

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
9/13/2016

SUBJECT:	SUBMITTED BY:
1401-1445 Ogden Avenue - Planned Unit Development	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a Rezoning, Planned Unit Development, Special Use and an Alley Vacation to permit the redevelopment of an existing fueling station and carwash at 1401-1445 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the September 20, 2016 active agenda per the Plan Commission's 6-0 positive recommendation. The Plan Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan and meets all standards for approval of a Zoning Map Amendment for a PUD Overlay per Section 28.12.030, a Planned Unit Development with deviations per Section 28.12.040, a Special Use per Section 28.12.050, and an Alley Vacation per Resolution 2003-58.

BACKGROUNDProperty Information & Zoning Request

The subject property is located on Ogden Avenue between Seeley and Oakwood Avenues. It is currently improved with a one-story commercial building with a V-shaped fuel station canopy in the center of the site, a car wash, a maintenance and repair shop with an attached office building on the east side of the property and a former Burger King building on the west. The property is zoned B-3, General Services and Business Highway District and the current services offered by Delta Sonic include a car wash, auto detailing, gas station, convenience store and office use. Based on the variety of uses, the applicant is applying for a Planned Unit Development (PUD) and the associated rezoning to accommodate this development which would be difficult to carry out under conventional zoning standards. The petitioner is also applying for a Special Use to allow a 'fueling station' and 'personal vehicle repair and maintenance.' The vacation of a 20-foot wide alley to the south has also been requested to facilitate the redevelopment of this site.

Development Plan

The proposal is to redesign, expand and improve the facility and operations by demolishing the former Burger King building and vacating the alley at the south side of the property. The existing single story Delta Sonic building will remain. The maintenance and repair shop and the office building shall also remain as existing on the east side of the property. New fuel canopies are proposed and the car wash operations are expanded on the west side of the property. A new eleven space vacuum area is proposed immediately to the west of the existing building. The existing detention basin will be moved underground so as to improve the existing stormwater infrastructure and onsite circulation. The proposed development:

- Removes three Ogden Avenue curb cuts and improves access
- Improves connectivity by installing a sidewalk along Ogden Avenue and pedestrian access from Ogden Avenue to the main building
- Consolidates multiple lots including the vacant 'Burger King' to the west to improve onsite operations and eliminate car wash stacking on Ogden Avenue
- Eliminates the existing detention area at the southwest corner of the detail shop to allow better site design and onsite circulation
- Provides enhanced landscaping and screening
- Replaces four gas islands (16 pumps) with five smaller islands (10 pumps)
- Replaces existing fuel canopy with a new design and layout
- Provides 52 parking spaces including three handicapped spaces

Compliance with the Comprehensive Plan

The Comprehensive Plan identifies the subject site as the *Ogden Avenue Central - Key Focus Areas*. The Comprehensive Plan notes this area should be redeveloped with attention to pedestrian circulation, reducing the number of curb cuts, providing cross-access between lots, and improving the overall appearance reflective of the larger Downers Grove community.

The property is included within the corridor commercial area in the comprehensive plan. The plan recommends the corridor commercial area include a blend of neighborhood-oriented commercial retail, offices, smaller regional retail and service uses. Delta Sonic provides these types of services. The proposed development meets the goals of the Comprehensive Plan.

Compliance with the Zoning Ordinance

The proposed development is compliant with the vast majority of the bulk regulations in the B-3 zoning district and brings non-conforming conditions closer into conformity. However, the applicant is applying for a Planned Unit Development in order to redevelop the property with a variety of uses and structures on a single property that would not be allowed under general zoning regulations because of the existing conditions on the site.

The Zoning Ordinance notes that certain types of developments are appropriate for Planned Unit Developments and that these types will also achieve planning goals. These types include:

- Implementation of and consistency with the comprehensive plan and other relevant plans and policies
- Efficient and economical provision of public facilities and services
- A coordinated transportation system that includes an inter-connected hierarchy of facilities for motorized and non-motorized travel

The increased safety, onsite circulation, connectivity, keeping operations restricted to the subject site, reducing curb cuts, and improved landscaping will result in several public benefits that meet the objectives of a Planned Unit Development.

Compliance with the Subdivision Ordinance

The applicant will meet all requirements of the Subdivision Ordinance. The applicant will administratively consolidate the existing lots, including the vacated alley.

Engineering\Public Improvements

Based on the existing and proposed impervious area on the site, new stormwater detention and Post Construction Best Management Practices are not required for the proposed development. The existing detention on-site is being relocated underground allowing improved circulation for both pedestrians, employees and vehicles.

Traffic and Parking

A traffic and parking impact study for the proposed development was completed by the petitioner in March, 2015 and updated in June, 2016. The increased car wash stacking, reduced curb cuts and improvement in on-site circulation and traffic patterns will positively impact the traffic in the surrounding area. IDOT has reviewed the proposed curb cut locations and has approved the proposed layout.

Public Comment

Two residents attended a neighborhood meeting held by the petitioner on June 23, 2016 and discussed setback, screening, landscaping and lighting issues. Two residents attended the Plan Commission public hearing and asked about parking and sidewalk provisions along Ogden Avenue, screening of the carwash drive-through lanes, and general operations.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated August 1, 2016

Plan Commission draft minutes dated August 1, 2016

Correspondence (2) from neighbors adjacent to alley

ORDINANCE NO. _____**AN ORDINANCE VACATING A
PORTION OF A PUBLIC ALLEY IMMEDIATELY SOUTH OF
1401-1445 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 vacate a certain portion of a 20-foot deep by 598-foot wide improved public alley right-of-way located immediately south of 1401-1445 Ogden Avenue, Downers Grove, Illinois, in said Village hereinafter more particularly described; and

WHEREAS, Delta Sonic Car Wash Systems, Inc. ("Owners") of 1401-1445 Ogden Avenue have filed with the Plan Commission, a written petition requesting the vacation of said public right-of-way conforming to the requirements of the Village's Right-of-Way Vacation Policy (Resolution No. 2003-58); and

WHEREAS, the required public notice has been given and public hearings respecting said vacation have been conducted by the Plan Commission on July 11, 2016 and August 1, 2016 in accordance with applicable law; and

WHEREAS, there are certain public service facilities situated in said portion of said right-of-way, and the Village Council has determined that it is necessary and in the public interest to reserve such rights-of-way and easements as are in the judgment of the Council necessary or desirable for continuing public service by means of those facilities and for the maintenance, renewal and reconstruction thereof; and

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 vacation of said portion of said right-of-way.

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

SECTION 1. That all that part of the parcel immediately south of following described properties, to wit:

LOTS 1 THROUGH 12, INCLUSIVE, IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF LOT 2 OF THE TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, RECORDED JUNE 26, 1924 AS DOCUMENT 179462, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as a vacant public alleyway immediately south of 1401-1445 Ogden Avenue, Downers Grove, IL 60515
PINs: 09-06-405-001; 09-06-405-007; 09-06-405-008; 09-06-405-009; 09-06-405-010 & 09-06-405-026

(hereinafter referred to as the "Vacated Delta Sonic Alley"), is hereby vacated 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 vacation and that title shall be vested with the Owners.

SECTION 2. A perpetual non-exclusive easement is hereby reserved for and granted to the Village of Downers Grove, Illinois, the DuPage Water Commission and to those public utility companies operating under

franchises from the said Village including, but not limited to, AT&T, Comcast Cable, Northern Illinois Gas Company, Commonwealth Edison Company, and Downers Grove Sanitary District and their respective successors and assigns, over, on, across, under, and through all of the areas on the final plat of vacation marked "Public Utilities and Access Easement Reservation" of the Vacated Delta Sonic Alley as described herein for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems and community antenna televisions systems and all necessary connections, appliances and other structures and appurtenances as may be deemed necessary by said Village and for any and all municipal purposes, over, upon, along, under and through said indicated easements, together with right of access across the property to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants that interfere with the operation of the utilities. No permanent buildings or structures shall be placed on said easements, but same may be used for gardens, shrubs, landscaping, fencing, paved parking, driveways and other purposes that do not then or later interfere with the aforesaid uses and rights. All installations shall be subject to the ordinances of the Village of Downers Grove. Easements are hereby reserved for and granted to the Village of Downers Grove and other governmental authorities having jurisdiction of the land over the entire easement area for ingress, egress and the performance of any and all municipal and other governmental services.

SECTION 3. This vacation shall be subject to the following conditions:

1. The vacation shall substantially conform to the staff report dated August 1, 2016.
2. Prior to final Village Council consideration, a Mylar copy of the Final Plat of Vacation shall be provided indicating a public drainage, utility and utility access easement along the entire length and width of the alley to be vacated.
3. Prior to execution of the plat, the property owners shall pay the Village a total of \$270,000.00.

SECTION 4. That the Mayor and Clerk of the Village of Downers Grove are hereby authorized to sign the plat of vacation of the Vacated Delta Sonic Alley described herein.

SECTION 5. That a certified copy of this ordinance and an accurate map of the Vacated Delta Sonic Alley 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, upon satisfaction of all conditions contained in Section 3 of this ordinance.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

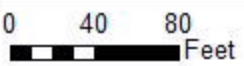
Passed:

Published:

Attest:

Village Clerk

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1401 - 1445 Ogden Avenue - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
AUGUST 1, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
15-PLC-0008 1401 – 1445 Ogden Avenue	Planned Unit Development, Rezoning, Special Use, and Alley Vacation	Swati Pandey Planner

REQUEST

The petitioner is requesting approval for a Planned Unit Development, a Rezoning from existing B-3, General Services and Highway Business to B-3/PUD, General Services and Highway Business/Planned Unit Development, a Special Use, and a vacation of the 20-foot wide improved alley to the south of the property to redevelop an existing fueling station and carwash at 1401-1445 Ogden Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER & APPLICANT: Delta Sonic Car Wash Systems, Inc.
570 Delaware Avenue
Buffalo, NY 14202

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Fueling Station and Car Wash
PROPERTY SIZE: 119,946 sq ft (2.75 acres)
PINS: 09-06-405-001, -007, -008, -009, -010, -026

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	B-3, General Services and Highway Business	Corridor Commercial
SOUTH:	R-1, Residential Detached House 1	Single Family Residential
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	B-3, General Services and Highway Business	Corridor Commercial

ANALYSIS

SUBMITTALS

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

1. Project Narrative

2. Plat of Survey
3. Architectural Plans
4. Engineering Plans
5. Landscape Plan
6. Photometric Plan
7. Traffic Impact Study
8. Plat of Consolidation
9. Plat of Vacation
10. Summary of Neighborhood Meeting

PROJECT DESCRIPTION

The applicant is proposing to redevelop the existing fueling station and car wash facility on Ogden Avenue between Seeley and Oakwood Avenues. Currently, the subject property is improved with a one-story commercial building with a V-shaped fuel station canopy in the center of the site, a maintenance and repair shop with an attached office building on the east side of the property and a former Burger King building on the west. The proposal is to redesign, expand and improve the facility and operations by demolishing the former Burger King building (approximately 25,000 square feet of property at the intersection of Ogden Avenue and Seeley Avenue) and vacating the alley at the south side of the property. The existing single story Delta Sonic building will remain. The maintenance and repair shop and the office building shall also remain as existing on the east side of the property. New fuel canopies are proposed and the car wash operations are expanded on the west side of the property. A new eleven space vacuum area is proposed immediately to the west of the existing building. A new trash enclosure will be built to the rear of the building and the existing detention basin will be moved underground so as to improve the existing stormwater infrastructure and onsite circulation.

The property is zoned B-3, General Services and Business Highway District and the current services offered by Delta Sonic include a car wash, auto detailing, gas station, convenience store and office use. Based on the variety of uses, the applicant is applying for a Planned Unit Development (PUD) and the associated rezoning to accommodate this development which would be difficult to carry out under conventional zoning standards. The petitioner is also applying for a Special Use. A 'fueling station' and 'personal vehicle repair and maintenance' is an allowable Special Use in the B-3 zoning district per Section 5.010 of the Zoning Ordinance. The vacation of a 20-foot wide alley to the south has also been requested to facilitate the redevelopment of this site.

The site contains five curb cuts on Ogden Avenue, including two on the Burger King property, and two off of Oakwood Avenue. The petitioner has proposed to improve on-site circulation by removing and consolidating curb cuts, as shown below:

- Two full access will be provided onto Ogden Avenue (a reduction of two)
- One full access is provided onto Oakwood Avenue (a reduction of one)

IDOT has reviewed the proposed curb-cut locations and has approved the proposed layout and locations. Pedestrian access will be provided from Ogden Avenue to the building main entrance with distinct material as required per the Zoning Ordinance.

The existing one-story commercial building will have new EIFS cornice installed and brick repairs undertaken based on the removal of the existing canopy. The new pre-wash building (2 bay prep hut) façade shall have the same materials and have a continuous fascia panel attached to the existing car wash. The fuel canopies shall be redesigned and the old fuel canopies will be removed. Four gas islands with 16 pumps shall be removed and replaced with five smaller islands and 10 gas pumps. The pumps shall be oriented in the same direction under a single rectangular canopy which will have a similar fascia panel with brick clad

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columns. The detail, maintenance and office building shall remain as existing.

The petitioner is proposing 52 parking spaces including three handicapped spaces. Parking areas are distributed throughout the site to service each building. New parking areas have been proposed north of the main building entrance, south of the office and detail shop, and on the southern edge of the property.

The petitioner is proposing new landscaping on the property, in conformance with the Village requirements. A significant amount of landscaping is proposed on the west and south perimeter of the property. Foundation landscaping is proposed in front of the building to soften the impact of the wide building and concrete area around it. A fence is proposed on the south and west side of the property. Any new signage proposed for the development shall comply with the Sign Code requirements and a separate sign permit will be required at the time of building permit application.

A 598 feet by 20 feet public alley running east – west to the south of the property is requested to be vacated. The eastern side of the alley is currently paved and is being used as parking. The west half of the alley is open green space. The vacation has been requested by the petitioner to allow greater flexibility in site design and allow depth in the property to accommodate parking setbacks. A part of the parking lot directly behind the building will be improved and encroach five feet into the alley. Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), staff contacted the public agencies and determined that the utility providers and the Village do not have an objection to the vacation of the right-of-way as long as a public drainage, utility and access easement is retained along the entire width and length of the alley. The required easement has been provided as noted on the Plat of Vacation.

The subject property contains multiple lots of record which will require the applicant to administratively consolidate the lots if the project is approved.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan identifies the subject site as the *Ogden Avenue Central - Key Focus Areas*. The Comprehensive Plan notes this area should be redeveloped with attention to pedestrian circulation, reducing the number of curb-cuts, cross-access between lots, and overall improved appearance reflective of the larger Downers Grove community. The proposed development:

- Removes three curb-cuts and improves access onto Ogden Avenue
- Improves connectivity by installing a sidewalk along Ogden Avenue and pedestrian access from Ogden Avenue to the main building
- Consolidates multiple lots including the vacant 'Burger King' to the west to improve onsite operations and eliminate stacking on Ogden Avenue
- Eliminates the existing detention area at the southwest corner of the detail shop to allow better site design and onsite circulation
- Provides enhanced landscaping and screening in order to provide a buffer to the residential areas to the south and a more attractive image from Ogden Avenue.
- The Village of Downers Grove worked with IDOT to reduce curb cuts along Ogden and Oakwood Avenue as recommended by the Comprehensive Plan.

The property is included within the corridor commercial area in the comprehensive plan. The plan recommends the corridor commercial area include a blend of neighborhood-oriented commercial retail, offices, smaller regional retail and service uses. Delta Sonic provides these types of services. The proposed development meets the goals of Comprehensive Plan.

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COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business. The bulk requirements of the proposed development in the B-3 zoning district are summarized in the following table:

Zoning Requirements

1401-1445 Ogden Avenue	Required	Proposed
Building North Setback (Street Yard)	75 ft from Ogden Avenue centerline	118 ft
Building South Setback (Rear Yard)	22 ft	44 ft (new) 38 ft (existing)
Building West Setback (Street Yard)	25 ft	67 ft
Building East Setback (Street Yard)	25 ft	N/A (as existing)
Canopy North Setback	50 ft from Ogden Avenue centerline	66 ft
Parking North Setback	50 ft from Ogden Avenue centerline	124 ft
South Setback Parking (Rear Yard)	20 ft	14.31 ft
Floor Area Ratio	0.75 max	0.21
Building Height	60 ft max	22 ft
Open Space (10% / 50%)	10,811 sq ft / 5,405 sq ft	12,403 sq ft / 8,902 sq ft
Parking	35 spaces	52 spaces
Stacking (Fueling, Carwash, Detail)	36	52

The proposed development is compliant with the vast majority of the bulk regulations in the B-3 zoning district, however, the vehicle stacking requirements for the fuel pumps and detail building does not comply with the minimum requirements of the Zoning Ordinance, but it is a significant improvement and brings a non-conforming condition closer into conformity. Also, the rear parallel parking spaces extend into the 20 feet required setback; however, these parking spaces are required to meet the required parking for the property and will be used primarily for employee parking. The applicant is also providing landscaping and a fence along the south property line to screen the parking. The drive through lane for the carwash is six feet from the west property line where 25 feet is required. This stacking lane is necessary to allow a double row of vehicles to stack on-site versus extending the stacking lane to Ogden Avenue.

The applicant is applying for a Planned Unit Development in order to redevelop the property with a variety of uses and structures on a single property that would not be allowed under general zoning regulations because of the existing conditions on the site. In order for the applicant to apply for a Planned Unit Development, the applicant's proposal must meet one or more objectives identified in Zoning Ordinance Section 4.030.A.2. These objectives work to balance the needs of the applicant and the additional public benefits gained from permitting the Planned Unit Development. The increased safety, onsite circulation, connectivity, keeping operations restricted to the subject site, reducing curb-cuts, and improved landscaping requirement will result in several public benefits that meet the following identified Planned Unit Development Objectives:

- Implementation of and consistency with the comprehensive plan and other relevant plans and policies
- Efficient and economical provision of public facilities and services
- A coordinated transportation system that includes an inter-connected hierarchy of facilities for motorized and non-motorized travel

The proposed development meets the provisions of a Planned Unit Development as it proposes improvements to the property which would result in public benefits that are at least commensurate with the degree of development flexibility provided. The project proposes significant improvements such as removing three curb cuts on Ogden Avenue and one on Oakwood Avenue; adding stacking lanes for carwash operations thereby reducing onsite congestion; upgrading fuel storage capacity by reducing the number of tanks onsite which also reduces the number of trips generated by fuel tankers in the area; consolidating multiple lots to allow and improved circulation onsite; removing the V-shaped fuel canopy and replacing it with an improved design and orientation of the fuel pumps; redesigning the parking area in the southeast corner of the property; relocation of the existing detention area on the property to underground storage; reducing the number of fuel pumps from 16 to 10; vacating the alley to allow for improved landscape buffer adjacent to the residential area and providing additional employee parking; and improved access through pedestrian walkways and sidewalk along Ogden Avenue.

With all the above analysis considered, the applicant's proposal is consistent with the Village's Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

Based on the existing and proposed impervious area on the site, new stormwater detention is not required for the proposed development. The existing detention on-site is being relocated underground allowing improved circulation for both pedestrians, employees and vehicles. Post Construction Best Management Practices are not required for this property, however, the required stormwater easements will be established as part of this petition. The project will meet all provisions of the Stormwater and Floodplain Ordinance.

Additional public improvements include the reduction of curb-cuts onto both Ogden Avenue and Oakwood Avenue and the installation of sidewalk along Ogden Avenue.

TRAFFIC

A traffic and parking impact study for the proposed development was completed by the petitioner in March, 2015 and updated in June, 2016. The primary access to the property will be through two new access points on Ogden Avenue with a secondary access point onto Oakwood Avenue. All deliveries will be able to enter and exit the site via the two Ogden Avenue curb cuts.

The proposal significantly improves traffic flow and internal circulation. Currently, there is a two lane pay station that allows practically no stacking between the pay stations and Ogden Avenue. The two lane pay station merges into a single lane going into the car wash. The lack of stacking space and the immediate merging into a single lane of car wash traffic leads to extensive stacking on the site and towards Ogden Avenue.

The proposal is to provide three pay station lanes merging into a two lane drive into the new dual lane prep hut bay which leads to the single lane car wash. This layout accommodates 19 vehicles between the pay station and the carwash entrance. Additionally, because the pay stations have been relocated further west there is space to stack 15 vehicles between the pay stations and the nearest Ogden Avenue curb cut.

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The increased stacking, reduced curb-cuts and improvement in on-site circulation and traffic patterns will positively impact the traffic in the surrounding area and staff concurs with the findings of the report.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Downers Grove Suburban Life*. There have been no public comments received by Staff.

As required by the Zoning Ordinance, the petitioner held a neighborhood meeting on June 23, 2016. Two residents attended and discussed setback, screening, landscaping and lighting issues as a result. Staff made two recommendations to increase perimeter landscaping and enhanced screening as conditions of approval. A summary of the meeting is attached.

FINDINGS OF FACT

The petitioner is requesting a Planned Unit Development, Rezoning, a Special Use and an alley vacation to redevelop a fueling station and carwash at 1401 – 1445 Ogden Avenue. Staff finds that the proposal meets the standards for granting a Planned Unit Development, Rezoning, a Special Use and an alley vacation as outlined below:

Section 28.12.040.C.6 Review and Approval Criteria

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

a. The zoning map amendment review and approval criteria of Sec. 12.030.I.

See the analysis of rezoning review and approval criteria below. This standard has been met.

b. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.

The proposed project is consistent with the Comprehensive Plan. The Plan identifies this area within the *Ogden Avenue Central - Key Focus Area*. A PUD overlay shall provide the necessary tools to redevelop the property with multiple buildings and uses with creative and modern development to address the key concepts of improved circulation, access, screening, safety, and commercial expansion per the Comprehensive Plan.

c. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.

The proposed project meets several of the PUD overlay district provisions and objectives as found in Section 4.030 of the Zoning Ordinance. One of the objectives of a PUD is to provide flexible and creative solutions to allow change based on changing market conditions. The proposed development meets this as the demolition of the vacant restaurant will be consolidated with the existing car wash property to improve the services of the existing business while improving site design. This project will advance the objective to enhance the existing transportation system with an inter-connected hierarchy of facilities for both motorized and non-motorized travel by improving off-street parking, stacking, and installing a public sidewalk. This standard has been met.

d. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.

The proposal will result in redevelopment of an existing business while retaining and expanding the business in the Village of Downers Grove. The consolidation of the smaller parcels into one large

commercial property is a goal for Ogden Avenue corridor development in the Comprehensive Plan. The improved facility as discussed above shall provide numerous public benefits that would not be possible under the conventional zoning regulation. This standard has been met.

e. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

The petitioner has worked with Village staff to optimize the redevelopment potential of the site as envisioned by the Comprehensive Plan, including elimination of three Ogden Avenue curb cuts, increased additional landscaping and buffering, increased pedestrian access and safety, and more efficient on-site circulation. These elements of the site design protect the interests of the surrounding property owners, businesses, residents and the general public. Delta Sonic will work with the Village to establish appropriate terms and conditions in the required Village documents. This project will advance many goals and objective laid out in several adopted documents and the conditions below will ensure that those goals and objectives are advanced. This standard has been met.

Section 12.030.I. Zoning Map Amendment Review and Approval Criteria

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:

1. The existing use and zoning of nearby property.

The current use of the subject property is an existing auto-oriented use which will remain unchanged and the conversion of a vacant restaurant building. The surrounding properties to the north, east and west are zoned B-3, General Services and Business Highway District and consist of a variety of commercial uses. The properties to the south are zoned R-1, Residential Detached House 1 and are improved with single family homes. The required building setbacks have been maintained with the adjacent properties. The proposed use and development is appropriate as compared to the surrounding zoning and uses. This standard has been met.

2. The extent to which the particular zoning restrictions affect property values.

The PUD overlay and the proposed project will protect the character and integrity of adjacent properties by requiring subsequent approvals for major changes, which will assist in maintaining property values. Also, the subject property will be improved through site design modifications to improve current site conditions and bring the property closer to compliance and decrease non-conformity. This project will include PUD overlay restrictions which will not negatively affect property values but should protect property values. This standard has been met.

3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.

The proposed rezoning will not impact property values or the public health, safety and welfare of the community or neighborhood. The property will be redeveloped with numerous improvements, features and public amenities to increase the public health, safety and welfare. This standard has been met.

4. The suitability of the subject property for the zoned purposes.

The property is zoned B-3, General Services and Business Highway District. The auto-oriented use is existing and is an allowable Special Use in the B-3 district. Additionally, the proposed PUD overlay will enhance the suitability of the proposed use for the subject property. The PUD overlay will allow multiple buildings on a single property, improved internal circulation, and attractive and

high quality development overall. This standard has been met.

5. *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

The property is not vacant. The rezoning of the property for the PUD overlay will only enhance the subject site, provide numerous benefits to the public and allow for zoning flexibility to be offered in order for several property enhancements to take place. This standard has been met.

6. *The value to the community of the proposed use.*

The property is identified within the *Key Focus Areas – Ogden Avenue Central* in the Comprehensive Plan. The proposal is to improve the facility through the enhancement of landscaping, pedestrian access and connectivity, elimination of three Ogden Avenue curb-cuts, additional stacking spaces for the carwash operation and re-configuration of on-site circulation. Rezoning the property for the PUD overlay will allow creative options for the applicant to incorporate the key concepts and objectives identified in the Comprehensive Plan for the general benefit of the public. This standard has been met.

7. *The comprehensive plan.*

The proposed PUD overlay and the proposed project are consistent with the Comprehensive Plan. The proposal will develop the property within the *Key Focus Area – Ogden Avenue Central* as desired in the Comprehensive Plan. This standard has been met.

Section 28.12.050.H Approval Criteria

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*

The property is located in the B-3, General Service and Highway Business zoning district. Under Section 5.010 of the Zoning Ordinance, a *Fueling station* and *Personal vehicle repair and maintenance* which includes a carwash is listed as an allowable Special Use in the B-3 zoning district. This standard has been met.

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

The existing property is presently being used as a car wash, auto detailing, convenience store, gas station and offices. These auto-oriented uses serve the needs of the local residents and the larger region. Its location on Ogden Avenue is appropriate and the uses provided are in the interest of public convenience. The proposed improvements to the property will enhance the existing facility; improving both safety on the adjoining roadway system and internal traffic circulation. The proposed improvements will increase the stacking for the existing car wash, which will result in cars having room to stack on-site instead of on Ogden Avenue when the property is busy. Additionally, the removal and replacement of the gas islands and installation of new UFTs will provide for safer fuel storage. The larger UFTs will also result in the need for fewer fuel deliveries. Additionally, removing the stormwater basin and placing those facilities underground will open more space on site for on-site circulation and improve traffic flow by making the property less congested. Finally, the improvement will allow for a new service to be provided, self-service vacuums, as well as allow for improved cleaning of vehicles by the installation of the proposed prep hut. All of these improvements will contribute to the general welfare of the community.

The property is identified as a property within the Key Focus Areas within the Comprehensive and the above mentioned project details address most key concepts that are desirable by the community for the improvement of the property. This standard has been met.

3. *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

The proposed development will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. The proposed development will redevelop and expand an existing use with improved connectivity and combine a vacant/underutilized parcel to a larger commercial development which also a goal of the Comprehensive Plan for Ogden Avenue corridor. The improvements to the property promote safety and aesthetics which may help increase property values in the vicinity. This standard is met.

Compliance with the Procedure to be followed in the Vacation of Streets, Alleys, and Public Rights-of-Way (Resolution #2003-58)

The Village's alley vacation policy asks the following questions when it comes to determining if an alley can be vacated. These questions and staff's findings are listed below:

1. Is there written consent of at least two property owners who abut the proposed parcel to be vacated?
 - The two property owners immediately south of the alley have provided waiver letters in support of alley vacation. The letters are attached.
2. Whether the Parcel or portion thereof, is no longer necessary for public use and whether the public interest will be served by such vacation request.
 - A part of the alley is improved currently and a five foot encroachment is proposed due to the parallel parking spaces proposed on the rear side of the building. As noted above, staff contacted the utility companies and outside public agencies to determine the extent of public interest. Based on their replies, staff has determined the public interests are addressed by placing a public drainage, utility and access easement over the entire vacated alley.
3. Whether the Parcel or portion thereof, should be vacated and whether public utility easements and any ingress-egress easements are to be maintained.
 - A public drainage, utility and utility access easement will be retained over the entire alley length and width. As such, the petitioners will not be able to construct any permanent structure, other than a driveway or fence, within this easement.
4. The amount and type of compensation, if any, to be required as a condition to the effectiveness of the vacation of the parcel.
 - Staff requires the petitioners provide the Village with compensation for the alley to be vacated. The petitioner has provided an appraisal report for the alley prepared by Property Valuation Services on July, 11, 2015. Based on the appraisal report, the value of the alley is \$270,000. As such, the petitioner will be required to pay the Village a total of \$270,000 as compensation for the alley.

