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#### VILLAGE OF DOWNERS GROVE Report for the Village 7/6/2021

SUBJECT:	SUBMITTED BY:
Special Use - 2500 Ogden Avenue	Stan Popovich, AICP Director of Community Development

#### **SYNOPSIS**

The petitioner is requesting approval for a Special Use to permit a side-by-side drive through at 2500 Ogden Avenue.

#### STRATEGIC PLAN ALIGNMENT

The goals for 2019-2021 include *Strong and Diverse Local Economy*.

#### **FISCAL IMPACT**

N/A

#### RECOMMENDATION

Approval on the July 13, 2021 active agenda per the Plan Commission's unanimous 9:0 positive recommendation. The Plan Commission found that the proposal is compatible with the Comprehensive Plan and meets all of the standards for a Special Use found in Section 28.12.050.

#### **BACKGROUND**

#### Property Information & Zoning Request

The subject property is zoned B-3, General Services and Highway Business and was constructed in 2005 with a single drive-through. The petitioner is proposing to replace the single drive-through with a side-by-side drive-through in the same location. There are no proposed changes to either the interior or exterior of the existing building. The expansion of the drive-through requires a Special Use pursuant to Section 28.5.010 of the Zoning Ordinance where a drive-through is listed as a permitted Special Use in the B-3 zoning district.

#### Compliance with the Comprehensive Plan

The Future Land Use Plan designates the site as Corridor Commercial. This includes a range of retail, service, office and business activities. A combination of these uses should serve a dual role by providing for the daily needs of the local residents while continuing to provide goods and services to the larger region. To stay competitive, the Comprehensive Plan calls for reinvestment in the regional commercial areas to retain current businesses and attract new restaurants. The addition of the side-by-side drive-through will allow Culver's to manage the disruption to circulation within their parking lot while continuing to efficiently serve both local resident and neighboring communities.

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### Compliance with the Zoning Ordinance

The property is zoned B-3, General Services and Highway Business District. The proposed side-by-side drive-through use is listed as an allowable Special Use in this district. The proposed development meets all of the bulk requirements in the General Services and Highway Business District. A total of eight parking stalls will be removed with the construction of the new drive-through lane. Parking is still sufficient for the site, as the total number of parking stalls will be reduced to 97 spaces, where 48 spaces are required.

#### **Public Comment**

Prior to and during the Plan Commission meeting, staff did not receive any inquiries regarding this proposal.

#### **ATTACHMENTS**

Ordinance
Aerial Map
Staff Report with attachments dated June 7, 2021
Approved Minutes of the Plan Commission Hearing dated June 7, 2021

2500 Ogden Special Use – 21-PLC-0014

#### ORDINANCE NO. \_\_\_\_\_

# AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 2500 OGDEN AVENUE TO PERMIT A RESTAURANT WITH A SIDE-BY-SIDE DRIVE-THROUGH

WHEREAS, the following described property, to wit:

LOT 23 (EXCEPT THE WEST 16.9 FEET THEREOF) AND ALL OF LOTS 24, 25, 26, AND 27 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S FOURTH OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT 190962, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 2500 Ogden Avenue, Downers Grove, IL 60515

PIN(s): 08-01-302-037; 038; -043 and -044

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

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12.050 of the Zoning Ordinance be granted to permit a restaurant with a side-by-side drive-through; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing for the petition on June 7, 2021 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

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

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

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

<u>SECTION 1</u>. That Special Use of the Property is hereby granted to permit a restaurant with a side-by-side drive-through.

<u>SECTION 2.</u> This approval is subject to the following conditions:

- 1. The Special Use shall substantially conform to the staff report dated June 7, 2021; engineering and landscape drawings prepared by Kimley Horn dated March 26, 2021 and last revised on May 25, 2021, except as such plans may be modified to conform to the Village codes and ordinances.
- 2. A final administrative plat of consolidation will be required prior to permit issuance.

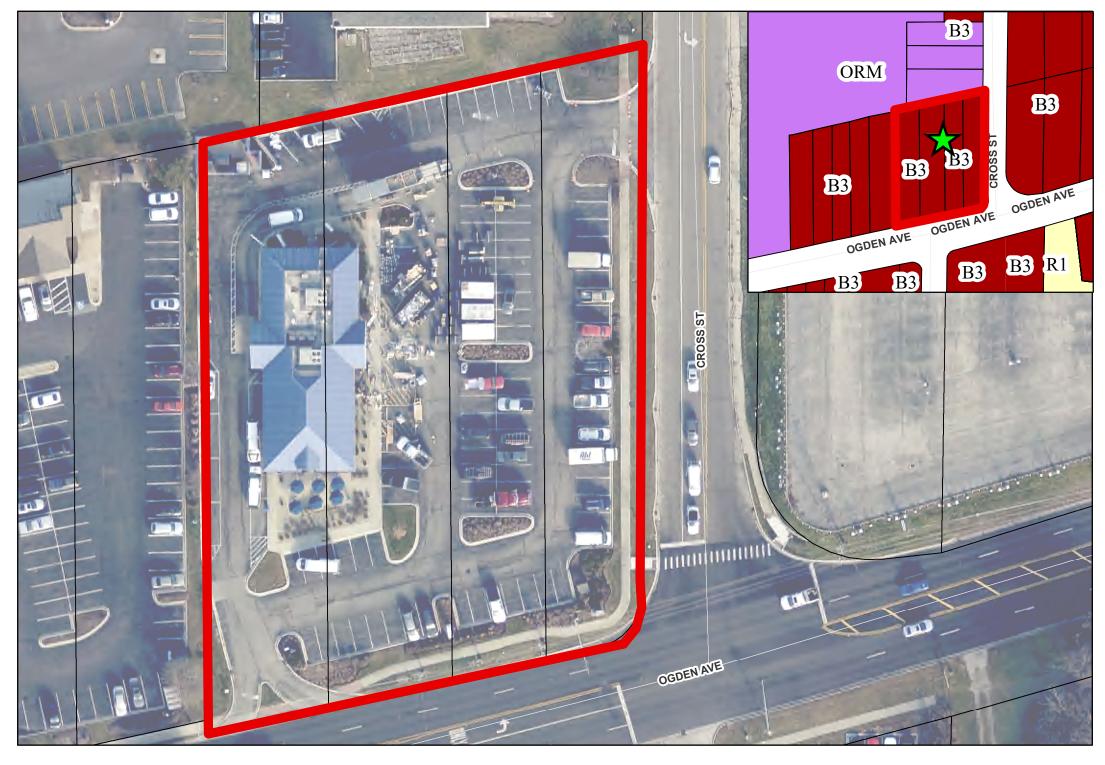
SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and/or revocation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

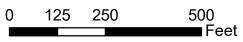
<u>SECTION 4</u>. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

<u>SECTION 5</u>. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

		Mayor
Passed:		•
Published:		
Attest:		
	Village Clerk	

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**Location Map: 2500 Ogden Avenue** 





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### VILLAGE OF DOWNERS GROVE REPORT FOR THE PLAN COMMISSION JUNE 7, 2021 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
21-PLC-0014 2500 Ogden Avenue	Special Use	Flora Ramirez, AICP Development Planner

#### REQUEST

The petitioner is requesting approval for a Special Use to permit a side-by-side drive-through at 2500 Ogden Avenue.

#### NOTICE

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

#### **GENERAL INFORMATION**

**OWNERS:** Katie Bulgrin, KS Grove Foods

2500 Ogden Avenue Downers Grove, IL 60515

**PETITIONER:** Joseph Mayer, P.E.

Kimley-Horn

4201 Winfield Road, Suite 600

Warrenville, IL 60555

#### PROPERTY INFORMATION

**EXISTING ZONING:** B-3, General Services and Highway Business

EXISTING LAND USE: Culver's Restaurant

**PROPERTY SIZE:** 72,004.52 sq. ft. (1.65acres)

**PINS:** 08-01-302-043, 08-01-302-044, 08-01-302-037 and 08-01-302-038

#### **SURROUNDING ZONING AND LAND USES**

	ZONING	FUTURE LAND USE
NORTH:	O-R-M, Office-Research-Manufacturing Corridor	Corridor Commercial
South:	B-3, General Services and Highway Business	Corridor Commercial
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. Application/Petition for Public Hearing
- 2. Project Narrative
- 3. Plat of Survey

21-PLC-0014; 2500 Ogden Avenue June 7, 2021 Page 2

- 4. Site Plan
- 5. Landscape Plan

#### **PROJECT DESCRIPTION**

The property commonly known as 2500 Ogden Avenue is located on the northwest corner of Ogden Avenue and Cross Street and is zoned B3, General Services and Highway Business. Constructed in 2005, a Culver's restaurant with a single drive-through currently exists on the subject property. The existing single lane drive-through is located north of the building. Parking is provided around the perimeter of the site and in front of the building.

