

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
MARCH 8, 2011 AGENDA**

| SUBJECT: | TYPE: | SUBMITTED BY: |
|--|--|--|
| A one-year extension of a Planned Development Amendment and Special Use for 1200 75 th Street | Resolution ✓ Ordinance Motion Discussion Only | Tom Dabareiner, AICP Community Development Director |

SYNOPSIS

An ordinance has been prepared to grant a one-year extension to Planned Development Ordinance No. 5047 and Special Use Ordinance No. 5048 for the construction of a service station with a convenience store and car wash.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the March 1, 2011 Council meeting. Staff recommends approval on the March 8, 2011 active agenda.

BACKGROUND

On March 3, 2009, the Village Council approved a Planned Development Amendment to Planned Development #9 and a Special Use for the construction of a service station with a convenience store and car wash at 1200 75th Street. On March 9, 2010, the Village Council approved a one year extension for the project. The current approval expires March 9, 2011.

The petitioner is requesting the Village Council grant a one-year extension of the Planned Development Amendment and Special Use associated with this development. Due to the economic slowdown and a new franchisee for the proposed site, the petitioner is proposing to commence construction in the summer of 2011.

Section 28.1609(b)(2) of the Zoning Ordinance identifies specific time limitations with respect to Planned Development approvals. Specifically, Planned Developments are valid for a period of one year from the date of the adoption of the ordinance unless construction is diligently pursued. One-year extensions may be granted at the sole discretion of the Village Council.

Staff Analysis

The new owner of the property is proposing to develop the site per the originally approved plans. The petitioner is proposing to reduce the size of the proposed building from 2,900 sq. ft. to 2,400 sq. ft. All other characteristics of the site will remain the same.

The proposal complies with all zoning requirements and is also consistent with the Future Land Use plan to maintain the area for commercial use. The bulk characteristics of the development are summarized in the table below:

| Zoning Requirements | Required | Provided | | |
|-----------------------|------------|-------------------|----------|--------|
| | | Convenience Store | Car Wash | Canopy |
| East Setback (Front) | 25' | 31' | 172' | 26' |
| South Setback (Front) | 25' | 115' | 64' | 41' |
| West Setback (Side) | 0' | 108' | 3' | 56' |
| North Setback (Rear) | 0' | 6.7' | 48' | 95' |
| Building Height | 60' | 17' | 14' | 19' |
| Parking Spaces | 10 | 11 | | |
| Floor Area Ratio | 0.75 (max) | 0.1 | | |
| Open Space (Total) | 4,803 s.f. | Aprox. 6,224 s.f. | | |

Given the current economic factors and the amount of time necessary to start construction, staff believes a one-year extension to March 3, 2012 is warranted.

ATTACHMENTS

Area Map

Original Ordinance No. 5047 and No. 5048

Petitioner's request letter dated January 26, 2011

Proposed Plans

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** March 8, 2011
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** _____
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AUTHORIZING THE SECOND EXTENSION OF A PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #9 AND AUTHORIZING THE EXTENSION OF THE SPECIAL USES FOR 1200 75TH STREET TO MARCH 3, 2012", as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance shall authorize the second extension of a planned development amendment for Planned Development #9 and authorize the extension of the special uses for 1200 75th Street to March 3, 2012.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SECOND EXTENSION OF A PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #9 AND AUTHORIZING THE EXTENSION OF THE SPECIAL USES FOR 1200 75TH STREET TO MARCH 3, 2012

WHEREAS, on March 3, 2009, the Village of Downers Grove approved Ordinance No. 5047 entitled "An Ordinance Approving a Planned Development Amendment to Planned Development #9, for the Construction of a Service Station with Convenience Store and Car Wash" and Ordinance No. 5048 entitled "An Ordinance Authorizing Special Uses for 1200 75th Street to Permit a Service Station with Convenience Store and Car Wash"; and

WHEREAS, on March 9, 2010, the Village of Downers Grove approved Ordinance No. 5127 entitled "An Ordinance Authorizing the Extension of a Final Planned Development Amendment to Planned Development #9 and Authorizing the Extension of the Special Uses for 1200 75th Street to March 3, 2011"; and

WHEREAS, pursuant to the Downers Grove Zoning Ordinance, Section 28-1609(c), "One year extensions of the time period for seeking final planned development approval, or the construction schedule, may be granted by the Village Council as provided herein."; and

WHEREAS, pursuant to the Downers Grove Zoning Ordinance, Section 28-1904(b), "Prior to or subsequent to the expiration of the approved time period for construction of a Special Use, or any extension thereof, the petitioner may request in writing that the time for commencement of such construction be extended for a period of one to two years. Such extensions shall be granted at the sole discretion of the Village Council for an additional period or periods of one to two years each"; and

WHEREAS, the owner of the Property has made a request for an extension of the improvements authorized under Ordinance No. 5047 and Ordinance No. 5048; and

WHEREAS, the Village Council has considered such request and has determined that it is in the best interest of the Village of Downers Grove to extend the Planned Development Amendment and Special Use approvals as requested.

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

SECTION 1. That the Special Uses and Planned Development Amendment to Planned Development #9 approvals as set forth in Ordinance No. 5047; Ordinance No. 5048, permitting construction of a service station with convenience store and car wash for 1200 75th Street, are hereby extended to March 3, 2012.

SECTION 2. That this ordinance shall be in full force an effect from and after its adoption in the manner provided by law.