15-PLC-0008; 1401-1445 Ogden Avenue
August 1, 2016

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RECOMMENDATIONS

The proposed Planned Unit Development, Rezoning, Special Use and alley vacation for a fueling station and carwash at 1401 - 1445 Ogden Avenue is consistent with the Comprehensive Plan, the Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council **approve** the requested Planned Unit Development, Rezoning, Special Use and alley vacation as requested in case 15-PLC-0008 subject to the following conditions:

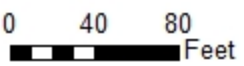
1. The Planned Unit Development, Rezoning, Special Use and alley vacation shall substantially conform to the staff report; engineering, architectural and landscape drawings prepared by Intech Consultants, Inc. dated January 28, 2015 and last revised on June 7, 2016, except as such plans may be modified to conform to the Village codes and ordinances.
2. The proposed fence along the south property line should be a maximum of eight feet in height per the Zoning Code. The fence along the west property line should be a maximum of four feet open design.
3. The applicant shall pay the Village \$270,000 prior to the execution of the alley vacation.
4. The fence along the west property line should be placed along the driveway curb and allow landscape materials to be planted along the streetside of the fence.
5. The building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
6. The applicant shall maintain all sidewalks and plaza areas that are on and immediately adjacent to the subject property.
7. Stormwater and utility easement shall be granted over the detention area in the parking lot.
8. The applicant shall administratively consolidate all lots into one lot of record prior to issuing a building permit.
9. The applicant shall reduce light levels to security level no later than 30 minutes after the close of business.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP; sp
-att



1401 - 1445 Ogden Avenue - Location Map





DELTA SONIC CARWASH SYSTEMS, INC

•570 Delaware Avenue, Buffalo, NY 14202•Phone (716)886-0931•Fax (716) 886-1026

June 6, 2016

Department of Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

**Re: Application of Delta Sonic Car Wash Systems, Inc.
Petition for Plan Commission
Requested Relief: Special Use/Planned Unit Development/Variances/Lot
Consolidation/Right-of-Way Vacation
Property: 1407-1415 Ogden Avenue**

Dear Sir or Madam:

Enclosed please find the application materials required for our Petition for Plan Commission which requests the certain relief as specified herein.

The Subject Property:

The subject property is the location of an existing Delta Sonic car wash, auto detailing, gas station, convenience store and office as shown on the survey prepared by Intech Consultants, Inc. ("Intech"), dated October 10, 2014, and which is included with the site plan materials submitted herewith. As demonstrated by the survey, the Delta Sonic currently maintains three driveways onto Ogden Avenue, as well as an access through an existing alley to Oakwood Avenue. The property is currently improved with four (4) gas islands with (16) sixteen pump stations along with eight (8) underground fuel tanks ("UFTs") which hold approximately 38,000 gallons of fuel,

On or about January 16, 2014, the vacant Burger King fast food restaurant, located to the west of the existing Delta Sonic, at the southeast corner of Ogden Avenue (US Route 34) and Seeley Avenue, was purchased with the intent of incorporating that property into the existing Delta Sonic to improve internal traffic flow and the services which can be offered at the property. The Burger King property currently maintains two driveways to Ogden Avenue.

The Proposed Project

The project seeks to upgrade and improve the subject property. The proposed improvements include:

- The demolition of the vacant Burger King fast food restaurant and the closure of the two existing curb cuts which service that property as shown on the Removal Plan (Sheet 3 of 20) of the site plan materials prepared by Intech, revision date April 22, 2016;
- The construction of new car-wash stacking lanes, utilizing the Burger King property, so that the stacking for the car wash will be significantly improved from currently being able to stack fourteen (14) cars to the car wash as shown on the Existing Traffic Flow Plan (Sheet 18 of 20) to being able to stack thirty four (34) cars to the car wash prep hut as shown on Proposed Traffic Flow Plan (Sheet 19 of 20) of the enclosed site plan materials;
- The addition of a “prep hut” to the car wash, which will also be located on the Burger King property, to allow for the mechanical pre-wash of cars prior to entering the car wash as shown on the Geometric Plan (Sheet 4 of 20) of the site plan materials prepared by Intech, revision dated April 22, 2016. Specifications for the new prep hut can be found on the Elevations and Sections Plan (Drawing A-1.3 Rev 1 April 29, 2016) of the enclosed site plan materials;
- The addition of eleven (11) self-service vacuum stalls facing Ogden Avenue as shown on the Geometric Plan (Sheet 4 of 20) of the site plan materials prepared by Intech, revision dated April 22, 2016, and a canopy over the proposed vacuums. Specifications for the new vacuum canopy can be found on the Vacuum Canopy Plan (Drawing A-1.2) of the enclosed site plan materials;
- The removal of the eight (8) existing UFTs and associated piping and replacement of those tanks with two (2) new, state-of-the-art double-hulled fiberglass fuel storage tanks with a leak alarm system. The new UFTs are a significant upgrade to the single wall fiberglass tanks which currently exist. In addition, reducing the number of UFTs results in less piping to connect the tanks and therefore a safer situation underground. The two new fuel tanks will hold 50,000 gallons of fuel, with one tank being 30,000 gallons and the other being a split 20,000 gallon tank (12,000 gallon and 8,000 gallon compartments). Specifications of the new UFTs can be found on the Gasoline Details Plans (Drawings G2.0 and G2.1) of the enclosed site plan materials;
- The removal of the existing four (4) gas islands with sixteen (16) gas pumps, as shown on the Removal Plan (Sheet 3 of 20) of the site plan materials prepared by Intech, revision dated April 22, 2016, and the replacement of those islands with five (5) smaller gas islands with ten (10) gas pumps. The new configuration provides improved ADA access;

- The removal of an existing stormwater detention basin located on the eastern portion of the site, shown on the Removal Plan (Sheet 3 of 20) of the site plan materials prepared by Intech, revision dated April 22, 2016. The detention area will be placed underground and that area will be paved to improve access and internal circulation at the property;
- The closure of the center curb cut on Ogden Avenue with the remaining two Ogden Avenue curb cuts being full ingress/egress driveways;
- The provision of additional parking spaces for the convenience store;
- The creation of pedestrian access throughout the site;
- The closure of the northern driveway on Oakwood Avenue;
- The installation of new landscaping as shown on the proposed Landscape Plan (Sheet 12 of 20) of the enclosed site plan materials;
- The vacation of the existing alley located behind Delta Sonic, to the south, which is currently paved and being utilized for access to Oakwood Avenue; and
- The consolidation of the lots into one parcel.

Site Operations

Delta Sonic has been a part of the Downers Grove business community and has provided services to the community's residents since 1989.

The existing site is approximately 83,783 square feet in size. With the acquisition of the Burger King property and the Alley, the entire site will be 119,946 square feet in size. This additional property will allow site operations to be significantly improved.

Delta Sonic does not anticipate altering its current business operations by expanding or decreasing any service. It is also anticipated that the number of customers will increase by approximately 10%. The total number of employees will be 16 during a normal operation shift and 24 during a peak operation shift. The hours of operation will remain the same:

- Monday through Saturday: 7:00am – 9:00pm (all services)
- Sunday: 8:00am – 7:00pm (car wash/detail shop)
- Sunday: 8:00am – 8:00pm (store/gas pumps).

The purpose of this renovation is to improve safety, improve on-site circulation, upgrade the site and to provide a better and higher level of customer service.

Plan Commission Application Requests:

Pursuant to the March 10, 2016 letter issued by the Village of Downers Grove Community Development Department General Comment #3, the following are the specific Plan Commission Application requests for the project:

- i. A Planned Unit Development.
- ii. A Special Use for Personal Vehicle Repair and Maintenance (for the detail shop and car wash).
- iii. A Special Use for a Fuelling Station.
- iv. A Variance to allow for detached accessory structures in the street yard. VODG Section 28.6.010.A.7.a. The Geometric Plan (sheet 4 of 20) shows the setback dimensions for all accessory structures. A Variance is required for the proposed automated express lane island for the car wash which is 64ft from the center line of Ogden Avenue.
- v. A Variance to reduce the required street yard setback for a detached accessory structure. VODG Section 28.6.010.A.7.b. The Geometric Plan (sheet 4 of 20) shows the setback dimensions for all accessory structures. A Variance is required for the setback for the proposed automated express lane island for the car wash which is 64ft from the center line of Ogden Avenue.
- vi. A Variance to reduce the required setback for the Drive-Through Stacking Lane. VODG Section 28.7.130.E. The Geometric Plan (Sheet 4 of 20) shows the setback dimensions for all proposed drive-through stacking lanes. Variances are required for:
 - The setback of the proposed car wash drive-through stacking lane to the south boundary abutting residential which is 56.16 ft.
 - The setback of the proposed car wash drive-through stacking lane to the west boundary (Seeley Avenue R.O.W.) which is 6 ft.
 - The setback of the proposed car wash drive-through stacking lane to the north boundary (Ogden Avenue R.O.W.) which is 22 ft.
 - The setback of the proposed detail shop drive-through stacking lane to the south boundary abutting residential which is 23.23 ft. Note that this is an existing stacking lane on site.
- vii. A Variance to reduce the required setback for off-street parking spaces (for both the street yard and the rear yard). VODG Section 28.7.070. The Geometric Plan (Sheet 4 of 20) shows the setback dimensions for all proposed off-street parking. Variances are required for:
 - The setback for proposed parking at the south boundary abutting residential which is 14.31 ft. The setback for existing parking at the south boundary abutting residential is 4.73 ft.
 - The setback for the existing parking at the east boundary (Oakwood Avenue R.O.W.) which is 2.01ft. Note that this was an existing parking lot and Delta Sonic is improving the existing situation by removing parking spaces to add landscape areas to the entrance.
 - The setback for proposed parking at the west boundary (Seeley Avenue R.O.W.) which is 19.54 ft.
- viii. A Variance to allow for off-street parking spaces along the south property line. VODG Section 28.6.040.A.

General Comment #3 requested that a variance be requested for to reduce the number of required off-street parking spaces (if applicable). VODG Section 28.7.030. Based on the Parking Analysis submitted with this re-submission, a variance is not required.

Compliance with Section 28.12.030 Zoning Map Amendments (Rezoning):

As demonstrated by the materials enclosed with this application. Delta Sonic submits that the project meets the approval criteria contained in Municipal Code Section 28.12.030 for Zoning Map Amendments as follows:

Part I: Review and Approval Criteria:

1. The existing use and zoning of nearby property;

Delta Sonic is an existing auto oriented use located in the Ogden Avenue commercial corridor. It consists of a car wash, convenience store, detail shop and gas station. All properties along this portion of Ogden Avenue are zoned B-3 (General Services and Highway Business District) and are improved with general commercial uses. The Delta Sonic facility is consistent and compatible with the other Ogden Avenue properties.

Because of the various uses on the site and their interconnection, a Planned Unit Development is appropriate for the Delta Sonic property.

2. The extent to which the particular zoning restrictions affect property values;

Delta Sonic is an existing facility which does not comply with the zoning restrictions. The proposed renovations to the Delta Sonic property will significantly improve safety, circulation and access. These improvements will positively affect surrounding properties, thereby improving property values.

3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;

This Delta Sonic facility has experienced traffic and circulation issues with car wash traffic stacking out onto Ogden Avenue during peak periods. The acquisition of the Burger King property and its incorporation into the Delta Sonic facility will allow for the reconfiguration of the on-site circulation and for an expansion of on-site stacking spaces. These site modifications will improve the public health, safety and welfare.

4. The suitability of the subject property for the zoned purposes;

Delta Sonic is an older existing facility consisting of various auto-oriented uses. Its zoning classification of B-3 is appropriate for this facility. The designation of a Planned Unit Development allows for the existing site conditions and the proposed modifications thereto. The proposed redevelopment of the Delta Sonic facility is consistent with its B-3 zoning classification and the PUD designation.

5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;

The Delta Sonic property is not vacant and has been developed with uses permitted in the B-3 District. The Burger King property has been underutilized pending the site improvements for the Delta Sonic facility.

6. The value to the community of the proposed use;

Delta Sonic proposes to make significant improvements to its facility and property, including enhancement of landscaping, incorporation of pedestrian access, elimination of three Ogden Avenue driveways, addition of car wash stacking spaces, prep hut, vacuum stations, gas canopy and pumps and reconfiguration of on-site circulation. These improvements will beautify the property, provide safer circulation throughout the site and reduce car wash traffic congestion of Ogden Avenue, all of which are a value to the community.

7. The comprehensive plan;

The Village's Comprehensive Plan envisions the Ogden Avenue Commercial Corridor to provide a range of retail, service, office and business activities to serve the daily needs of local residents and to provide commercial goods and services to the larger region. The auto-oriented nature of the Delta Sonic facility is consistent with the suggested uses along this corridor. The Comprehensive Plan also encourages modernization of commercial properties. One of the Key Focus Areas is Ogden Avenue. The redevelopment of the Delta Sonic property incorporates several of the Key Concepts for the Central portion of Ogden Avenue by providing additional buffering, pedestrian access, improved signage, dumpster screening, additional Ogden Avenue and interior landscaping, and reduced number of Ogden Avenue curb cuts (5 existing / 2 proposed). The redevelopment of the Delta Sonic property fulfills several objectives of the Comprehensive Plan.

Compliance with Section 28.12.040 Planned Unit Developments:

As demonstrated by the materials enclosed with this application. Delta Sonic submits that the project meets the approval criteria contained in Municipal Code Section 28.12.040. for Planned Unit Development as follows:

Part C6: Review and Approval Criteria:

a. The zoning map amendment review and approval criteria of Section 28.12.030 in the case of new Planned Unit Development proposals.

The Delta Sonic facility is an existing car wash, auto detailing, gas station, convenience store and office. Because of the variety and interconnection of the uses, the Village staff recommended utilizing the Planned Unit Development. The use of the Planned Unit Development for this existing facility is appropriate and satisfies of the zoning map amendment review and approval criteria as set forth above.

b. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.

The Village's Comprehensive Plan encourages the Village to utilize zoning as a tool to protect an area's character. The use of a Planned Unit Development for Delta Sonic will control and enhance the redevelopment of the property so as to modernize the property as envisioned by the Comprehensive Plan.

- c. Whether PUD development plan complies with the PUD overlay district provisions of Section 28.4.030.**

Section 28.4.030 (A):

- a. Implementation of and consistency with the comprehensive plan and other relevant plans and policies.**

The existing Delta Sonic use and its renovation are consistent with the Village's Comprehensive Plan as set forth above.

- b. Flexibility and creativity in responding to changing social, economic and market conditions allowing greater public benefits than could be achieved using conventional zoning and development regulations.**

This Delta Sonic facility consists of various auto-oriented uses: car wash, gas station, auto detailing, convenience store and office. All of these uses are interconnected; however, they each have specific site requirements. The flexibility and creativity of the Planned Unit Development allow the site to be developed as a coherent whole, rather than several individual uses which would be required under conventional zoning and development regulations.

- c. Efficient and economical provisions of public facilities and services.**

Since the uses are concentrated, public facilities and services are more efficiently and economically provided to the property.

- d. Variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices.**

Even though this is a commercial development, it provides services necessary to the residents of the community.

- e. Compact, mixed-use development patterns where residential, commercial, civic and open spaces are located in close proximity to one another.**

Even though this is a single-user commercial development, it is adjacent to other corridor commercial uses and residential neighborhoods. The redevelopment of the site is sensitive to the property's location by incorporating landscaping, buffering, pedestrian access and reduction of curb cuts as encouraged by the Village's Comprehensive Plan.

- f. A coordinated transportation that includes an inter-connected hierarchy of facilities for motorized and non-motorized travel.**

Even though, this is a single-user commercial development, the expansion of Delta Sonic onto the Burger King property and the redevelopment of the entire site allows the number of Ogden Avenue curb cuts to be reduced from five to two and pedestrian connectivity to be incorporated into the site.

g. High-quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping.

Surrounding properties are developed with one and two stories buildings. The Delta Sonic buildings are compatible in height and massing. The proposed renovation, landscape improvements, and incorporation of the Burger King property will improve the property so as to be compatible with surrounding uses and will enhance the Ogden Avenue Corridor as encouraged by the Comprehensive Plan.

h. The protection and enhancement of open space amenities and natural resource features.

Delta Sonic is located along the Ogden Avenue Commercial Corridor. This corridor developed with very few open space amenities or natural resource features. The redevelopment of this site will include additional landscaping and buffering, thereby enhancing the site as encouraged by the Village's Comprehensive Plan.

i. The incorporation of sustainable development features including green infrastructure practices in landscapes and parking areas, to maximize the aesthetic and water quality benefits of best practices in stormwater management.

Delta Sonic is an existing 27 year old facility, as part of the redevelopment of the site, the stormwater management system is being updated and BMPs, where required, will be utilized.

j. Attractive, high-quality landscaping, lighting, architecture and signage, including the use of native landscaping that reflects the unique character of the village and the surrounding area.

Major components of the redevelopment of the Delta Sonic property include additional landscaping and buffering, updated lighting and new signage. The renovation of the facilities and the landscape improvements will enhance Ogden Avenue and the character of the Village as contemplated by the Comprehensive Plan.

d. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.

Delta Sonic is a 27 year old facility in the Ogden Avenue Commercial Corridor. It includes various interconnected uses each with its own specific requirements. The Planned Unit Development allows the site to be redeveloped as a single coherent facility, rather than as separate uses under conventional zoning regulations. The proposed redevelopment incorporates several Key Concepts as outlined in the Village's Comprehensive Plan, thereby benefitting the Downers Grove community.

e. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

Delta Sonic has worked with Village staff to optimize the redevelopment potential of the site as envisioned by the Comprehensive Plan, including elimination of three Ogden Avenue curb cuts, increased additional landscaping and buffering, increased pedestrian access and safety, more efficient on-site circulation and significant reduction of Ogden Avenue stacking. These elements of the site design protect the interests of the surrounding property owners, businesses, residents and the general public. Delta Sonic will work with the Village to establish appropriate terms and conditions in the required Village documents.

Section 28.4.030 (D): Developers Statement of Intent:

Delta Sonic is an existing auto-oriented facility located in the Ogden Avenue Commercial Corridor. It consists of various interconnected uses including car wash, auto detailing, gas station, convenience store and office, each of which has its own specific requirements. The Planned Unit Development allows the site to be redeveloped as a cohesive facility, rather than several individual uses.

The main focus of Delta Sonic's redevelopment proposal is to upgrade its facility and to address safety concerns. Presently, vehicles stack onto Ogden Avenue in order to access the car wash. With the acquisition and incorporation of the Burger King property into the Delta Sonic site, additional stacking spaces will be accommodated on-site and on-site circulation throughout the site will be improved, thereby increasing safety on-site and on Ogden Avenue

The Village's Comprehensive Plan envisions the Ogden Avenue Commercial Corridor to provide a range of retail, service, office and business activities to serve the daily needs of local residents and to provide commercial goods and services to the larger region. The auto-oriented nature of the Delta Sonic facility is consistent with the suggested uses along this corridor. The Comprehensive Plan also encourages modernization of commercial properties. Delta Sonic's proposal incorporates all four levels of modernization as outlined in the Comprehensive Plan. One of the Key Focus Areas is Ogden Avenue. The redevelopment of the Delta Sonic property incorporates several of the Key Concepts for the Central portion of Ogden Avenue by providing additional buffering, pedestrian access, improved signage, dumpster screening, additional Ogden Avenue and interior landscaping, and reduction in the number of Ogden Avenue curb cuts (5 existing / 2 proposed). The redevelopment of the Delta Sonic property fulfills several objectives of the Comprehensive Plan.

The Comprehensive Plan also recommends that the village use zoning as a tool to protect an area's character. The application of the Planned Unit Development to the Delta Sonic redevelopment is consistent with this Key Concept of the Plan.

Compliance with Section 28.12.050H Special Uses:

As demonstrated by the materials enclosed with this application, Delta Sonic submits that the project meets the approval criteria contained in Municipal Code Section 28.12.050H for Special Uses as follows:

Part H: Review and Approval Criteria:

- 1. That the proposed use is expressly authorized as a special use in the district in which it is to be located.**

The present zoning classification of the subject property is B-3 (General Services and Highway Business District). Pursuant to Table 5-1 of the Downers Grove Zoning Ordinance, the proposed uses (ie: Fueling Station/Personal Vehicle Repair and Maintenance) are authorized as special uses in the district.

- 2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.**

The existing property is presently being used as a Delta Sonic car wash, auto detailing, convenience store, gas station and offices. Delta Sonic is located along the Ogden Avenue Commercial Corridor. These auto-oriented uses serve the needs of the local residents and the larger region as encouraged by the Comprehensive Plan. Its location on Ogden Avenue is appropriate and the uses provided are in the interest of public convenience.

The proposed improvements to the property will enhance the existing facility; improving both safety on the adjoining roadway system and internal traffic circulation. The proposed improvements will increase the stacking for the existing car wash, which will result in cars having room to stack on-site instead of on Ogden Avenue when the property is busy. Additionally, the removal and replacement of the gas islands and installation of new UFTs will provide for safer fuel storage. The larger UFTs will also result in the need for fewer fuel deliveries. Additionally, removing the stormwater basin and placing those facilities underground will open more space on site for on-site circulation and improve traffic flow by making the property less congested. Finally, the improvement will allow for a new service to be provided, self-service vacuums, as well as allow for improved cleaning of vehicles by the installation of the proposed prep hut. All of these improvements will contribute to the general welfare of the community.

- 3. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.**

The requested uses will not be detrimental to the health, safety, or welfare of persons working or residing in the area. The majority of the property is already being utilized by Delta Sonic and the other portion contains a vacant fast food restaurant with a drive-thru. As demonstrated by the application, the proposed project will actually result in improved safety. At the outset, the project will be reducing the number of driveways onto Ogden Avenue from five (5) existing driveways to two (2) proposed driveways. Further, the increased stacking for the car wash will significantly reduce the potential for cars to stack onto Ogden Avenue during peak car wash days. Finally, the other improvements, including both the new gas islands and removal of the detention pond, will open up the site and improve on-site circulation.

The proposed use will also not be injurious to property values or improvements in the vicinity. The project is replacing a vacant Burger King fast food restaurant with additional stacking area and vacuums, while closing three driveways on Ogden Avenue. The Burger King, when open, maintained significantly later hours than the Delta Sonic while also maintaining a drive-thru lane. The demolition of the vacant Burger King will remove the drive-thru fast food use and result in the site operating fewer hours than it previously did. Further, the existing evergreen landscaping to the south of the Burger King property will buffer adjacent properties.

Based on these considerations, the proposed redevelopment of the Delta Sonic facility will be an enhancement to the Ogden Avenue Commercial Corridor.

Compliance with Section 28.12.090 Variations:

As demonstrated by the materials enclosed with this application, Delta Sonic submits that the project meets the approval criteria contained in Municipal Code Section 28.12.090. for Variations as follows:

Part G: Review and Approval Criteria:

- 1. No variation may be approved unless the variation to be approved is consistent with the spirit and intent of this zoning ordinance and that strict compliance with the subject provisions would result in practical difficulties or particular hardships for the subject property owner.**

Delta Sonic is an established and existing commercial use which is constrained by its location. It is proposing to renovate its facility so as to enhance and improve the safety, landscaping, circulation and aesthetics of the site. The requested variations are necessitated by the constraints of the site.

- 2. The consideration of whether a variation request has met the standards of practical difficulties or particular hardships must include all of the following findings from the evidence presented:**

- a. **The subject property cannot yield a reasonable return if required to comply with the regulations that apply to it;**
- b. **The plight of the owners is due to unique circumstances**
- c. **The variation, if granted, will not alter the essential character of the locality.**

The current Delta Sonic facility does not comply with all of the regulations of the B-3 District. Likewise, in order to redevelop its property and to incorporate the Burger King property, certain variations are required due to the constraints of the site. If the variations are not granted, then the facility cannot be renovated, thereby decreasing its economic viability.

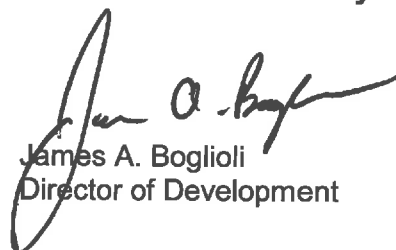
Through its renovation plans, Delta Sonic proposes to upgrade, enhance and make safer its existing facility. The proposed renovations will be a benefit to the community and upgrade the character of Ogden Avenue and will not alter the essential character of the Ogden Avenue Commercial Corridor.

- 3. **In addition, the hearing body must also take into consideration the extent to which the following facts, favorable to the property owner, have been established by the evidence presented.**
 - a. **That the physical surroundings, shape, or topographical conditions of the subject property would results in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out**
 - b. **That the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification**
 - c. **That the alleged difficulty or hardship was not created by the current property owner**
 - d. **That the proposed variation will not impair an adequate supply of air to adjacent property, or substantially diminish or impair property values within the neighborhood**
 - e. **That the proposed variation will not alter the essential character of the area**
 - f. **That the granting of this variation will not confer on the subject property owner any special privilege that is not available to other properties or structures in the same district;**

The Delta Sonic is an older existing facility. Over the years, it has experienced circulation and vehicle stacking issues. Through the purchase of the adjacent Burger King property and its proposed incorporation into the Delta Sonic facility, Delta Sonic anticipates that these issues will be minimized. Delta Sonic also wants to upgrade and enhance its facility. The requested variations are necessitated by the constraints of the site. The proposed renovations will not alter the character of the Ogden Avenue corridor. Therefore, the facts stated above have been established through the documents and information submitted with the application.

We are excited to upgrade the existing Delta Sonic and look forward to working with Downers Grove on this project. Should you require any additional information or wish to discuss this, please do not hesitate to contact me either at (716) 878-9626 or by e-mail at JamesBoglioli@Benderson.com.

Sincerely,
Delta Sonic Car Wash Systems, Inc



James A. Boglioli
Director of Development

Enc.

James A. Boglioli
Delta Sonic Carwash Systems, Inc.
570 Delaware Avenue
Buffalo, NY 14202

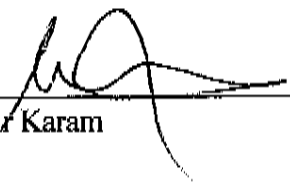
Re: 4340 Oakwood Avenue, Downers Grove

Dear Mr. Boglioli,

I am the owner of the property located at 4340 Oakwood Avenue, Downers Grove. I understand that Delta Sonic has applied to the Village of Downers Grove for certain zoning and subdivision approvals to allow Delta Sonic to renovate its existing Ogden Avenue facility. I also understand that (a) Delta Sonic has requested that the Village vacate the alley located between its property and my property, located at 4340 Oakwood Avenue, (b) that as an adjacent property owner, I have the right to acquire the south one-half of that portion of the alley as it abuts my property and (c) that Delta Sonic is proposing to maintain the alley in its current state with no changes being proposed as part of its renovation.

Please be advised that I do not have any interest in acquiring the alley and I waive any right I may have in and to the alley adjacent to my property. You are authorized to provide this letter to the Village of Downers Grove.

Sincerely,



Samir Karam

DELTA SONIC
SUMMARY OF NEIGHBORHOOD MEETING

1. ***How notification occurred:*** A letter was sent to the neighbors (letter attached).
When notification occurred: The letter was sent on June 10, 2016.
Who was notified: All people/entities within 250 feet (exclusive of right-of-way) of the Delta Sonic property as shown on the real estate tax record were notified (list of people/entities attached).
2. ***How information about the proposal was shared with neighbors:*** The letter outlined Delta Sonic's proposal with the site plan attached. The letter also invited the neighbors to an information meeting. The information meeting was held on Thursday June 23, 2016 at 7:00 p.m. at the Delta Sonic training facility.
3. ***Who was involved in the discussions:*** Three representatives of Delta Sonic were present at the information meeting. Two neighbors attended the meeting (list of attendees attached).
4. ***Suggestions and concerns raised by the neighbors:***
 - Mr. Defrates operates a business on Ogden Avenue. He asked two questions:
 - Do the existing underground fuel tanks leak?
 - What is the revenue of the Downers Grove facility?
 - Ms. Wojciechowski lives on the west side of Seeley Avenue adjacent to the Ogden Avenue commercial corridor. She had several questions/concerns:
 - How close to Seeley Avenue will the car wash lanes be located?
 - Will there be an increase in car wash traffic?
 - Will there be an increase in the noise level?
 - What is the lighting proposed for site?
 - What type of landscaping is proposed along Seeley Avenue?
 - Will there be access onto Seeley Avenue?
5. ***What specific changes to the proposal were considered and/or made as a result of the communications:*** To address Ms. Wojciechowski's concerns, Delta Sonic would be receptive to (i) installing a taller fence along the south half of the Seeley Avenue frontage and (ii) locating the landscaping on the outside of the fence. Delta Sonic will contact the Village to determine if these modifications would be acceptable to the Village.



9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Michael Green
Delta Sonic Car Wash Systems, Inc.

FROM: Robert A. Casiello
Consultant

Michael A. Werthmann, PE, PTOE
Principal

DATE: March 12, 2015
Revised June 7, 2016

SUBJECT: Traffic Impact Study
Proposed Delta Sonic Car Wash Site Improvements
Downers Grove, Illinois

This memorandum summarizes the methodologies, results and findings of a traffic impact study (TIS) conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) regarding the proposed site improvements to the Delta Sonic Car Wash (car wash) located in Downers Grove, Illinois. Currently, the car wash is located at 1415 Ogden Avenue and is bounded by Ogden Avenue to the north, Oakwood Avenue to the east, residential homes to the south, and the former Burger King to the west. As proposed, the existing car wash is to include the former Burger King site located directly west of the car wash. The purpose of the proposed site improvements is to enhance access to and from and circulation through the site as well as to further minimize the impact of the car wash on Ogden Avenue. Other than self-service vacuum stations, no additional services will be added to the car wash.

The car wash is proposed to include the following modifications and improvements:

- *Car Wash.* The car wash prep hut will be expanded from one bay to two and the available stacking will be significantly increased by utilizing the Burger King site.
- *Fueling Positions.* The number of total fueling positions will be reduced from 16 to 10 and the fueling positions will be relocated so that they are all aligned parallel to one another at an approximate 45-degree (northeast-to-southwest) alignment to Ogden Avenue.
- *Access Drives.* The Ogden Avenue Middle Access Drive and the North Oakwood Avenue access drive serving the car wash will be eliminated and the other two Ogden Avenue access drives serving the car wash will be enhanced. In addition, the two access drives serving the former Burger King site will be eliminated.
- *Parking.* The number of parking spaces provided by the car wash will be increased from 23 to 52 spaces with 10 parking spaces provided along the front of the convenience store.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed site improvements will have on traffic conditions in the area, and determine the necessity of any improvements/modifications.

Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and the existing peak hour traffic volumes.

Site Location

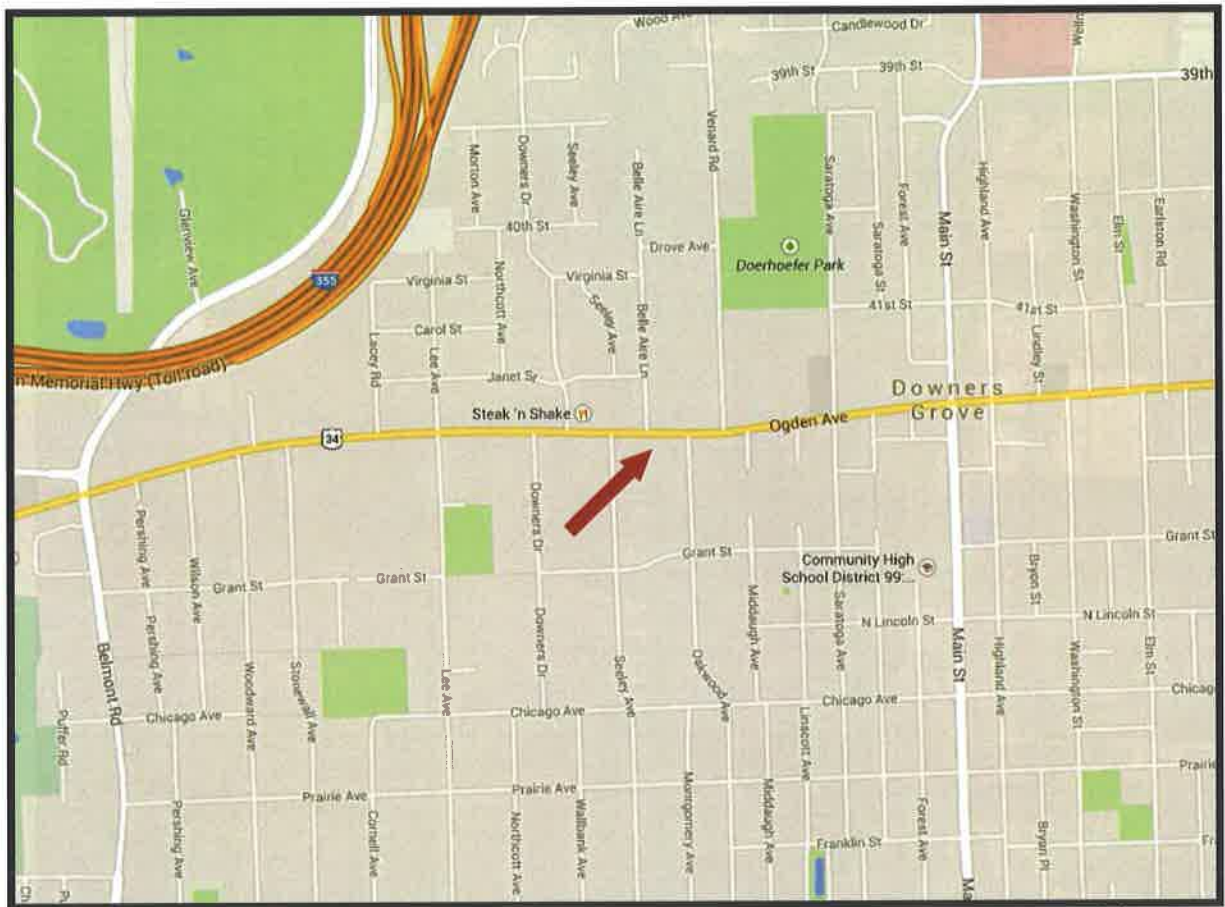
The existing car wash and the former Burger King site are located on the south side of Ogden Avenue between Seeley Avenue and Oakwood Avenue. Within the vicinity of the expanded site, land uses along Ogden Avenue generally consist of retail and commercial developments. To the north and south of Ogden Avenue, the primary use is residential. The location of the site in relation to the area roadway system is shown in **Figure 1**.

Existing Roadway System Characteristics

Figure 2 shows an aerial view of the site area and illustrates the locations of the existing car wash and the former Burger King site. The characteristics of the existing roadways serving the site are described below.

Ogden Avenue (US Route 34) is generally an east-west arterial roadway that has a five-lane cross-section with a two-way left-turn lane. It is under the jurisdiction of the Illinois Department of Transportation (IDOT), has a posted speed limit of 35 mph and an Average Daily Traffic (ADT) volume of 36,000 vehicles.

Belle Aire Lane, Seeley Avenue, and Oakwood Avenue are north-south local roadways. Belle Aire Lane is located north of Ogden Avenue, while Seeley Avenue and Oakwood Avenue are located south of Ogden Avenue. At their intersections with Ogden Avenue, the three local roads provide two-lane cross sections with their approaches to Ogden Avenue under stop sign control. A speed limit of 25 mph is posted for each road.



Site Location

Figure 1



KLOAN
 Job No: 15-017
 Figure: 2

TITLE:
 Aerial View of Site

PROJECT:
 Delta Sonic Car Wash
 Downers Grove, Illinois

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts at the following intersections:

- Ogden Avenue and Belle Aire Lane
- Ogden Avenue and Seeley Avenue
- Ogden Avenue and the West Car Wash Access Drive
- Ogden Avenue and the Middle Car Wash Access Drive
- Ogden Avenue and the East Car Wash Access Drive
- Ogden Avenue and Enterprise Rent-a-Car Access Drive
- Oakwood Avenue and the North Car Wash Access Drive
- Oakwood Avenue and the South Car Wash Access Drive

The traffic counts were generally conducted on Thursday, January 22, 2015 during the weekday morning (7:00 A.M. to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods and on Saturday, January 24, 2015 during the midday peak period (12:00 P.M. to 2:00 P.M.). It should be noted that the Saturday counts were conducted on a mild, sunny, and dry day, which according to the operator, represented a peak day at the car wash. In addition, the Oakwood Avenue access drive traffic counts were performed on Thursday and Saturday, July 9 and 11, 2015. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M., the weekday evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M., and the Saturday midday peak hour occurs from 12:30 P.M. to 1:30 P.M. **Figure 3** illustrates the existing peak hour traffic volumes.

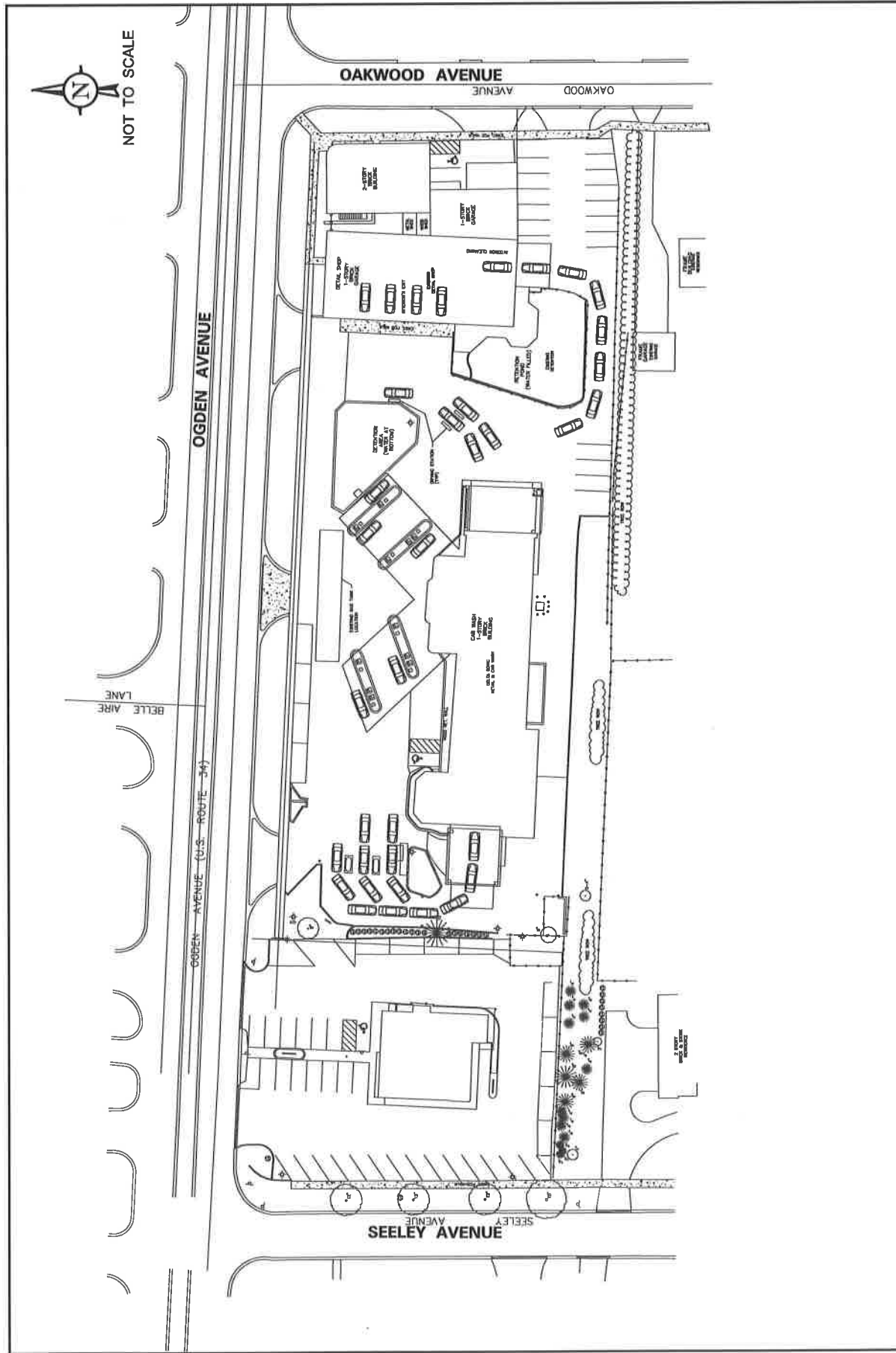
Existing Characteristics and Operations of the Car Wash

The Downers Grove Delta Sonic Car Wash provides multiple services and facilities, including car washes, detailing services, gas sales, and a convenience store. **Figure 4** illustrates the existing site plan. The following describes the existing operations of the car wash and **Figure 5** illustrates the primary existing circulation patterns through the site.

Existing Access

Access to the existing car wash is provided via three access drives located on the south side of Ogden Avenue and two access drives on Oakwood Avenue. The following describes the design, location, and operation of each access drive:

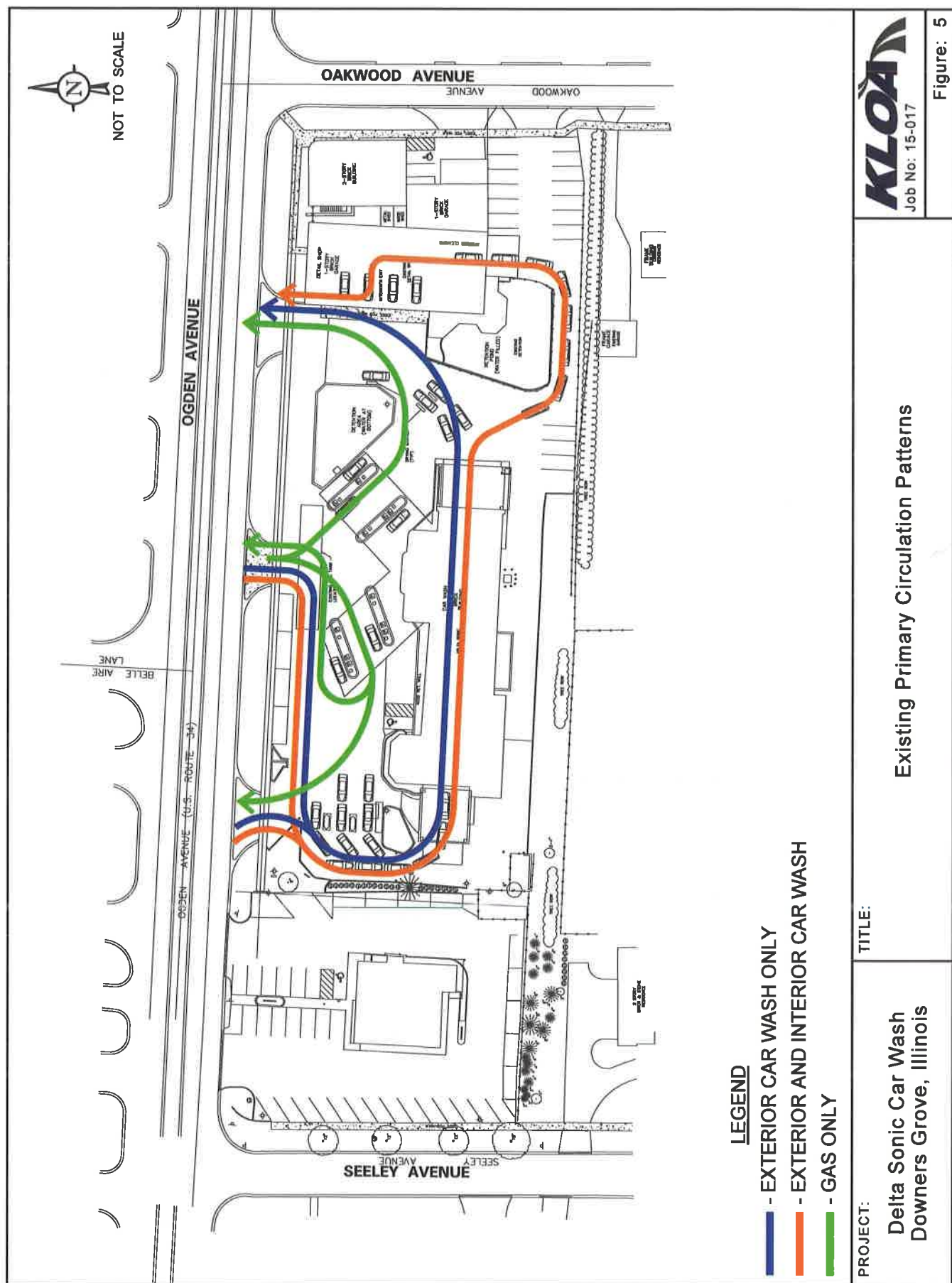
- The *East Car Wash Access Drive* is located approximately 200 feet east of Belle Aire Lane (centerline to centerline) and provides full access to the site. The access drive is approximately 34 feet wide and provides one inbound lane and one outbound lane. As the traffic counts show, this access drive primarily serves outbound traffic from the car wash and the eastern set of fueling positions.



KLOAN
 Job No: 15-017
 Figure: 4

TITLE:
 Existing Site Plan

PROJECT:
 Delta Sonic Car Wash
 Downers Grove, Illinois



- The *Middle Car Wash Access Drive* is located approximately 60 feet east of Belle Aire Lane (centerline to centerline) and provides full access to the site. The access drive is approximately 25 feet wide and provides one inbound lane and one outbound lane. As the traffic counts show, this access drive primarily serves inbound access to the furling positions and the car wash and provides secondary outbound access from the fueling positions and the convenience store.
- The *West Car Wash Access Drive* is located approximately 85 feet west of Belle Aire Lane (centerline to centerline) and provides full access to the site. The access drive is approximately 30 feet wide and provides one inbound lane and one outbound lane. As the traffic counts show, this access drive primarily provides inbound and outbound access to the western set of fueling positions as well as inbound access to the car wash. During peak periods, Delta Sonic will prohibit inbound movements at this access drive via the use of traffic cones due to the car wash queueing.
- The *Oakwood Avenue Access Drives* are located on the west side of the road at the south end of the site. The North Access Drive is approximately 31 feet wide and the South Access Drive is approximately 23 feet wide. Both access drives operate as two-way drives and primarily serve the employee parking.
- The *Former Burger King Access Drives* are located on the south side of Ogden Avenue at the east and west sides of the site. The east access drive is approximately 25 feet wide and the west access drive is approximately 32 feet wide. Both access drives operate as two-way access drives.

Existing Car Wash

The car wash operation extends along the south side of the site, with the entrance of the car wash located on the west side of the site and the exit located to the east. The majority of car wash customers enter the site via the Middle Access Drive and stacking for the car wash operation begins near the West Access Drive where three pay stations are provided. The southern pay station is the Super Lane and is an automated express lane for plan holders only. The other two pay stations are for customers who pay an attendant. According to Delta Sonic officials, approximately 40 percent of its customers at this site are plan holders. After paying, a single lane provides access to the car wash and can accommodate seven to eight vehicles between the car wash entrance and the pay stations. Given the proximity of the existing pay stations to the West Access Drive, any queueing from the pay stations has the potential to block the West Access Drive.

Upon exiting the car wash building, the customer has the following options:

- Customers have the option to have Delta Sonic employees towel dry their vehicle by traveling northeast when exiting the car wash building. Three drying stations are provided between the car wash building and the East Access Drive. (The location of the drying stations is shown on Figure 4.)

- In the event a customer paid for an interior cleaning or additional services, the customer exits the car wash building and continues slightly south and east to the detailing building located directly east of the car wash building. This building provides four drying bays along the west side of the building. These customers proceed to the detailing building by traversing a circulation road located along the south side of the site that extends to Oakwood Avenue. All vehicles enter the detailing building from the south side of the building and exit the building from one of the four bays on the west side of the building.

Given the proximity of the East Access Drive to the drying stations and as illustrated in the traffic counts, it can be seen that the majority of car wash customers exit via the East Access Drive. Based on the peak hour volumes, an average of 66 percent of the facility traffic exits the site via the East Access Drive.

Existing Fueling Positions

The car wash provides 16 fuel positions divided under two canopies located just south of the Middle Access Drive. Eight positions are provided under both the west and the east canopies. Given that both sets of positions are angled at approximately 45 degrees and the proximity of the access drives to the positions, it can be seen that the majority of the vehicles enter at the Middle Access Drive and exit via the East or West Access Drives. Based on the peak hour volumes, an average of 83 percent of the facility traffic enters the site via the Middle Access Drive.

Existing Convenience Store

The entrance to the convenience store is provided on the north side of the car wash building just south of the fueling positions. Four parallel parking spaces for the store are provided between the West Access Drive and Middle Access Drive and one handicap space is located just west of the convenience store's entrance. Customers parking in the four parking spaces must walk across the site to reach the convenience store.

Existing Parking

The existing car wash site provides a total of 23 parking spaces. Five spaces are provided along the north side of the car wash site and 18 spaces, used primarily by employees, are provided on the south side of the car wash site.

Observations of Existing Operations

In addition to the peak hour traffic counts, observations of the peak hour operations were conducted at the car wash. Also, peak period usage data was obtained from the operator for the same time periods the traffic counts/observations were conducted and shown in **Table 1**.

Table 1
DELTA SONIC CAR WASH USAGE DURING PEAK PERIODS

Date	Time	Fuel Only	Car Wash Only	Fuel and Car Wash	Car Wash and Interior Cleaning
Thursday, January 22, 2015	7:00 A.M. to 9:00 A.M.	63	141	5	6
Thursday, January 22, 2015	4:00 P.M. to 6:00 P.M.	137	238	26	12
Saturday, January 24, 2015	Noon to 2:00 P.M.	148	364	27	29

Note: Peak hour usage data provided for hours when traffic counts were conducted.

The following summarizes the field observations:

- During high volume periods when longer queues from the car wash develop, access from the West Access Drive is often restricted via traffic cones to prevent congestion at this access drive. Typically the access drive is closed when the queueing of vehicles extends past the driveway.
- During the time of the traffic counts/observations, no closures of any inbound or outbound lanes at any of the three access drives were observed during the weekday peak period counts. However, during the Saturday midday count, the inbound lane from the West Access Drive was restricted from approximately 1:30 P.M. until the end of the count (2:00 P.M.).
- The typical queues at the car wash pay stations during the weekday peak periods were approximately two to three vehicles per lane. The longest queues observed during these periods were approximately four to five vehicles per lane, which occurred once during the morning peak hour and six times during the evening peak hour. A queue of two to three vehicles at the northern and middle pay stations blocks the West Access Drive.
- During the Saturday peak period, the queues from the car wash pay stations were between three and six vehicles per lane. It should be noted that the Saturday midday peak period counts and field observations were conducted on a relatively mild, sunny, and dry day and, as such, represented a peak day at the car wash.
- At times, paid customers were unable to advance beyond the pay stations, which impacted the queueing of vehicles waiting to pay. This is due to the processing speed of the car wash and limited stacking between the pay stations and car wash entrance.

- The car wash queue frequently extends beyond the West Access Drive. During these times, the West Access Drive was still utilized by some inbound and outbound vehicles, although some were forced to negotiate around the queued vehicles.
- Vehicles were observed queueing while waiting for gas. One or two vehicles were observed waiting during the weekday morning and evening peak periods while queueing of one to two vehicles was observed throughout the Saturday peak period. A maximum of four vehicles were observed waiting for gas during the Saturday peak period.
- On occasion, the queue of vehicles waiting for gas extended to or near the Middle Access Drive. At times, this queue impeded access from Ogden Avenue to the site.
- In order to expedite operations and minimize internal congestion, Delta Sonic utilizes several employees to assist in the operations, particularly the car wash and to direct and manage circulation through the site.
- Due to the lack of parking, a number of patrons parked their vehicles along the fueling positions even though they did not purchase gas.

Traffic Characteristics of the Proposed Site Improvements

A description of the proposed site improvements and the modifications in access, circulation, and car wash queuing are provided below and shown in **Figure 6**. The proposed primary circulation patterns through the expanded site are illustrated in **Figure 7**.

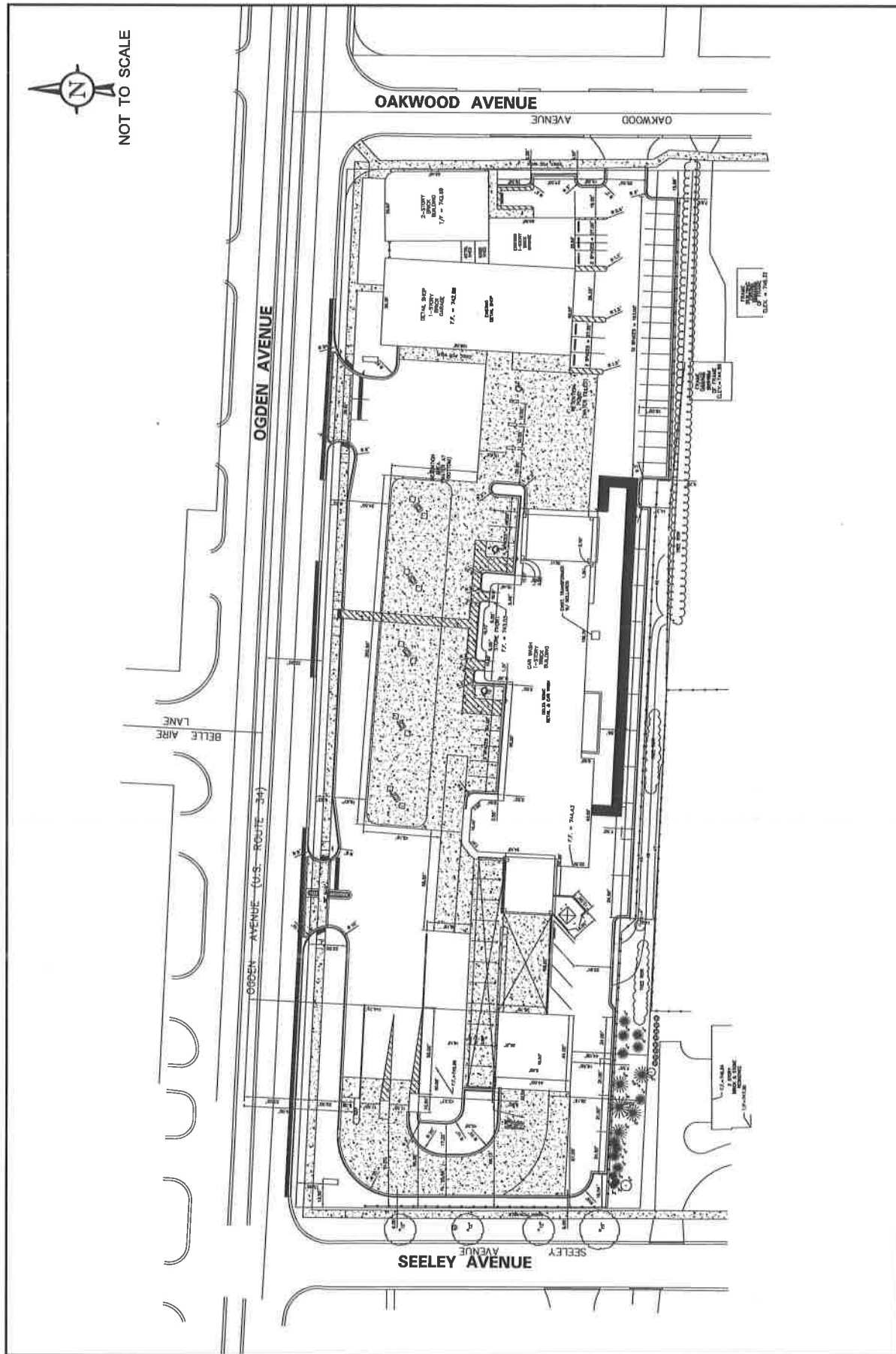
Proposed Development Plan

To enhance the existing vehicle access to and from and circulation through the car wash, the existing car wash is proposed to be expanded to include the former Burger King site located west of the car wash. As proposed, the former Burger King site will be used to provide a two-bay prep hut and additional stacking for the car wash. In addition, modifications are proposed to the fueling positions, access drives, and the internal circulation system. The following summarizes the proposed site improvements.

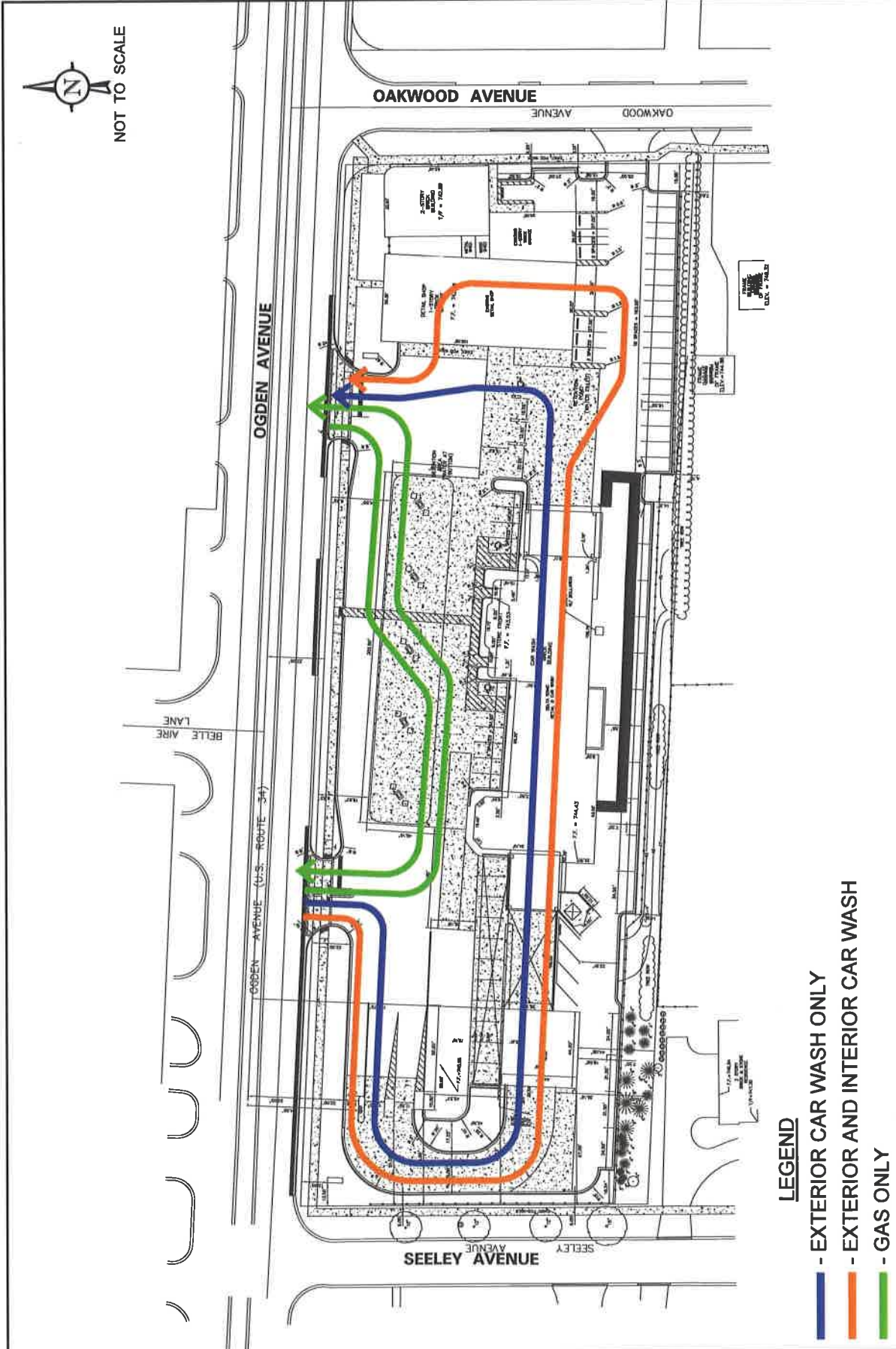
Proposed Access

As proposed, the Ogden Avenue Middle Access Drive and the North Oakwood Avenue Access Drive serving the car wash will be eliminated and the other two Ogden Avenue access drives serving the car wash will be enhanced. In addition, the two access drives serving the former Burger King site will be eliminated. The following summarizes the modifications to the car wash access system:

- The *Ogden Avenue East Access Drive* will be relocated approximately 20 feet west of its existing location in order to relocate it further from the detailing building and to improve the outbound flow of traffic from the detailing building. As proposed, this access drive is to be 39 feet wide and will provide one inbound lane and two outbound lanes striped for a separate right-turn lane and separate left-turn lane. The access drive will primarily provide inbound access to the fueling positions and outbound access from the car wash, detailing building, and the fueling positions.
- The *Ogden Avenue Middle Access Drive* is to be eliminated.
- The *Ogden Avenue West Access Drive* is to remain at the same location. As proposed, this access drive is to be 39 feet wide and will be striped for one inbound lane and one outbound lane separated by a five-foot mountable median. The access drive will primarily provide inbound access to the car wash and fueling positions and outbound access from the fueling positions.
- The *North Oakwood Avenue Access Drive* will be eliminated.
- The *South Oakwood Avenue Access Drive* is to remain in the same location. As proposed, this access drive will be approximately 25 feet wide and provide one inbound lane and one outbound lane. The access drive will primarily provide access to and from the employee parking.