The petitioner is proposing to replace the single lane drive-through with a side-by-side drive-through in the same location. There are no proposed changes to either the interior or exterior of the existing building. Additionally, the right-in/right-out curb cut onto Ogden Avenue and the single curb cut onto Cross Street will remain and the counter-clockwise traffic pattern will be unchanged. The new drive-through and drive aisle configuration and landscaping will result in the removal of eight parking spaces, bringing the total number of parking spaces to 97, where 48 is required.

The petitioner is requesting a special use for the expansion of the existing drive-through, pursuant to Section 28.5.010 of the Zoning Ordinance where a drive-through is listed as a permitted Special Use in the B-3 zoning district.

#### COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is designated as Corridor Commercial in the Comprehensive Plan. The plan recommends the corridor commercial areas include a blend of neighborhood-oriented commercial retail, offices, smaller regional retail and service uses. These uses serve a dual role by providing for the daily needs of the local residents while continuing to provide goods and service to the larger region. The special use is necessary to allow the side-by-side drive-through. The addition of the side-by-side drive-through will allow Culvers to manage disruption to circulation within their parking lot and on Cross Street. As such, the side-by-side drive-through will assist Culver's in continuing to efficiently serve both local residents and neighboring communities.

The proposed development meets the goals of the Comprehensive Plan.

#### **COMPLIANCE WITH ZONING ORDINANCE**

The property is zoned B-3, General Services and Highway Business. The proposed side-by-side drive-through use is listed as an allowable Special use in this district. The bulk requirements of the proposed side-by-side drive-through in the B-3 zoning district are summarized in the following table:

Proposed Culver's Drive-Through	Required	Proposed
Stacking Spaces	8	12
Street Setback (south)	50 ft. from center line of Ogden	224 ft.
Side Setback (west)	N/A	17.2 ft.
Street Setback (east)	8ft.	107 ft.
Rear Setback (north)	N/A	9.9 ft.

#### TRAFFIC AND CIRCULATION

The additional drive-through lane is a complementary use that is not anticipated to have any negative impact on the existing traffic patterns in the area and no roadway improvements or traffic control modifications will be necessary for access to Ogden Avenue and Cross Street. The drive-through stacking currently meets the Zoning Ordinance with eight stacking spaces provided; the additional lane

21-PLC-0014; 2500 Ogden Avenue June 7, 2021 Page 3

will provide four additional stacking spaces. The restaurant does not anticipate an increase in the total amount of trips to their site, rather a shift in the percent of customers that are utilizing indoor seating vs. drive-thru service. As such there is no anticipated impact on the adjacent roadway network by the installation of the second drive-thru.

#### **ENGINEERING/PUBLIC IMPROVEMENTS**

The property is primarily impervious with the parking lot and building taking up the majority of the property. The proposal calls for a new green space between the drive-through lanes resulting in a small decrease in the impervious surface area on the property. The site will be required to meet all requirements of the stormwater ordinance.

Public improvements are not required. The Ogden Avenue and Cross Street curb cuts will remain. Existing public sidewalks are currently located along both Ogden Avenue and Cross Street. The petitioner is proposing no new utilities to the building.

#### **PUBLIC SAFETY REQUIREMENTS**

The Fire Prevention Division has reviewed the proposed plans and has no concerns. There are no proposed interior or exterior modifications to the building so there are no additional fire safety requirements for the building itself.

#### **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 *Enterprise Newspaper*, *Inc.* (*The Bugle*). Staff did not receive any resident inquiries regarding the proposed development.

#### STANDARDS OF APPROVAL

The petitioner is requesting a Special Use approval to expand the existing drive-through. The review and approval criteria is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report, and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

#### Section 28.12.050.H Approval Criteria

No special use may be recommended for approval or approved unless the respective review or decisionmaking 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:
- 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.
- 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.

#### DRAFT MOTION

21-PLC-0014; 2500 Ogden Avenue June 7, 2021

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Staff will provide a recommendation at the June 7<sup>th</sup>, 2021 meeting. Should the Plan Commission find that the request meets the standards of approval for a Special Use staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 21-PLC-0014:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 21-PLC-0014, subject to the following conditions:

- 1. The Special Use shall substantially conform to the staff report; engineering and landscape drawings prepared by Kimley Horn dated March 26, 2021 and last revised on May 25, 2021, except as such plans may be modified to conform to the Village codes and ordinances.
- 2. A final administrative plat of consolidation will be required prior to permit issuance.

Staff Report Approved By:

Stanley J. Popovich, AICP

**Director of Community Development** 

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0 125 250 500 Feet **Location Map: 2500 Ogden Avenue** 



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May 25, 2021

Village of Downers Grove Plan Commission 801 Burlington Avenue Downers Grove, IL 60515

RE: Culver's Double Drive Thru– Project & Traffic Narrative

2500 Ogden Avenue Downers Grove, IL 60515

Plan Commission:

Kimley-Horn and Associates, Inc. (Kimley-Horn), serves as the engineering consultant for KS Grove Foods, Inc, the owner and operator of the existing Culver's Restaurant at 2500 Ogden Avenue in Downers Grove, IL. On behalf of KS Grove Foods, Inc, Kimley-Horn has prepared a Special Use Permit Application to install a second order point, also known as a side-by-side double drive-thru, to serve the existing restaurant.

#### **Existing Conditions:**

The existing 1.65-acre property includes four parcels: 0801302037, 0801302038, 0801302043, and 0801302044. It is zoned B-3, in which the restaurant is a permitted use. Kimley-Horn understands that an approved Plat of Consolidation for the four parcels will be required prior to the Village issuing a Building Permit. A draft Plat of Consolidation has been included with this submittal for the Village's review.

The existing Culver's restaurant is approximately 4,750 square feet with 105 parking spaces and a single lane drive-thru serving the store. Based on Village parking requirements, 10 parking spaces are required for each 1,000 SF of building area resulting in 48 required parking spaces. The existing lot exceeds the minimum parking requirements.

#### **Project & Traffic Narrative:**

Drive-thru service has been a growing aspect of Culver's Restaurant business, even before the COVID pandemic. Prior to March of 2020, Culver's Restaurant at 2500 Ogden Avenue operated with over 50% of their transactions through the drive-thru. Culver's experiences peak wait times in their drive-thru operations on weekends during lunch and dinner hours; 11am-1pm and 5pm-7pm. With a single drive-thru in use, the restaurant traditionally has a 12-15 car stack from the menu board. To prevent this stack from impacting Cross Street, the owner has in the past closed parking spaces to wind the drive-thru through their parking lot. Given the location of the right-in right-out on Ogden Avenue, it is not typically impacted by the drive-thru stack.

When restaurants were forced to close their indoor seating due to the COVID Pandemic, the drive-thru became the singular means of operating the restaurant. In response to the additional drive-thru demand, Culver's created a temporary second order point which has been operating since June of 2020. The temporary second order point includes a register from the indoor counter within a small shelter. The second order point provides a dual benefit by adding queuing spaces within the parallel lane and also allowing food orders to be processed more quickly, reducing the queue time prior to the menu board. Culver's provides "order-waiting" spaces in the form of designated parking spaces to manage the wait

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time after payment is complete as well. By implementing both of these procedures, Culver's has been able to manage the disruption to circulation within their parking lot and on Cross Street.

Culver's would like to formalize the addition of this second drive thru with the proposed improvements. This would allow their team members to take orders from inside at all hours of the day, and during all weather conditions. The temporary shelter is not an ideal solution as it isolates one employee outdoors, and they are unable to accept cash payments from customers.

The restaurant does not anticipate an increase in the total amount of trips to their site, rather a shift in the percent of customers that are utilizing indoor seating vs drive-thru service. Thus, Kimley-Horn does not anticipate an impact on the adjacent roadway network by the installation of the second drive thru. The side-by-side drive-thru is an established operating condition for many restaurant users in the area as well.

#### **Proposed Conditions:**

As shown on the Civil Engineering Plans prepared by Kimley-Horn, the second order point will be installed at the rear of the property adjacent to the existing order point. The installation will cause a net loss of 8 parking stalls, but the 97 proposed parking spaces still exceed minimum code requirements. The existing landscape setback from the rear lot line will not be impacted by the proposed improvements. Overall, there will be a net reduction of 500 square-feet in impervious surfaces within the project area. Landscaping has been proposed in a new island around the second order point to provide screening around the proposed equipment as well. Kimley-Horn is not aware of any variances or deviations from the code that would be required to install the second order point.

Sincerely,

Joseph Mayer, P.E.

Kimley-Horn and Associates, Inc.