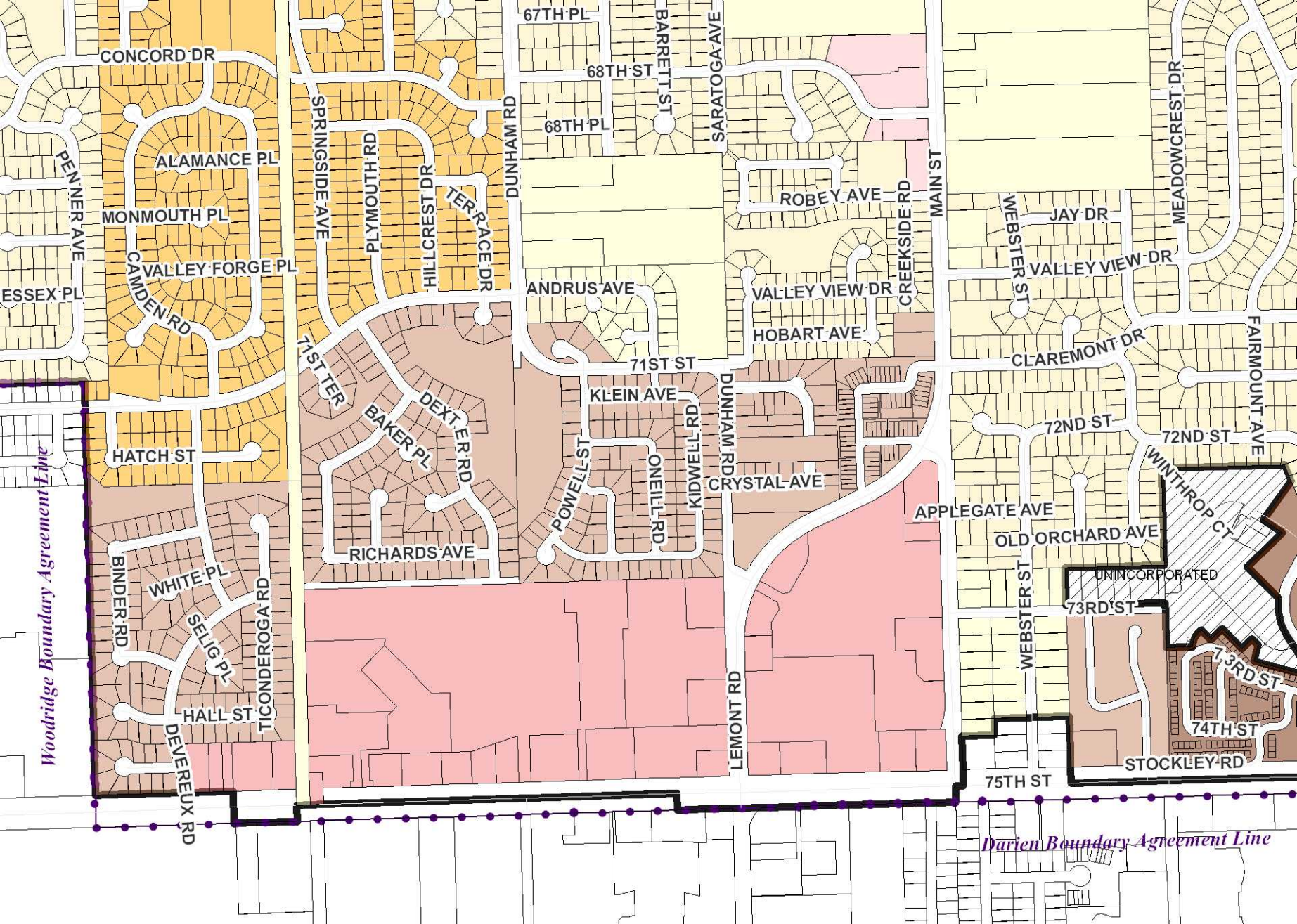
Mayor

Passed:

Published:

Attest: _____

Village Clerk



Woodridge Boundary Agreement Line

Darien Boundary Agreement Line

UNINCORPORATED

CONCORD DR

ALAMANCE PL

MONMOUTH PL

VALLEY FORGE PL

CAMDEN RD

PENNER AVE

ESSEX PL

SPRINGSIDE AVE

PLYMOUTH RD

HILLCREST DR

TERRACE DR

DUNHAM RD

67TH PL

68TH ST

68TH PL

BARRETT ST

SARATOGA AVE

ROBEY AVE

MAIN ST

JAY DR

VALLEY VIEW DR

MEADOWCREST DR

ANDRUS AVE

VALLEY VIEW DR

HOBART AVE

CLAREMONT DR

71ST ST

KLEIN AVE

71ST TER

BAKER PL

DEXT ER RD

POWELL ST

ONEILL RD

KIDWELL RD

DUNHAM RD

CRYSTAL AVE

72ND ST

72ND ST

FAIRMOUNT AVE

HATCH ST

BINDER RD

WHITE PL

SELIG PL

TICONDEROGA RD

HALL ST

DEVEREUX RD

RICHARDS AVE

APPLEGATE AVE

OLD ORCHARD AVE

WINTHROP CT

UNINCORPORATED

73RD ST

73RD ST

74TH ST

STOCKLEY RD

75TH ST

ORDINANCE NO. 5047

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #9,
FOR THE CONSTRUCTION OF A
SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH**

WHEREAS, the Village Council has previously adopted Ordinance No. 1676 on November 13, 1972, designating the property described therein as Planned Development #9; and,

WHEREAS, the Owners have filed with the Director of Community Development, a written petition conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Development #9 to approve the construction of a service station with convenience store and car wash on the property located at 1200 75th Street; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on February 2, 2009, 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 had recommended approval of the requested petition, subject to certain conditions; and,

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

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

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That a Planned Development Amendment is hereby authorized to approve construction of a service station with convenience store and car wash on the property located at 1200 75th Street.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the following conditions:

1. The Planned Development Amendment and Special Uses shall substantially conform to the preliminary architecture and engineering plans prepared by WD Partners dated October 22, 2008 and revised on November 17, 2008 and December 22, 2008; proposed building elevations prepared by WD Partners dated December 19, 2008; and the canopy plans prepared by McGee Corporation dated May 25, 2004, except as such plans may be modified to conform to Village Codes and Ordinances.
2. 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

ORDINANCE NO. 5048

**AN ORDINANCE AUTHORIZING SPECIAL USES FOR 1200 75TH STREET
TO PERMIT A SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH**

WHEREAS, the following described property, to wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 38 North, Range 11, East of the Third Principal Meridian, bounded and described as follows: Beginning at the intersection of the northerly line of 75th Street as improved and occupied (said northerly line being 100.00 feet North of and parallel with the South line of said Northeast Quarter) with the westerly line of Lemont Road as improved and occupied (said westerly line being 66.00 feet West of and parallel with the East line of said Northeast Quarter); thence westerly along said northerly line of 75th Street 200.00 feet; thence northerly and parallel with said westerly line of Lemont Road, 160.00 feet; thence easterly and parallel with said northerly line of 75th Street 200.00 feet, to said westerly line of Lemont Road; thence southerly along said westerly line 160.00 feet to the place of beginning, in DuPage County, Illinois.

Commonly known as 1200 75th Street, Downers Grove, IL (PIN 09-30-201-002)

(hereinafter referred to as the "Property") is presently zoned in the "*B-2, General Retail 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 28-606 of the Zoning Ordinance be granted to allow a service station with convenience store and a Special Use per Section 28-606 of the Zoning Ordinance be granted to allow a car wash; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on February 2, 2009, 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 two requested Special Uses, 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


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



Mayor

Passed: March 3, 2009

Published: March 4, 2009

Attest: 

Village Clerk

I:\wp8\ord.09\SU-BP-1200-75th-PC-02-09

January 26, 2011

Mr. Damir Latinovic, AICP
Village of Downers Grove
Community Development Department
801 Burlington Avenue
Downers Grove, IL 60515

RE: BP @ 1200 75th and Lemont
Request for Planning Approval Extension for PC-02-09

Dear Mr. Latinovic:

This letter is to request an extension of the previously approved (PC-02-09) Planned Development Amendment and Special Uses for the BP Fuel Station located at 1200 75th Street. The previous approval is set to expire the first week of March, 2011.

The request is due to a recent change of ownership of the property. Atlas Oil purchased the property from BP in December of 2010. Atlas Oil intends to construct a slightly modified version of the previously approved plans. While maintaining similar aesthetics, the convenience store is reduced from 2,900 square feet to 2,400 square feet.