<p>KLOAN Job No: 15-017</p>	<p>PROJECT: Delta Sonic Car Wash Downers Grove, Illinois</p>
<p>Figure: 6</p>	<p>TITLE: Proposed Site Plan</p>



KLOAN
 Job No: 15-017
 DATE: 7/2015

Proposed Primary Circulation Patterns

PROJECT:
 Delta Sonic Car Wash
 Downers Grove, Illinois

Figure: 7

All of the outbound lanes should be under stop sign control. The proposed site improvements will result in the elimination of three access drives on Ogden Avenue and one access drive on Oakwood Avenue.

Proposed Car Wash Operations

The following modifications are proposed to the car wash operations and circulation:

- The primary purpose of the site improvements is to relocate and enhance the stacking and preparation space before vehicles enter the car wash. As proposed, the three pay stations will be relocated approximately 120 feet west of their current location, which will reduce the impact the car wash queueing has on the West Access Drive. The pay station lanes will be able to accommodate five vehicles each without blocking the West Access Drive. Furthermore, the northern lane closest to the West Access Drive will be an automated express lane while the other two lanes will be pay lanes. The automated lane generally operates quicker than the other lanes since the customers are plan holders and are familiar with what is offered, which will result in reduced queueing and less impact on the West Access Drive. As indicated previously, approximately 40 percent of the customers at this site are plan holders.
- After paying, the three pay station lanes will be tapered down to two lanes where it will continue until just after the proposed two-bay prep hut. The two lanes will then taper to one lane through the car wash. With the site improvements, the car wash will be able to accommodate approximately 19 vehicles between the pay stations and the car wash entrance.
- The purpose of the prep hut is to pre-spray each vehicle before entering the car wash to remove any major dirt and debris. The dirtier a vehicle is, the longer it will take to traverse the prep hut, which directly impacts the car wash queueing. Currently, a single vehicle that requires extra time to be properly pre-sprayed will hold up the rest of the vehicles waiting to enter the car wash. As such, the two-bay prep hut will greatly enhance the efficiency of the car wash and the subsequent vehicle queueing by allowing two vehicles to be pre-sprayed simultaneously.
- The vehicles will continue to exit the car wash via the eastern end of the site. To accommodate the realigned fueling positions and to enhance the circulation and flow of traffic from the car wash and detailing building, the existing water detention area will be eliminated and replaced with underground detention.

Table 2 illustrates the increase in car wash stacking with the proposed site improvements. From the table it can be seen that the site improvements will significantly increase the total stacking available without impeding access to/from the West Access Drive or the internal circulation through the site. In addition, the stacking between each pay station and the West Access Drive will be increased from one to two to five vehicles per lane.

Table 2
 CAR WASH STACKING
 BETWEEN CAR WASH ENTRANCE AND WEST ACCESS DRIVE

	Existing Conditions	Proposed Conditions	Increase in Stacking
Between the Car Wash Entrance and the Pay Stations	9	19	10
Between the Pay Stations and the West Access Drive	<u>5</u>	<u>15</u>	<u>10</u>
Total	14	34	20

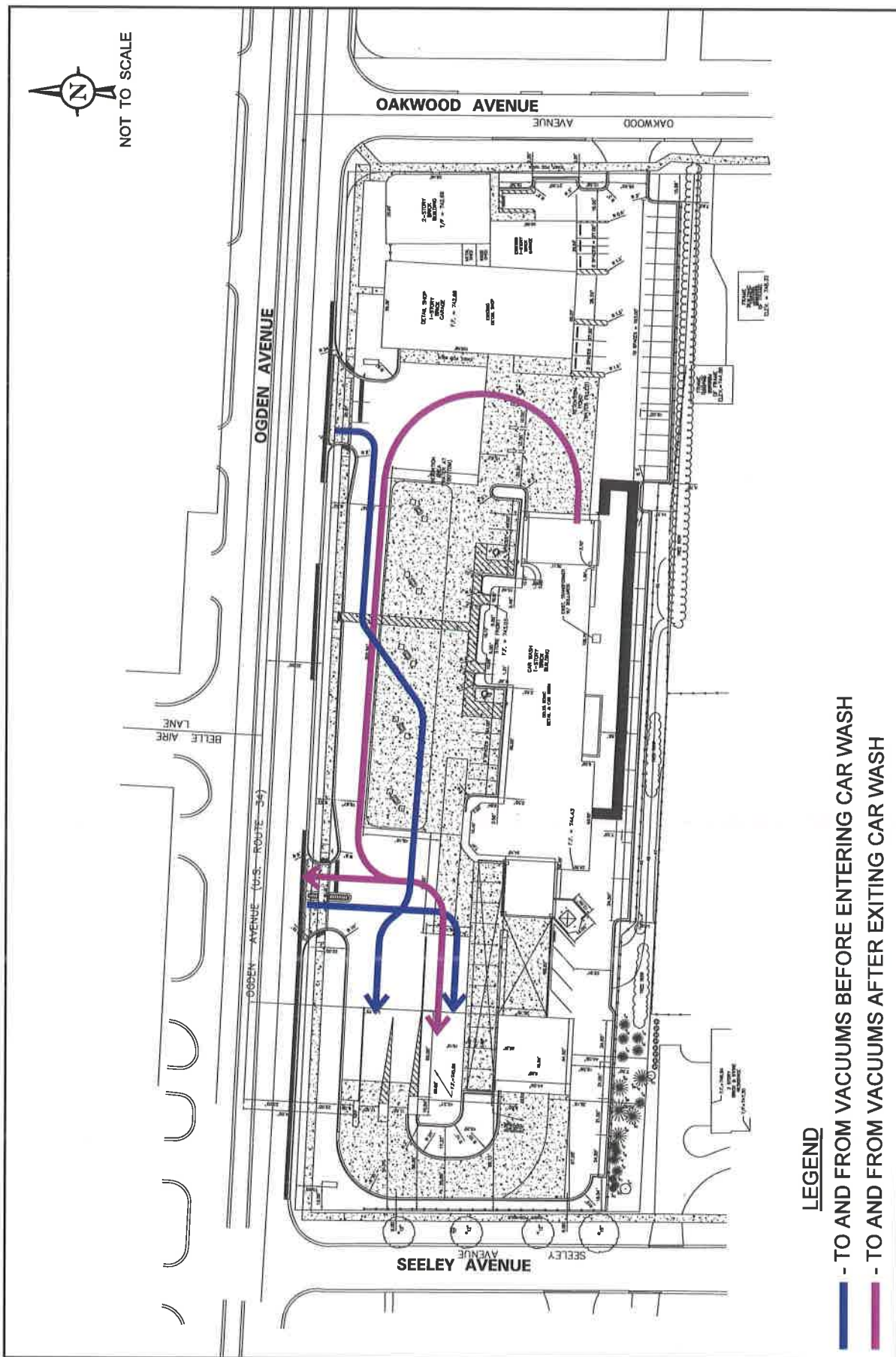
Proposed Fueling Positions

The total number of fueling positions will be reduced from 16 to 10. In addition, all of the fueling positions will be relocated so that they are all aligned parallel to one another at an approximate 45-degree (northeast-to-southwest) alignment to Ogden Avenue. All of the fueling positions will be located between the East and West Ogden Avenue Access Drives and between Ogden Avenue and the convenience store. The following describes the travel paths to/from the fueling positions:

- Customers entering the site from the East Ogden Avenue Access Drive will typically enter the fueling positions via the north east-west circulation road and exit the fueling positions via the south east-west circulation road and exit the site via the West Ogden Avenue Access Drive.
- Customers entering the site from the West Ogden Avenue Access Drive will typically enter the fueling positions via the south east-west circulation road and exit the fueling positions via the north east-west circulation road and exit the site via the East Ogden Avenue Access Drive.

Proposed Self-Service Vacuum Stations

Eleven self-service vacuum stations are proposed to be located west of the car wash building and will be the only addition to the existing services provided by the car wash. A minimum of 26 feet will be provided between where vehicles will park for the self-service vacuums and any potential queuing that may occur from the south pay station. A typical two-way parking lot drive aisle is between 20 and 24 feet. As such, it can be seen that more than sufficient space is provided between the self-service vacuums and the south pay station for vehicles to circulate to and from the self-service vacuums. Furthermore, Delta Sonic has indicated that based on their experience, a large percentage of customers use the self-service vacuums before the car wash. It should be noted that pavement striping will be used to clearly separate the vacuum station drive aisle from the drive lanes to the pay stations. **Figure 8** illustrates the likely circulation paths to and from the self-service vacuums.



LEGEND

- - TO AND FROM VACUUMS BEFORE ENTERING CAR WASH
- - TO AND FROM VACUUMS AFTER EXITING CAR WASH

PROJECT:

Delta Sonic Car Wash
Downers Grove, Illinois

TITLE:

Circulation Patterns To The Proposed Vacuums



Figure: 8

Parking

The proposed site will provide a total of 52 parking spaces with 10 spaces located along the front of the convenience store and 42 spaces on the south side of the site. As part of the 52 total parking spaces, three will consist of handicapped spaces located adjacent to the convenience store.

Additional Car Wash Traffic Generation

The purpose of the proposed site improvements is to enhance the access to and from and circulation through the site and further minimize the impact of the car wash on Ogden Avenue. Other than the 11 self-service vacuum stations, the site improvements will not result in any additional services provided by the car wash. Any additional traffic due to the new self-service vacuum stations will be negligible. Further, the number of fueling positions will be reduced from 16 to 10. Therefore, the site improvements are projected to generate a limited, if any, amount of additional traffic.

While the site improvements will result in a limited increase in traffic, the elimination of the Middle Ogden Avenue Access Drive will result in the redistribution of the car wash traffic along the site access system. **Figure 9** illustrates the projected redistribution of traffic with the proposed site improvements.

Traffic Evaluation

As indicated previously, the primary purpose of the site improvements is to enhance vehicle access and circulation through the site as well as further minimize any impact on the surrounding roadway system. Other than the 11 additional self-service vacuum stations, the car wash is not expanding any of its current services. In fact, the site improvements will result in the reduction in the number of fueling positions from 16 to 10. As such, the additional traffic to be generated by the site improvements of the car wash is projected to be very limited, if any. The following summarizes the positive impacts that the proposed site improvements will have on the existing operations:

- *Car Wash Stacking.* The stacking for the car wash is proposed to be increased significantly. Currently, the site provides stacking for approximately 14 vehicles between the car wash entrance and the West Access Drive with stacking for only one to two vehicles at each pay station. With the relocation of the pay stations and the provision of a second lane between the pay stations and the entrance to the car wash, the proposed site improvements will provide stacking for approximately 34 vehicles between the car wash entrance and the West Access Drive. Stacking for five vehicles will be provided between each pay station and the West Access Drive for a total of 15 vehicles. As such, the site improvements will significantly increase the stacking available without impeding access to/from the West Access Drive or the internal circulation through the site.
- *Car Wash Operations.* The site improvements will allow for a two-bay prep hut which will greatly enhance the efficiency of the car wash as two vehicles will be able to be pre-sprayed simultaneously. The primary benefit of the two-bay prep hut is the fact that a single vehicle that requires extra time to be properly pre-sprayed before entering the car wash will not hold up the rest of the vehicles waiting to enter the car wash. As such, in addition to providing considerably more stacking, the car wash will be able to process more vehicles as they are prepped for the car wash, which will further reduce the car wash queue.
- *Site Access.* As part of the site improvements, the Middle Ogden Avenue Access Drive serving the car wash and the two Burger King access drives will be eliminated from Ogden Avenue. In addition, the North Oakwood Avenue Access Drive serving the car wash site will be eliminated. Further, the two Ogden Avenue access drives are proposed to be modified to enhance the flow of traffic to/from the site and the capacity of the access drives. The East Access Drive will be widened to provide one inbound lane and two outbound lanes striped for a separate left-turn lane and a separate right-turn lane. In addition, the West Access Drive will operate significantly better given the improvements to this drive and the fact that it will generally no longer be blocked or closed given the significant increase in car wash stacking and the improved car wash operations.

- *Circulation to/from the Fueling Positions.* The relocation and realignment of the fueling positions, the elimination of the Middle Ogden Avenue Access Drive, and the increase in car wash stacking will provide for more efficient circulation to and from the fueling positions as follows:
 - ❖ Currently, the West Access Drive is often blocked or closed due to the existing car wash queue which can make exiting the western set of fueling positions difficult as vehicles must make a U-turn within the site to reach the Middle Access Drive. With the proposed site improvements, the West Access Drive should generally no longer be blocked/closed allowing quicker and more direct access between Ogden Avenue and the realigned fueling positions.
 - ❖ The elimination of the Middle Access Drive and the realignment of the fueling positions will eliminate the number of existing turning conflicts within the site and provide for a more direct and less confusing circulation route to and from the fueling positions.
 - ❖ Two-way, east-west circulation roads will be provided both north and south of the fueling positions.
- *Reduced Impact on Ogden Avenue.* The impact of the car wash on Ogden Avenue and the external roadway system will be reduced due to the following:
 - ❖ The Middle Ogden Avenue Access Drive serving the car wash and the two existing Ogden Avenue access drives serving the former Burger King site will be eliminated, reducing the number of access drives along Ogden Avenue.
 - ❖ Traffic will be able to enter the site more quickly and efficiently given the various modifications to the access system. In addition, the increased stacking and enhanced circulation of traffic through the site will minimize the internal stacking within proximity to the West Access Drive which potentially restricts access into the site.
- *Parking.* The parking within the site will be increased from 23 to 52 parking spaces.

Conclusion

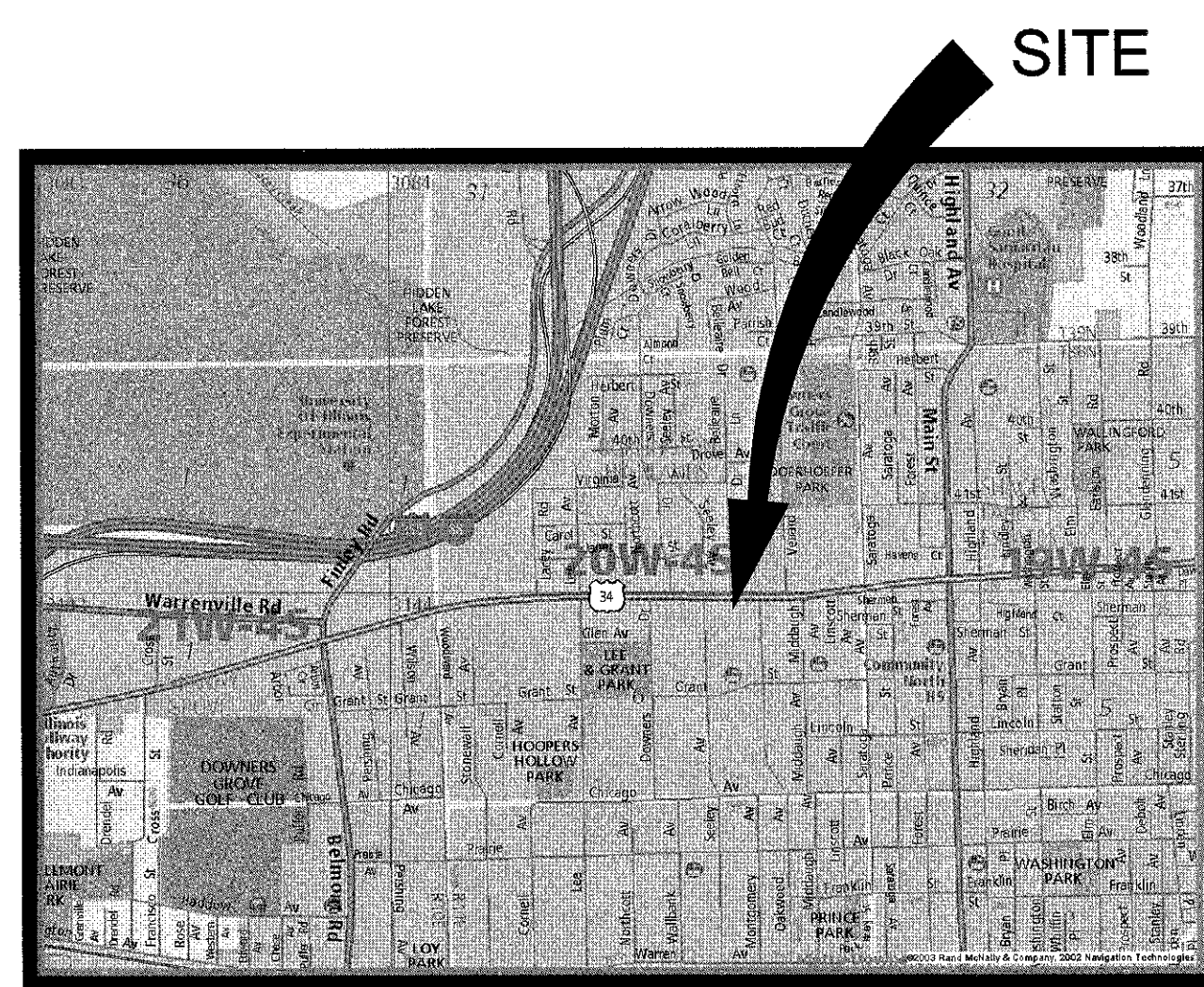
This study was performed to determine the impact of the site improvements proposed for the Delta Sonic Car Wash located in Downers Grove, Illinois. As proposed, the existing car wash will be expanded to include the former Burger King site which will be used primarily to provide a two-bay prep hut and additional stacking for the car wash. In addition, modifications are proposed to the access drives and the internal circulation. Primary access to the site will continue to be provided via two of the existing Ogden Avenue access drives.

The primary purpose of the site improvements is to enhance vehicle access to and from and circulation through the site as well as further minimize any impact on the surrounding roadway system. Other than 11 additional vacuum stations, the car wash is not expanding any of its current services. Furthermore, based on Delta Sonic officials' experience, a large percentage of customers use the vacuums prior to entering the car wash. In addition, the number of fueling positions will be reduced from 16 to 10. As such, the additional traffic to be generated by the site improvements of the car wash is projected to be very limited, if any. The following summarizes the positive impacts that the proposed site improvements will have on the existing operations:

- The proposed site improvements will significantly increase the car wash stacking.
- The proposed site improvements will enhance the car wash operations which will further reduce the car wash queues.
- The proposed site improvements and associated access modifications will enhance the flow of traffic to/from the site.
- The proposed site improvements and associated access and internal circulation modifications will result in a more efficient and orderly circulation of traffic through the site.
- The proposed site improvements will provide more on-site parking.
- The proposed site improvements will eliminate the Middle Ogden Avenue Access Drive serving the car wash and two existing access drives serving the former Burger King site, reducing the number of access drives along Ogden Avenue.
- The proposed site improvements and associated access and circulation modifications will result in quicker and more efficient access from Ogden Avenue to the site.
- With the site improvements the car wash will provide a total of 52 parking spaces while generating minimal, if any, increase in parking demand over existing conditions.

ALTA/ACSM LAND TITLE SURVEY

PIN NUMBERS:
 PARCEL A: 09-06-405-010
 PARCEL B: 09-06-405-007
 PARCEL C: 09-06-405-008
 PARCEL D: 09-06-405-009
 PARCEL E: 09-06-405-026
 PARCEL F: 09-06-405-001



LOCATION MAP
NOT TO SCALE

PARCEL A

TICOR TITLE INSURANCE COMPANY COMMITMENT 2000.000749618 DW (LOT 1 BLOCK 2)

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

LOT 1 BLOCK 2 (EXCEPT THE SOUTH 20 FEET THEREOF) IN ARTHUR T. MCINTOSH AND CO'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF LOT 2 OF THE PLAT OF DOWNERS ESTATE, IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARTHUR T. MCINTOSH AND CO'S ADDITION TO DOWNERS GROVE, RECORDED JUNE 26, 1924 AS DOCUMENT 179462, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B

UNNAMED TITLE COMPANY, POLICY S1161900 (LOTS 2 AND 3 BLOCK 2)

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL ONE: LOT 2 (EXCEPT THE WEST 20 FEET THEREOF) IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF LOT 2 OF THE PLAT OF DOWNER ESTATE, A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO: THE WESTERLY PORTION OF LOT 3 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF LOT 2 OF THE PLAT OF DOWNER ESTATE, A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WESTERLY PORTION BEING APPROXIMATELY 20 FEET IN WIDTH AND BEING ALL OF THAT OF SAID LOT 2 WHICH LIES WESTERLY OF A STRAIGHT LINE MARKING THE WEST FACE OF THE CONCRETE BLOCK WALL OF THE REAR OF NARROW PORTION OF THE 'L' SHAPED ONE-STORY BRICK AND BLOCK BUILDING LOCATED ON SAID LOT 2, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL THREE: LOT 3 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF LOT 2 OF THE PLAT OF DOWNER ESTATE, A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL C

TICOR TITLE INSURANCE COMPANY COMMITMENT D-89156 (LOTS 4-9 AND EAST 10' LOT 10 BLOCK 2)

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

LOTS 4, 5, 6, 7, 8, 9 AND THE EAST 10.0 FEET OF LOT 10 (EXCEPT THE SOUTH 20 FEET OF EACH LOT HERETOFORE DEDICATED FOR ALLEY PURPOSES) IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF LOT 2 OF THE PLAT OF DOWNER ESTATE IN PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, RECORDED JUNE 26, 1924 AS DOCUMENT 179462, IN DUPAGE COUNTY, ILLINOIS.

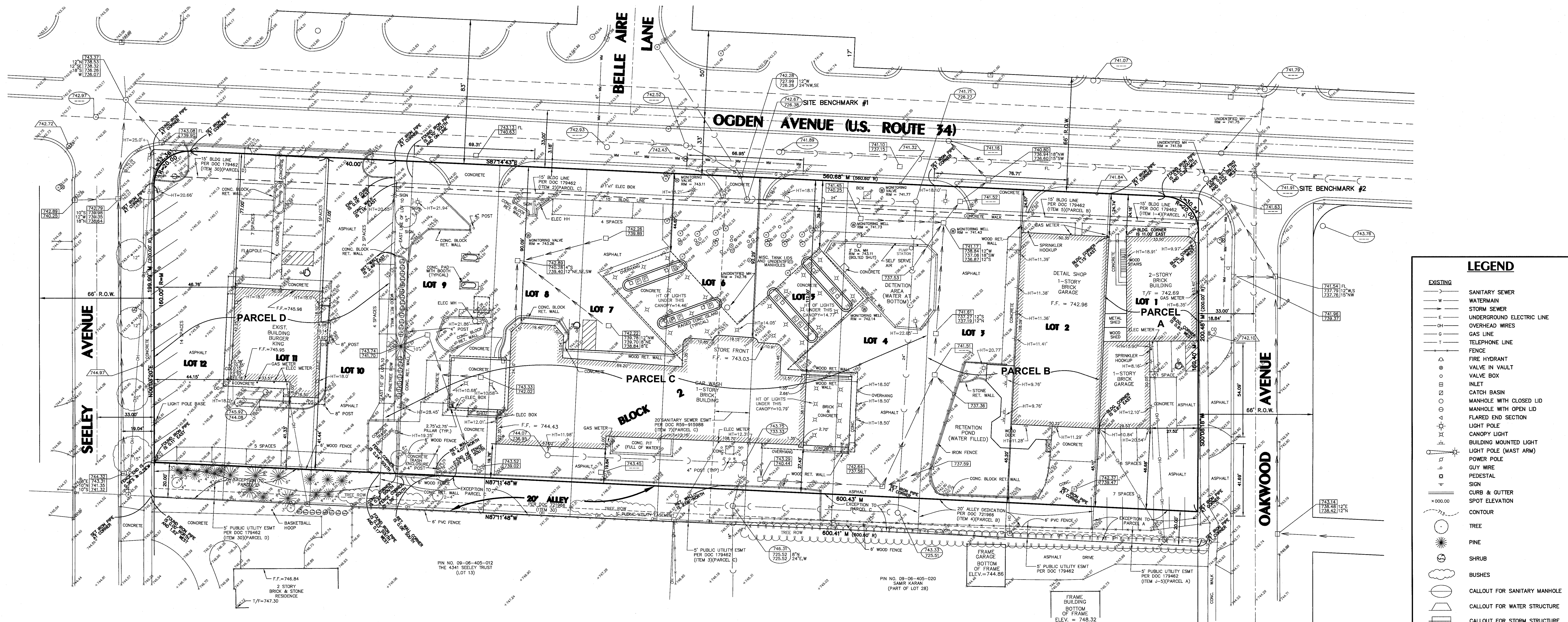
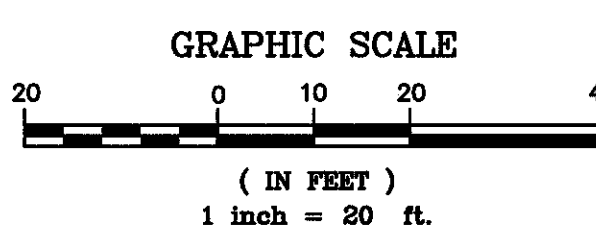
PARCEL D

STEWART TITLE GUARANTY COMPANY, POLICY NO. Q-9301-001572890 (LOTS 11, 12 AND WEST 40' LOT 10 BLOCK 2)

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

THE WEST 40' OF LOT 10, AS MEASURED ON THE NORTH AND SOUTH LINES, TOGETHER WITH LOTS 11 AND 12 (EXCEPT THEREFROM THAT PART OF THE AFORESAID LOTS THAT HAVE BEEN DEDICATED FOR ALLEY PURPOSES AND RECORDED AS DOCUMENT NO. 721966 IN DUPAGE COUNTY, ILLINOIS) IN BLOCK 2 IN ARTHUR T. MCINTOSH AND CO'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF LOT 2 OF THE PLAT OF DOWNERS ESTATE IN PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SCALE: 1" = 20'
 BASIS OF BEARING - ASSUMED



LEGEND	
EXISTING	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD WIRES
---	GAS LINE
---	TELEPHONE LINE
---	FENCE
○	FIRE HYDRANT
○	VALVE IN VAULT
○	VALVE BOX
○	INLET
○	CATCH BASIN
○	MANHOLE WITH CLOSED LID
○	MANHOLE WITH OPEN LID
○	FLARED END SECTION
○	LIGHT POLE
○	CANOPY LIGHT
○	BUILDING MOUNTED LIGHT
○	LIGHT POLE (MAST ARM)
○	POWER POLE
○	GUY WIRE
○	PEDESTAL
○	SIGN
○	CURB & GUTTER
○	SPOT ELEVATION
○	CONTOUR
○	TREE
○	SHRUB
○	BUSHES
○	CALLOUT FOR SANITARY MANHOLE
○	CALLOUT FOR WATER STRUCTURE
○	CALLOUT FOR STORM STRUCTURE

SITE AREA: 107,937 S.F. = 2.4770 ACRES

SURVEYOR NOTES:

- THIS SURVEY IS BASED ON THE FOLLOWING TITLE COMMITMENTS:
 1. LOT 1, BLOCK 2, TICOR TITLE INSURANCE COMPANY, POLICY NO. 2000.000749618, EFFECTIVE DATE MAY 1, 2002 (PARCEL A)
 LOTS 2 AND 3, BLOCK 2, UNNAMED TITLE COMPANY, POLICY S1161900, EFFECTIVE DATE DECEMBER 11, 1987 (PARCEL B)
 LOTS 4-9 AND THE EAST 10' OF LOT 10, BLOCK 2, TICOR TITLE INSURANCE COMPANY, POLICY NO. D-89156, EFFECTIVE DATE OCTOBER 2, 1987 (PARCEL C)
 LOTS 11, 12 AND THE WEST 40 FEET OF LOT 10, BLOCK 2, STEWART TITLE GUARANTY COMPANY, POLICY NO. Q-9301-001572890, EFFECTIVE DATE JANUARY 16, 2014 (PARCEL D)
 ALL EASEMENTS AND ENCUMBRANCES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE NAMED IN THESE COMMITMENTS.
 2. UTILITIES SHOWN ARE BASED ON VISUAL INSPECTION AND A J.L.L.E. DESIGN DIG ORDERED JULY 24, 2014, DIG NO. A2050371.
 THE FOLLOWING UTILITY COMPANIES RESPONDED TO THE REQUEST FOR INFORMATION:
 1. ATT DISTRIBUTION RYAN KENNELLY 630-673-6460 (COULD NOT SEND INFO)
 2. COMED 630-578-7094
 3. DOWNERS GROVE SANITARY DISTRICT TED CHERWAK 630-968-0684 X 109
 4. VILLAGE OF DOWNERS GROVE ANDY SIKICH 630-434-5494
 5. MCI 972-729-6322
 6. NICOR GAS DEAN BOYERS 630-387-2362
 THE FOLLOWING UTILITY COMPANIES DID NOT RESPOND TO THE REQUEST FOR INFORMATION:
 1. COMCAST MARTHA GIERAS 630-600-6352
 2. DUPAGE WATER COMMISSION MICHAEL SCHWEIZER 630-834-0100
 3. SIDERA NETWORKS MATT COPE 312-432-0076
 3. WE ARE NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

NOTES:

TICOR TITLE INSURANCE COMPANY COMMITMENT 2000.000749618 DW (LOT 1 BLOCK 2)

- REFERENCE IS MADE TO A 15' BUILDING LINE SHOWN ON DOC. 179462. (ITEM 1-4) (PLOTTED)
- REFERENCE IS MADE TO A 5' WIDE EASEMENT FOR PUBLIC UTILITIES PER DOC. 179462. (ITEM J-5) (PLOTTED)

UNNAMED TITLE COMPANY, POLICY S1161900 (LOTS 2 AND 3 BLOCK 2)

- REFERENCE IS MADE TO A DEDICATION FOR ALLEY ALONG THE SOUTH 20 FEET OF THE LAND PER DOC. 721966. (ITEM 4) (PLOTTED)
- REFERENCE IS MADE TO A 15' BUILDING SETBACK LINE SHOWN ON DOC. 179462. (ITEM 5) (PLOTTED)
- REFERENCE IS MADE TO THE PROPERTY AS PART OF THE DOWNERS GROVE SANITARY DISTRICT SUBJECT TO PROVISIONS IN A CERTAIN ORDINANCE NO. 14 PER DOC. 75-43755. (ITEM 6) (NOT PLOTTABLE)

TICOR TITLE INSURANCE COMPANY COMMITMENT D-89156 (LOTS 4-9 AND EAST 10' LOT 10 BLOCK 2)

- REFERENCE IS MADE TO A 15' BUILDING SETBACK LINE PER DOC. 179462. (ITEM 3) (PLOTTED)
- REFERENCE IS MADE TO A 5' UTILITY EASEMENT PER DOC. 179462. (ITEM 3) (PLOTTED)
- REFERENCE IS MADE TO A 20' WIDE SANITARY SEWER EASEMENT PER DOC. 615988. (ITEM 7) (PLOTTED)

STEWART TITLE GUARANTY COMPANY, POLICY NO. Q-9301-001572890 (LOTS 11, 12 AND WEST 40' LOT 10 BLOCK 2)

- REFERENCE IS MADE TO DEDICATION OF ALLEY PER DOC. 721966. (ITEM 33) (PLOTTED)
- REFERENCE IS MADE TO DOC. 179462 FOR SETBACK LINE. (ITEM 30) (PLOTTED)

ZONING:
 THIS PROPERTY IS ZONED B-3 GENERAL SERVICES AND HIGHWAY BUSINESS
 REFER TO VILLAGE OF DOWNERS GROVE WEB SITE FOR SPECIFICS (WWW.DOWNERS.IL.US)

FLOOD ZONE:
 UPON INVESTIGATION OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, DUPAGE COUNTY, ILLINOIS, MAP NUMBER 17043C0001H, EFFECTIVE DATE DECEMBER 16, 2004, THIS PROPERTY FALLS IN FLOOD ZONE 'X' UNSHADED, BEING DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.'