Phone: 630-487-5563

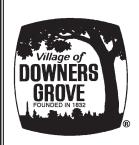
Email: joe.mayer@kimley-horn.com

Jongt Mayer

#### Attachments:

- (1) Plan Commission Petition and Checklist
- (1) Special Use Criteria
- (1) Owner Authorization Letter
- (1) \$1,145 Check made payable to the Village of Downers Grove
- (6) Civil Engineering, Survey and Landscape Plans (reduced 11x17)
- (1) List of Property Owners for Public Notice
- (1) Plat of Consolidation (draft)

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# Review and Approval Criteria SPECIAL USES

Plan	Commission N	Number &	Title: _	

## A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

#### Section 28.12.050.H Approval Criteria (Special Uses)

No special use may be recommended for approval or approved unless the respective review or decisionmaking 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 Culver's property is located in the B-3, General Service and Highway Business zoning district. Under Section 5.010 of the Zoning Ordinance, a drive-through facility is listed as an allowable Special Use in the B-3 zoning district. This standard is 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 Culver's restaurant building with a drive-through use is an established business within the community and provides a desirable service that contributes to the general welfare of the community. The proposed installation of the second drive-through order point will optimize the restaurant's service to its customers within the community and mitigate circulation or traffic concerns. This standard is 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 modifications to the existing Culver's restaurant 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 second order point will reduce the drive-through wait time thus relieving congestion or circulation concerns within the existing Culver's parking lot. Landscaping and screening will be added which will enhance the aesthetics of the property. The proposed drive-through is similar in nature to other commercial uses along Ogden Avenue. This standard is met.

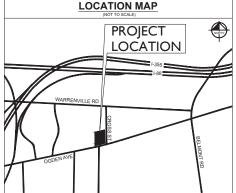
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## FINAL ENGINEERING PLANS **CULVER'S**

2500 OGDEN AVENUE DOWNER'S GROVE, ILLINOIS 60515





**BENCHMARKS** 

SITE BENCHMARKS: (LOCATIONS SHOWN ON SURVEY)

ELEVATION=771.01 (NAVD 88)

#### Sheet Title C0.0 TITLE SHEET ALTA SURVEY (BY OTHERS) V0.0 BOUNDARY AND TOPO SURVEY (BY OTHERS) V0.1 C1 0 GENERAL NOTES AND DETAILS EXISTING CONDITIONS AND DEMO PLAN C3.0 SITE PLAN C4.0 GRADING AND EROSION CONTROL PLAN

#### UTILITY AND GOVERNING AGENCY CONTACTS

COMMUNITY DEVELOPMENT VILLAGE OF DOWNERS GROVE NILLAGE OF DOWNERS GROV 801 BURLINGTON AVE DOWNERS GROVE, IL 60515 TEL: (630) 434-5520 CONTACT: JASON ZAWILA

BUILDING DEPARTMENT VILLAGE OF DOWNERS GROVE 801 BURLINGTON AVE 60515

PUBLIC WORKS DEPARTMENT 801 BURLINGTON AVE DOWNERS GROVE, IL 60515 TEL: (630) 493-8821 CONTACT: JULIE LOMAX

POWER COMPANY COMED 2 LINCOLN CENTER OAKBROOK TERRACE, IL 60181 TEL: (800) 334-7661

NATURAL GAS COMPANY NICOR GAS 90 FINLEY RD LOMBARD, IL 60148 TEL: (888) 642-6748

TELEPHONE COMCAST XFINITY 618 FOX VALLEY CENTER DR AURORA, IL 60504 TEL: (773) 290-7467

#### PROJECT TEAM

2500 OGDEN AVENUE DOWNERS GROVE, IL 60515 CONTACT: KATIE BULGRIN

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WNFIELD RD, SUITE 600 WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOE MAYER, P.E.

LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINEIELD RD SUITE 600 4201 WINFIELD RD, SUITE 600 WARRENVILLE, IL 60555 TEL: (630) 487–5550 CONTACT: DANIEL GROVE, PLA, AICP, LEED AP

SURVEYOR GENTILE AND ASSOCIATES, INC. 550 E. ST. CHARLES PLACE LOMBARD, IL 60148 TEL: (630) 916-6262

#### **LEGAL DESCRIPTION**

LOT 23 (EXCEPT THE WEST 16.9 FEET THEROF) AND ALL OF LOTS 24, 25, 26, AND 27 IN BLOCK 2 IN ARTHUR T. MCKINTOSH AND COMPANY'S FOURTH OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION I, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREO'R RECORDED ARTHL S, 1925 AS DOCUMENT 190962, IN DUPAGE COUNTY, ILLINOIS

### Sheet List Table Sheet Number LANDSCAPE PLAN L1.0

I, JOSEPH MAYER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES COILL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CULVER'S BY KIMIEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED, AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 24TH DAY OF MARCH , A.D., 2021. ILLINOIS ICENSED PROFESSIONAL ENGINEER 062-069577 MY LICENSE EXPIRES ON NOVEMBER 30, 2021
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



ORIGINAL ISSUE: 03/26/2021 C<sub>0.0</sub>

DUPAGE COUNTY BM #0166. STATION IS LOCATED ALONG THE EAST SIDE OF FINLEY ROAD AT THE OVERPASS FOR INTERSTATE BB. 110.0 FT NORTH OF CENTERLINE OF A CAR DEALERSHIP ENTRANCE AND 32.0 FT EAST OF THE CENTERLINE OF FINLEY ROAD NORTHBOUND. MONUMENT IS A 3.5 INCH BRASS DISK ON THE SOUTH END OF THE EAST BRIDGE WALL OF THE OVERPASS. PROFESSIONAL ENGINEER'S CERTIFICATION SE FLANGEBOLT ON HYDRANT APPROXIMATELY 2.6 FT EAST AND 0.5 FT NORHT OF THE NORTHEAST CORNER OF SUBJECT PROPERTY/ ELEVATION=749.44

SHEET Ш E E

CULVÉR'S DRIVE-THRU IMPROVEMENTS

KHA PROJECT NO SHEET NUMBER

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## ALTA/ACSM LAND TITLE SURVEY GRAPHIC SCALE BY GENTILE AND ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS LOT 23 (EXCEPT THE WEST 16.9 FEET THEREOF) AND ALL OF LOTS 24, 25, 26, AND 27 IN ELGOK 2 IN ARTHURT, INAMPOORABLY FOURTH OGGEN ARXINE SUBDIVISION, BEING A SUBDIVISION IN THE SCENOTIN 1. TOWNSHIP 38 NORTH, RANCE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT 1909628, IN DUPAGE COUNTY, LILLIONS TOTAL AREA: 72,004.52 sq. ft. (1.65 acres) PROPERTY COMMONLY KNOWN AS: 2500 W. OGDEN AVENUE, DOWNERS GROVE, ILLINOIS. FOUND CROSS NOTCH 14.74' E. ON LINE WENNLIND'S ASSESSMENT PLAT PER DOC. NO. 549698 LOT 27 LOT 26 LOT 25 LOT 24 LOT 188 LOT 22 -WEST LINE OF LOT 23 ON (THE WEST 16.90' OF LOT (1) ARC- 26.38\* RAD.=20.00' CHD.=24.51' CHD. BRG.=S75'55'10"W 15' BUILDING ® LEGEND FOUND IRON ROD 7.05' NW'LY & 0.95' E. UTILITY PEDESTAL UTILITY POLE UIGHT STANDARD USGN POST (ROUTE NO. 34) BACK OF CURB 2.35' SELY AVENUE 576 55 10 W OGDEN Ost grease trap Water valve vault MANHOLE O CLOSED COVER DRAINAGE STRUCTURE O OPEN COVER DRAINAGE STRUCTURE CURB INLET/CATCH BASIN CO SANITARY SEWER MANHOLE WATER SHUTOFF VALVE WITH 8" CASING STATE OF ILLINOIS) COUNTY OF DUPAGE) MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2634161, EFFECTIVE DATE MARCH 12, 2015. TO: 1) FIRST AMERICAN TITLE INSURANCE COMPANY 2) KS GROVE LAND LLC SURVEY RELATED SCHEDULE "B" ITEMS LISTED AS FOLLOWS: 28 BALDING STRACK LINE PER DOCUMENT 19962 FOTTED AND SHOWN HEREON. 33 SHACKT PROPERT WINCKLIP BY HER LANE AGREEMENT PER DOCUMENT R88—216538, BUT THE FIRE LANES DO NOT PHYSICALLY DINCOACH ON TO 30 DOCUMENT R8902—83325 VON THEPUED TO SHACK PROPERTY. 32 DOCUMENT R8902—83325 VON THEPUED TO SHACK PROPERTY. 33 DOCUMENT R8902—83325 VON THEPUED TO SHACK WITH STREET STREET AND SHOWN HERCON, MAN LE SELECTION FOR STREET RESTORMENT ON THE BROWN THE DEPONMENT AND SHOWN HERCON, MAN LE SELECTION FOR STREET RESTORMENT AND THE BROWN THE BROWN THE PROPERTY AND THE BROWN THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA ACOM LIAUTE. SURVEYS, JOINTLY ESTABLED AND ADOPTED BY ALTA AND INSPS, AND INCLUDES

BASE SCALE : 1 INCH = 20 FEET DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF DRAWN BY :

DRAWN BY :

SURVEYED BY : LR-RG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

34) APPROXIMATE LOCATION OF EASEMENT FOR STORM WATER PER DOCUMENT NO. R2005-240040 SHOWN. (DOCUMENT ILLEGIBLE).