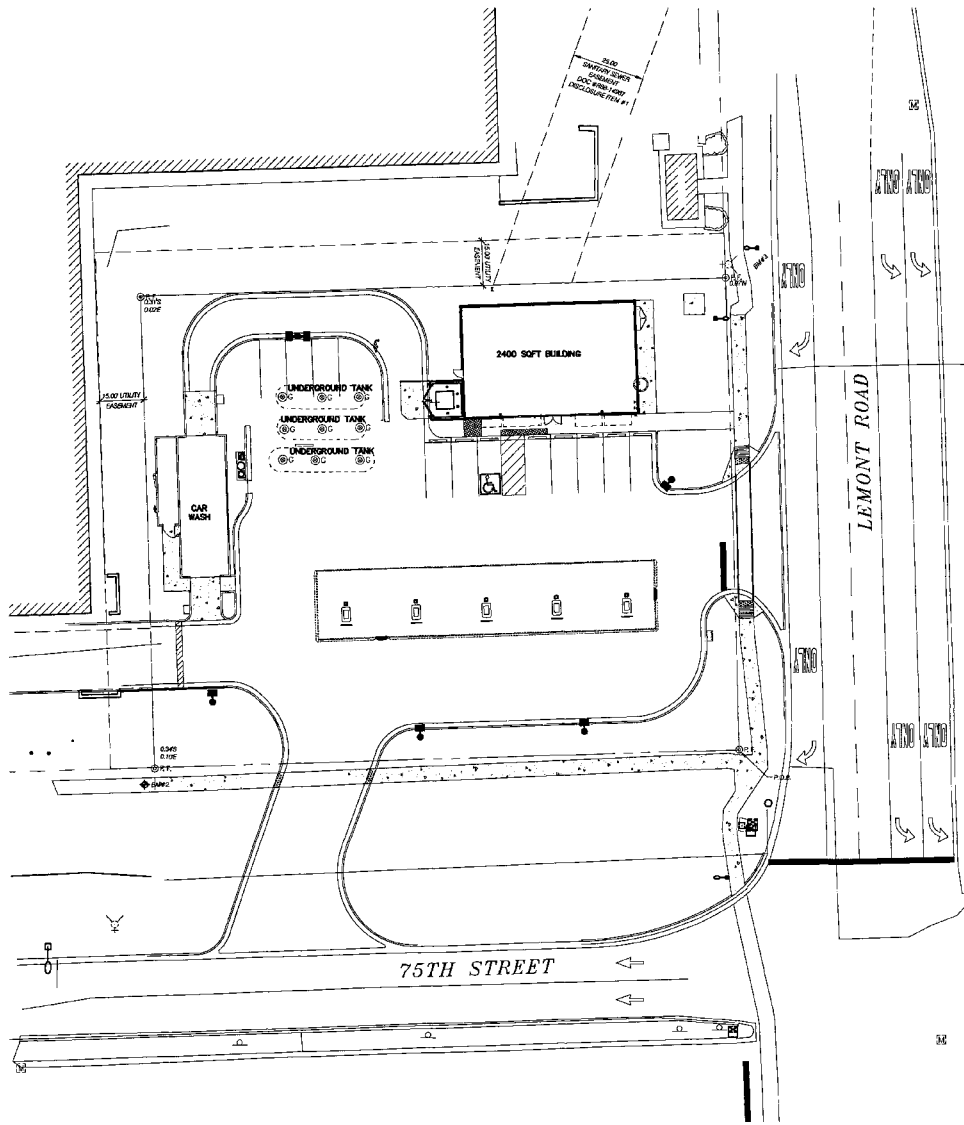
Construction is expected to commence early summer and be completed this year.

If you should have any questions or need any additional information please do not hesitate to contact me at 574-320-9306.

Sincerely,



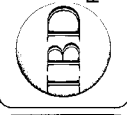
Daniel Soltis
Director of Real Estate Development and Construction



A SITE PLAN
SCALE: 1" = 20'-0"



15 E. Palatine Rd.
Suite 112
Prospect Heights
IL, 60090
Phone: (847) 850-5510
Fax: (847) 850-5509



| NO. | DATE | DESCRIPTION | BY | DATE | REVISIONS |
|-----|----------|---------------------|----|------|-----------|
| 1 | 01.14.11 | PROJECT NO. 1100 CD | | | |
| 2 | | | | | |
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BP PROJECT
75TH AND LEMONT ROAD
DOWNERS GROVE, IL

SITE PLAN



LANDSCAPE CODE REQUIREMENTS

OPEN SPACE - LANDSCAPED GREEN SPACE
 B-2 DISTRICT: A MINIMUM OF TEN PERCENT (10%) OF THE LOT AREA SHALL BE LANDSCAPED GREEN SPACE OF WHICH A MINIMUM OF FIFTY PERCENT (50%) SHALL BE LOCATED IN THE FRONT YARD. ALL INTERIOR LANDSCAPED ISLANDS AND DIVIDERS MEASURING 500 SQUARE FEET AND MORE MAY BE CALCULATED AS CONTRIBUTING TO THE OPEN LANDSCAPED GREEN SPACE REQUIREMENT. INTERIOR LANDSCAPING ISLANDS AND DIVIDERS MEASURING LESS THAN 500 SQUARE FEET MAY NOT BE CALCULATED AS CONTRIBUTING TO THE OPEN LANDSCAPED GREEN SPACE REQUIREMENTS.

32,000 S.F. LOT X 10% = 3,200 S.F. LANDSCAPED GREEN SPACE REQUIRED
 6,224 S.F. LANDSCAPED GREEN SPACE PROVIDED

3,200 S.F. X 50% = 1,600 S.F. FRONT YARD LANDSCAPED GREEN SPACE REQUIRED
 4,587 S.F. FRONT YARD LANDSCAPED GREEN SPACE PROVIDED

PERIMETER PARKING LOT LANDSCAPING AND SCREENING:
 FRONT YARDS - WHERE A PARKING LOT IS LOCATED ACROSS A STREET FROM A NON-RESIDENTIALLY ZONED PROPERTY, LANDSCAPING AND SCREENING SHALL BE PROVIDED AS FOLLOWS:
 (A) LANDSCAPING SHALL BE PROVIDED ALONG FIFTY PERCENT (50%) OF THE PARKING LOT PERIMETER, EXCLUSIVE OF DRIVEWAYS OR OTHER APPURTENANCES, TO A MINIMUM HEIGHT OF THIRTY INCHES (30") AT MATURITY. LANDSCAPING SHALL BE PROVIDED IN PLANT GROUPINGS OF NO LESS THAN THREE (3) LIVE PLANTS. LANDSCAPING MAY CONSIST OF DECIDUOUS AND EVERGREEN SHRUBS, ORNAMENTAL GRASSES AND TREES, AND PERENNIALS. SHRUBS, GRASSES AND PERENNIALS SHALL BE A MINIMUM TWELVE INCHES (12") IN HEIGHT AT TIME OF INSTALLATION. ORNAMENTAL TREES SHALL BE A MINIMUM OF FOUR FEET (4') IN HEIGHT AT TIME OF INSTALLATION.

(B) SHADE OR ORNAMENTAL TREES SHALL BE PROVIDED WITHIN THE LANDSCAPED AREA AT A RATE OF NOT LESS THAN ONE (1) TREE PER FORTY FEET (40') OF FRONTAGE, ROUNDED TO THE NEAREST WHOLE NUMBER. SHADE TREES SHALL HAVE A MINIMUM OF TWO INCH (2") CALIPER AT TIME OF INSTALLATION. IF PARKWAY TREES EXIST OR ARE REQUIRED, SUCH PARKWAY TREES MAY BE COUNTED TOWARD COMPLIANCE WITH THE PERIMETER LANDSCAPING REQUIREMENTS.

