIGINATING AT WIREWAY, AND (1) 3/4" CONDUIT FROM ATTENDANT COUNTER TO NEARBY SPEAKER FOR K-1 INTERCOM. FULL NEW WIRE AND WIRE DISPENSER PER MANUFACTURER'S SPECIFICATIONS.

INSTALL (7) DISPENSER SUMP SENSORS WITH (1) ADDITIONAL 3/4" CONDUIT TO EACH DISPENSER FROM DISPENSER ELECTRICAL EQUIPMENT. FULL NEW WIRING AND WIRE DISPENSERS PER MANUFACTURER'S SPECIFICATIONS.

MAKE FINAL CONNECTIONS BETWEEN THE UNDERGROUND STAGE II VAPOR PIPING AND DISPENSER STAGE II PIPING PER DRAWING STD-PQ-6. SUPPLY ALL NECESSARY FITTINGS TO ALLOW FOR STAGE II CARB TEST BY OTHERS.

ALL EXISTING TREES SHOWN ON THIS PLAN SHALL REMAIN.

ALL PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1045.02 OF THE IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."

THE ID SIGN SHALL BE ERECTED WITHIN THE FIRST 30 DAYS OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE A 4' X 8' SIGN ANNOUNCING SPEEDWAY COMING SOON AND APPROXIMATE OPENING DATE. SIGN SHALL DIRECT CUSTOMERS TO NEAREST SPEEDWAY(S).

ALL MATERIAL NOTED ON DRAWING WILL BE SUPPLIED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

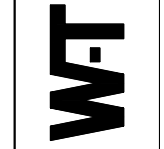
RESTORE TO ORIGINAL OR BETTER CONDITION ALL AREAS DISTURBED BY CONSTRUCTION. UPON COMPLETION, POWER WASH ALL PAVING TO OWNER'S SATISFACTION.

THE CONTRACTOR IS RESPONSIBLE FOR PURGING OF THE FUELING SYSTEM AT START-UP. OWNER SHALL PAY FOR (1) THIRD-PARTY DISPENSER CALIBRATION AND (1) THIRD-PARTY LINE TEST FOR EACH PRODUCT LINE AFTER PURGING IS COMPLETE. COST OF ANY ADDITIONAL THIRD-PARTY DISPENSER CALIBRATIONS AND/OR LINE TESTS DUE TO INADEQUATE PURGING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH THE THIRD-PARTY DISPENSER CALIBRATION CONTRACTOR TO PURGE SYSTEM PER DISPENSER MANUFACTURER'S INSTRUCTIONS AND OWNER'S SPECIFICATIONS. AFTER PURGING IS COMPLETE, CONTRACTOR SHALL REMOVE AND DISCARD SCREENS AND FACTORY FILTERS AND INSTALL NEW 'PETROCLEAR' FILTERS, FURNISHED BY OWNER.

PROVIDE AND INSTALL (1) 3/4" RGS CONDUIT AND WIRING FROM ELECTRICAL PANEL TO PRICER SIGN FOR 120V POWER. ALSO PROVIDE (1) 3/4" RGS CONDUIT AND CONTROL WIRING FROM MANAGER'S WORKSTATION TO PRICER SIGN.

ALL TRAFFIC SIGNS SHALL BE INSTALLED AT 7' HIGH MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF SIGN.

W-T CIVIL ENGINEERING, LLC
CIVIL AND STRUCTURAL ENGINEERS
2875 Plutonium Avenue
Mesa, AZ 85205
PH: (228) 293-6333 FAX: (228) 293-6444
www.wtengineering.com
IL License No.: 184-003492 Exp. 04/30/13



NO.	DATE	REVISIONS
1	FOR PERMIT	
2	FOR VILLAGE AND DOT COMMENTS	

SITE DEVELOPMENT PLAN
REBUILD
898 WEST OGDEN AVENUE
DUPAGE COUNTY
DOWNERS GROVE, ILLINOIS

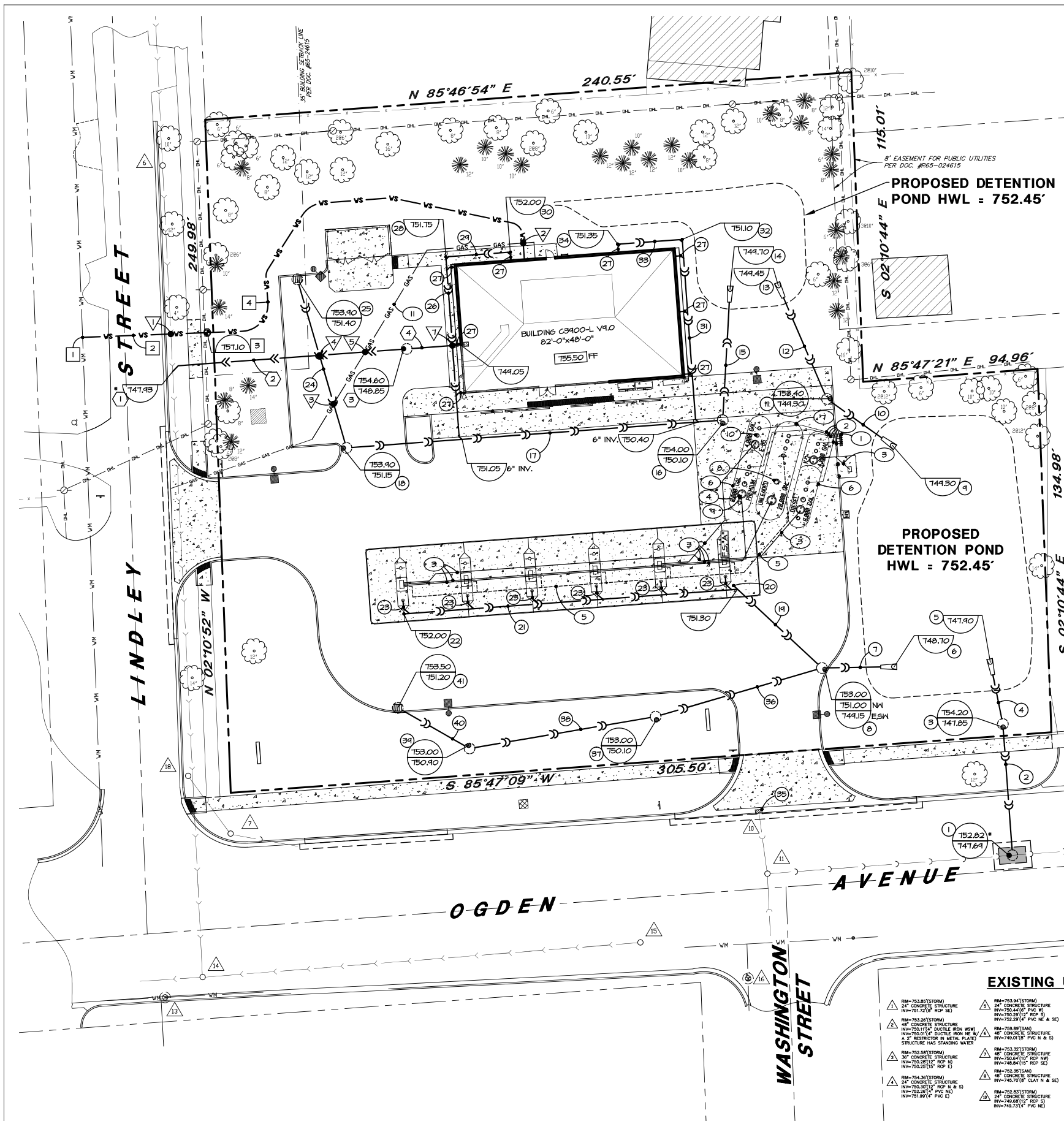
STORE OR BLDG NO. 0007450

VERSION OR AFE NO.

SCALE 0 20'
1" = 20'-0"

DESIGN TEAM	DATE
DWR: JPC	4/21/11
P. MGR: A. CAMBELL	4/21/11
RWR: TOA	4/21/11
DRWG. NO.	

C-3.0



PROJECT NOTES:

- STORM SEWER**
- NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH CLOSED RIM TO BE INSTALLED ON THE EXISTING STORM SEWER.
 - NEW 8" CLASS 52 DIP, 44 L.F. @ 0.40% SLOPE TO BE AUGERED AND PUSHED BENEATH OGDEN AVENUE AND CONNECTED TO NEW 48" PRECAST CONCRETE MANHOLE.
 - NEW 48" DIA. PRECAST CONCRETE CATCH BASIN WITH 2.00" RESTRICTOR.
 - NEW 12" HDPE, 23 L.F. @ 0.22% SLOPE.
 - NEW 12" PRECAST CONCRETE FLARED END SECTION WITH TRASH GRATE.
 - NEW 12" PRECAST CONCRETE FLARED END SECTION WITH TRASH GRATE.
 - NEW 12" HDPE, 27 L.F. @ 1.67% SLOPE.
 - NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
 - NEW 18" PRECAST CONCRETE FLARED END SECTION WITH TRASH GRATE.
 - NEW 18" HDPE, 30 L.F. @ 0.33% SLOPE.
 - NEW 48" DIA. PRECAST CONCRETE ENVIRONMENTAL CATCH BASIN.
 - NEW 18" HDPE, 46 L.F. @ 0.33% SLOPE.
 - NEW 18" PRECAST CONCRETE FLARED END SECTION WITH TRASH GRATE.
 - NEW 12" PRECAST CONCRETE FLARED END SECTION WITH TRASH GRATE.
 - NEW 12" HDPE, 44 L.F. @ 0.82% SLOPE.
 - NEW 48" DIA. PRECAST CONCRETE CATCH BASIN.
 - NEW 12" HDPE, 140 L.F. @ 0.15% SLOPE.
 - NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH OPEN RIM.
 - NEW 8" PVC, 45 L.F. @ 0.10% SLOPE.
 - NEW CLEANOUT.
 - NEW 8" PVC, 124 L.F. @ 0.56% SLOPE.
 - NEW CLEANOUT.
 - NEW 6" D.I.P., 5 L.F. @ 1.00% SLOPE MINIMUM. USE HYDROCARBON RESISTANT JOINTS AND CONNECT TO CANOPY DRAINAGE SYSTEM WITH ALL REQUIRED FITTINGS. (TYP. OF 6)
 - NEW 12" HDPE, 65 L.F. @ 0.38% SLOPE.
 - NEW 24" DIA. PRECAST CONCRETE INLET.
 - NEW 6" PVC, 60 L.F. @ 1.03% SLOPE.
 - NEW 6" PVC, 3 L.F. @ 1.00% SLOPE MINIMUM. CONNECT TO BUILDING DOWNSPOUTS WITH ALL REQUIRED FITTINGS. (TYP. OF 8)
 - NEW CLEANOUT.
 - NEW 6" PVC, 24 L.F. @ 1.04% SLOPE.
 - NEW 6" PVC, 60 L.F. @ 1.03% SLOPE.
 - NEW CLEANOUT.
 - NEW 6" PVC, 24 L.F. @ 1.04% SLOPE.
 - NEW CLEANOUT.
 - FOLLOWING REMOVAL OF THE EXISTING 4" PVC PIPE, SEAL NORTHEAST OPENING IN THE EXISTING STRUCTURE WITH BRICKS AND NON-SHRINK MORTAR.
 - NEW 12" HDPE, 65 L.F. @ 1.46% SLOPE.
 - NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH OPEN RIM.
 - NEW 12" HDPE, TO L.F. @ 1.14% SLOPE.
 - NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH OPEN RIM.
 - NEW 12" HDPE, 30 L.F. @ 1.00% SLOPE.
 - NEW 24" DIA. PRECAST CONCRETE INLET.

SANITARY

- NEW SERVICE CONNECTION TO THE EXISTING SANITARY SEWER MAIN.
- NEW 6" PVC SDR 26, 87 L.F. @ 1.06% SLOPE.
- NEW 48" DIA. PRECAST CONCRETE MANHOLE WITH CLOSED RIM.
- NEW 6" PVC SDR 26, 20 L.F. @ 1.00% SLOPE.

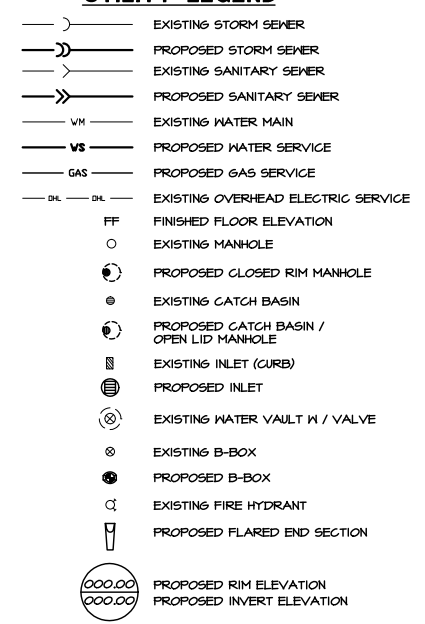
WATER

- NEW PRESSURE CONNECTION TO THE EXISTING WATER MAIN.
- NEW 1/2" DIA. TYPE "K" COPPER WATER SERVICE WITH ALL NECESSARY FITTINGS, 45 L.F. TO BE DIRECTIONALLY BORED BENEATH LINDLEY STREET.
- NEW 1/2" DIA. TYPE "K" COPPER WATER SERVICE WITH ALL NECESSARY FITTINGS, 160 L.F.

PIPE CROSSINGS:

- BOTTOM OF WATER = 753.0 MAX. TOP OF SANITARY = 749.0 ±
- PROVIDE SEPARATION BETWEEN PROPOSED WATER SERVICE AND PROPOSED GAS SERVICE. TOP OF WATER SERVICE = 749.50 MAX.
- PROVIDE SEPARATION BETWEEN PROPOSED GAS SERVICE AND PROPOSED STORM SEWER.
- BOTTOM OF STORM = 751.20 ±
- TOP OF SANITARY = 749.10 ±
- PROVIDE SEPARATION BETWEEN PROPOSED GAS SERVICE AND PROPOSED SANITARY SERVICE.

UTILITY LEGEND



MISCELLANEOUS

- NEW VENT STACKS.
- NEW 2" SINGLE WALL FIBERGLASS VENT LINES AND RELATED EQUIPMENT.
- NEW 2" DIRECT-BURY GALV. FIBERGLASS PRODUCT PIPING (AMERON DUALOY 3000/LGX) PER MANUFACTURER'S RECOMMENDATIONS AND SERIES STD-PQ DRAWINGS. THE PIPE, APPURTENANCES (INCLUDING BULKHEAD ENTRY FITTINGS), & MISCELLANEOUS MATERIALS NECESSARY TO ASSEMBLE SYSTEM SHALL BE OWNER SUPPLIED.
- NEW TANK PUMP SENSORS FURNISHED BY OWNER. (TYP. OF 5)
- NEW STAGE II VAPOR RECOVERY FIBERGLASS PIPING AND RELATED EQUIPMENT. INSURE THAT PIPING IS INSTALLED WITH CONSISTENT AND SPECIFIED SLOPE TO AVOID LIQUID TRAPS. OWNER WILL ARRANGE TO HAVE A THIRD PARTY CONDUCT STAGE II VAPOR RECOVERY TESTS AS REQUIRED BY REGULATION (TYP. 10% AIR LIQUID RATIO, PRESSURE DECAY, AND/OR OTHER REQUIRED TESTS) AFTER COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT TO CONTRACTOR TO INSURE UNDERGROUND SYSTEM IS INSTALLED AND OPERATING PROPERLY. THE OWNER WILL ONLY PAY FOR ONE SUCCESSFUL SET OF CARB TESTS. ANY COSTS ASSOCIATED WITH FURTHER TESTS AND SUBSEQUENT REPAIRS/RETESTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- NEW 12,000 GALLON DUAL COMPARTMENT DOUBLE WALL FIBERGLASS FUEL TANK. (TYP. OF 2)
- NEW 20,000 GALLON DOUBLE WALL FIBERGLASS FUEL TANK.
- NEW VEEDER ROOT RELIANT DETECTION AND ATG SYSTEM WITH LINE LEAK DETECTION AND RELATED MANHOLE, CONDUITS, JUNCTION BOXES PER DRAWING STD PQ-8 AND MANUFACTURER'S INSTRUCTIONS. INSTALL (1) TANK INTERSTITIAL SENSORS FURNISHED BY OWNER.
- NEW 1/2" CONDUIT PER PUMP TO DISPENSER ELECTRICAL EQUIPMENT INSIDE BUILDING PER DRAWINGS. INSTALL #12 GROUND CONDUCTOR FROM EACH PUMP TO THE DISTRIBUTION PANEL. INSTALL GROUND BAR KIT.
- PRIME AND PAINT ALL FILL, VAPOR RECOVERY, STAGE II VAPOR RECOVERY, AND OBSERVATION WELL, MANHOLE COVERS AND RIMS PER COLOR CODE IN SPECIFICATIONS. ANY MANHOLES OR STREET BOXES NOT COLOR SPECIFIED SHALL BE PRIMED AND PAINTED DARK GREY #430C PER SPECIFICATIONS.
- NEW 1/4" GAS LINE FROM METER TO EXISTING TAP. CONTRACTOR TO INSTALL THE GAS LINE FROM THE METER TO THE BUILDING SERVICE PER THE BUILDING DRAWINGS. COORDINATE INSTALLATION WITH THE GAS COMPANY.

NOTES:

- BID AS ALTERNATE C. SUBMIT A PRICE TO ANCHOR NEW TANKS PER STANDARD DRAWING SERIES STD-PQ.
- BID AS ALTERNATE D. SHEET PILE TANK HOLE AND FLOAT NEW TANKS INTO PLACE.
- BID AS ALTERNATE E. OVER-EXCAVATE NEW TANK HOLE AT A SLOPE SHALLOW ENOUGH TO PREVENT CAVE-INS AND FLOAT TANKS INTO PLACE.
- BID AS ALTERNATE F. SUPPLY AND INSTALL FILTER FABRIC LINER IN NEW TANK HOLE AND PRODUCT PIPING TRENCHES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AS INDICATED ON SERIES STD-PQ SERIES DRAWINGS.
- BALLAST TANKS WITH CLEAN WATER. AFTER THE TANKS HAVE BEEN PROPERLY COVERED BY OVERBURDER AND BEFORE PRODUCT IS DELIVERED, THE CONTRACTOR SHALL REMOVE ALL WATER. COORDINATE WITH OWNERS REPRESENTATIVE FOR DELIVERY OF PRODUCT. ANY WATER REMAINING IN TANKS AFTER PRODUCT DELIVERY SHALL BE REMOVED AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S."A) OF DISPENSERS SHALL BE AS SHOWN. PIPING AND CONDUIT LOCATION AND SPACING UNDER DISPENSERS SHALL BE PER STD-PQ SERIES DRAWINGS.
- ALL NEW INSTALLATIONS AND MODIFICATIONS TO THE UNDERGROUND STORAGE TANK SYSTEM SHALL COMPLY WITH PEI RP100-05, PEI RP300-04, API RP615 AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- VERIFY ALL SERVICE UTILITY ROUTINGS WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- EXACT GAS MAIN LOCATION IN LINDLEY STREET IS UNKNOWN. USE CAUTION WHEN BORING AND EXCAVATING IN LINDLEY STREET.
- PRODUCT PIPING AND LINE-UP AND FRONT SIDE "A" (F.S."A) OF DISPENSERS SHALL BE AS SHOWN. PIPING AND CONDUIT LOCATION AND SPACING UNDER DISPENSERS SHALL BE PER STD-PQ SERIES DRAWINGS.
- CONCRETE COLLARS SHALL BE INSTALLED ON ALL INLETS, CATCH BASINS AND MANHOLE IN ASPHALT PAVEMENT.
- FLEXSTORM POST CONSTRUCTION WATER QUALITY INSERTS WITH ALL FITTINGS SHALL BE INSTALLED ON ALL OPEN RIM STRUCTURES WITHIN THE PROJECT AREA.
- INSTALL SPIDER DRAINS AT ALL CATCH BASINS.
- SHOW ALL MODIFIED PIPING, CONDUIT RUNS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON "AS-BUILT" PRINT AND TURN OVER TO OWNER'S REPRESENTATIVE UPON COMPLETION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AS INDICATED ON SERIES STD-PQ SERVICE UTILITY DRAWINGS.
- VERIFY ALL SERVICE UTILITY ROUTINGS WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL WORK WITHIN RIGHT-OF-WAY SHALL COMPLY TO GOVERNING STATE AND/OR LOCAL SPECIFICATIONS.

EXISTING UTILITY DATA

RM-753.87(10) 24" CONCRETE STRUCTURE INV=753.87(10) ROP 5)	RM-753.87(10) 24" CONCRETE STRUCTURE INV=753.87(10) ROP 5)	RM-753.87(10) 48" CONCRETE STRUCTURE INV=753.87(10) ROP 5)	RM-753.87(10) 48" CONCRETE STRUCTURE INV=753.87(10) ROP 5)
RM-753.24(10) 48" CONCRETE STRUCTURE INV=753.24(10) ROP 5)	RM-753.24(10) 48" CONCRETE STRUCTURE INV=753.24(10) ROP 5)	RM-753.24(10) 48" CONCRETE STRUCTURE INV=753.24(10) ROP 5)	RM-753.24(10) 48" CONCRETE STRUCTURE INV=753.24(10) ROP 5)
RM-753.24(10) 48" CONCRETE STRUCTURE INV=753.24(10) ROP 5)	RM-753.24(10) 48" CONCRETE STRUCTURE INV=753.24(10) ROP 5)	RM-753.24(10) 48" CONCRETE STRUCTURE INV=753.24(10) ROP 5)	RM-753.24(10) 48" CONCRETE STRUCTURE INV=753.24(10) ROP 5)
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Speedway
 Engineering and Construction Dept.
 Elmhurst, IL 60120

REVISIONS

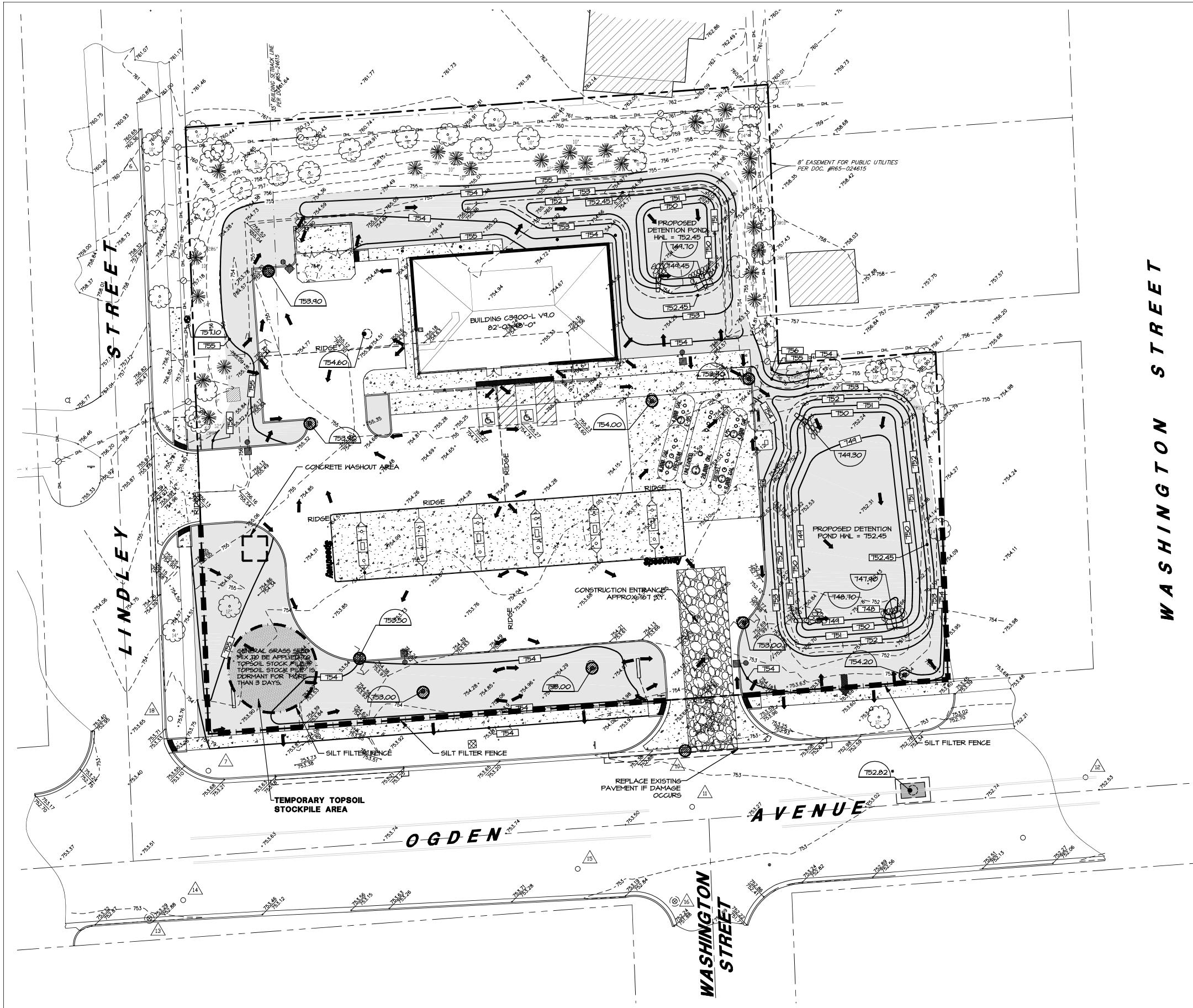
NO.	DATE	DESCRIPTION
1	FOR PERMIT	
2	FOR UTILITY AND DOT COMMENTS	

SITE UTILITY PLAN
REBUILD
 898 WEST OGDEN AVENUE
 DUPAGE COUNTY
 DOWNERS GROVE, ILLINOIS

STORE OR BLDG. NO. **0007450**
 VERSION OR AFE. NO.

SCALE 0' 20'
 1" = 20'-0"

DESIGN TEAM DATE
 DGNR. JPG 4/21/11
 P.MGR. A. CAMELL 4/21/11
 RVR. TOA 4/21/11
 DRWG. NO. **C-5.0**



SWPPP LEGEND

- EXISTING GRADE POINT
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- POND 100-YEAR HULL = 752.45'
- FINISHED FLOOR ELEVATION
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN / OPEN LID MANHOLE
- PROPOSED CLOSED RIM MANHOLE
- PROPOSED INLET
- EXISTING INLET (CURB)
- EXISTING WATER VAULT W / VALVE
- EXISTING B-BOX
- PROPOSED B-BOX
- EXISTING FIRE HYDRANT
- PROPOSED FLARED END SECTION
- PROPOSED RIM ELEVATION
- PROPOSED INVERT ELEVATION
- OVERLAND FLOW ARROW
- 100 YEAR OVERFLOW PATH
- 100 YEAR EMERGENCY OVERFLOW
- DTS EROSION CONTROL BLANKET WITH 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SOIL EROSION CONTROL FILTER FENCE
- CATCH-ALL FILTER BASKET
- RIP RAP
- SILT FENCE WITH STONE COLLAR

NOTE: ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE PROPOSED CONSTRUCTION ENTRANCE. THE USE OF ANY OTHER ACCESSES IS PROHIBITED.

NOTE: ALL DISTURBED GREEN SPACES WITHIN THE R.O.M. SHALL BE RESTORED WITH 6" OF TOPSOIL AND CLASS 2A SEEDING.