CONTROL BENCHMARKS:

- DUPAGE COUNTY GEODETIC SURVEY MONUMENT 0166 (PID: DK 3214)
 3.5" BRASS DISK EAST SIDE OF FINLEY ROAD SOUTH OF INTERSTATE 88 AT THE OVERPASS,
 ELEVATION 771.01 NAVD 88
- DUPAGE COUNTY GEODETIC SURVEY MONUMENT 0088 (PID: DK 3312)
 3.5" BRASS DISK NORTHEAST CORNER WASHINGTON STREET AND WARREN AVE.
 ELEVATION 718.78 NAVD 88

SITE BENCHMARK:

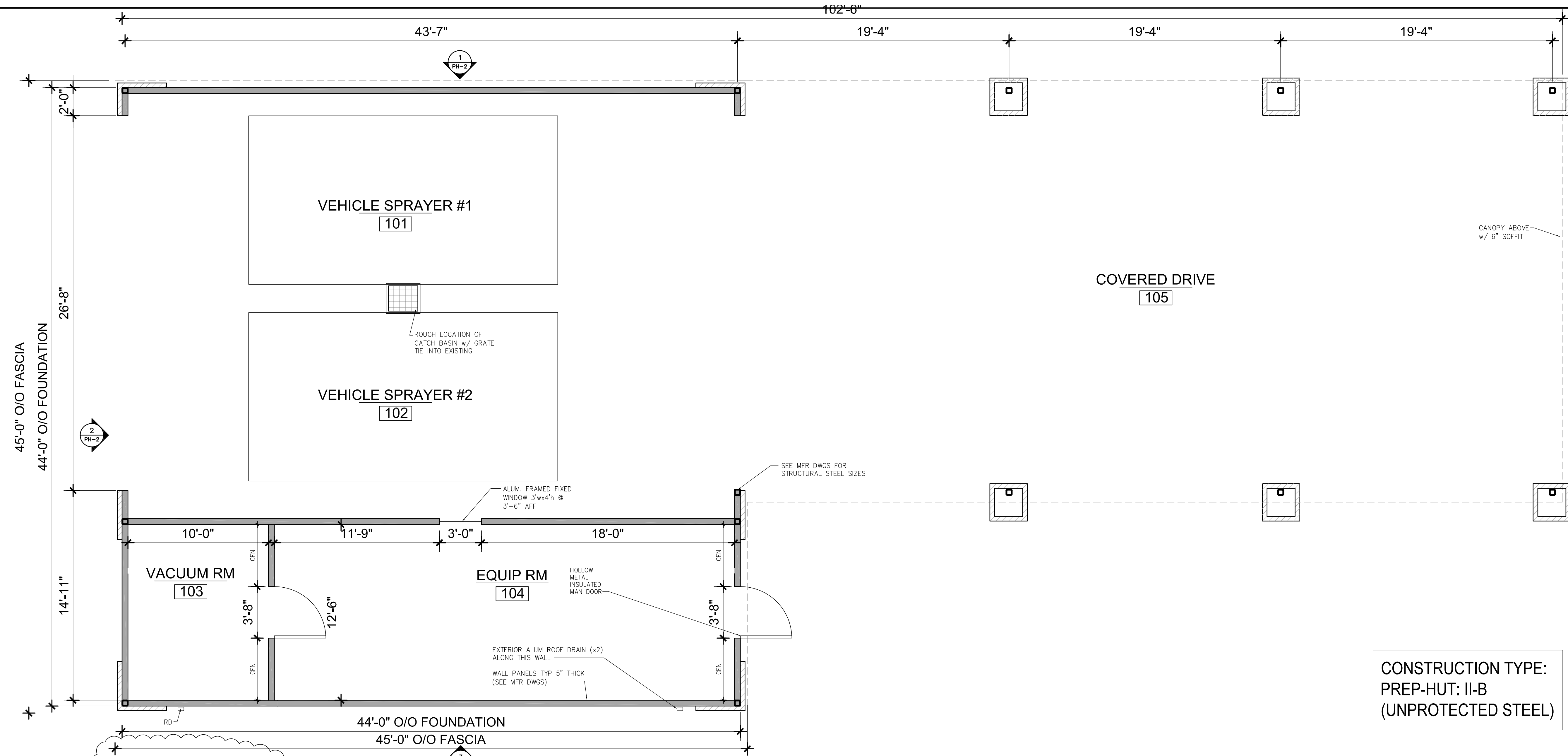
- SANITARY MANHOLE RIM AT ENTRANCE NEAR MIDDLE OF SITE
 ELEVATION 742.87
- SANITARY MANHOLE RIM, CENTERLINE OF OAKWOOD AVENUE AT THE SOUTH EDGE OF OGDEN AVENUE
 ELEVATION 741.91

PARKING SPACES:
 REGULAR SPACES 66
 HANDICAP SPACES 2

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS
 I, **Mark S. Stine**,
 TO: BENDERSON DEVELOPMENT COMPANY, LLC
 TICOR TITLE INSURANCE COMPANY
 STEWART TITLE GUARANTY COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 8, 9, 11, 13 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/14/14
 DATE OF PLAT OR MAP: 8/14/14
 BY: Mark S. Stine
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2587
 MY LICENSE EXPIRES/RENEWS 11-30-2014

INTECH CONSULTANTS, INC.
 ENGINEERS / SURVEYORS
 1909 UNIVERSITY LANE, SUITE D Lisle, ILLINOIS
 TEL: (630) 964-5656 FAX: (630) 964-5052
 E-MAIL: CAD@INTECHCONSULTANTS.COM
 ILLINOIS REGISTRATION NO. 184-001040

ALTA/ACSM LAND TITLE SURVEY



CONSTRUCTION TYPE:
PREP-HUT: II-B
(UNPROTECTED STEEL)

Special Information:
IT IS UNDERSTOOD THAT ANY WARRANTY INFORMATION CONCERNING EQUIPMENT INSTALLED MUST BE FORWARDED TO THE OWNER AND THAT ANY AND ALL CONTRACTORS SHALL GUARANTEE THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNERS ACCEPTANCE.
ARCHITECT IS NOT RESPONSIBLE FOR MATERIALS, METHODS, INSTALLATION, AND CONSTRUCTION WHICH DEVIATE FROM CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

No.	DATE	BY	REMARKS	
			FOR PERMIT	PER TOWN COMMENTS
1	1-19-16	CRW		
	4-29-16	CRW		

Property No: 1820
Status: REVIEW & APPROVAL
Area: -

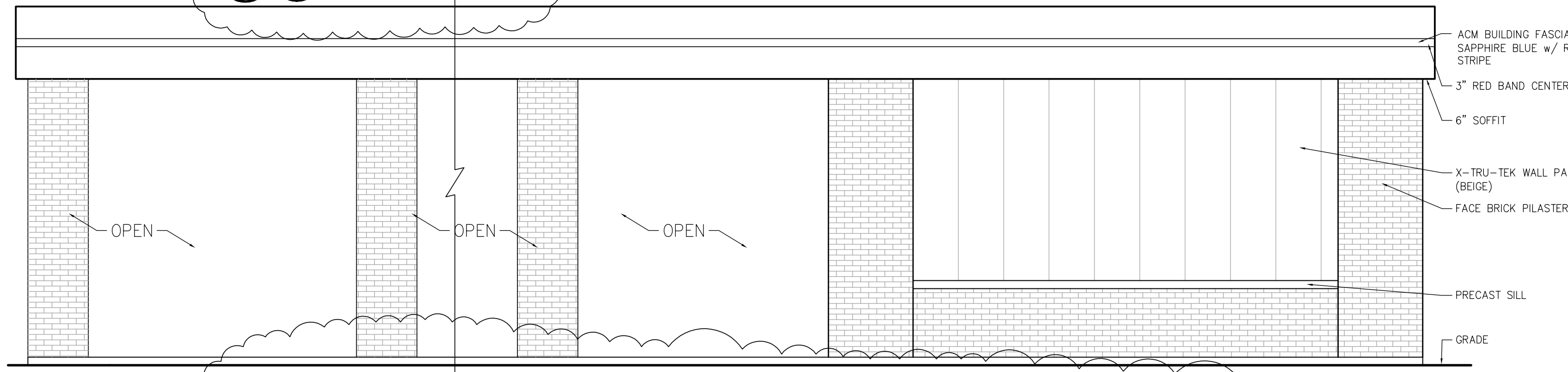
Property: **Delta Sonic**
1415 Ogden Ave
Downers Grove, IL 60515
Tenant: **Delta Sonic Car Wash**

Title: **PLAN & ELEVATION PREP-HUT**

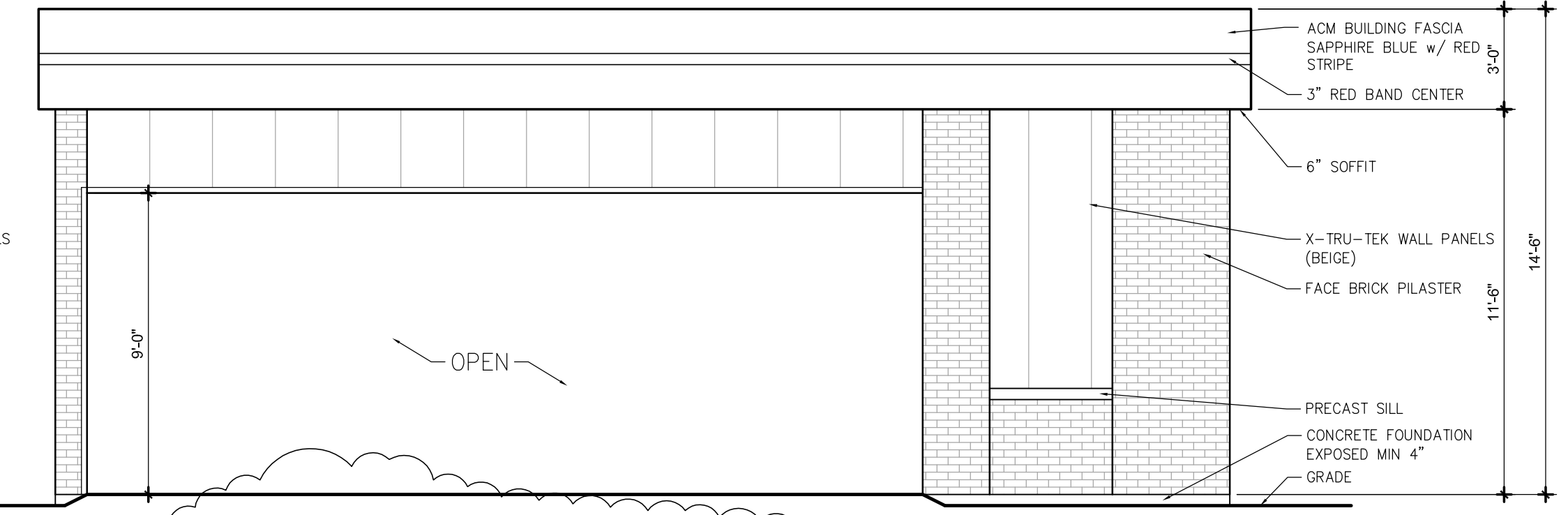
DELTA SONIC CAR WASH
570 Delaware Ave.
Buffalo, N.Y. 14202
716.541.2100

Drawn By: MG
Checked By: JAR
Date: 10-14-14
Drawing No: **A-1.3**

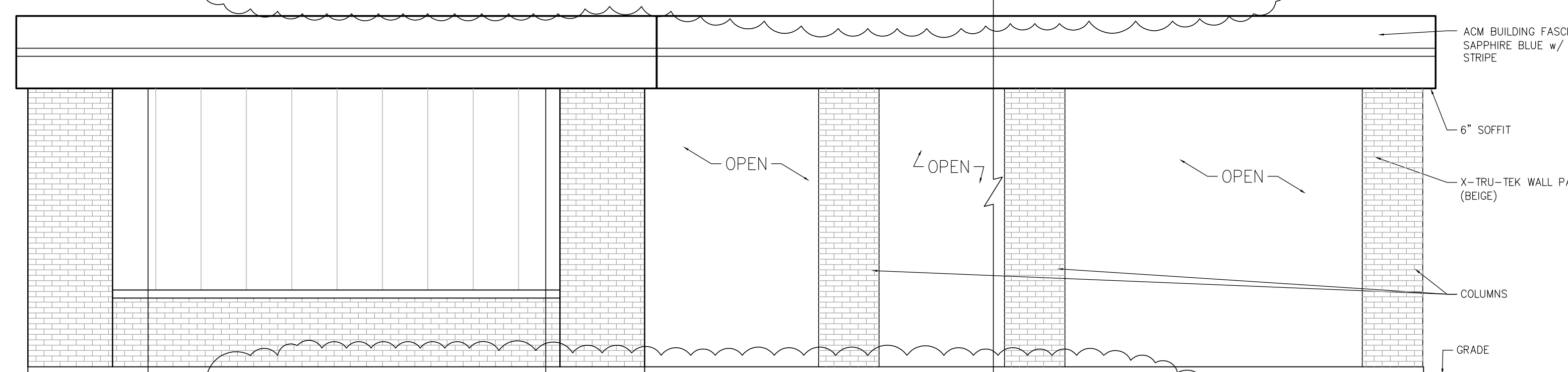
1 FLOOR PLAN
SCALE: 1/4"=1'-0"



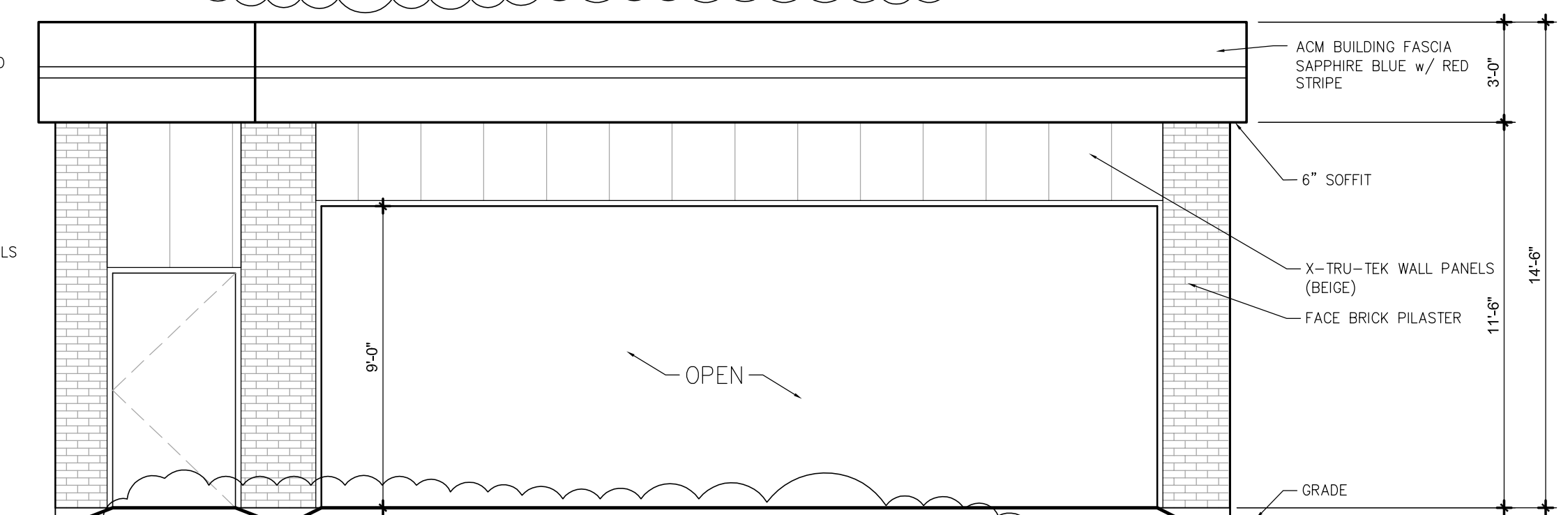
2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



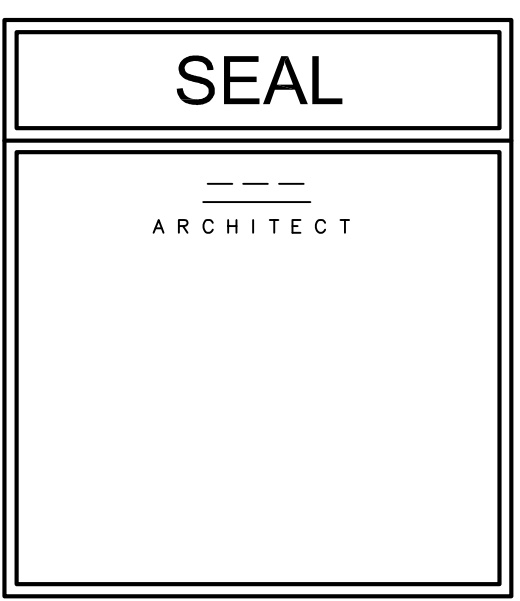
3 WEST ELEVATION (ENTRANCE)
SCALE: 1/4"=1'-0"

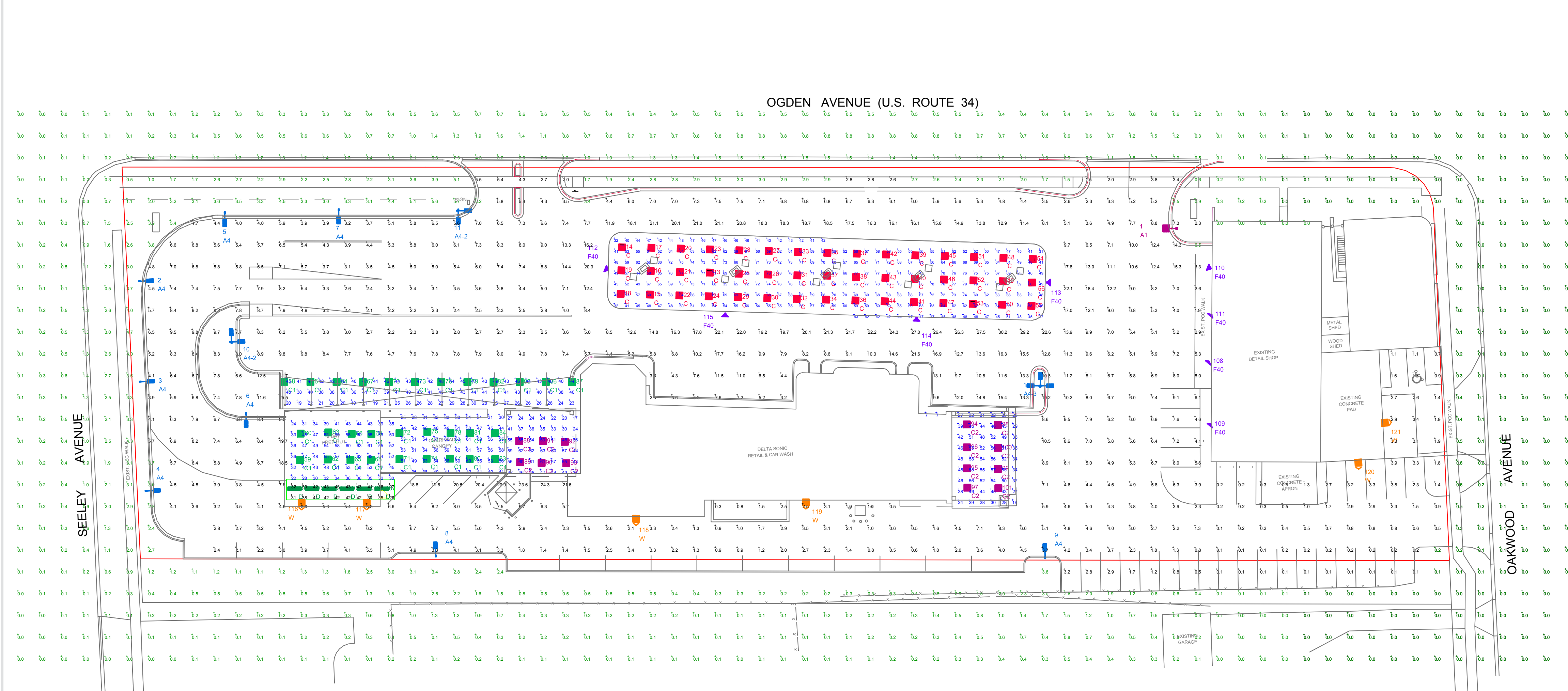


4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



5 EAST ELEVATION (EXIT)
SCALE: 1/4"=1'-0"





SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	1	A1	SINGLE	8800	1.000	134	134	CREE, INC.	STR-LWY-2MB-AA-06-E-UL-XX-700-57K
	8	A4	SINGLE	11683	1.040	134	1072	Cree Inc.	STR-LWY-4M-AA-06-E-UL-XX-700
	2	A4-2	2 @ 90 DEGREES	11683	1.040	268	536	Cree Inc.	STR-LWY-4M-AA-06-E-UL-XX-700
	1	A4-3	3 @ 90 DEGREES	11683	1.040	402	402	Cree Inc.	STR-LWY-4M-AA-06-E-UL-XX-700
	45	C	SINGLE	13246	1.040	125.5	5647.5	Cree Lighting	CPY250-A-DM-D-B-UL + XA-BXCC9002&
	30	C1	SINGLE	8356	1.040	81.6	2448	Cree Lighting	CPY250-A-DM-D-A-UL
	14	C2	SINGLE	8356	1.040	81.6	1142.4	Cree Lighting	CPY250-A-DM-D-A-UL + XA-BXCC9002&
	6	D	SINGLE	6593	1.040	63.1	378.6	Cree Inc.	WS4-63L-57K-10V-FD
	8	F40	SINGLE	13160	1.040	134	1072	CREE, INC.	FLD-EDG-40-AA-06-E-UL-XX-700
	6	W	SINGLE	5893	1.040	68	408	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-XX-525

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	59.75	79	23	2.60	3.43
CANOPY 1	41.14	58	7	5.88	8.29
CANOPY 2	44.14	63	17	2.60	3.71
EQUIPMENT ROOM	38.35	43	26	1.48	1.65
OBERHEAD CANOPY	47.57	63	25	1.90	2.52
PAVED AREA	4.87	31.7	0.0	N.A.	N.A.
PREP HUT	45.62	63	22	2.07	2.86
UNDEFINED AREA	0.70	6.5	0.0	N.A.	N.A.
VACUUM CANOPY	36.35	49	19	1.91	2.58

NOTE:
 - FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES
 - POLE MOUNTED FIXTURES ARE MOUNTED ON A 20FT POLE ATOP A 1 FT HIGH CONCRETE BASE.

LUM NO.	LABEL	MTG. HT.	TILT
1	A1	21	0
2	A4	21	0
3	A4	21	0
4	A4	21	0
5	A4	21	0
6	A4	21	0
7	A4	21	0
8	A4	21	0
9	A4	21	0
10	A4-2	21	0
11	A4-2	21	0
12	A4-3	21	0
13	C	15.5	0
14	C	15.5	0
15	C	15.5	0
16	C	15.5	0
17	C	15.5	0
18	C	15.5	0
19	C	15.5	0
20	C	15.5	0
21	C	15.5	0
22	C	15.5	0
23	C	15.5	0
24	C	15.5	0
25	C	15.5	0
26	C	15.5	0
27	C	15.5	0
28	C	15.5	0
29	C	15.5	0
30	C	15.5	0
31	C	15.5	0
32	C	15.5	0
33	C	15.5	0
34	C	15.5	0
35	C	15.5	0
36	C	15.5	0
37	C	15.5	0
38	C	15.5	0
39	C	15.5	0
40	C	15.5	0
41	C	15.5	0
42	C	15.5	0
43	C	15.5	0
44	C	15.5	0
45	C	15.5	0
46	C	15.5	0
47	C	15.5	0
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50	C	15.5	0
51	C	15.5	0
52	C	15.5	0
53	C	15.5	0
54	C	15.5	0
55	C	15.5	0
56	C	15.5	0
57	C	15.5	0
58	C1	10	0
59	C1	12	0
60	C1	12	0

LUM NO.	LABEL	MTG. HT.	TILT
61	C1	10	0
62	C1	12	0
63	C1	12	0
64	C1	10	0
65	C1	12	0
66	C1	12	0
67	C1	10	0
68	C1	12	0
69	C1	12	0
70	C1	10	0
71	C1	12	0
72	C1	12	0
73	C1	10	0
74	C1	12	0
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83	C1	12	0
84	C1	12	0
85	C1	10	0
86	C1	10	0
87	C1	10	0
88	C2	12	0
89	C2	12	0
90	C2	12	0
91	C2	12	0
92	C2	12	0
93	C2	12	0
94	C2	12	0
95	C2	12	0
96	C2	12	0
97	C2	12	0
98	C2	12	0
99	C2	12	0
100	C2	12	0
101	C2	12	0
102	D	12	0
103	D	12	0
104	D	12	0
105	D	12	0
106	D	12	0
107	D	12	0
108	F40	21	73.159
109	F40	21	73.159
110	F40	21	59.174
111	F40	21	73.159
112	F40	21	59.174
113	F40	21	59.174
114	F40	21	59.174
115	F40	21	59.174
116	W	15	0
117	W	15	0
118	W	15	0
119	W	15	0
120	W	15	0
121	W	15	0

REV.	BY	DATE	DESCRIPTION
R1	TAS	11/13/15	UPDATED SITE PLAN AND REVISED FIXTURE LOCATIONS
R2	TAS	4/22/16	UPDATED SITE PLAN

PERSONS USING THIS PROGRAM ARE ADVISED THAT THIS PROGRAM MAY CONTAIN ERRORS WHICH RED LEONARD ASSOCIATES, INC. OR ITS SOFTWARE PROVIDER HAVE NOT OBSERVED. IN ADDITION, THE USE OF THIS PROGRAM TO AID IN LAYOUT OF LIGHTING AND ESTIMATING MATERIAL QUANTITIES IS NOT INTENDED TO REMOVE THE RESPONSIBILITY OF THE USER TO VERIFY THE COMPLETENESS OF ANY BILL OF MATERIALS AND FULL ACCORDANCE WITH ALL LOCAL, STATE, OR FEDERAL STATUTES, REGULATIONS OR OTHER REQUIREMENTS, OR THE REQUIREMENTS OF ANY INSURANCE GROUP, ORGANIZATION OR CARRIER REGARDING LUMINAIRES AND THEIR APPLICATION.

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ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED UNDER "ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED UNDER". IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS, ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

SCALE: 1" = 30'
 LAYOUT BY: TAS
 DWG SIZE: D
 DATE: 1/22/15

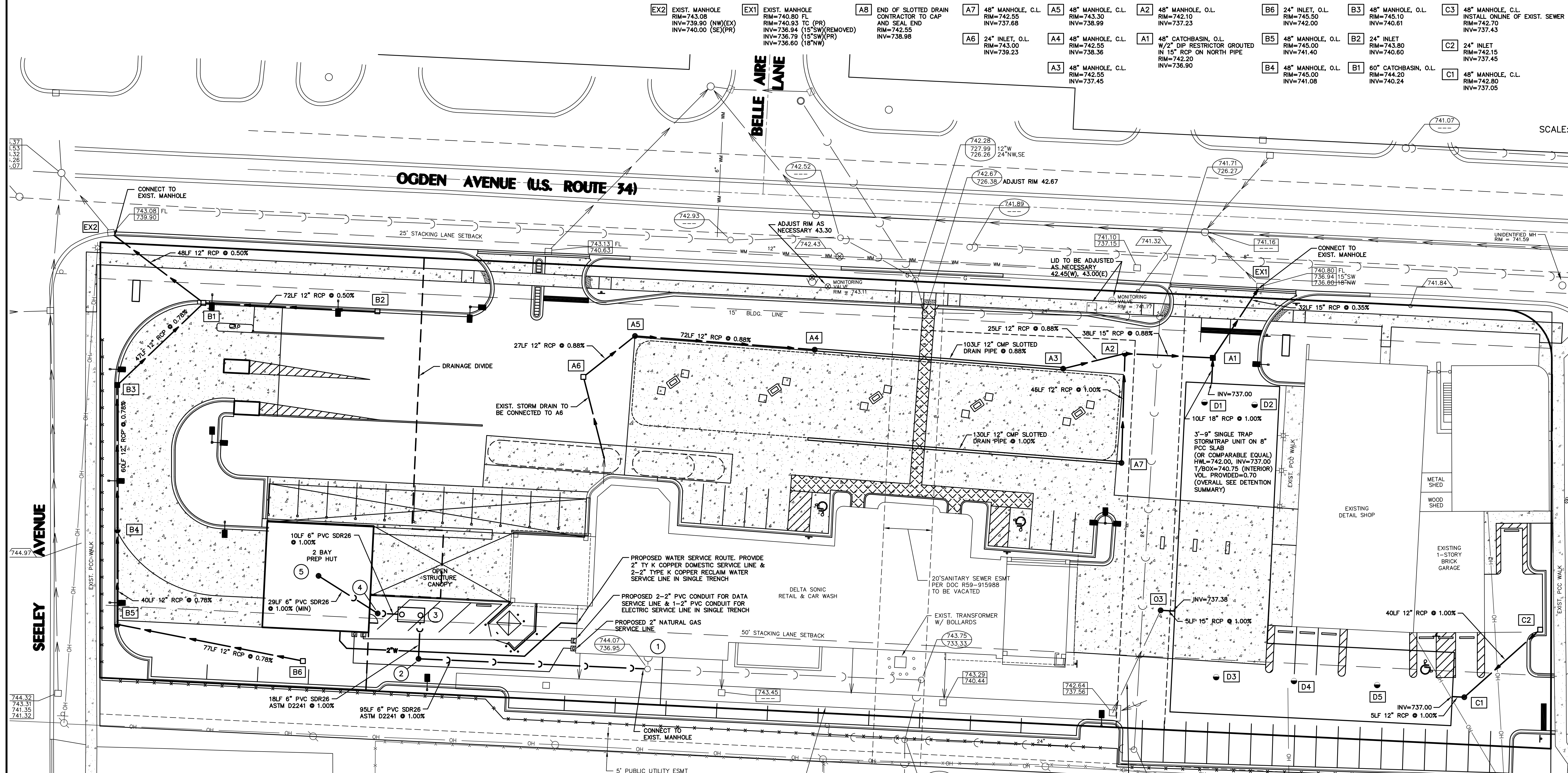
PROJECT NAME:
**DELTA SONIC
 DOWNERS GROVE, IL**
 DRAWING NUMBER:
RL-2553-S1-R2



STORM SEWER

(ALL RIMS ARE PAVEMENT ELEVATIONS)

SCALE: 1" = 20'



- [EX2] EXIST. MANHOLE RIM=743.08 INV=739.90 (NW)(EX) INV=740.00 (SE)(PR)
- [EX1] EXIST. MANHOLE RIM=740.80 FL RIM=740.93 TC (PR) INV=736.94 (15°SW)(REMOVED) INV=736.79 (15°SW)(PR) INV=736.60 (18°NW)
- [A8] END OF SLOTTED DRAIN CONTRACTOR TO CAP AND SEAL END RIM=742.55 INV=738.98
- [A7] 48" MANHOLE, C.L. RIM=742.55 INV=737.68
- [A5] 48" MANHOLE, C.L. RIM=743.30 INV=738.99
- [A2] 48" MANHOLE, O.L. RIM=742.10 INV=737.23
- [B6] 24" INLET, O.L. RIM=745.50 INV=742.00
- [B3] 48" MANHOLE, O.L. RIM=745.10 INV=740.61
- [C3] 48" MANHOLE, C.L. INSTALL ONLINE OF EXIST. SEWER RIM=742.70 INV=737.43
- [B5] 48" MANHOLE, O.L. RIM=745.00 INV=741.40
- [B2] 24" INLET RIM=743.80 INV=740.60
- [C2] 24" INLET RIM=742.15 INV=737.45
- [A6] 24" INLET, O.L. RIM=743.00 INV=739.23
- [A4] 48" MANHOLE, C.L. RIM=742.55 INV=738.36
- [A1] 48" CATCHBASIN, O.L. W/2" DIP RESTRICTOR GROUDED IN 15" RCP ON NORTH PIPE RIM=742.20 INV=736.90
- [B4] 48" MANHOLE, O.L. RIM=745.00 INV=741.08
- [B1] 60" CATCHBASIN, O.L. RIM=744.20 INV=740.24
- [C1] 48" MANHOLE, C.L. RIM=742.80 INV=737.05

PLAN NOTES:

- QUANTITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS TO VERIFY ALL QUANTITIES RELATED TO CONSTRUCTION.
- ALL RIMS AND INVERTS ARE TO BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES APPEAR, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY.
- ALL SEWER AND WATER CROSSINGS ARE TO CONFORM TO EPA REGULATIONS FOR PROPER SEPARATION. FOR WATERMAIN BENEATH STORM SEWER CROSSINGS, CONTRACTOR TO PROVIDE MINIMUM 18" SEPARATION AND O-RINGED GASKETED PIPE STORM SEWER BETWEEN ADJACENT MANHOLES. IN WATERMAIN CROSSINGS BENEATH SANITARY SEWER, THE CONTRACTOR TO PROVIDE MINIMUM 18" SEPARATION AND BOTH PIPES SHALL BE WATERMAIN QUALITY PIPE. IF THE LINES (STORM OR SANITARY AND WATER) CANNOT MEET THE HORIZONTAL OR VERTICAL SEPARATIONS, THEN BOTH THE SEWER AND WATER LINES SHALL BE WATERMAIN QUALITY PIPE. THE SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING. SEE DETAIL #23 WATER AND SEWER SEPARATION REQUIREMENTS.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC. AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE CROSSED BY THE PROPOSED SEWER, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.
- STORM INFORMATION FOR STRUCTURES D1-D5 WILL BE DETAILED ON THE CONSTRUCTION DOCUMENTS PREPARED FOR THE UNDERGROUND DETENTION SYSTEM AND WILL BE AVAILABLE UNDER SEPARATE COVER.
- FOR ALL LIGHTING INFORMATION PLEASE REFER TO THE APPROVED PHOTOMETRIC PLAN PREPARED BY OTHERS. ALL LIGHT LOCATIONS SHALL BE COORDINATED WITH THE UNDERGROUND DETENTION SYSTEM. THE FINAL ENGINEERING PLANS AND THE APPROVED PHOTOMETRICS PRIOR TO INSTALLATION.

EXISTING 48"x76" ELLIPTICAL PIPE STORMWATER DETENTION VAULT TO REMAIN STORAGE VOLUME = 0.12 AC-FT @ 742.00 HWL

EXIST. 15" RCP @ 0.29% CONTRACTOR TO VERIFY EXIST. PIPE SIZE. 15" RCP FROM C3 TO UNDERGROUND DETENTION TO BE UPSIZED TO MATCH EXIST. IF NECESSARY

DETENTION SUMMARY

TOTAL VOLUME REQUIRED = 0.64 AC-FT
 VOLUME PROVIDED STORMTRAP = 0.58 AC-FT
 VOL. PROVIDED ELLIPTICAL PIPE = 0.12 AC-FT
 TOTAL VOLUME PROVIDED = 0.70 AC-FT
 HWL = 742.00
 RESTRICTOR PROVIDED = 2" DIP @ [A1]

SANITARY SEWER NOTES:

ALL SANITARY STRUCTURES SHALL COMPLY WITH THE SANITARY DISTRICTS STANDARDS FOR MANHOLE CONSTRUCTION AS FOLLOWS:

- THE STRUCTURES SHALL HAVE WATER TIGHT, RUBBER PIPE SEALS.
- THE STRUCTURES SHALL HAVE THE APPROPRIATE FRAME & COVER.
- FRAMES AND ADJUSTING RINGS SHALL BE SEALED WITH MASTIC GASKET AND EXTERNAL CHIMNEY SEALS.
- ADJUSTING RINGS SHALL NOT EXCEED 8" IN HEIGHT.
- THE STRUCTURES SHALL PASS THE REQUIRED MANHOLE VACUUM TEST.

SANITARY SEWER

- [1] EXIST. SANITARY MANHOLE RIM=744.07 INV=737.00 (PR) INV=736.95 (EX)
- [2] 48" MANHOLE RIM=745.00 INV=737.95
- [3] OIL SEPARATOR KISTNER MODEL OS-1000T-N-D (OR APPROVED EQUAL) RIM=745.80 INV=738.38 (W) INV=738.13 (S)
- [4] 48" MANHOLE (GRIT CHAMBER) RIM=745.80 INV=738.48
- [5] SEDIMENT TRAP (VERIFY W/ ARCHITECTURAL PLANS) (SEE STD. DETAIL 29) RIM=745.40 INV=738.78

REVIEW SET NOT FOR CONSTRUCTION

INTECH CONSULTANTS, INC.
 1989 UNIVERSITY LANE, SUITE D
 Lisle, Illinois
 ILLINOIS REGISTRATION No. 184-001040

ENGINEERS SURVEYORS

BENDERSON DEVELOPMENT CO.
 570 DELAWARE AVENUE
 BUFFALO, NY 14202

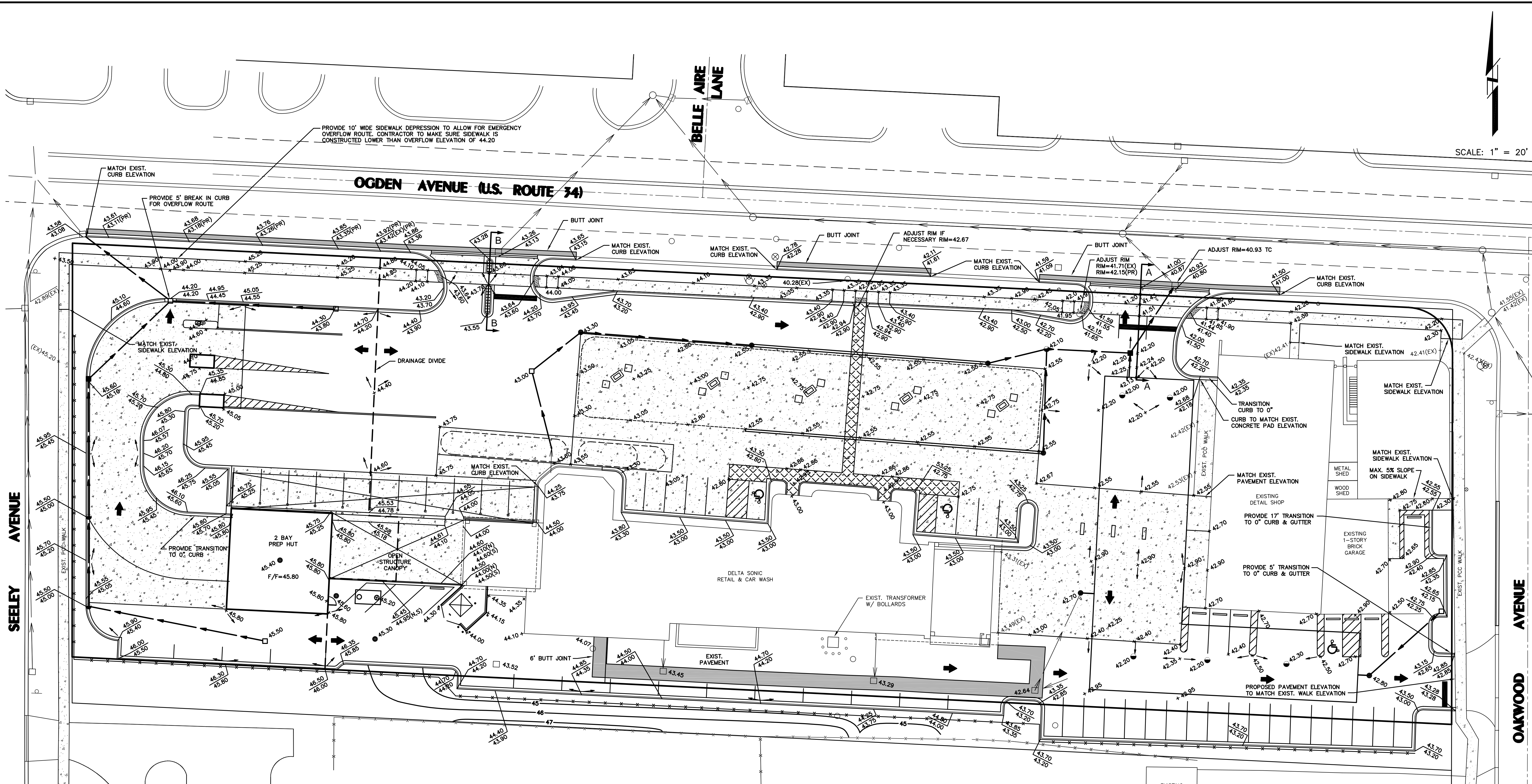
DELTA SONIC CAR WASH
 145 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS

UTILITY PLAN

6-7-16	3	VILLAGE REVIEW COMMENT SET #1 (6-2-16)	SJP SJP SJP
4-22-16	2	VILLAGE/IDOT REVIEW / NEW LAYOUT	
1-22-16	1	PER SANITARY/VILLAGE/IDOT REVIEWS	
DATE	NO.	REVISION	BY

DRAWN	SCALE	SHEET
SJP	1"=20'	5
DESIGNED	DATE	PROJECT NO.
LGG	1-28-15	2002-028A

SCALE: 1" = 20'

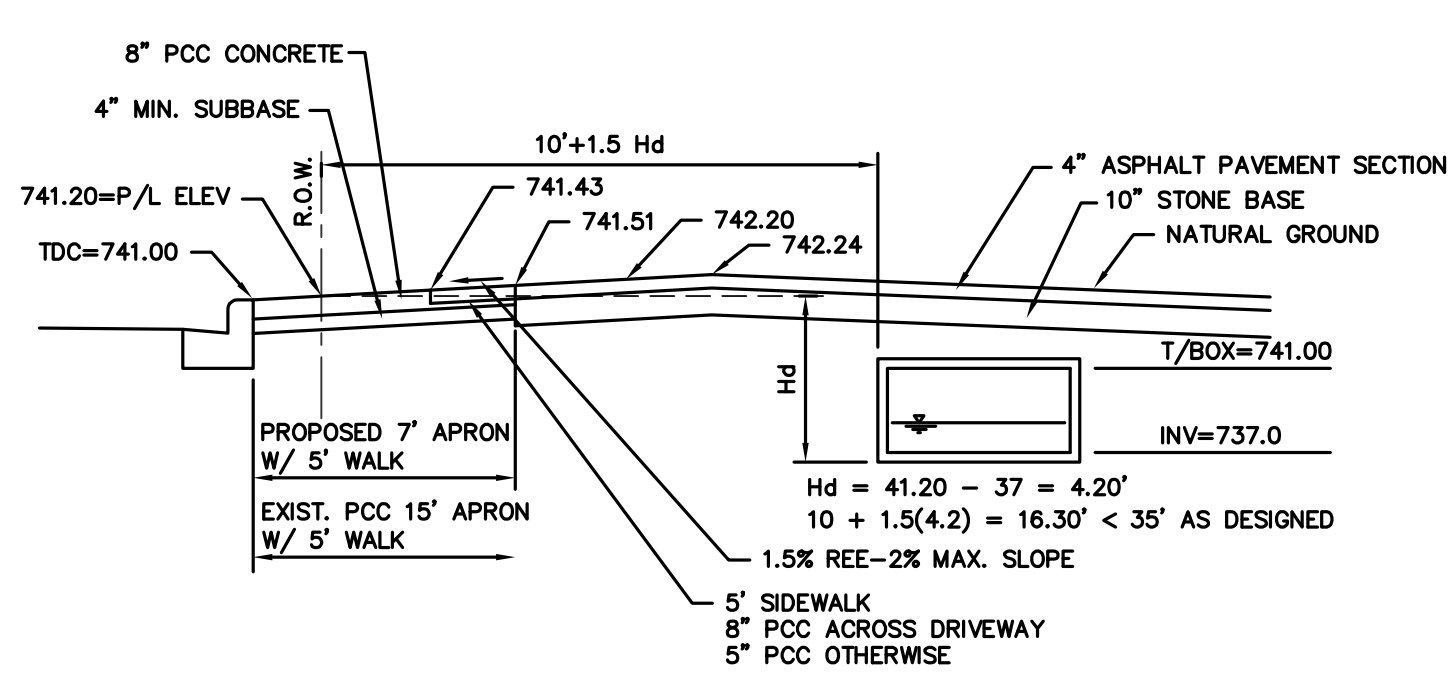


SEELEY AVENUE

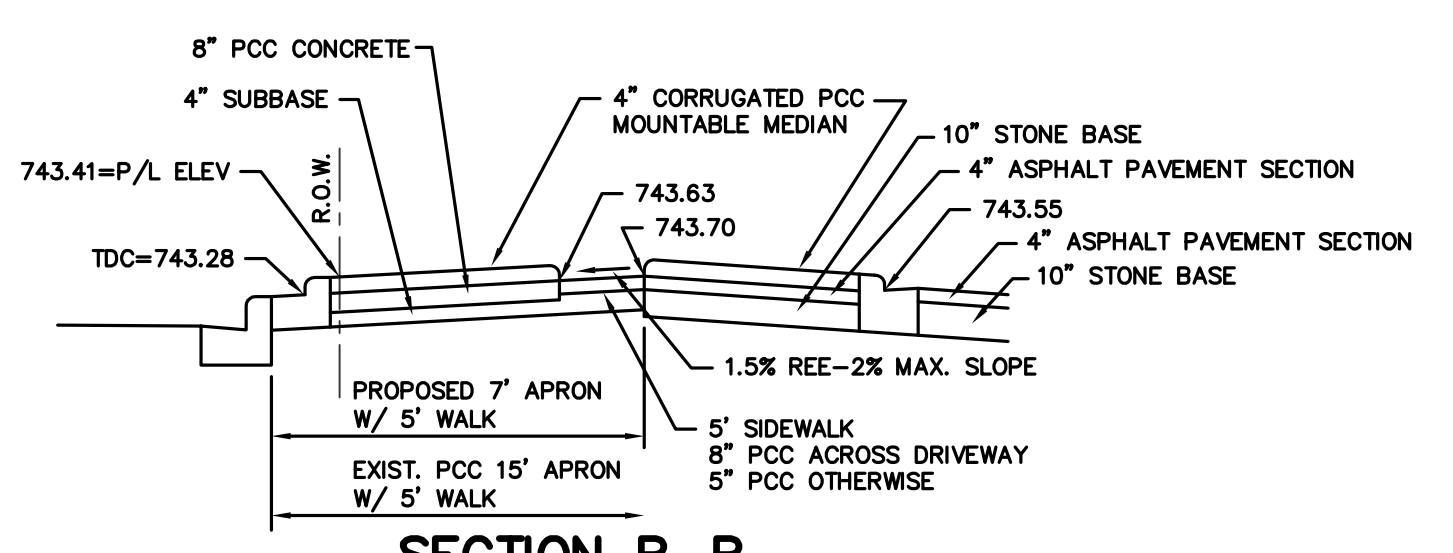
OAKWOOD AVENUE

BELLE AIRE LANE

OGDEN AVENUE (U.S. ROUTE 74)



SECTION A-A (CASE VI IDOT DETAIL)



SECTION B-B

PLAN NOTES:

- EXISTING GRADES AND IMPROVEMENTS ARE SHOWN FROM THE BEST INFORMATION AVAILABLE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY WITH THE PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
- ALL GRADES ARE FINISHED GRADE ELEVATIONS.
- REVERSE PITCH CURB & GUTTER AS NECESSARY TO PROVIDE PROPER DRAINAGE. FOR FURTHER INFORMATION REGARDING REVERSE PITCH GUTTER, PLEASE REFER TO 'CONCRETE CURB AND GUTTER DETAIL'.
- QUANTITIES SHOWN HEREON ON ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS TO VERIFY ALL QUANTITIES RELATED TO CONSTRUCTION.
- ALL RIMS AND INVERTS ARE TO BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES APPEAR, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY.
- ALL SEWER AND WATER CROSSINGS ARE TO CONFORM TO EPA REGULATIONS FOR PROPER SEPARATION.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC. AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE ANY UTILITIES OR OTHER OBSTRUCTIONS TO BE GROSSED BY THE PROPOSED SEWER AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS WITH THE PROPOSED SEWER GRADE.
- ALL FACILITIES FOR THIS DEVELOPMENT SHALL CONFORM TO THE ILLINOIS ACCESSIBILITY CODE.

REVIEW SET
NOT FOR CONSTRUCTION

INTECH CONSULTANTS, INC.
1989 UNIVERSITY LANE, SUITE D
LISLE, ILLINOIS
ILLINOIS REGISTRATION No. 184-001040

**ENGINEERS
SURVEYORS**

BENDERSON DEVELOPMENT CO.
570 DELAWARE AVENUE
BUFFALO, NY 14202

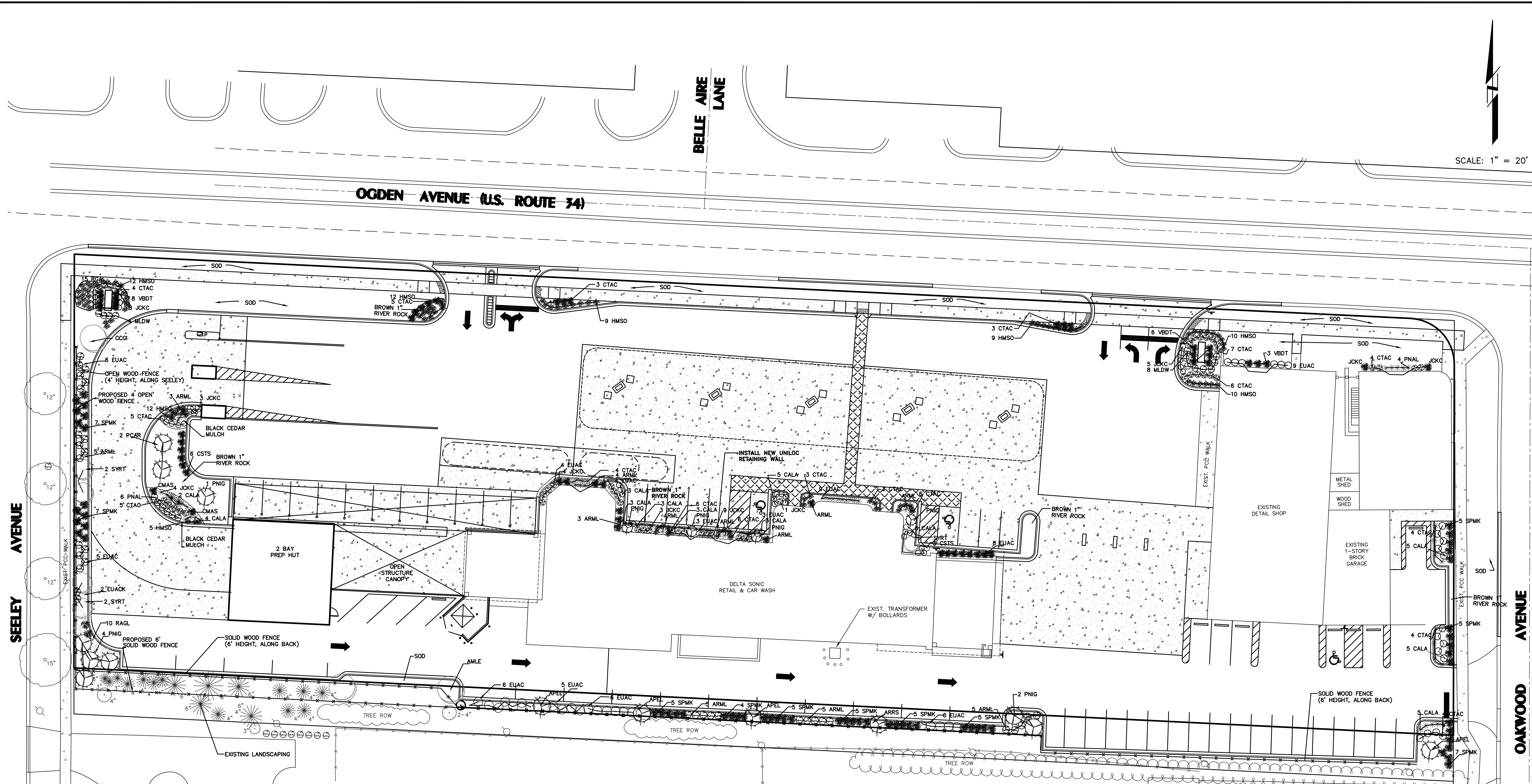
DELTA SONIC CAR WASH
145 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS

GRADING PLAN

6-7-16	3	VILLAGE REVIEW COMMENT SET #1 (6-2-16)
4-22-16	2	VILLAGE/IDOT REVIEW / NEW LAYOUT
1-27-16	1	PER SANITARY/VILLAGE/IDOT REVIEWS
DATE	NO.	REVISION

DRAWN	SCALE	SHEET
SJP	1"=20'	6
DESIGNED	DATE	PROJECT NO.
LGG	1-28-15	2002-028A

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PLANT LIST

KEY	NAME	BOTANICAL/COMMON	SIZE	QUANTITY
APEL	ACER PLATANOIDES 'EMERALD LUSTRE'	EMERALD LUSTRE NORWAY MAPLE	2.5"	6
ARRS	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2.5"	2
CCGI	CRATAEGUS CRUSGALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	8" MS	2
SYRT	SYRINGA RETICULATA	JAPANESE TREE LILAC	8" MS	5
CELT	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5"	0
FAPF	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE WHITE ASH	2.5"	0
AMLE	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	8"	1

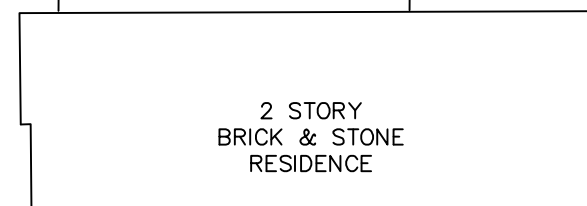
FPPA	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE GREEN ASH	2.5"	0
TGGS	TILLIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5"	0
PCAR	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	2.5"	3
MLDW	XXXXXXXXXXXXXX	DENSE YEW	24"	13
	CORNUS MAS	CORNELLANCHERRY DOGWOOD	6"	5
PNIG	PINUS NIGRA	AUSTRIAN PINE	6"	12
EUAC	EUONYMUS ALATUS COMPACTUS	ARROWWOOD VIBURNUM	3.5'	88
CSTS	CHAENOMES SPECIOSA 'TEXAS SCARLET'	TEXAS SCARLET QUINCE	24"	10

RAGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	24"	25
JCKC	JUNIPERUS CHINENSIS 'KALLAYS COMPACT'	KALLAY COMPACT JUNIPER	24"	50
VBDT	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3'	32
CTAC	XXXXXXXXXXXXXX	CONCORD BARBERRY	24"	83
ARML	ARONIA MELANOCARPA	BLACK CHOKEBERRY	3'	41
SPMK	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	36"	85
HMSO	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	112
PNAL	XXXXXXXXXXXXXX	GOLD FLAME SPIREA	2 GAL	21
CALA	CALAMAGROSTIS STRICTA	FEATHER REED GRASS	3 GAL	33

NOTES:
 1. THIS LANDSCAPE PLAN HAS BEEN PROVIDED TO INTECH CONSULTANTS AND HAS BEEN INCLUDED IN THE ENGINEERING PLANS FOR REFERENCE ONLY. PLEASE CONSULT WITH BENDERSON DEVELOPMENT COMPANY DIRECTLY WITH ANY QUESTIONS. IF ANY MODIFICATIONS ARE MADE INTECH CONSULTANTS SHOULD BE NOTIFIED IMMEDIATELY.
 2. LANDSCAPE TO BE IN ACCORDANCE WITH VODG SECTION 28.8.020

SITE AREA = 106,110 SF
 ALLEY AREA = 12,008 SF
 TOTAL SITE AREA 120,118 SF
 TOTAL STREET YARD AREA

GREENSPACE = 9.5%
 GREENSPACE = 70%
 GREENSPACE = 15.5%
 GREENSPACE = 8%



**REVIEW SET
 NOT FOR CONSTRUCTION**

INTECH CONSULTANTS, INC.
 1989 UNIVERSITY LANE, SUITE D LISLE, ILLINOIS
 ILLINOIS REGISTRATION No. 184-001040

**ENGINEERS
 SURVEYORS**

BENDERSON DEVELOPMENT CO.
 570 DELAWARE AVENUE
 BUFFALO, NY 14202

DELTA SONIC CAR WASH
 1475 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS

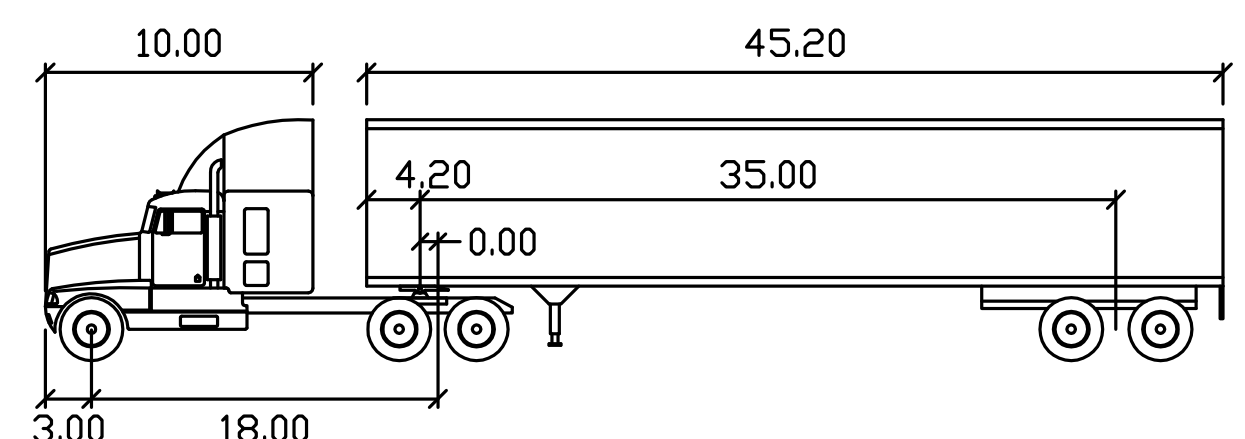
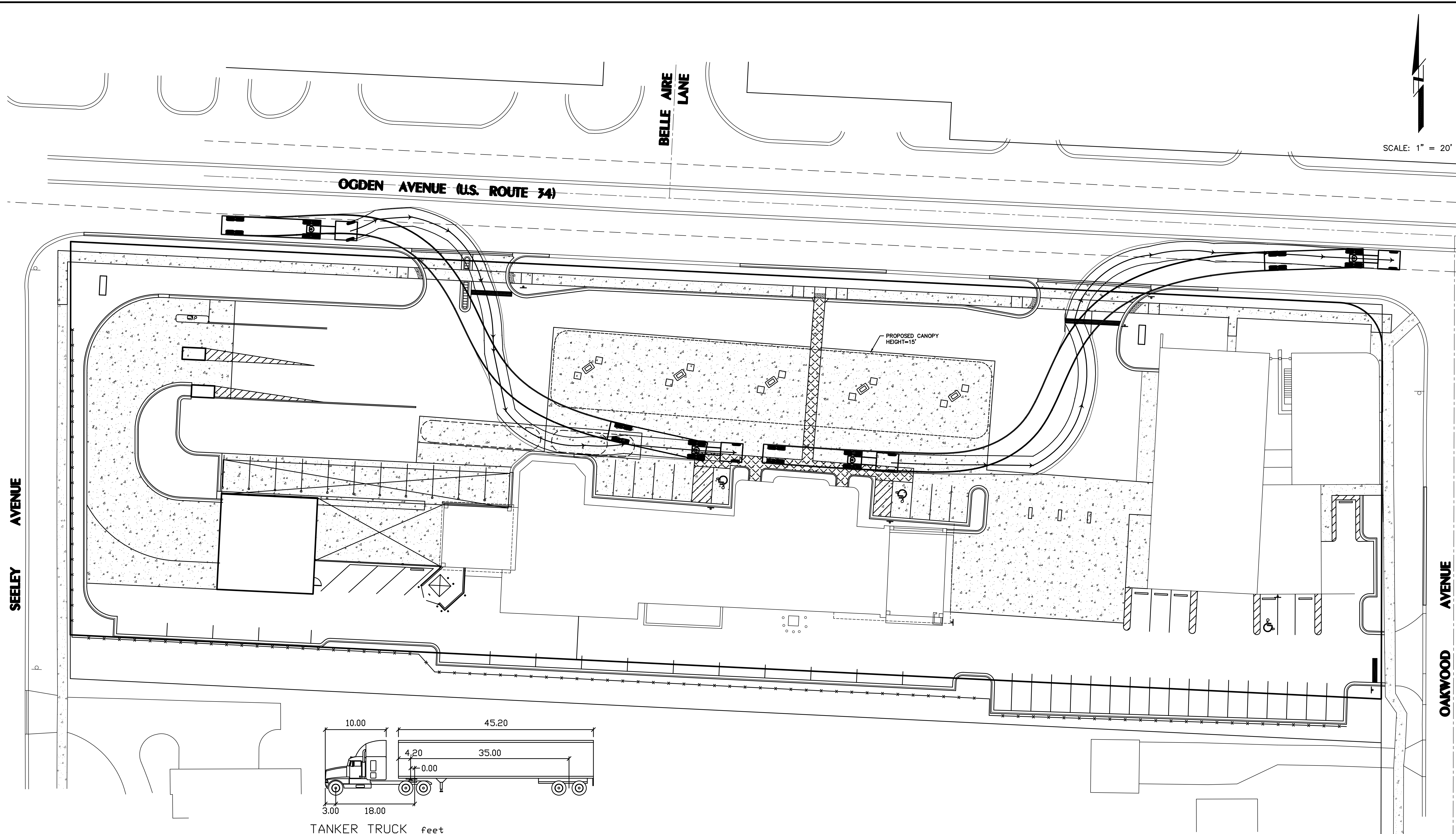
LANDSCAPE PLAN

DATE	NO.	REVISION
6-7-16	3	VILLAGE REVIEW COMMENT SET #1 (6-2-16)
4-22-16	2	VILLAGE/IDOT REVIEW / NEW LAYOUT
1-27-16	1	PER SANITARY/VILLAGE/IDOT REVIEWS

DRAWN	SCALE	SHEET
SJP	1"=20'	12
DESIGNED	DATE	PROJECT NO.
LGG	1-28-15	2002-028A

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SCALE: 1" = 20'



TANKER TRUCK feet

Tractor Width	: 8.50	Lock to Lock Time	: 6.00
Trailer Width	: 8.50	Steering Angle	: 26.10
Tractor Track	: 8.50	Articulating Angle	: 70.00
Trailer Track	: 8.50		

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ILLINOIS REGISTRATION No. 184-001040

ENGINEERS SURVEYORS

BENDERSON DEVELOPMENT CO.
 570 DELAWARE AVENUE
 BUFFALO, NY 14202

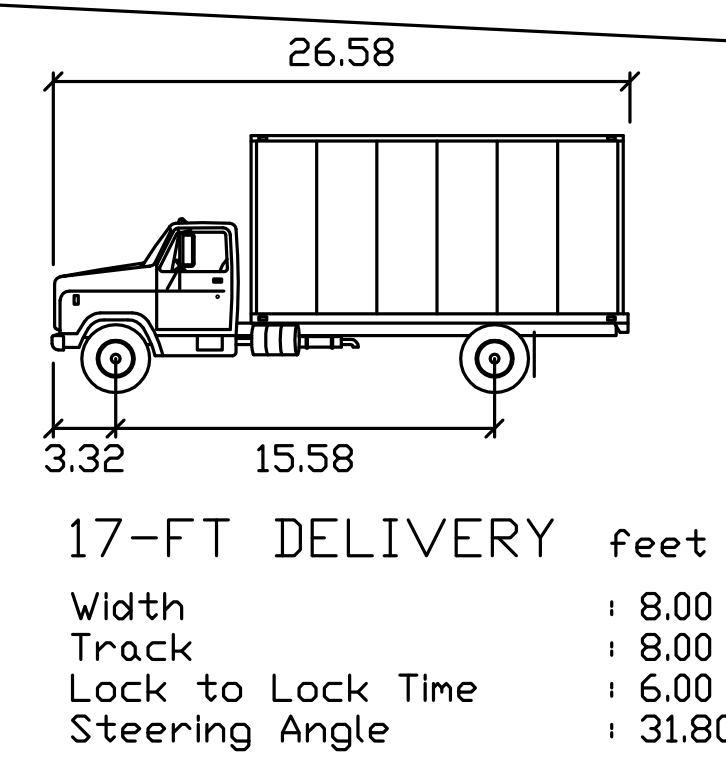
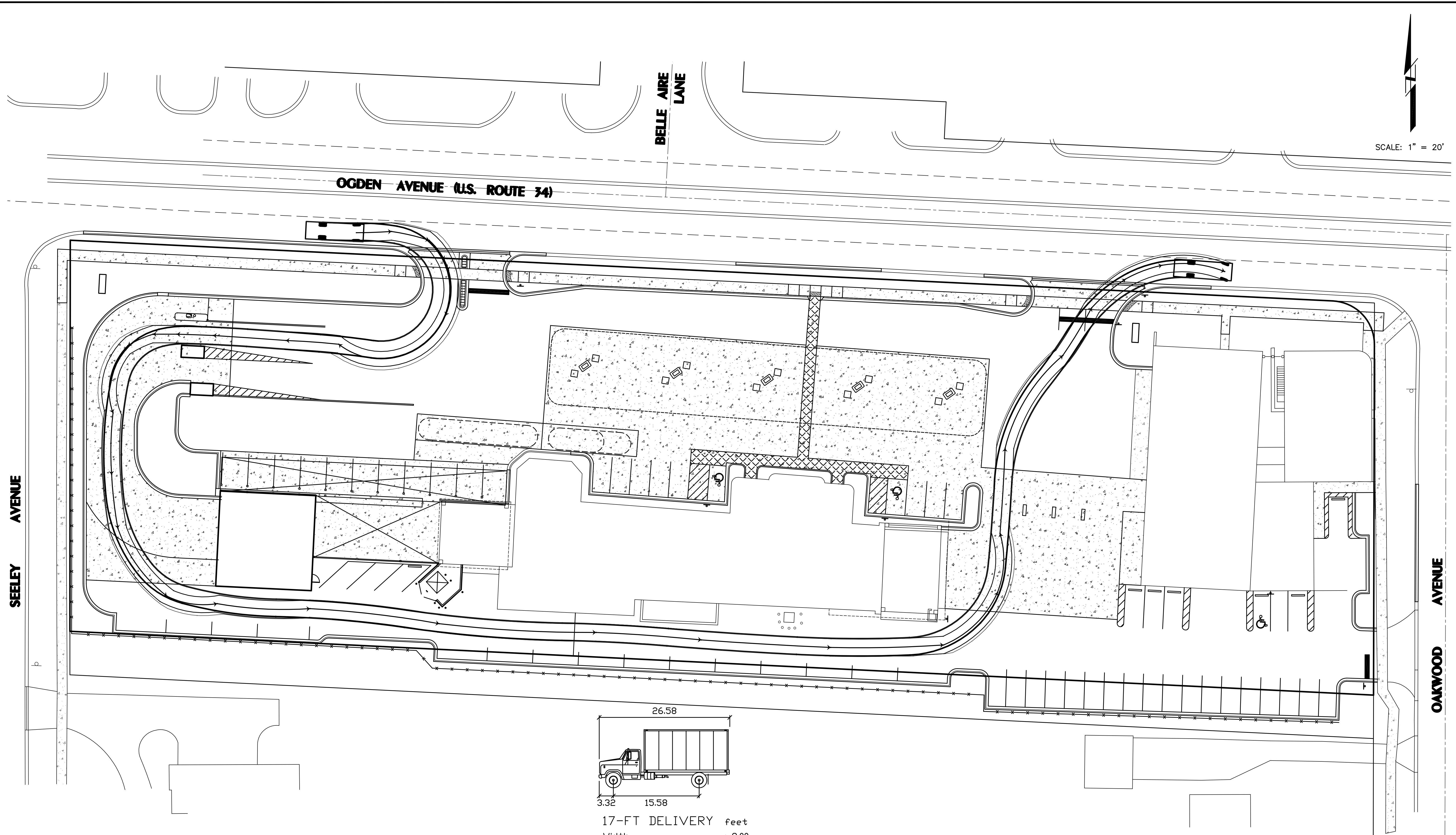
DELTA SONIC CAR WASH
 1415 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS

AUTOTURN EXHIBIT A TANKER TRUCK

DATE	NO.	REVISION
6-7-16	3	VILLAGE REVIEW COMMENT SET #1 (6-2-16)
4-22-16	2	VILLAGE/IDOT REVIEW / NEW LAYOUT
1-27-16	1	PER SANITARY/VILLAGE/IDOT REVIEWS

DRAWN	SCALE	SHEET
SJP	1"=20'	14
DESIGNED	DATE	PROJECT NO.
LGG	1-28-15	2002-028A

SCALE: 1" = 20'



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 ILLINOIS REGISTRATION No. 184-001040

ENGINEERS SURVEYORS

BENDERSON DEVELOPMENT CO.
 570 DELAWARE AVENUE
 BUFFALO, NY 14202

DELTA SONIC CAR WASH
 1415 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS

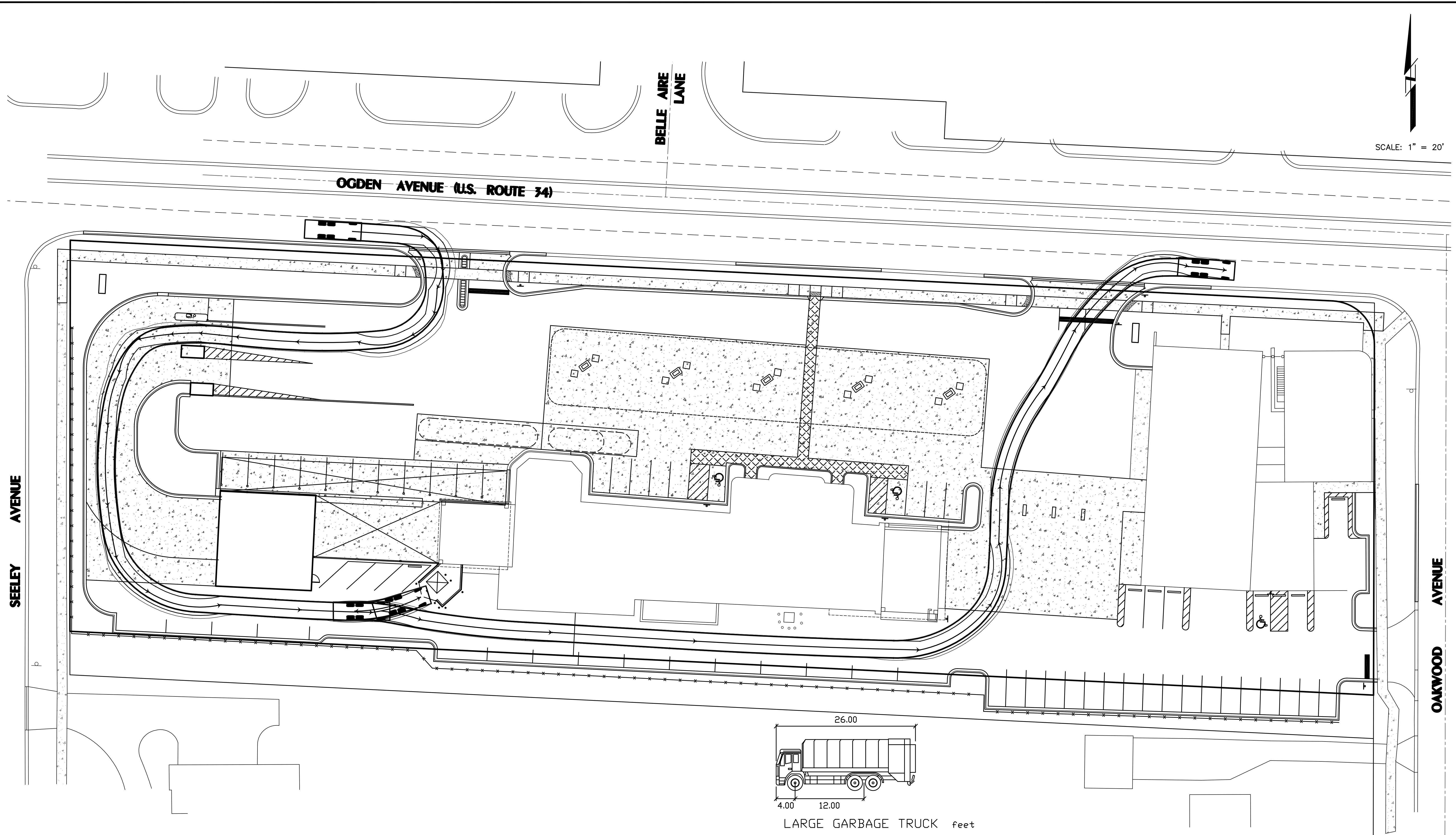
AUTOTURN EXHIBIT B DELIVERY TRUCK

DATE	NO.	REVISION
6-7-16	3	VILLAGE REVIEW COMMENT SET #1 (6-2-16)
4-22-16	2	VILLAGE/IDOT REVIEW / NEW LAYOUT
1-27-16	1	PER SANITARY/VILLAGE/IDOT REVIEWS

DRAWN SJP
DESIGNED LGG

SCALE 1"=20'
DATE 1-28-15
SHEET 15 OF 20
PROJECT NO. 2002-028A

SCALE: 1" = 20'



26.00
4.00 12.00

LARGE GARBAGE TRUCK feet
 Width : 8.50
 Track : 8.00
 Lock to Lock Time : 6.00
 Steering Angle : 40.00

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 ILLINOIS REGISTRATION No. 184-001040

ENGINEERS SURVEYORS

BENDERSON DEVELOPMENT CO.
 570 DELAWARE AVENUE
 BUFFALO, NY 14202

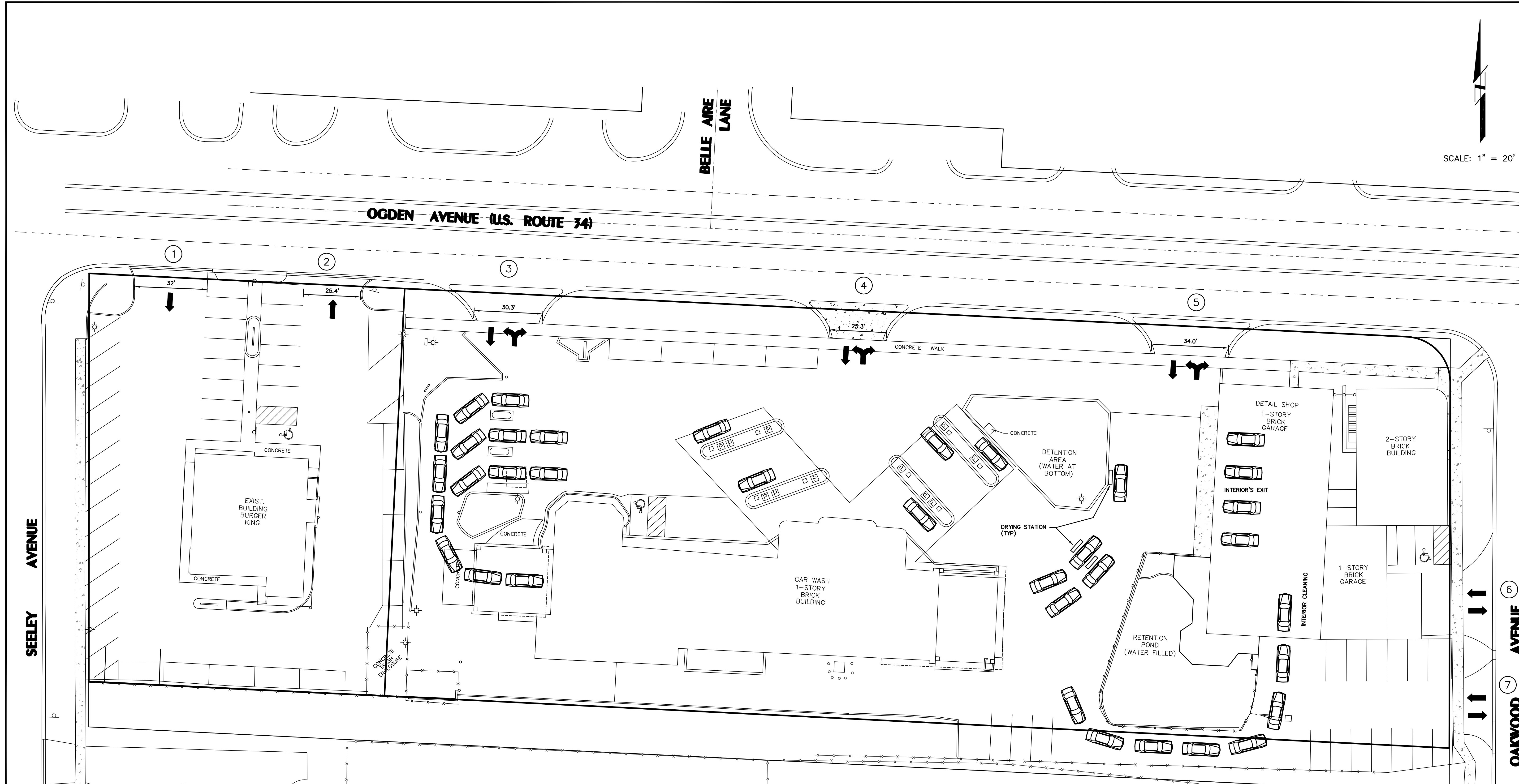
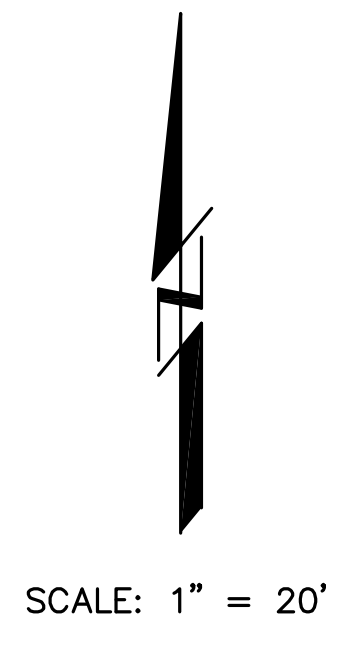
DELTA SONIC CAR WASH
 1475 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS

AUTOTURN EXHIBIT C
 GARBAGE TRUCK

DATE	NO.	REVISION
6-7-16	3	VILLAGE REVIEW COMMENT SET #1 (6-2-16)
4-22-16	2	VILLAGE/IDOT REVIEW / NEW LAYOUT
1-27-16	1	PER SANITARY/VILLAGE/IDOT REVIEWS

DESIGNED BY
 SJP
 LGG

SCALE 1"=20'
 SHEET 16 OF 20
 DATE 1-28-15
 PROJECT NO. 2002-028A



STACKING COUNTS	
PAYBOOTH:	5
INBOUND WASH:	9
OUTBOUND WASH:	5
INTERIOR CLEAN:	7

INTECH CONSULTANTS, INC.
 1989 UNIVERSITY LANE, SUITE D Lisle, Illinois
ILLINOIS REGISTRATION No. 184-001040

ENGINEERS SURVEYORS

BENDERSON DEVELOPMENT CO.
 570 DELAWARE AVENUE
 BUFFALO, NY 14202

DELTA SONIC CAR WASH
 1415 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS

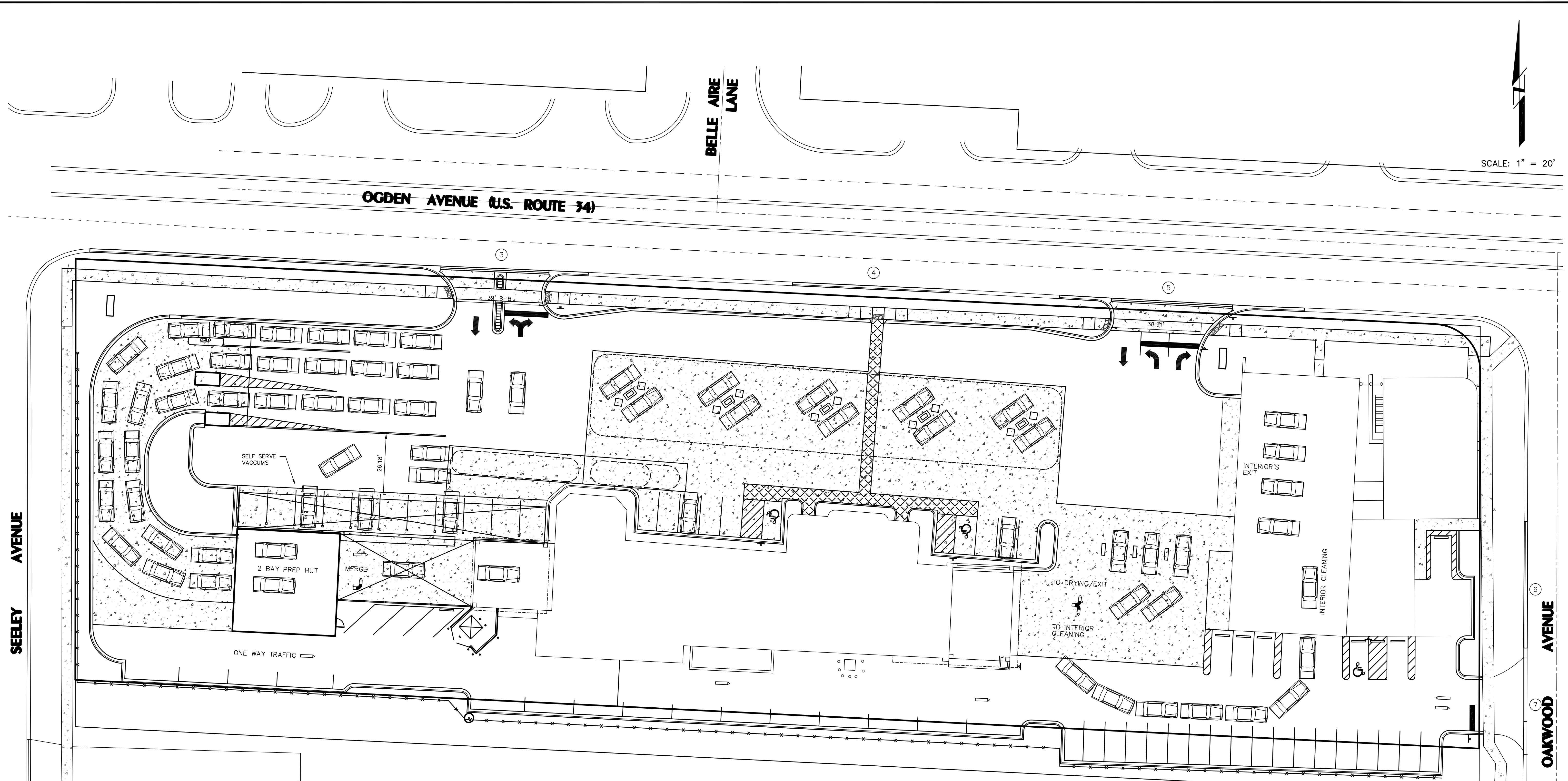
EXISTING TRAFFIC FLOW PLAN

DATE	NO.	REVISION
6-7-16	3	VILLAGE REVIEW COMMENT SET #1 (6-2-16)
4-22-16	2	VILLAGE/IDOT REVIEW / NEW LAYOUT
1-27-16	1	PER SANITARY/VILLAGE/IDOT REVIEWS

DRAWN	SCALE	SHEET
SJP	1"=20'	18
DESIGNED	DATE	PROJECT NO.
LGG	1-25-15	2002-028A

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SCALE: 1" = 20'



STACKING COUNTS	
PAYBOOTH:	15
INBOUND WASH:	19
OUTBOUND WASH:	5
INTERIOR CLEAN:	7
GAS PUMPS	10

NOTES:
 1. EXISTING ENTRANCE ① & ② FROM BURGER KING LOT AND ④ & ⑥ FROM DELTA SONIC LOT REMOVED WITH NEW DEVELOPMENT

INTECH CONSULTANTS, INC.
 1989 UNIVERSITY LANE, SUITE D LISLE, ILLINOIS
ILLINOIS REGISTRATION No. 184-001040

ENGINEERS SURVEYORS

BENDERSON DEVELOPMENT CO.
 570 DELAWARE AVENUE
 BUFFALO, NY 14202

DELTA SONIC CAR WASH
 1415 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS

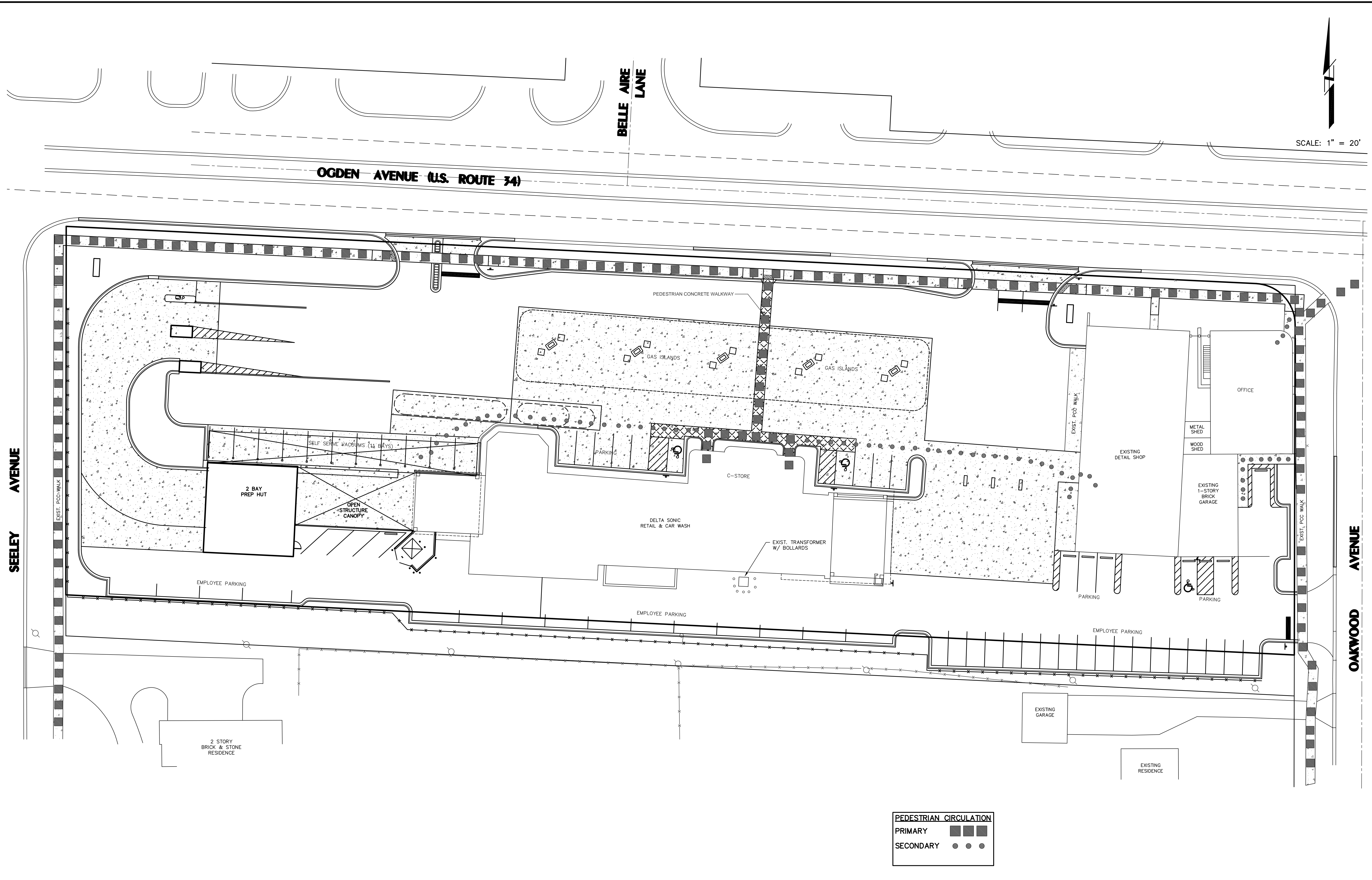
PROPOSED TRAFFIC FLOW PLAN

DATE	NO.	REVISION
6-7-16	3	VILLAGE REVIEW COMMENT SET #1 (6-2-16)
4-22-16	2	VILLAGE/IDOT REVIEW / NEW LAYOUT
1-27-16	1	PER SANITARY/VILLAGE/IDOT REVIEWS

DRAWN	SCALE	SHEET
SJP	1"=20'	19
DESIGNED	DATE	PROJECT NO.
LGG	1-28-15	2002-028A

M:\CAD Projects\2016\2016-028\Drawings\2016-028A Traffic_Plan.dwg, Proposed Traffic, 6/8/2016 5:12:57 AM, SJP

SCALE: 1" = 20'



PEDESTRIAN CIRCULATION

PRIMARY ■■■

SECONDARY ●●●

INTECH CONSULTANTS, INC.
 1989 UNIVERSITY LANE, SUITE D LISLE, ILLINOIS
ILLINOIS REGISTRATION No. 184-001040

**ENGINEERS
SURVEYORS**

BENDERSON DEVELOPMENT CO.
 570 DELAWARE AVENUE
 BUFFALO, NY 14202

DELTA SONIC CAR WASH
 1415 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS

**PEDESTRIAN
CIRCULATION
PLAN**

DATE	NO.	REVISION
6-7-16	3	VILLAGE REVIEW COMMENT SET #1 (6-2-16)
4-22-16	2	VILLAGE/IDOT REVIEW / NEW LAYOUT
1-27-16	1	PER SANITARY/VILLAGE/IDOT REVIEWS

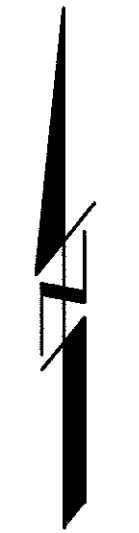
DESIGNED BY: SJP
 DRAWN BY: LGG

SCALE: 1"=20'
 SHEET 20 OF 20
 DATE: 1-28-15
 PROJECT NO.: 2002-028A

M:\CAD Projects\2016\2016-028\Drawings\2016-028A Traffic, Ped, Green, Land\16E0207.dwg, Pedestrian, 6/8/2016 5:13:30 AM, SJP

FINAL PLAT OF SUBDIVISION TO CONSOLIDATE LOTS OF DELTA SONIC DOWNERS GROVE

PIN NUMBERS: 09-06-405-001
09-06-405-007
09-06-405-008
09-06-405-009
09-06-405-010
09-06-405-026

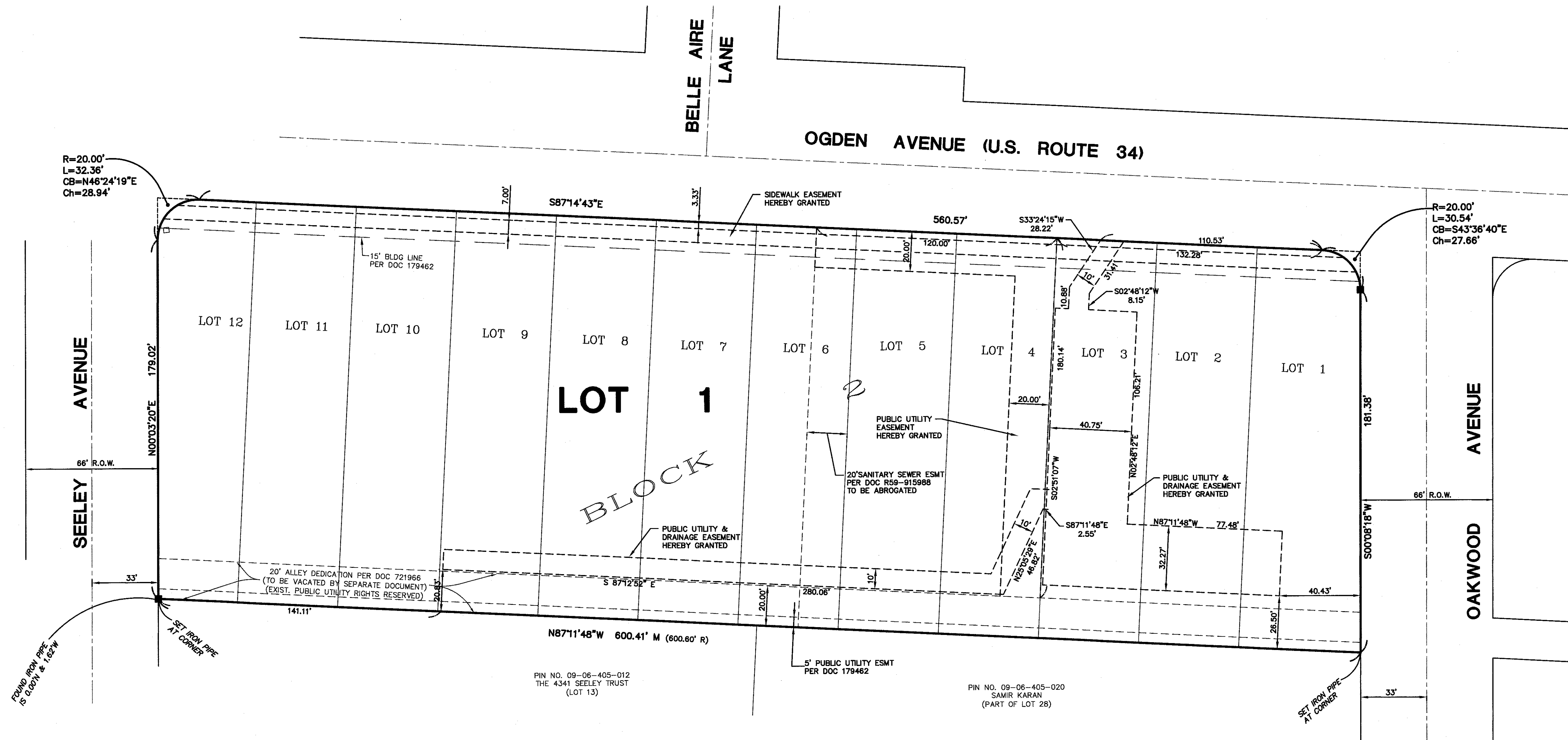


SCALE: 1" = 30'
BASIS OF BEARING - ASSUMED

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY,
ILLINOIS.

LEGEND
■ CONCRETE MONUMENT SET
--- EASEMENT LINE
--- SUBDIVISION BOUNDARY LINE

SITE AREA = 119,946 S.F. = 2.7536 AC.



PIN NO. 09-06-405-012
THE 4341 SEELEY TRUST
(LOT 13)

PIN NO. 09-06-405-020
SAMIR KARAN
(PART OF LOT 28)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS IS TO STATE THAT I, MARK STIMAC, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

LOTS 1 THROUGH 12, INCLUSIVE, IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF LOT 2 OF THE PLAT OF DOWNER ESTATE IN PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, RECORDED JUNE 26, 1924 AS DOCUMENT 179462, IN DUPAGE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587
LICENSE EXPIRATION/RENEWAL DATE 11-30-2016

INTECH CONSULTANTS, INC.
1989 UNIVERSITY LANE, SUITE D **ENGINEERS - SURVEYORS**
Lisle, Illinois 60532
PHONE: 630-964-5656 ILLINOIS REGISTRATION No. 184-001040

REVISED: 4-22-16
REVISED: 12-16-15
PREPARED: 1-21-2015

SHEET No. 1 of 2 JOB No.: 2002-028A

PIN NUMBERS: 09-06-405-001
09-06-405-007
09-06-405-008
09-06-405-009
09-06-405-010
09-06-405-026

FINAL PLAT OF SUBDIVISION TO CONSOLIDATE LOTS OF DELTA SONIC DOWNERS GROVE

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 DRAINAGE EASEMENT" OR SIMILAR LANGUAGE, 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 SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE PUBLIC UTILITY AND DRAINAGE 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 AND ONGRADE PATIOS.
2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE PUBLIC UTILITY AND DRAINAGE 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.
3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE PUBLIC UTILITY AND DRAINAGE 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 PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE PUBLIC UTILITY AND DRAINAGE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
4. 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 PUBLIC UTILITY AND DRAINAGE 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.
5. 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 HEREON.

BY: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT

_____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL,

DATED THIS ____ DAY OF _____, A.D., 20 ____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS COMPILED STATUTES, CH. 765, SEC. 205; HOWEVER, A HIGHWAY PERMIT IS REQUIRED OF THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED.

APPROVED THIS ____ DAY OF _____, A.D., 20 ____.

ILLINOIS DEPARTMENT OF TRANSPORTATION

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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 AT&T, 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 SUCFACED 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.

PUBLIC SIDEWALK EASEMENT

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

AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND OTHER SERVICE PROVIDERS OPERATING UNDER FRANCHISES OR OTHER AUTHORITY FROM SAID VILLAGE, INCLUDING, BUT NOT LIMITED TO THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS ON THIS PLAT, MARKED PUBLIC ACCESS EASEMENT, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT AND MAINTAIN A PUBLIC SIDEWALK AND OTHER NECESSARY STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH ABOVE MENTIONED WORK AND PUBLIC ACCESS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS. EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF DOWNERS GROVE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, OVER THE ENTIRE EASEMENT AREA FOR PUBLIC ACCESS, INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES.

WHEREAS, SAID PROPERTY DESCRIBED 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 PROPERTY 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 THIS 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 PROPERTY 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 PROPERTY COMPRISED WITHIN THIS 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 SHOWN UPON THIS PLAT ARE HEREBY SUBJECT TO SAID EASEMENT PROVISIONS AND RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED.

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

THIS CERTIFICATE SHALL BE DATED AND SHALL HAVE LINES FOR SIGNATURE OF THE OWNER (OR OWNERS) AND THE SIGNATURE AND JURAT OF A NOTARY PUBLIC.

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, COLLECTOR FOR THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR 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., 20 ____.

COLLECTOR _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR 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., 20 ____.

BY: _____
COLLECTOR _____

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, COUNTY CLERK OF DU PAGE 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 DU PAGE COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____, A.D., 20 ____.

COUNTY CLERK _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY,

ILLINOIS, ON THE ____ DAY OF _____, 20 ____ AT _____ O'CLOCK ____ M. AS DOCUMENT NUMBER _____.

DUPAGE COUNTY RECORDER

SCHOOL DISTRICT CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS _____ TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE _____ HIGH SCHOOL DISTRICT, AND _____ ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT _____, ILLINOIS THIS ____ DAY OF _____, A.D., 20 ____.

BY: _____

VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT,

THIS ____ DAY OF _____, A.D., 20 ____.

DIRECTOR OF COMMUNITY DEVELOPMENT _____

VILLAGE CLERK _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

DELTA SONIC CAR WASH SYSTEMS, INC. (LOTS 2 THRU 9 INCLUSIVE) HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS ____ DAY OF _____, A.D., 20 ____.

BY: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT

_____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL,

DATED THIS ____ DAY OF _____, A.D., 20 ____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

DAVID H. BALDAUF (LOTS 1, 10, 11 AND 12) HEREBY CERTIFIES THAT HE IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS ____ DAY OF _____, A.D., 20 ____.

BY: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT

_____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL,

DATED THIS ____ DAY OF _____, A.D., 20 ____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, A REGISTERED PROFESSIONAL

ENGINEER IN ILLINOIS AND _____ IS THE OWNER OF THE LAND DEPICTED HEREON OR THEIR 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 WATER 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 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., 20 ____.

REGISTRATION EXPIRATION DATE _____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER, STATE REGISTRATION NUMBER _____

PROPERTY OWNER: _____

INTECH CONSULTANTS, INC.
1989 UNIVERSITY LANE, SUITE D ENGINEERS - SURVEYORS
LISLE, ILLINOIS 60532
PHONE: 630-964-5656 ILLINOIS REGISTRATION No. 184-001040
SHEET No. 2 of 2 JOB No.: 2002-028A

REVISED: 4-22-16
REVISED: 12-16-15
PREPARED: 1-21-2015

FILE 15-PLC-0008 (continued from July 11, 2016): A petition seeking approval of a Planned Unit Development, a Rezoning from B-3, General Services and Highway Business to B-3/PUD, Special Use and Right-of-Way Vacation of the Alley to redevelop a fueling station and car-wash. The property is currently zoned B-3, General Services and Highway Business. The property is located on Ogden Avenue between Seeley and Oakwood Avenue, commonly known as 1401-1445 Ogden Avenue, Downers Grove, IL (PINs 09-06-405-001, -007, -008, -009, -010, -026). Michael Green, Petitioner and Delta Sonic Car Wash Systems, Inc., Owner.

Village Planner Ms. Leitschuh, walked through the petitioner's request, which consisted of four items: a request for a PUD, zoning map amendment, the special use request and the right-of-way vacation. The site consisted of the former vacant Burger King property (to be demolished) and the current Delta Sonic site. Staff had been working on this project for over a year. Staff reviewed the site on the overhead, noting the 20 ft. alley which the petitioner was asking to be vacated. Ms. Leitschuh referenced the plat of survey, stacking plan, and the various lots that would have to be consolidated into one lot.

Current conditions of the site were reviewed. She walked through the car wash process, explaining the lane set up, pointed out the existing detention basin, and reviewed the new site plan. The new site plan reflected a reduction from 16 fuel pumps down to 10 with a new canopy, adding a new lane for stacking purposes, new vacuum stalls, and a pre-wash bay to allow for two vehicles. A total of 52 parking spaces would be on-site. Plans for pedestrian connectivity and landscaping were pointed out. New, larger underground fuel tanks would be installed which Ms. Leitschuh believed would reduce delivery truck traffic. On-site traffic orientation was also reviewed.

Building elevations were reviewed by staff and the plat of vacation was also referenced. Ms. Leitschuh described how the proposal met the requirements of the village's Comprehensive Plan and its respective corridor. Bulk standards for the site were also referenced, noting all requirements were met except for one setback and the stacking requirement. Ms. Leitschuh pointed out that fuel stations are required to have two stacking spaces per pump, and the proposal had one, which she felt was an improvement to what currently existed. Also, the petitioner was required to have 8 stacking spaces for the detail shop, but currently 7 existed. Lastly, the applicant was seeking a 6-foot setback for the drive-through stacking lanes where a 25-ft. setback was required. Staff, however, supported the six-foot setback being proposed because B-3 to B-3 zoning existed between the two properties and B-3 zoning also existed across the street. Additionally, the purpose of the second lane being requested was to reduce the on-site congestion and to make the site work.

Addressing the request for the vacation of the alley, currently the parking requirement was a 20-ft. setback and the petitioner was at 14.3 feet. Staff did send letters to the utility companies asking them to maintain a regular public utility access easement across the area.

Continuing, staff spoke about the benefits of the proposal as it related to the planned unit development, zoning amendment, and the special use. Specifically, there would be increased safety due to better circulation, pedestrian connectivity, and operations restrictions to the site. There was a reduction in the curb cuts, improved landscaping, and relocation of the detention. Unifying features would carry across the building. Ms. Leitschuh emphasized how the petitioner had been working with staff over a year to address staff's concerns. As far as the zoning map amendment, Ms. Leitschuh stated this was part of the next step within the planned unit development process and

she found all criteria was met. The special use criteria for the fuel stations/car wash was also reviewed and staff believed the criteria was met.

It was reported that the petitioner held a neighborhood meeting with appropriate notices going out to residents within 250 feet of the property. Two individuals attended the meeting and expressed concerns of setbacks, landscaping, and shielding of residents' properties. Overall, staff supported the proposal with the caveat that the right-of-way vacation language be finalized with the neighbor (off of Sealy Ave.) and asked the Plan Commission to forward a positive recommendation to Village Council with the condition that 1) prior to Village Council the applicant secure, in writing, the consent of both the 4341 Sealy and 4340 Oakwood owners to vacate the adjacent alley, and, 2) the public drainage, utility and access easement is to be retained as noted on the plat of vacation.

Per commissioner questions, staff confirmed there would be an 8-foot privacy fence along the southern property line and the proposed foot candle lighting requirement was 0.1.

On behalf of Delta Sonic, Ms. Kathleen West, with Dommermuth, Cobine, West, et al., 111 E. Jefferson Ave., Naperville, and James Boglioli, in-house counsel and planning director for Delta Sonic were present. Addressing the fence question, Mr. Boglioli indicated he was working with the neighbors to the west on Sealy and there would be a fence next to the drive aisle along with landscaping on the neighbor's side. Next, a six-foot fence would be installed for the first 100 feet so a drive aisle could not be seen, and then the fence would drop to four fence for the remainder of the length, as it approached the corner. He would modify the plans according.

Mr. Boglioli identified three 21-ft. light poles on the site and stated they currently met code at the property line and would include new lighting with downward shielding with true box fixtures, which would not reflect back onto the neighbors' property.

Additional questions directed to the petitioner included: what was the current fencing along the south property line, to which Mr. Boglioli stated was a staggering of two six-ft. fences –not joined, and they would be replaced with one continuous eight-foot stockade fence. Asked how much additional depth the petitioner was picking up near the garbage area, Mr. Boglioli stated 20 feet was picked up and the area would be more organized now. Dialog followed that employee parking would now exist where the vacation of the alley was taking place. When asked if the current landscaping would remain on the Sealy side, Mr. Boglioli explained that he spoke to the one neighbor and they had agreed that Delta Sonic would give them a 160-ft. easement, 20-foot wide over the landscaped area since that neighbor planted the landscaping and wanted to maintain it, subject to the easements Delta Sonic needed to get for the alley vacation. The fence would be against Delta Sonic's curb line. Illumination for the back alley area would include a couple of 21-foot light poles with downward cut-off lenses, along with security lighting and surveillance.

Mr. Michael Yount, environmental compliance officer, Buffalo, New York, explained where the delivery trucks would deliver fuel during their night deliveries. Ms. Hogstrom asked about the future underground retention pond and whether it would be comparable to the current retention pond.

Ms. Lauren Gardner, Intech Consultants, Inc., 1989 University Lane, Lisle explained the current 48-inch pipe along the rear of the building would remain and be connected to the new underground system that would replace the existing small pond and the pond west of the detail shop. It will be a

larger storage site than what is currently being provided on-site. Ms. Gardner confirmed no retaining wall would be necessary at the west end of the property due to the grading being leveled.

Chairman Rickard opened up the meeting to public comment.

Mr. Scott Richards, 1130 Warren, Downers Grove, asked staff if the existing parking and sidewalk along Ogden were being changed, wherein Ms. Leitschuh confirmed they were not.

Ms. Julie Wojechowski, 4340 Sealy Avenue, wanted to confirm that the petitioner was moving the fence five feet from the sidewalk and that it was correctly depicted on the petitioner's plans. She also wanted to confirm with the petitioner that landscaping would be planted. She asked where the garbage was located, when it would be picked up, and the latest hour the business would be open.

Hearing no further public comment, the chairman closed the public hearing.

Mr. Boglioli returned and stated that with regard to the resident's concern about the landscaping and fence, the six-foot fence would be placed up against the curb for the first 100 feet heading towards Ogden Avenue and four-feet high for the remainder. All landscaping would be placed on the residential side of the fence which was what the resident wanted. No changes for the current hours of operation were being planned. As far as trash removal, Ms. Kathleen West returned and stated that trash removal usually occurred at 8:00 a.m. three times per week.

Mr. Boglioli closed by emphasizing to the commissioners that his client purchased the Burger King property to improve the site. The business was not generating any additional business with the changes and the petitioner was making the site better, safer, and more efficient and also decreasing the intensity of the site, given a restaurant would generate more traffic.

Chairman Rickard invited commissioner input. Mr. Cozzo pointed out that three conditions under the zoning ordinance were not being met: the south setback from 20 feet to 14.3 feet; the stacking requirement of two spaces and only one being provided per pumping station; and the 8 stacking spaces needed for the detail shop, where currently there were 7 spaces. However, he also pointed out the positives of the proposal and supported the proposal. Lastly, he stated that the approval criteria for the zoning map amendment, the special use and request for vacation were met, in general. The chairman concurred.

A question was directed to staff on whether staff had any concerns about the western fence being six feet high, as opposed to a four-foot high fence, as requested by the neighbor. Ms. Leitschuh indicated the only concern was visibility when driving on Sealy north and then when hit Ogden, but she now believed the proposal was a good compromise.

WITH RESPECT TO FILE 15-PLC-0008, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PLANNED UNIT DEVELOPMENT, REZONING, SPECIAL USE AND ALLEY VACATION SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ENGINEERING, ARCHITECTURAL AND LANDSCAPE DRAWINGS PREPARED BY INTECH CONSULTANTS, INC. DATED JANUARY 28, 2015 AND LAST**

REVISED ON JUNE 7, 2016, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.

2. THE PROPOSED FENCE ALONG THE FIRST 100 FEET OF THE SOUTH PROPERTY LINE SHOULD BE A MAXIMUM OF SIX FEET IN HEIGHT PER THE ZONING CODE. THE FENCE ALONG THE WEST PROPERTY LINE SHOULD BE A MAXIMUM OF FOUR FEET OPEN DESIGN.
3. THE APPLICANT SHALL PAY THE VILLAGE \$270,000 PRIOR TO THE EXECUTION OF THE ALLEY VACATION.
4. THE FENCE ALONG THE WEST PROPERTY LINE SHOULD BE PLACED ALONG THE DRIVEWAY CURB AND ALLOW LANDSCAPE MATERIALS TO BE PLANTED ALONG THE STREETSIDE OF THE FENCE.
5. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.
6. THE APPLICANT SHALL MAINTAIN ALL SIDEWALKS AND PLAZA AREAS THAT ARE ON AND IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.
7. STORMWATER AND UTILITY EASEMENT SHALL BE GRANTED OVER THE DETENTION AREA IN THE PARKING LOT.
8. THE APPLICANT SHALL ADMINISTRATIVELY CONSOLIDATE ALL LOTS INTO ONE LOT OF RECORD PRIOR TO ISSUING A BUILDING PERMIT.
9. THE APPLICANT SHALL REDUCE LIGHT LEVELS TO SECURITY LEVEL NO LATER THAN 30 MINUTES AFTER THE CLOSE OF BUSINESS.
10. PRIOR TO VILLAGE COUNCIL, THE APPLICANT SHALL SECURE IN WRITING THE CONSENT OF BOTH 4341 SEALY AND 4340 OAKWOOD TO VACATE THE ADJACENT ALLEY;
11. THE PUBLIC DRAINAGE, UTILITY AND ACCESS EASEMENT IS TO BE RETAINED AS NOTED ON THE PLAT OF VACATION.

SECONDED BY MS. JOHNSON. ROLL CALL:

AYE: MR. COZZO, MS. JOHNSON, MS. HOGSTROM, MRS. RABATAH, MR. THOMAN, CHAIRMAN RICKARD

MOTION CARRIED. VOTE: 6-0

James A. Boglioli
Delta Sonic Carwash Systems, Inc.
570 Delaware Avenue
Buffalo, NY 14202

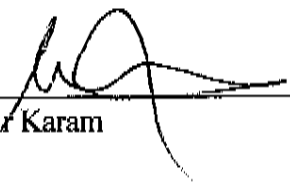
Re: 4340 Oakwood Avenue, Downers Grove

Dear Mr. Boglioli,

I am the owner of the property located at 4340 Oakwood Avenue, Downers Grove. I understand that Delta Sonic has applied to the Village of Downers Grove for certain zoning and subdivision approvals to allow Delta Sonic to renovate its existing Ogden Avenue facility. I also understand that (a) Delta Sonic has requested that the Village vacate the alley located between its property and my property, located at 4340 Oakwood Avenue, (b) that as an adjacent property owner, I have the right to acquire the south one-half of that portion of the alley as it abuts my property and (c) that Delta Sonic is proposing to maintain the alley in its current state with no changes being proposed as part of its renovation.

Please be advised that I do not have any interest in acquiring the alley and I waive any right I may have in and to the alley adjacent to my property. You are authorized to provide this letter to the Village of Downers Grove.

Sincerely,



Samir Karam



VILLAGE OF
DOWNERS GROVE

Rebecca Leitschuh <rleitschuh@downers.us>

1852: Delta Sonic -- Plan Commission Public Hearing

2 messages

John C. Germanier <jgermanier@dupagelawfirm.com>

Sat, Aug 13, 2016 at 2:42 PM

To: rleitschuh@downers.us

Cc: spandey@downers.us, Kevin Kinney <KevinKinney@benderson.com>, James Boglioli <jmb@benderson.com>, Sara Comtois <officeadmin@dupagelawfirm.com>

Ms. Leitschuh,

I am the attorney for the 4341 Seeley Trust ("Trust") which holds title to the real estate commonly known as 4341 Seeley, Downers Grove, IL 60515.

This writing will confirm that the Trust approves the contents of the attached Plat of Vacation. This correspondence is in lieu of the letter referenced by Mr. Boglioli in his August 4, 2016 email to you and others.

If you have any questions or concerns, please contact me at the number below. If the reply is by email, there may be delay in my answer.

Very truly yours,

--

John C. Germanier

Sisul & Germanier, LLC

5120 Main Street, Suite One

Downers Grove, IL 60515

P: [630.353.0130](tel:630.353.0130)

F: [630.353.0135](tel:630.353.0135)

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 **2002-028A PLAT OF VACATION.PDF**
139K

Rebecca Leitschuh <rleitschuh@downers.us>

Mon, Aug 15, 2016 at 8:32 AM

To: "John C. Germanier" <jgermanier@dupagelawfirm.com>

Cc: Swati Pandey <spandey@downers.us>, Kevin Kinney <KevinKinney@benderson.com>, James Boglioli <jmb@benderson.com>, Sara Comtois <officeadmin@dupagelawfirm.com>

Thank you for the notification. I will add the correspondence to the file and make note of the agreement.

Rebecca

[Quoted text hidden]

--

Rebecca Leitschuh, AICP

Senior Planner
Community Development
Village of Downers Grove
[630.434.5520](tel:630.434.5520)