LEMONT ROAD (99 L.F. PARKING LOT - 35 L.F. DRIVE = 64 L.F.)
 33 L.F. LANDSCAPING AND SCREENING REQUIRED
 32 L.F. LANDSCAPING AND SCREENING PROVIDED
 2 TREES REQUIRED
 2 TREES PROVIDED

75TH STREET (160 L.F. PARKING LOT - 33 L.F. DRIVE = 127 L.F.)
 64 L.F. LANDSCAPING AND SCREENING REQUIRED
 64 L.F. LANDSCAPING AND SCREENING PROVIDED
 3 TREES REQUIRED
 3 TREES PROVIDED (EXISTING IN PARKWAY)

REAR AND SIDE YARDS - WHERE A PARKING LOT IS LOCATED ADJACENT TO A NON-RESIDENTIALLY ZONED PROPERTY, LANDSCAPING SHALL BE PROVIDED AS FOLLOWS:

(A) LANDSCAPING SHALL BE PROVIDED ALONG FIFTY PERCENT (50%) OF THE PARKING LOT PERIMETER TO A MINIMUM HEIGHT OF THREE FEET (3') AT MATURITY. LANDSCAPING SHALL BE PROVIDED IN PLANT GROUPINGS OF NO LESS THAN THREE (3) LIVE PLANTS. LANDSCAPING SHALL CONSIST OF ANY COMBINATION OF SHADE AND ORNAMENTAL TREES, DECIDUOUS AND EVERGREEN SHRUBS, AND OTHER LIVE PLANT MATERIALS. SHRUBS, GRASSES AND PERENNIALS SHALL BE A MINIMUM TWELVE INCHES (12") IN HEIGHT AT TIME OF INSTALLATION. ORNAMENTAL TREES SHALL BE A MINIMUM OF FOUR FEET (4') IN HEIGHT AT TIME OF INSTALLATION.

NORTH: 160 L.F. PARKING LOT - 80 L.F. BUILDING - 13 L.F. TRASH ENCLOSURE = 67 L.F.
 34 L.F. LANDSCAPING AND SCREENING REQUIRED
 34 L.F. LANDSCAPING AND SCREENING PROVIDED
 WEST: 99 L.F. PARKING LOT - 23 L.F. BUILDING - 45 L.F. CAR WASH = 31 L.F.
 16 L.F. LANDSCAPING AND SCREENING REQUIRED
 16 L.F. LANDSCAPING AND SCREENING PROVIDED

INTERIOR PARKING LOT LANDSCAPING

(1) LANDSCAPE ISLANDS SHALL BE LOCATED AT THE END OF EACH PARKING ROW AND PROVIDED WITHIN THE PARKING LOT TO DIVIDE A PARKING ROW SO THAT NO MORE THAN TWENTY (20) ADJACENT PARKING SPACES ARE LOCATED IN ANY LENGTH OF A SINGLE ROW WITHOUT A LANDSCAPE ISLAND. ALL LANDSCAPE ISLANDS SHALL EITHER BE CROWNED TO PROVIDE POSITIVE DRAINAGE OR COMPLY WITH THE VILLAGES BEST MANAGEMENT PRACTICES FOR STORMWATER.
 (2) LANDSCAPE ISLANDS SHALL BE A MINIMUM OF ONE HUNDRED TWENTY (120) SQUARE FEET IN AREA AND SHALL BE A MINIMUM OF SEVEN (7) FEET IN WIDTH, AS MEASURED FROM THE BACK OF CURB TO BACK OF CURB.

ONE SHADE TREE OF A MINIMUM TWO INCH (2") CALIPER SHALL BE PROVIDED FOR EACH ONE HUNDRED TWENTY.