BASIS OF BEARING: ASSUMED WEST LINE OF CROSS STREET TO BE SOUTH OO DEGREES 36 MI SECONDS EAST.

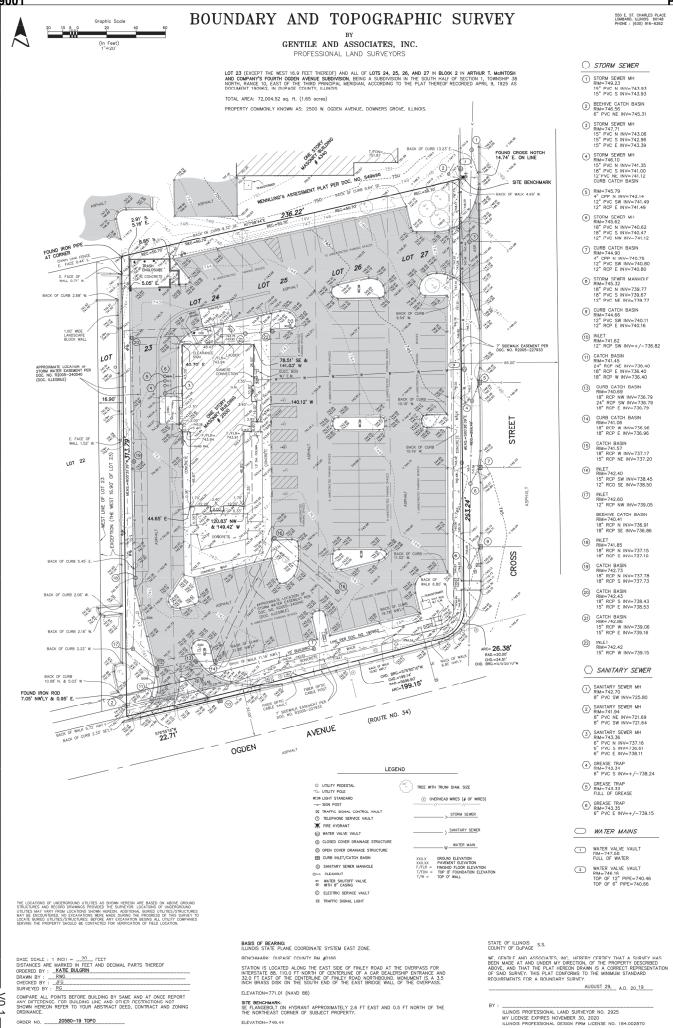
UPON INSPECTION OF FLOOD INSURANCE RATE MAP DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS. NO. 17043C0803H. COMMUNITY NUMBER 170204. EFFECTIVE DATE DECEMBER 16, 2004, ALL OF THE SUBJECT PROPERTY SYONOM HEREON LIES WITH ZONE "X" (RAEAS DETERMINED TO BE QUITSDE 0.2% ANNUAL CHANCE FLOODELAIN).

THE FIELD WORK WAS COMPLETED ON MAY 12, A.D. 2015.

DATE OF PLAT: MAY 19, A.D. 2015.

ORDER NO.

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SCALE: AS NOTED
DESIGNED BY: JPM
DRAWN BY: KCO

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COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CHANGE CONTRACTOR.

- COPES OF SOLS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER, ANY BRACHIC, SHEETING OR SPECIAL CONSTRUCTION MEMODIS GERBED RICESSARY BY THE CONTRACTOR IN ORDER TO INSTALL AND ACTIONAL SOLS BATA MEETED TO OWNER HE CONTRACTOR'S OPPONED TO THE SURSOL CONCINIONS SHALL BEET DONE AT THE CONTRACTOR'S EXPENSE SHALL GRIAN THE OWNER'S WAS ALL BEING AT THE CONTRACTOR'S EXPENSE SHALL GRIAN THE OWNER'S WAS THE CONTRACTOR'S DEPONED AS THE CONTRACTOR SHALL GRIAN THE OWNER'S WAS THE CONTRACTOR SHALL GRIAN THE OWNER'S WAS THE CONTRACTOR SHALL GRIAN THE OWNER'S WAS THE OWNER WAS
- THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF: A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.
- B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
- C. "ILLINOIS RECOMMENDED STANDARDS FOR SEMAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
- D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.
- F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
- STANDARD SPECIFICATIONS, SUPPLIBIBITIAL SPECIFICATIONS, AND DECLERANCE SPECIAL PROVIDENCE CONSTRUCTION LIAMS, AND SIRREGULARY DETAILS, REVAIL TO BE CONSIDERED AS PART OF THE CONTRACTOR'S MORK MAY NOT BE SPECIFICALLY NOTE, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACTOR
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DISJUE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROBECT, AS SHOWN ON THE FLANS, ARE INCLUDED IN THE CONTRACT. ANY TITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT BUT SHOWN ON THE PLANS, SHALL BE CONDECTED INCODENTIAL TO THE CONTRACT THE CONTRACTOR SHALL NOTBY THE GUINEER MANEGATERY IN THE EVENT OF A DISCOGRAPACY WITH THE FLANS AND CANATTERS.
- MEDICALLY IN IL CRUIT OF LOCATION WITH THE PROPERTY OF THE CONTINUED IN SECURITY OF THE CONTINUED IN A SECURITY OF THE CONTINUED IN
- THE CONTRACTOR SHALL SUBSCIORE TO ALL CONSTRUME SECULATIONS AND SHALL CITEM MALE PRESSAME PRIOR ACKNOT FEMALE PROOF TO STAMMED GROW, THE CONTRACTOR BY LOSING PHESE MAKES FOR THEME WORK, ACKNET TO HIGH MAKESS MAKET-HIGHN AND ASSOCIATES, ARE, THE MAKESPALTY, THEN EMPLOYEES AND ACKNETS AND THE COST OF DEPENSE ARRISHO QUIT OF CONTRACTOR(S) LABILITY, CLAMES, DAMAGES, AND THE COST OF DEPENSE ARRISHO QUIT OF CONTRACTOR(S)
- 10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.
- 11. ASSIGNATES FOR THE DISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-MAYS ARE SHOWN ON THE PLANS ACCIONANT TO AVAILABLE RECORDS, THE CONTRACTOR REPORTED AND ARE SHOWN OF A CONTRACTOR PROTECTION FROM BOANGE OUT TO CONTRACTOR MAY AND A CONTRACTOR WITH A CONTRACTOR SHOWN OF THE PUBLIC OF THE ACCIONATION OF THE NEW CONSTRUCTION, AND A CONTRACTOR SHALL MOTHER TO BOTH THE CONTRACTOR SHALL MOTHER TO BOTH THE CONTRACTOR SHALL MOTHER TO THAT THE CONTRACTOR SHALL MOTHER TO THE ACCIONATION OF THE RESULUCION.
- OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACULTATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRE BONDS AND EMPENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND ASSEMBNTS.
- 13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET B' THE SLIKEVIDE AT THE CONTRACTOR'S IXPENSE.
- 14. THE CONTRACTOR SHALL NOTIFY AFFECTED COURSINENTIAL AGENCES IN WRITING AT LEAST THREE THAL ROOMED DATE PRIOR TO COMMENCIANTS OF CONSTRUCTION. BY ADDITION, THE CONTRACTOR SHALL NOTIFY, AS RECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER.
  SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
- 14.8. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO WIST THE SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNITE. THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS, COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.
- DELINEAR TO THE RESPECTIVE OWNERS.

  ALL TREES TO BE SAMED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE AROUTECT
  AND SHALL BE PROTECTED PIR IDOT SECTION 2016.5. THE ROHIT——WAY LIKE AND LANTS OF THE
  CONTRACTOR'S OPERATIONS SHALL BE CLARKLY DETRING THROUGHOUT THE CONSTRUCTION PRIOR. ALL
  TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMACE TO TRIANG, GRANCHES AND ROOTS, NO
  EXCHANGING, TRUING OR ROMAING IS TO BE DOOR WISHOF THE POR INC. OF THESE UNLESS OTHERMISE
  EXCHANGING, TRUING OR ROMAING IS TO BE DOOR WISHOF THE POR INC. OF THESE UNLESS OTHERMISE.
- ALL EXISTING PAYEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSE REMOVAL BEFORE COMMENCEMENT OF PAYEMENT REMOVAL.
- 20. ALL EXISTING UTILITIES OR INPROVEMENTS, INCLIDING WALKS, CURBS, PAVEMENT, AND PARKWAYS ANALOGO OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORDED TO THEIR RESPECTIVE UNILSS A PAY ITEM IS USED ON THE BIO LIST.
- 21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CLUVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS FOR ANY PERMITS REQUIRED FOR SUC
- 22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRAS-CIL AND GREAKE RESDUE, MACHINERY, TOCK, AND OTHER MEDICILARCIUS TIBLES WHICH REPER NOT CONTRACTOR SHALL BE RESPONSED. FOR ACCURING DAY AND ALL PREMITS MCCESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER, BURNING ON THE STEE IS NOT PERMITTED.
- 23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-HAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED IN THE MINICIPALITY. APPROVED, TO PROCEED MUST BE CREATED FROM THE MINICIPALITY FOR TO NISTALLING PAYMENT BASE, BINGER, AND SIRFARE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS INCESSED, AND SIRFARE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS INCESSED.
- AV IN THOSE HAVE BEEN SEL, AN INCLUSIONT.

  WE WIRE SHOWN ON THE FAME OF DISCUSSION OF HE PROMETE ENTING SHAWARE TRISCOSIS OF THE STREET, AND T
- 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HANNE THE UTILITY COMPANIES LOCATE THER FACILITY IN THE FIRLD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MANTENANCE AND PRESERVANCE OF THESE FACILITY. THE DEPORTED FOR SON TO WERNART THE CONTRACTOR SHALL CALL JULILE. (1-800-892-0123) AND THE MANDEPAULT FOR UTILITY CALLS THE CONTRACTOR SHALL CALL JULILE. (1-800-892-0123) AND THE MANDEPAULT FOR UTILITY CALLS THE CONTRACTOR SHALL CALL JULILE. (1-800-892-0123) AND THE
- 26. THE CHERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CARLE TV, PHONE, ELECTING, GAS AND INBUSTATION SERVICES, CHERAL CONTRACTOR SHALL BE RESPONSEED. FOR SECURING ECONETICS, THE COORDINATION SHALL BE CONSIDERED RECORDING TO SHALL BE RESPONSEED. AND ADDITIONAL CONTRACTOR ANGEMENT WITH THE OWNERS, ANY CONTRACTOR MICHIGAN SHALL BE COMPANIED AND CONTRACTOR AT NO ADDITIONAL COST TO THE COMES.
- 27. CONTRACTOR IS TO VERFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STRAFFING WORK.

- ALL FRAMES AND LIDS FOR STORM AND SANTARY SEWERS, VALVE VALUET COVERS, FIRE HYDRANTS, AN B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WARRE CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCORPORTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ASSESSMENTS AS REQUIRED BY THE MINICIPALITY LIBOR DIVINI INCRECTION OF THE DROLLEY.
- OF PRIMARY SHALL NOT BE FLUSHED DIRECTLY ONTO THE WORK SMEARLES WHENEVER PROSERVE HOSSEL HOSS
- TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.
- F SOT, SPAYOL, OR OTHER UNBATTABLE SOLES WITH INCOMPRIED COMPRESSOR STREETING LISS. THAN 0.5. THE ARE DISCONSISTED AT THE GROUND OF THE TRENDS, ALL, SICH MINERAL SHALL BE REMOVED AND REPLACED WITH WILL-COMPACTED, CRUSHED LIMISTONE BECOME MEDITARY, SHALL BE REMOVED OF ALL LESST SOLE (OR MODES BECOME THE STOTE OF THE PROPERTY OF THE STREET, AND ALL BEST SOLES OF THE OLD THE TOTAL OF THE STREET, AND ALL BEST SOLES OF THE OLD THE OLD THE STREET SOLES OF THE OLD THE OLD THE OLD THE STREET SOLES OF THE OLD THE OLD THE OLD THE STREET SOLES OF THE OLD THE OLD THE OLD THE STREET SOLES OF THE OLD THE
- THE TREMONES FOR PIPE INSTALLATION SHALL BE KEPT DRY IT ALL THES DURING PIPE PLACEMENT. APPROPRIATE PACHES TO LIMITION IN DEPT. TREMONE SHALL BE PROVIDED BY THE CONTRICTION. APPROPRIATE PACHES TO LIMITION TO LIMITION SHALL BE SUBMITTED TO AND APPROPRIES BY THE COMMER PROPE TO SHALL BE SUBMITTED TO AND APPROVED BY THE COMMER PROPE TO SHALL BE SUBMITTED TO AND APPROVED BY THE COMMER PROPE TO CONTRICTION UNIVESS APPROVED IN WINTING BY THE COMMER.
- A AFTER THE STORM SEMER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER MALE! PROTECTION BEGOOD CONTROL A LLOCATIONS NECONTED BY THE DEMNER, HE PURPOSE OF STORM SEMER SYSTEM FROM ADJACENT HAVE RESIDENCE PROFILE OF THE STORM SEMER SYSTEM FROM ADJACENT HAVE RESIDENT MEMORANCE AREAS.
- S. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIFF AND DEPRIS.
- Beginning of Common analysis of Common analysis of Common and Comm
- THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON—SITE AT ALL TIMES.
- ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE
- ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR, IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVIL.
- WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWNOS CAN BE PREPARED. RECORD DRAWNOS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL EMPROVEMENTS, INCLIDING VERHICATION OF ALL CONCRETE PADS, INVERT, RM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD CESSION CHANGES APPROVED BY THE OWNER.

#### EARTHWORK NOTES

- I. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOL, AND GROUNDWATER CONDITIONS AT THE SITE.
- THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED CRADE AND THAT PAYEMENT THICKNESS, TOPSOIL ETC., MUST BE ACCOUNTED FOR.
- THE CONTRACTOR SHALL MANTAIN POSITIVE DRAINING DURING CONSTITUCTION AND PREVENT STORMARE FROM RUNNING INTO OR STANDING IN DICKNATED AREAS. THE FAURE TO PROVIDE PROPER DRAINING, WILL MICKATE, MY POSSILE ADDE COMPRISATION REQUISTED DUE TO DELIVIS OR UNSULTABLE MATERIALS CREATED AS A RESULT THEREOF, FINAL GROUPS SHALL BE PROTECTED AGAINST DAMAGE THE DESCRIPTION, AND THEREOF, PAIL GROUPS SHALL BE PROTECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SECREMENTATION CONTROL MESSURES. THE MINIL ESTABLESHARDLY OF RESOND CONTROL PROCEDURES AND THE FLACEMENT OF SLIT AND FILTER FEMONS, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL COORD BEFORE GRADES BEFORE.
- , PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FEMCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FEMCE SHALL BE PLACED IN A CRICLE CONTREDA AROUND HE TREE, THE OLIMIENTS OF WHICH SHALL BE SUIT HAT THE CHITEE OPER TOWN (EXTENT OF PURITHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE PRICES LAKE SHALL NOT BE DISTRIBED.
- TOPSOIL EXCAVATION INCLUDES: EXCAVATION OF TOPSOL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT MILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL, EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOL OR FILLING AREAS.
- PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY FROSION CONTROL MEASURES FOR STOOKPILE.
- TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THI TRANSITIONAL MATERIAL BETTMERS THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SIT
- TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.
- EARTH EXCAVATION INCLUDES:

TESTING AND FINAL ACCEPTANCE

- EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF O.1 FEET OF THE FLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPPERATION.
- STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL WITHIN SIX (6) INCHES OF THE PLAN FINSHED GRADE ELEVATION, IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCLURENCE OF THIS OWNER.
- COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAYMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREA.
- UNQUITABLE MATERIAL: UNSUTABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITAB FOR THE SUPPORT OF PANEMENT AND BULDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSICL DEFINE AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE EXCRIBER WITH THE CONCREDENCE OF THE OWNER.
- MISCELLANEOUS, THE CONTRACTOR SHALL: SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
- SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLES TO CUIT AREAS AS WELL AS FILL AREAS.
- ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHEVING THE SPECIFIED COMPACTION.
- BACKFILL THE CURB AND QUITTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
- . THE CONTRACTOR SHALL PROMDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAYEMENT SUBGRADE PRICK TO THE PLACEMENT OF THE CURB AND QUITTER AND THE BASE MATERIAL THIS SHALL BE WITHESSED BY THE TESTING ENGINEER AND THE OWNER. (SEF PAYMAS SEPTEMENT)
- 2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

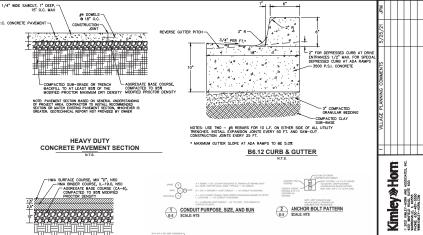
#### **PAVING NOTES** GENERAL

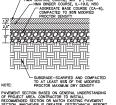
- ICLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT O SE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, CURING CONCRETE PAMERNT, CURBS, AND WALSS; AND FINAL CLEAN—UP AND ALL
- I. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER RARECADING WARMING DEVICES. AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONTROLUTION, ALL CONFIGN TO THE MANUAL OF UNFORM TRAFFIC CONTROL DEVICES (MUTOD), LATEST EDRION, AND IN ACOORDANCE WITH THE MUNICIPALITY CODE. SUBGRADE PREPARATION
- EARTHMONE FOR PROPOSED PAVEMENT SUBGRACE SHALL BE FINSHED TO WITHIN 0.1 FOOT, FLUS OR MINUS, OF FAUN ELEVATION, THE CONTINUED SHALL CONTINUE THAT THE SUBGRACE HAS BEEN CONTINUED AND THE SUBGRACE HAS BEEN COLLABORATED. THE SUBGRACE HAS BEEN CONTINUED AND THAT THE CONTINUED AND THE CONTINUED AND THAT THE CONTINUED AND THA
- PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWIN
- 2.2.1. SCARIFY, DISC, AND AERATE.
- 2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL. 2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.
- 2.2.4. USE OF GEOTEXTILE FABRIC.
- MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.
- 5. PROR TO THE CONSTRUCTION OF THE CURB AND GUITTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAYMENT AREA SMALL BE (INSC-GRADED TO WITHIN COS-FIET (1/2 INSC)) OF FINAL SHERPINGE ELEVATION, TO A POINT THIO (2) FETE BEYOND THE BASE OF THE CURB, SO AS TO DESIRIE THE PROPER THOUSESS OF PAYMENT COURSES. NO CLAUS FOR CICIES QUANTITY OF BASE MATERIALS DUE TO REPROPER SHEROMER PETERATION BLUE HORSONED.
- PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER. CONCRETE WORK
- ALL EXTENSION CONCRETE SHALL BE PORTLAND COMENT CONCRETE WITH ARE EXTRAINMENT OF NOT LESS THAN FIVE (0.50) ON MORE THAN EXHIT (0.50) FENCENT, CONCRETE SHALL BE A WINDAM OF SX (0.9) BAG MAX AND SHALL DEVELOR A MANIMAL OF AND PORTLAND FOR COMPRESSIVE STRINGHT AT THE THEORY LOSS OF COMPLETS ALL CONCRETE SHALL BE BROOM-FRISHED PERPENDICULAR TO THE DIRECTION OF THANKE.
- CONCRETE CUBS AND/OR COMBINATION CUBS AND QUITER SMALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTICIDED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PARABETH COSES SCIENCIA TO DETERMENT BE CUTTER LOS THEORY ON THE ADMICACE MASS THE CONTRACTOR OF THE CONTRACTOR OF THE CONTRACTOR OF THE CONTRACTOR OF THE OFFICE AND THE CONTRACTOR OF THE CONTR
- CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE ILLINGIS ACCESSIBILITY CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED. FOR THE PURPOSE OF PROMONING ACCESSIBILITY.
- THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.
- CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS, PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MICIED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURRS, DRIVWAYS, FOUNDATIONS, AND OTHER STRUCTURES.
- CONCRETE CURING AND PROTECTION SHALL BE PER IDOT STANDARDS. TWO (2) COATS OF IDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.
- . THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM. FLEXIBLE PAVEMENT
- THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AIGLES SHALL BE AS DETAILED ON THE PLANS, OMESS CHERNIES SHOWN ON THE PLANS, THE FLERBLE PAVEMENTS SHALL COURSE! OF AGREGATE BASE COUNSEL, TYPE IN HIS ROBBERT COURSE; II-FI, 18-50. AND HAM SURFACE COURSE, MA 160, OF HIS THOOMESS AND AUTRIALS SPECIFED ON THE PLANS. THEOMESSES SPECIFED SHALL BE CONSIDERED TO BE THE MEMBER COMPACTED THROOMESS.
- APPROVED. PROCEDED TO THE SURFACE COURSE, THE BRICER COURSE SHALL BE CLEARED AND TRACKED THE OTHER PROPERTY. ALL COMMENDS MEETS IN THE BRICER SOURCE OF COMES BALL OF COMES BALL OF COURSE AND THE CONTRACTOR SHALL OF COURSE AND THE COURSE OF COURSE AND THE COURSE OF C
- IESTING AND FINAL ACCEPTANCE.
- PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.
- FINAL ACCEPTANCE OF THE TOTAL PAYEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.
- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPALITY CODE, WHEN CONFLICTS ARIS BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECIPIENCE

#### SIGNAGE AND PAVEMENT MARKING NOTES

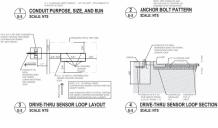
- ALL SIGNING AND PAYEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT)
- SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE, LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD. POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE EDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).
- SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH IDOT STANDARDS.
- PAVEMENT MARIONGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSMAKS, AND DIRECTIONAL ARROWS, SHALL BE REPLECTORIZED THERMOPLASTIC ON ASSHALT AND EPOXY ON CONCRETE OR AS APPROVED BY LOOT.
- PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS SHALL BE PAINT IN ACCORDANCE WITH IDOT STANDARDS.
- COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCH AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE.

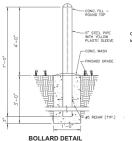
- CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION.
- all accessible routes, general site and building elements, ramps, curb ramps, striping, an Pavement markings shall conform to ada standards for accessible design, latest edition. ANY COMPONENTS OF THE PROJECT SERVING MILTH-FAMILY ORMEROS AND HULLINGS IN BULLINGS THAT HAVE (4) OR MORE UNITS FOR DIRECTION SHALL ALSO CONFORM TO THE FAR HOUSING ACT (FINA), AND COMPLY WITH THE FAR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEPARTMENT OF HOUSING AND URBAN
- BEFORE PLACING PAREMENT, CONTRACTION SHALL VERFY, THAT STITUBLE ACCESSIBLE PEDESTRAIN ROUTES (PER) AND FOR HOLD AND FOR DEPOSE PLACE AND SERBANCE, ACCESSIBLE PRODUCES PLACE AND ACCESSIBLE BOUTES, IN NO LOAD SHALL AN ACCESSIBLE PAREMENT SHALL SHALL AND ACCESSIBLE BOUTES, IN NO LOAD SHALL AN ACCESSIBLE FOR ADMINISTRATION OF ACCESSIBLE FOR ADMINISTRATION ACCESSIBLE F
- CONTRACTOR SHALL TAKE FIELD BLOSE MEASUREMENTS ON PINSHED SUBGRAGE AND FORM BOARDS PORT OF PLACEN PAYMENT TO VERYT THAT ADA SLOVE REQUIREMENTS ARE PROVIDED, CONTRACTOR OF PAYMENT OF A PAYMENT ADA SLOVE REQUIREMENTS ARE PROVIDED, CONTRACTOR OF PAYMENT OF A PAYMENT OF A PAYMENT CANADAM OF SUBJECT.

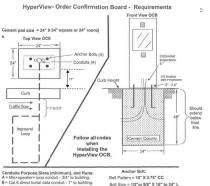




#### STANDARD DUTY ASPHALT PAVEMENT SECTION









Keep conduits and anchor Be sure to place the menu board in a position that will not be obstructed by the Order Confirmation Board!

10"

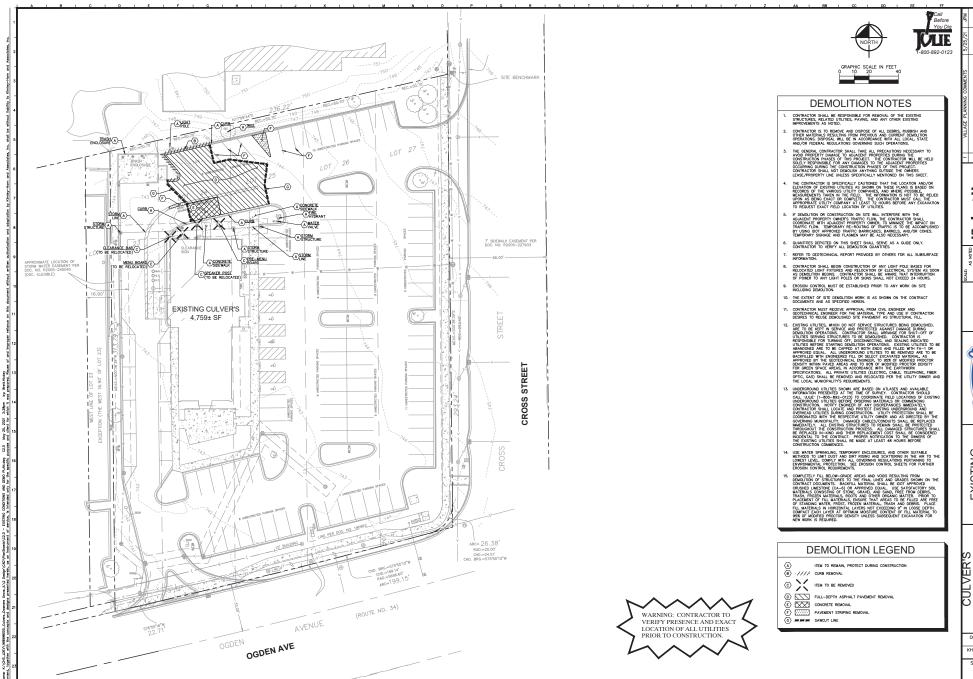
Revised2/4/2016

CULVER'S DRIVE-THRU IMPROVEMENTS 03/26/2021 KHA PROJECT NO 168998000

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Page 18 of 24 ORD 2021-9001



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SCALE: AS NOTED
DESIGNED BY: JPM
DRAWN BY: KCO

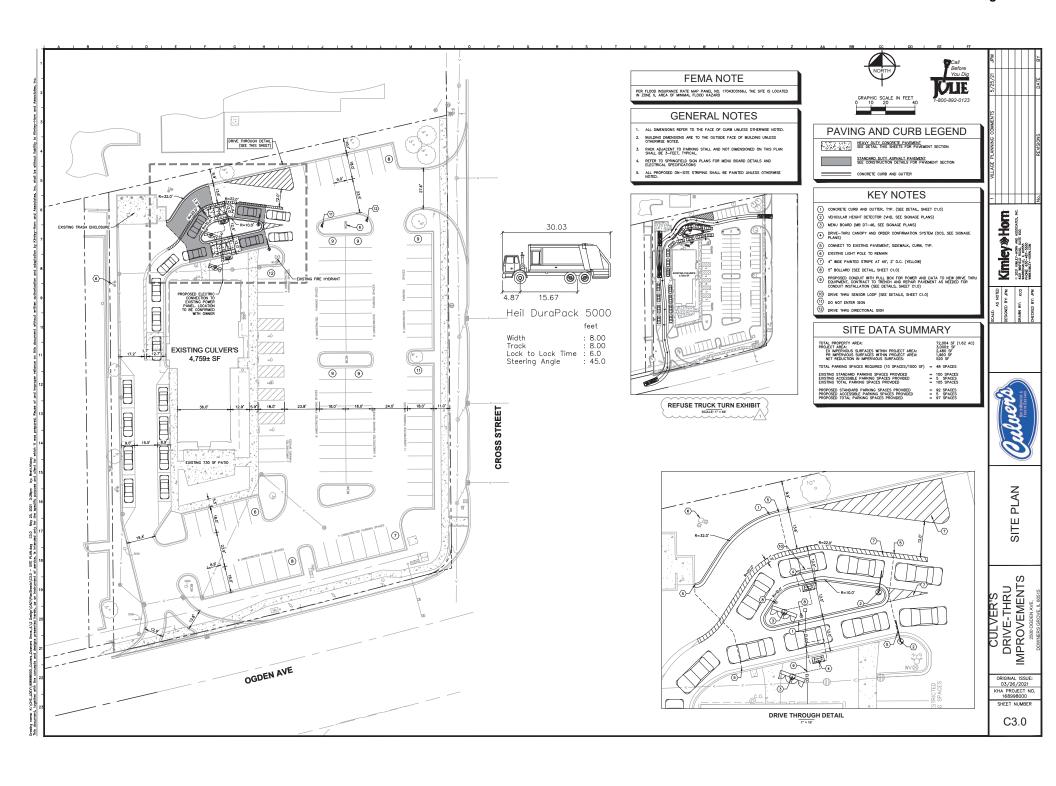
EXISTING CONDITIONS AND DEMO PLAN

CULVER'S DRIVE-THRU IMPROVEMENTS

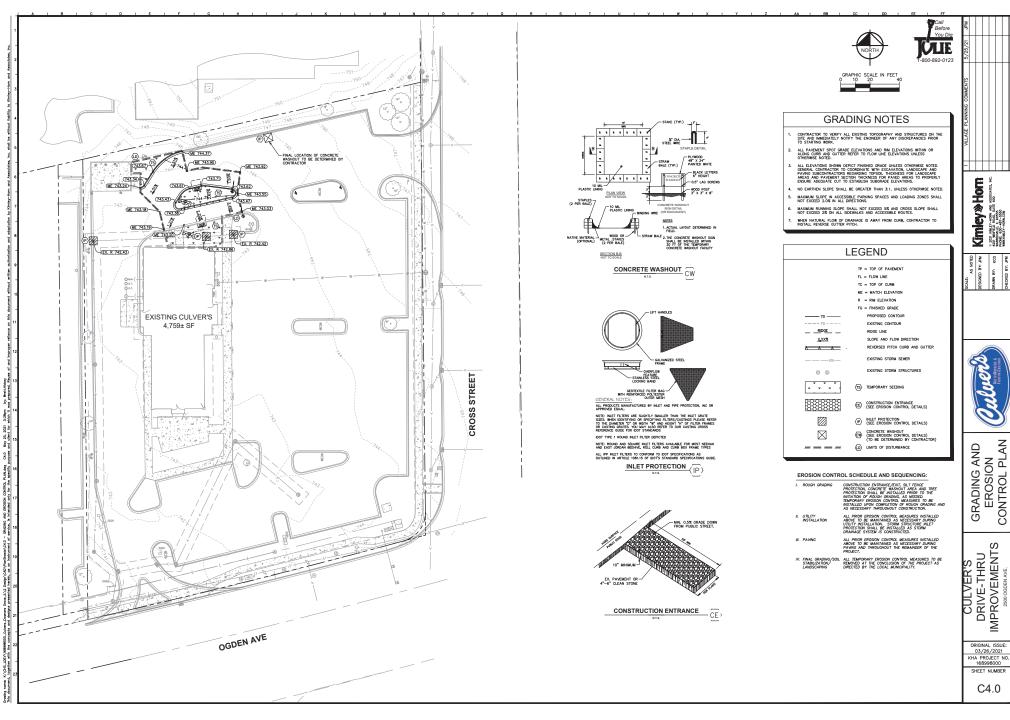
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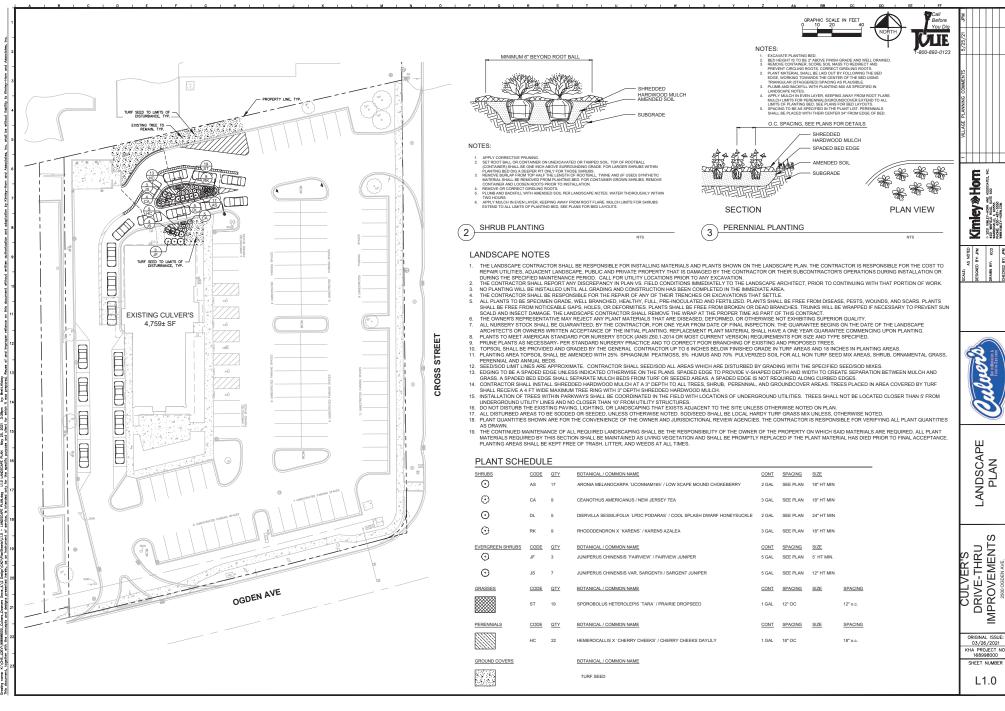
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#### P.I.N.: 08-01-302-043 K S GROVE LAND SCHOOL DISTRICT CERTIFICATE STATE OF ILLINOIS ) (SS) (COUNTY OF DUPAGE) STATE OF ILLINOIS ) PLAT OF CONSOLIDATION DECLARATION OF RESTRICTIVE COVENANTS: COUNTY OF DUPAGE) Graphic Scale WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INJURE 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 HERS AND ASSIGNS, AND THE UNDERSIGNED DO HEREBY CERTIFY THAT, THE AUTHORIZED REPRESENTATIVES OF K S GROVE LAND, LLC, WHICH IS THE OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE, AND KNOWN AS K S GROVE LAND PLAT OF CONSOLIDATION, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE 99 HIGH SCHOOL DISTRICT, AND 56 ELEMENTARY SCHOOL DISTRICT, AND 56 ELEMENTARY SCHOOL DISTRICT IN DIPAGE COUNTY, LLNDAY 30 WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND TOTAL AREA: 72,004.52 SQ FT., 1.65 AC. (MORE OR LESS) 1"=30" \_\_,ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ FOUND CROSS NOTCH 14.74' E. ON LINE OWNER WENNLUND'S ASSESSMENT PLAT PER DOC. NO. 549698 OWNER STATE OF ILLINOIS) THIS IS TO GETIFY. THAT THE UNDESCONDED ARE THE AUTHORIZED REFRESSITATINES OF K.S. GROVE LAND, U.C. MUCHICI FOR COMPRETE THE LAND RESCRIBED IN THE ATTROORED PLAY AND MANY CAUSED. THE COMPRETE THE SERVEYED AND PLATTED AS SHOWN HEREON FOR THE SUSS AND PURPOSES HEREIN MIGICATED, AND ID HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STIKE AND TITLE HEREIN MIGICATED. AND ID HEREIN MICHAELD. ILLINOIS THIS DAY OF STREET LOT 27 LOT LOT 26 (NAME) ATTEST: LOT 25 16.90 24 1.01 23 NOTARY DATED AT . ILLINOIS, THIS DAY OF - 66.00' -. A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY (NAMF) AS OF K. S. GROVE LAND LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSORBED TO THE FORECOMO CERTIFICATES AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIONED AND DELIVERED THE SAID INSTRUMENT AT HIS/HEY/THEK OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREN SET FORTH. NOTARY L01 Ь GIVEN LINDER MY HAND AND NOTARIAL SEAL THIS DAY OF CROSS A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY INTERPRETATION FLATS LLC, WHO ARE PERSONALY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) STATION FLATS LLC, WHO ARE PERSONALY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) SE/AME SUBSCRIBED TO THE POREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFOR ME THIS SOFT PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SORID AND DELIVERED THE SAD INSTRUMENT AT MES/HEY/THEN OWN FREE AND UNITARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. The term Common Elements shall have the meaning set forth for such term in the Condominium Property Act., Chapter 745 LCS 405/2(c), as amended from time to COMMISSION EXPIRES GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_ NOTARY PUBLIC COMMISSION EXPIRES AREA SHOWN HEREON AS SIDEWALK EASEMENT IS HEREBY THE AREA SHOWN HERDON AS SDEWALK LASSEMENT IS HERRY MALLAGE OF DOMESTICS GOOK FOR THE PULL USE FOR PAUL OF THE PAU ILLINOIS LICENSED PROFESSIONAL ENGINEER NO .\_\_ MY LICENSE EXPIRES ON: \_\_\_\_\_ FOUND IRON ROD \_\_(TITLE) LAND SURVEYOR'S AUTHORIZATION (ROUTE NO. 34) DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE STATE OF ILLINOIS ) COUNTY OF DU PAGE ) AVENUE STATE OF ILLINOIS ) I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE COUNTY OF DUPAGE) NUMBER 2925, DO HEREBY AUTHORIZE THE VILLAGE OF DOWNERS GROVE, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATIFFE CHAPTER 109 PARAGRAPH 2. AS AMENDED. (HERETOFORE DEDICATED APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_." GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 22ND DAY OF FEBRUARY A.D. 2021 ILLINOIS DROFFSSIONAL LAND SUBVEYOR NO. 2025 DIRECTOR OF COMMUNITY DEVELOPMENT VILLAGE CLERK DOWNERS GROVE SANITARY DISTRICT SURVEYORS CERTIFICATE STATE OF ILLINOIS ) STATE OF ILLINOIS ) (SS) (COUNTY OF DUPAGE) COUNTY OF DUPAGE ) AND CONSIGNATED THE FOLLOWING DESCRIBED PROPERTY: LOT 25 (EXCEPT THE MEST 148 PETER THEORED) AND ALL OF LOTS 24, 25, 28, AND 27 IN BLOCK 2 IN ARTHUR T. MENTODI AND COMPANY'S FOURTH CODEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION TO TOWNSHIP SHORTH, KONCE 10, 2637 OF THE THROUGH AS UNDOWNED, A COMPONING TO THE PLAT THEREOF RECORDED APPRIL 9, 1923 AS DOUBLENT HOMBE, IN DIPPARE COUNTY, LUMIDIS. DATED AT DOWNERS GROVE, ILLINOIS, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_ PROPERTY COMMONLY KNOWN AS: 2500 W. OGDEN AVENUE, DOWNERS GROVE, ILLINOIS. DuPAGE COUNTY CLERK ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF. PREPARED BY: VILLAGE COLLECTOR COUNTY RECORDER'S CERTIFICATE STATE OF ILLINOIS ) (SS COUNTY OF DUPAGE) GENTILE & ASSOCIATES, INC. STATE OF ILLINOIS ) DEOFESSIONAL LAND SUBVEYORS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) IDENTIFIED FOR THE VILLAGE OF DOWNERS GROVE, DAGE COUNTY, LILINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 1704301863, EFFECTIVE DATE AUGUST 1, 2019. COUNTY OF DUPAGE) THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE DATED AT DOWNERS GROVE, ILLINOIS, THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_ \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_, AT \_\_\_ O'CLOCK \_\_M. AS DOCUMENT NUMBER\_ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925 MY LICENSE EXPIRES NOVEMBER 30, 2022 D-BACE COUNTY RECORDER OF DEEDS