EXISTING UTILITY DATA

- | | |
|---|--|
| 1 RIM=753.85'(STORM)
24" CONCRETE STRUCTURE
IN=751.72'(8" RCP SE) | 11 RIM=753.33'(STORM)
48" CONCRETE STRUCTURE
IN=748.78'(12" RCP N & S)
IN=748.68'(18" RCP E) |
| 2 RIM=753.26'(STORM)
48" CONCRETE STRUCTURE
IN=750.11'(4" DUCTILE IRON WSW)
IN=750.01'(4" DUCTILE IRON NE W / A 2" RESTRICTOR IN METAL PLATE) STRUCTURE HAS STANDING WATER | 12 RIM=752.53'(STORM)
48" CONCRETE STRUCTURE
IN=747.98'(12" RCP N)
IN=747.10'(18" RCP E & W) |
| 3 RIM=752.58'(STORM)
36" CONCRETE STRUCTURE
IN=750.28'(12" RCP N)
IN=750.25'(15" RCP E) | 13 RIM=752.94'(WATER)
48" CONCRETE STRUCTURE
746.74' AT TOP OF 15" E/W PIPE |
| 4 RIM=754.36'(STORM)
24" CONCRETE STRUCTURE
IN=750.30'(12" RCP N & S)
IN=752.26'(4" PVC NE)
IN=751.99'(4" PVC E) | 14 RIM=753.17'(SAN)
48" CONCRETE STRUCTURE
IN=742.77'(8" CLAY E & W)
IN=744.77'(8" PVC N) |
| 5 RIM=753.94'(STORM)
24" CONCRETE STRUCTURE
IN=750.44'(6" PVC W)
IN=750.29'(12" RCP S)
IN=752.29'(4" PVC NE & SE) | 15 RIM=753.42'(SAN)
48" CONCRETE STRUCTURE
IN=743.97'(8" CLAY W) |
| 6 RIM=759.89'(SAN)
48" CONCRETE STRUCTURE
IN=749.01'(8" PVC N & S) | 16 RIM=752.34'(WATER)
48" CONCRETE STRUCTURE
746.64' AT TOP OF 8" W/S PIPE
STRUCTURE FULL OF WATER |
| 7 RIM=753.32'(STORM)
48" CONCRETE STRUCTURE
IN=750.64'(10" RCP NW)
IN=748.84'(15" RCP SE) | 17 RIM=760.69'(SAN)
48" CONCRETE STRUCTURE
IN=749.99'(8" CLAY N & S) |
| 8 RIM=752.35'(SAN)
48" CONCRETE STRUCTURE
IN=745.70'(8" CLAY N & SE) | 18 RIM=753.70'(STORM)
48" CONCRETE STRUCTURE
IN=750.12'(SE) SIZE UNKNOWN
STRUCTURE FULL OF DIRT/DEBRIS |
| 10 RIM=752.83'(STORM)
24" CONCRETE STRUCTURE
IN=749.65'(12" RCP S)
IN=749.73'(4" PVC NE) | 19 RIM=750.25'(STORM)
IN=750.09'(4" DUCTILE IRON SW)
BEHIND RIM WAS PLACED ON TOP OF 4" PIPE. NO STRUCTURE VISIBLE |

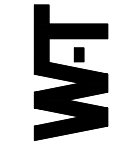
WASHINGTON STREET

LINDLEY STREET

OGDEN AVENUE

WASHINGTON STREET

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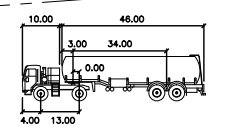
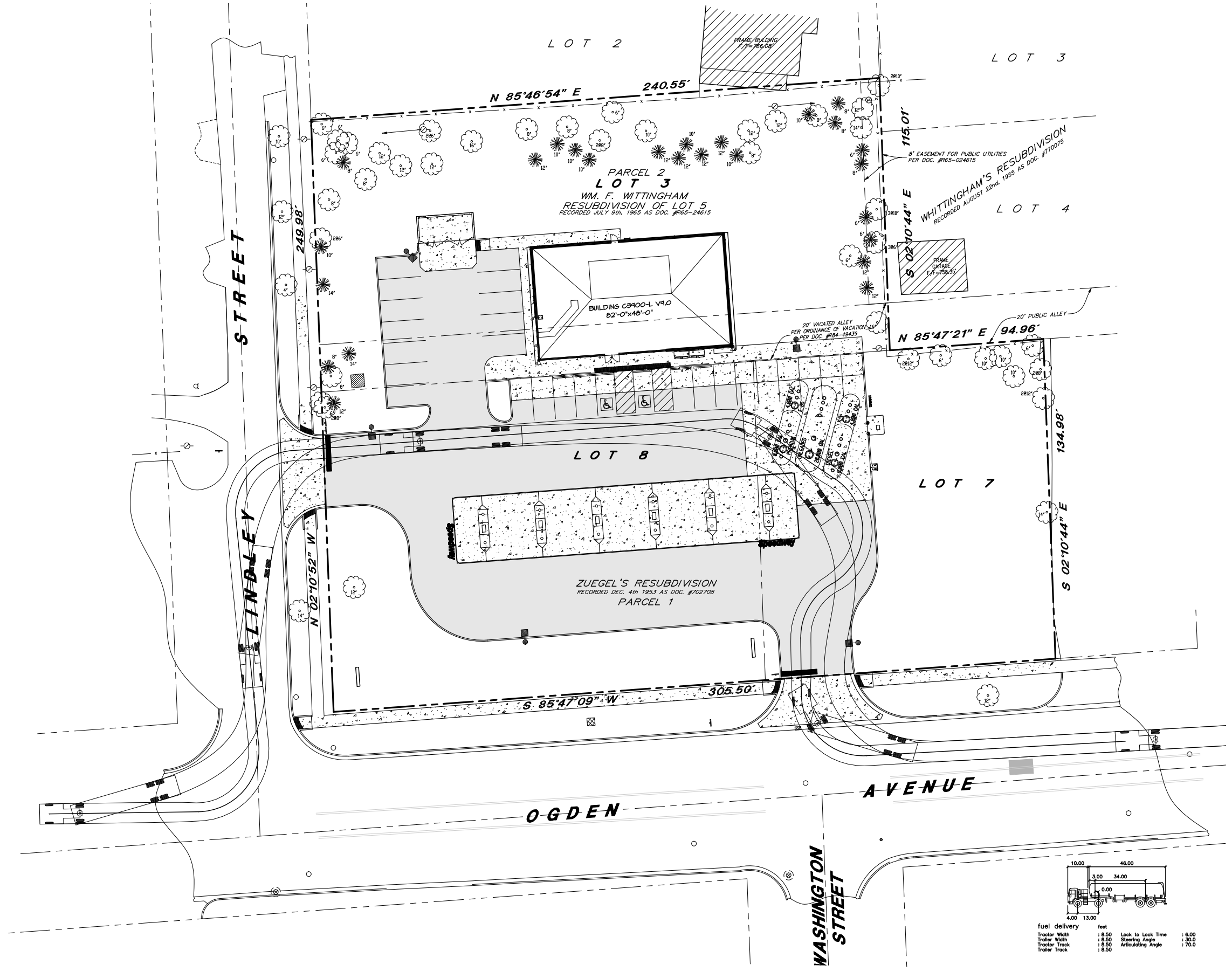
Speedway
 Prepared By:
 Speedway Engineering and Construction Dept.
 Elmhurst, OH 45323

NO.	DATE	DESCRIPTION
1	10/1/11	FOR PERMIT
2	10/15/11	FOR VILLAGE AND DOTT COMMENTS

STORM WATER POLLUTION PREVENTION PLAN
REBUILD
 898 WEST OGDEN AVENUE
 DUPAGE COUNTY
 DOWNERS GROVE, ILLINOIS

STORE OR BLDG NO. **0007450**
 VERSION OR AFE NO.
 SCALE 1" = 20'-0"
 DESIGN TEAM DATE
 DGNR. JPG 4/21/11
 P. MGR. A. CAMBELL 4/21/11
 RWR. TOA 4/21/11
 DRWG. NO. **C-6.0**

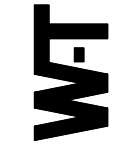




fuel delivery	feet	Lock to Lock Time	: 6.00
Tractor Width	: 8.50	Steering Angle	: 30.0
Tractor Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		



W-T-CIVIL JOB# GE11026
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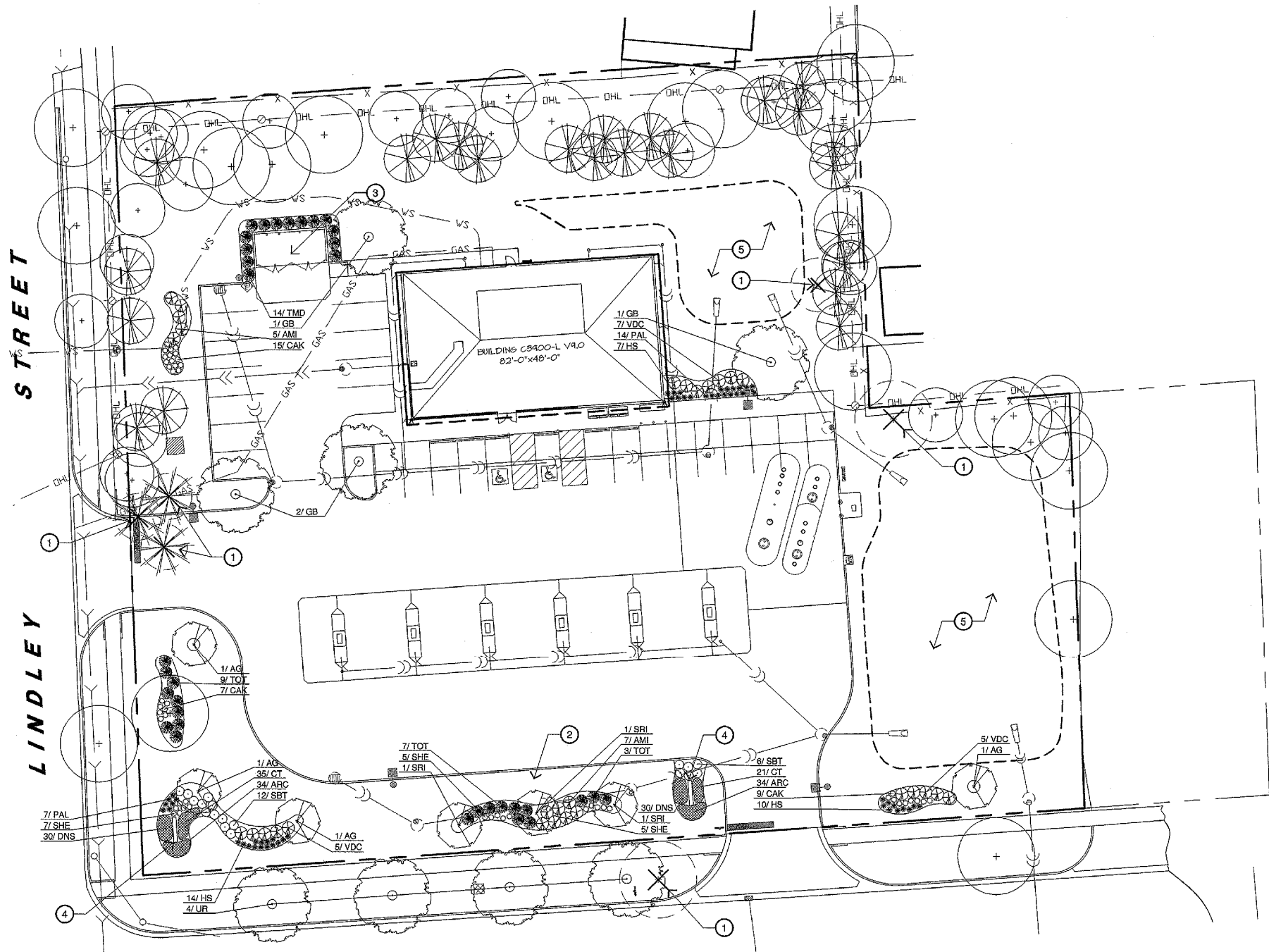


Speedway
 Prepared By:
 Speedway
 Engineering and
 Construction Dept.
 E. Ohio, OH 45323

NO.	DATE	DESCRIPTION
1	08-15-2011	FOR PERMIT
2	08-15-2011	FOR VILLAGE AND DOT COMMENTS

SITE CIRCULATION PLAN
REBUILD
 898 WEST OGDEN AVENUE
 DUJAGE COUNTY
 DOWNERS GROVE, ILLINOIS

STORE OR BLDG NO. 0007450
 VERSION OR AFE NO.
 SCALE 1" = 20'-0"
 DESIGN TEAM DATE
 DGNR. JPG 4/21/11
 P. MGR. A. CAMPELL 4/21/11
 RWIR. TOA 4/21/11
 DRWG. NO. CIR-1.0



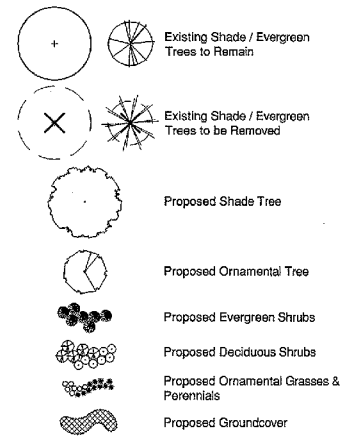
Notes

General Landscape Notes
 Fine grade, fertilize and sod all disturbed areas.
 Remove all turf encountered within proposed planting bed limits and haul from site. Furnish and install 2" minimum layer of double shredded hardwood bark mulch in all planting beds and tree rings.
 All existing vegetation to remain, unless otherwise noted. All construction and grading equipment shall not encroach upon tree's dripline. All materials detrimental to trees (crushed limestone, etc.) shall not be dumped within the dripline of any tree or at any location where drainage toward the tree could damage the health of the tree.

Site Landscape Notes

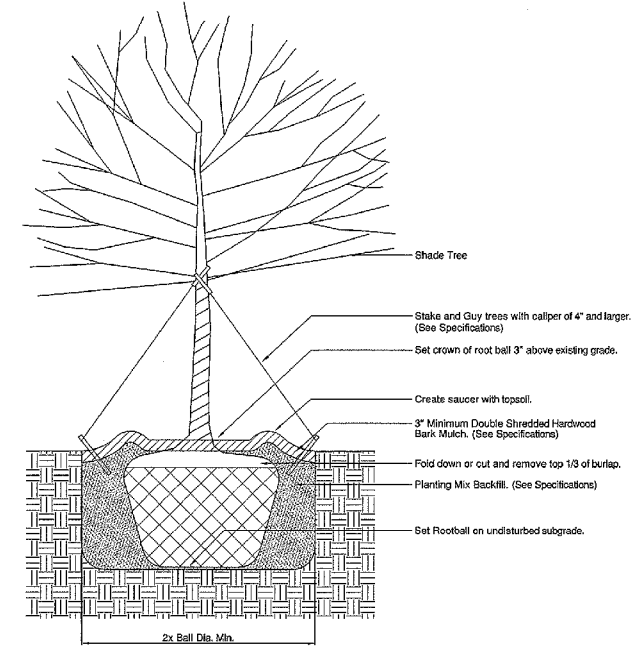
- Remove existing trees, including root package and haul from the site.
- Remove existing mulch planting bed, including all vegetation within and haul from the site.
- Denotes location of proposed trash enclosure. (See Architectural Plans)
- Denotes location of proposed ground mount site. (See Architectural Plans)
- Denotes location of proposed storm water detention area. (See Civil Engineering Plans)

Landscape Plantings Legend

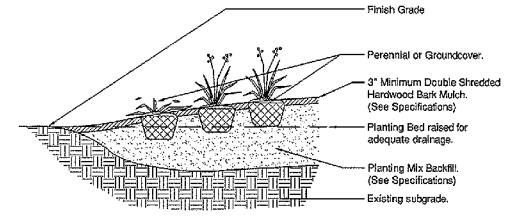


Plant List & Key

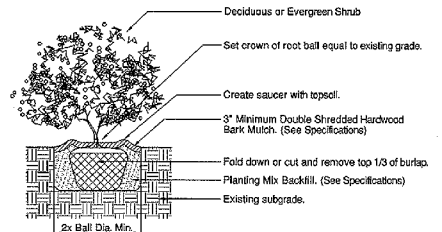
Key	Botanical Name (Common Name)	Size	Quantity	Mature Size (H x W)
GB	<i>Ginkgo biloba</i> 'Meyer' (Meyer Ginkgo)	2-1/2"	4	45' x 30'
UR	<i>Ulmus x 'Regia'</i> (Regal Elm)	4"	4	45' x 45'
AG	<i>Amelanchier x grandiflora</i> (Apple Serviceberry)	6'	4	20' x 15'
SRI	<i>Syringa reticulata</i> 'Ivory Silk' (Ivory Silk Japanese Tree Lilac)	6'	3	20' x 15'
Deciduous Shrubs				
AMI	<i>Aronia melanocarpa</i> 'Morton' (Kroquis Beauty Chokeberry)	36"	12	4' x 4'
SBT	<i>Spiraea betulifolia</i> 'Tor' (Birchleaf Spirea)	24"	18	3' x 3'
VDC	<i>Viburnum dentatum</i> 'Christina' (Blue Mufin Compact Viburnum)	36"	17	5' x 4'
Evergreen Shrubs				
TMD	<i>Taxus x media</i> 'Densiformis' (Dense Yew)	24"	14	4' x 5'
TOT	<i>Thuja occidentalis</i> 'Woodward's Globe' (Woodward's Globe Arborvitae)	24"	19	4' x 4'
Ornamental Grasses & Perennials				
CAK	<i>Calamagrostis acutiflora</i> 'Karl Foerster' (Karl Foerster Feather Reed Grass)	1 GAL	31	35" x 24"
HS	<i>Hemerocallis</i> 'Stella de Oro' (Stella de Oro Daylily)	1 GAL	31	18" x 24"
PAL	<i>Perovskia atriplicifolia</i> 'Little Spire' (Little Spire Russian Sage)	1 GAL	21	24" x 24"
SHE	<i>Sporobolus heterolepis</i> (Prairie Dropseed)	1 GAL	17	24" x 24"
Groundcovers				
ARC	<i>Ajuga reptans</i> 'Chocolate Chip' (Chocolate Chip Carpet Bugle)	1 QT 12" O.C.	66	6" x 12"
CT	<i>Caryophyllus tomentosum</i> (Snow-in-Winter)	1 QT 12" O.C.	66	6" x 12"
DNS	<i>Dianthus</i> 'Neon Star' (Neon Star Pinks)	1 QT 12" O.C.	60	6" x 12"



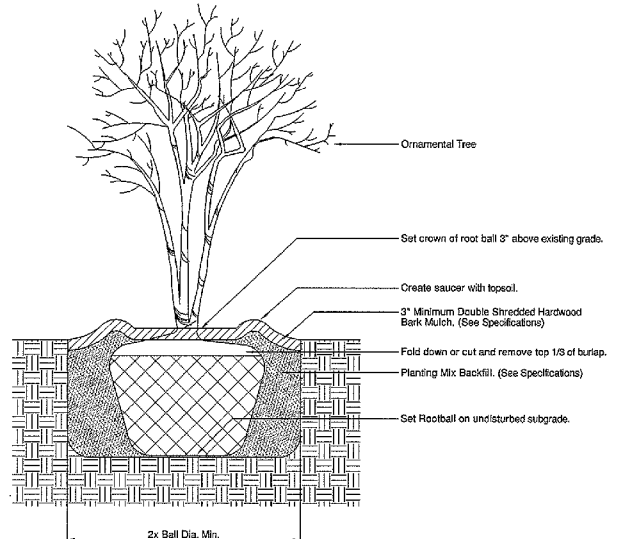
Shade Tree Planting



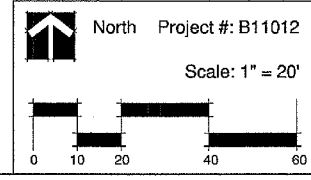
Perennial Planting



Shrub Planting



Ornamental Tree Planting



Signature: *Jhm*
 Expires August 31, 2011

BDG
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 Landscape Architecture • Land Planning • Recreational Planning & Design
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CORPORATE DESIGN + DEVELOPMENT GROUP, LLC
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 CHICAGO, IL 60601
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Established 1998
speedway SUPERAMERICA
 Headquarters: Speedway SuperAmerica LLC
 1000 W. WASHINGTON AVE. SUITE 1000
 CHICAGO, IL 60601

NO.	REVISIONS	DATE	BY	DESCRIPTION

LANDSCAPE PLAN
2011 REBUILD PROJECT
 898 W. OGDEN AVE
 DU PAGE COUNTY
 DOWNERS GROVE, ILLINOIS

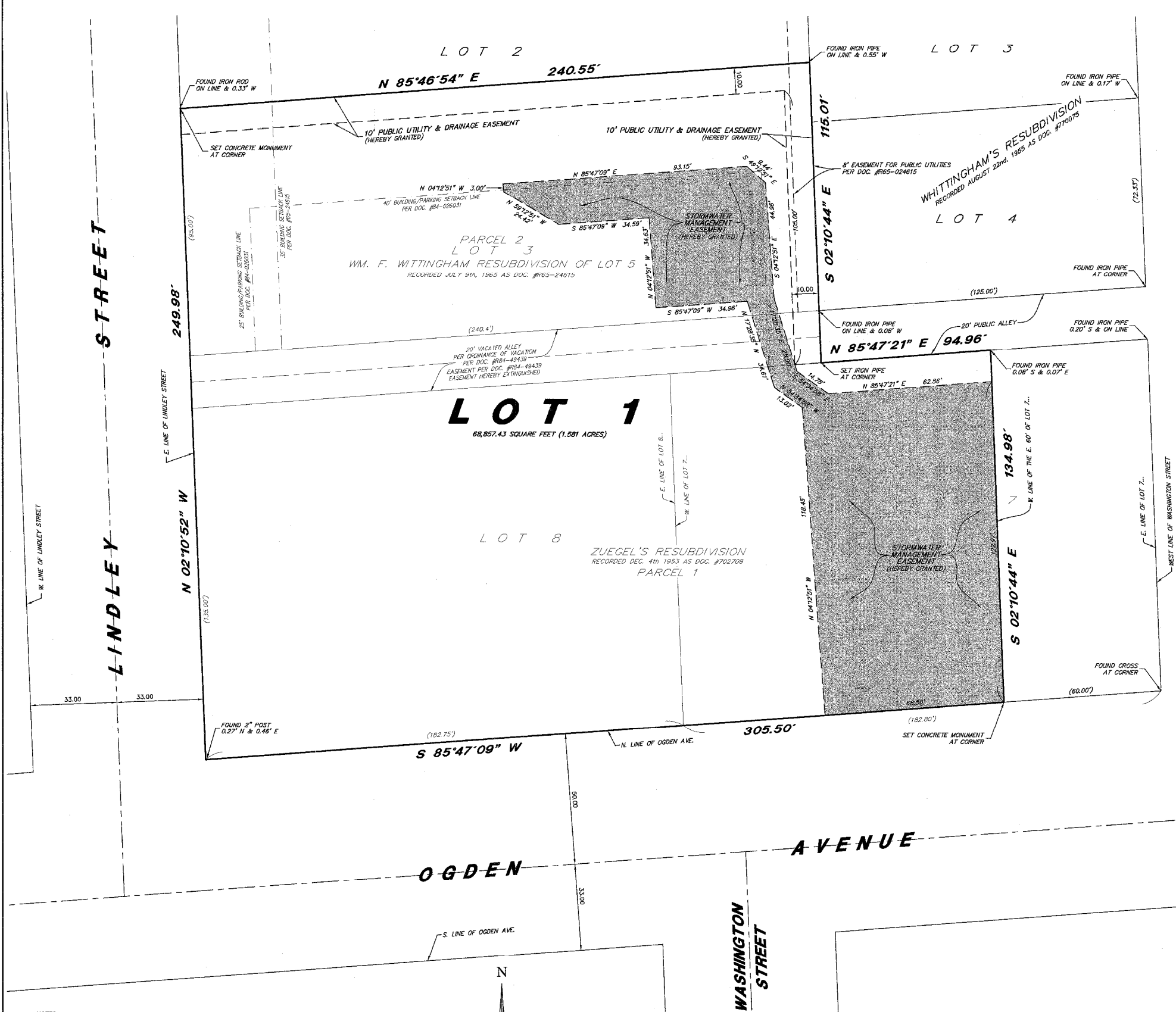
STORE OR BLDG NO. **0007450**
 VERSION OR AFE NO. **037523**
 SCALE **AS SHOWN**

DESIGN TEAM	DATE
DNRR: RT	4/29/11
PROJ. MGR: CK	4/29/11
RWR:	

DRWG. NO. **#7450-L-1**

FINAL SUBDIVISION PLAT SPEEDWAY DOWNERS GROVE DOWNERS GROVE, ILLINOIS.

BEING A SUBDIVISION SITUATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.



OWNERS CERTIFICATE

STATE OF _____)
COUNTY OF _____)

THIS IS TO CERTIFY THAT SPEEDWAY, IS THE THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID CORPORATION DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AFORESAID.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF SAID CORPORATION, PERSONALLY KNOW TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
1. THAT _____ IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE VILLAGE OF DOWNERS GROVE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND
2. TO THE BEST OF THE OWNERS KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS: DOWNERS GROVE HIGH SCHOOL DISTRICT 99 AND DOWNERS GROVE ELEMENTARY SCHOOL DISTRICT 58

OWNER SIGNATURE _____ PRINT NAME _____

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC _____

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO STATE THAT I, FRANJO I. MATIĆ, ILLINOIS PROFESSIONAL LAND SURVEYORS #035-003556, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 7 (EXCEPT THE EAST 80 FEET THEREOF) AND LOT 8, IN ZUEGEL'S RESUBDIVISION OF BLOCK 9 (EXCEPT THE NORTH 75.0 FEET OF THE EAST 182.55 FEET THEREOF) IN LYMAN PARK, BEING A SUBDIVISION SITUATED IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ZUEGEL'S RESUBDIVISION RECORDED DEC. 4, 1953 AS DOCUMENT 702708, TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE VACATED PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOT 3 IN WM. F. WITTINGHAM RESUBDIVISION OF LOT 5 IN WHITTINGHAM'S RESUBDIVISION OF LOT 6 OF ZUEGEL'S RESUBDIVISION OF SAID BLOCK 9 RECORDED JULY 9, 1965 AS DOCUMENT R65-24615, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOT 3 AND THE NORTH HALF OF THE VACATED PUBLIC ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 3, IN WM. F. WITTINGHAM RESUBDIVISION OF LOT 5 IN WHITTINGHAM'S RESUBDIVISION OF LOT 6 OF ZUEGEL'S RESUBDIVISION OF SAID BLOCK 9 (EXCEPT THE NORTH 75.0 FEET OF THE EAST 182.55 FEET THEREOF) IN LYMAN PARK, BEING A SUBDIVISION SITUATED IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WM. F. WITTINGHAM RESUBDIVISION RECORDED JULY 9, 1965 AS DOCUMENT R65-24615, DUPAGE COUNTY, ILLINOIS.

I, FURTHER STATE THAT ALL THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE.

I, FURTHER STATE THE PROPERTY IN THIS SUBDIVISION IS IDENTIFIED AS BEING IN A ZONE "X", DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. PANEL NO. 17043C0901H DATED DECEMBER 16, 2004.

ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____ JUNE _____ A.D. 2011, AT HOFFMAN ESTATES, ILLINOIS.

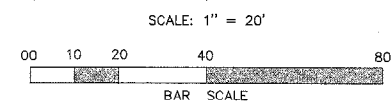
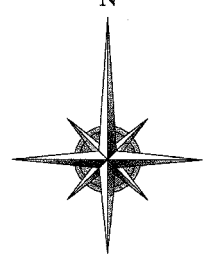
W-T LAND SURVEYING, INC. ILLINOIS

Franjo I. Matić
FRANJO I. MATIĆ - PLS #035-003556 EXPIRES 11/30/2012
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 187-004387



For Review

- NOTES:
- PERMANENT INDEX NUMBER: 09-05-119-016 AND 09-05-119-017
 - PROPERTY AREA: 68,857.43 SQUARE FEET (1.581 ACRES)
 - PROPERTY IS ZONED B3 GENERAL SERVICED AND HIGHWAY BUSINESS (PER THE VILLAGE OF DOWNERS GROVE 3-2-2010 ZONING MAP)
 - BASS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
 - ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.



- LEGEND
- SUBDIVISION BOUNDARY
 - UNDERLYING LOT LINES
 - EASEMENT LINES
 - PROPERTY LINES
 - ROADWAY CENTER LINE
 - STORMWATER MANAGEMENT EASEMENT

WE, W-T LAND SURVEYING, INC. IN ACCORDANCE WITH THE PA 87-08705 (THE PLAT ACT) DO HEREBY DESIGNATE:
THE VILLAGE OF DOWNERS GROVE
AS THE PERSON WHO MAY RECORD THE FINAL SUBDIVISION PLAT
A TRUE COPY OF WHICH HAS BEEN RETAINED BY US TO ASSURE
NO CHANGED HAVE BEEN MADE TO SAID PLAT.
DATED THIS _____ DAY OF _____ JUNE _____ A.D. 2011.

FRANJO I. MATIĆ - PLS #035-003556 EXPIRES 11/30/2012
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 187-004387

REVISIONS	DATE	BY	NO	NO	NO
ISSUED FOR REVIEW	4/27/11				
REVISED PER VILLAGE & IDOT COMMENTS	6/9/11				
W-T LAND SURVEYING, INC. LAND AND CONSTRUCTION SURVEYORS					
W-T					
898 W. OGDEN AVENUE DOWNERS GROVE, ILLINOIS					
PLAT OF SUBDIVISION					
DATE : 4/25/11					
SCALE : 1"=20'					
DRAWN : MWO					
BOUNDARY : FIM					
FIELD WORK : BSA					
CHECK : FIM					
JOB : S11002sub					
SHEET REVISION					
S-1					
OF TWO SHEETS					

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JULY 11, 2011, 7:00 P.M.

PC-17-11 A petition seeking a special use approval for a service station and a final plat of subdivision approval to consolidate two existing parcels into one lot for the property located at the northeast corner of Ogden Avenue and Lindley Street, commonly known as 898 Ogden Avenue, Downers Grove, IL (PINs 09-05-119-016, -017); Corporate Design and Development Group, LLC, Petitioner; Speedway, LLC, Owner

Chairman Jirik swore in those individuals who would be speaking on File PC-17-11.

Mr. Stan Popovich discussed that the petitioner was requesting a special use approval for a service station, along with a final plat of subdivision to consolidate two existing parcels into one lot along with the abrogation of utility easements for the redevelopment of the Speedway gas station at the above-noted address. The B-3 zoned parcel consisted of two lots and a vacated alley that split the two lots. The southern lot has access to Ogden Avenue and Lindley Street, while the northern lot had access onto Lindley; however, there was no existing curb cut on the northern lot.

Mr. Popovich walked through the site plan for the commissioners explaining that the site currently included a large canopy, a small convenience store, and a paved area. The proposed plan was to demolish the existing building and canopy and construct a new 3,936 square foot convenience store and canopy.

Proposed materials for the convenience store included split-face concrete block and anodized windows on the south and west elevations with a hip roof including shingles. Six fuel dispensing stations will be located under the canopy and a trash enclosure will be located to the northwest of the convenience store, which will be surrounded by a solid six-foot fence and landscaping surrounding same.

Per Mr. Popovich, the existing fuel tanks would be removed and replaced with new fuel tanks and be located slightly northwest of the proposed canopy. The petitioner was proposing 27 parking spaces where 18 were required per code. The building and canopy met all zoning, setback, and height requirements.

The existing gas station was constructed in the 1980's. Mr. Popovich noted, that at that time, the northern lot was rezoned to a B-3 zoning district with certain restrictive covenants to include a 25-foot parking setback from the west property line, a 35-foot building setback from the west property line, a 40-foot setback along the north property line (due to the nearby residents), and a 20-foot setback from the east property line. Those restrictive covenants would be maintained and the proposed project met those requirements. Further details followed on the fence and landscaping restrictive covenants. All requirements from the 1980's would be maintained.

Mr. Popovich pointed out that the proposed building will sit slightly to the north of the existing building and no traffic would be encountered on the north or east side of the proposed building. Overhead utility lines were relocated along the east and north of the site and currently no utilities

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existed in the alley. Staff recommended that those easements be abrogated since the petitioner is providing a 10-foot easement along the north and east property line to accommodate the existing utilities.

The Future Land Use Plan (“FLUP”) called for the site to be a commercial property and staff believed the proposal was not only consistent with the FLUP, but also consistent with the Zoning Ordinance and the Subdivision Ordinance. The blanket stormwater management easement over the proposed two water detention areas was pointed out on the site plan, noting the larger pond would be on the east side of the canopy and the smaller pond northeast of the building.

Two curb cuts currently existed on Ogden Avenue and the petitioner was proposing to close the western curb-cut and relocate the eastern curb cut 14 feet west to line up with the Washington Street intersection. The curb cut on Lindley Street would be relocated about 18 feet to the north to line up with the drive aisle between the canopy and the convenience store, and would remain as a “No Right Turn.” The petitioner would be required to install appropriate No Right Turn signage. Existing sidewalks would be maintained and replaced where needed.

The Fire Prevention Division reviewed the proposal and believed the relocated curb cuts would adequately allow for access to the proposed building. A sprinkler and automatic alarm system, however, would be required.

Staff spoke to various neighbors regarding the project, some of which expressed concern about the debris carrying through the existing landscaping. Mr. Popovich stated he did speak to the two abutting neighbors along Washington Street, who viewed the plans and were pleased that the traffic would not be to the rear of their buildings and that the alley would remain to the east of the subject site.

Staff recommended a positive recommendation for the proposal, subject to the conditions listed in its report, based on the proposal meeting the Subdivision Ordinance and the above-discussed village requirements. The special use was consistent with the Zoning Ordinance and the Special Use standards were met. Staff believed the proposal would be an improvement over the existing building.

Mr. Matejczyk confirmed with staff the full access curb cuts along Ogden Avenue. Asked if the turn restriction onto Lindley would have a physical barrier besides the sign, Mr. Popovich stated there was nothing proposed currently and the access was a full access in but a left-turn only out. Per a question regarding the blotted out stop signage on Lindley, Mr. Popovich stated that a new “No Right Turn” sign, along with a stop sign, would be posted. He was not sure why the current stop sign was blotted out.

Per Mr. Beggs’ question about the Ogden Avenue curb cut aligning up with the Washington Street intersection, Mr. Popovich stated it was an IDOT request. Mr. Beggs believed the alignment would encourage drivers to drive “clear across” Ogden Avenue, which he did not believe was a good plan due to the heavy traffic there. Mr. Matejczyk also agreed with Mr. Beggs’ point. Chairman Jirik commented that this was an IDOT requirement. Mr. O’Brien also stated the matter was IDOT’s jurisdiction and the agency preferred to keep the access/intersection lined up but he could mention the concerns.

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Chairman Jirik confirmed with staff that the proposal was the same use, same owner, and that for the residential periphery it was a benefit because the activities were being pulled away from the residential neighbors and, simultaneously, providing buffering. The use was an enhancement to which staff concurred. Regarding the exit onto Lindley, Chairman Jirik asked staff's opinion on whether there was a benefit to reshaping it to further communicate the No Right Turn without creating a hazard, wherein Mr. Popovich suggested speaking to the Public Works Department. Regarding the dumpsters, the chairman asked staff to provide the details of the fencing, i.e., 6-ft solid wood fence with landscaped screening. Lastly, in reviewing the site plan, Chairman Jirik asked if there were concerns about an encroaching home to the north, wherein Mr. Popovich stated the home encroaching onto the Speedway property was about 3 to 4 feet and it was recorded as such on the plat.

Mr. Webster confirmed with staff that there were two signs proposed on Ogden Avenue and that the commission would not be reviewing those signs, which were compliant with Village Code.

Mr. Troy Triphahn, with Corporate Design and Development Group, 2675 Pratum Avenue, Hoffman Estates, Illinois, introduced himself and Mr. Adam Campbell, with Speedway, LLC. Mr. Triphahn appreciated staff's thorough discussion of the project. He further noted that the current 2,000 sq. ft. building had 8 pump islands resulting in 16 vehicles being serviced, along with three curb cuts. In place of the existing building would now be a 3,900 sq. ft. building with a canopy and include six pumps fueling 12 vehicles at a time. Addressing the curb cuts, Mr. Triphahn confirmed he did consult with IDOT to keep the original three current curb cuts; however, he stated IDOT did require the reduction of curb cuts as well as the Village. IDOT communicated to Mr. Triphahn that the only way the improvement would occur was if the curb cut was aligned with Washington Street, thereby creating better sight lines.

Mr. Triphahn proceeded to discuss the internal circulation of the site, noting the proposal was eliminating vehicles to circle around the rear, reducing noise and lighting, but also creating more green space. Regarding current stormwater conditions, Mr. Triphahn did state there were some flooding issues but with the redevelopment, it allowed the petitioner to address such issues to meet the Village's stormwater requirement as well as IDOT's requirements. The redevelopment of this site allowed LED lighting on the building and less light pollution to the nearby neighbors. Details of the site's landscaping followed. Along the northeast property line, Mr. Triphahn said the existing shade trees and evergreen trees would remain as they already separated the site from the residential use. The two canopy signs would face Ogden Avenue.

In closing, Mr. Triphahn believed the project was great and stated it would be a nice asset for the Village as well as the Ogden Avenue Corridor. Construction was expected to begin in September, 2011. He asked for the Commission's support on the project.

Mr. Matejczyk liked the project but asked the petitioner if he would have any issues of redoing the curb radius on the Lindley exit to discourage the right turners, to which Mr. Triphahn said the matter could be discussed but he did have concerns about obstructing the visibility of south-bound traffic to enter the site as well as fueling trucks entering the site at that location. He was open to discussing the matter with Public Works and Manager Jeff O'Brien. Chairman Jirik also suggested seeking advice from the Parking and Traffic Commission.

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Per Mr. Waechtler's questions, Mr. Adam Campbell, 600 Speedway Drive, Ohio, stated the operation will be 24 hours and the only intercom system will be located at the gas dispensers and nothing audible on the rear of the building.

Mr. Beggs raised the earlier discussion about IDOT's relocation of the curb cut and it being safer to align with Washington Street. He restated his point about a vehicle being placed in danger when exiting and crossing directly across the street. He believed the times that drivers were simultaneously traveling north on Washington Street to enter the gas station while the vehicles exiting the gas station wanting to travel straight south in order to see vehicles directly in front of them, was "miniscule". He believed IDOT's argument fared better when a 90-degree intersection existed. In response, the Chairman believed IDOT was more concerned with two vehicles trying to make a westbound move on Ogden Avenue and both vehicles seeing each other. If the access point was off-set, they may not see each other. He did not see two vehicles trying to cross Ogden Avenue as one of IDOT's greater concerns because they were two different kinds of movements. To that point, Mr. Beggs noted that the proposal did not take into consideration the center turn lane.

Mr. Webster appreciated the petitioner bringing the LED lighting technology to the Village, the petitioner sharing his photometric plan, providing the landscaping, and for redeveloping the site.

Chairman Jirik opened up the meeting to public comment.

Ms. Amelia Coppelillo, 4237 Lindley Street, Downers Grove, was sworn in and stated her property is adjacent to the gas station and encroaching. She stated her plat of survey from the 1970's did not list the encroachment and a mistake must have been made on the petitioner's survey. She stated she lived next to the station for the past 23 years and the property has not been maintained. She did not receive return calls from the district manager regarding the overgrown brush nor a response to her letter. She stated the dumpsters are open, have rodents, and that the public uses the dumpsters. She asked that the new dumpsters include locks. Ms. Coppelillo asked about the fence's material. She discussed the site had skateboarders, loiterers at all times of the day, and children's safety was a concern. She stated Speedway, as a company, was more concerned about their business and not what the neighbors go through. She stated that since the corporate office does not see the skateboarders or the homeless individuals, she suggested that Speedway install cameras. Other noise and maintenance concerns were voiced.

Mr. Dale Albrecht, 4236 Lindley Street, Downers Grove, stated he was concerned about the reduction of curbs because it would cause more traffic on Lindley Street which was a narrow street. He also heard the noise.

Mr. Rod Steckelberg, 4238 Lindley Street, Downers Grove stated it was a racecar track and having the fuel trucks travel onto Lindley Street was not a very good idea and to say that trucks would not turn right to avoid the light on Main Street was a mistake. Mr. Steckelberg also heard noise and agreed the children's safety was a concern.

Ms. Amelia Coppelillo, 4237 Lindley Street, asked the Commissioners to keep in mind that Good Samaritan Hospital was about two to three blocks away which provided much traffic and that Lindley Street was a very busy street already and also a small street.

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Hearing no further comments, Chairman Jirik closed public comment. He asked the petitioner to respond to the comments/concerns raised.

Mr. Triphahn responded that while he could not address the current and previous maintenance issues, he could ask Mr. Campbell to return to Speedway so that the correct individual can address the concerns. Additionally, he stated he could place into the development plans notes that the landscaper be required to clean up the particular areas mentioned during construction and keep the high quality trees but remove low laying brush and the low quality trees. Mr. Triphahn noted that the noise level should be addressed because it will now occur between the building and the street and be shifted to the front of the building with the cashier having better visibility of the activity in front. He added that the rear of the site will be green space instead of asphalt and that should deter any future problems. The trash enclosure will be better located and will include board-on-board material surrounded by evergreens. The enclosure will also be visible to the station attendant.

With the new layout of the site, Mr. Triphahn explained that a larger fuel tankers can maneuver the site but that the layout of the site and diesel pumps will preclude semi-trailers from refueling at the site. He explained that the diesel fuel will be available for box-truck styles or for lawn mowers, etc. He pointed out the locations of the diesel pumps on the site plan (further away from the residents).

Responding to the Chairman's questions, Mr. Triphahn explained that the fencing at the northern property line will be the existing and he was not sure of its current condition.

Asked if he was adverse to installing a new solid wood fence abutting the residences, Mr. Triphahn stated they can inspect it and replace it or repair it depending on the condition. He noted they planned to have the brush cleaned up. Mr. Popovich also described the fence as an old fence, worn over time, but he did not see any major holes in it.

Regarding the landscaping, the Chairman discussed with staff that landscaping usually provides a green space but, in this case, a neighbor expressed no interest in having the green space. Mr. Popovich explained that in the restrictive covenants it was recorded against the property that the petitioner had to provide landscaping in accordance with the plan approved in the 1980's, but staff believed there was the ability to clean up part of the area to make it look nicer and safer. While he did not walk the entire fence line, Mr. Popovich said the portions he did walk had no significant holes. He could not confirm whether it could create an adequate barrier for the residents. Mr. O'Brien also added that the Village did not want landscaping encroaching onto sidewalks or creating a hazard and, so, in this case, he surmised it would be best to remove invasive species and trim underbrush.

Regarding no lighting in the rear of the site, Mr. Popovich explained that typically there is no lighting except for the emergency lighting over the rear door, due to nearby neighbors. Mr. Triphahn, however, interjected and stated a light would be over the rear door as well as to the left of the trash enclosure and near the parking area but then decreasing at the property line. He then confirmed with Chairman Jirik that the dry bottom detention pond to the east would be grass. Describing how he planned to secure the dumpster, Mr. Triphahn explained that the cashier would be able to view the dumpster from the west side of the proposed building and two gates in front of the dumpster would exist but not necessarily with a lock.

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Asked if Speedway had a standard protocol for its employees to walk the site for maintenance purposes, Mr. Campbell stated there were employees that monitor the site for children, loiterers, check the lighting, etc., which should be done approximately six times per day.

Returning to the Lindley Street exit, Mr. Triphahn stated that the people who exit Lindley currently will exit Lindley in the same manner in December. Regarding the tanker on the site plan, it was to show it could successfully circulate the site and would not be a regular nuisance on Lindley Street.

Mr. Triphahn closed by thanking the Commission for its consideration of the project and supporting the project. He believed the concerns raised would be followed by the new development.

Chairman Jirik summarized what he was trying to accomplish by explaining that the project had the potential to remedy some of the issues, which the petitioner had no objection to pursue, and at the same time the Commission's challenge was to optimize the benefits without making the project unfeasible. He believed the petition was moving forward fine, but there were some issues raised.

Mr. Matejczyk, addressing the northbound traffic issue on Lindley, thought it would be beneficial to install a physical barrier to enforce the No Right Turn. Per Mr. Waechtler's question about security cameras on the current site, Mr. Campbell stated he could not speak to that issue but stated that cameras would be installed on the new building. Mrs. Rabatah wondered if Speedway could require that the diesel tankers enter and exit onto Ogden Avenue to avoid Lindley. Mr. Campbell explained tankers should be entering on Ogden, deliver the fuel, and then exit on Lindley. He did not believe enough room existed on the lot for a truck to circulate around and exit the same way it entered.

Mr. Beggs suggested it may be more important to forget about the traffic coming south on Lindley. A discussion ensued. The Chairman then suggested that before the petition moved forward that Village resources provide input as to the enhancements that will further discourage turning movements onto Lindley to the north, as opposed to an absolute decision. As another suggestion, Mr. O'Brien believed that if there were physical modifications the Commission wanted to explore, it should be included as a condition of the motion. The Chairman thought was also a good suggestion.

Another option, as suggested by Mr. Beggs, was to access the station from the south -- from Ogden Avenue -- which might be improved if the petitioner was to undertake widening that portion of Lindley Street from the driveway south on Ogden Avenue, since there was testimony that Lindley was a narrow street. Mr. Beggs clarified he was not suggesting that the Village pay for this work. Instead, he was suggesting that if the petitioner felt that access from Ogden Avenue was valuable enough to improve access to that driveway, then he should pursue it. Mr. Webster appreciated the discussion about discouraging the right turn, but believed if someone wanted to avoid the light, they would turn right anyway. He supported having the option of being included as a condition in the recommendation and let staff, the Village Council and public works remedy the matter, since it sounded more like a traffic management issue.

Overall, the Chairman agreed the above matter was the last piece of the equation and was traffic-related, since the other issues were being addressed and moving along in the petition. General comments followed that there was a benefit to the area and it was a better configuration of the site.

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WITH RESPECT TO FILE PC 17-11, MR. WEBSTER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILALGE COUNCIL, THE REQUEST FOR SPECIAL USE AND FINAL PLAT TO CONSOLIDATE THE PARCELS AND TO ABROGATE THE UTILITY EASEMENTS, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED JULY 11, 2011 AND WITH PRELIMINARY ENGINEERING PLANS, ARCHITECTURAL PLANS, ELEVATIONS, SITE PLANS AND LANDSCAPE DRAWINGS PREPARED BY CORPORATE DESIGN & DEVELOPMENT GROUP, LLC DATED APRIL 25, 2011 AND MODIFIED ON JUNE 13, 2011 EXCEPT SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.
2. A NO RIGHT TURN SIGN SHALL BE LOCATED AT THE LINDLEY ROAD EXIT DRIVE.
3. A DESCRIPTION OF BEST MANAGEMENT PRACTICES FOR STORMWATER THAT ARE INCORPORATED INTO THE SITE DESIGN AND HOW THEY WILL FUNCTION SHALL BE PREPARED AND SUBMITTED. THE APPLICABLE DESIGN CRITERIA SUCH AS SOIL TYPE, VEGETATION, AND LAND COVER CONDITIONS DRAINING TO THE BEST MANAGEMENT PRACTICE ALONG WITH APPROPRIATE CALCULATIONS SHALL BE INCLUDED.
4. THE PROPOSED BUILDING SHALL HAVE A MANUAL AND AUTOMATIC FIRE DETECTION SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.
5. THE PROPOSED BUILDING SHALL HAVE A COMPLETE AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.
6. ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE VILLAGE'S SIGN ORDINANCE.
7. THE LINDLEY STREET DRIVEWAY SHALL BE CONSTRUCTED AS SUCH THAT IT PRECLUDES IN SOME PRACTICAL WAY, BEYOND SIGNAGE NORTHBOUND TURNS ONTO LINDLEY.
8. THE PETITIONER SHALL REPAIR/RENOVATE/REPLACE THE EXISTING FENCE ALONG THE NORTHERN PROPERTY AND BRING IT UP TO CODE; AND
9. THE PETITIONER SHALL CLEAN UP THE LANDSCAPING ALONG THE NORTHERN (RESIDENTIAL) PROPERTY LINE TO CREATE A MORE DEFENSIBLE LANDSCAPE AREA.

SECONDED BY MR. BEGGS.

ROLL CALL:

AYE: MR. WEBSTER, MR. BEGGS, MR. MATEJCZYK, MRS. RABATAH,
MR. WAECHTLER, CHAIRMAN JIRIK

NAY: NONE

DRAFT

MOTION CARRIED. VOTE: 6-0