292 S.F. LANDSCAPE ISLANDS / 120 S.F. = 2 SHADE TREES REQUIRED
 = 2 SHADE TREES PROVIDED

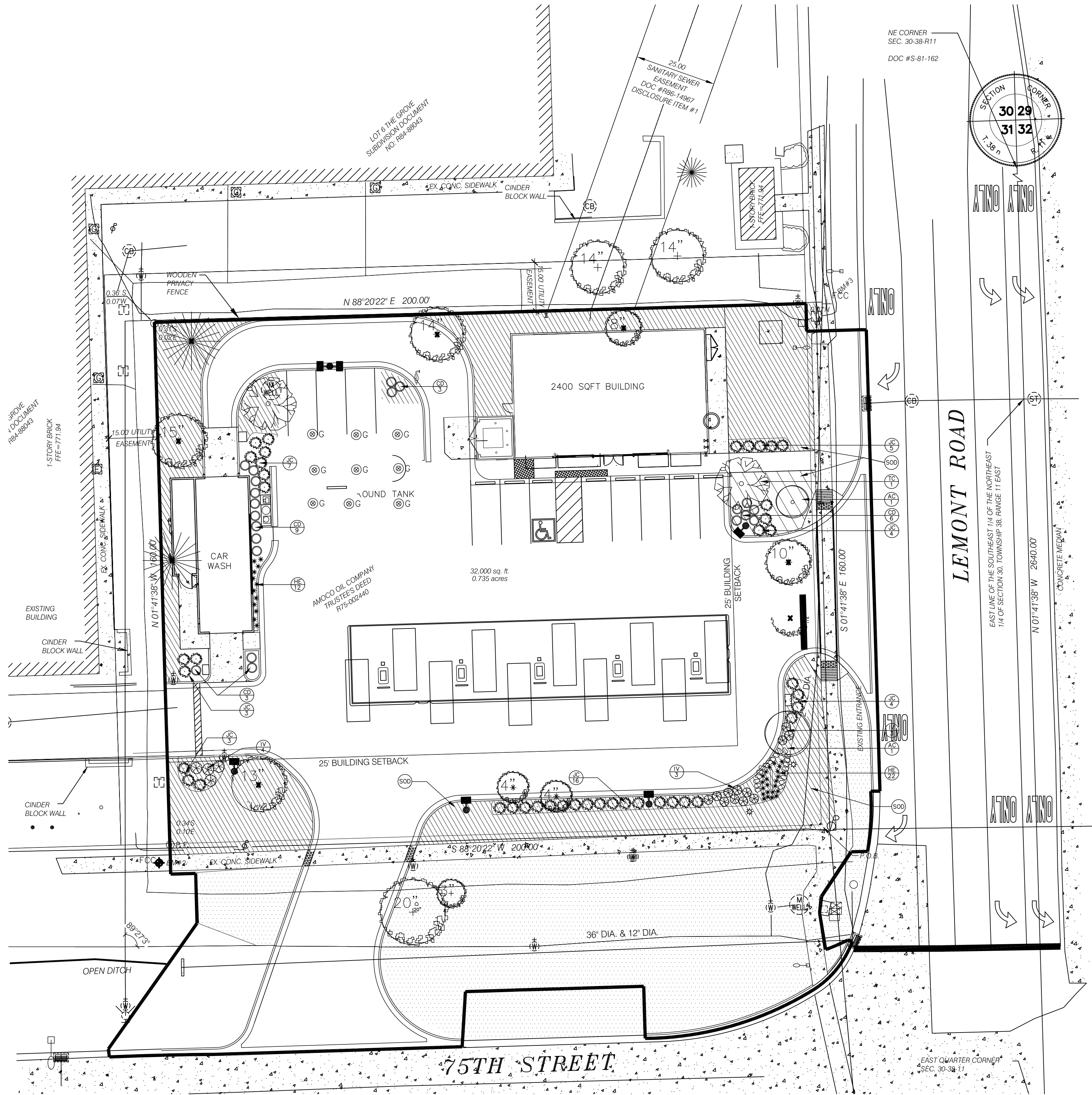
PLANTING SCHEDULE

| SYMBOL | KEY | QTY | BOTANICAL NAME COMMON NAME | SIZE CONDITION | COMMENTS |
|--------|-----|-----|--|--------------------|------------------------------|
| | TC | 2 | TILIA CORDATA 'CHANCELLOR' LITTLELEAF LINDEN | 2" CAL B&B | 6' CLEAR TRUNK |
| | AC | 2 | AMELANCHIER CANADENSIS DOWNY SERVICEBERRY | 2" CAL B&B | MULTI-TRUNK, 3 TRUNKS MIN. |
| | JC | 42 | JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER | 2" CAL B&B | DENSE, FULL TO GROUND. 40' C |
| | HE | 34 | HEMEROCALLIS 'HAPPY RETURNS' HAPPY RETURNS DAYLILY | 12" HT/SPR CONT | 3 FANS MIN. YELLOW BLOOMS |
| | IV | 16 | ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE | 18" HT/SPR CONT | DENSE, FULL TO GROUND. |
| | CD | 18 | COTONEASTER DAMMER 'CORAL B' CORAL BEAUTY COTONEASTER | 18" SPR CONT | DENSE, FULL TO GROUND. |

| | |
|--|--|
| | LOCALLY AVAILABLE BLUEGRASS/FESCUE BLEND |
| | LOCALLY AVAILABLE BLUEGRASS/FESCUE BLEND |
| | PROPOSED FLAGSTONE STEPPING STONES, MIN 12" X 18", SET TOP OF STONE FLUSH WITH FINISHED GRADE. |

LANDSCAPE CONTRACTOR TO VERIFY CONDITION OF LAWN IN ROW. IF THIS AREA IS IN AN UNACCEPTABLE CONDITION PER CLIENT REPRESENTATIVE, PROVIDE BID ALTERNATE FOR SEED OR SOD WITHIN THE ROW BID SHALL INCLUDE ALL AREAS BETWEEN THE PROPERTY LINE AND EDGE OF ROAD WAY PAVEMENT. THIS REQUEST DOES NOT PROVIDE ANY APPROVAL FROM GOVERNING AGENCIES HAVING JURISDICTION OVER THIS AREA. IF REQUIRED, CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING PERMIT OR APPROVAL FOR THIS WORK.

IRRIGATION SYSTEM NOTE:
 IRRIGATION SYSTEM TO BE BID AS DESIGN BUILD. THE CONTRACTOR IS RESPONSIBLE FOR BOTH THE DESIGN AND THE CONSTRUCTION OF THE IRRIGATION SYSTEM.



LEGEND - EXISTING

| TYPE OF EXISTING PLANT MATERIAL | EXISTING TO REMAIN | EXISTING TO BE REMOVED |
|---------------------------------|--------------------|------------------------|
| DECIDUOUS TREES | | |
| EVERGREEN TREES | | |

A LANDSCAPE PLAN
 SCALE: 1" = 20'-0"



NOTES:

A. GENERAL CONTRACTOR SHALL PROVIDE TREE PROTECTION AROUND EXISTING TREES TO REMAINS WITHIN LIMITS OF PROPOSED CONSTRUCTION PRIOR TO BEGINNING DEMOLITION/GRADING ACTIVITY. SEE TREE PRESERVATION FENCING DETAILS.
 B. GENERAL CONTRACTOR SHALL REMOVE STUMP AND NEARBY ROOTS TO A DEPTH OF 18" FOR EXISTING PLANT MATERIALS TO BE REMOVED.

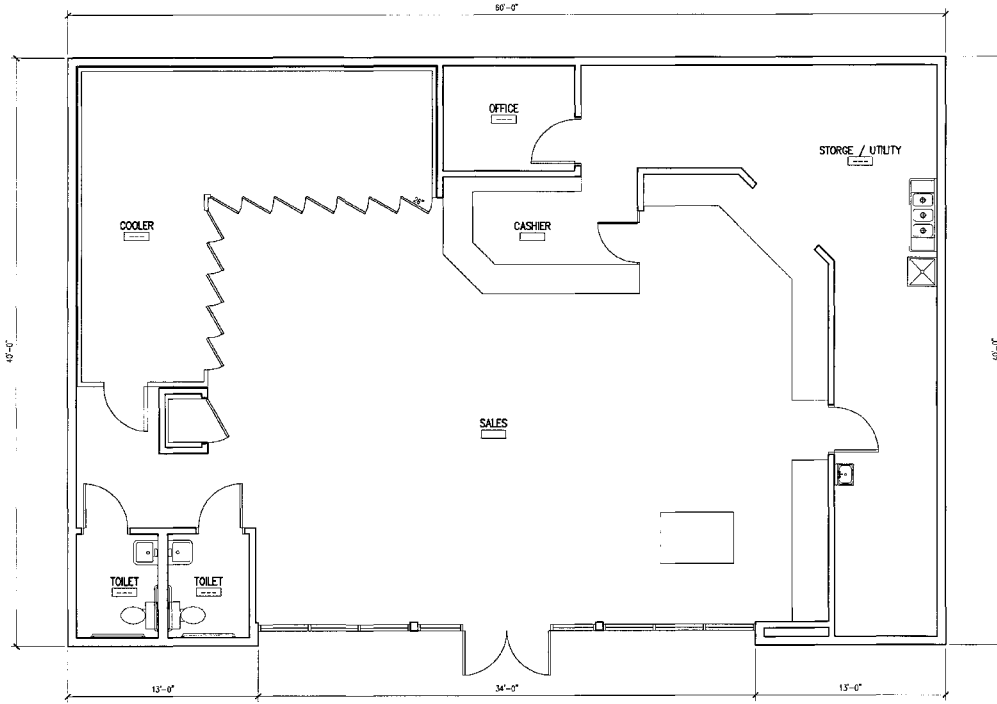
15 E. Palatine Rd.
 Suite 112
 Prospect Heights
 IL, 60090
 Phone: (847) 850-5510
 Fax: (847) 850-5509

| NO | DESCRIPTION | DATE |
|----|-------------------------|----------|
| 2 | FOR REVIEW | 02/14/11 |
| 1 | ISSUE DATES / REVISIONS | |

**BP PROJECT
 75TH AND LEMONT ROAD
 DOWNERS GROVE, IL**

LANDSCAPING PLAN

SHEET
 L.1



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

REF:



15 E. Palatine Rd.
Suite 112
Prospect Heights
IL, 60090
Phone: (847) 850-5510
Fax: (847) 850-5509



| | | |
|-------------|------------------|-------------|
| DATE | BY | NO. |
| CHECKED BY | DATE | PROJECT NO. |
| PROJECT NO. | DATE | DATE |
| 1 | FOR REVIEW | DATE |
| 2 | FOR CONSTRUCTION | DATE |
| 3 | FOR PERMITS | DATE |
| 4 | FOR RECORDS | DATE |

BP PROJECT
75TH AND LEMONT ROAD
DOWNERS GROVE, IL

FLOOR PLAN

SHPEI
8/3

15 E. Palatine Rd.
 Suite 112
 Prospect Heights
 IL, 60090
 Phone: (847) 850-5510
 Fax: (847) 850-5509

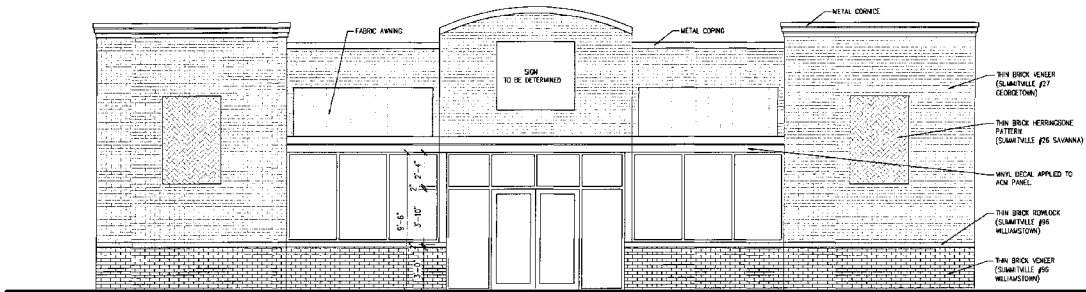


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| CHECKED BY | |
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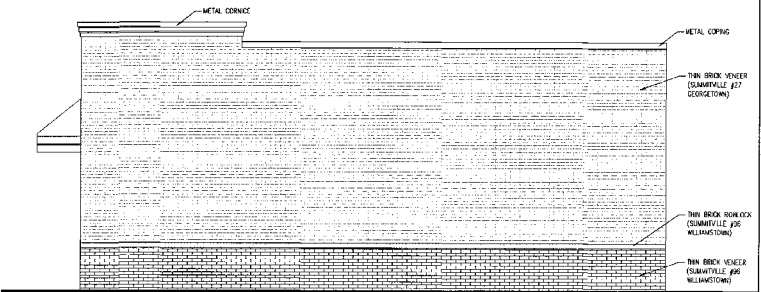
BP PROJECT
75TH AND LEMONT ROAD
DOWNERS GROVE, IL

ELEVATIONS

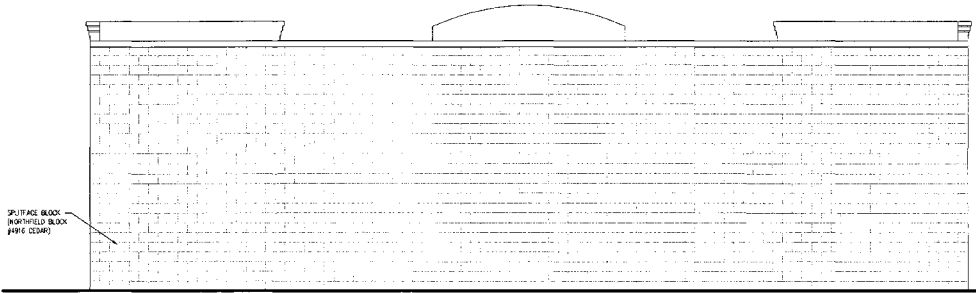
SHEET
 SK.2



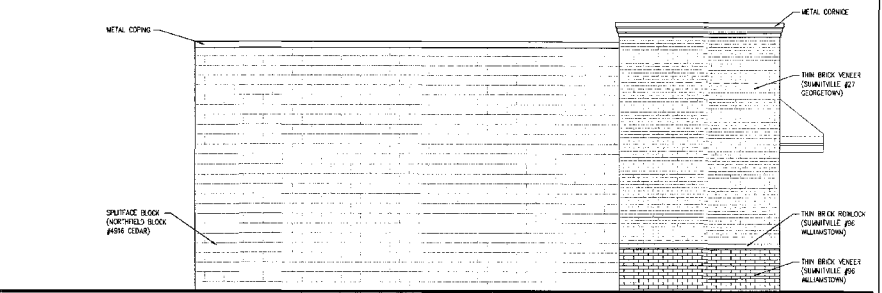
1 FRONT ELEVATION (SOUTH)
 SCALE: 1/4" = 1'-0" REF.



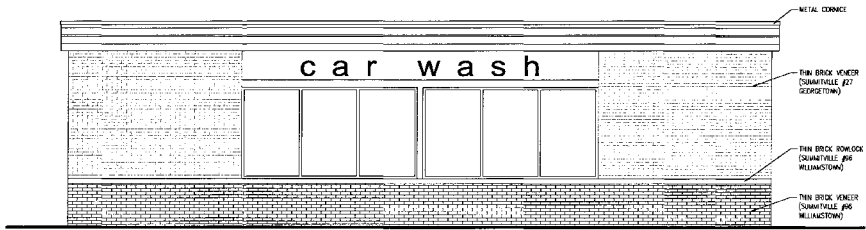
3 RIGHT SIDE ELEVATION (EAST)
 SCALE: 1/4" = 1'-0" REF.



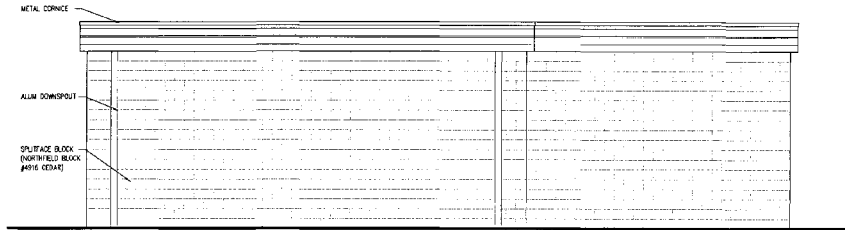
2 REAR ELEVATION (NORTH)
 SCALE: 1/4" = 1'-0" REF.



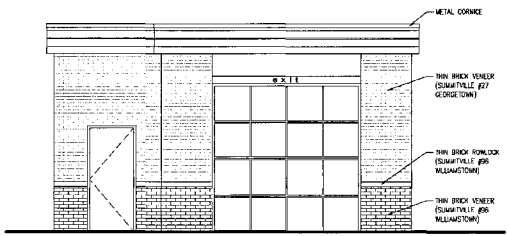
4 LEFT SIDE ELEVATION (WEST)
 SCALE: 1/4" = 1'-0" REF.