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**DRAFT** 

## VILLAGE OF DOWNERS GROVE PLAN COMMISSION MEETING

June 7, 2021, 7:00 P.M.

<u>FILE 21-PLC-0014</u>: A petition seeking approval of a Special Use to allow for a side-by-side drive through. The property is zoned B-3, General Services and Highway Business. The property is located on the northwest corner of Cross Street and Ogden Avenue, commonly known as 2500 Ogden Avenue, Downers Grove, Illinois (PIN 08-01-302-038, -037, -044, and -043). Joseph Mayer, Kimley-Horn, Petitioner and Culver's Frozen Custard, Owner.

Petitioner, Katie Bulgrin, owner of Culver's Frozen Custard, 2500 Ogden Avenue, Downers Grove introduced Joe Mayer, her civil engineer. She was seeking approval for a double drive-through at her restaurant. She explained that during the pandemic the drive-through traffic increased and an additional ordering structure was added to assist with the traffic. It proved very successful. She stated she wanted to continue to serve her customers efficiently with the drive-through but was asking to make the second ordering point a permanent drive-through on her lot.

Mr. Joe Mayer, with Kimley-Horn, civil engineer, walked through the plans for the site. Current vehicle stacking was reviewed, with Mr. Mayer noting it does back up into the parking lot. A second lane would relieve the issue. Eight parking spaces will be removed to accommodate the new ordering lane with ordering screen. A bypass lane will still be maintained for emergency vehicles. Mr. Mayer indicated their proposal includes four lots which will also be consolidated. The parking requirement is still being met with the new lane. Additional landscaping will be added too. Mr. Mayer reviewed the requirements for the special use.

Per staff, the lot consolidation was a separate request and was one of the conditions in staff's report. it be required to be addressed during the building permit process.

Responding to questions, Mr. Mayer explained that the two lanes will merge into a single lane where the customer will pick up the order. With a longer order, the customer can pull ahead in a "pull-ahead" space in order to not delay the line and an employee can deliver the food.

Chairman Rickard invited public comment. No public comment was received. Staff was invited to speak.

Development Planner Flora Ramirez summarized the request for a special use for the second drivethrough lane and located the commercial site on the overhead. A photograph of the property was depicted, noting proper notice and publication for the application took place. The site plan was referenced on the overhead, along with the special use requirements that were met by the petitioner. Staff found the petition met the goals of the village's comprehensive plan and zoning ordinance and recommended the commission formulate a motion to approve the petition.

Commissioners provided positive comments. Chairman Rickard entertained a motion.

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#### **DRAFT**

WITH RESPECT TO FILE 21-PLC-0014 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, THE TESIMONY PRESENTED, AND THE PETITIONER HAVING MET THE STANDARDS OF APPROVAL FOR A SPECIAL USE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE, AND IT BEING IN THE PUBLIC'S BEST INTEREST, COMMISSIONER PATEL MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF THE REQUESTED SPECIAL USE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ENGINEERING AND LANDSCAPE DRAWINGS PREPARED BY KIMLEY HORN DATED MARCH 26, 2021 AND LAST REVISED ON MAY 25, 2021, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES; AND
- 2. A FINAL ADMINISTRATIVE PLAT OF CONSOLIDATION WILL BE REQUIRED PRIOR TO PERMIT ISSUANCE.

#### SECOND BY COMMISSIONER JOHNSON. ROLL CALL:

AYE: PATEL, JOHNSON, DMYTRYSZYN, BOYLE, MAJAUSKAS, MAURER, RECTOR,

TOTH, RICKARD

**NAY: NONE** 

**MOTION PASSED. VOTE: 9-0** 

/s/ Celeste K. Weilandt
Recording Secretary
(As transcribed by MP-3 audio)