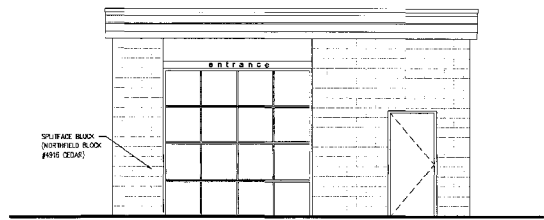
5 CAR WASH ELEVATION (EAST)
 SCALE: 1/4" = 1'-0" REF.



7 CAR WASH ELEVATION (WEST)
 SCALE: 1/4" = 1'-0" REF.

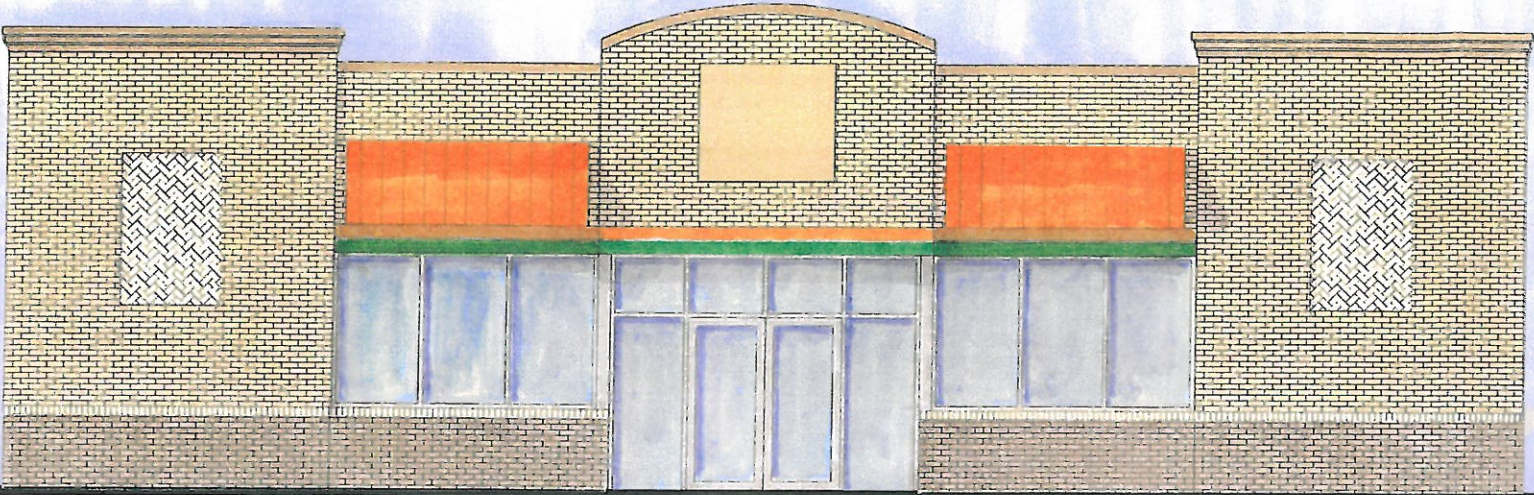


6 CAR WASH ELEVATION (SOUTH)
 SCALE: 1/4" = 1'-0" REF.

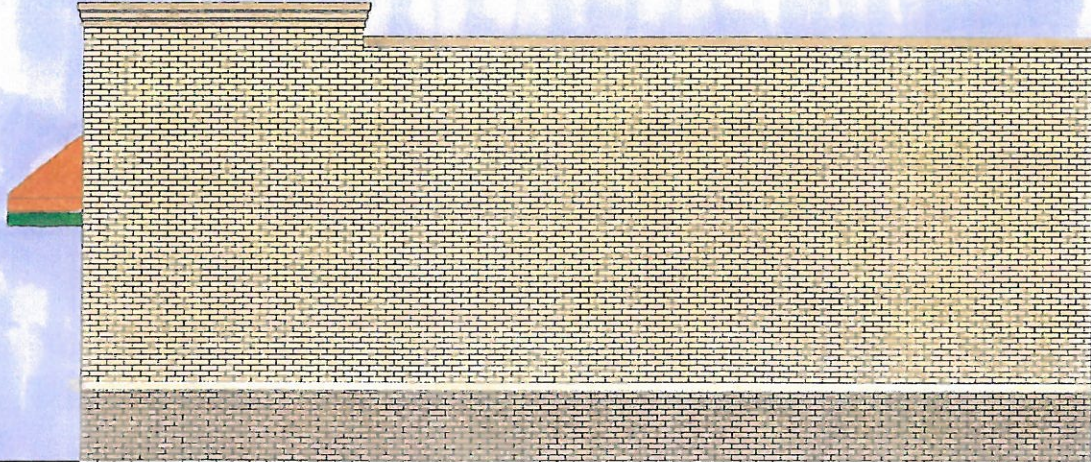


8 CAR WASH ELEVATION (NORTH)
 SCALE: 1/4" = 1'-0" REF.

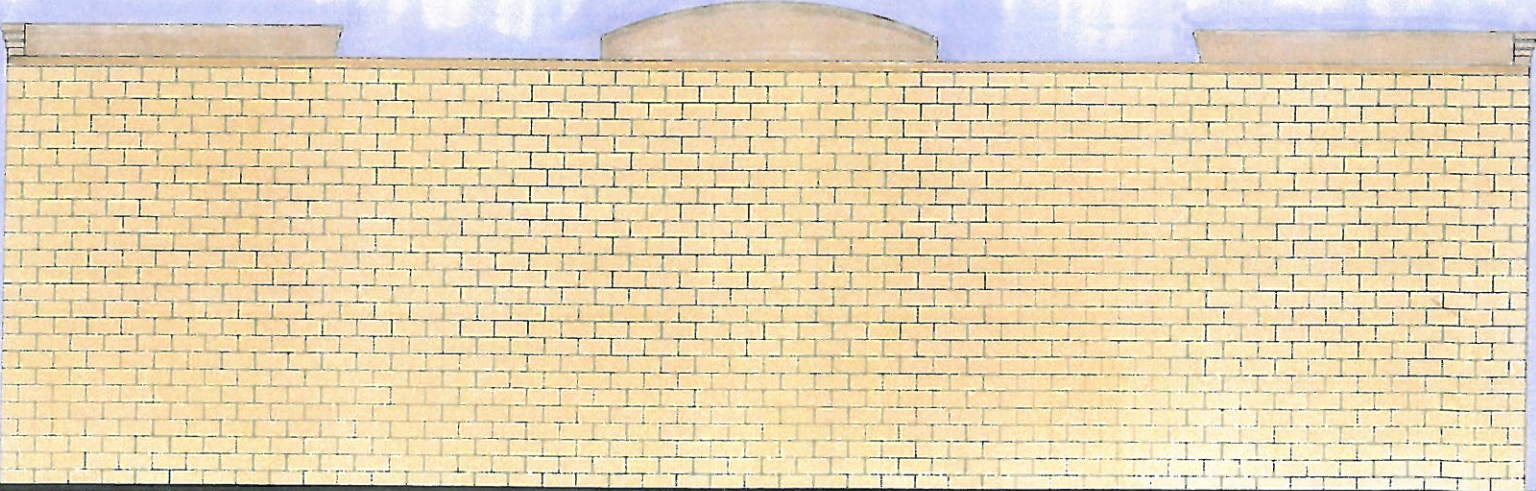
**BP PROJECT (C-Store)
75TH AND LEMONT ROAD
DOWNERS GROVE, IL**



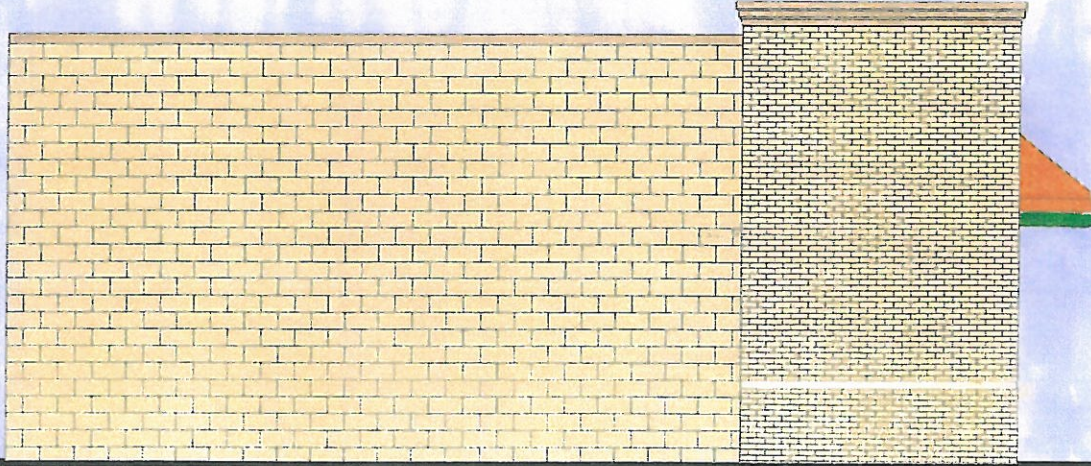
FRONT ELEVATION (SOUTH)



RIGHT SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)

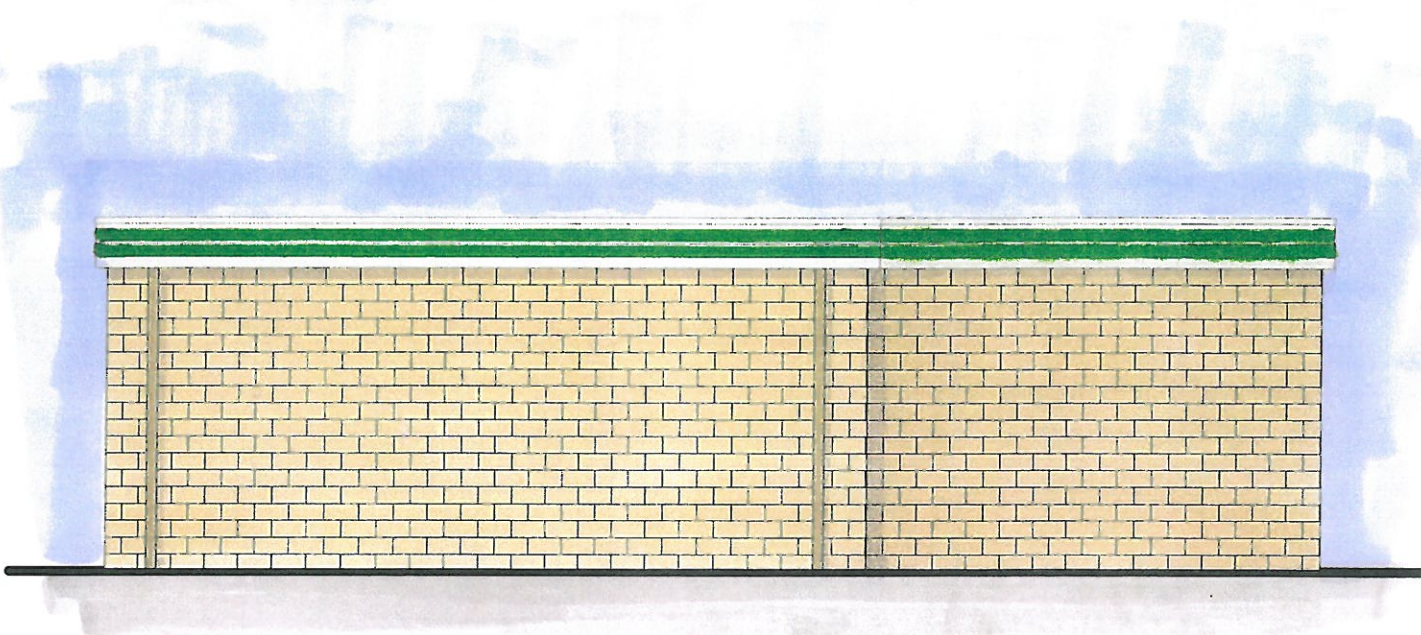


LIFT SIDE ELEVATION (WEST)

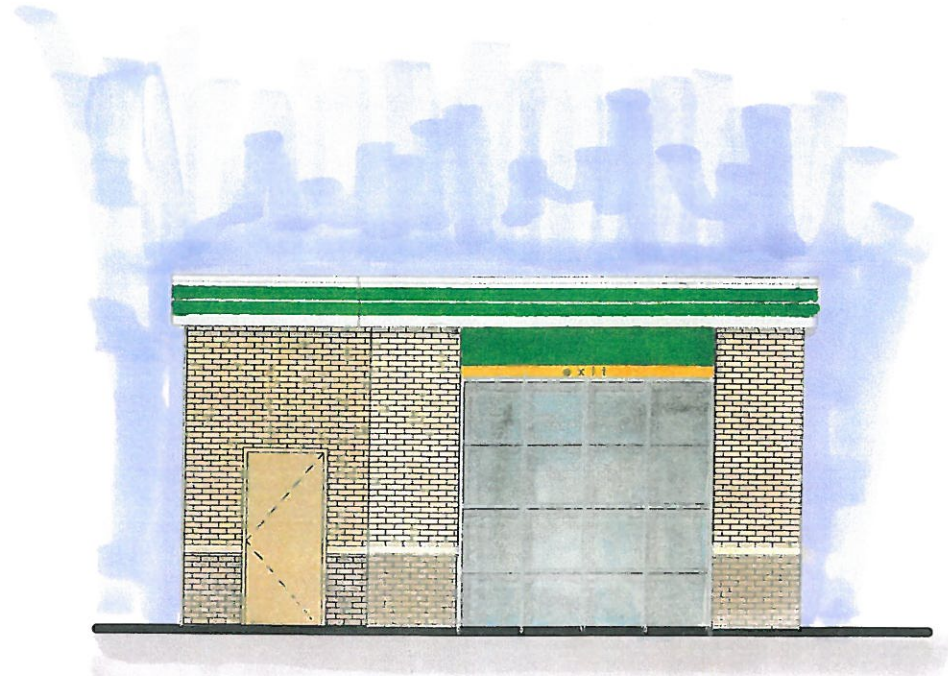
**BP PROJECT (Car Wash)
75TH AND LEMONT ROAD
DOWNERS GROVE, IL**



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION