

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

March 6, 2018 6:30 PM

I. Call Meeting to Order

II. Roll Call and Quorum

III. Pledge of Allegiance

IV. Public Comment

V. Approval of Minutes

February 6, 2018 Community Development Commission Meeting Minutes

VI. Action Items:

1. Consideration of a Zoning Map Amendment for 17 Gateway LLC, located at 17 Gateway Road.
2. Consideration of a Conditional Use Permit (Churches and religious institutions) for the Chinese Bible Church of Oak Park, located at 631 N IL Route 83.
3. Consideration of an Amendment to Preliminary Planned Unit Development and Final Planned Unit Development for the Valinvest Holding, LLC, located at 720 East Green Street.

VII. Report from Community and Economic Development

VIII. Adjournment

Any individual with a disability requiring a reasonable accommodation in order to participate in a Community Development Commission Meeting should contact the Village Clerk, Village of Bensenville, 12 S. Center Street, Bensenville, Illinois, 60106 (630-350-3404)

TYPE:Minutes**SUBMITTED BY:**Corey Williamsen**DEPARTMENT:**Village Clerk's Office**DATE:**March 6, 2018**DESCRIPTION:**February 6, 2018 Community Development Commission Meeting Minutes

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

REQUEST:**SUMMARY:****RECOMMENDATION:****ATTACHMENTS:**

Description

DRAFT_180206_CDC

Upload Date

2/21/2018

Type

Cover Memo

Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

February 6, 2018

CALL TO ORDER: The meeting was called to order by Chairman Rowe at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Moruzzi, King
Absent: Czarnecki, Marcotte, Rodriguez
A quorum was present.

STAFF PRESENT: K. Pozsgay, C. Williamsen,

JOURNAL OF PROCEEDINGS: The minutes of the Special Community Development Commission Meeting of January 30, 2018 were presented.

Motion: Commissioner Moruzzi made a motion to approve the minutes as presented. Commissioner Ciula seconded the motion.

All were in favor. Motion carried.

PUBLIC COMMENT: There was no Public Comment

Public Hearing: CDC Case Number 2017-31
Petitioner: Professional Permits (Amita Health)
Location: 1240 IL Route 83
Request: Variances, Signage (number permitted and maximum sign area)
Municipal Code Sections 10 – 18 – 12A – 3b – 2 and
10 – 18 – 12A – 3c – 2

Motion: Commissioner Moruzzi made a motion to open CDC Case No. 2017-31. Commissioner Kings seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Moruzzi, King
Absent: Czarnecki, Rodriguez, Marcotte
A quorum was present.

Chairman Rowe opened the Public Hearing at 6:32 p.m.

Chairman Rowe swore in Village Planner, Kurtis Pozsgay.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on January 18, 2018. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on January 18, 2018. Mr. Pozsgay stated on January 18, 2018 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Pozsgay stated the Petitioner is seeking variances to install signage on their office building. Mr. Pozsgay stated the office has a new name and is replacing old signage for Alexian Brothers Medical Group. Mr. Pozsgay stated the code allows one (1)-wall signs maximum per business, while they are proposing two. Mr. Pozsgay stated they are also over the allowed maximum sign area of 1.5 sq. ft. per one linear foot of building frontage. Mr. Pozsgay stated they would be allowed 57 sq. ft. and are proposing 68.5 sq. ft.

Mr. Gary Potts of Professional Permits, representing Amita Health, was present and sworn in by Chairman Rowe. Mr. Potts provided a brief overview of the plan and stated this was a simple project that has been completed in Bensenville before.

There were no questions from the Commissioners.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay reviewed the approval criteria for requested variances consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: Special circumstances, fully described in the written findings, exist that are peculiar to the property for which the Variance is sought and that do not apply generally to other properties in the same zoning district. And these circumstances are not of so general or recurrent a nature as to make it reasonably practical to provide a general amendment to this Ordinance to cover them. This is due to the fact that the wall signage is obscured by median landscaping for Northbound traffic.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: For reasons set forth in the findings, the literal application of the provisions of this Ordinance would result in unnecessary and undue hardship or practical difficulties for the applicant, as distinguished from mere inconvenience. The literal application of this Ordinance would cause an undue hardship because the facility is an Immediate Care facility providing quick and immediate access to healthcare and the signage needs to be legible to be effective.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography, or soil conditions. They do not concern any business or activity the present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business, or financial circumstances of any party with interest in the property. The special circumstance is due to the topography of Busse Road and the landscaping in the median.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: The special circumstances and practical difficulties or hardship that are the basis for the Variance have not resulted from any act, undertaken subsequent to the adoption of this Ordinance or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any Variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act. Amita Health did not install the landscaping in the median and therefore did not create the motorist issues with sign visibility.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: A Variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties. The sign size and location is the effective size and placement to provide effective motorist wayfinding.

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: The granting of a Variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a Variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property. The variance is necessary not only for the property owner but also for those motorists who are in need of immediate care for medical issues.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: The granting of the Variance will not alter the essential character of the locality nor substantially impair environmental quality, property values, or public safety or welfare in the vicinity. The variance will not impair environmental quality or property values and will increase public safety and welfare in the vicinity by providing legible signage.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: The granting of a Variance will be in harmony with the general purpose and intent of this Ordinance and of the General Development Plan and other applicable adopted plans of the Village of Bensenville, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof. The granting of the variance will be in harmony with the general purpose and intent of this ordinance, as there are certain situations that require variances to provide for safe and effective motorist wayfinding and provide timely and potentially life-saving information to the citizens within the Village.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: The Variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property. The requested relief is the minimum variance needed to provide for safe and effective motorist wayfinding in the Village for those traveling Busse Rd.

Mr. Pozsgay stated Staff recommends the approval of the findings of fact as they appear above and therefor recommend approval of the requests with the following condition:

1. The plans and aesthetics of the sign to be in substantial compliance with the plans submitted with this application.

There were no questions from the Commissioners.

Motion: Commissioner King made a motion to close CDC Case No. 2017-31. Commissioner Moruzzi seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 6:36 p.m.

Motion: Commissioner King made a combined motion to approve the Findings of Fact for CDC Case No. 2017-31 as presented by Staff and to approve the variance for the number of signs permits (Municipal Code Sections 10 – 18 – 12A – 3b – 2) with Staff's recommendations. Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Moruzzi made a combined motion to approve the Findings of Fact for CDC Case No. 2017-31 as presented by Staff and to approve the variance for the maximum sign area (Municipal Code Sections 10 – 18 – 12A – 3c – 2) with Staff's recommendations. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2017-32
Petitioner: Nicholson Porter & List, Inc.
Location: 300-330 County Line Road
Request: Variance, Corner Side Yard, Municipal Code Section 10 – 9C – 4B; and Variance, Parking in Required Front and Corner Side Yard, Municipal Code Section 10 – 9C – 4B; and Variance, Parking Lot Screening, Municipal Code Section 10 – 12 – 2B – 2.

Motion: Commissioner Moruzzi made a motion to open CDC Case No. 2017-32. Commissioner King seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Moruzzi, King
Absent: Czarnecki , Marcotte, Rodriguez
A quorum was present.

Chairman Rowe opened the Public Hearing at 6:39 p.m.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on January 18, 2018. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on January 18, 2018. Mr. Pozsgay stated on January 18, 2018 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Pozsgay stated the Petitioner is seeking variances to reduce the required Corner side yard (East Green Street), Parking in the required yard and parking lot screening/landscaping along County Line Road due to the property taking for the Elgin - O'Hare Western Access Tollway. Mr. Pozsgay stated the Corner Side yard will go from 30' to 12'. Mr. Pozsgay stated a variance is needed for Parking in the Required Front Yard. Mr. Pozsgay stated parking Lot Screening (along County Line Road) will go from 8' to 0'.

Mr. Adam Stokes of Nicolson Porter & List, Inc. was present and sworn in by Chairman Rowe. Mr. Stokes stated this was pretty straight forth and needed to utilize the site. Mr. Stokes stated there would be no changes to the current business operation on site.

There were no questions from the Commissioners.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay reviewed the approval criteria for the proposed request consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and

that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: and corner side yards of this property along County Line Rd and Green St, respectively. This fee simple property take results in the existing building being over the 30-foot corner side yard setback along Green St and the existing parking being within the 30-foot corner side yard setback along Green St and the 30-foot front yard setback along County Line Rd.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: The building would need to be reconstructed in order to meet the 30-foot corner side yard setback from Green St. There would be over a 50% reduction in existing parking provided on the east side of the existing building in order to meet the 30-foot corner side yard setback along Green Street and the 30-foot front yard setback from County Line Rd.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: The building would need to be reconstructed in order to meet the 30-foot corner side yard setback from Green St. There would be over a 50% reduction in existing parking provided on the east side of the existing building in order to meet the 30-foot corner side yard setback along Green Street and the 30-foot front yard setback from County Line Rd.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act,

undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: The Elgin-O'Hare Expressway project required a fee simple property take from the front and corner side yards of this property along County Line Rd and Green St, respectively. This fee simple property take results in the existing building being over the 30-foot corner side yard setback along Green St and the existing parking being within the 30-foot corner side yard setback along Green Street and the 30-foot front yard setback along County Line Rd.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: The existing industrial use of the property is being maintained and the existing zoning of the property is I-3 Heavy Industrial District.

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: The building would need to be reconstructed in order to meet the 30-foot corner side yard setback from Green St. There would be over a 50% reduction in existing parking provided on the east side of the existing building in order to meet the 30-foot corner side yard setback along Green Street and the 30-foot front yard setback from County Line Rd.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: The existing industrial use of the property is being maintained and the existing zoning of the property is I-3 Heavy Industrial District.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: The existing industrial use of the property is being maintained and the existing zoning of the property is I-3 Heavy Industrial District.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: The 30-foot corner side yard setback along Green St needs to be reduced to 12-feet to maintain the existing building location. The 30-foot corner side yard setback along Green Street and 30-foot front yard setback along County Line Rd needs to be reduced to 0-feet to maintain the existing parking.

Mr. Pozsgay stated Staff recommends the approval of the findings of fact as they appear above and therefor recommend approval of the requests.

There were no questions from the Commissioners.

Motion: Commissioner King made a motion to close CDC Case No. 2017-31. Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 6:43 p.m.

Motion: Commissioner King made a combined motion to approve the Findings of Fact for CDC Case No. 2017-32 as presented by Staff and to approve the Variance request for Corner Side Yard (Municipal Code Section 10-9C-4B). Commissioner Moruzzi seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Moruzzi made a combined motion to approve the Findings of Fact for CDC Case No. 2017-32 as presented by Staff and to approve the Variance request for Parking in Required Front and Corner Side Yard (Municipal Code Section 10-9C-4B). Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Moruzzi made a combined motion to approve the Findings of Fact for CDC Case No. 2017-32 as presented by Staff and to approve the Variance request for Parking Lot Screening (Municipal Code Section 10-12-2B-2). Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2017-33
Petitioner: Ramallah School Cultural Center
Location: 640 County Line Road
Request: Conditional Use Permit, Cultural Center Municipal Code Section 10 – 9A 3; and Variance, Lot Width Municipal Code Section 10 – 9A – 4A – 2; and Variance, Parking in Required Front Yard Municipal Code Section 10 – 9A – 4B.

Motion: Commissioner Moruzzi made a motion to open CDC Case No. 2017-33. Commissioner Ciula seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Moruzzi, King
Absent: Czarnecki , Marcotte, Rodriguez
A quorum was present.

Chairman Rowe opened the Public Hearing at 6:46 p.m.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on January 18, 2018. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on January 18, 2018. Mr. Pozsgay stated on January 18, 2018 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Pozsgay stated the Petitioner is seeking a Conditional Use Permit to erect a "Cultural Center" in the I – 1 Office /Research/Assembly District. Mr. Pozsgay stated the Ramallah Community will use this property for providing educational classes, including teaching their children to speak, read and write in Arabic, as well as tutoring for children that need assistance in core curriculum classes at their school. Mr. Pozsgay stated they will host meetings, graduation celebrations, baptisms, luncheons for their elderly, Halloween, Christmas and Easter parties for the children. Mr. Pozsgay stated it will also allow them to continue their successful youth initiative of teaching traditional line dance classes, which is an enjoyable way of preserving their culture with their youth. Mr. Pozsgay stated the new development will require two variances. Minimum lot width for an I – 1 property is 150 feet. Mr. Pozsgay stated this property is 120 feet wide. Mr. Pozsgay stated the proposed development also puts 6 parking spaces within the required front yard.

Mr. Anthony Bonavolonta, Zoning Consultant was present and sworn in by Chairman Rowe. Mr. Bonavolonta stated Mr. Pozsgay covered the explanation of the site perfectly. Mr. Bonavolonta stated the Center is willing to work with the Village regarding the future installation of a bike path along County Line Road. Mr. Bonavolonta stated the Center fully agrees with the Staff report and recommendations as presented.

Commissioner King asked what the maximum number of people would be on site at one time.

Mr. Michael Mufarreh, representing the Center was present and sworn in by Chairman Rowe. Mr. Mufarreh stated the maximum amount of visitors on site would be 200 for their Christmas party.

Chairman Rowe asked how many times a week the site would be occupied. Mr. Mufarreh stated two to three times a week, all in the evening or weekend.

Commissioner Moruzzi asked if there will be outdoor events. Mr. Mufarreh stated they will never hold an outdoor event.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay reviewed the approval criteria for the proposed Conditional Use request consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

Response: Traffic will not have much impact on County Line Road because we generally meet on weekends. And if we meet during the week it will be evenings after 6 o'clock.

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

Response: No effect on Environment relating to Noise, Glare, Odor, Dust or Disposal. We are not industrial building, we are Cultural Center.

3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

Response: Our building will enhance the area. The development of the new building will improve the quality of the existing industrial area.

4. **Use of Public Services and Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Response: We will have very little impact on the existing utilities since we are there once or twice a week weekends or evenings.

5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility, which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

Response: We selected the site because of the location and it is easy access to our members that live in the village and the surrounding suburbs.

6. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location.

Response: Our building use is in harmony and is compatible with other buildings and uses in the area. We will be paying our taxes just like any other building.

Mr. Pozsgay reviewed the approval criteria for the proposed variance requests consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: The site is 120' wide and the minimum site width is 150'. The site cannot be enlarged and we have designed a structure that we believe fits well on the site. We have added more parking stalls than the required number to ensure that there are no issues in the parking. By doing this we encroached into the front yard setback. We have left 8.5' of landscape area between the parking & the property line so that adequate landscaping can be provided between parking & property line.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: We cannot change the size of the site and we would like to have a few more parking stalls than what is required. Ownership feels this is an ideal location for their center. There are no other sites in the area that meets the requirements of both cost & location so if not approved they would abandon this much anticipated center.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: The restraints to the size of the site, which is fixed and not alterable is the reason these 2 variations are needed to make the site usable.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: We know these variances are required to proceed any further in the development of this site.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: As the site stands, it cannot be developed without these variations. We feel that development of this site adds to the surrounded sites and it will not change nor lessens the appearance of this area.

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: This property cannot be developed without these variations and the site will remain vacant.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: Development of this site will not diminish the character of the area but will help improve the area.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: If these variances are approved it will not in any way interfere or change the intended use adopted by the Village of Bensenville in their Development Plan.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: If these variances are approved this development can move ahead for approval and construction.

Mr. Pozsgay stated Staff recommends the approval of the findings of fact as they appear above and therefor recommend approval of the requests with the following conditions:

1. The Conditional Use Permit be granted solely to the Ramallah School Cultural Center and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit, and
2. A 10-foot wide ADA complaint HMA bike path will be required along the County Line Road frontage of this development, and
3. Applicant will work with staff on final landscaping plan.

There were no questions from the Commissioners.

Motion: Commissioner King made a motion to close CDC Case No. 2017-33. Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 6:54 p.m.

Motion: Commissioner Moruzzi made a combined motion to approve the Findings of Fact for CDC Case No. 2017-33 as presented by Staff and to approve the Conditional Use Permit for a Cultural Center (Municipal Code Section 10-9A-3). Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Moruzzi made a combined motion to approve the Findings of Fact for CDC Case No. 2017-33 as presented by Staff and to approve the Variance request for Lot Width (Municipal Code Section 10-9A-4A-2). Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Moruzzi made a combined motion to approve the Findings of Fact for CDC Case No. 2017-33 as presented by Staff and to approve the Variance request for Parking in Required Front Yard (Municipal Code Section 10-9A-4B). Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2018-01
Petitioner: Karolina Morawiec
Location: 210 Miner Street
Request: Variance, Porch in Front Yard setback Municipal Code Section 10 – 5E-4B; and Variance, Attached Structures Municipal Code Section 10 – 14 – 13 – 2a.

Motion: Commissioner Moruzzi made a motion to open CDC Case No. 2018-01. Commissioner King seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Moruzzi, King
Absent: Czarnecki , Marcotte, Rodriguez
A quorum was present.

Chairman Rowe opened the Public Hearing at 6:57 p.m.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on January 18, 2018. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on January 18, 2018. Mr. Pozsgay stated on January 18, 2018 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Pozsgay stated the Petitioner is seeking a Variation to reduce the required front yard. Mr. Pozsgay stated the petitioner obtained a Building Permit to reroof the single-family residence but also erected a roofed front porch that was not permitted. Mr. Pozsgay stated upon inspection, the roofed front porch was detected and the need for the variation determined. Mr. Pozsgay stated in the RS – 5 District a 30' front yard is required. Mr. Pozsgay stated the unpermitted covered porch reduces the front yard to approximately 25'.

Ms. Karolina Morawiec was present and sworn in by Chairman Rowe. Ms. Morawiec stated she had her contractor perform the work and was unaware of the Village's requirements when constructing the porch.

There were no questions from the Commissioners.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay reviewed the approval criteria for the proposed variance requests consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: Property is few inches from property line and variance is needed for front porch that is attached to the principal structure. Due to the safety and esthetical issues, we built a wooden front porch over the concrete. The concrete part was completed and approved by the Village in 2016. Pictures attached.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: During the rainy and snowy days, concrete part right outside the front door will get wet. The front porch will provide a convenient dry area for kicking off muddy boots, and closing umbrellas. It is better to stomp the snow and dirt off your shoes on the porch than on the interior floor.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: We are applying for variance because front porch attached to the principal structure is encroaching the required front yard 30 feet that is allowed by the Village Ordinance.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: Unfortunately, the front porch is already completed due to the misunderstanding with the Village. When we called, we were advised that the permit is not needed. Therefore, we only took the permit for re-roofing, gutters, soffit and fascia at that time.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: There are many other properties (including our street) in Bensenville with front porch and we would like to reserve the same right to improve our living while residing in Bensenville. The porch also adds stunning curb appeal and charm to our home.

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: Without approving the variance, we would have to take the front porch down. In addition, we would not have a convenient dry area in front of the main door and the house will lose stunning curb appeal.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: Front porch will not impair environmental quality, property values, or public safety or welfare in the vicinity.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: If the Variance is granted, it will not interfere with the General Development Plan and other applicable adopted plans of the Village of Bensenville.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: Despite that the porch is already completed due to the misunderstanding, we will proceed with obtaining a permit.

Mr. Pozsgay stated Staff recommends the approval of the findings of fact as they appear above and therefor recommend approval of the requests with the following conditions:

1. Applicant must apply for, and receive, all appropriate building permits.
2. Applicant must fill out **APPLICATION FOR WATER/SEWER/RUBBISH SERVICE** and return signed.

There were no questions from the Commissioners.

Motion: Commissioner Moruzzi made a motion to close CDC Case No. 2018-01. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:02 p.m.

Motion: Commissioner Moruzzi made a combined motion to approve the Findings of Fact for CDC Case No. 2018-01 as presented by Staff and to approve the Variance request for Porch in Front Yard Setback (Municipal Code Section 10-5E-4B). Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Motion: Commissioner King made a combined motion to approve the Findings of Fact for CDC Case No. 2018-01 as presented by Staff and to approve the Variance request for Attached Structures (Municipal Code Section 10-14-13-2a). Commissioner Moruzzi seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2018-02
Petitioner: DSP Acquisitions
Location: 1055-65 Sesame Street / 491 Podlin Drive
Request: Variance, Truck Loading Dock Width, Municipal Code Section 10 – 11 12D – 1a; and Preliminary & Final Plat of Consolidation; and Site Plan Review.

Motion: Commissioner Moruzzi made a motion to open CDC Case No. 2018-02. Commissioner King seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Ciula, Moruzzi, King
Absent: Czarnecki , Marcotte, Rodriguez
A quorum was present.

Chairman Rowe opened the Public Hearing at 7:05 p.m.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Rowe. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on January 18, 2018. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on January 18, 2018. Mr. Pozsgay stated on January 18, 2018 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Pozsgay stated the Petitioner is proposing to purchase the vacant lots at the end of Podlin Dr. and consolidate with 1055-65 Sesame St. Mr. Pozsgay stated they will demolish the existing building and construct an 116,294 SF industrial facility. Mr. Pozsgay stated they need a Variation to reduce the loading dock width from 14 ft. to 12 ft. Mr. Pozsgay stated a Plat of Consolidation and Site Plan Review including architecture is also sought.

Mr. Howard Wedren of DSP Acquisitions, LLC was present and sworn in by Chairman Rowe. Mr. Wedren stated they are developing a 116,296 SF facility on two sites that will be consolidated. Mr. Wedren stated the variance request for dock width is to compete with the Chicagoland market.

Chairman Rowe shared concern with the proposed dock width. Mr. Wedren stated there will be plenty of room on site for trucks to have a turning radius that will allow them to fit within the proposed docks.

Public Comment:

Chairman Rowe asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay reviewed the approval criteria for the proposed variance requests consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: Two (2) similar industrial buildings have recently been developed in Bensenville that were granted variances on the loading dock stall width. One building is the Geib Industries building at 901 E Jefferson Street, and the other is the Liberty building currently being developed at 350 N York Road. Both of these buildings are conventional warehouse/distribution centers, similar to our proposed building, with 12' wide truck dock stall widths.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: A 14' wide truck loading stall is not practical for a couple of different reasons. First, the maximum width of a precast panel is 12'. If a panel is over 12' wide, the truck transporting that panel must apply for and receive special road permits to transport the panel to the site. If the loading stall width were to be 14', our precast panels along the dock side of the building would have to be 14' wide, and thus cause issues with permitting the panel transportation. Second, the Chicagoland industry standard truck stall width is 12'. This allows for the maximization of the number of dock positions that will fit along the length of the building, and provides the most flexibility for the tenant's dock position needs.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: This variance relates directly to the dimensions of the truck stall width on the building.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: The applicant has not yet taken any action as it relates to the matter at hand. Construction of the facility has not begun.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: As stated above, the (2) other industrial developments above have 12' wide truck stalls. As such, the granting of this variance will not result in this property having a special privilege.

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: This variance is necessary because an industrial building containing truck dock stalls that are 14' wide is not marketable. All industrial facilities in the Chicagoland area have truck stall widths of 12'.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: This variance has no impact on environmental quality, property values, public safety, or public welfare.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: Granting this variance will not disrupt the intent of the Village Ordinance in any way, as no other section of the code relates to the truck stall width.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: Since a 12' wide truck stall is industry standard, it is the minimum required variance in order to provide this property with relief from undue hardship and/or practical difficulties.

Mr. Pozsgay stated Staff recommends the approval of the findings of fact as they appear above and therefor recommend approval of the requests with the following conditions:

1. The site plan, floor plan and elevations be in substantial compliance of the plans dated 10.30.17 by GMA Architects; and
2. Final detention calculations shall be prepared as required by the DuPage County Stormwater and Floodplain Ordinance (DCSFO effective April 2013) and submitted to the Village for approval; and
3. Work with Village engineers on plan for water and sewer connections; and
4. An ADA compliant public sidewalk will be required along the entire frontage of the site on Sesame St. The kink in the sidewalk will need to be straightened; and
5. The final signage plan shall be subject to staff review upon final permitting; and
6. The final landscape plan shall be subject to staff review upon final permitting.
7. Work with staff on the final architecture plan.

There were no questions from the Commissioners.

Motion: Commissioner Moruzzi made a motion to close CDC Case No. 2018-02. Commissioner King seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed the Public Hearing at 7:10 p.m.

Motion: Commissioner King made a combined motion to approve the Findings of Fact for CDC Case No. 2018-02 as presented by Staff and to approve the Variance request for Truck Loading Dock Width (Municipal Code Section 10-11-12D). Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Moruzzi made a combined motion to approve the Findings of Fact for CDC Case No. 2018-02 as presented by Staff and to approve the Preliminary & Final Plat of Consolidation and Site Plan Review. Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, Moruzzi, King

Nays: None

All were in favor. Motion carried.

Report from Community

Development: Mr. Pozsgay reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT: There being no further business before the Community Development Commission, Commissioner Moruzzi made a motion to adjourn the meeting. Commissioner King seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:15 p.m.

TYPE:Public Hearing**SUBMITTED BY:**K. Pozsgay**DEPARTMENT:**CED**DATE:**03.06.18**DESCRIPTION:**Consideration of a Zoning Map Amendment for 17 Gateway LLC, located at 17 Gateway Road.**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**☐*Financially Sound Village**Quality Customer Oriented Services**Safe and Beautiful Village*☒*Enrich the lives of Residents*

X

*Major Business/Corporate Center**Vibrant Major Corridors***REQUEST:**

Zoning Map Amendment,

C-4 Regional PUD Commercial to I – 2 Light Industrial

Municipal Code Sections 10 – 7D and 10 – 9B.

SUMMARY:

- 1) The property is currently zoned C – 4 Regional PUD Commercial.
- 2) The proposed zoning is I – 2 Light Industrial.
- 3) The applicant has been working to sell the property and in the process of having an appraisal done. The bank preparing the appraisal had issues with the C – 4 designation since there is a sunset in the current ordinance (July 2, 2021) where all new industrial uses become non-conforming.
- 4) The zoning change to I – 2 allows the current industrial use of the property to continue.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Map Amendment for 17 Gateway LLC.

ATTACHMENTS:

| Description | Upload Date | Type |
|----------------------------|------------------|--------------------------|
| Aerial & Zoning | 2/28/2018 | Backup Material |
| Legal Notice | 2/28/2018 | Backup Material |
| Application | 2/28/2018 | Backup Material |
| Staff Report | 2/28/2018 | Executive Summary |
| Plat of Survey | 2/28/2018 | Backup Material |



Village of Bensenville

17 W Gateway

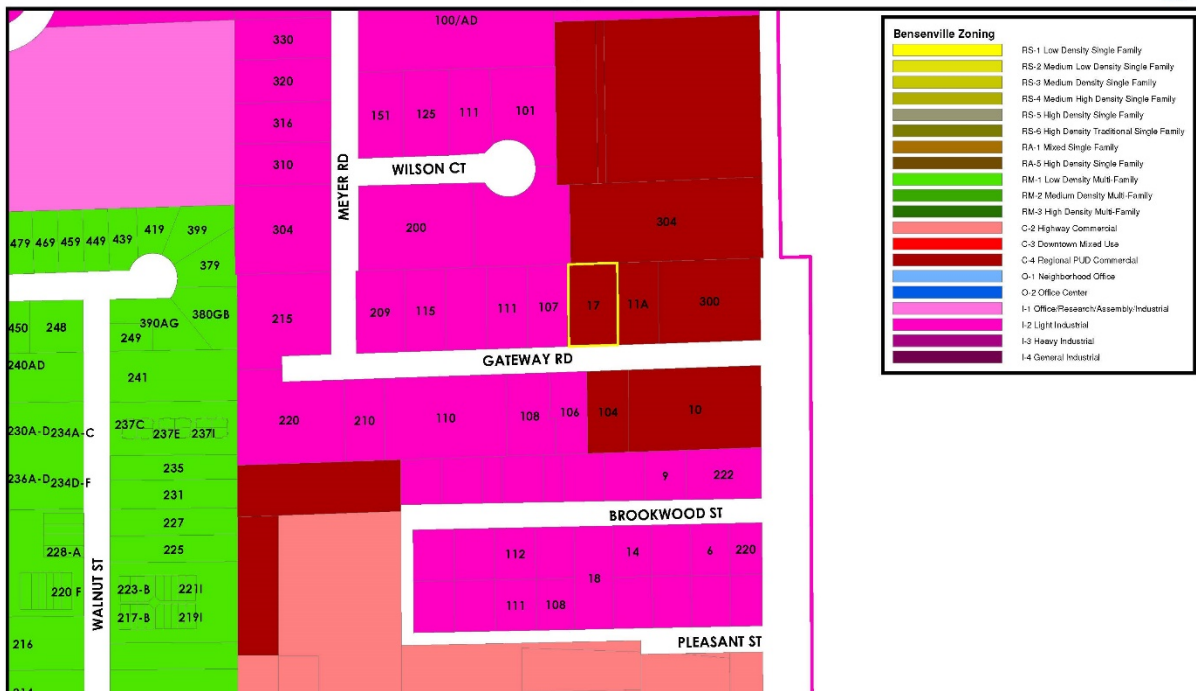


Date: 2/12/2018



Village of Bensenville

Zoning Map



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Tuesday, March 6, 2018 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review Case No. 2018 – 03 to consider a request for:

Zoning Map Amendment, C-4 Regional PUD Commercial to I – 2 Light Industrial
Municipal Code Sections 10 – 7D and 10 – 9B.

17 Gateway Road is in a C – 4 Regional PUD Commercial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

LOT 2 (EXCEPT THE EAST 130 FEET AS MEASURED ON THE NORTH AND SOUTH LINE THEREOF) IN BENSENVILLE INDUSTRIAL SUBDIVISION OF THE NORTH 461.77 FEET OF THE EAST 1329.9 FEET (RECORDED) OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNLY, ILLINOIS.

Commonly known as 17 Gateway Road, Bensenville, IL 60106.

17 Gateway LLC is the owner and applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through March 6, 2018 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
February 15, 2018**

| | | |
|-----------------------------|-----------------------|---------------------|
| For Office Use Only | | |
| Date of Submission: 1-26-18 | MUNIS Account #: 7853 | CDC Case #: 2018-03 |

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 17 Gateway Rd

Property Index Number(s) (PIN): 03 14 206 006

A. PROPERTY OWNER:

Name 17 Gateway LLC
Corporation (if applicable) ☒

Street 17 Gateway LLC

City Bensenville State IL Zip Code

Contact Person MIRCO GARCIA Telephone Number & Email Address 7736151897

If Owner is a Land Trust, list the names and addresses of the beneficiaries of the Trust.

Property Owner Signature: [Signature] Date: 1/29/18

B. APPLICANT: ☒ Check box if same as owner

Name Corporation (if applicable) ☐

Street

City State Zip Code

Contact Person Telephone Number & Email Address

Relationship of Applicant to subject property

Applicant Signature: Date:

C. ACTION REQUESTED (Check applicable):

- ☐ Annexation
- ☐ Conditional Use Permit
- ☐ Master Sign Plan
- ☐ Planned Unit Development**
- ☐ Plat of Subdivision
- ☒ Rezoning (Map Amendment)
- ☐ Site Plan Review
- ☐ Variance

*Item located within this application packet.

**See staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS (1 original & 1 copy of each):

- ☒ Affidavit of Ownership* (signed/notarized)
- ☒ Application*
- ☒ Approval Criteria
- ☒ Legal Description of Property
- ☒ Plat of Survey
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☒ Review Fee (Application Fee + Escrow)
- ☐ Escrow agreement and deposit*
- ☐ Digital Submission of all application materials (CD)

Brief Description of Request(s): (Submit separate sheet if necessary)

Rezoning C4 to I2

D. PROJECT DATA:

1. General description of the site: warehouse
2. Acreage of the site: 0.54 Building Size (if applicable): 11000
3. Is this property within the Village limits? (Check applicable below)
☒ Yes
☐ No, requesting annexation
☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

5. Character of the site and surrounding area:

| | Zoning | Existing Land Use | Jurisdiction |
|--------|-----------|-------------------|--------------|
| Site: | <u>C4</u> | <u>Ind</u> | |
| North: | <u>C4</u> | <u>Ind</u> | |
| South: | <u>C4</u> | <u>Ind</u> | |
| East: | <u>C4</u> | <u>Ind</u> | |
| West: | <u>I2</u> | <u>Ind</u> | |

E. DEVELOPER'S STAFF (if applicable):

ARCHITECT

Name:

Telephone:

Email:

ENGINEER:

Name:

Telephone:

Email:

ATTORNEY

Name:

Telephone:

Email:

OTHER

Name:

Telephone:

Email:

F. APPROVAL CRITERIA:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the Approval Criteria. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Criteria."

STAFF REPORT

HEARING DATE: March 6, 2018
CASE #: 2018 – 03
PROPERTY: 17 Gateway Road
PROPERTY OWNER: 17 Gateway LLC
APPLICANT same
SITE SIZE: 23,853 SF
BUILDING SIZE: 11,000 SF
PIN NUMBERS: 03-14-206-006
ZONING: C-4 Regional PUD Commercial
REQUEST: Zoning Map Amendment,
 C-4 Regional PUD Commercial to I – 2 Light Industrial
 Municipal Code Sections 10 – 7D and 10 – 9B.

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday February 15, 2018. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Friday February 16, 2018.
3. On Friday February 16, 2018, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner is seeking a Zoning Map Amendment. The property is currently zoned C – 4 Regional PUD Commercial. The proposed zoning is I – 2 Light Industrial. The applicant has been working to sell the property and in the process of having an appraisal done. The bank preparing the appraisal had issues with the C – 4 designation since there is a sunset in the current ordinance (July 2, 2021) where all new industrial uses become non-conforming. The zoning change to I – 2 allows the current industrial use of the property to continue.

SURROUNDING LAND USES:

| | Zoning | Land Use | Comprehensive Plan | Jurisdiction |
|--------------|---------------|-----------------|----------------------------|------------------------|
| Site | C – 4 | Industrial | Commercial/Industrial Flex | Village of Bensenville |
| North | C – 4 | Industrial | Commercial/Industrial Flex | Village of Bensenville |
| South | C – 4 | Industrial | Commercial/Industrial Flex | Village of Bensenville |
| East | C – 4 | Industrial | Commercial/Industrial Flex | Village of Bensenville |
| West | I – 2 | Industrial | Commercial/Industrial Flex | Village of Bensenville |

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

| | |
|-------------------------------------|------------------------------------|
| <input type="checkbox"/> | Financially Sound Village |
| <input type="checkbox"/> | Quality Customer Oriented Services |
| <input type="checkbox"/> | Safe and Beautiful Village |
| <input type="checkbox"/> | Enrich the lives of Residents |
| <input checked="" type="checkbox"/> | Major Business/Corporate Center |
| <input type="checkbox"/> | Vibrant Major Corridors |

Finance:

No issues.

Police:

No issues.

Engineering and Public Works:

No comments.

Community & Economic Development:

Economic Development:

- 1) Generally supportive of this zoning change.
- 2) This will bring the property into alignment with zoning of parcels to the west, while adhering to the Village's comprehensive plan.
- 3) The rezoning facilitates the sale of the property, which continues providing a tax base and job opportunities.

Fire Safety:

No comments.

Building:

No issues.

Planning:

- 1) The property in question is within the Northern Business District, TIF 12 and the North York Road corridor.
- 2) The 2015 Comprehensive Plan indicates "Commercial/Industrial Flex" for this property.
- 3) The Village's 2013 Comprehensive Economic Development Strategy (CEDS) called for the "upgrade and revitalize existing industrial stock" in the Northern Business District.
- 4) The CEDS categorized this property as performing well, with less than 40% land value to total value.
- 5) The current use is Industrial.
- 6) In 2005, the Village created the C - 4 District. In 2011, the Village amended the C - 4 District to allow new I - 2 uses as Conditional Uses within the C - 4 but these uses were to be "sunsetted" in 2021.
- 7) The applicant was in the process of potentially selling his property. An appraisal was ordered by the bank doing the financing. The appraisal notes the C - 4 sunset clause, and that it can only be used as an industrial use in the short term. Therefore the appraisal undervalues the property.
- 8) Commercial or hospitality uses are not envisioned for the property.

- 9) Over the past decade, no Regional Destination Commercial type development has been constructed or proposed in the North York Road corridor.
- 10) The abutting property to the west is zoned I – 2 Light Industrial.
- 11) The rezoning of the subject property would be in conformance with the Village’s vision for the corridor as stated in the Comprehensive Plan.

The review and recommendation of the Rezoning should be determined by the “Approval Criteria” found in the Village’s Zoning Ordinance. The applicant has submitted commentary on these Approval Criteria. The applicant’s comments are attached to the application. Staff generally concurs with the applicant’s submitted statements and offers the following Findings of Fact for the Community Development Commission’s review.

APPROVAL PROCESS AND CRITERIA:

Rezoning / Support for Classification: (Bold responses are from the Applicant/Petitioner)

1. Compatible with Use or Zoning: The uses permitted under the proposed district are compatible with existing uses or existing zoning of property in the environs; or

Applicant Response: Presently the site is used for industrial purposes including warehousing. Our intended use for the facility will be warehousing and distribution, which is similar to the uses of the properties to the west of the site.

2. Supported By Trend Of Development: The trend of development in the general area since the original zoning was established supports the proposed classification; or

Applicant Response: The trend of industrial development for the surrounding area is Class A warehouse. These new developments require higher image aesthetically, as well as increased employee parking and dock door counts, which is consistent with our proposed use.

3. Consistent with Village Plans: The proposed classification is in harmony with objectives of the general development plan and other applicable Village plans as viewed in light of any changed conditions since their adoption.

Applicant Response: The proposed development will be consistent with the Village's intent to convert the site from C-4 to 1-2 zoning as it will continue to align the use in harmony with the surrounding uses while dramatically improving the image of York Road through Bensenville.

4. Furthers Public Interest: The proposed zoning classification promotes the public interest does not solely further the interest of the applicant.

Applicant Response: The proposed redevelopment of the property will enhance the appearance not only of the property, but also the image of Bensenville's industrial properties along the future tollway extension. This will increase property values and attract more Class A development in the future.

5. Public Services Available: Adequate public services, such as water supply, sewage disposal, fire protection and street capacity, are anticipated to be available to support the proposed classification by the anticipated date of issuance of a certificate of occupancy.

Applicant Response: All the required public services such as water, sanitary sewer, road capacity, and fire protection exist to serve the site and will allow the building to function properly without additional Village resources.

| Map Amendment Approval Criteria | Meets Criteria | |
|-----------------------------------|----------------|----|
| | YES | NO |
| Compatible with Use or Zoning | X | |
| Supported by Trend of Development | X | |
| Consistent with Village Plans | X | |
| Furtheres the Public Interest | X | |
| Public Services are Available | X | |

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Map Amendment for 17 Gateway LLC.

Respectfully Submitted,
Department of Community
& Economic Development

PLAT OF SURVEY

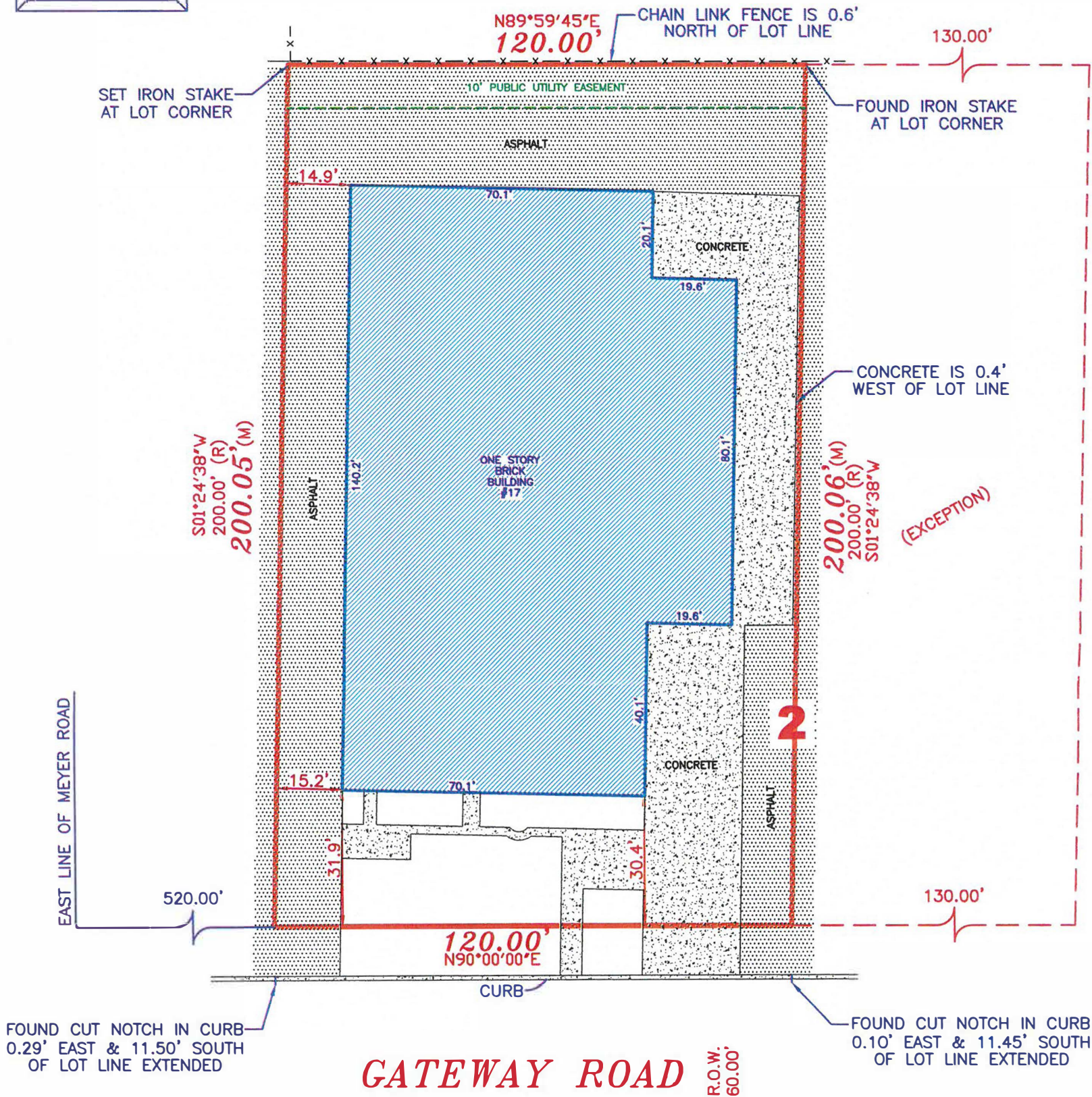
OF

LOT 2 (EXCEPT THE EAST 130 FEET AS MEASURED ON THE NORTH AND SOUTH LINE THEREOF) IN BENSENVILLE INDUSTRIAL SUBDIVISION OF THE NORTH 461.77 FEET OF THE EAST 1329.9 FEET (RECORDED) OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 17 GATEWAY ROAD

NOTE:
(D)= DEED
(R)= RECORD
(M)= MEASURED

NOTE:
JNT LAND SURVEY WAS ASKED TO WRITE A LEGAL DESCRIPTION FOR THIS SURVEY, BASED UPON TAX ID NUMBERS, VERBAL COMMUNICATION, OR BY OTHER MEANS. THIS LEGAL CORRECTLY IDENTIFIES THE PROPERTY SURVEYED. JNT LAND SURVEY DOES NOT OFFER ANY GUARANTEE THAT THE CLIENT OWNS ALL, OR ANY PART OF THE PROPERTY. THIS LEGAL DESCRIPTION SHOULD BE COMPARED TO A TITLE POLICY TO MAKE CERTAIN THAT THE CLIENT DOES IN FACT OWN THE ENTIRE TRACT OF LAND SURVEYED.



CLIENT: TONY ANTONOITIS

AREA OF SURVEY = 23999 SQ.FT.
BASIS OF BEARINGS: ASSUMED



15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO. 184.004450
EXPIRES 4/30/19

STATE OF ILLINOIS } S. S.
COUNTY OF WILL }

FIELD WORK COMPLETED ON 22nd DAY OF JULY, 2017.

JNT LAND SURVEYING SERVICES INCORPORATED HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

Dated this 28th Day of JULY, 2017.

IPLS No. 3354

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. LICENSE EXPIRES 11/30/18

TYPE:Public Hearing**SUBMITTED BY:**K. Pozsgay**DEPARTMENT:**CED**DATE:**03.06.18**DESCRIPTION:**

Consideration of a Conditional Use Permit (Churches and religious institutions) for the Chinese Bible Church of Oak Park, located at 631 N IL Route 83.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**☐*Financially Sound Village**Quality Customer Oriented Services**Safe and Beautiful Village*☒*Enrich the lives of Residents**Major Business/Corporate Center**Vibrant Major Corridors***REQUEST:**

Conditional Use Permit, Churches and religious institutions

Municipal Code Section 10 – 8B – 3.

SUMMARY:

- 1) The Petitioner is seeking a Conditional Use Permit for a Church at 631 IL Route 83.
- 2) The applicant intends to lease the entire third floor of the property owned by Faith International LLC.
- 3) There are two other religious/affiliated tenants currently occupying the building.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Conditional Use Permit for Chinese Bible Church of Oak Park, with the following conditions.

- 1) Applicant must submit a floor plan that details seating or meeting space; and
- 2) Applicant must prove there is enough parking available to handle the increased need. A parking and traffic study may be required; and
- 3) Applicant/owner must clear up any outstanding inspections. All inspections must be passed prior to occupancy; and
- 4) Current fire alarm, fire sprinkler and backflow preventer reports are needed prior to occupancy; and
- 5) An occupant load number will need to be provided; and
- 6) The required number of accessible parking spaces must be provided; and
- 7) Applicant must demonstrate, through their own capacity needs and those of the other tenants, that enough parking exists on site.

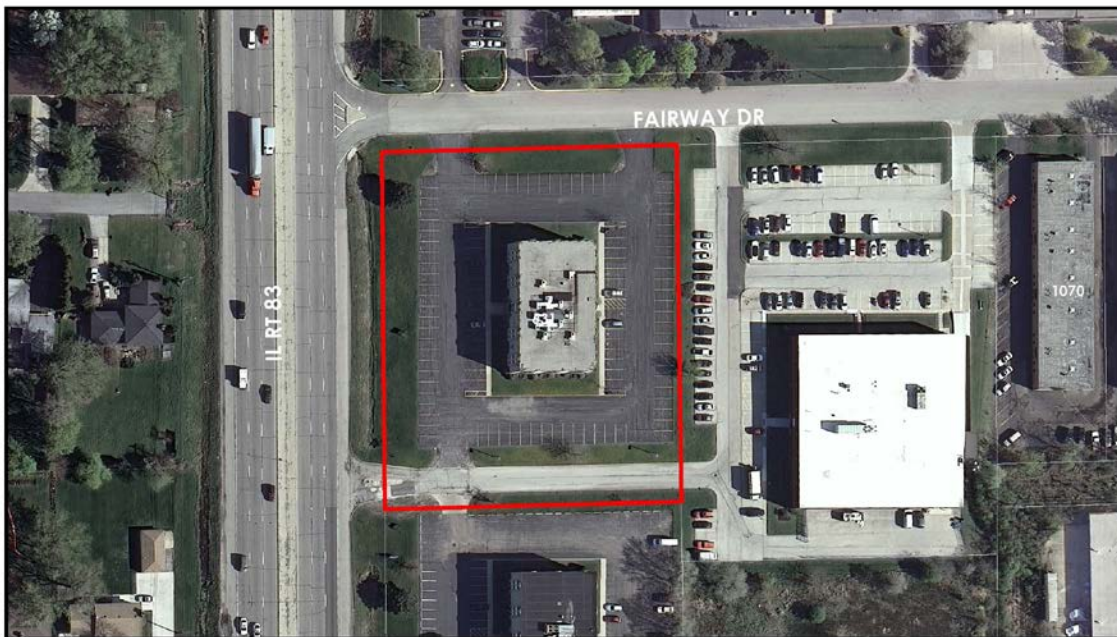
ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------------------|------------------|--------------------------|
| Aerial & Zoning Maps | 2/28/2018 | Backup Material |
| Legal Notice | 2/28/2018 | Backup Material |
| Application | 2/28/2018 | Backup Material |
| Staff Report | 2/28/2018 | Executive Summary |
| Plat of Survey | 2/28/2018 | Backup Material |



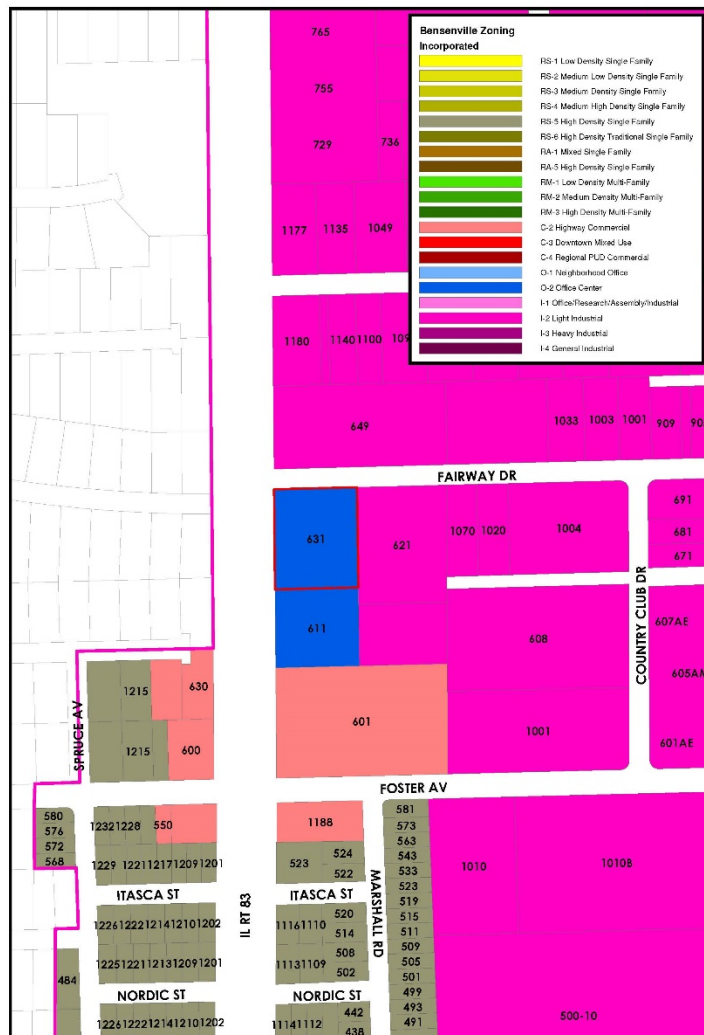
Village of Bensenville

631 N Rt. 83



Village of Bensenville

Zoning Map



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Tuesday, March 6, 2018 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review Case No. 2018 – 04 to consider a request for:

Conditional Use Permit, Churches and religious institutions
Municipal Code Section 10 – 8B – 3.

631 IL Route 83 is in an O – 2 Office Center District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

THE WEST 263 FEET OF LOT 8 (AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF) (EXCEPT THE SOUTH 257.99 FEET OF THE WEST 263 FEET OF SAID LOT 8 AS MEASURED ALONG THE WEST AND SOUTH LINES THEREOF) IN O'HARE METROPOLITAN INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1970 AS DOCUMENT NUMBER R70-24289, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 631 Busse Road, Bensenville, IL 60106.

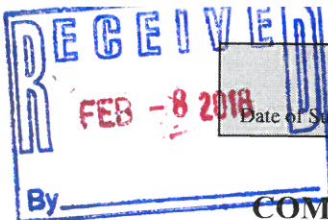
Faith International LLC of P. O. Box 2756, Glenview, IL 60026 is the owner and Chinese Bible Church of Oak Park of 5 N. Princeton Avenue, Village Park, IL 60181 the applicant for the subject property.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through March 6, 2018 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
February 15, 2018**



For Office Use Only

Date of Submission:

MUNIS Account #:

CDC Case #:

7871

2018-04

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 631 BUSSE ROAD, BENSENVILLE, 60106

Property Index Number(s) (PIN): 03-11-104-016

A. PROPERTY OWNER:

Name

FAITH INTERNATIONAL LLC

Corporation (if applicable)

Street

PO Box 2756

City

GLENVIEW

State

IL

Zip Code

60026

Contact Person

PATRICK CHEN

Telephone Number & Email Address

630-835-6350

patjoycechen@yahoo.com

If Owner is a Land Trust, list the names and addresses of the beneficiaries of the Trust.

Property Owner Signature:

Date: FEB 8, 2018

B. APPLICANT: ☐ Check box if same as owner

Name

CHINESE BIBLE CHURCH OF OAK PARK

Corporation (if applicable)

Street

5 N. PRINCETON AVENUE

City

VILLA PARK

State

IL

Zip Code

60181

Contact Person

Telephone Number & Email Address

PAUL CHAN, ELDER OF THE CHURCH

847-404-0165

pcyk18@gmail.com

Relationship of Applicant to subject property

Applicant Signature:

Date:

C. ACTION REQUESTED (Check applicable):

- ☐ Annexation
- ☒ Conditional Use Permit
- ☐ Master Sign Plan
- ☐ Planned Unit Development**
- ☐ Plat of Subdivision
- ☐ Rezoning (Map Amendment)
- ☐ Site Plan Review
- ☐ Variance

*Item located within this application packet.

**See staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS (1 original & 1 copy of each):

- ☐ Affidavit of Ownership* (signed/notarized)
- ☐ Application*
- ☐ Approval Criteria
- ☐ Legal Description of Property
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Review Fee (Application Fee + Escrow)
- ☐ Escrow agreement and deposit*
- ☐ Digital Submission of all application materials (CD)

Brief Description of Request(s): (Submit separate sheet if necessary)

USING AS PLACES OF WORSHIP FOR OUR FOUR GROUPS IN THE FOUR RENTAL
UNITS. MOST ACTIVITIES WILL BE ON SUNDAYS. ON WEEKDAYS MAIN USE WILL
BE OFFICES FOR MINISTERIAL STAFFS (5).

D. PROJECT DATA:

1. General description of the site: Office building
2. Acreage of the site: 2.0 Building Size (if applicable): 29,000 sq ft.
3. Is this property within the Village limits? (Check applicable below)
 - ☒ Yes
 - ☐ No, requesting annexation
 - ☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

5. Character of the site and surrounding area:

| | Zoning | Existing Land Use | Jurisdiction |
|--------|--------|-------------------|--------------|
| Site: | | | |
| North: | | Industrial | Bensenville |
| South: | | Office | Bensenville |
| East: | | Industrial | Bensenville |
| West: | | RT 83 | Bensenville |

E. DEVELOPER'S STAFF (if applicable): N/A

ARCHITECT

Name: _____

Telephone: _____

Email: _____

ENGINEER:

Name: _____

Telephone: _____

Email: _____

ATTORNEY

Name: _____

Telephone: _____

Email: _____

OTHER

Name: _____

Telephone: _____

Email: _____

F. APPROVAL CRITERIA:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the Approval Criteria. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Criteria."

STAFF REPORT

HEARING DATE: March 6, 2018
CASE #: 2018 – 04
PROPERTY: 631 N IL Route 83
PROPERTY OWNER: Faith International LLC
APPLICANT: Chinese Bible Church of Oak Park
SITE SIZE: 90,726 SF
BUILDING SIZE: 26,000 SF (3 stories)
PIN NUMBERS: 03-11-104-016
ZONING: O – 2 Office Center
REQUEST: Conditional Use Permit, Churches and religious institutions
Municipal Code Section 10 – 8B – 3

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday February 15, 2018. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Friday February 16, 2018.
3. On Friday February 16, 2018, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250’ of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The Petitioner is seeking a Conditional Use Permit for a Church at 631 IL Route 83. The applicant intends to lease the entire third floor of the property owned by Faith International LLC

SURROUNDING LAND USES:

| | Zoning | Land Use | Comprehensive Plan | Jurisdiction |
|--------------|---------------|-----------------|---------------------------|------------------------|
| Site | O – 2 | Office | Local Commercial | Village of Bensenville |
| North | I – 2 | Industrial | Industrial | Village of Bensenville |
| South | O – 2 | Industrial | Local Commercial | Village of Bensenville |
| East | I – 2 | Industrial | Industrial | Village of Bensenville |
| West | R – 3 | Residential | Residential | Addison Township |

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

| | |
|-------------------------------------|------------------------------------|
| <input type="checkbox"/> | Financially Sound Village |
| <input type="checkbox"/> | Quality Customer Oriented Services |
| <input type="checkbox"/> | Safe and Beautiful Village |
| <input checked="" type="checkbox"/> | Enrich the lives of Residents |
| <input type="checkbox"/> | Major Business/Corporate Center |
| <input type="checkbox"/> | Vibrant Major Corridors |

Finance:

No issues.

Police:

No issues.

Engineering and Public Works:

No comments.

Community & Economic Development:

Economic Development:

- 1) Generally supportive of this use, given the challenge in the existing market to find office tenants.
- 2) At present, it appears as if two other religious or religion-affiliated tenants currently occupy the building
 - a. Chicago Chinese Christian Missions – Nonprofit use, 3 employees
 - b. Logos Evangelical Seminary – Educational use, 3 employees

Fire Safety:

- 1) Several inspections remain open at that address. All corrections must be made prior to occupancy including failed elevator inspection.
- 2) We need current fire alarm, fire sprinkler and backflow preventer reports prior to occupancy.
- 3) I would like to see how they plan to arrange the worship area (seating, capacity, expected number of attendees, etc...)

Building:

- 1) An occupant load number will need to be provided. Once we have this, exit access, exit discharges, accessible route of travel, etc. will need to be field verified. If repairs need to be done, permit(s) may be required.
- 2) Same for the number of accessible parking spaces. Note that the number of accessible parking spaces shown on the plat is NOT code compliant. IAC requires 4 accessible spaces for 76-100 parking spaces.

Planning:

- 1) The property in question is within the Northern Business District and TIF 12.
- 2) The 2015 Comprehensive Plan indicates “Local Commercial” for this property.
- 3) The Village’s 2013 Comprehensive Economic Development Strategy (CEDS) categorized this property as “underperforming”, with greater than 40% land value to total value.

- 4) The current use is Religious
- 5) The property is currently tax exempt.
- 6) Shared Parking: Off-street parking spaces provided for one use may be credited by the Director of Community Development toward the spaces required herein for another use that normally operates during different hours. This provision shall apply only to spaces either provided for or to be credited and only up to the applicable percentage specified of the total spaces required:

| | |
|--|------|
| Auditoriums, school auditoriums and churches | 100% |
| Other uses such as bowling alleys, dance halls, night clubs, restaurants, taverns and theaters | 50% |

- 7) Required parking for Churches is as follows: 0.25 space per seat in the main auditorium or meeting room or per person of the design capacity of the facility. 18 inches of seating space shall be considered a seat for purposes of this requirement where individual seats are not discernable.
- 8) No floor plans were submitted to show capacity.

APPROVAL CRITERIA FOR CONDITIONAL USES:

The Community Development Commission shall not recommend approval of the Conditional Use Permit without determining that the request meets the following approval criteria and making certain findings of fact. The Applicant has provided the following Findings of Fact:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

Applicant's Response: There will be no adverse impact on traffic in the industrial park where 631 Busse Road is located. Majority of our church's activities will be on Sunday and most of the industrial and commercial use buildings in the surrounding neighborhood are off on the weekends.

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

Applicant's Response: There will not be any environmental nuisance since our activities involve only church gatherings. The impact on environment would not be different from any historical use of this commercial building. Noise would not be an issue since our services are conducted indoors and this commercial building is located over 250 feet from any residential building.

3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

Applicant's Response: The proposed use will fit harmoniously with the existing character of the industrial park. All services of our church are held indoors so there will not be any change to the external character of the building. Our presence during the weekend in an otherwise empty Industrial neighborhood would enhance the security and value of the surrounding area.

- 4. Use of Public Services and Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Applicant's Response: The proposed use will not put a strain or disproportionate strain on public services since we only have a very small staff (four or less) during weekdays. Our demand on utilities are highest during the weekend when the utilities consumptions of our neighbors are at their minimum.

- 5. Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility, which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

Applicant's Response: The Village of Bensenville is working to keep its industrial and commercial buildings occupied. While the sister building located at 611 Busse is still completely empty at this moment, we will be occupying over 11,710 square feet (45%) of commercial office space in 631 Busse in Bensenville. Our church attendees are from both the areas in the neighborhood and the suburbs of the metropolitan, the immediately benefitted businesses would be gas stations and restaurants. Other businesses should also be benefitted when we visit Bensenville on a regular basis. On top of this, one of the greater benefit would be the spiritual enrichment of the residents and their friends.

- 6. Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location.

Applicant's Response: Our church has one hundred and ten years of history in the Chicago/Oak Park area. We believe in and strive to be good neighbors to the community we serve.

| Conditional Use Approval Criteria | Meets Criteria | |
|--|-----------------------|----|
| | Yes | No |
| 1. Traffic | X | |
| 2. Environmental Nuisance | X | |
| 3. Neighborhood Character | X | |
| 4. Public Services and Facilities | X | |
| 5. Public Necessity | X | |
| 6. Other Factors | X | |

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Conditional Use Permit for Chinese Bible Church of Oak Park, with the following conditions.

- 1) Applicant must submit a floor plan that details seating or meeting space; and
- 2) Applicant must prove there is enough parking available to handle the increased need. A parking and traffic study may be required; and
- 3) Applicant/owner must clear up any outstanding inspections. All inspections must be passed prior to occupancy; and
- 4) Current fire alarm, fire sprinkler and backflow preventer reports are needed prior to occupancy; and
- 5) An occupant load number will need to be provided; and
- 6) The required number of accessible parking spaces must be provided; and
- 7) Applicant must demonstrate, through their own capacity needs and those of the other tenants, that enough parking exists on site.

Respectfully Submitted,
Department of Community
& Economic Development

TYPE:Public Hearing**SUBMITTED BY:**K. Pozsgay**DEPARTMENT:**CED**DATE:**03.06.18**DESCRIPTION:**

Consideration of an Amendment to Preliminary Planned Unit Development and
Final Planned Unit Development for the Valinvest Holding, LLC, located at 720 East Green Street.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**☐*Financially Sound Village**Quality Customer Oriented Services**Safe and Beautiful Village*☐*Enrich the lives of Residents*

X

Major Business/Corporate Center

X

*Vibrant Major Corridors***REQUEST:**

An Amendment to Preliminary Planned Unit Development and
Final Planned Unit Development,
Municipal Code Section 10 – 10.

SUMMARY:

- 1) The applicant, Valinvest Holding, LLC is requesting a Planned Unit Development (PUD) to operate a truck and passenger car fueling station, truck stop, truck wash and truck parking within an 8-acre site located at 720 E. Green Street.
2. The applicant was previously approved for a Conditional Use and preliminary PUD, Ordinance No. 50-2014.
3. The property in question is currently vacant and is located within the I-3 Heavy Industrial Zoning District.
4. The proposed plan has 95 tractor trailer parking stalls, 20 tractor stalls, and 25 car stalls identified as well as 7 truck fueling positions, 12 passenger fueling positions, an approximately 3,300 SQFT truck wash, and an approximately 9,120 SQFT convenience building.
5. The convenience building includes a retail store, fast food restaurant, trucker's lounge, showers, laundry, and video gaming.
6. A truck wash and a scale are also proposed.
7. The southern portion of the property includes a single turn-around area for any trucks on site. Detention is depicted on the southernmost portion.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the PUD for Valinvest Holding, LLC/Amerifreight, with the following conditions.

1. The Conditional Use Permit for Outdoor Storage be granted solely to Valinvest Holding, LLC/Amerifreight and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of change in tenancy of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit; and
2. The property be developed in substantial compliance with the plans submitted A Design Group, LLC revised 11.10.15; and
3. Final plans must be submitted within 12 months of approval. A development schedule should be submitted to

staff at that time; and

4. Final signage plans should be submitted and approved by staff to not include the 40 foot High Rise Sign and to correct the canopy signage; and

5. Final Site Plan should be submitted and approved by staff that shows a solution for the turning movement into the truck scale; and

6. Gambling or gaming machines shall not be allowed; and

7. Final architectural plans should be submitted and approved by staff; and

8. Final landscaping should be submitted and approved by staff; and

9. Overhead utility lines along Green Street shall be buried.

ATTACHMENTS:

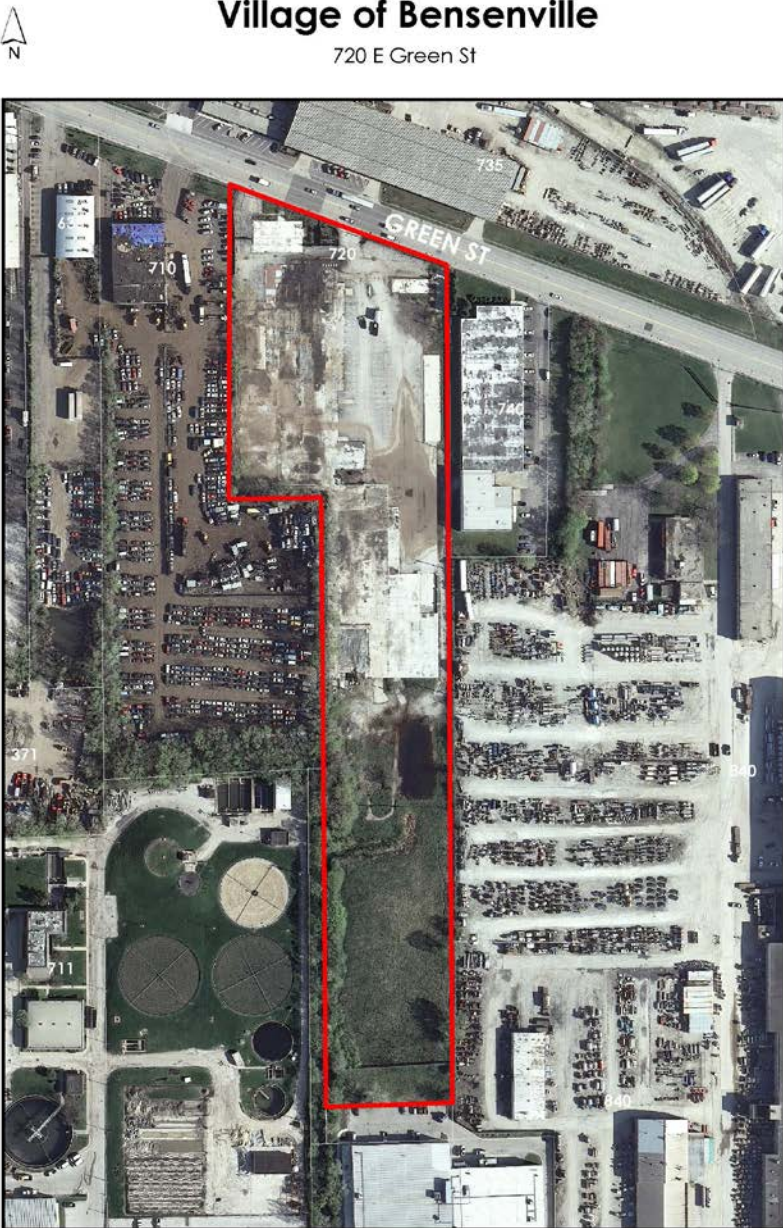
| Description | Upload Date | Type |
|---|------------------|--------------------------|
| Aerial & Zoning Maps | 2/28/2018 | Backup Material |
| Legal Notice | 2/28/2018 | Backup Material |
| Application | 2/28/2018 | Backup Material |
| Staff Report | 2/28/2018 | Executive Summary |
| Staff Engineering Review Comments | 2/28/2018 | Backup Material |
| Consultant Engineering Review Comments | 2/28/2018 | Backup Material |
| Engineering Review Meeting Minutes | 2/28/2018 | Backup Material |
| Civil Plans | 2/28/2018 | Backup Material |
| Plans | 2/28/2018 | Backup Material |
| Preliminary PUD Ordinance | 2/28/2018 | Backup Material |

CDC #2016 - 16

720 East Green Street
Valinvest Holding, LLC/Amerifreight
PUD; Truck Stop, Fueling Center, Parking, Scale and Wash,
and Motor Vehicle Fueling Center

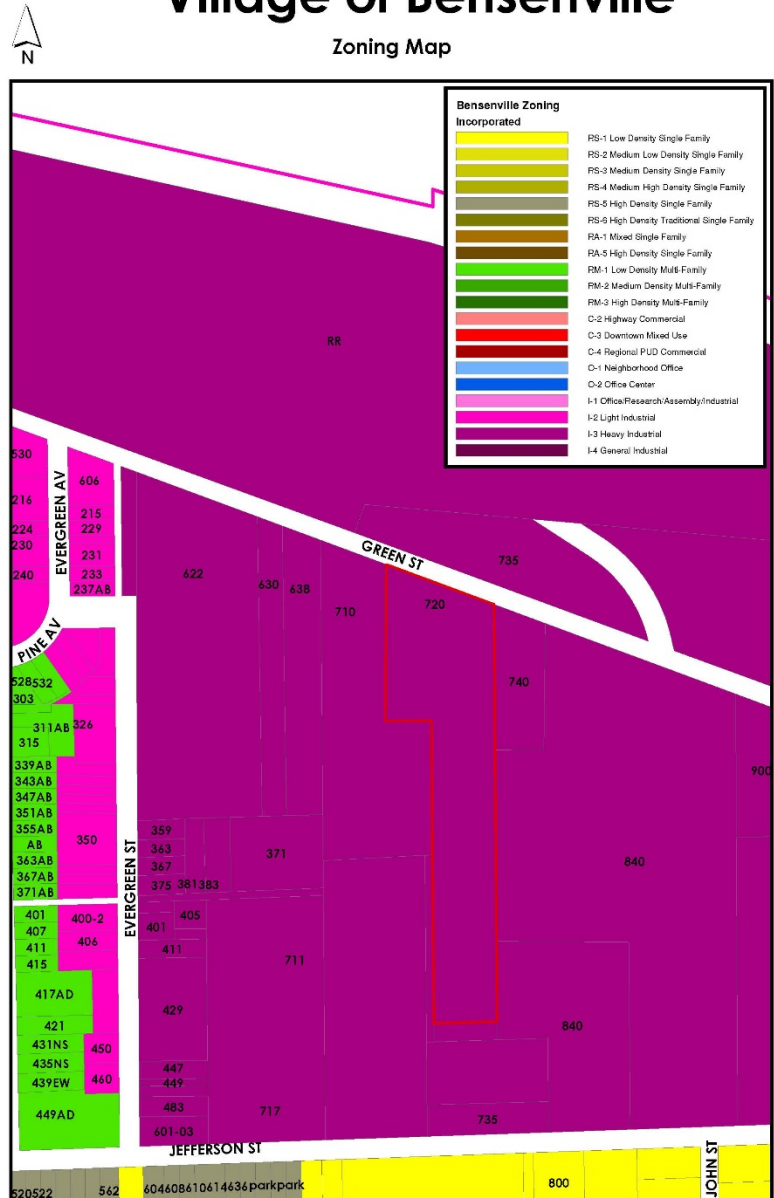
Village of Bensenville

720 E Green St



Village of Bensenville

Zoning Map



LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, March 6, 2018 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review Case No. 2016 – 16 to consider a request for:

An Amendment to Preliminary Planned Unit Development and Final Planned Unit Development, Municipal Code Section 10 – 10 including departures from Municipal Code to Include:

Conditional Use Permit to allow a Truck Stop, Municipal Code Section 10 – 9C – 3;

Conditional Use Permits to allow Fleet Fueler Facility/Service Stations, Municipal Code Section 10 – 9C – 3;

Conditional Use Permits to allow Car and Truck Wash, Municipal Code Section 10 – 9C – 3;

Conditional Use Permit to allow Motor Vehicle Repair, Major & Minor, Municipal Code Section 10 – 9C – 3;

Conditional Use Permits to allow Drive-Through/In Establishments, Municipal Code Section 10 – 9C – 3;

Conditional Use Permits to allow Electronic Message Centers, Municipal Code Section 10 – 9C – 3 and 10 – 18 – 6 – 1;

A Conditional Use Permit to allow Outdoor Storage exceeding 25%, Municipal Code Section 10 – 9C – 3;

An increase in the number of freestanding signs, Municipal Code Section 10 – 18 – 12;

An increase in allowable sign area, Municipal Code Section 10 – 18 – 12;

An increase in allowable sign height, Municipal Code Section 10 – 18 – 12;

An increase in allowable number of wall and canopy signs, Municipal Code Section 10 – 18 – 12;

A reduction in the number of stacking spaces for both trucks and cars, Municipal Code Section 10 – 11 – 11;

A reduction in the number of parking spaces required, Municipal Code Section 10 – 11 – 11;

To allow overnight parking of semi-trailers, Municipal Code Section 10 – 9C – 3;

To allow outdoor storage in excess of 50%, Municipal Code Section 10 – 9C – 3;

To reduce required foundation landscape strip, Municipal Code Section 10 – 12 – 2;

To alter screening requirements, Municipal Code Section, 10 – 12 – 2 and 10 – 14 – 11;

For the property located at 720 E. Green Street in an existing I-3 Heavy Industrial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, Illinois.

The Legal Description of the property is as follows:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 13 AND OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE WEST ON THE SECTION LINE 1815 FEET FOR A PLACE OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SECTION 24, 427.18 FEET TO THE SOUTH LINE OF GREEN AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF GREEN AVENUE, 373.54 FEET TO THE EAST LINE OF LAND DESCRIBED IN DOCUMENT NO. 657732; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SECTION 24, 1420.7 FEET TO THE NORTH LINE OF THE BENSENVILLE SEWER PLANT PROPERTY; THENCE WEST ALONG SAID NORTH LINE, 200.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SECTION 24, 1063.2 FEET TO A POINT 65.0 FEET SOUTH OF THE NORTH LINE OF SECTION 24; THENCE WEST, PARALLEL WITH THE SECTION LINE, 150.0 FEET; THENCE AVENUE ACRES, AS RECORDED UNDER DOCUMENT NO. 523537, EXCEPT THE SOUTH 60.0 FEET THEREOF IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 720 E. Green Street, Bensenville, Illinois.

720 E. Green Street, LLC of 745 S. Summit Street, Barrington, IL 60010 is the owner and Valinvest Holding LLC of 1200 N. Ellis Street, Bensenville, IL 60106 is the applicant for this CDC Case No. 2014 - 25 and Public Hearing.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the

Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through March 6, 2018 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
February 15, 2018**

| For Office Use Only | | |
|---------------------------|------------------------------|----------------------------|
| Date of Submission: _____ | MUNIS Account #: <u>6390</u> | CDC Case #: <u>2016-16</u> |

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 720 E. Geen Street

Property Index Number(s) (PIN): 03-02-301-004

A. OWNER:

Valinvest Holding, LLC

Name Corporation (if applicable)

1200 North Ellis Street

Street

Bensenville

Illinois

60106

City

State

Zip Code

RUMEN VALNEV 847-434-1122 x 2455, rvalnev@amerifreightsystems.com

Contact Person

Telephone Number & Email Address

If Owner is a Land Trust, list the names and addresses of the beneficiaries of the Trust.

Owner Signature: [Signature] Date: 5-25-16

B. APPLICANT: ☐ Check box if same as owner

Ambrose Design Group

Name Corporation (if applicable)

P.O. Box 1870

Street

Crystal Lake

Illinois

60039-1870

City

State

Zip Code

Ron Ambrose

(847) 347-3721 r.ambrose@sbcglobal.net

Contact Person

Telephone Number & Email Address

Designer

Relationship of Applicant to subject property

Applicant Signature: Ronald Ambrose Date: 5-25-16

C. ACTION REQUESTED (Check applicable):

- ☐ Annexation
- ☒ Conditional Use Permit
- ☐ Master Sign Plan
- ☐ Planned Unit Development*
- ☐ Plat of Subdivision
- ☐ Rezoning (Map Amendment)
- ☒ Site Plan Review
- ☐ Variance

*See staff for additional information on PUD requests

**Item located within this application packet.

SUBMITTAL REQUIREMENTS (1 original & 1 copy of each):

- ☒ Affidavit of Ownership** (signed/notarized)
- ☒ Application**
- ☒ Approval Criteria
- ☒ Legal Description of Property
- ☒ Plat of Survey
- ☒ Site Plan
- ☒ Building Plans & Elevations
- ☒ Engineering Plans
- ☐ Landscape Plan
- ☒ Review Fee (Application Fee + Escrow)
- ☒ Escrow agreement and deposit**
- ☒ Digital Submission of all application materials (CD)

Brief Description of Request(s): (Submit separate sheet if necessary)

New Truck and Auto Fueling Facility to include a Convenience Store, Truck Wash, Truck Scale
and Truck Parking.

D. PROJECT DATA:

1. General description of the site: Existing vacant property
2. Acreage of the site: Approx 8.0 acres Building Size (if applicable): 9,192.44 sq. ft.
3. Is this property within the Village limits? (Check applicable below)
☒ Yes
☐ No, requesting annexation
☐ No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.
4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)
Conditional Use and Preliminary PUD approved for Facility, Ordinance No. 50-2014.

5. Character of the site and surrounding area:

| | Zoning | Existing Land Use | Jurisdiction |
|--------|-----------------------------|------------------------------------|--------------------|
| Site: | <u>I-3 Heavy Industrial</u> | <u>Vacant</u> | <u>Bensenville</u> |
| North: | <u>I-3 Heavy Industrial</u> | <u>AEK Packaging Equipment</u> | <u>Bensenville</u> |
| East: | <u>I-3 Heavy Industrial</u> | <u>Transmission and Parts Tech</u> | <u>Bensenville</u> |
| South: | <u>I-3 Heavy Industrial</u> | <u>Vacant Green Area</u> | <u>Bensenville</u> |
| West: | <u>I-3 Heavy Industrial</u> | <u>Victory Auto Wreckers</u> | <u>Bensenville</u> |

E. DEVELOPER'S STAFF (if applicable):

ARCHITECT

Name: PSTM Architecture and Planning

Telephone: 815-382-3737

Email: pglennarch@stans.net

ENGINEER:

Name: Mackie Consultants, LLC

Telephone: (847) 696-1400

Email: skaminski@mackieconsult.com

ATTORNEY

Name: _____

Telephone: _____

Email: _____

OTHER

Name: _____

Telephone: _____

Email: _____

F. APPROVAL CRITERIA:

1. Select the "Approval Criteria" from the list(s) found on the pg. 6 – 7 pertaining to the applicant's request(s).
2. The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the list. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Criteria."

STAFF REPORT

HEARING DATE: March 6, 2018
CASE #: 2016 – 16
PROPERTY: 720 East Green Street
PROPERTY OWNER: Valinvest Holding, LLC/Amerifreight
APPLICANT: Same
SITE SIZE: 360,678 SF
BUILDING SIZE: (Proposed)
3,300 SF truck wash
9,120 SF convenience building
PIN NUMBERS: 03-24-200-063
ZONING: I – 3 Heavy Industrial District
REQUEST: An Ammedment to Preliminary Planned Unit Development and Final Planned Unit Development

PUBLIC NOTICE:

- 1) A Legal Notice was published in the Bensenville Independent on Thursday February 15, 2018. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
- 2) Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Friday February 16, 2018.
- 3) On Friday February 16, 2018, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250’ of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

1. The applicant, Valinvest Holding, LLC is requesting a Planned Unit Development (PUD) to operate a truck and passenger car fueling station, truck stop, truck wash and truck parking within an 8-acre site located at 720 E. Green Street.
2. The applicant was previously approved for a Conditional Use and preliminary PUD, Ordinance No. 50-2014.
3. The property in question is currently vacant and is located within the I-3 Heavy Industrial Zoning District.
4. The proposed plan has 95 tractor trailer parking stalls, 20 tractor stalls, and 25 car stalls identified as well as 7 truck fueling positions, 12 passenger fueling positions, an approximately 3,300 SQFT truck wash, and an approximately 9,120 SQFT convenience building.
5. The convenience building includes a retail store, fast food restaurant, trucker’s lounge, showers, laundry, and video gaming.
6. A truck wash and a scale are also proposed.
7. The southern portion of the property includes a single turn-turn around area for any trucks on site. Detention is depicted on the southernmost portion.

SURROUNDING LAND USES:

| | Zoning | Land Use | Comprehensive Plan | Jurisdiction |
|--------------|---------------|-----------------|---|------------------------|
| Site | I – 3 | Vacant | Commercial/Industrial Flex and Open Space | Village of Bensenville |
| North | I – 3 | Industrial | Industrial | Village of Bensenville |
| South | I – 3 | Edge | Institutional | Village of Bensenville |
| East | I – 3 | Industrial | Industrial | Village of Bensenville |
| West | I – 3 | Industrial | Commercial/Industrial Flex | Village of Bensenville |

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

| | |
|-------------------------------------|------------------------------------|
| <input type="checkbox"/> | Financially Sound Village |
| <input type="checkbox"/> | Quality Customer Oriented Services |
| <input type="checkbox"/> | Safe and Beautiful Village |
| <input type="checkbox"/> | Enrich the lives of Residents |
| <input checked="" type="checkbox"/> | Major Business/Corporate Center |
| <input checked="" type="checkbox"/> | Vibrant Major Corridors |

Finance:

No issues.

Police:

- 1) As long as they have security cameras and personnel monitoring the truck parking, there are no overriding police issues.
- 2) Should be aware of the proximity of the parked trucks and the location of the Village's fireworks show from the PW property off Jefferson.

Engineering and Public Works:

- 1) We required a more complete Engineering review prior to final PUD submittal. Please see attached responses from staff engineer Mehul T. Patel, P.E., CFM and Village consultant engineer Michael Maslowski, PE, CFM.
- 2) A meeting was held on Feb. 6, 2018 with Village staff, Village consultant engineer, the applicant, and applicant's engineering team to go over the Engineering review comments. Meeting minutes are attached for review.

Community & Economic Development:

Economic Development:

- 1) Generally supportive of the proposal.
- 2) This project will redevelop a long-vacant plot, and fits well with neighboring business uses.
- 3) This use will generate property tax revenue for the Village through new development.
- 4) The use will generate sales tax revenue for the Village through the retail store and fast food restaurant.

Fire Safety:

No comments at this time.

Building:

- 1) DuPage County Health Department approval is required for the food service area.
- 2) Copy of their plan approval is required to be submitted to the Village.
- 3) Copy of the OSFM permit is required to be submitted to the Village.
- 4) Signage, Fire Alarm, Fire Suppression each requires its own permit application submittal.

Planning:

- 1) The property in question is within the Eastern Business District.
- 2) The 2015 Comprehensive Plan indicates “Commercial/Industrial Flex” and “Open Space” for this property.
- 3) The current use is Vacant Industrial.
- 4) The Elgin-O’Hare Western Access (EOWA) is planned to run across Green Street to the north with ramps to and from the North at County Line Road before continuing on to I – 294.
- 5) According to the Comprehensive Economic Development Strategy (CEDS), given the immediate proximity of these properties to O’Hare, along with the general lack of other vacant land in the area, eventual market interest in these sites is likely.
- 6) The CEDS calls for streetscape improvements to include increased landscaping and burial of all overhead utilities.
- 7) There are several deviations from Village Code:
 - a. Conditional Use Permit to allow a Truck Stop, Municipal Code Section 10 – 9C – 3;
 - b. Conditional Use Permits to allow Fleet Fueler Facility/Service Stations, Municipal Code Section 10 – 9C – 3;
 - c. Conditional Use Permits to allow Car and Truck Wash, Municipal Code Section 10 – 9C – 3;
 - d. Conditional Use Permits to allow Drive-Through/In Establishments, Municipal Code Section 10 – 9C – 3;
 - e. Conditional Use Permits to allow Electronic Message Centers, Municipal Code Section 10 – 9C – 3 and 10 – 18 – 6 – 1;
 - f. A Conditional Use Permit to allow Outdoor Storage exceeding 25%, Municipal Code Section 10 – 9C – 3;
 - g. An increase in the number of freestanding signs, Municipal Code Section 10 – 18 – 12;
 - h. An increase in allowable sign area, Municipal Code Section 10 – 18 – 12;
 - i. An increase in allowable sign height, Municipal Code Section 10 – 18 – 12;
 - j. An increase in allowable number of wall and canopy signs, Municipal Code Section 10 – 18 – 12;
 - k. A reduction in the number of stacking spaces for both trucks and cars, Municipal Code Section 10 – 11 – 11;
 - l. A reduction in the number of parking spaces required, Municipal Code Section 10 – 11 – 11;
 - m. To allow overnight parking of semi-trailers, Municipal Code Section 10 – 9C – 3;
 - n. To allow outdoor storage in excess of 50%, Municipal Code Section 10 – 9C – 3;
 - o. To reduce required foundation landscape strip, Municipal Code Section 10 – 12 – 2;
 - p. To alter screening requirements, Municipal Code Section, 10 – 12 – 2 and 10 – 14 – 11;
- 8) Staff is generally supportive of the Conditional Use requests.
- 9) Staff does not feel the 40 foot High Rise Sign is warranted.

- 10) The signage on the canopies needs to be modified so that actual signage does not extend above or below the canopy.
- 11) Staff is generally supportive of the site plan, with the exception of the truck scale.
 - a. There are concerns about truck turning movements to get onto the scale. Trucks generally weigh after fueling and there does not appear to be enough room for maneuvering.
 - b. Possible solutions include moving the scale closer to the truck wash.
- 12) Staff is generally supportive of the architectural plans and elevations.
- 13) Staff has concerns with the proposed gaming room. Staff does not believe that gambling should be allowed. Other similar uses have a prohibition on video gaming.
- 14) Staff would like to see increased landscaping, particularly along Green Street. There was a landscaping plan submitted with the initial submittal, but none submitted with the revised site plan.

The review and recommendation of the Planned Unit Development and Conditional Use Permit should be determined by the “Approval Criteria” found in the Village’s Zoning Ordinance. The applicant has submitted commentary on these Approval Criteria. The applicant’s comments are attached to the application. Staff generally concurs with the applicant’s submitted statements and also offers the following Findings of Fact for the Community Development Commission’s review.

APPROVAL PROCESS AND CRITERIA:

The Community Development Commission shall review the Planned Unit Development using the following criteria:

1. **Superior Design:** The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable regulations, and solely on this basis modifications to such regulations are warranted.

Applicant’s Response: The Exterior Building design will be based on using Aluminum panels and glass to create a sleek and modern appearance. The Aluminum panel colors will be silver, white red and yellow which will be used on the Buildings and Fueling Canopies. The site has been developed to maximize the potential use of the property while adhering strictly to the wetlands criteria, creeks and other engineering design features the property presents.

2. **Meet PUD Requirements:** The PUD meets the requirements for planned unit developments set forth in this Title, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

Applicant’s Response: We are not seeking any modifications to the use and design standards as required. The site provides the necessary setbacks for all proposed structures. There is ample on-site circulation for the proposed truck and vehicle traffic anticipated for this use.

3. **Consistent with Village Plan:** The PUD is generally consistent with the objectives of the Village general development plan as viewed in light of any changed conditions since its adoption.

Applicant's Response: This site is located in the I-3 Heavy Industrial Zoning District. This use will fit in well with the Industrial Park properties surrounding this site. Our facility with its uniquely genuine Building and Canopy Architecture will bring an upscale feel to the site and enhance this vacant property.

4. **Public Welfare:** The PUD will not be detrimental to the public health, safety or general welfare.

Applicant's Response: By building this proposed facility we will be cleaning up a vacated old industrial site. This Use will incorporate all the most current safety design features required for Truck fueling and Gas facilities of this type. New curb cuts and site lighting will also enhance the safety and general welfare of the development.

5. **Compatible with Environs:** Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

Applicant's Response: Development of this site as it is being proposed adds a clean and modern facility to the Industrial neighborhood. We expect that the Truck Fueling, Gas Fueling and Convenience Store will add a Use that will greatly benefit the area and provide an offering that is currently not immediately available.

6. **Natural Features:** The design of the PUD is as consistent as practical with preservation of any natural features such as flood plains, wooded areas, natural drainage-ways or other areas of sensitive or valuable environmental character.

Applicant's Response: We have worked closely with staff and DuPage County to meet the criteria for detention, wetlands and natural drainage ways. The shape of this property presented the possibility to make the best use of this site but to also work through all the engineering design challenges without sacrificing in the site design intent. All the major drainage and wetland issues have been addressed in the south portion of the site where we can make the best use of our engineering design. By improving this drainage and wetland area we anticipate any future growth adjacent to this site will gain those benefits of the work we are proposing.

7. **Circulation:** Streets, sidewalks, pedestrian-ways, bicycle paths and off-street parking and loading are provided as appropriate to planned land uses. They are adequate in location, size, capacity and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks and snow plows, as appropriate, without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD or unduly interfering with the safety or capacity of adjacent streets.

Applicant's Response: The proposed site development will revise the existing access to this property. We plan to install three separate access points along Green Street. The drive furthest to the west will be intended for Car Traffic and the Fuel truck bringing product to the site. This drive will be 35'-0" wide to allow access for the Tanker truck. These trucks are generally 55'-0" to include cab and trailer. The next

drive to the east or middle drive will be an approach for trucks marked to be Entrance Only for vehicles entering from the east or west. This drive will be 44'-0" to allow for the larger 73'-0" trucks to enter the site. The far East approached will be marked as Exit Only allowing trucks to travel east or west. This drive will be 42'-0" allowing for right and left turns out of the site.

Sidewalks currently exist along Green street and we will upgrade these areas with the relocation of the above-mentioned driveways. parking has been provided as sufficient for the Convenience Store and Car fueling area. truck parking will be provided to the South end of the property. The site has been designed to provide separate circulation areas for Cars and Trucks. The truck flow is anticipated to travel in a North-South direction in a clockwise movement. This allows the circulation as needed for this facility.

8. **Open Spaces and Landscaping:** The quality and quantity of common open spaces or landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape and location of a substantial portion of any common open space provided in residential areas render it usable for recreation purposes.

Applicant's Response: The site has provided open space and green space to meet the requirements of the PUD Ordinance. The landscape plan has been developed following the criteria for wetland areas along with the standard requirements of the village Code. Decorative retaining walls and Landscape pavers are elements included in the design plans.

9. **Covenants:** Adequate provision has been made in the form of deed restrictions, homeowners or condominium associations or the like for:
- a. The presentation and regular maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas and other common elements not to be dedicated to the Village or to another public body.
 - b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD plan, such provision to be binding on all future ownerships.

Applicant's Response: All required utility and drainage easements will be included as part of the Final Engineering Design plans. We have reviewed these issues with staff and are in agreement as to providing the necessary documentation to Bensenville.

10. **Public Services:** The land uses, intensities and phasing of the PUD are consistent with the anticipated ability of the Village, the school system and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools and other public facilities and services without placing undue burden on existing residents and businesses.

Applicant's Response: The site will have updated utilities for Water, Sanitary and Storm so that no undue burden would be placed on any existing Village Utilities.

11. **Phasing:** Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all

other applicable regulations herein even if no subsequent phase should ever be completed.

Applicant's Response: The projected Phasing of the project would begin with clearing the existing site and prepping for installation of all drainage and utilities. Upon completion of the infrastructure the site and building construction would continue until completion of the project.

| Planned Unit Development Approval Criteria | Meets Criteria | |
|--|----------------|----|
| | Yes | No |
| 1. Superior Design | X | |
| 2. Meets PUD Requirements | X | |
| 3. Consistent With Village Plans | X | |
| 4. Public Welfare | X | |
| 5. Compatible With Environs | X | |
| 6. Natural Features | X | |
| 7. Circulation | X | |
| 8. Open Space & Landscaping | X | |
| 9. Covenants | X | |
| 10. Public Services | X | |
| 11. Phasing | X | |

APPROVAL CRITERIA FOR CONDITIONAL USES:

The Community Development Commission shall not recommend approval of the Conditional Use Permit without determining that the request meets the following approval criteria and making certain findings of fact. The Applicant has provided the following Findings of Fact:

- 1. Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

Applicant's Response: The proposed site development will revise the existing access to this property. We plan to install three separate access points along Green Street. The drive furthest to the west will be intended for Car Traffic and the Fuel truck bringing product to the site. This drive will be 35'-0" wide to allow access for the Tanker truck. These trucks are generally 55'-0" to include cab and trailer. The next drive to the east or middle drive will be an approach for trucks marked to be Entrance Only for vehicles entering from the east or west. This drive will be 44'-0" to allow for the larger 73'-0" trucks to enter the site. The far East approached will be marked as Exit Only allowing trucks to travel east or west. This drive will be 42'-0" allowing for right and left turns out of the site.

- 2. Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

Applicant's Response: We are proposing large green areas along the frontage of Green Street for various types of landscape in these areas. The truck fueling will be located as far off Green Street as possible but still allowing trucks enough circulation area to exit

out to the east curb cut on Green street. All the Canopy lighting is intended to be LED so as to minimize the light levels beyond the Canopy. The entire site is to be paved in concrete and asphalt. Our Civil Engineering plans have gone into great detail to incorporate all the drainage requirements of DuPage County.

3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

Applicant's Response: This site is located in the 1-3 Heavy Industrial Zoning District. This use will fit in well with the Industrial Park properties surrounding this site. Our facility with its uniquely genuine Building and Canopy Architecture will bring an upscale feel to the site and enhance this vacant site.

4. **Use of Public Services and Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Applicant's Response: The proposed development will be designed with use of the existing Utilities already located around the property. The development will not alter the proportionate use of Sanitary and Water demand then what has been utilized for many years at this location. Storm water detention will be provided to further assist the effectiveness of the existing storm sewers. Based on the re-development of the site and the requirements for storm water run-off we will be greatly improving the site in this regard. The Truck wash will be designed to utilize a water reclaim system so as to minimize the amount of fresh water being needed for each truck wash.

5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility, which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

Applicant's Response: The development will provide a convenience to the community and area which currently does not exist. Truck fueling will be available for the Industrial area as well as the large volume of trucks that traverse Green Street on a daily basis. The Gas fueling and Convenience Store offerings will be beneficial to the public and all who utilize this site as there are no such type facilities in this industrial section of town.

6. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location.

Applicant's Response: In such a large industrial area with vast amounts of Truck traffic this project would expect to be a boon for the Village of Bensenville and provide amenities that are important to the general public. This development has the ability to bring the Village of Bensenville a larger generation of tax dollars then this vacant site is currently generating.

| Conditional Use Approval Criteria | Meets Criteria | |
|-----------------------------------|----------------|----|
| | Yes | No |
| 1. Traffic | X | |
| 2. Environmental Nuisance | X | |
| 3. Neighborhood Character | X | |
| 4. Public Services and Facilities | X | |
| 5. Public Necessity | X | |
| 6. Other Factors | X | |

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the PUD for Valinvest Holding, LLC/Amerifreight, with the following conditions.

1. The Conditional Use Permit for Outdoor Storage be granted solely to Valinvest Holding, LLC/Amerifreight and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of change in tenancy of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit; and
2. The property be developed in substantial compliance with the plans submitted A Design Group, LLC revised 11.10.15; and
3. Final plans must be submitted within 12 months of approval. A development schedule should be submitted to staff at that time; and
4. Final signage plans should be submitted and approved by staff to not include the 40 foot High Rise Sign and to correct the canopy signage; and
5. Final Site Plan should be submitted and approved by staff that shows a solution for the turning movement into the truck scale; and
6. Gambling or gaming machines shall not be allowed; and
7. Final architectural plans should be submitted and approved by staff; and
8. Final landscaping should be submitted and approved by staff; and
9. Overhead utility lines along Green Street shall be buried.

Respectfully Submitted,
Department of Community
& Economic Development



Village of Bensenville

Department of Public Works

717 E. Jefferson Street
Bensenville, IL 60106
Phone (630) 350-3435 Fax (630) 594-1148

Date: December 29, 2017

To: Scott Viger, Director of Community Development

From: Mehul T. Patel, P.E., CFM – ADPW-ENG

Copy: Joseph Caracci, P.E. - Director of Public Works

Subject: **720 E Green St– AmeriFreight Systems; DuPage SMC # _____**
Review Comments # 1

The Engineering Division within Public Works Department received the following material via email on December 8, 2017.

- Engineering Site Plans titled “720 E Green St- Amerifreight Systems” dated 11-11-2016 prepared by Mackie Consultants, LLC of Rosemont, IL
- Stormwater Management Tabular Report prepared by Mackie Consultants, LLC of Rosemont, IL dated 11-11-16
- Wetland Report prepared by Christopher B. Burke Engineering LTD of Rosemont, IL dated 6-18-15

The applicant is proposing a future truck stop station on this approximately 8-acre site inclusive of convenience store, gasoline pumps canopy, diesel pumps canopy, truck wash, trailer truck stalls, tractor stalls, and car stalls.

The following review comments are regarding general civil site improvements. A revised set of plans, engineer’s estimate for entire civil site improvements along with a disposition of comment letter shall be submitted to us for further review and/or approval.

The Stormwater portion of the review for this project has been provided by the Village’s consultant Engineering Resource Associates, Inc. under separate comment letter. Provide a separate disposition of comment letter for their review comments.

General Comments

- 1) Village of Bensenville holds a partial waiver community status through DuPage County. Any disturbance within the special management areas will require a review and permitting through DuPage County Stormwater Management.
- 2) Illinois State Toll Highway Authority (ISTHA) is currently in the design process for an off ramp at County Line Rd and Green St. As part of this project improvements are necessary to Green St. This project is tentatively slated for

construction in 2018. Coordination may be required with this project if construction on the site is scheduled at the same time.

- 3) Stormwater Management Area Easements will be required over all proposed stormwater facilities including but not limited to detention, buffers, BMPs, etc.

Cover Page Sheet # 1

- 1) Provide a permit box on the cover sheet listing all the required permits, permit number and date of issuance. Permits required for this project are DuPage County Stormwater Management Certification (_____), IEPA-NOI, IHPA, IEPA-SANITARY, Village of Bensenville, and IEPA-NOT at the completion of the project.

Demolition Plan Sheet # 2

- 1) Please depict all existing building utilities. All utilities should be disconnected at the main including water and sewer.
- 2) All of the existing remaining building foundations shall be removed, if any.
- 3) The existing FH to be removed and relocated will require water shutdown which shall be coordinated minimum 48-hours in advance with Village of Bensenville Public Works Department. Water shutdowns aren't permitted on Fridays, Mondays, weekends and holidays. Please contact utility division at 630-350-3435.
- 4) Please provide a detail description as to how the existing light poles are to be protected during construction.
- 5) Please depict the pipe size and material of the existing live sanitary main running through the site. A public utility easement over this existing sanitary sewer will need to be granted to the Village, if one doesn't exist. Please also depict the entirety of this sewer main through the site.

Utility Plan North Sheet 7

1. The Village of Bensenville does not allow pressure connections. All hook ups to the watermain must be via cut-in-tee. The shutdowns must be scheduled with the Public Works department a minimum of 48-hrs in advance. Water shutdowns aren't permitted on Fridays, Mondays, holidays and weekends.
2. See demolition comment #3. The existing tee fitting for the FH shall be capped using a mechanical plug. All the existing bolts on the tee shall be replaced with stainless steel bolts.
3. Proposed FH at the end of the proposed 8-inch watermain shall be a wall FH.
4. Domestic water service shall split inside the building.
5. Please confirm the 2-inch water service to the car wash building will split inside the building after the meter.
6. Sanitary MH#1 shall be equipped with exterior drops on both proposed north and south inverts.
7. A triple basin shall be required inside the car wash.
8. The existing sewer main running through the site shall be rehabilitated with cured in place pipe in its entirety.

9. The existing northeast sanitary service coming into the existing manhole just south of the proposed conflict C008 shall be capped inside the manhole.

Paving Plan Sheet 9

1. All pavement cuts on Green St shall be replaced in kind.
2. Commercial driveway aprons shall be constructed of Portland cement concrete pavement. Please see Bensenville driveway detail.
3. Public sidewalk shall be striped through the driveway aprons. The sidewalk portion within the driveway aprons shall be constructed to meet all ADA requirements.
4. Please depict sidewalk ramps as it approached the driveway aprons. The ramps shall meet all ADA requirements including the installation of detectable warning tiles.

Construction Details Sheet 10-14

1. Include Village of Bensenville FH abandonment standard. It is available on the website.

December 28, 2017

Mr. Scott Viger
Director of Community Development
12 S. Center Street
Bensenville, IL 60106

Subject: Review #1
720 E. Green Street, Bensenville, IL

Dear Mr. Viger:

We have completed our first review of the subject site with regards to the Village of Bensenville and DuPage County Stormwater and Flood Plain Ordinances. The items submitted for review were as follows:

1. Engineering Plan Set titled, "Final Engineering Plans for Amerifreight Systems", prepared by Mackie Consultants, LLC., dated November 11, 2016.
2. Stormwater Management Report titled, "Stormwater Report, DuPage County Stormwater Management for Amerifreight Systems ", prepared by Mackie Consultants, LLC, dated November 11, 2016.
3. Wetland Delineation Report titled, "Wetland/Waters Assessment Report: 720 E. Green Property," prepared by Christopher B. Burke Engineering, LTD., dated June 18, 2015.

Based upon the above submitted items, we reviewed the site and have provided the following comments with regards to stormwater, sediment & erosion control, best management practices and special management areas:

General Engineering

1. Per section 15-36 of the County Ordinance a professional engineer shall provide a statement rendering an opinion that the development meets the minimum criteria for stormwater management in accordance with the DuPage County and Village of Bensenville stormwater ordinance and codes.
2. Include a statement of opinion by a qualified professional either acknowledging or denying the presence of flood plain, wetlands, and/or buffers.
3. Per the above comments, the drainage statement on the cover page shall remove references to MWRD and acknowledge or deny presence of special management areas on site.
4. Provide a preliminary and effective FIS profile with the subject property shown located on it for BFE determination. Per the September 5th County Stormwater Management Dept. technical memo, the higher BFE is to be used for regulation and flood protection design onsite. Please note the difference in datum used in the

WARRENVILLE

3s701 West Avenue, Suite 150
Warrenville, IL 60555
P 630.393.3060

CHICAGO

10 South Riverside Plaza, Suite 875
Chicago, IL 60606
P 312.474.7841

CHAMPAIGN

2416 Galen Drive
Champaign, IL 61821
P 217.351.6268

effective vs. preliminary FIS. It appears that the preliminary BFE is slightly higher than the BFE called out in the report and plans, please revise.

5. Show precisely the preliminary and effective floodplain boundaries on the site plan per the elevations determined from the FIS profiles.
6. The effective and preliminary floodway boundaries shall be scaled onto the plans. The wider of the two shall be used for regulatory purposes. The DuPage county RFM map shall be used to scale effective floodway. Preliminary floodway can be found on the preliminary maps published the FEMA map service center website.
7. The Village of Bensenville is a partial waiver community and thus does not have the authority to review the site for floodplain requirements. Since floodplain/floodway exists onsite, it will be necessary for the Applicant to submit to DuPage County DEC for review.
8. Provide documentation to substantiate that accurate vertical control (in NAVD 1988 datum) was established on the site per one of the two methods described in section 15-33 of the Ordinance. One method requires that two DuPage County benchmarks (or other second order NSRS monuments) be shown on the plans. The other method requires submittal of the OPUS-RS report if GPS was utilized.
9. Since greater than 3-ft in some locations the retaining wall will require certification of a Licensed Structural Engineer.
10. As a reminder the Stormwater Report, Engineering Plans, and pull out exhibits need to be signed and sealed by a licensed Professional Engineer of the State of Illinois.
11. As a reminder, upon completion of the stormwater facilities, a record drawing signed and sealed by either a professional engineer or a professional land surveyor is required depicting the as-constructed size, rim and invert elevations of pipes, stormwater structures and culverts, and contours and storage volumes of all required basins of major and minor stormwater systems.
12. A cost estimate should be provided for all the stormwater management work required. The estimate shall include the storm sewer system, BMP improvements, erosion control items, restoration work, maintenance and monitoring of the BMP, etc.

Stormwater

13. Since higher, the preliminary BFE is to be used as the tail water in the models when determining required detention volume.
14. Provide existing topography for adjacent parcels to verify existing drainage patterns are maintained. Of concern is the parcels to the east and whether flows are impounded in proposed conditions.
15. The narrative mentions offsite flows will be safely routed through the site with a swale to a 36" storm sewer. Neither can be found on the site plans. Provide the mentioned measures to bypass offsite flows and provide capacity calculations for said measures. If routed through storm sewer, inlet calculations shall be provided as well that show no ponding off the offsite flow on adjacent properties.
16. Provide an offsite tributary area map with contours to verify the areas used in the offsite runoff calculations. DuPage County 2-ft contours can be utilized for trib. area verification.
17. An emergency overflow system shall be designed for the detention facility that can safely convey 1.0 cfs / acres of tributary area. Provide a tributary area map that includes the entire area (including any offsite area) to be used in the capacity calculations of the emergency overflow conveyance system. The west curb line was called out in the narrative as the overflow - capacity calculations over the curb shall be provide as well. Calculate velocities to determine whether rip-rap will be required on the downstream side of curb.
18. Provide a restrictor outlet control structure detail.
19. The Applicant should provide HGL calculations for the 100-year event to demonstrate that the HGL does not get high enough so that water surcharges the manholes and leaves the site unrestricted.



Best Management Practices

20. This site is a proposed fueling station, thus infiltration BMPs are prohibited. Line the detention and BMP trenches with an impermeable barrier to prevent infiltration of hydrocarbons from the southern area.
21. Drawdown calculations should be provided that demonstrate the southern area paver VCBMP drains between 48 and 96 hours. As designed, it appears as if flows will enter the lower detention area via the stone (cross-section B-B) and leave the site through the detention restrictor likely violating the above drawdown time requirements. It may be necessary to hydraulic isolate the BMP volume from detention to achieve required drawdown time.
22. To satisfy water quality requirements in the southern area a manufactured hydrodynamic separator BMP shall be installed to capture pollutants prior to leaving the site. This can be installed downstream of the detention restrictor structure.
23. As the north portion of the development is a fueling area, please provide hydrodynamic separator upstream of the native bottom detention facility to prevent fuels from entering the basin and infiltrating. All storm sewer in the fueling area shall be routed through the manufactured device before going into the basin. Spot grades shall be provided creating a ridge line between the fueling area and the southern parking portion of the site to ensure desired routing.
24. The Applicant has stated that a constructed wetland basin is being proposed to meet PCBMP requirements. However, the grading design within the detention facility as shown on Sheet 3 of the Final Engineering Plans does not meet the design requirements for being a native vegetated wetland bottom site runoff storage basin. Please refer to the DuPage County Water Quality Best Management Practices Technical Guide for design requirements for this practice. In particular, please revise the grading plan to incorporate forebays/micropools and low flow meanders to prevent short circuiting.
25. Please provide a planting plan for the constructed wetland basin for review.
26. Please provide recommended maintenance activities for the BMP areas on the plans and in the report.
27. Please provide performance standards on the plans and in the report for the native planting that meet or exceed the requirements of Appendix B found in the DuPage County Stormwater and Flood Plain Ordinance.
28. The constructed wetland basin area is noted as a temporary sediment trap on Sheet 5 of the Final Engineering Plans. Please include provisions for maintenance and cleaning of the sediment trap.

Wetlands/Buffers

29. Per Section 15-85.B, verified wetland boundaries are valid for two years after the date of verification. The delineation report is dated June 18, 2015. Please provide an updated wetland delineation report.
30. Please provide the date of verification of the wetland boundaries, or schedule a verification if it has not occurred. Please note that the delineation will need to be updated prior to verification as more than two years have passed since the site investigation.
31. The delineation report and stormwater report note the presence of Waters/Wetlands onsite. Please show and label the limits of the Waters/Wetlands on the Final Engineering Plans.
32. It appears that a portion of the development will be impacting a majority of the onsite wetland area. Per Article XI, developments with adjacent wetlands must meet the requirements found in that section, including, but not limited to, alternatives analysis, quantification of wetland impacts, wetland mitigation, mitigation maintenance and monitoring etc.
33. Please provide a permit from the USACE as the wetlands onsite and downstream of the project appear to be regulatory Waters of the US.
34. Per Section 15-87, please provide an indirect wetland impact analysis for the downstream areas.
35. As noted on the EcoCAT report, the review is valid for two years from the date of consultation (September 1, 2015). Therefore, please provide an updated EcoCAT review.



36. Please show and label the limits of the Waters/Wetland Buffers on the Final Engineering Plans. Section 15-92 designate the minimum buffer widths.
37. It appears that portions of the development will impact regulatory buffers for wetlands/waters of the US. Developments with adjacent buffers must meet the requirements found in Article XII.

Sediment and Erosion Control

38. Provide flared end sections for the bypass pipe and dentition outlet pipe where they discharge to grade. Size rip-rap downstream of the flared end sections based on calculated velocities.
39. As noted on the IHPA review letter (required for the ILR10 permit), the clearance is valid for two years from the date of consultation (October 2, 2015). Therefore, please provide an updated consultation.
40. The anticipated location of soil stockpiles should be shown on the plans.
41. The applicant should add or verify that the following sediment and erosion control notes are included on the plans:
 - a. Stockpiles of soil shall not be located within special management areas.
 - b. Stockpiles in place for more than three days shall be provided with soil erosion and sediment control measures.
 - c. Pumping sediment laden water into any stormwater facility that is not designated to be a sediment control measure, Sediment Trap, or Sediment Basin either directly or indirectly without filtration is prohibited.
 - d. Water pumped or otherwise discharged from the site during construction shall be filtered.
 - e. A stabilized construction entrance shall be provided to prevent the deposition of soil onto public or private roadways. Any soil reaching a public or private roadway shall be removed before the end of each workday.
 - f. The applicant shall provide adequate receptacles for the deposition of all construction debris generated during the development process. The applicant shall not cause, or permit, the dumping, deposition, dropping, throwing, blowing, discarding or leaving of construction material debris upon or into any development site, channel, pond, lake, wetland, buffer, or Waters of DuPage County. The applicant shall maintain the development site free of uncontrolled construction debris. Construction site operators shall implement appropriate soil erosion and sediment control, and control waste such as, discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste that may cause adverse impacts to water quality.
 - g. All temporary erosion and sediment control measures shall be removed within 30 days after final stabilization is achieved. Trapped sediment and other disturbed soils resulting from temporary measures shall be properly disposed of prior to permanent stabilization.

Other Permits

42. The Village should ensure a NOI permit has been completed and is still valid for the site as it will disturb more than 1-acre.

Please advise if you have any additional comments or questions.



Respectfully submitted,
ENGINEERING RESOURCE ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Michael Maslowski", with a long horizontal flourish extending to the right.

Michael Maslowski, PE, CFM
Project Engineer

Cc: Mehul T. Patel, PE, CFM, Assistant Director of Public Works-Engineering, Village of Bensenville, 717
E. Jefferson St., Bensenville, IL 60106





MEETING MINUTES

Project: AmeriFreight Systems – Village of Bensenville
Review Comments Meeting
P-2692

Meeting Location: Village of Bensenville Village Hall
12 S Center St, Bensenville, IL 60106

Meeting Date: February 6, 2018

Participants: Kurtis Pozsgay (KP – Bensenville)
Mehul Patel (MP – Bensenville)
Michael Maslowski (MM – ERA/Bensenville)
Ron Ambrose (RA – Ambrose Design Group)
Rumen Valnev (RV – AmeriFreight)
Chris Slanchev (CS – AmeriFreight)
Steven R. Kaminski (SRK – Mackie Consultants)
Rosanna Lee Morales (RLM – Mackie Consultants)

Minutes By: Rosanna Lee Morales

Minutes Dated: February 23, 2018

Distribution: **All participants**

The following is a summary of topics covered and agreements reached at the described meeting. Participants are requested to review this document and register any objections or comments with the author within five business days of receipt. In the absence of any comments or objections, these minutes will be considered accurate.

- DuPage County will review Special Management Areas (SMA – Regulatory floodplain/floodway, and wetland areas/buffers) whereas the Village of Bensenville will review the remainder. Village of Bensenville will not sign off on permit until obtain approval from County.
- The DuPage County RFM and the Preliminary FEMA map will be used to determine floodway limits. The wider of the two will be used as regulatory floodway limits and illustration on plans. The higher of effective and preliminary floodplain boundaries by elevation will be drafted on site plans.
- The modular retaining wall to the west of the south parking lot will required a licensed structural engineer to sign and seal if over 3 feet in height. The structural engineering

design will also need to be reviewed by the Village of Bensenville for permitting (not the same as Building Permit). SRK and RA to determine whether the modular retaining wall will be designed by the vendor's structural engineer (at time of bid) or by others. Permit review time depending on reviewer workload.

- MM and MP stated it is acceptable to use county GIS contours to illustrate offsite flow. MM also stated to provide a better description in narrative to describe how offsite flow is flowing through the site.
- For wetland buffers, MP stated it is possible to coordinate with the Village to conduct brush clearing on overbank on Village property to provide wetland buffer enhancement, if necessary for county permits.
- For the Emergency Overflow Weir (at the top of the curb/retaining wall) to the west of the south parking lot, MM would consider a description of vegetation cover along with hydrograph calculations to eliminate the need of riprap at the bottom of the retaining wall.
- MM stated, for the north side storm sewer run, provide 100-year HGL calculations and inlet capacity calculations, if no overland flow route to detention basin is practical.
- SRK stated the PCBMP aggregate chamber is not intended for infiltration. Existing site contains clay soil. SRK is questioning the need for lining BMPs with impermeable barrier. SRK and MM will conference call county DEC.
- MM stated it is acceptable for the north side to use triple basins and wetland to satisfy PCBMP requirement. SRK stated concrete pads at fueling stations will similarly adsorb and hold until fuel evaporates. For the south side, SRK stated the limestone in the detention system will adsorb oil and will hold until biological breakdown.
- In lieu of hydrodynamic separators, SRK proposed an oil basin design directly downstream of the outlet control structure to capture any oil spilled from the parking lot. Mackie to send a sketch of device for clarification to MM.
- Drawdown time with PCBMP. MM accepts the possibly of using asphalt grindings to restricted flow rate from PCBMP stone chamber to pipe detention, if only it is proven to provide the required drawdown time. Mackie to provide infiltration rate of asphalt grindings from test results to verify and include in stormwater report.
- Verify if existing sanitary easement exists. If not, the Village will require a nonexclusive easement. The Village also requests to rehab the sanitary within property limits to avoid future rehabilitation when AmeriFreight improvements are in place. Resin type lining preferred.
- Coordinate with Village for light pole relocation. Existing system is controller-based.
- Triple basin inside car wash belongs in architect/MEP scope.
- Provide wall hydrant on site in lieu of regular fire hydrants since the Village does not maintain hydrants in private property.

Follow Up

- CDC meeting on March 6th. Final engineering approval not needed to proceed with this.
- Village of Bensenville to share ISHTA County Line and Green Street Phase 2 plans for coordination.
- For the Water Quality requirement, MM and SRK to follow up with conference call to DuPage County to discuss further.
- Village to provide utility atlas for coordination.

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FINAL ENGINEERING PLANS FOR AMERIFREIGHT SYSTEMS 720 E. GREEN STREET VILLAGE OF BENSENVILLE, ILLINOIS

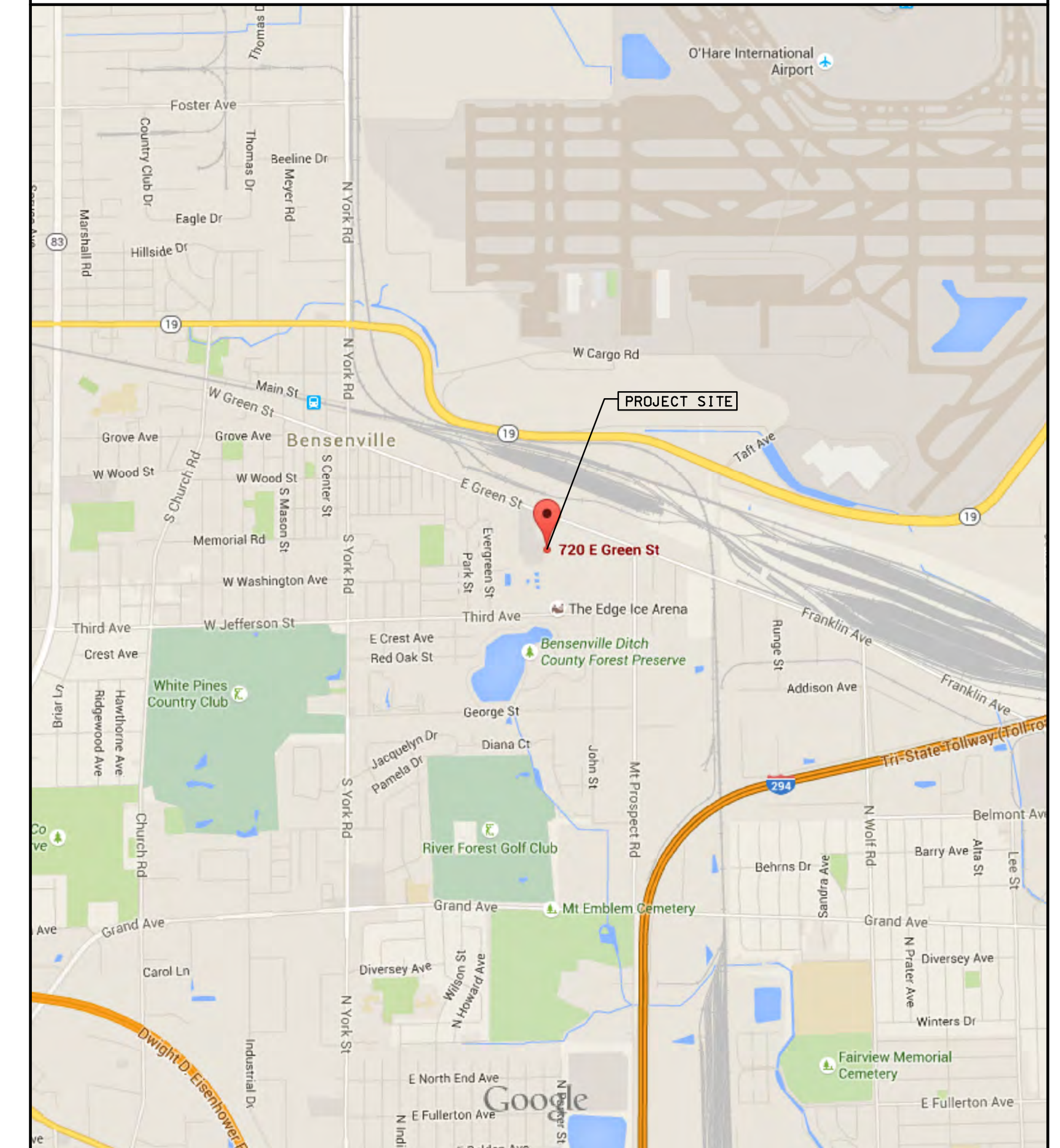
LEGEND

| | EXISTING | PROPOSED |
|--------------------------------|-------------|-------------|
| SANITARY SEWER | 8" PVC | 8" PVC |
| FORCE MAIN | FM | FM |
| STORM SEWER | 12" RCP | 12" RCP |
| UNDERDRAIN | UD | UD |
| MANHOLE | | |
| CATCH BASIN | | |
| INLET | | |
| CLEANOUT | | |
| WATER MAIN | WM | WM |
| VALVE VAULT | | |
| VALVE BOX | | |
| FIRE HYDRANT | | |
| FLARED END SECTION | | |
| COMBINED SEWER | | |
| STREET LIGHT/PARKING LOT LIGHT | | |
| POWER POLE | | |
| STREET SIGN | | |
| FENCE | | |
| GAS MAIN | | |
| OVERHEAD LINE | OH | OH |
| TELEPHONE LINE | | |
| ELECTRIC LINE | E | E |
| CABLE TV LINE | CATV | CATV |
| HIGH WATER LEVEL | NWL XXX | NWL XXX |
| NORMAL WATER LEVEL | | |
| CONTOUR LINE | XXX.XX | XXX.XX |
| TOP OF CURB ELEVATION | BC XXX.XX | TC XXX.XX |
| TOP OF DEPRESSED CURB | BC XXX.XX | TDC XXX.XX |
| PAVEMENT ELEVATION | P XXX.XX | P XXX.XX |
| SPOT ELEVATION | XXX.XX | XXX.XX |
| FINISHED FLOOR ELEVATION | FF + XXX.XX | FF + XXX.XX |
| TOP OF FOUNDATION | TF + XXX.XX | TF + XXX.XX |
| GRADE AT FOUNDATION | GF + XXX.XX | GF + XXX.XX |
| HIGH OR LOW POINT | | |
| OVERLAND FLOOD ROUTE | | |
| PAVEMENT FLOW DIRECTION | | |
| SWALE FLOW DIRECTION | | |
| DEPRESSED CURB AND GUTTER | | |
| REVERSE CURB AND GUTTER | | |

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LOCATION MAP



ABBREVIATIONS

| | | | | | |
|------|--------------------------------|-----|---|------|--------------------------------------|
| AC | ACRE | HWL | HIGH WATER ELEVATION | SAN | SANITARY SEWER |
| BC | BACK OF CURB | INL | INLET | SMH | SANITARY MANHOLE |
| BTM | BOTTOM | INV | INVERT | STA | STATION |
| CB | CATCH BASIN | LF | LINEAL FEET/FOOT | STM | STORM SEWER |
| CFS | CUBIC FEET PER SECOND | LP | LIGHT POLE | SY | SQUARE YARD |
| CY | CUBIC YARD | LT | LEFT | SWPP | STORMWATER POLLUTION PREVENTION PLAN |
| DIA | DIAMETER | L/W | LOWEST GRADE ADJACENT TO RETAINING WALL | TDC | TOP OF DEPRESSED CURB |
| DIWM | DUCTILE IRON WATER MAIN | MAX | MAXIMUM | TC | TOP OF CURB |
| EL | ELEVATION | MH | STORM MANHOLE | TF | TOP OF FOUNDATION |
| EP | EDGE OF PAVEMENT | MIN | MINIMUM | T/W | TOP OF RETAINING WALL |
| FF | FINISHED FLOOR | NWL | NORMAL WATER ELEVATION | TYP | TYPICAL |
| FES | FLARED END SECTION | OCS | OUTLET CONTROL STRUCTURE | VB | VALVE BOX |
| FT | FOOT/FEET | P | PAVEMENT ELEVATION | VC | VERTICAL CURVE |
| G | GUTTER ELEVATION | PVC | POLYVINYL CHLORIDE PIPE | VV | VALVE VAULT |
| GF | GRADE AT FOUNDATION | R | RADIUS | W | WALK ELEVATION |
| GR | GRADE RING ELEVATION | RCP | REINFORCED CONCRETE PIPE | WM | WATER MAIN |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | RIM | RIM ELEVATION | VPI | VERTICAL POINT OF INTERSECTION |
| HYD | FIRE HYDRANT | RT | RIGHT | | |
| HMA | HOT MIX ASPHALT | ROW | RIGHT OF WAY | | |

BENCHMARKS

BENCHMARKS ARE IN ACCORDANCE WITH NAVD 88 DATUM

SOURCE BENCHMARK:
COUNTY OF DUPAGE BENCHMARK NUMBER 0145 (PID DK3300)
3.5 INCH BRASS DISK ON THE CENTER OF A HEADWALL LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 83 AND 3RD AVENUE TO THE EAST AND OAK MEADOWS DRIVE TO THE WEST.
ELEVATION = 685.93

SITE BENCHMARK 1:
SET CROSS ON TOP OF NORTHWEST BONNET BOLT OF FIRE HYDRANT AT NORTHWEST CORNER OF 720 E. GREEN STREET PROPERTY ON THE SOUTH SIDE OF E. GREEN STREET.
ELEVATION = 666.71

SITE BENCHMARK 2:
SET CROSS ON TOP OF NORTHEAST BONNET BOLT OF FIRE HYDRANT +/- 75 FEET WEST OF THE NORTHEAST CORNER OF 720 E. GREEN STREET PROPERTY ON THE SOUTH SIDE OF E. GREEN STREET.
ELEVATION = 664.34



THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION.

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

I HEREBY CERTIFY THE DEVELOPMENT AREA DOES NOT CONTAIN FLOOD PROTECTION AREAS OR FLOODWAY AS DEFINED BY THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO WATERSHED MANAGEMENT ORDINANCE.

ENGINEER
STEVEN R. KAMINSKI, P.E.
ILLINOIS REGISTRATION NO. 062-053219
EXPIRATION DATE: 11/30/2017

ENGINEER'S SEAL

PARCEL 5 TOTAL AREA = 8.01 AC
TOTAL AREA DISTURBED = 7.85 AC

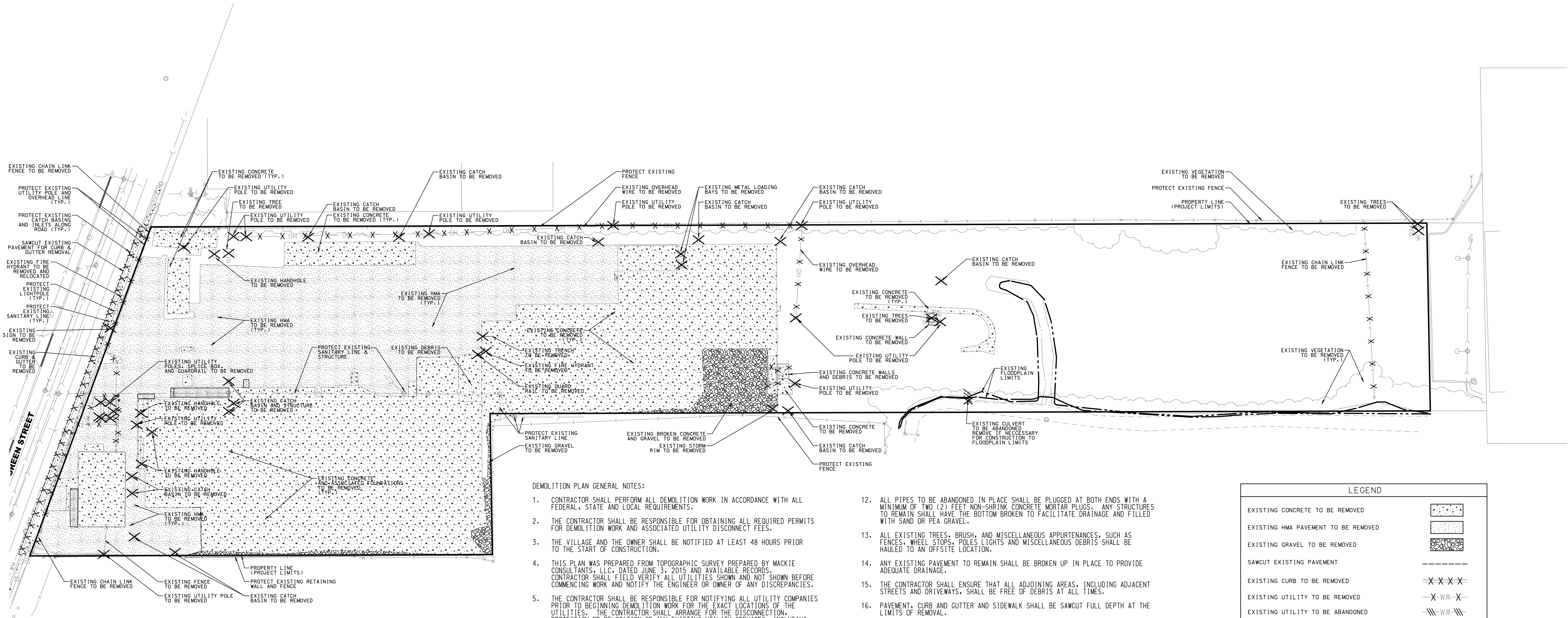
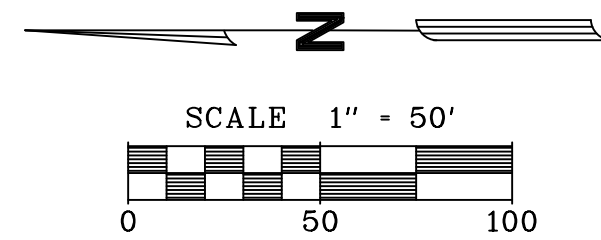
CLIENT:

AMERIFREIGHT SYSTEMS

BENSENVILLE, ILLINOIS

| | | | |
|------|-------------------------|----------|----------|
| | | DESIGNED | DMK/RKL |
| | | DRAWN | DWP/RKL |
| | | APPROVED | SRK |
| | | DATE | 11-11-16 |
| | | SCALE | N.T.S. |
| DATE | DESCRIPTION OF REVISION | BY | |

COVER SHEET
AMERIFREIGHT SYSTEMS
720 E. GREEN STREET



DEMOLITION PLAN GENERAL NOTES:

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
3. THE VILLAGE AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED JUNE 3, 2015 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
6. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
7. ALL BITUMINOUS PAVEMENT AND BUILDING MATERIALS SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
8. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
9. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
10. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
11. ALL UTILITIES AND STRUCTURES LOCATED WITHIN 10 FEET OF THE PROPOSED BUILDING LOCATION SHALL BE COMPLETELY REMOVED AND THE EXCAVATION BACKFILLED WITH SELECT GRANULAR MATERIAL. ALL REMAINING UTILITIES AND STRUCTURES LOCATED WITHIN THE PROJECT AREA SHALL BE REMOVED TO A DEPTH OF 2-FOOT BELOW PROPOSED FINISHED GRADE.
12. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
13. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS FENCES, WHEEL STOPS, POLES, LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
14. ANY EXISTING PAVEMENT TO REMAIN SHALL BE BROKEN UP IN PLACE TO PROVIDE ADEQUATE DRAINAGE.
15. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
16. PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
17. ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
18. EXISTING WELLS ENCOUNTERED SHALL BE EXCAVATED, SEALED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
19. EXISTING SEPTIC FIELDS ENCOUNTERED SHALL BE EXPOSED, DRAINED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
20. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

| LEGEND | |
|--|--|
| EXISTING CONCRETE TO BE REMOVED | |
| EXISTING HMA PAVEMENT TO BE REMOVED | |
| EXISTING GRAVEL TO BE REMOVED | |
| SAWCUT EXISTING PAVEMENT | |
| EXISTING CURB TO BE REMOVED | |
| EXISTING UTILITY TO BE REMOVED | |
| EXISTING UTILITY TO BE ABANDONED | |
| EXISTING UTILITY TO BE REMOVED OR ABANDONED AS NEEDED | |
| EXISTING FENCE TO BE REMOVED | |
| EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED | |



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CLIENT:

AMERIFREIGHT SYSTEMS

BENSENVILLE, ILLINOIS

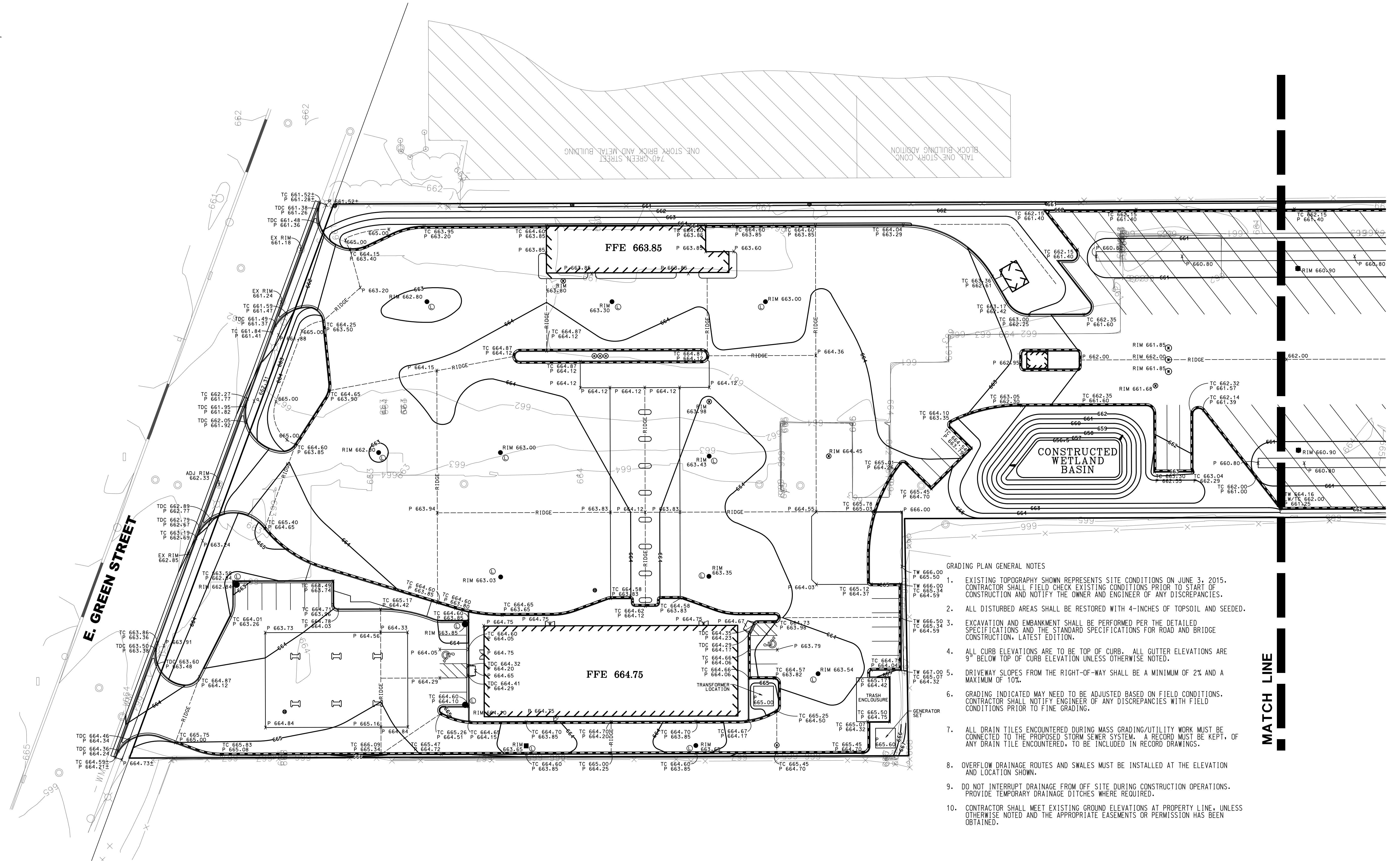
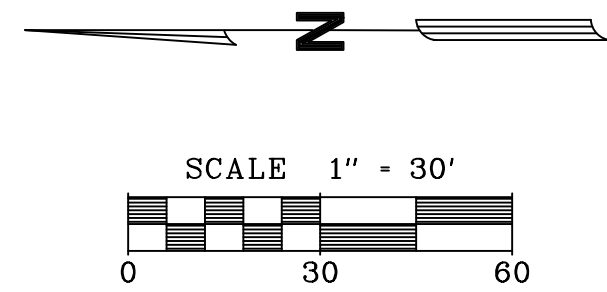
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| | | | DRAWN | DWP/RKL |
| | | | APPROVED | SRK |
| | | | DATE | 11-11-16 |
| | | | SCALE | 1" = 50' |
| DATE | DESCRIPTION OF REVISION | | BY | |

DEMOLITION PLAN
AMERIFREIGHT SYSTEMS
720 E. GREEN STREET

SHEET

2 OF **14**

PROJECT NUMBER: 2692
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GRADING PLAN GENERAL NOTES

- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON JUNE 3, 2015. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH 4-INCHES OF TOPSOIL AND SEED.
- EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 9" BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
- DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 10%.
- GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
- ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
- OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
- DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
- CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.



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AMERIFREIGHT SYSTEMS

BENSENVILLE, ILLINOIS

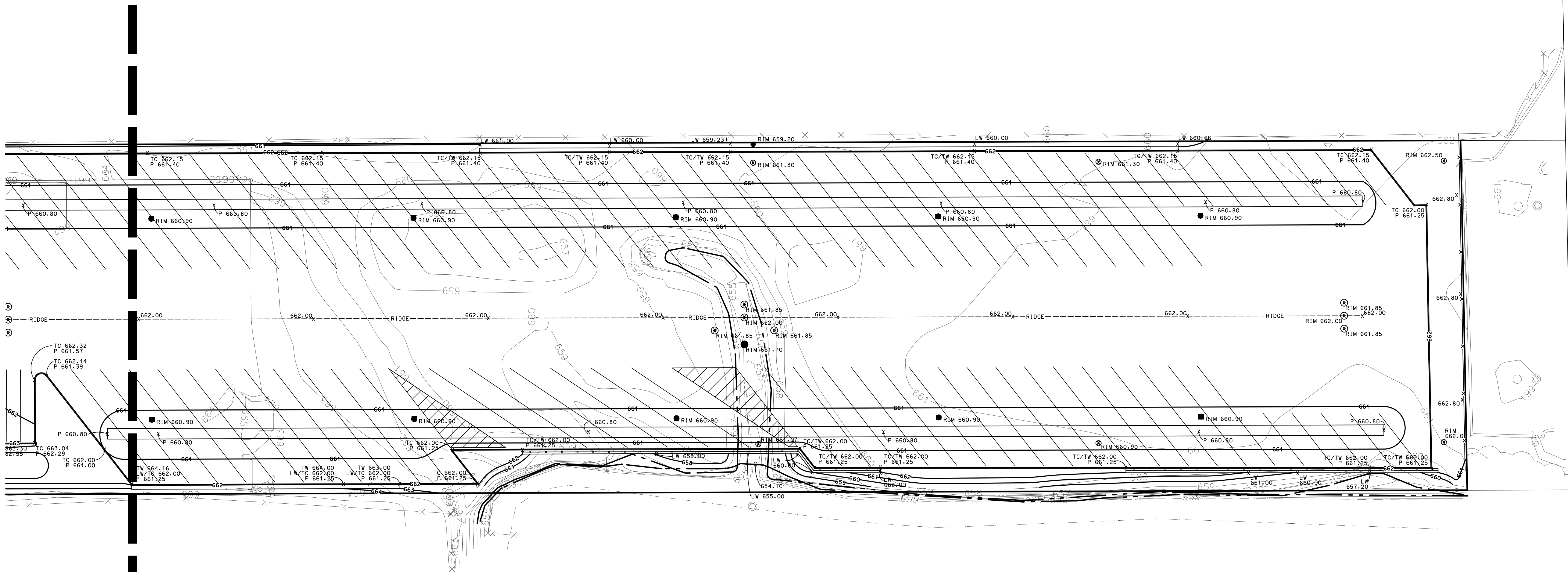
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| | APPROVED | SRK |
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| | SCALE | 1" = 30' |
| DATE | DESCRIPTION OF REVISION | BY |

**GRADING PLAN - NORTH
AMERIFREIGHT SYSTEMS
720 E. GREEN STREET**

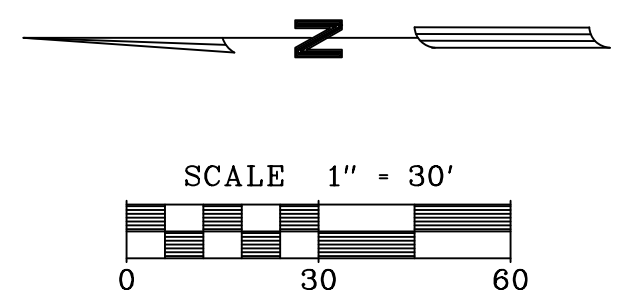
SHEET

3 OF 14

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MATCH LINE



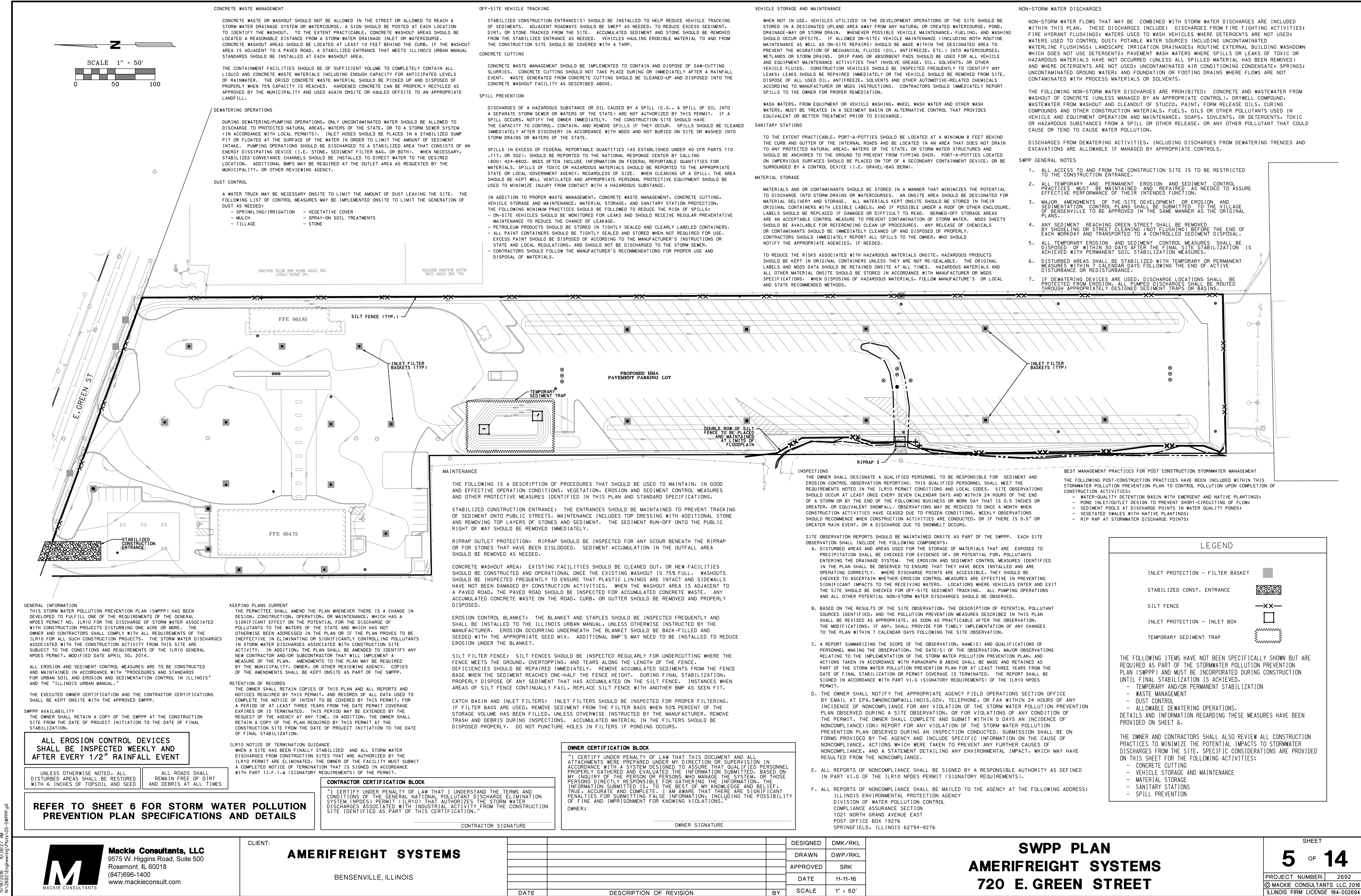
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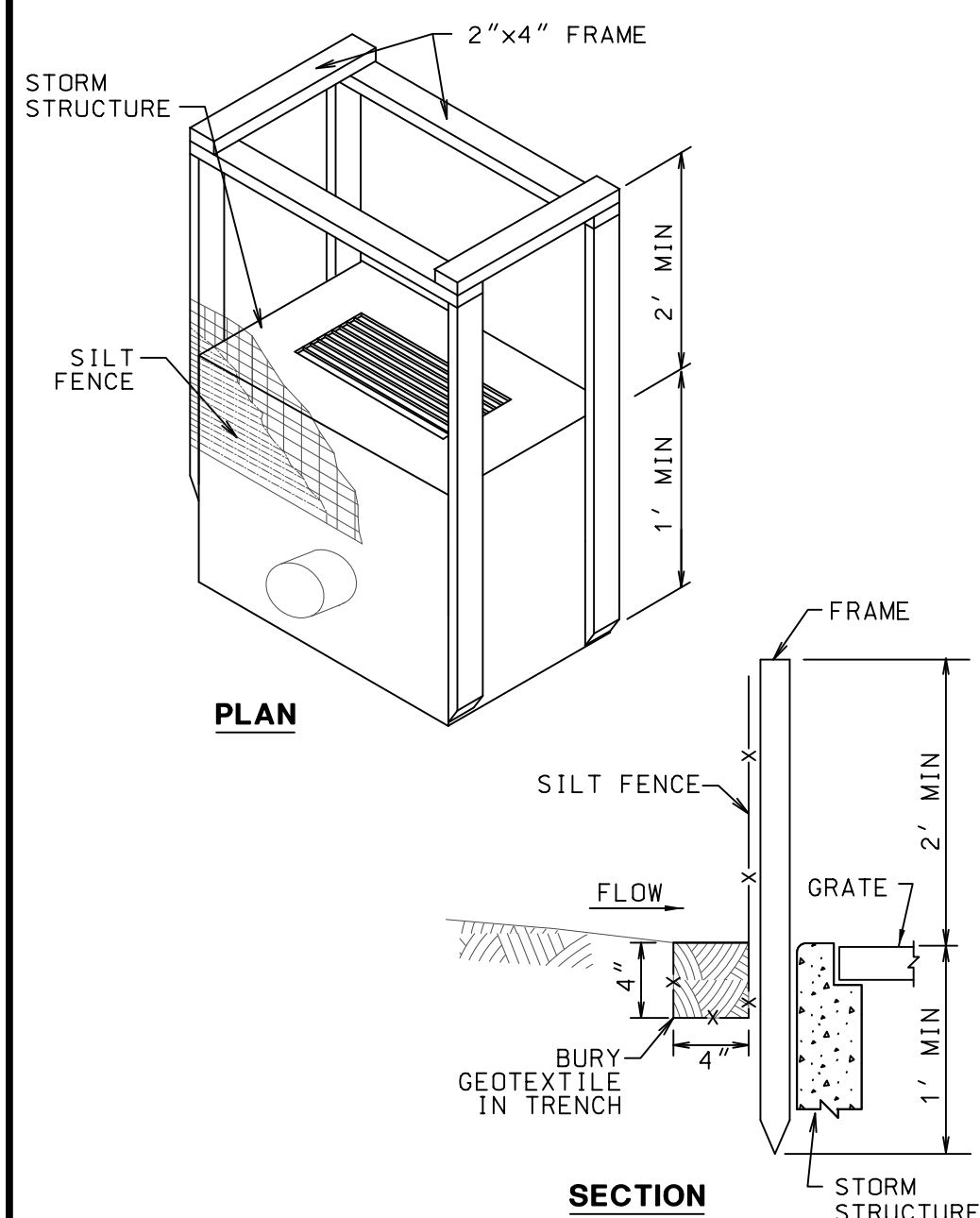
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AMERIFREIGHT SYSTEMS
BENSENVILLE, ILLINOIS

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| | | | DRAWN | DWP/RKL |
| | | | APPROVED | SRK |
| | | | DATE | 11-11-16 |
| DATE | DESCRIPTION OF REVISION | BY | SCALE | 1" = 30' |

GRADING PLAN - SOUTH
AMERIFREIGHT SYSTEMS
720 E. GREEN STREET

SHEET
4 OF 14
PROJECT NUMBER: 2692
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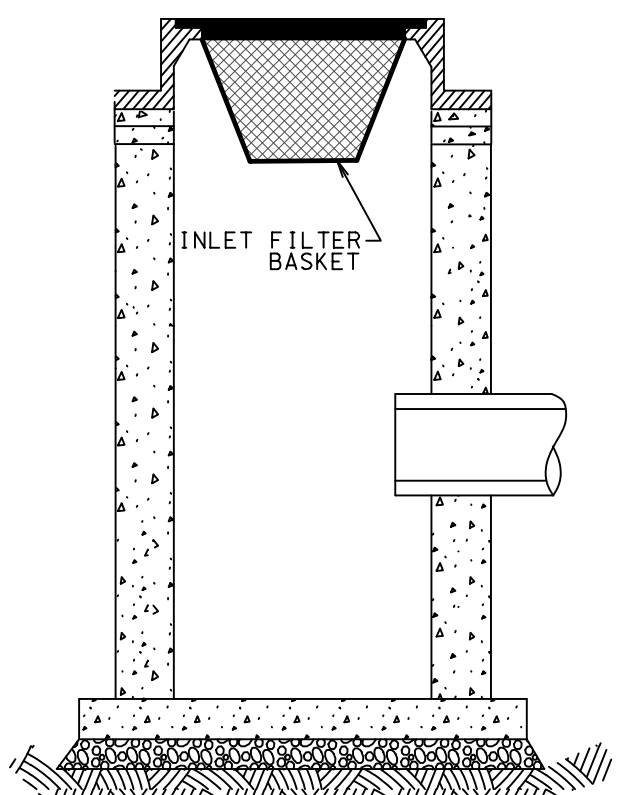




- NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED SUCH THAT GEOTEXTILE MATERIAL SHALL BE FASETENED TO POSTS CREATING A SEAMLESS JOINT.
 2. ENSURE THAT PONDING HEIGHT OF WATER DOES NOT CAUSE FLOODING ON ADJACENT ROADWAYS OR PRIVATE PROPERTY.

INLET PROTECTION - SILT FENCE BOX

NOT TO SCALE



- NOTES:
1. AN INLET FILTER BASKET SHALL BE INSTALLED AS SHOWN ON THE APPROVED SWPPP PLAN IN PAVED AREAS AND SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
 2. THE INLET BASKET SHALL BE CLEANED ON A WEEKLY BASIS AND AFTER ANY RAINFALL EVENT OF 1/2" OR GREATER.
 3. INLET FILTER BASKETS SHALL BE "CATCH-ALL" BY MAR-MAC MANUFACTURING OR APPROVED EQUAL.

INLET PROTECTION - FILTER BASKET DETAIL

NOT TO SCALE

| STABILIZATION TYPE | JAN. | FEB. | MAR. | APR. | MAY | JUNE | JULY | AUG. | SEPT. | OCT. | NOV. | DEC. |
|--------------------|------|------|------|------|-----|------|------|------|-------|------|------|------|
| PERMANENT SEEDING | | | A | | | * | * | | | | | |
| DORMANT SEEDING | B | | | | | | | | | | B | |
| TEMPORARY SEEDING | | | C | | | D | | | | | | |
| SODDING | | | E** | | | | | | | | | |

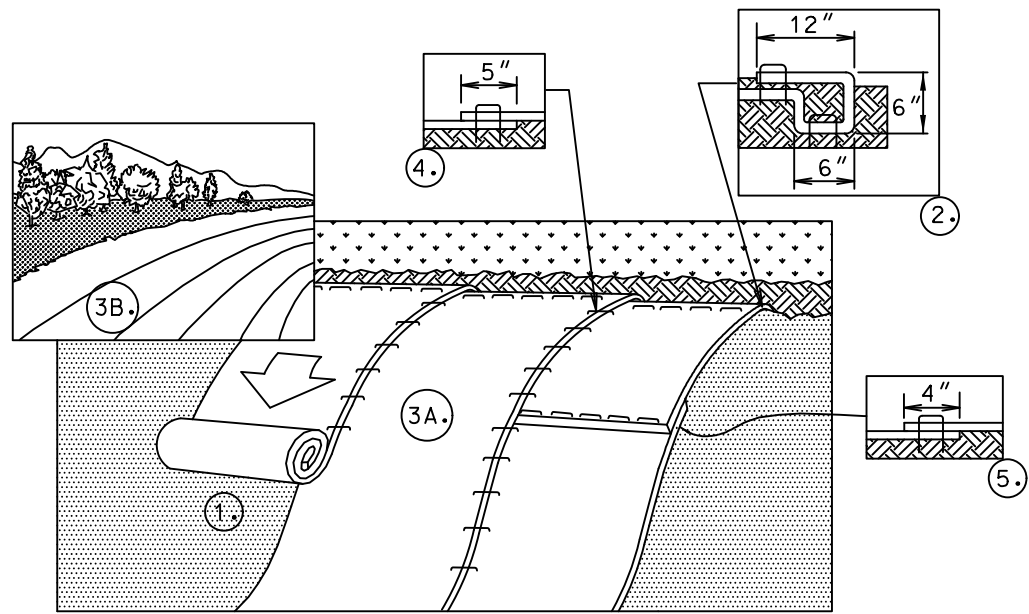
- A REFER TO SEED AND RATES ON LANDSCAPE PLAN OR IDOT CLASS 1 (LAWN MIXTURE) OR SOD (NE ILLINOIS GROWN)
- B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
- C SPRING OATS 100 LBS/ACRBR IDOT CLASS 7
- D WHEAT OR CEREAL RYE 150 LBS/ACRE, OR IDOT CLASS 7
- E SOD
- F STRAW MULCH 2 TONS/ACRE. (YEAR-ROUND)

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART AND APPLICATION GUIDELINES

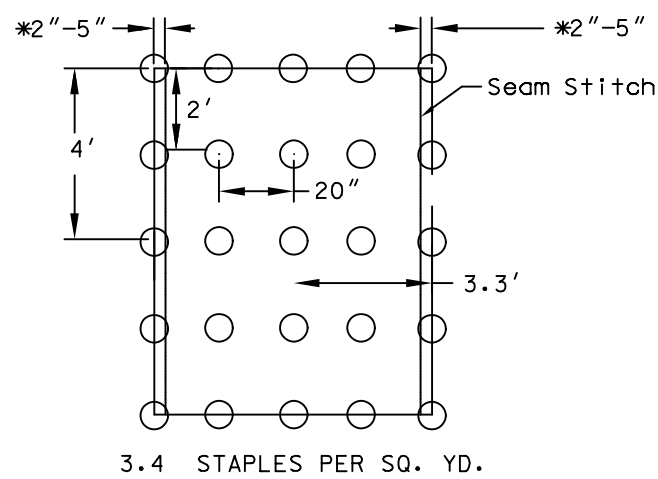
ALL SEEDING SHALL BE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS SECTION 250 SEEDING.

EROSION CONTROL BLANKET DETAILS



EROSION CONTROL BLANKET SPECIFICATIONS:

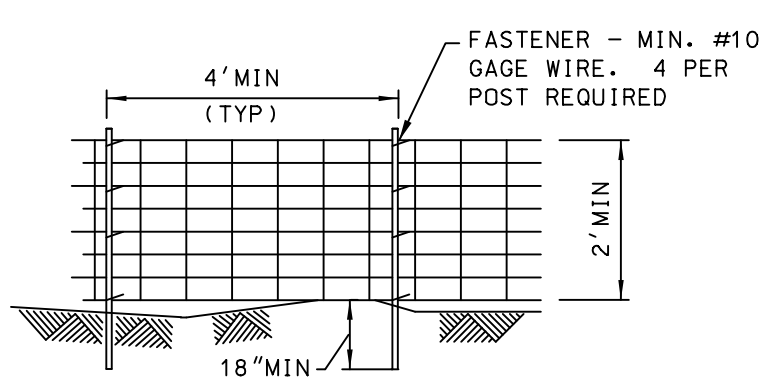
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S OVER COMPACTED SOIL WITH A ROW OF BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S ARE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2' - 5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE WITH AN APPROXIMATE 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
6. BURY TOE OF RECP'S IN TRENCH 6" WIDE BY 6" DEEP.



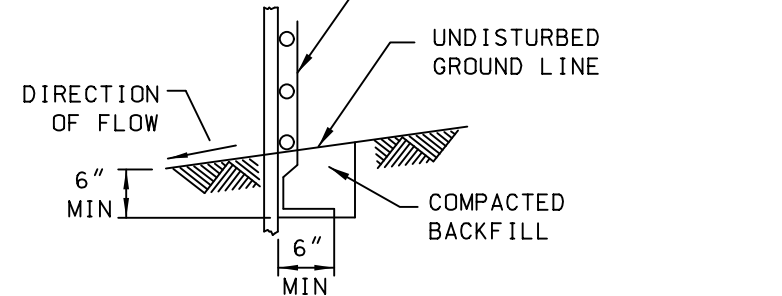
EROSION CONTROL BLANKET STAPLE PATTERN DETAIL

NOT TO SCALE

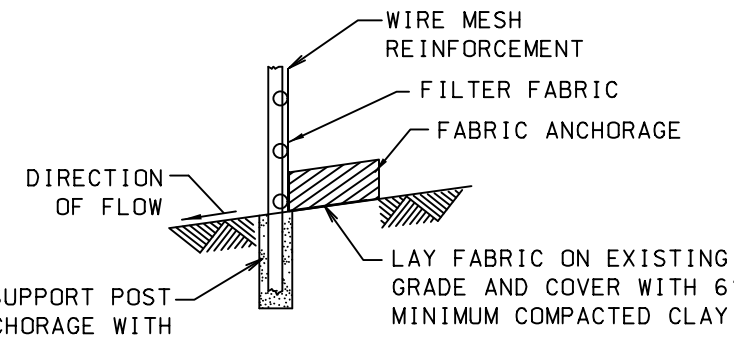
1. STAPLES SHALL BE PLACED IN A DIAMOND PATTERN AT 2 PER SY FOR STITCHED BLANKETS. NON-STITCHED BLANKETS SHALL USE 4 STAPLES PER SY OF MATERIAL.
2. STAPLE OR PUSH-PIN LENGTHS SHALL BE SELECTED BASED ON SOIL TYPE AND CONDITIONS (MINIMUM STAPLE LENGTH IS 6-INCHES).
3. ALL ANCHOR SLOTS SHALL BE STAPLED AT APPROXIMATELY 12-INCH INTERVALS.



ELEVATION



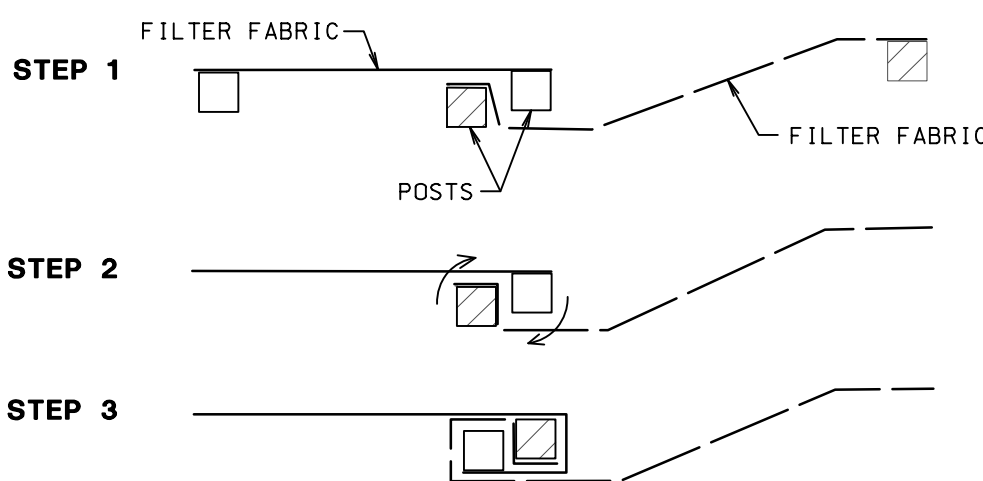
FABRIC ANCHOR DETAIL



DETAIL TO BE USED IN AREAS ADJACENT TO TREE PROTECTION FENCE

NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCE SHALL BE REMOVED IN CONJUNCTION WITH FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS AS SET FORTH BY AASHTO M-288-00
3. FENCE POST SHALL EITHER BE STANDARD STEEL POST OR WOOD POST WITH A MINIMUM SECTIONAL AREA OF 3.0 SQ IN.

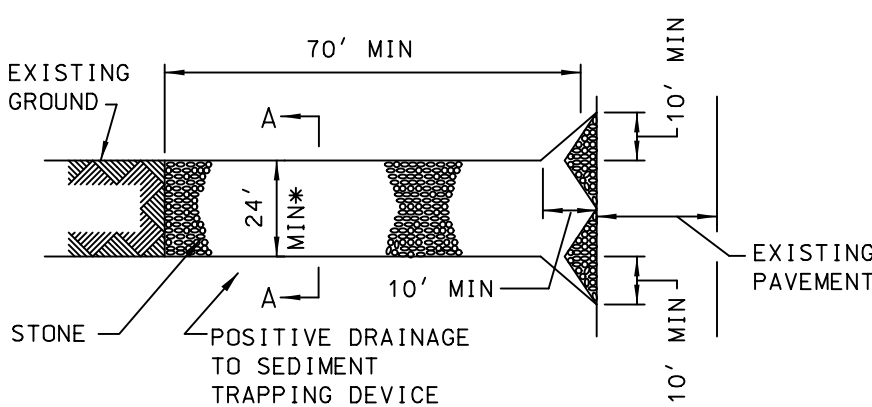


ATTACHING TWO SILT FENCES

1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

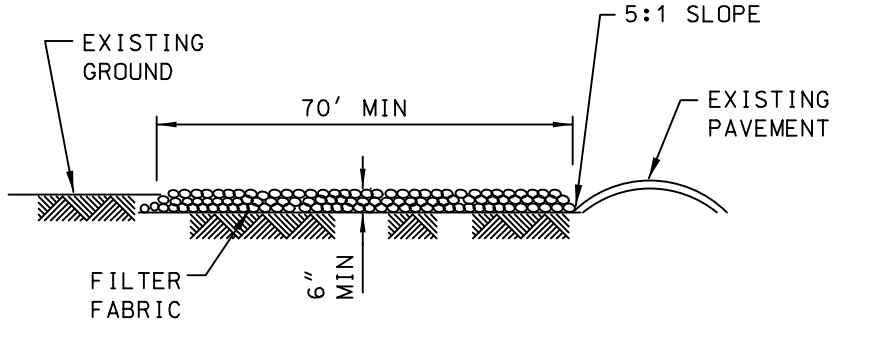
SILT FENCE DETAIL

NOT TO SCALE



* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION

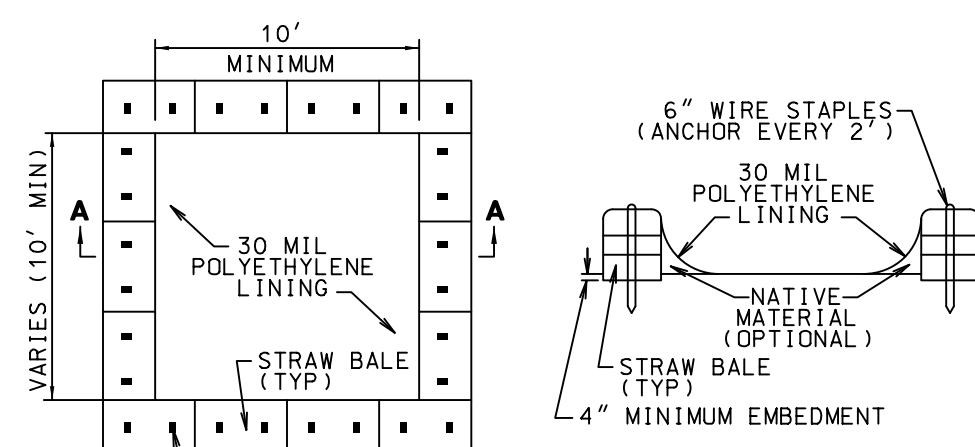
PLAN VIEW



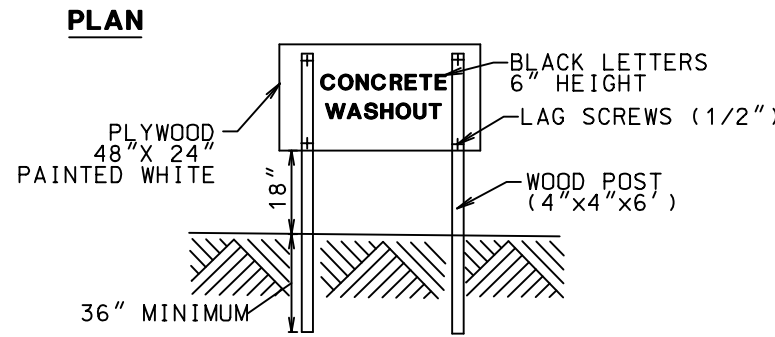
SIDE ELEVATION

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



SECTION A-A



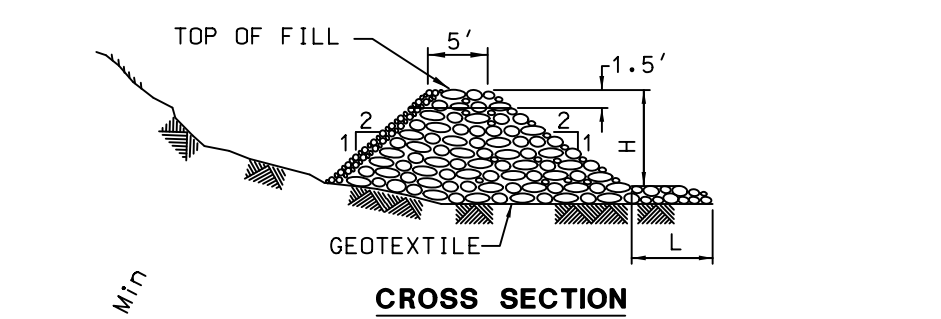
SIGN DETAIL (OR EQUIVALENT)

NOTES:

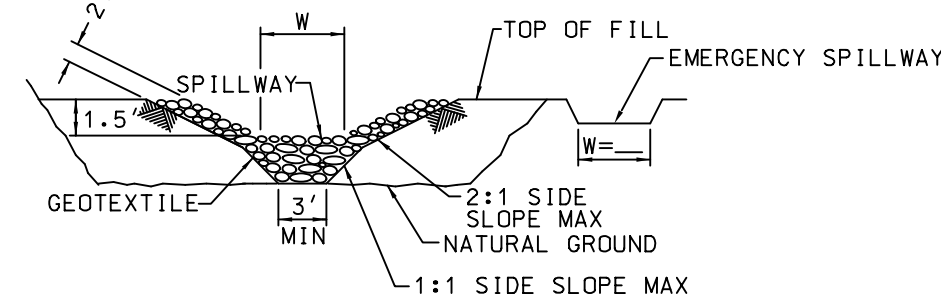
1. ACTUAL LAYOUT AND LOCATION TO BE DETERMINED IN FIELD.
2. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING FACILITY TO A FUNCTIONAL CONDITION.
3. FACILITY SHALL BE CLEANED OR RE-CONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2"x2"x4' WOODEN STAKE.

CONCRETE WASHOUT FACILITY

NOT TO SCALE



CROSS SECTION



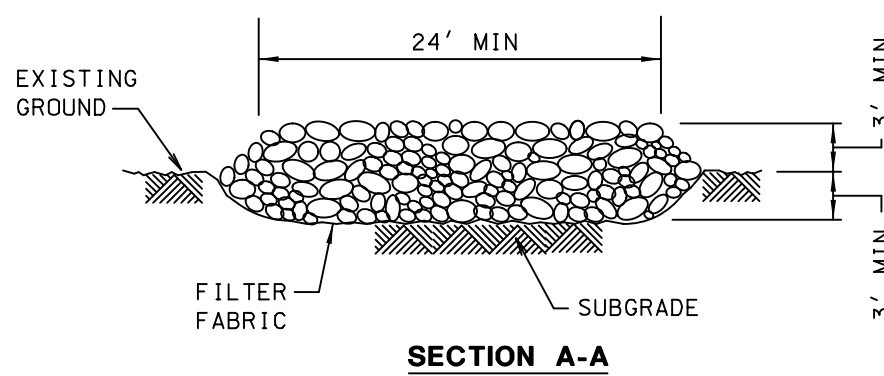
STONE SECTION

NOTES:

1. IF THE SEDIMENT POOL IS FORMED OR ENLARGED THE SIDE SLOPE WILL BE 2:1 OR FLATTER.
2. THE FILL SHALL BE CONSTRUCTED USING IDOT RR-4 STONE SIZE. A 12" LAYER OF IDOT CA-2 SHOULD BE PLACED ON THE FACE TO REDUCE THE FLOW RATE.
3. THE ROCK WILL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 29 ROCKFILL. PLACEMENT WILL BE BY METHOD 1 AND COMPACTION WILL BE CLASS III.
4. THE GEOTEXTILE SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1, II, OR IV.

TEMPORARY SEDIMENT TRAP

NOT TO SCALE



SECTION A-A

NOTES:

1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF AASHTO M-288-00 AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. STONE SHALL BE IDOT COARSE AGGREGATE GRADATION CA-1, CA-2, CA-3 OR CA-4.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION.
4. ROADWAY SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE.

GENERAL INFORMATION

SITE DESCRIPTION

A. THIS PLAN COVERS THE CONSTRUCTION OF TRUCK STOP FACILITY WITH GAS STATIONS.

B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES:

1. INSTALL PERIMETER SOIL EROSION AND SEDIMENT CONTROL MEASURES:
 - SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
 - PERIMETER SILT FENCE
 - CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
 - STABILIZED CONSTRUCTION ENTRANCE
2. DEMOLITION OF EXISTING STRUCTURES
3. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
4. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS).
5. CONSTRUCT DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH OUTLET PROTECTION NOTED ON PLAN.
6. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
7. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (INCLUDING SEED AND SILT FENCE AROUND THE PERIMETER).
8. INSTALL STORM SEWER, SANITARY SEWER, WATER MAIN.
9. INSTALL INLET PROTECTION WITHIN ALL STORM STRUCTURES WITH "OPEN" GRATES.
10. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
11. TEMPORARILY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
12. INSTALL ROADWAYS.
13. PERMANENTLY STABILIZE GRASSY AREAS.
14. REMOVE ALL TEMPORARY CONTROL MEASURE AFTER SITE IS STABILIZED AND RE-SEED AREAS DISTURBED BY THEIR REMOVAL.

C. THE SITE HAS A TOTAL ACREAGE OF APPROXIMATELY 8.01 ACRES. CONSTRUCTION ACTIVITY WILL DISTURB APPROXIMATELY 7.85 ACRES OF THE SITE.

D. THE CURVE NUMBER FOR THE SITE FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES IS: COMPOSITE "CN" = 96.7. THE EXISTING SOILS FROM THE SITE MAINLY CONSIST OF SOIL GROUP D.

E. PLEASE REFER TO PAGE 3-4 FOR A MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFFSITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER.

F. THE RECEIVING WATER OF THE PROPOSED DEVELOPMENT IS ADDISON CREEK TRIBUTARY NO. 1.

- G. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY MAY INCLUDE:
- SEDIMENT FROM DISTURBED SOILS
 - FUEL TANKS
 - WASTE CONTAINERS
 - OIL OR OTHER PETROLEUM PRODUCTS
 - TAR
 - DETERGENTS
 - PAINTS
 - CONSTRUCTION DEBRIS
 - CONCRETE AND CONCRETE TRUCKS
 - SANITARY STATIONS
 - STAGING AREAS
 - CHEMICAL STORAGE AREAS
 - ADHESIVES
 - SOLVENTS
 - FERTILIZERS
 - RAW MATERIALS (I.E. BAGGED PORTLAND CEMENT)
 - LANDSCAPE WASTE
 - LITTER

ADDITIONAL MEASURES REQUIRED:

1. STABILIZATION: STABILIZATION PRACTICES MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN ANY AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED AS PROVIDED BELOW:
 - A. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - B. ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED.
 - C. THE FOLLOWING PRACTICES ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING: IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
 - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS (100 LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LBS/ACRE).
 - MULCHING
 - GEOTEXTILES
 - SODDING
 - VEGETATIVE BUFFER STRIPS

THE APPROPRIATE STABILIZATION MEASURE SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME THE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE.

2. WASTE MANAGEMENT

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS

ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.

CLIENT:

AMERIFREIGHT SYSTEMS

BENSENVILLE, ILLINOIS

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| DRAWN | DWP/RKL |
| APPROVED | SRK |
| DATE | 11-11-16 |
| SCALE | N.T.S. |

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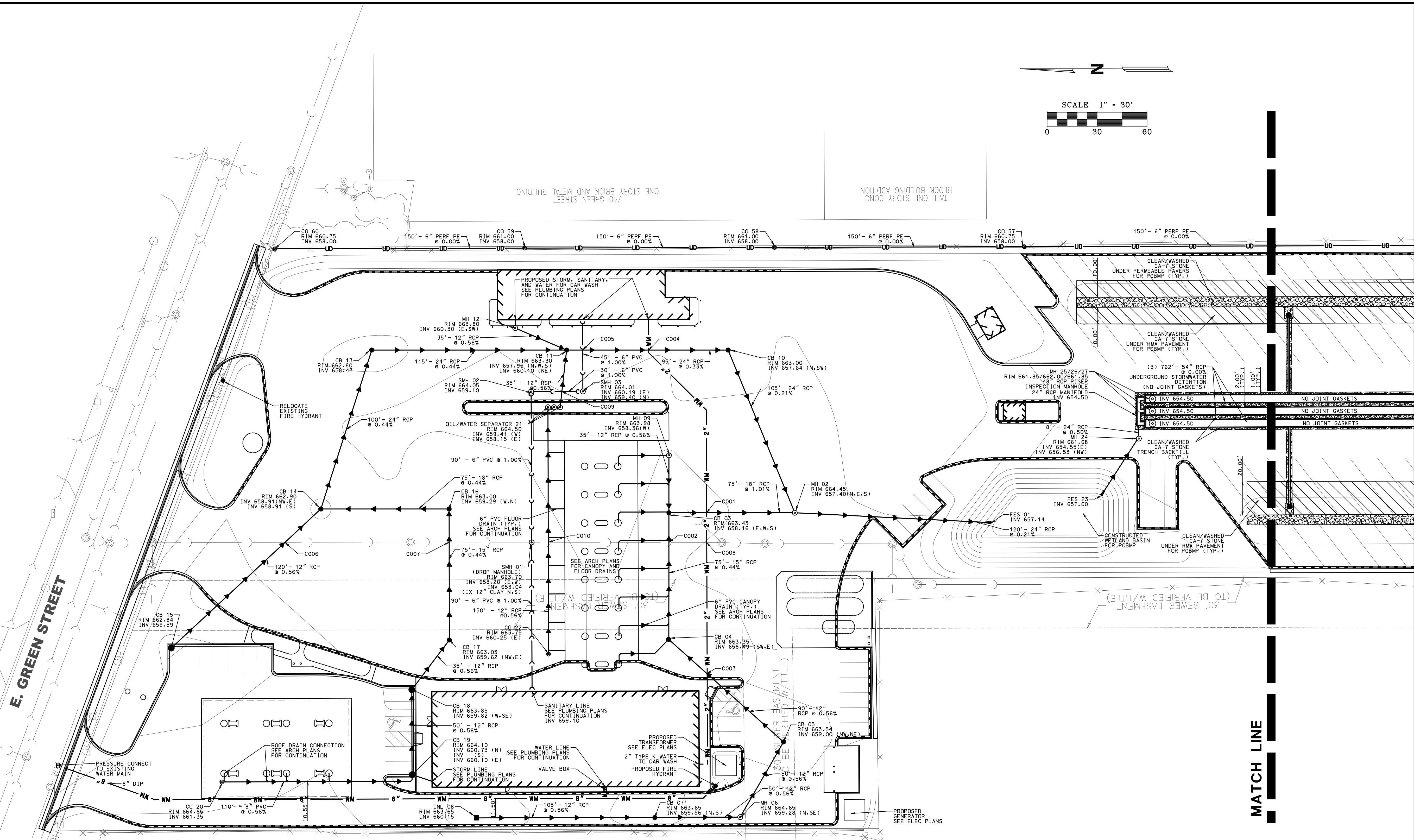
AMERIFREIGHT SYSTEMS

BENSENVILLE, ILLINOIS

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| | APPROVED | SRK |
| | DATE | 11-11-16 |
| | SCALE | 1" = 30' |
| DATE | DESCRIPTION OF REVISION | |
| | BY | |

UTILITY PLAN - NORTH
AMERIFREIGHT SYSTEMS
720 E. GREEN STREET

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| SHEET | |
| 7 OF 14 | |
| PROJECT NUMBER: | 2692 |
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UNDERGROUND UTILITY GENERAL NOTES

- THE STANDARD DETAILS AND TECHNICAL SPECIFICATIONS PROVIDED IN THE VILLAGE OF BENSENVILLE CODE OF ORDINANCES AND DUPAGE COUNTY STORMWATER ORDINANCE APPLY TO THIS WORK. CONTRACTOR TO COORDINATE SAID WORK WITH THE VILLAGE AND COUNTY.
- PIPE MATERIALS, FITTINGS, TRENCHING, BEDDING, CONNECTIONS, AND SEWER INSTALLATIONS MUST BE INSPECTED BY THE VILLAGE ENGINEER PRIOR TO ANY TRENCH BACKFILL.
- IN CASE OF CONFLICT BETWEEN THE VILLAGE STANDARDS FOR CONSTRUCTION AND OTHER APPLICABLE ORDINANCES, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.
- ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED. ALL INLETS SHALL BE 24-INCH DIAMETER, UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26 (ASTM D3034). PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212.
- ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52 IN ACCORDANCE WITH ANSI A21.50. SEAL COATED OR GEMENT LINED PER ANSI A21.4 WITH MECHANICAL OR RUBBER RING (SLIP ON OR PUSH ON) JOINTS. ALL WATER MAIN SHALL HAVE A MINIMUM OF 6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
- ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS JOINTS SHALL HAVE FLEXIBLE GASKET D-RINGS PER ASTM C361, ASTM C433, AND ASTM C1619.
- GRANULAR TRENCH BACKFILL (CA-7) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE TRENCH DETAILS.

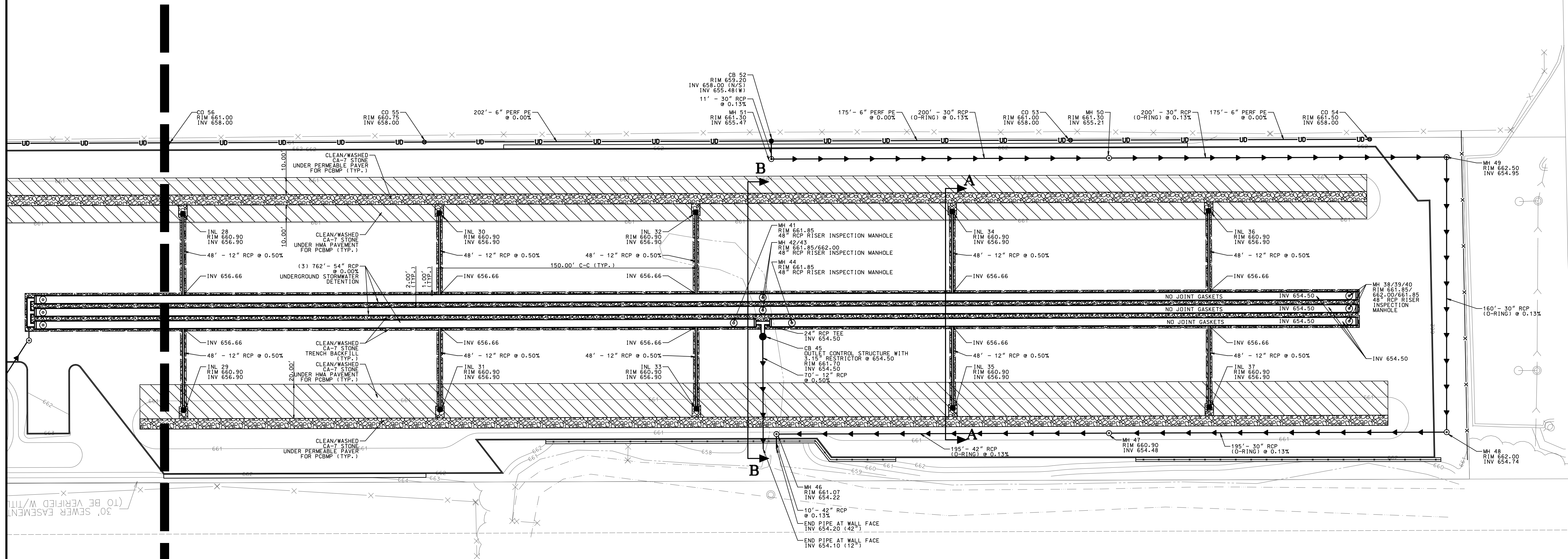
- ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
- ALL DRAIN TILES ENCOUNTERED DURING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
- ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES, OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
- CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
- CONTRACTOR TO VERIFY CANOPY AND ROOF DRAIN CONNECTION LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS BEFORE CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
- PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5-FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1-FOOT ABOVE FLOOR WITH BLIND FLANGE AND PROVIDE TESTING.
- EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.

- FOR ALL PROPOSED SITE LIGHTING AND ELECTRICAL PLANS REFER TO THE ELECTRICAL PLAN AND PHOTOMETRIC PLAN BY OTHERS.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
- THE CONTRACTOR SHALL NOTIFY THE VILLAGE 48 HOURS PRIOR TO ANY NEW CONSTRUCTION REQUIRING INSPECTION.
- ALL STORM SEWER STRUCTURES SHALL HAVE OPEN GRATES CONFORMING TO THE FRAME AND GRATE DETAIL.
- SANITARY FRAME AND LIDS MUST BE CONFORM TO THE FRAME AND GRATE DETAIL.
- ALL JOINTS NEED TO BE EXTERNALLY WRAPPED WITH MACWRAP OR EQUAL.
- RUBBER GASKET BOOTS ARE REQUIRED FOR MAIN AT THE MANHOLE WALL.
- INTERNAL AND EXTERNAL CHIMNEY SEALS ARE REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES.
- A CURRENT COLOR VIDEO RECORD AND A TYPE WRITTEN TRANSCRIPTION OF THE INTERNAL INSPECTION OF THE NEWLY CONSTRUCTED SEWER SYSTEM SHALL BE SUBMITTED PRIOR TO REFUNDING OF SITE IMPROVEMENT SURETY OR LETTER OF CREDIT BY THE VILLAGE. ALL PUBLIC MAINS SHALL BE VIDEO TAPED. THE CONTRACTOR MUST ROTATE THE LENS OF THE CAMERA TO LOOK AT ALL SERVICES. THE SERVICE CONNECTIONS MUST BE NOTED IN THE TELEVISION REPORT. WHEN THE PROPOSED STORM/SANITARY SEWER SYSTEM IS TO CONNECT TO AN EXISTING STORM/SANITARY SEWER SYSTEM ADJUTING THE PROPERTY, THE EXISTING SEWER MUST ALSO BE TELEVIEWED AND REPORTED. THE CONTRACTOR SHALL COORDINATE THE TELEVIEWING OF EXISTING CONTIGUOUS SEWERS WITH THE VILLAGE. ALL LINES SHALL BE FLUSHED AND CLEANED PRIOR TO VIDEO TAPING.

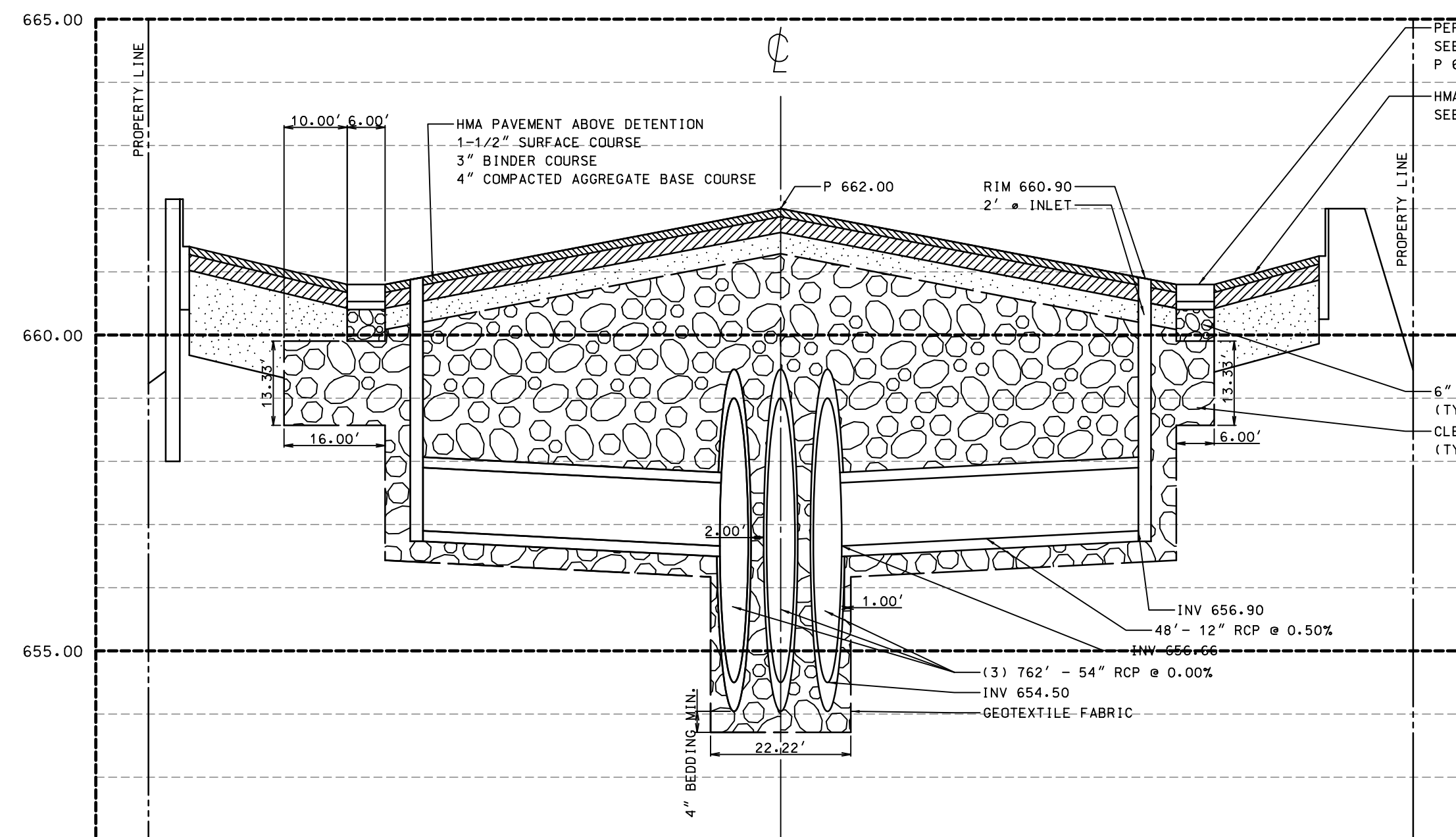
- ALL SANITARY MANHOLES SHALL BE VACUUM TESTED PRIOR TO USE.
- ALL VALVES AND HYDRANTS SHALL BE SUBMITTED TO THE VILLAGE PUBLIC WORKS DEPARTMENT FOR WRITTEN APPROVAL PRIOR TO ORDERING.

| CROSSING | BTM OF PIPE | TOP OF PIPE | SEPARATION |
|----------|-----------------|----------------|------------|
| C001 | PR STM 657.93** | PR WTR 656.43 | 1.50' |
| C002 | PR STM 658.23 | EX SAN 653.79E | 4.44' |
| C003 | PR STM 658.66** | PR WTR 657.16 | 1.50' |
| C004 | PR STM 657.79** | PR WTR 656.29 | 1.50' |
| C005 | PR SAN 660.43 | PR STM 659.93 | 0.50' |
| C006 | PR STM 659.07 | EX SAN 654.66E | 4.41' |
| C007 | PR STM 659.37 | EX SAN 654.15E | 4.22' |
| C008 | PR WTR 658.25 | EX SAN 653.72E | 4.53' |
| C009 | PR SAN 659.27 | PR STM 659.09 | 0.18' |
| C010 | PR STM 659.86 | EX SAN 654.01E | 4.22' |

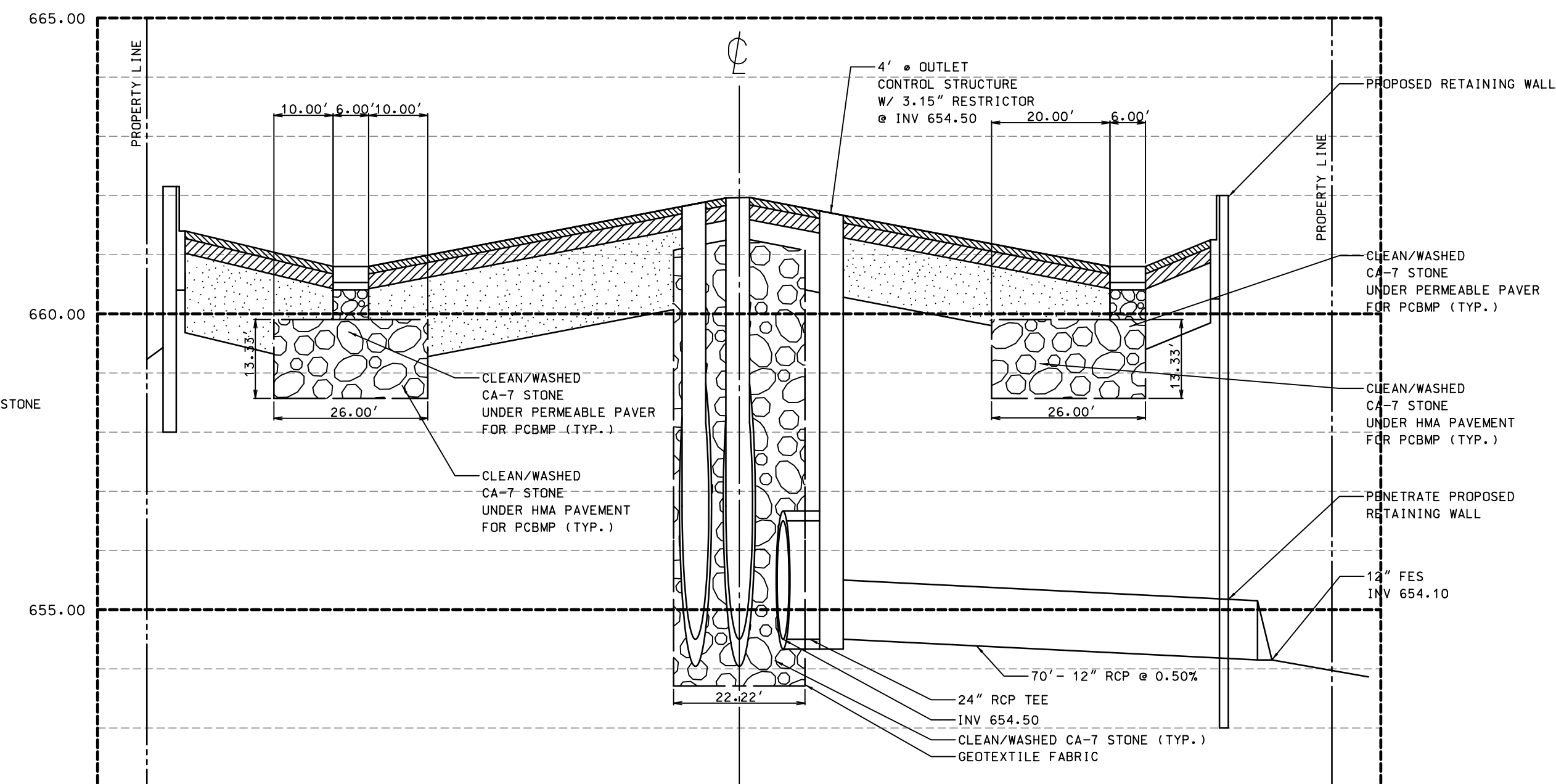
**ALL STORM SEWER CROSSING OVER THE WATERMAIN SHALL BE CONSTRUCTED WITH WATER QUALITY PIPE OR VIA CASING PIPE.



MATCH LINE

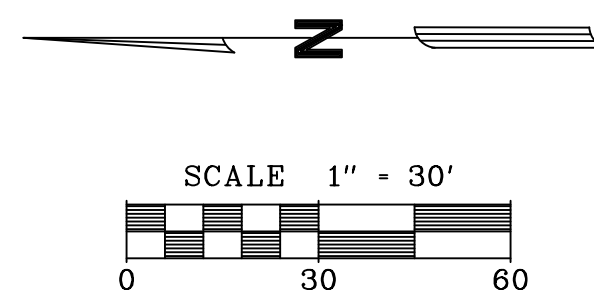


SECTION A-A



SECTION B-B

CROSS SECTION AT PERMEABLE PAVEMENT AND DETENTION SYSTEM



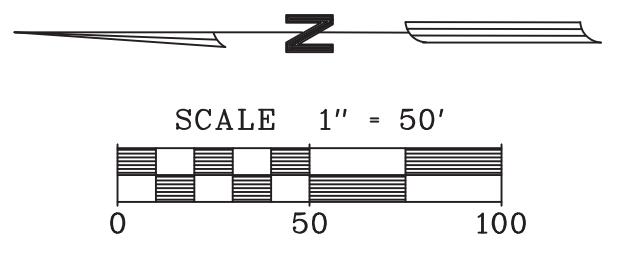
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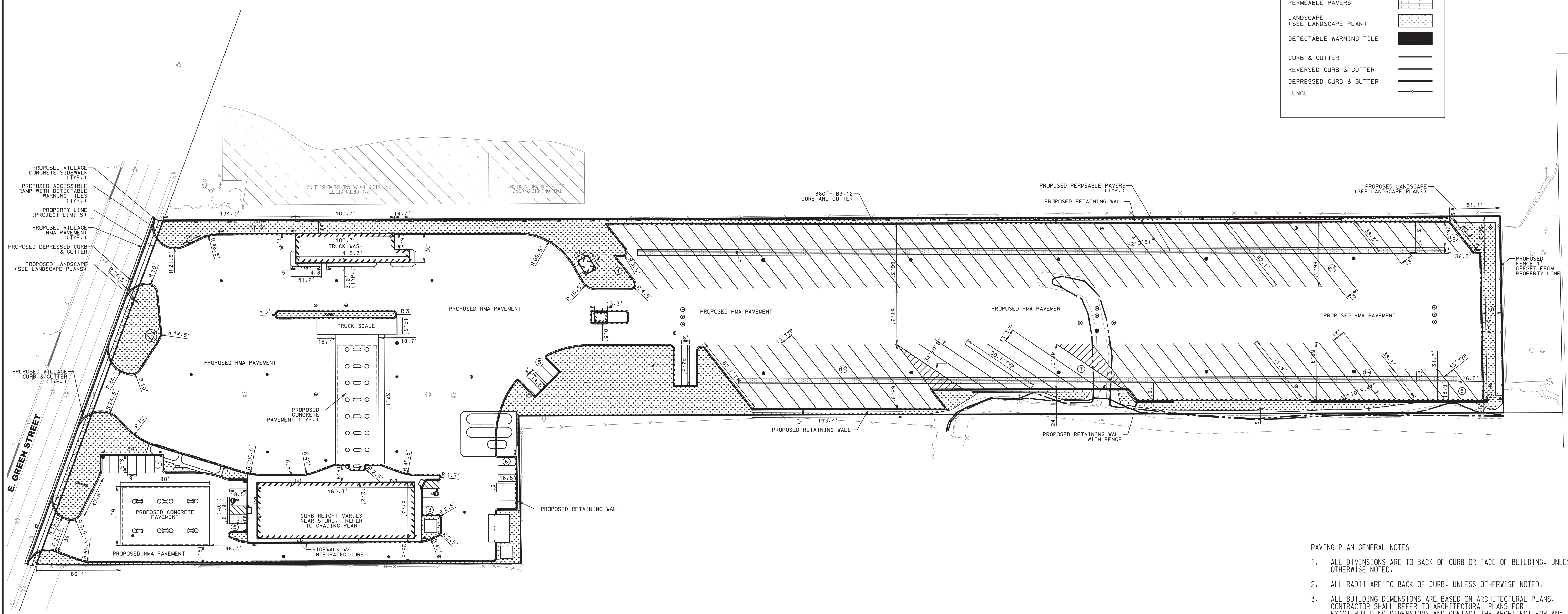
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| | | | DATE | 11-11-16 |
| DATE | DESCRIPTION OF REVISION | BY | SCALE | 1" = 30' |

UTILITY PLAN - SOUTH
AMERIFREIGHT SYSTEMS
720 E. GREEN STREET

SHEET
8 OF 14
 PROJECT NUMBER: 2692
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| LEGEND | |
|--------------------------------|--|
| HEAVY DUTY PAVEMENT | |
| CONCRETE PAVEMENT | |
| PERMEABLE PAVERS | |
| LANDSCAPE (SEE LANDSCAPE PLAN) | |
| DETECTABLE WARNING TILE | |
| CURB & GUTTER | |
| REVERSED CURB & GUTTER | |
| DEPRESSED CURB & GUTTER | |
| FENCE | |



- PAVING PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
 - ALL BUILDING DIMENSIONS ARE BASED ON ARCHITECTURAL PLANS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
 - ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
 - PROPOSED CURB AND GUTTER SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
 - ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
 - SEE ARCHITECTURAL PLANS FOR DETAILS OF TRASH COLLECTORS, AND SIDEWALK PLAN. SEE LANDSCAPE PLANS FOR DETAILS OF RETAINING WALLS.
 - ALL CURB ISLANDS TO HAVE 1-FOOT MINIMUM RADIUS ON CORNERS, UNLESS OTHERWISE SHOWN.
 - HANDICAPPED PARKING SHALL INCLUDE ALL REQUIRED SIGNAGE AND STRIPING PER DETAIL.

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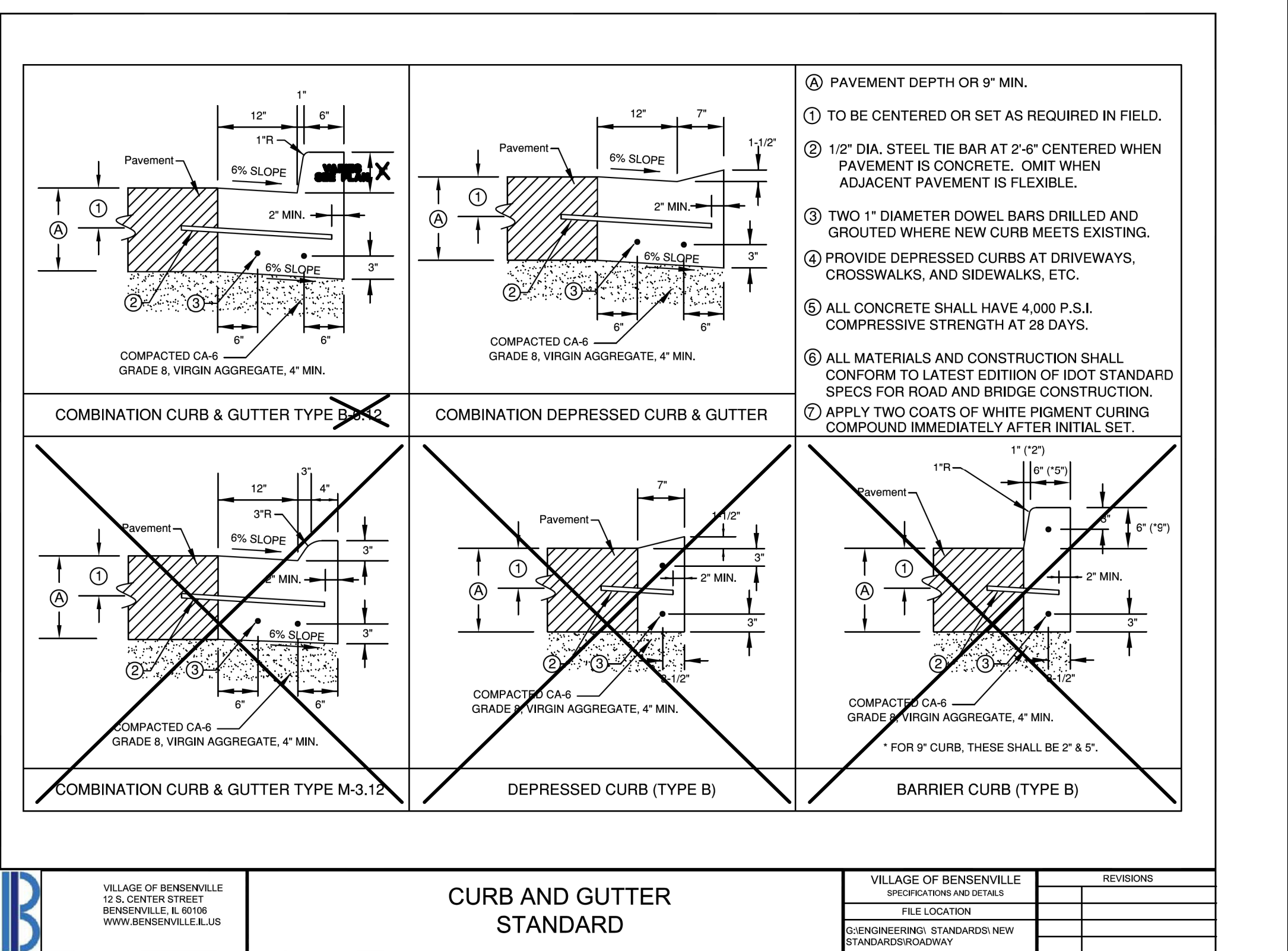
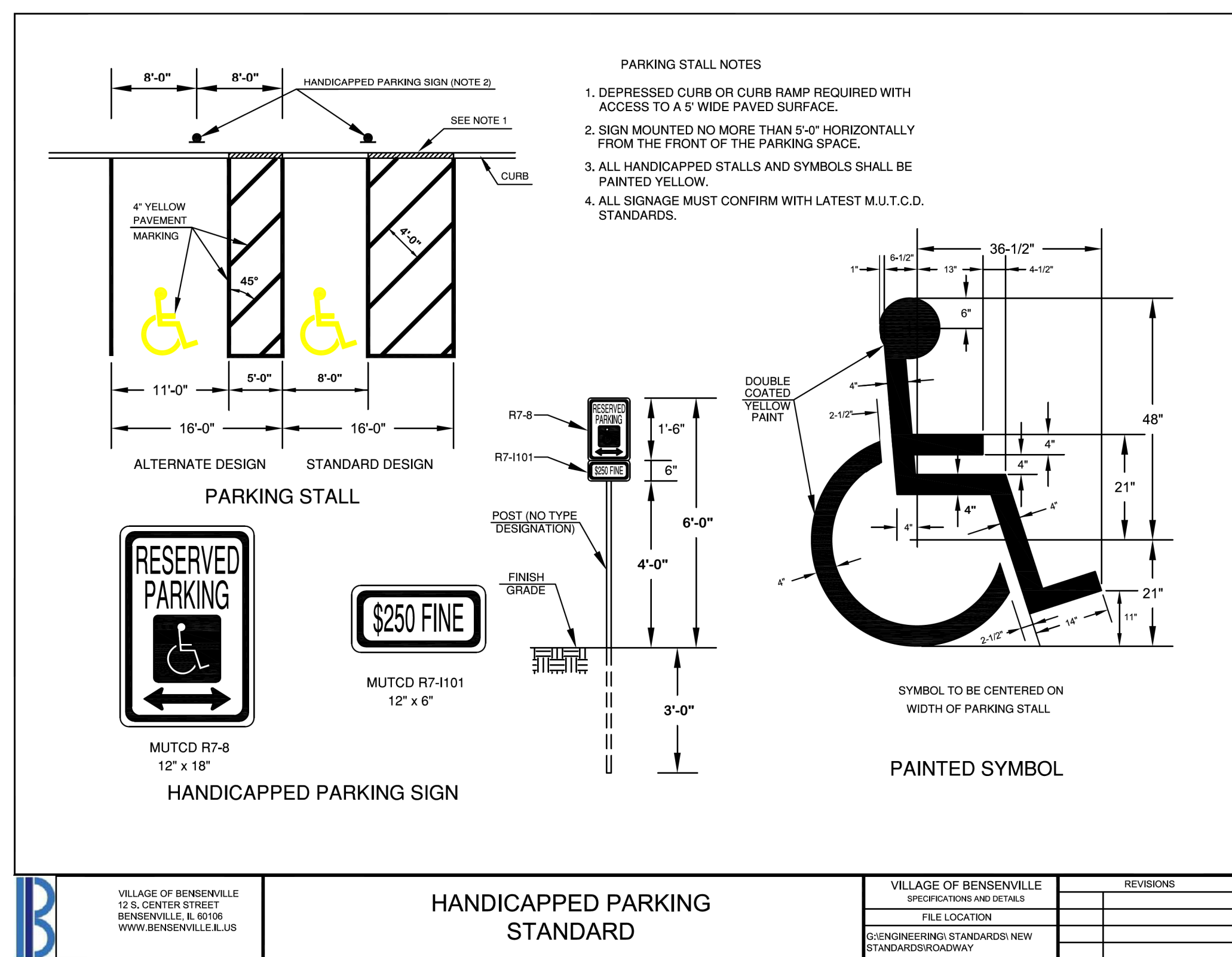
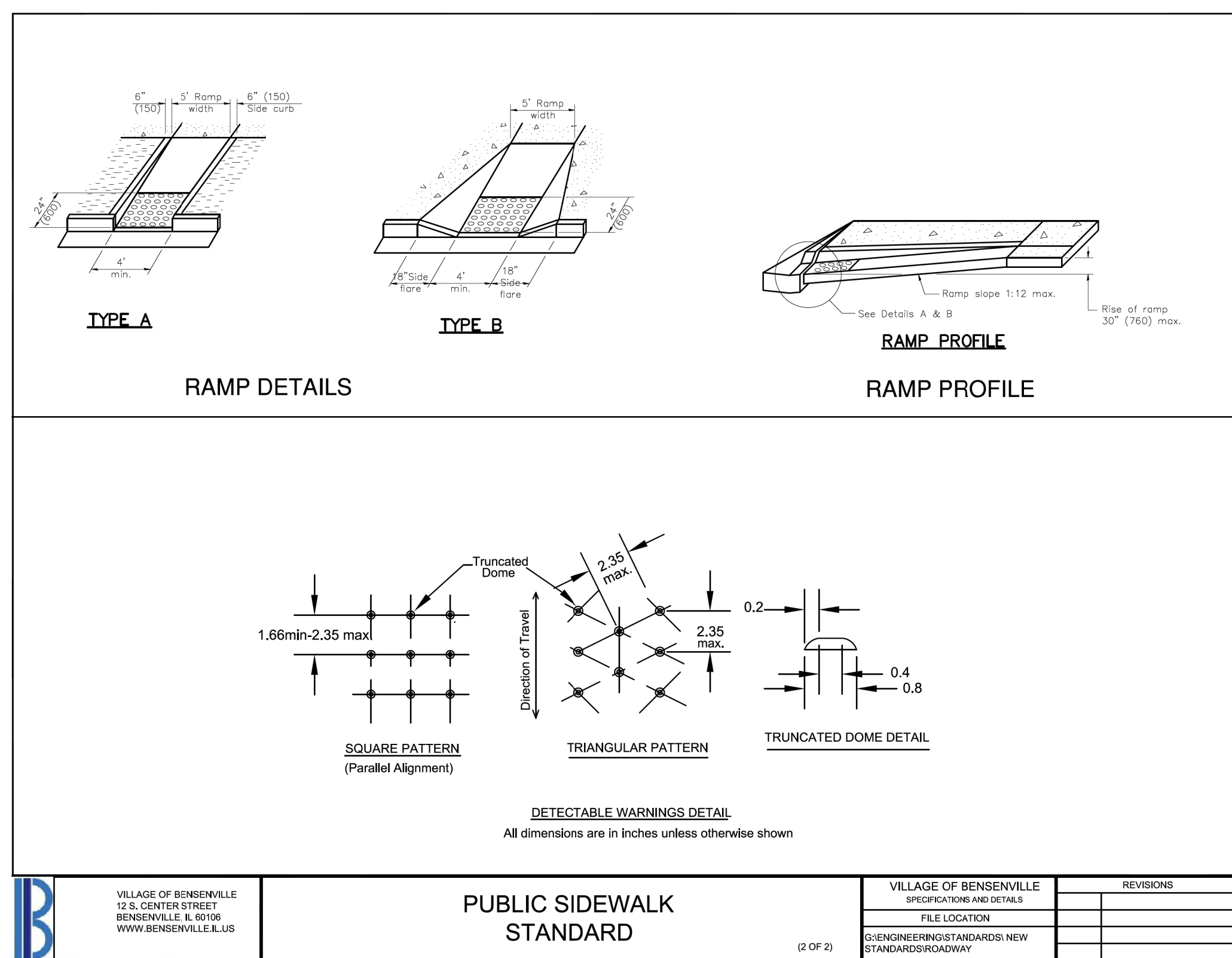
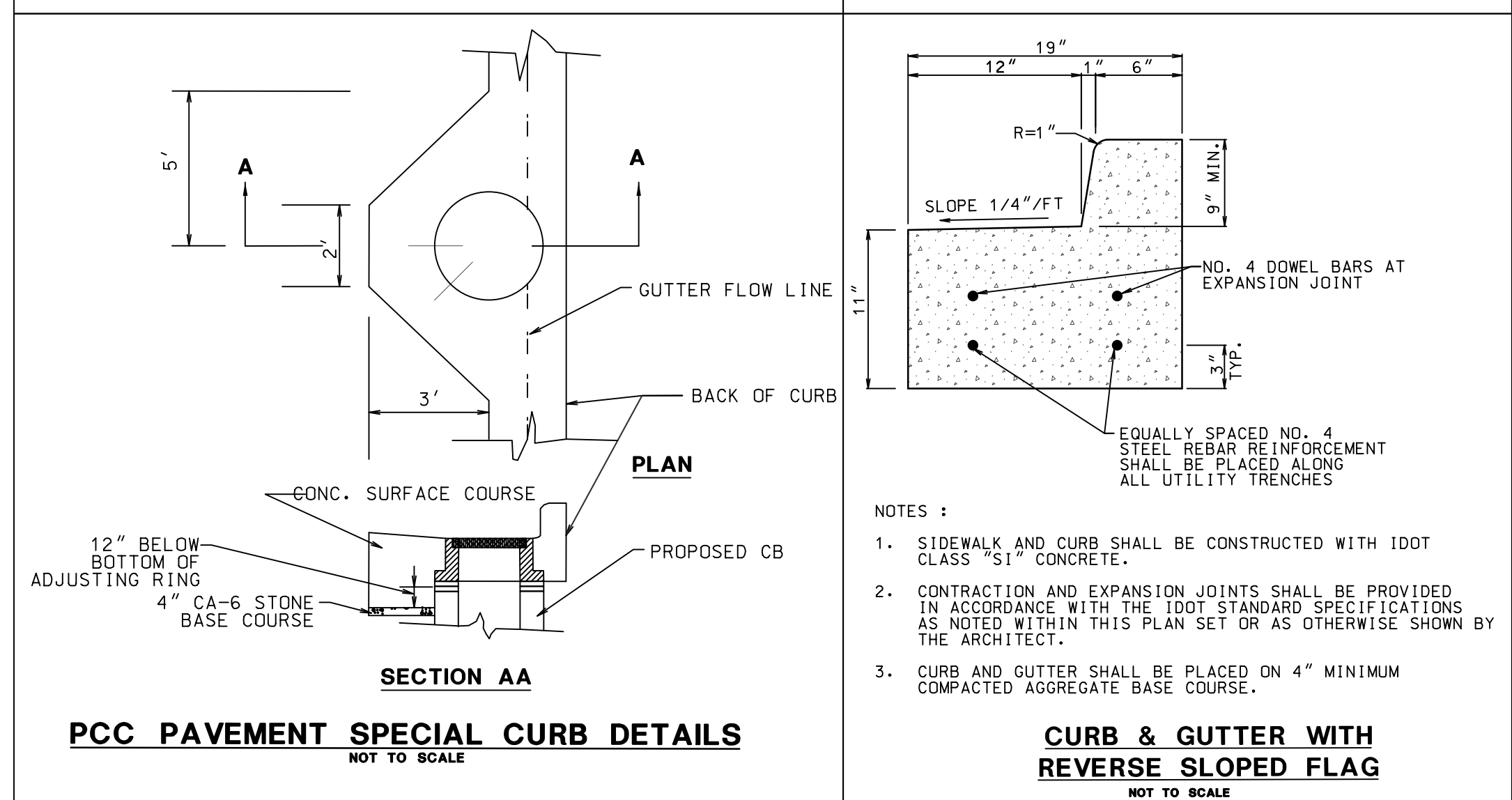
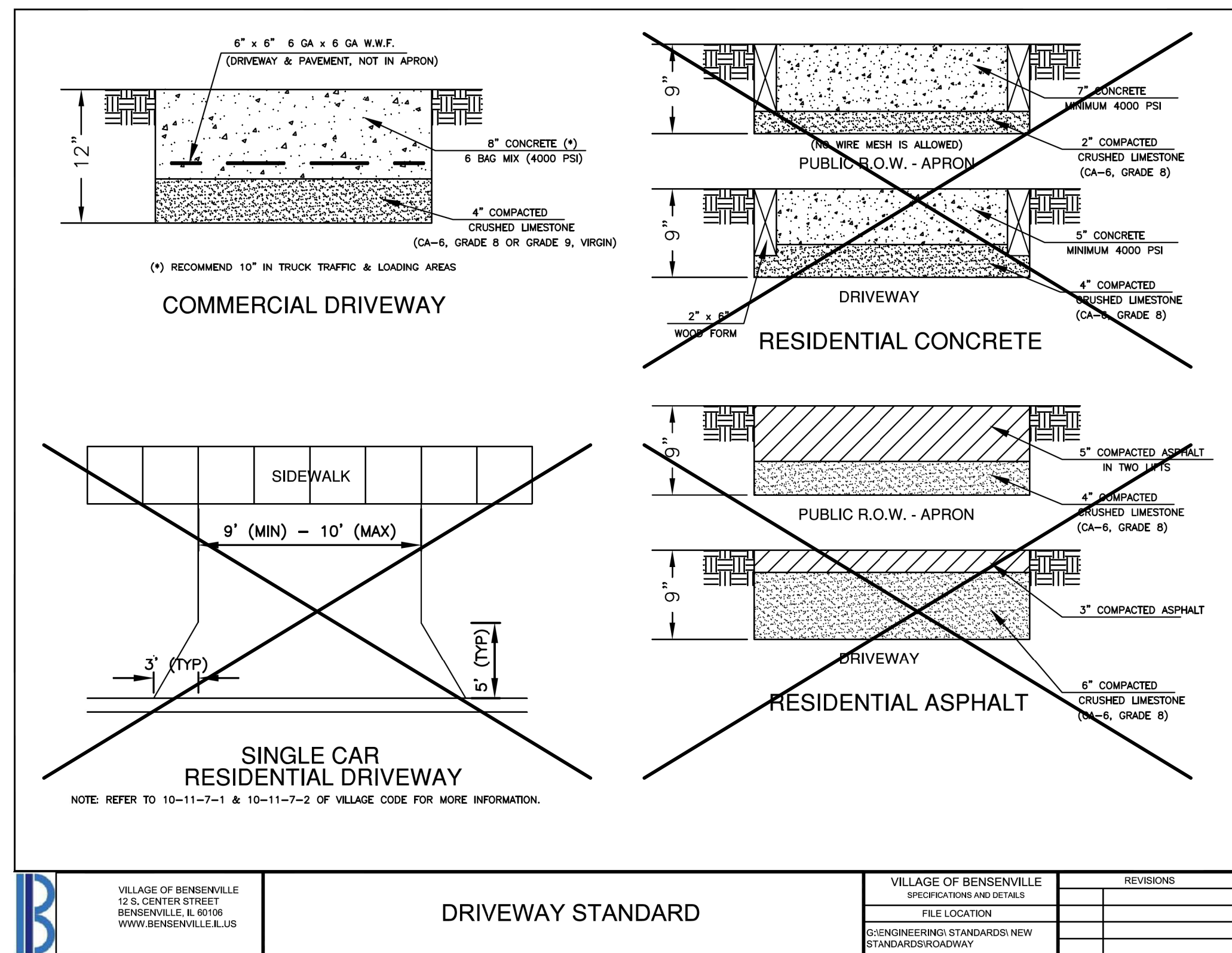
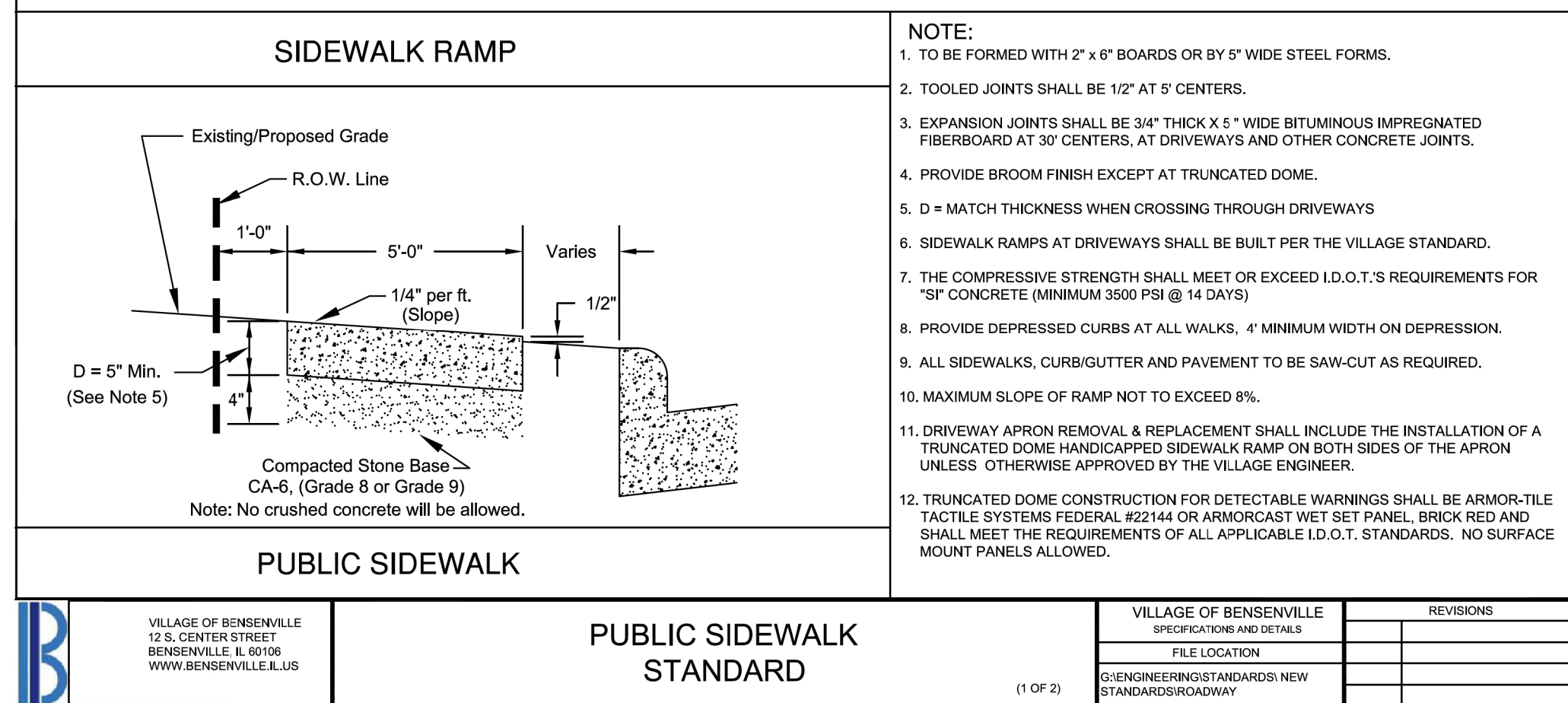
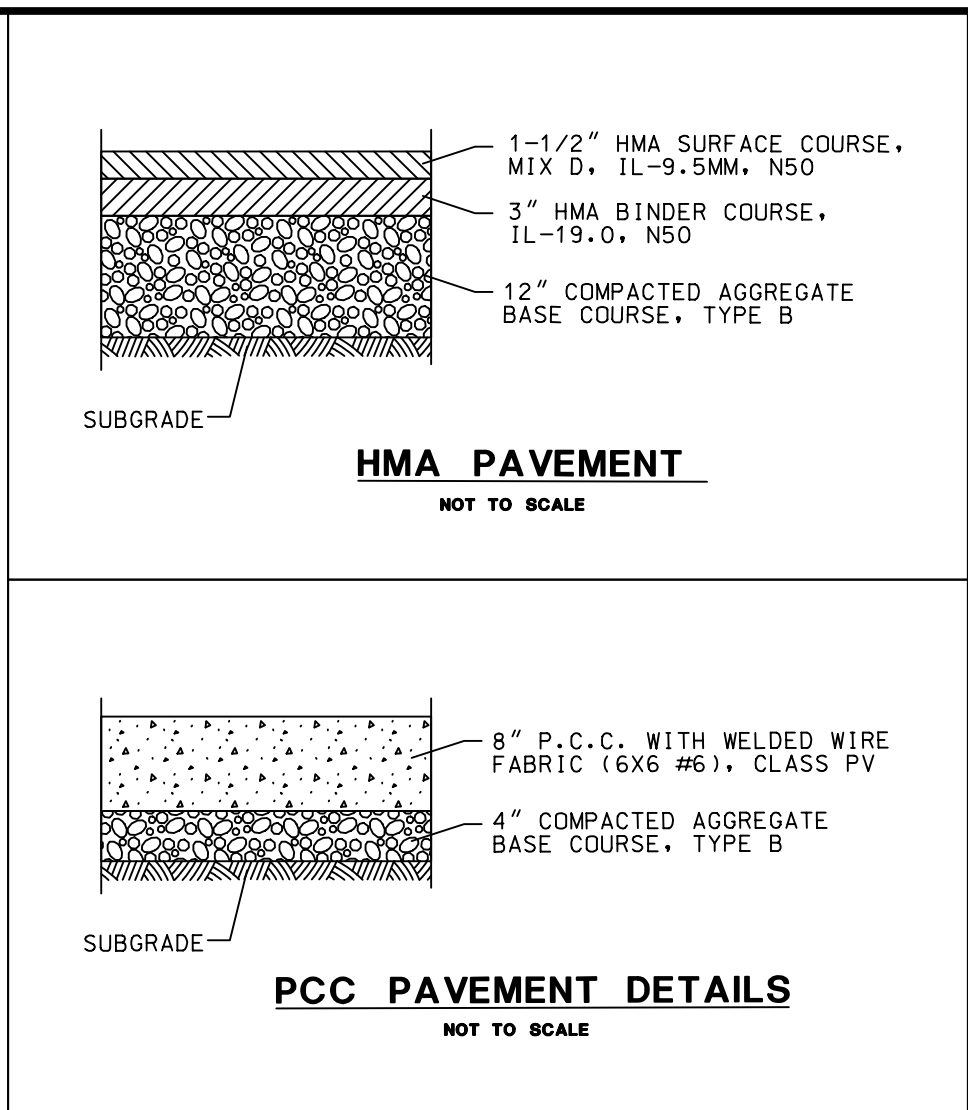
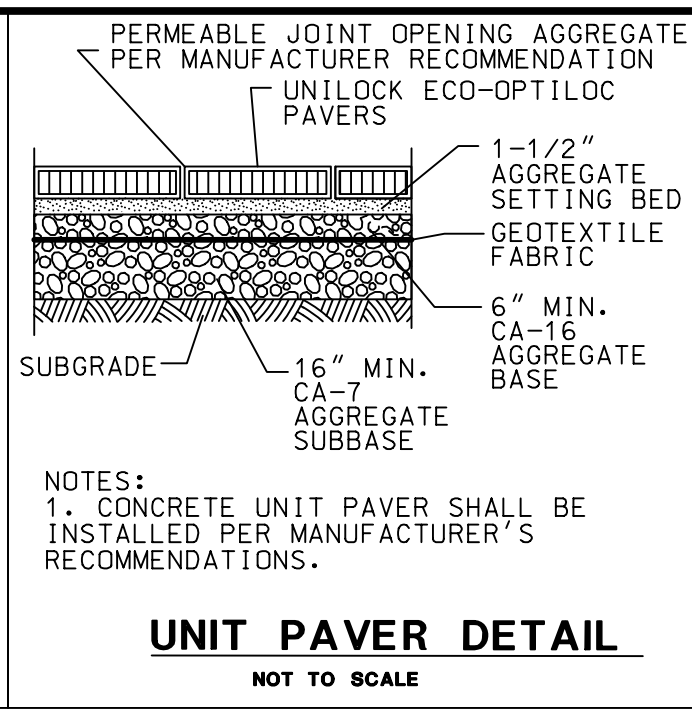
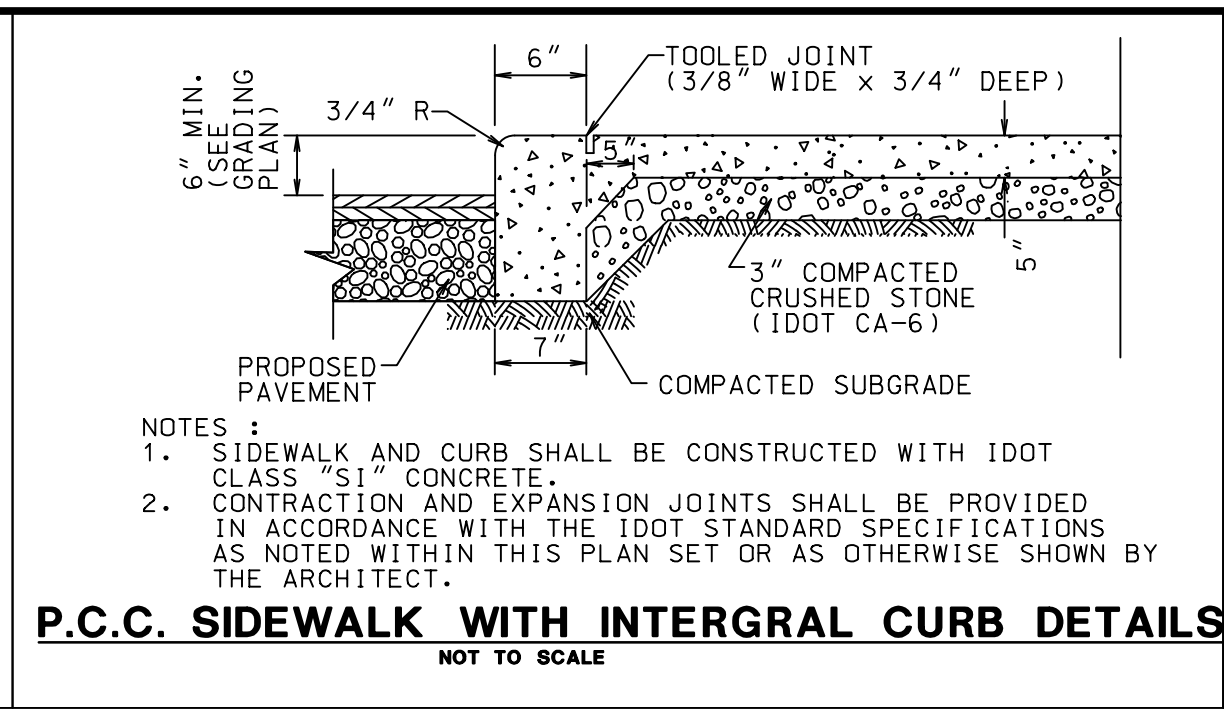
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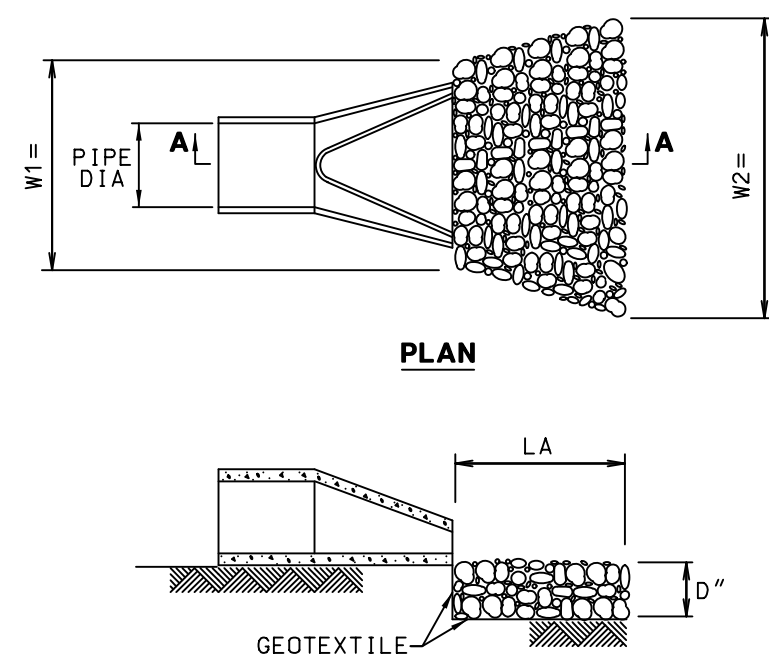
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PAVING PLAN
AMERIFREIGHT SYSTEMS
720 E. GREEN STREET

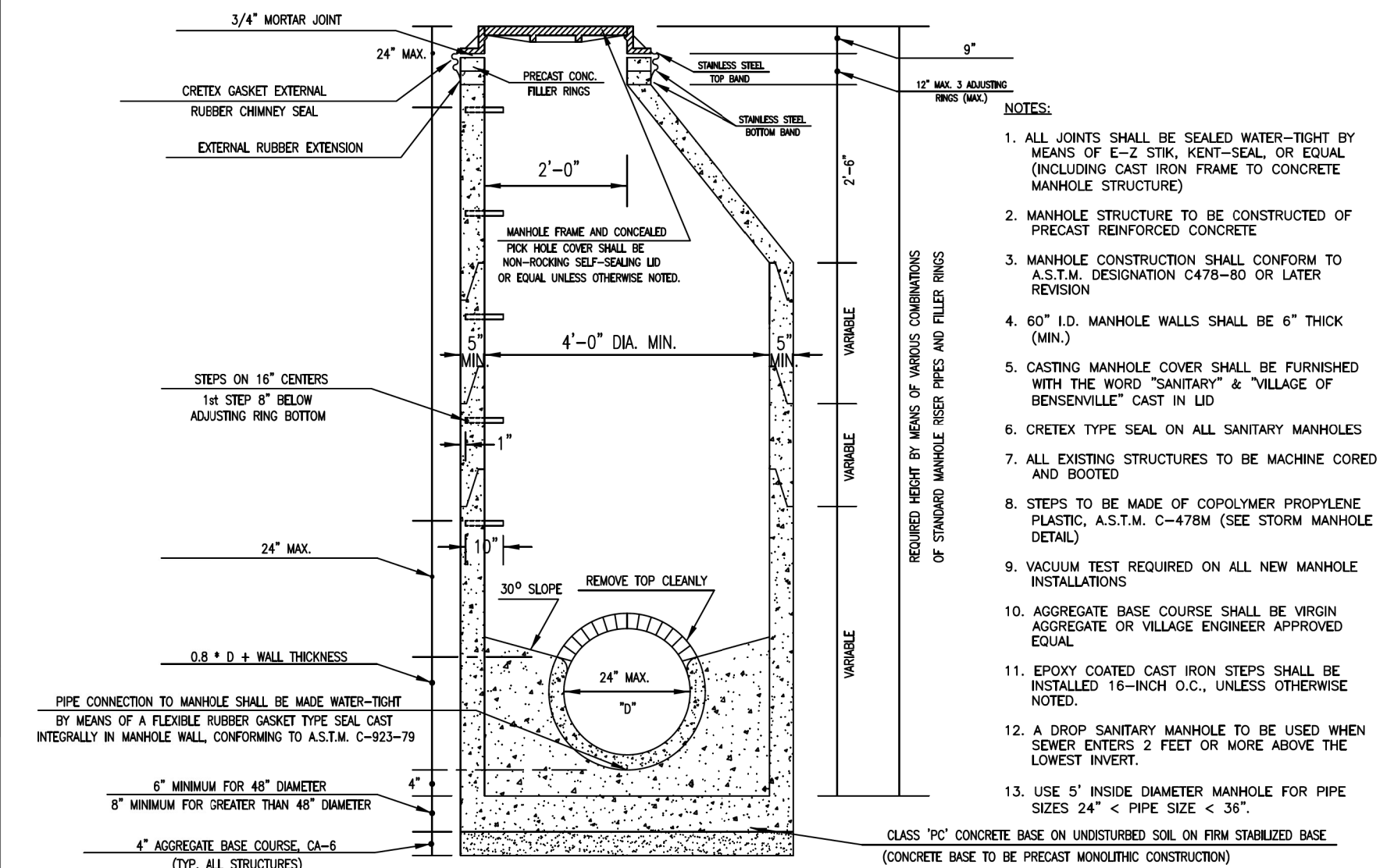
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1. THE FILTER FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATIONS 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1, II, OR III.
2. THE ROCK RIPRAP SHALL MEET THE IDOT REQUIREMENTS FOR THE ABOVE NOTED GRADATIONS.
3. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

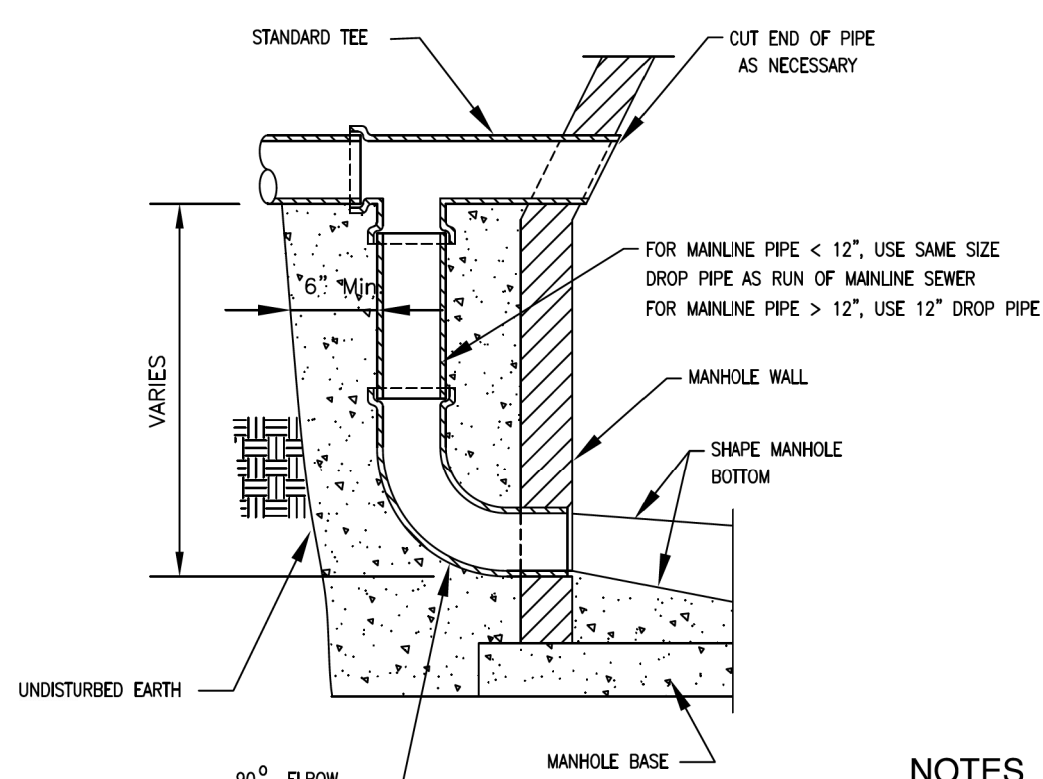


RIP RAP AT STORM OUTLET DETAIL
NOT TO SCALE



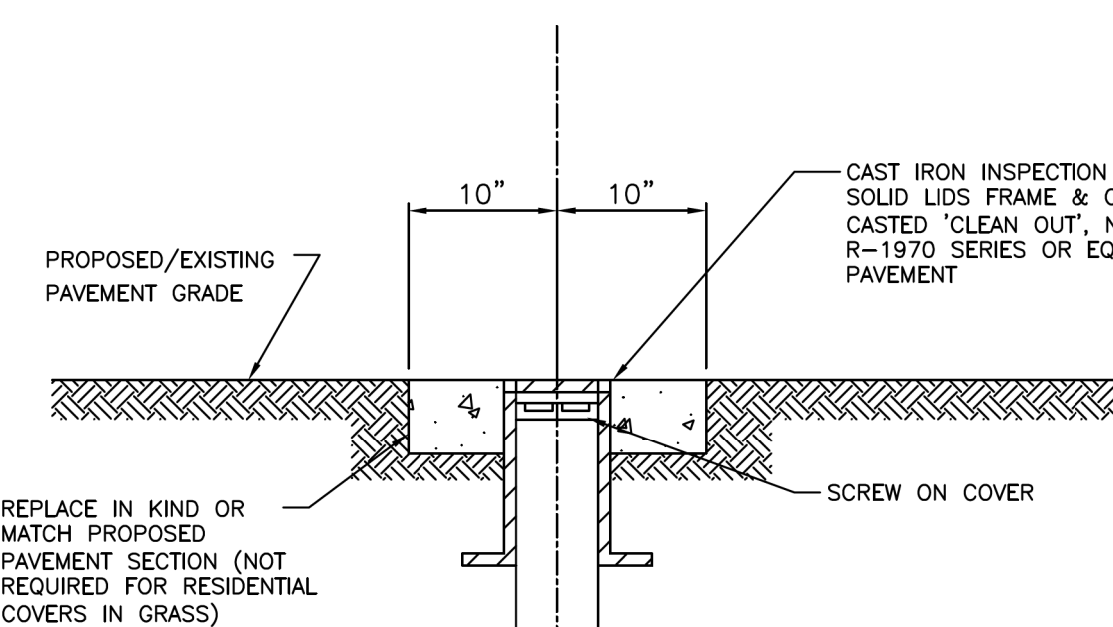
SANITARY MANHOLE STANDARD

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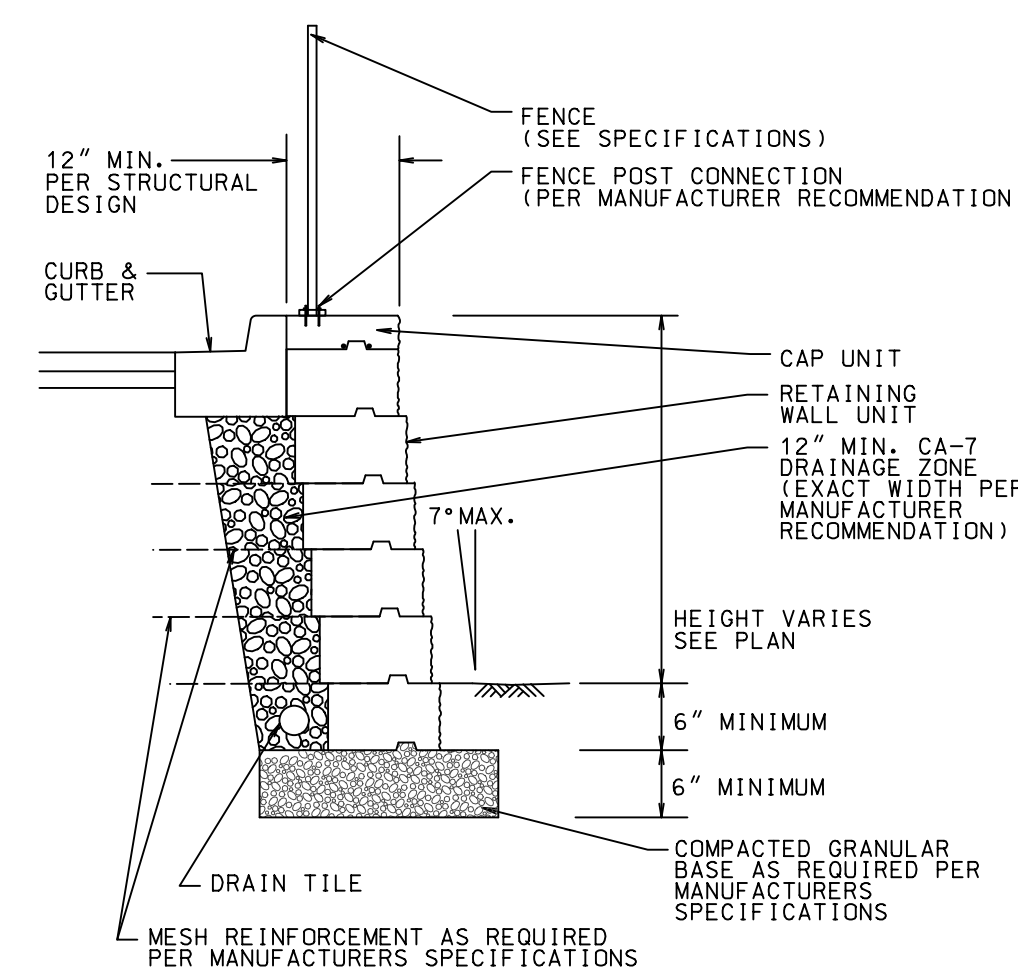
DROP PIPE STANDARD

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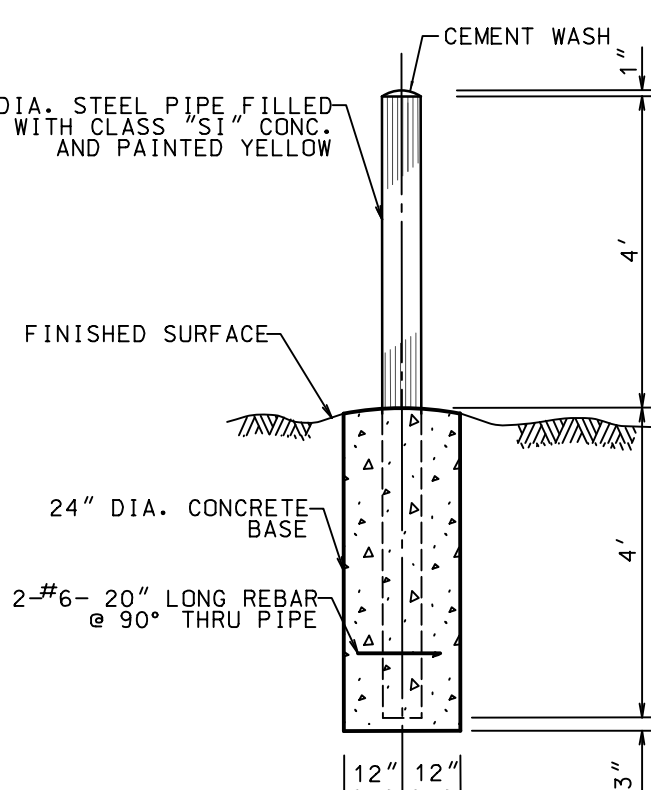


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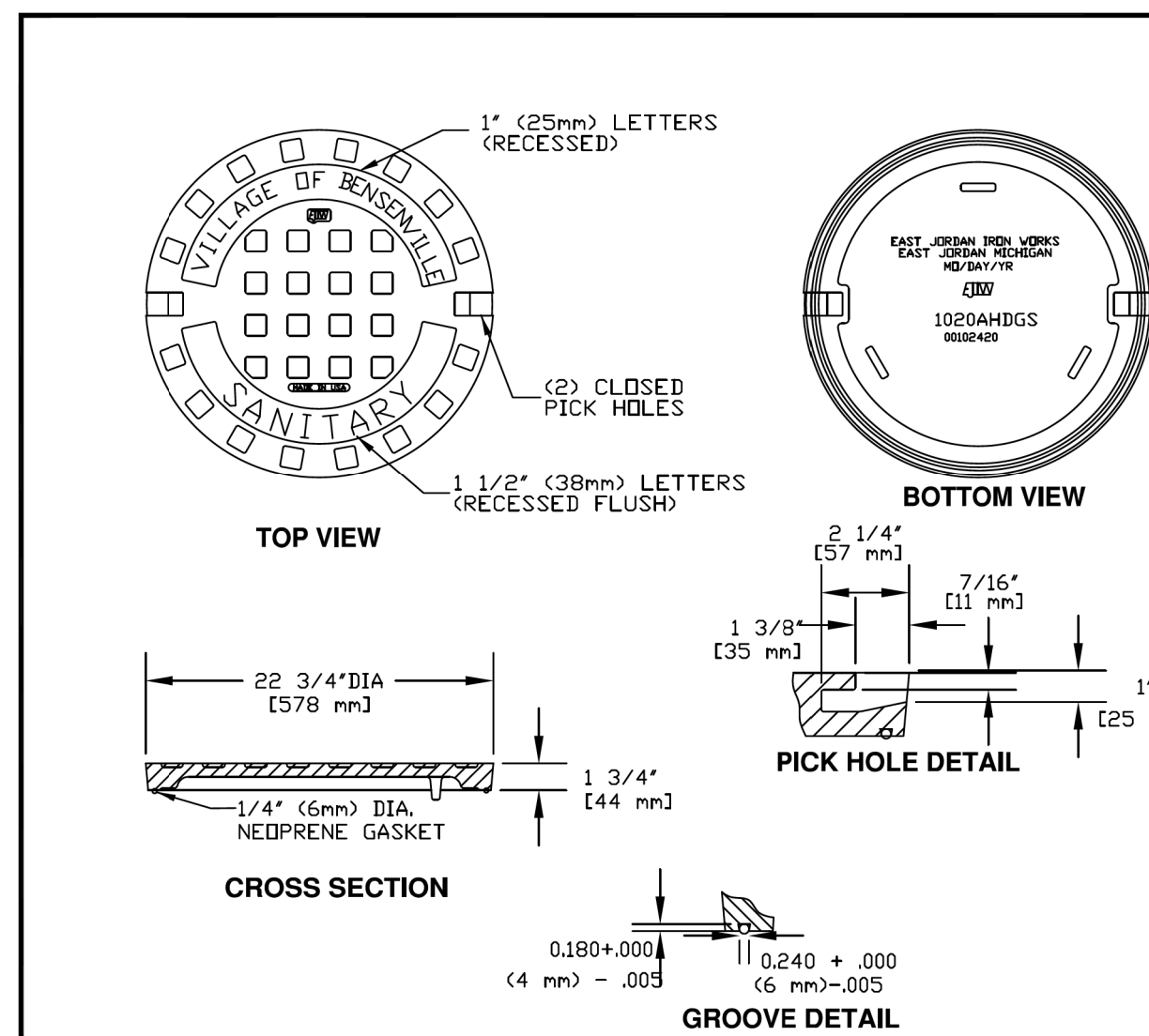
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RETAINING WALL
TYPICAL CROSS SECTION



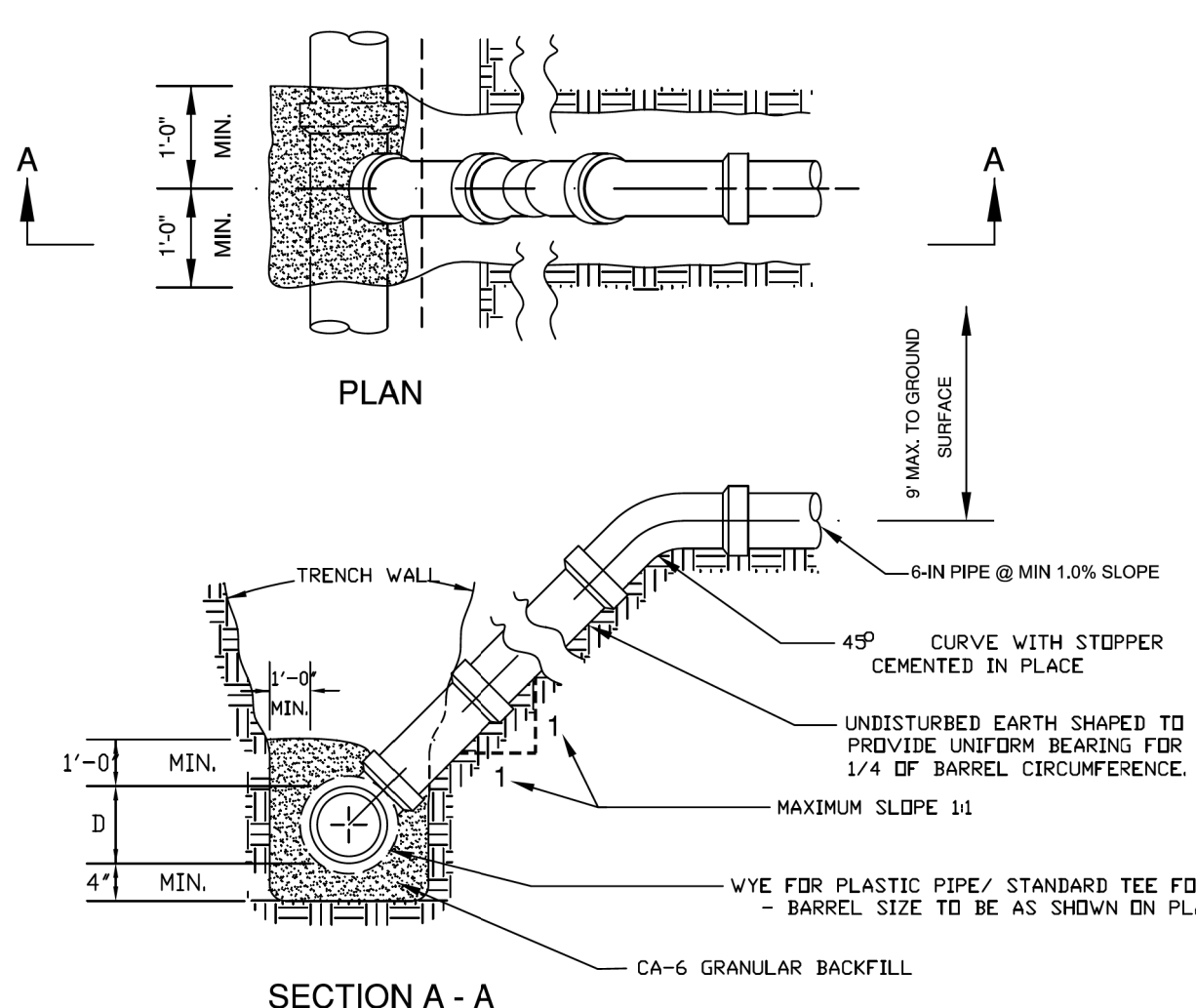
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SANITARY FRAME AND LID STANDARD

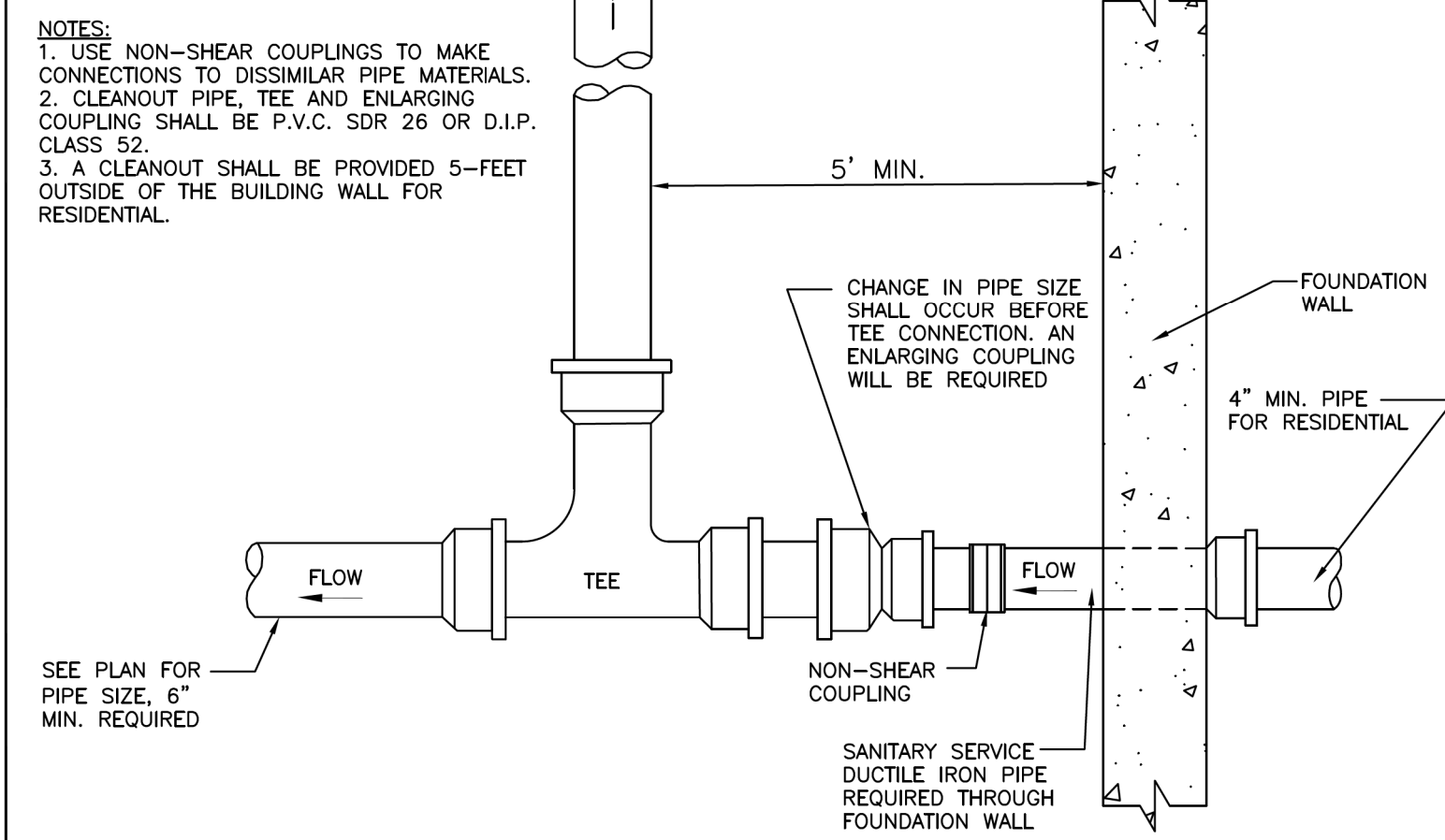
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- NOTES:
1. MINIMUM SANITARY SERVICE SIZE SHALL BE 6-INCH PVC SDR-26 @ MINIMUM 10' MINIMUM COVER.
 2. ALL BACKFILL UNDER PAVED SURFACES AND WITHIN 2- FEET OF PAVED SURFACE SHALL BE CA-6, OR-6.
 3. DISSIPAL MATERIALS SHALL BE JOINED TOGETHER USING A NON-SHEAR MISSION COUPLING.
 4. IF THE SEWER IS TO BE CONSTRUCTED IN-USE OF WEY CONNECTOR WHEN SEWER DEPTH EXCEEDS 10'-0" OR, FOR A DEPTH OF 10 FEET OR GREATER, THE CONTRACTOR SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE (D.I.P.).
 5. WHERE A SEWER MAIN IS 15 FEET OR GREATER THE CONTRACTOR SHALL FURNISH A D.I.P. CONNECTION WITH ADAPTER FOR THE PLASTIC SEWER MAIN.
 6. IF THE SANITARY SERVICE AT BUILDING WALL PENETRATION MUST BE CONSTRUCTED OF D.I.P.
 7. A CLEAN OUT SHALL BE PROVIDED ON THE SERVICE LINE 5- FEET OUTSIDE OF THE BUILDING WALL.



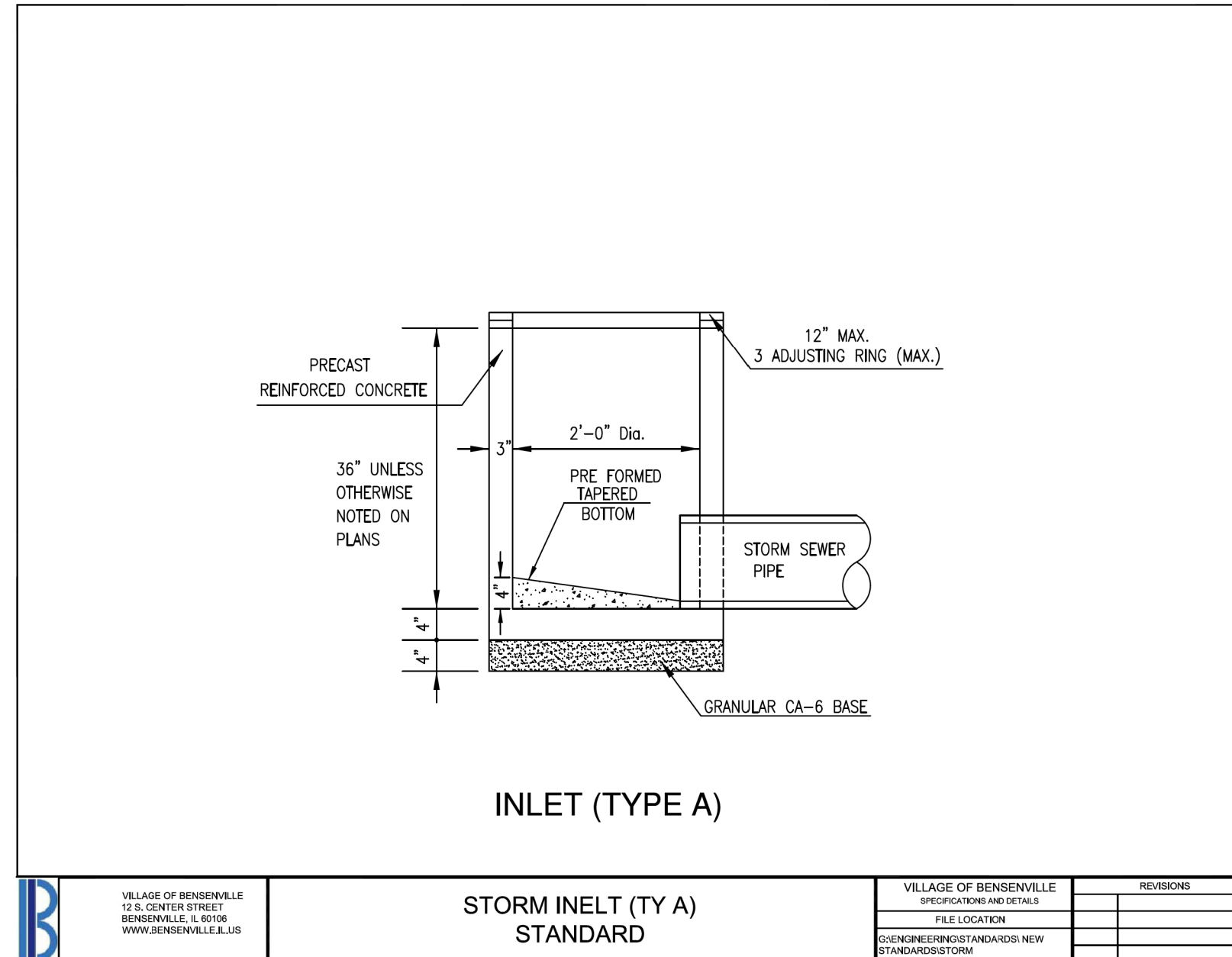
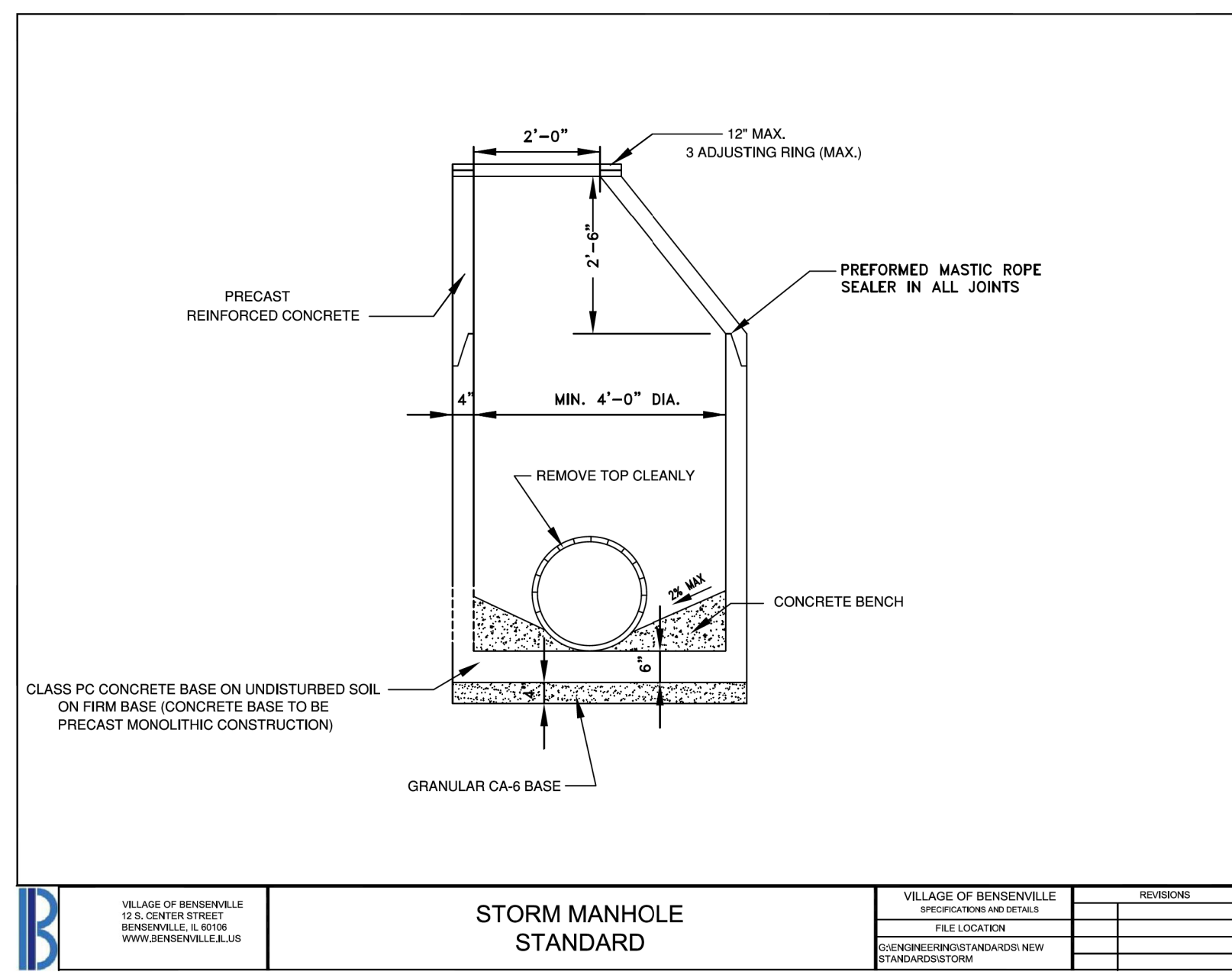
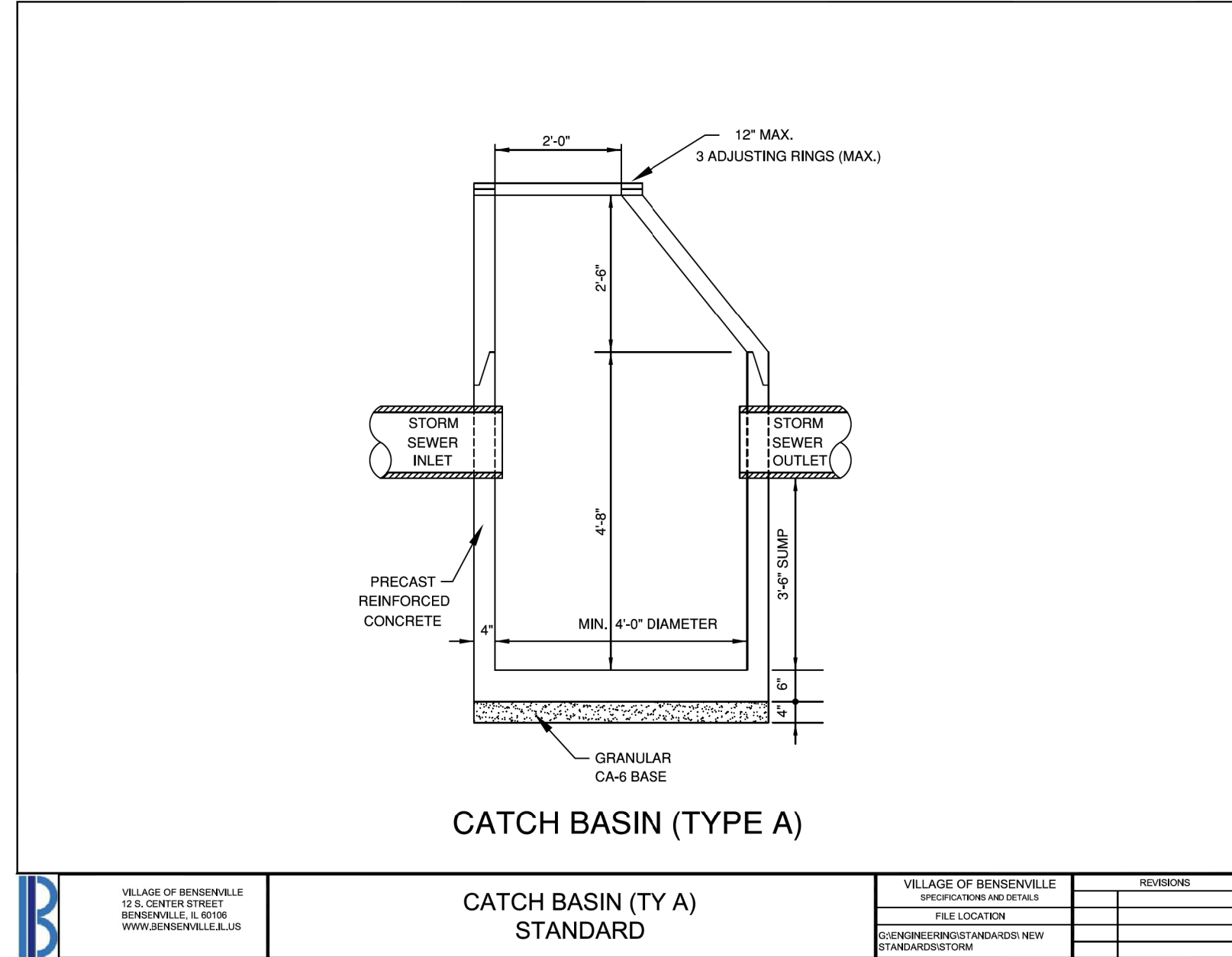
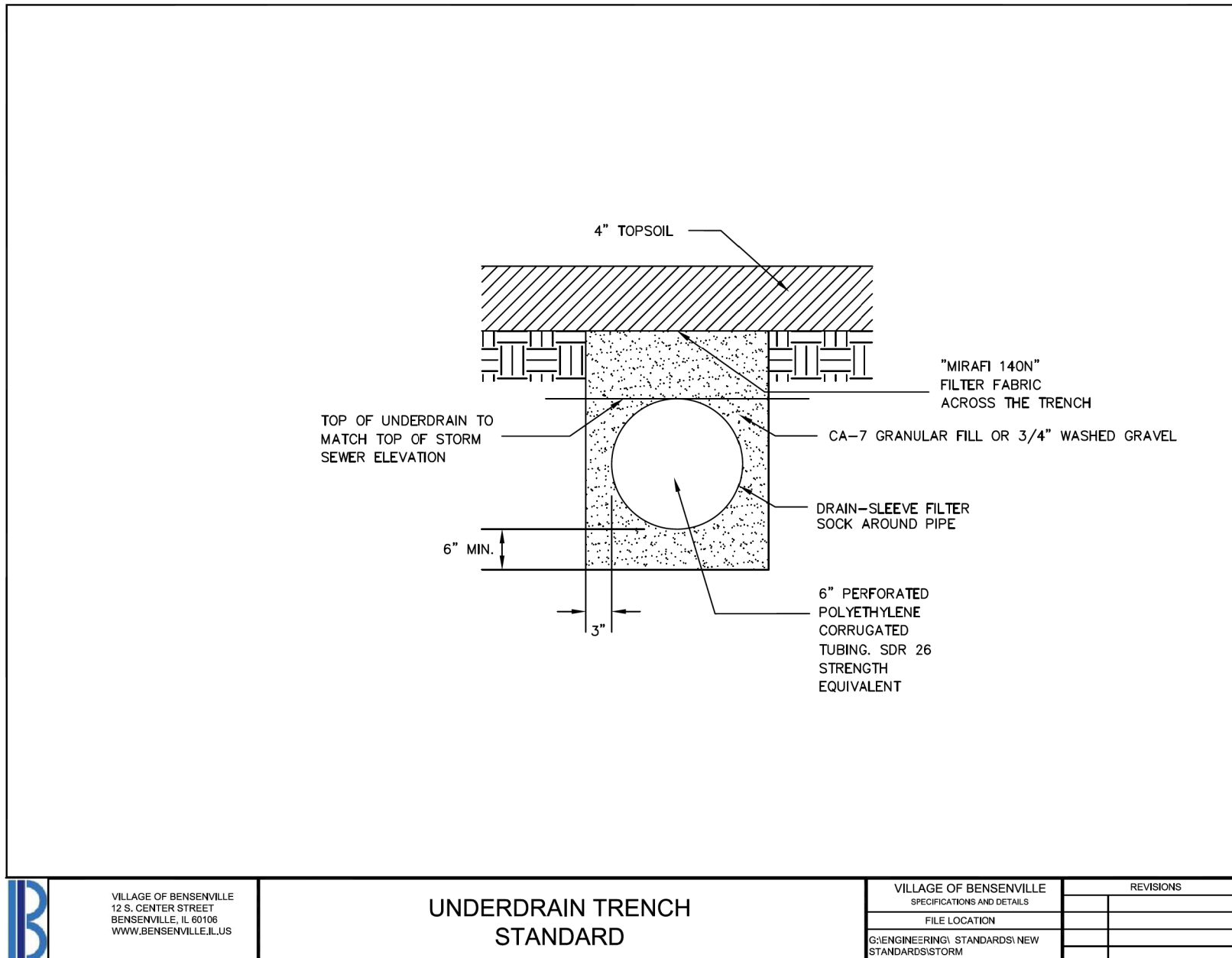
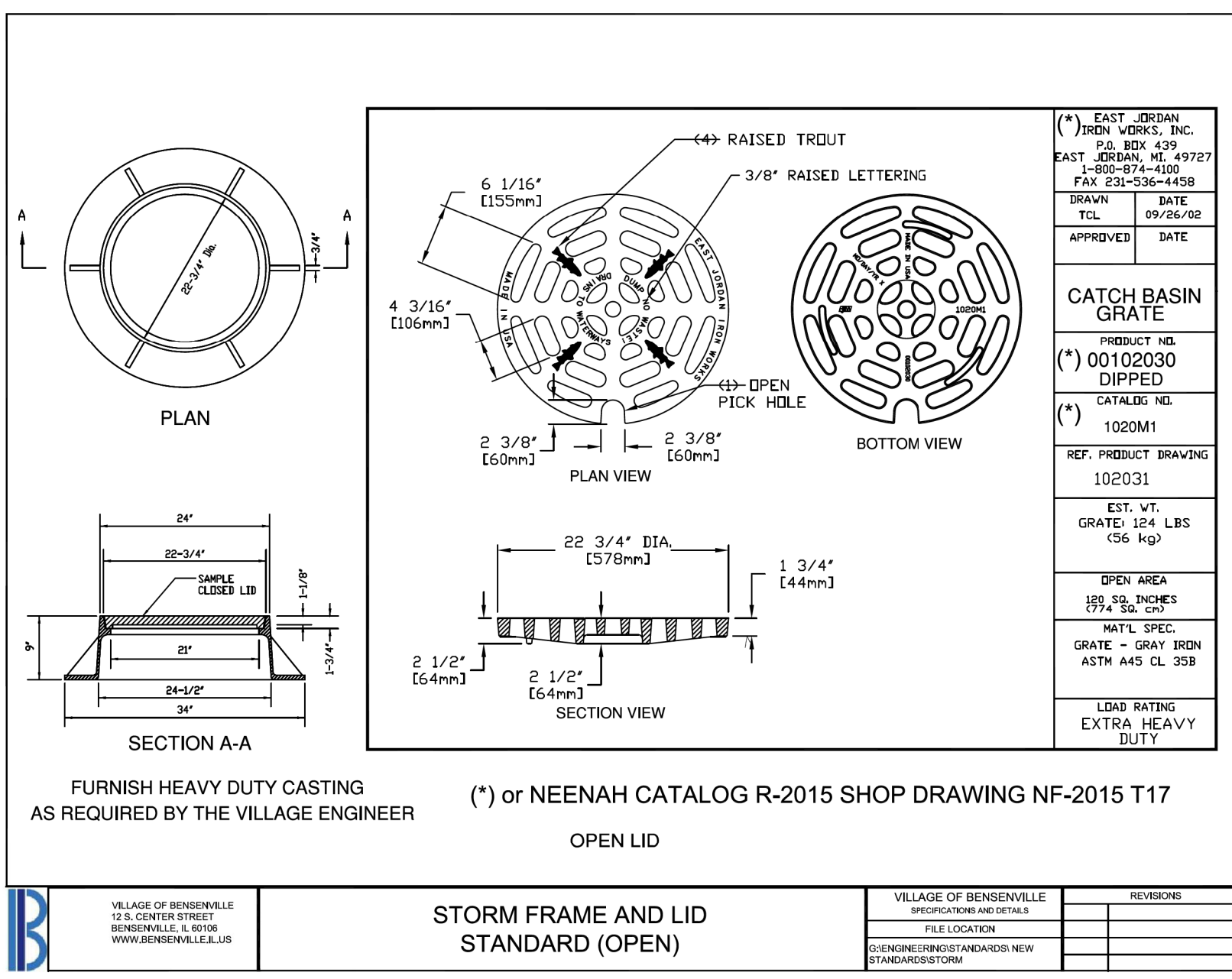
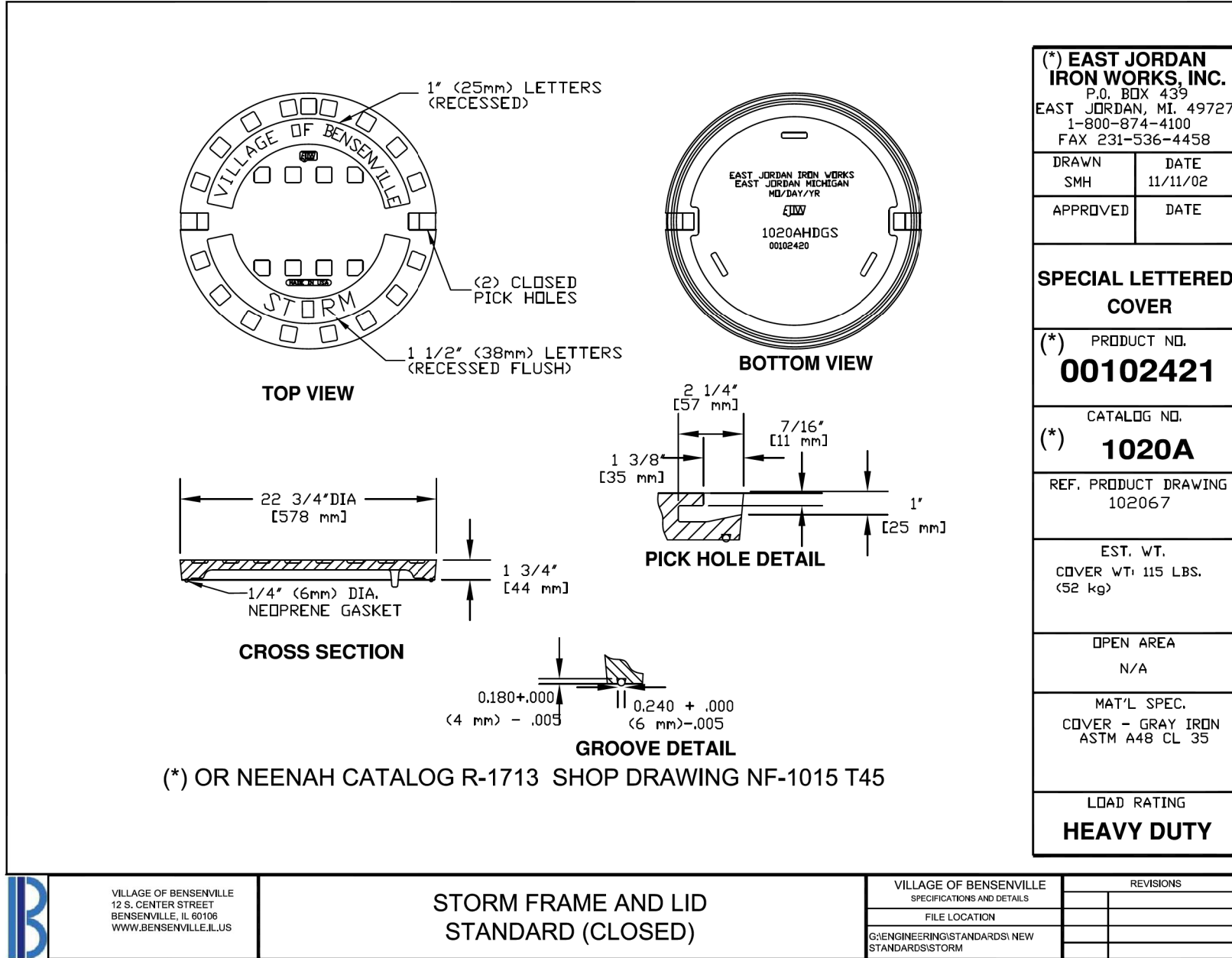
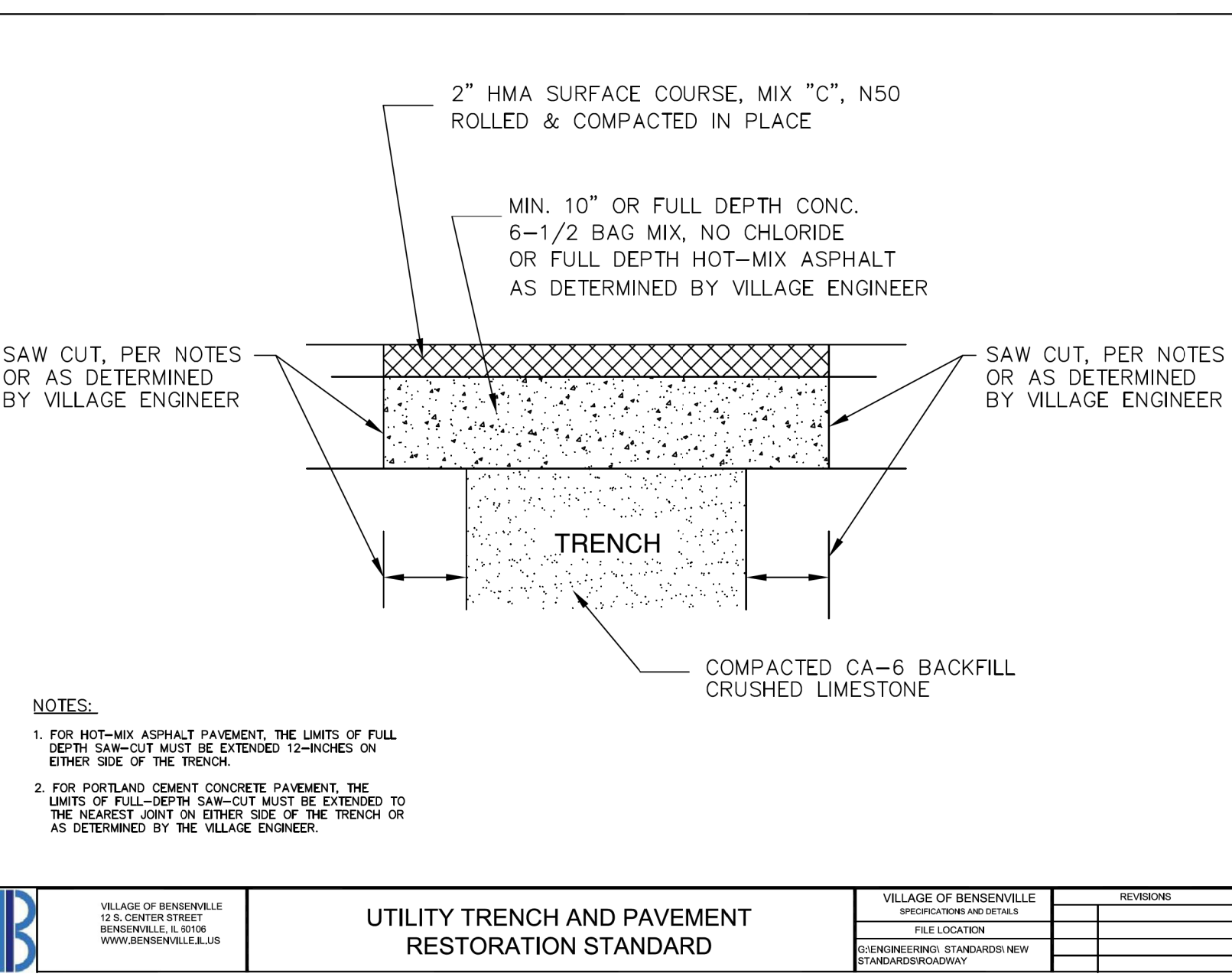
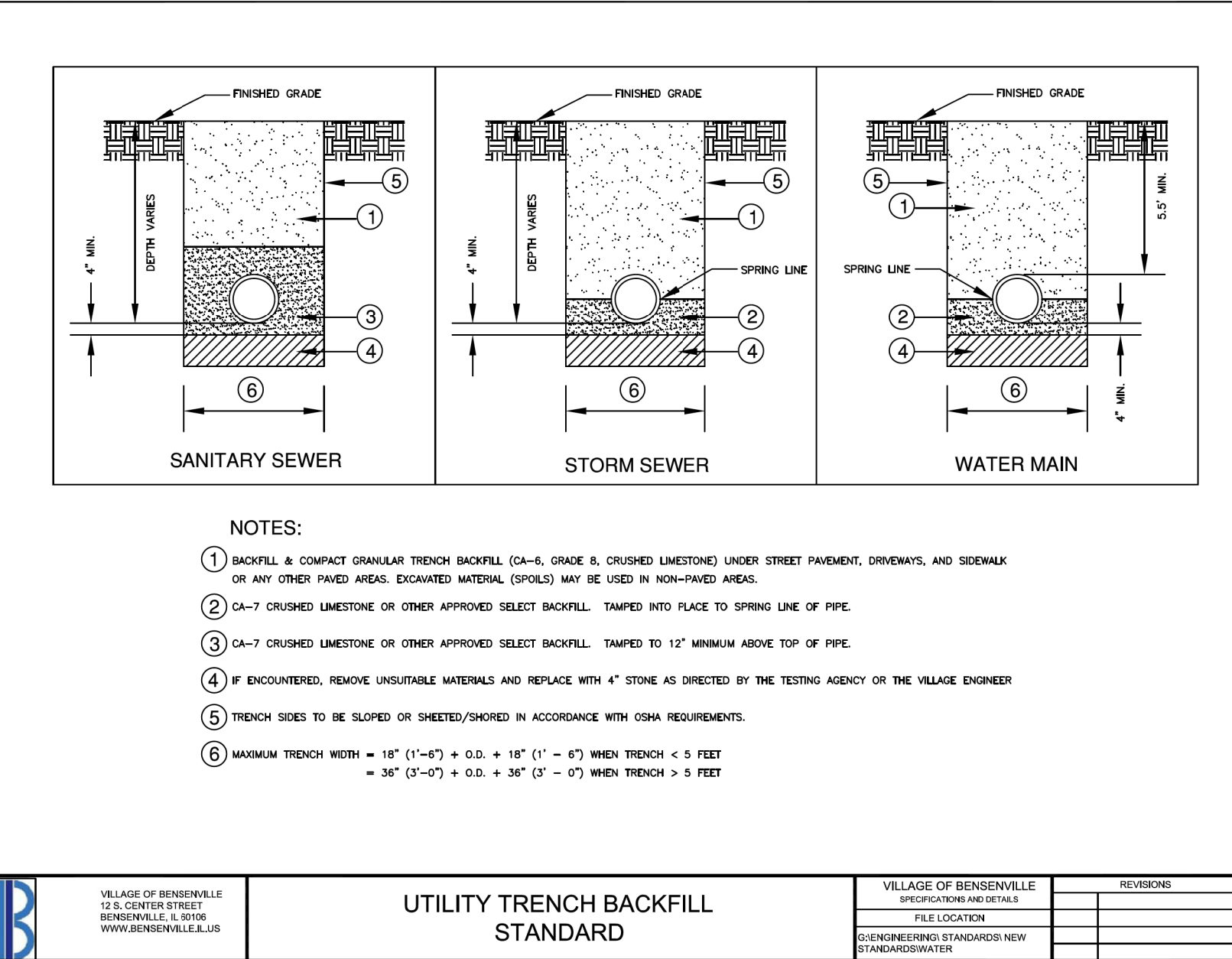
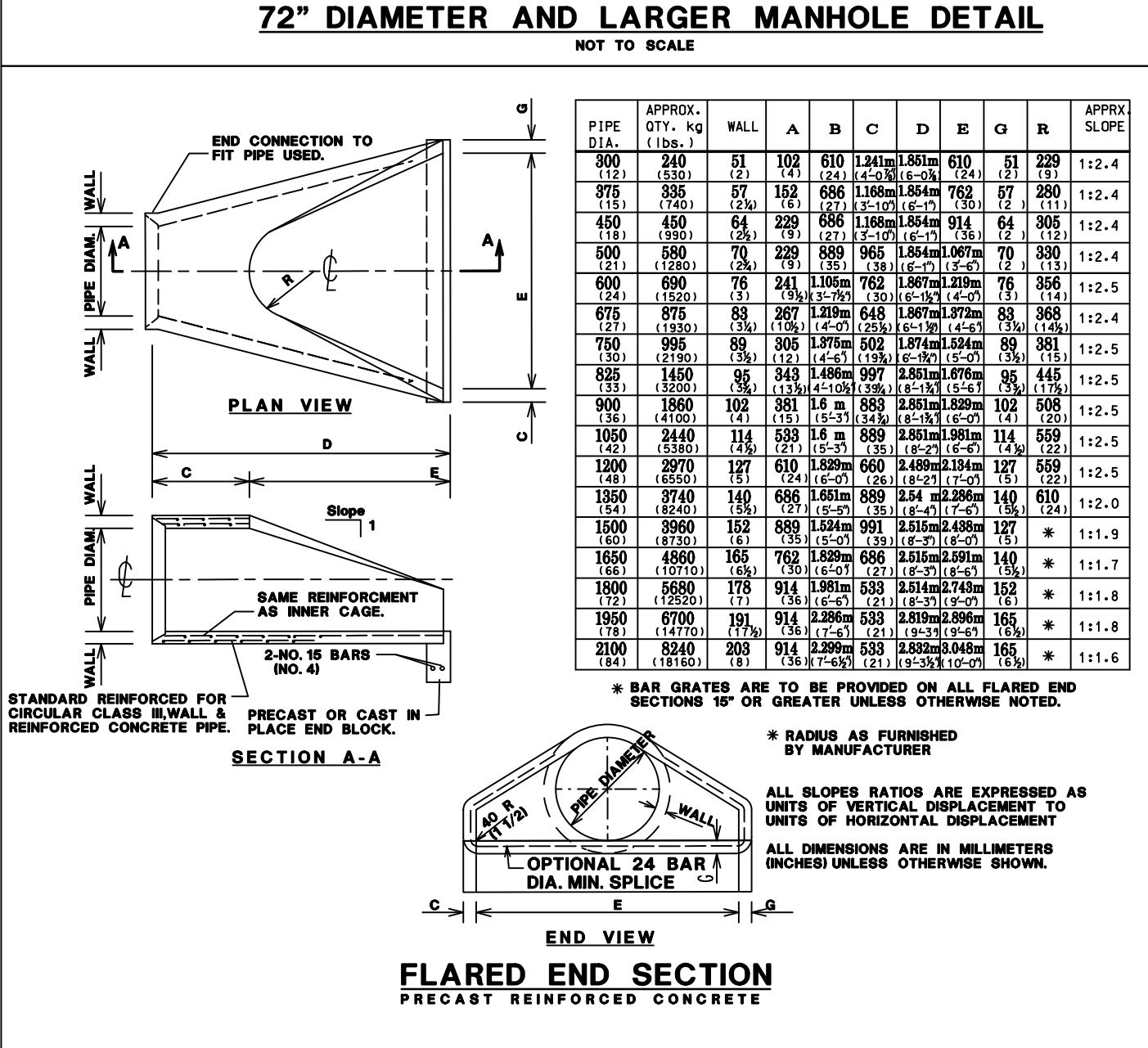
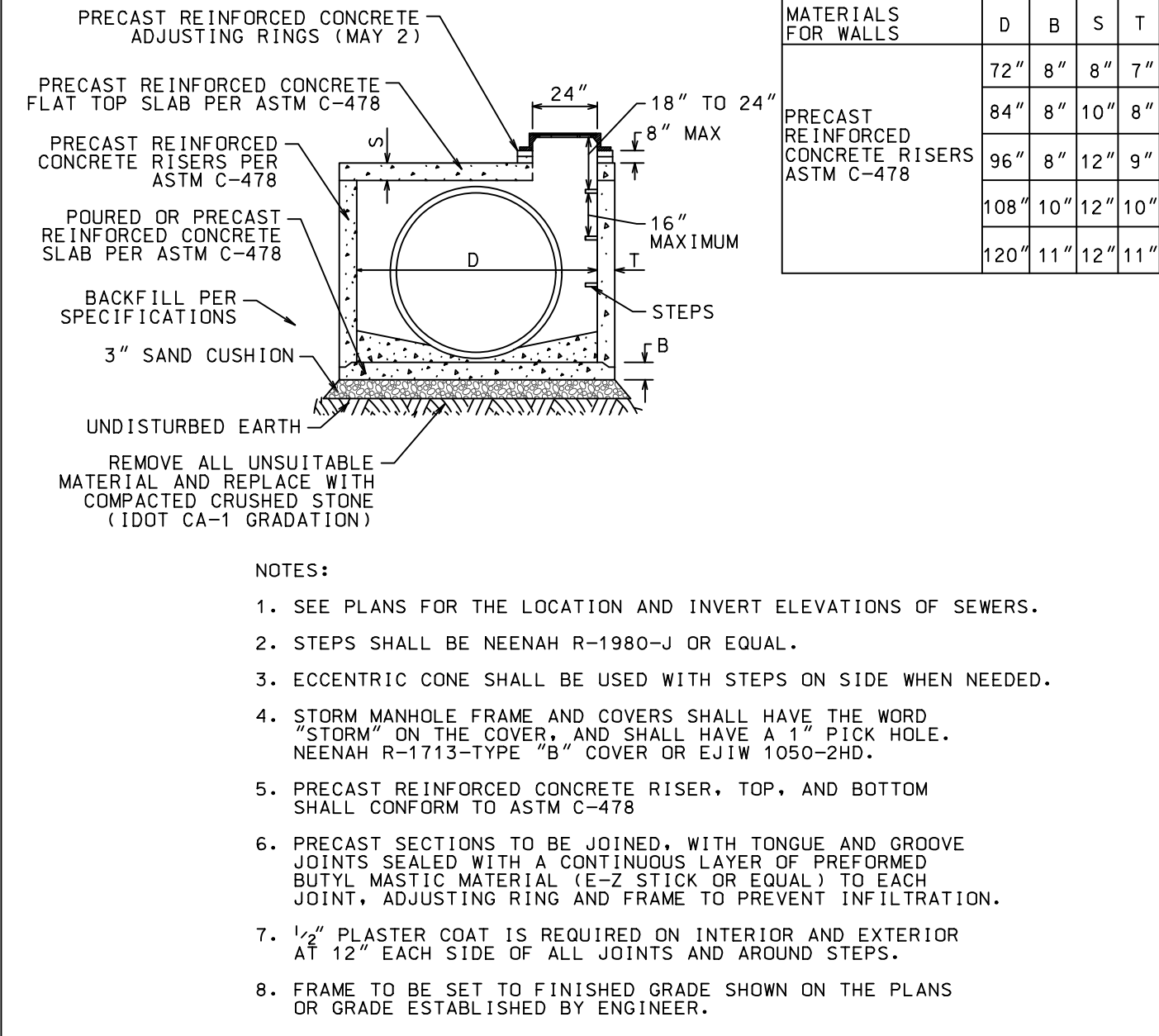
SANITARY SERVICE RISER STANDARD

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SANITARY SEWER CLEANOUT STANDARD

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AMERIFREIGHT SYSTEMS

BENSENVILLE, ILLINOIS

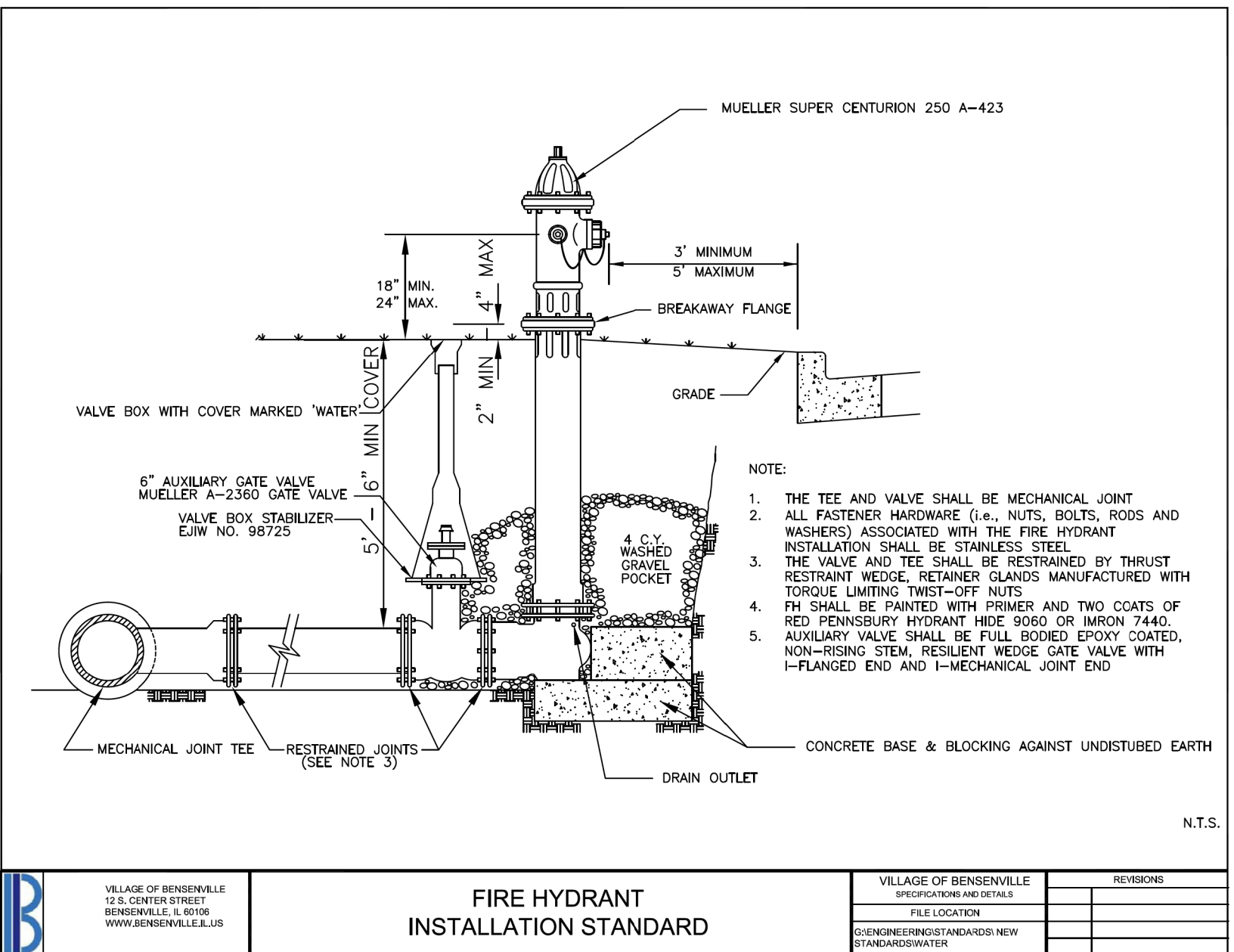
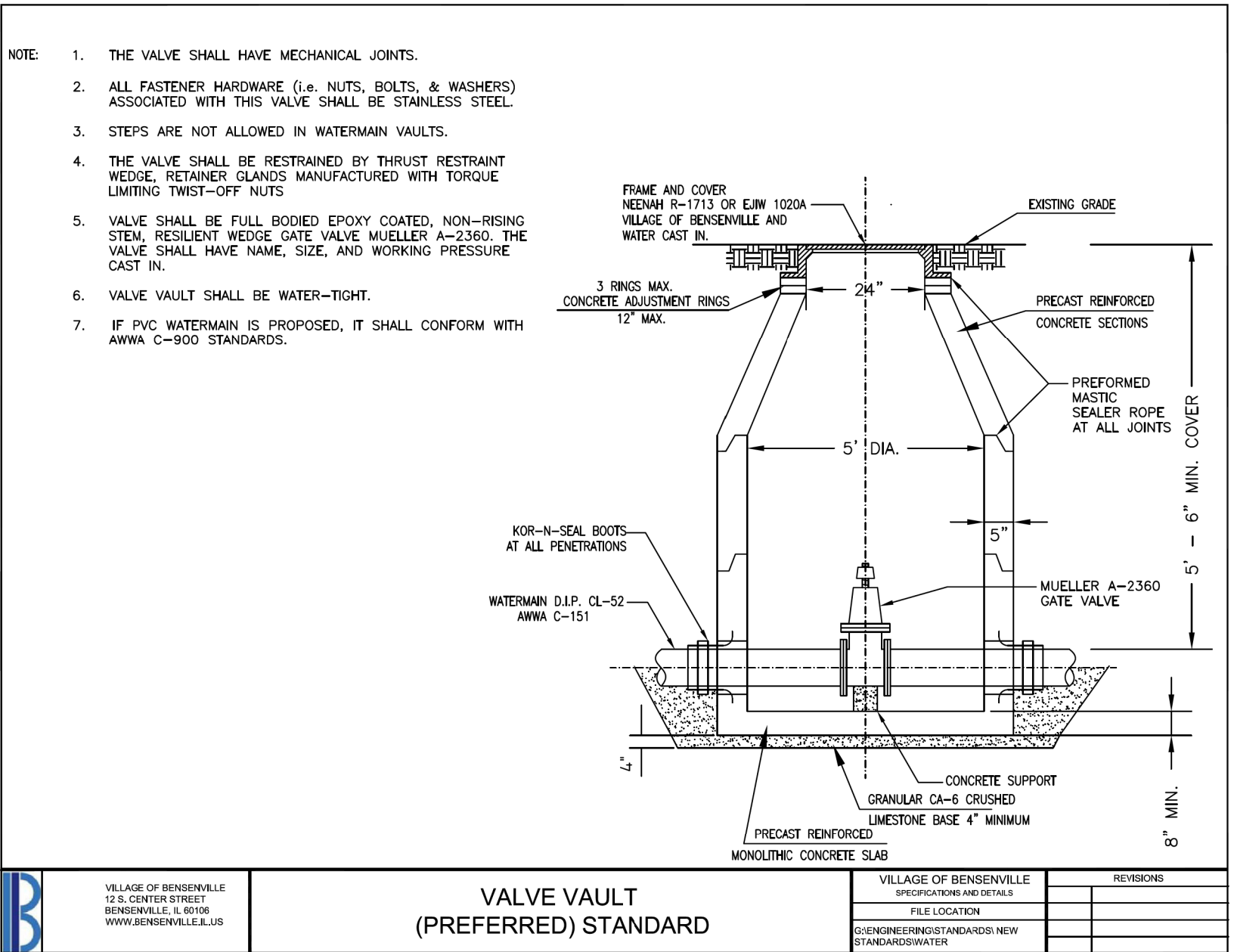
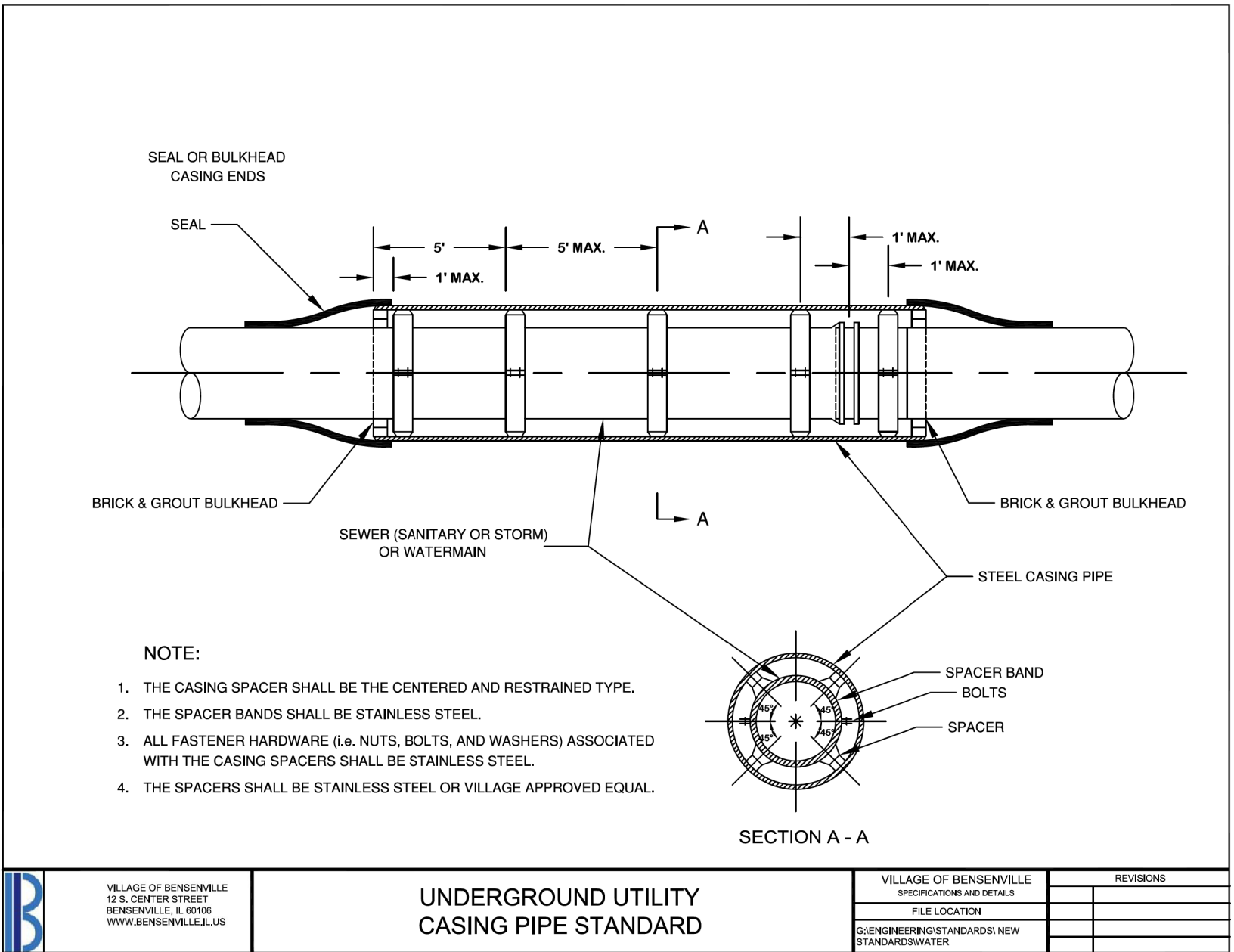
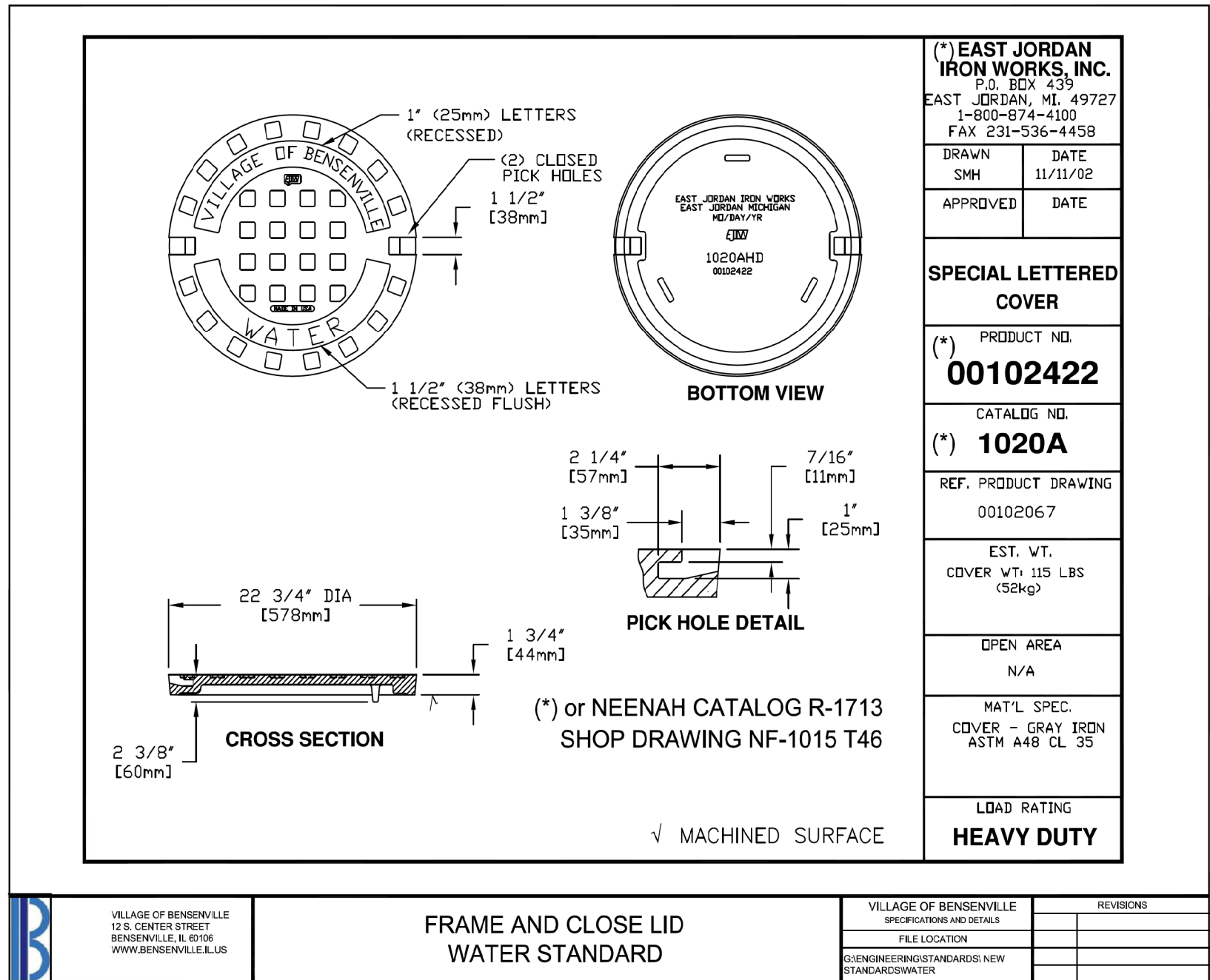
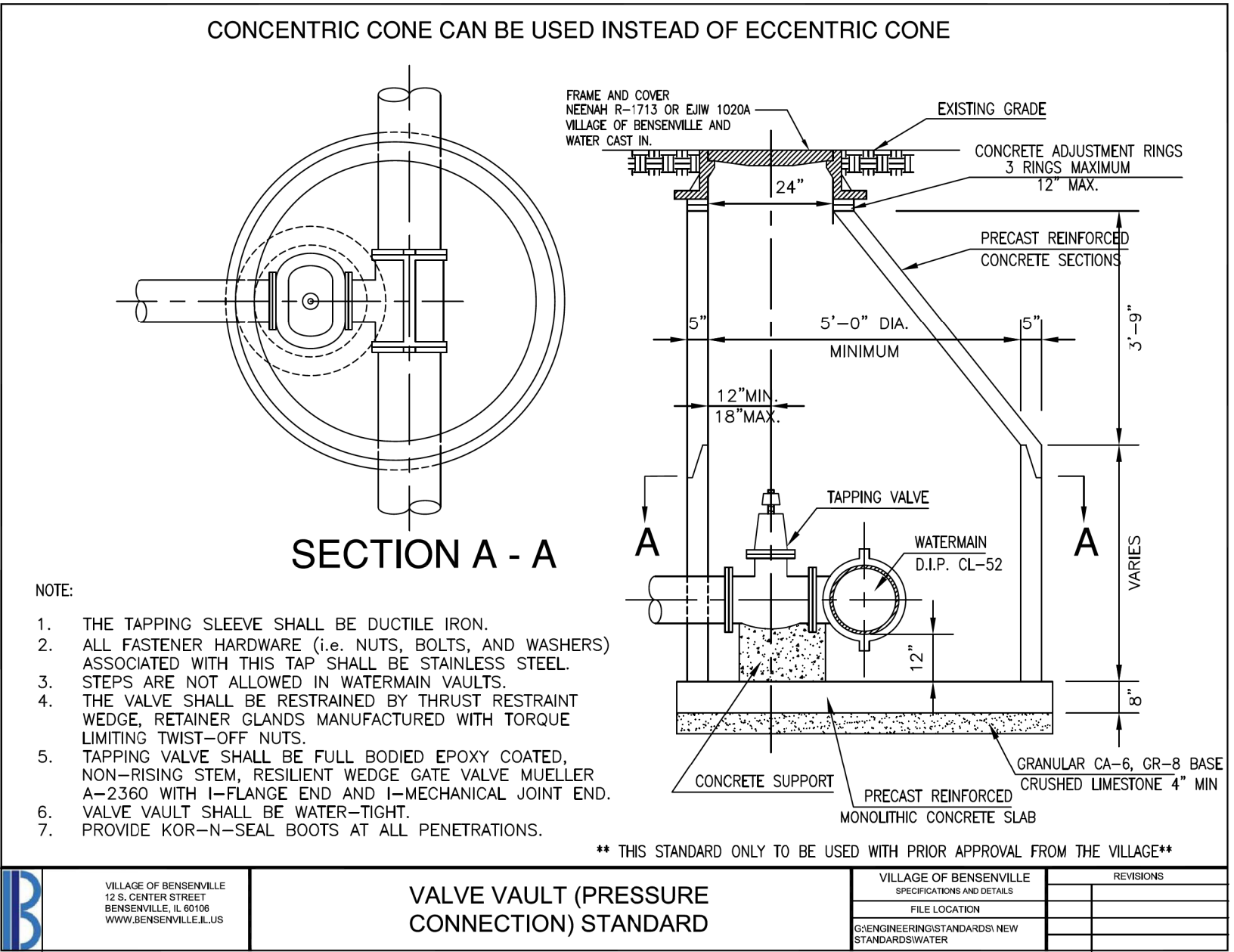
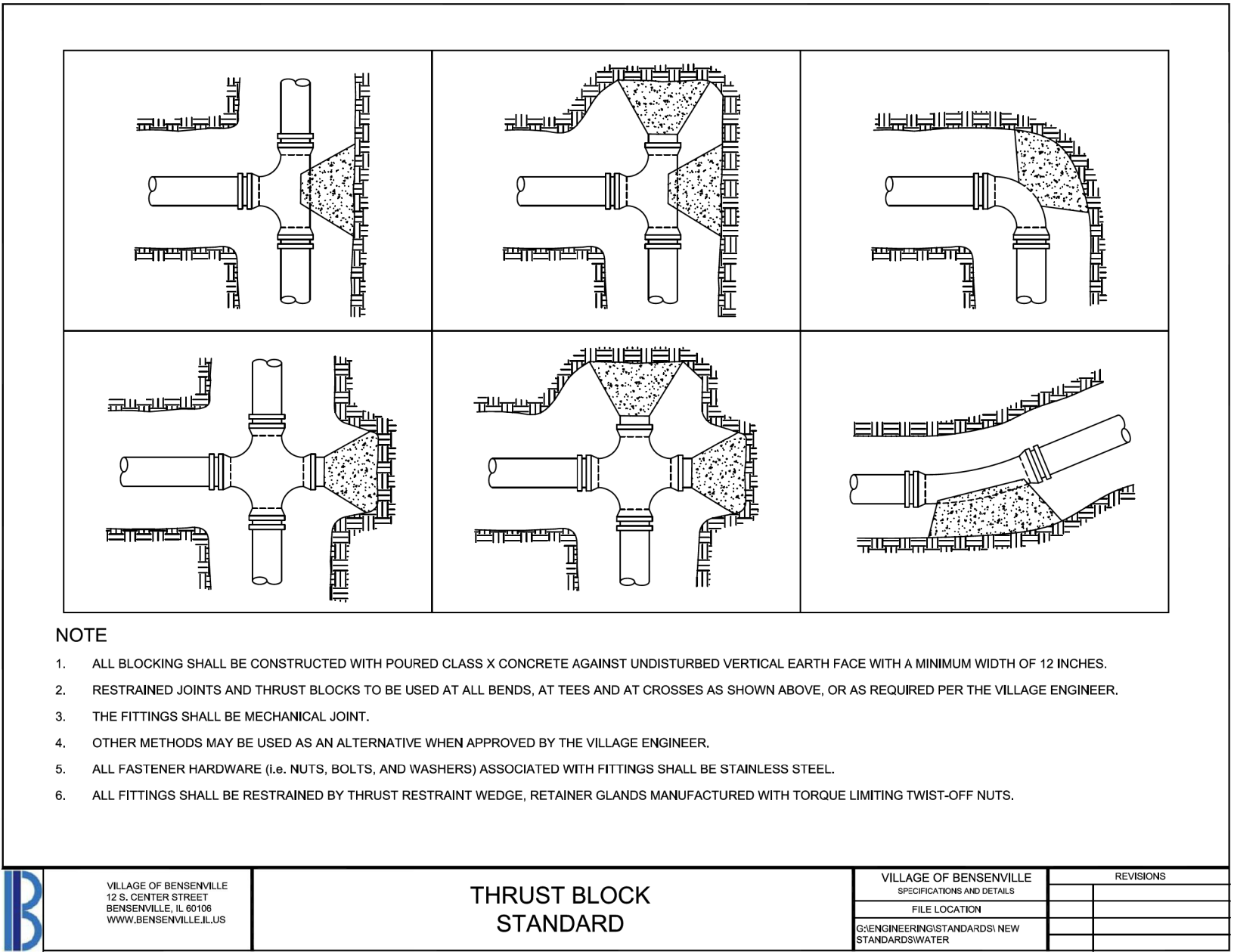
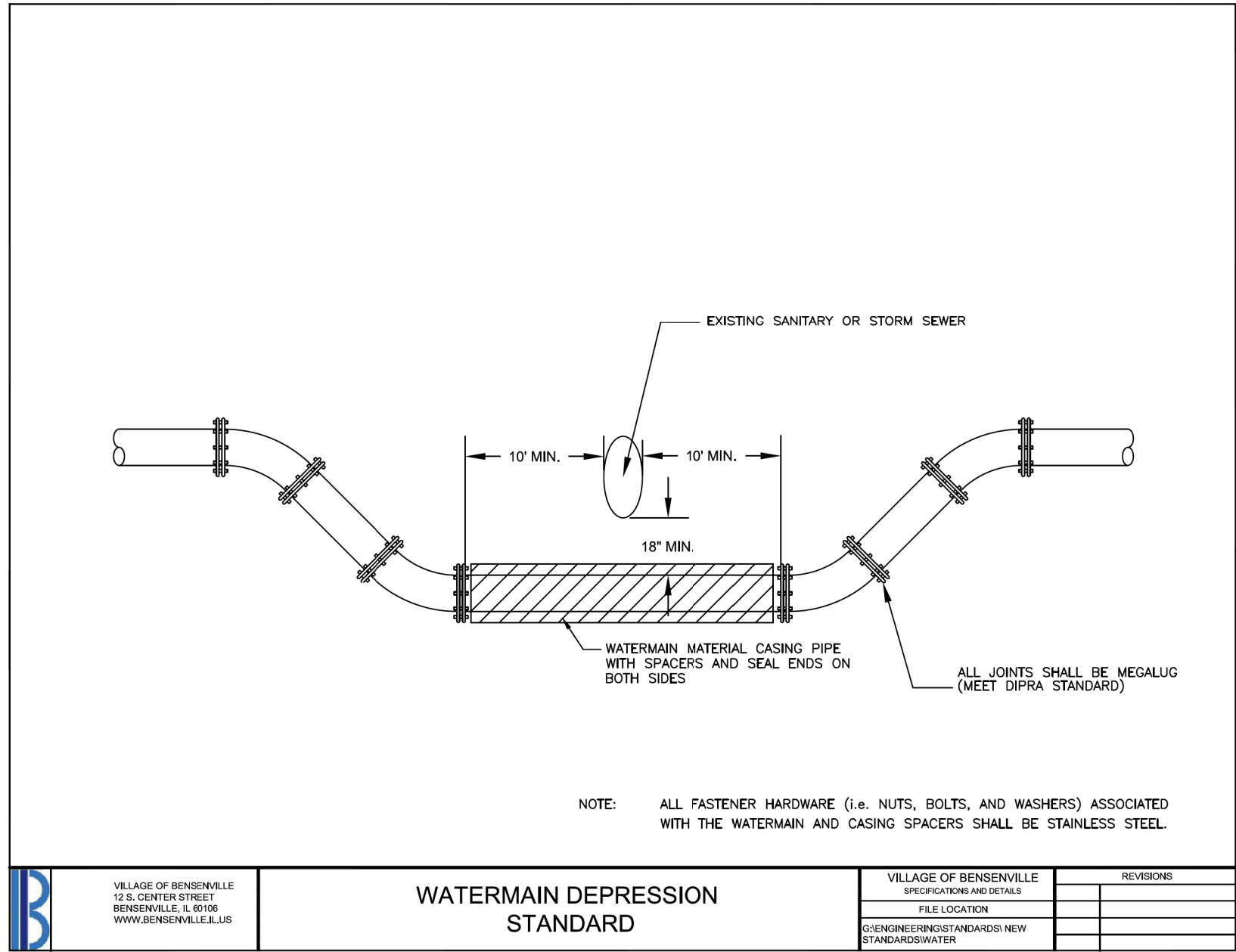
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| | | | DATE | 11-11-16 |
| | | | SCALE | N.T.S. |
| DATE | | DESCRIPTION OF REVISION | BY | |

CONSTRUCTION DETAILS
AMERIFREIGHT SYSTEMS
720 E. GREEN STREET

SHEET

13 OF **14**

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GENERAL NOTES

A. REFERENCED SPECIFICATIONS

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
 - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - VILLAGE OF BENSENVILLE SUBDIVISION ORDINANCE;
 - DUPAGE COUNTY STORMWATER ORDINANCE;
 - IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

- 1. THE VILLAGE OF BENSENVILLE MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
- 2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF THE UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.
- 3. ALL TEMPORARY AND PERMANENT WATER MAIN SHUTDOWNS SHALL BE PERFORMED BY THE VILLAGE OF BENSENVILLE'S PERSONNEL. A MINIMUM OF TWENTY-FOUR HOURS NOTICE SHALL BE GIVEN TO THE PUBLIC WORKS DEPARTMENT PRIOR TO SCHEDULED SHUTDOWN.

C. GENERAL NOTES

- 1. THE QUANTITIES GIVEN IN THE ENGINEER'S SUMMARY (PROVIDED IN FINAL ENGINEERING) ARE INTENDED AS A GUIDE FOR THE CONTRACTOR IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE APPRISED OF ALL SITE CONDITIONS. PAYMENT TO THE CONTRACTOR WILL BE MADE FOR THE ACTUAL MEASURED QUANTITIES OF WORK PERFORMED AND ACCEPTED OR MATERIAL FURNISHED AND ACCEPTED ACCORDING TO THE CONTRACT. THE SCHEDULED QUANTITIES MAY INCREASE, DECREASE, OR BE OMITTED WITHOUT CHANGE TO THE UNIT PRICE. NO CLAIMS FOR EXTRA WORK OR ALTERED UNIT PRICES WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER PRIOR TO THE WORK BEING PERFORMED.
- 2. NO WORK WITHIN THE EXISTING ROADWAYS SHALL COMMENCE UNTIL ALL APPROPRIATE TRAFFIC AND PEDESTRIAN CONTROL REQUIREMENTS ARE MET.
- 3. THE VILLAGE AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
- 4. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, VILLAGE, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
- 5. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE VILLAGE. UNLESS CHANGES ARE APPROVED BY THE VILLAGE OR AUTHORIZED AGENT, THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
- 6. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
- 7. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
- 8. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE VILLAGE.
- 9. THE LOCATION OF VARIOUS EXISTING UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
- 10. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- 11. NO FINAL CONNECTION SHALL BE MADE TO THE EXISTING WATER MAIN SYSTEM UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED AND CHLORINATED.
- 12. ALL NON-PAVING CONCRETE USED ON THE PROJECT SHALL BE IDOT CLASS S1.
- 13. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE, AND OWNER.
- 14. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
- 15. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION WHICH DRAIN OFFSITE PROPERTY SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THAT SERVES ON-SITE PROPERTY CAN BE CAPPED AND/OR REMOVED FROM THE SITE.
- 16. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
- 17. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

- 18. DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A SWEEPER TO CLEAN ANY WASTE DEBRIS/DUST WHICH LEAVES THE WORK ZONE. THE CONTRACTOR SHALL HAVE A BOBCAT ON SITE TO SCRAPE MUD OFF STREET REGULARLY DURING WORK HOURS.
- 19. ALL CONSTRUCTION SITES SHALL HAVE A STONE INGRESS/EGRESS ROAD WITH A MINIMUM 6" DEPTH OF AN APPROVED COARSE AGGREGATE PER SWMP PLAN.
- 20. IN COMPLIANCE WITH ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (I.E.P.A.) FOR CONSTRUCTION PROJECTS WHICH DISTURB MORE THAN ONE ACRE OR MORE TOTAL LAND AREA, THE RESIDENT ENGINEER AND THE CONTRACTOR SHALL COOPERATIVELY DEVELOP A STORM WATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AS SPECIFIED IN THE SPECIAL PROVISION FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.).
- 21. STREET NAMES AND TRAFFIC CONTROL SIGNS SHALL BE IN PLACE BEFORE ROADS ARE OPEN TO TRAFFIC.

D. EXCAVATION AND SITE GRADING

- 1. EXCAVATION AND EMBANKMENT REQUIRED FOR SITE GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOILS REPORTS PREPARED FOR THIS SITE. COPIES OF THE SOILS REPORTS ARE AVAILABLE FROM THE OWNER.
- 2. BUILDING PAD, BUILDING FOOTING, AND PAVEMENT SUBGRADES SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, AND COMPACTED TO A MINIMUM BEARING CAPACITY OF 3,000 PSF IN BUILDING PAD AREAS AND 95% MODIFIED PROCTOR DENSITY IN PAVEMENT AREAS.
- 3. UNLESS OTHERWISE DIRECTED AND APPROVED BY GEOTECHNICAL ENGINEERING ALL CLAY EMBANKMENT NECESSARY FOR STORMWATER MANAGEMENT AREAS (IF NECESSARY) SHALL CONSIST OF COHESIVE SOIL TYPES WITH LESS THAN 25% SAND AND GRAVEL. MATERIAL SHALL HAVE A COEFFICIENT OF PERMEABILITY OF LESS THAN 10⁻⁷ CM/SEC. MAXIMUM PARTICLE SIZE SHALL BE 4-INCHES. THESE MATERIALS WILL BE PRACTICALLY IMPERVIOUS. MATERIAL SHALL BE TESTED FOR CLASSIFICATION, COMPACTION CHARACTERISTICS, PERMEABILITY CHARACTERISTICS AND UNCONFINED COMPRESSIVE STRENGTH, IN ORDER TO ENSURE THAT THEY MEET THE ABOVE REQUIREMENTS.
- THE MATERIAL SHALL BE CL TYPE (USING THE USC CLASSIFICATION SYSTEM, ASTM D2487) AND FREE FROM GRAVEL, ROOTS, ORGANIC MATTER, AND ANY OTHER OBJECTIONABLE MATERIALS.
- THE EMBANKMENT SHALL BE PLACED IN ESSENTIALLY HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS. EACH LIFT SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN THE LABORATORY BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM D1557). EACH LIFT TO BE COMPACTED TO SPECIFIED DENSITY PRIOR TO THE PLACEMENT OF ADDITIONAL FILL. MOISTURE CONTROL IS IMPORTANT IN THE COMPACTION OF COHESIVE SOIL TYPES, AND THE WATER CONTENT OF THE EMBANKMENT FILL SHALL BE WITHIN 4 PERCENTAGE POINTS OF OPTIMUM MOISTURE AS ESTABLISHED BY THE LABORATORY COMPACTION CURVE.
- 4. COMPACTION TESTING SHALL MEET THE REQUIREMENTS OF THE VILLAGE AND THE OWNER.
- 5. NO EQUIPMENT, MATERIAL OR WORK IS TO BE PERFORMED OUTSIDE THE LIMITS OF CONSTRUCTION.
- 6. THE CONTRACTOR IS REQUIRED TO MEET ALL SOIL EROSION CONTROL AND SEDIMENTATION REQUIREMENTS AS SET FORTH IN THE TEPA STANDARDS, MUNICIPAL ORDINANCES, COUNTY ORDINANCES, AND THE ENGINEERING PLANS.
- 7. ALL PAVEMENT SUBGRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK. ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
- 8. ALL UNSUITABLE MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, SHALL BE REMOVED AND REPLACED WITH CRUSHED STONE, IDOT CA-6 GRADATION AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN PAVEMENT AREAS AND COMPACTED TO 3,000 PSF IN BUILDING PAD LIMITS, UNLESS OTHERWISE DIRECTED BY GEOTECHNICAL ENGINEER.
- 9. LIMITS OF BUILDING PAD SHALL EXTEND FIVE (5) FEET BEYOND PROPOSED BUILDING WALLS. LIMITS OF SUITABLE PAVEMENT SUBGRADE SHALL EXTEND TWO (2) FEET BEYOND BACK OF PROPOSED CURB, OR EDGE OF PAVEMENT.
- 10. ALL REMOVAL OR EXCAVATION ITEMS BEING DISPOSED OF AT AN UNCONTAMINATED SOIL FILL OPERATION OR CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) FILL SITE SHALL MEET THE REQUIREMENTS OF PUBLIC ACT 96-1416. ALL COSTS ASSOCIATED WITH MEETING THESE REQUIREMENTS SHALL BE INCLUDED IN THE UNIT PRICE COST FOR THE ASSOCIATED REMOVAL OR EXCAVATION ITEMS IN THE CONTRACT. THESE COSTS SHALL INCLUDE BUT ARE NOT LIMITED TO ALL REQUIRED TESTING, LAB ANALYSIS, CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER, AND STATE AND LOCAL TIPPING FEES.

E. PAVEMENT CONSTRUCTION

- 1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION; FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE, MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
- 2. HOT-MIX ASPHALT PAVEMENT SHALL HAVE A MINIMUM TOTAL COMPACTED THICKNESS AS SHOWN ON THE DRAWINGS AND SHALL BE COMPACTED TO 93% OF THE MAXIMUM UNIT WEIGHT AS DETERMINED BY ASTM D-2041.
- 3. THE PAVEMENT SUBGRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 301 (SUBGRADE PREPARATION) OF THE IDOT SS. SUBGRADE SHALL BE COMPACTED TO A MINIMUM IDR OF 3.0.
- 3. THE PAVEMENT SUBGRADE SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1' (FEET) OF PLAN ELEVATION. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUB-GRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS TONNAGE OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE ACCEPTED.
- 5. THE AGGREGATE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 351 (AGGREGATE BASE COURSE) OF THE IDOT SS.
- 6. NO AGGREGATE BASE COURSE SHALL BE INSTALLED UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE OWNER.
- 7. HOT-MIX ASPHALT PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 406 (HOT-MIX ASPHALT BINDER AND SURFACE COURSE).
- 8. NO HOT-MIX ASPHALT BINDER SHALL BE INSTALLED UNTIL THE AGGREGATE BASE COURSE HAS BEEN APPROVED BY THE OWNER. AGRGEGATE BASE COURSE PRIME COAT (MC-30) SHALL BE APPLIED AT A RATE OF 0.25 TO 0.5 GALLONS PER SQUARE YARD, THE EXACT RATE TO BE SPECIFIED BY THE ENGINEER.
- 9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY SIGNS, BARRICADES, FENCES, ETC., TO KEEP THE CONSTRUCTION SITE IN COMPLIANCE WITH STATE AND FEDERAL LAWS. THE VILLAGE MAY REQUIRE ADDITIONAL SIGNAGE OR BARRICADES. THE CONTRACTOR SHALL COMPLY WITH ALL SUCH VILLAGE REQUIREMENTS.
- 10. ALL EXISTING PAVEMENT, SIDEWALK, OR CURB AND GUTTER TO BE REMOVED SHALL BE SAWCUT ALONG THE LIMITS OF THE PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.

- 11. PRIOR TO PLACEMENT OF BASE COURSE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK, AND ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
- 12. CURB AND GUTTER REMOVAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 440 (REMOVAL OF EXISTING PAVEMENT AND APPURTENANCES) OF THE IDOT SS.
- 13. ALL PAVEMENT MARKINGS SHALL BE PAINT.
- 14. ADA ACCESSIBLE CURB RAMPS SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE SIDEWALK ADJOINS THE CURB AND GUTTER. ALL ADA RAMPS SHALL PROVIDE DETECTABLE WARNINGS PER THE DETAIL NOTED WITHIN THIS PLAN SET. THE INSTALLATION OF THESE DETECTABLE WARNINGS SHALL CONFORM TO SECTION 424 OF THE IDOT SS AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- 15. COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 606 (CONCRETE GUTTER, CURB, MEDIAN, AND PAVED DITCH) OF THE IDOT SS.
 - a. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AND AT INTERVALS OF NO MORE THAN 40-FEET IN STRAIGHT LINE PORTIONS OF WORK. EXPANSION JOINTS SHALL BE PROVIDED WHERE THE CURB AND GUTTER ABUTS AN EXISTING OR PROPOSED SIDEWALK, BUILDING, PERMANENT STRUCTURE OR EXISTING OR PROPOSED CONCRETE DRIVEWAY. EXPANSION JOINTS ARE REQUIRED 5- FEET ON EACH SIDE OF ANY STORM SEWER STRUCTURE IN THE CURB LINE. EXPANSION JOINTS SHALL CONSIST OF 1-INCH PREMOLED EXPANSION JOINT FILLER MATERIAL.
 - b. EXPANSION JOINTS SHALL INCLUDE 12-INCH LONG #4 DOWEL BARS WITH CAP.
 - c. CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NO MORE THAN 10- FEET. CONTRACTION JOINTS SHALL BE SAWED TO A DEPTH EQUAL TO 1/3 THE THICKNESS OF THE GUTTER FLAG AND TO A WIDTH OF NOT LESS THAN 1/8 INCH.
 - d. A MINIMUM 4-INCH COMPACTED AGGREGATE BASE SHALL BE PROVIDED UNDER THE CURB AND GUTTER AND SHALL EXTEND 1-FOOT BEHIND BACK OF CURB.
- 16. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 424 (PORTLAND CEMENT CONCRETE SIDEWALK) OF THE IDOT SS.
 - a. EXPANSION JOINTS, 3/4-INCH THICK, SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 100- FEET IN THE SIDEWALK. WHERE THE SIDEWALK IS CONSTRUCTED ADJACENT TO PAVEMENT OR CURB HAVING EXPANSION JOINTS, THE EXPANSION JOINTS IN THE SIDEWALK SHALL BE PLACED IN LINE WITH THE EXISTING EXPANSION JOINTS AS NEARLY AS PRACTICAL.
 - b. EXPANSION JOINTS SHALL BE PLACED WHERE THE SIDEWALK ABUTS EXISTING SIDEWALKS, BETWEEN DRIVEWAY PAVEMENT AND SIDEWALK, AND BETWEEN SIDEWALK ACCESSIBILITY RAMPS AND CURBS WHERE THE RAMP ABUTS A CURB.
 - c. CONTRACTION JOINTS SHALL EXTEND 1/4 THE DEPTH OF THE SIDEWALK AND SHALL NOT BE LESS THAN 1/8 INCH NOR MORE THAN 1/4 INCH IN WIDTH. THE JOINTS SHALL BE EDGED WITH AN EDGING TOOL HAVING A 1/4 INCH RADIUS. NO SLAB SHALL BE LONGER THAN 6 FEET NOR LESS THAN 4 FEET ON ANY ONE SIDE, UNLESS OTHERWISE ORDERED BY ENGINEER OR ARCHITECT.
- 17. HOT-MIX ASPHALT BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 355 (HOT-MIX ASPHALT BASE COURSE) OF THE IDOT SS.
- 18. ALL CONCRETE FOR SIDEWALK AND CURB AND GUTTER IS TO BE CLASS S1, 6.1 BAG MIX WITH NO FLY ASH.
- 19. HOT-MIX ASPHALT SPECIFICATIONS (DISTRICT ONE) SHALL BE AS FOLLOWS:

| ITEM | AIR VOIDS |
|--|---------------|
| HMA SURFACE COURSE, MIX "D" IL-9.5MM, NS0, 1.5" MIN. | 4% AT 50 GYR. |
| HMA BINDER COURSE, IL-19.0, NS0; TOP 2.25" | 4% AT 50 GYR. |
| LEVELING BINDER (MACHINE METHOD), NS0 | 4% AT 50 GYR. |
| CLASS D PATCHES (HMA BINDER IL-19mm) | 4% AT 70 GYR. |
| FOR HMA FULL DEPTH "AC TYPE" SEE DISTRICT ONE SPECIAL PROVISIONS | |
| QUALITY MANAGEMENT PROGRAM (QMP) IDENTIFIES THE PARTICULAR QUALITY CONTROL SPECIFICATION THAT APPLIES TO THE HMA MIXTURE | |

THE UNIT WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SO YD/IN.

LOCAL AGENCY MAY USE SURFACE AND BINDER N30 L (LOW ESAL) FOR ADT*700 AND 10% TRUCKS OR LESS (4% AIR VOIDS @ 30 GYR.)

- 20. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO EQUALLY SPACED #4 REBARS CENTERED IN THE FLAG FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE EQUALLY SPACED #4 REBARS CENTERED IN THE SIDEWALK FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH.
- 21. PROOF-ROLL SUBGRADE WITH HEAVY PNEUMATIC-TRIED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES.
 - a. COMPLETELY PROOF-ROLL SUBGRADE IN ONE DIRECTION . LIMIT VEHICLE SPEED TO 3-5 MPH, REVISE MINIMUM WEIGHT OR TYPE OF VEHICLE IN FIRST SUBPARAGRAPH BELOW IF REQUIRED.
 - b. PROOF-ROLL WITH A LOADED 18-WHEEL, TANDEM-AXEL DUMP TRUCK WEIGHING NOT LESS THAN 22 TONS
 - c. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING AS DETERMINED BY ENGINEER, AND REPLACE WITH COMPACTED BACKFILL, FILL AS DIRECTED, OR APPROVED GEOTEXTILE FABRIC.
 - d. THE VILLAGE ENGINEER SHALL BE NOTIFIED A MINIMUM OF 4 HOURS PRIOR TO THE SCHEDULED PROOF-ROLL.

- 22. THE EXISTING PAVEMENT GRADES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. PROPOSED GRADES SHALL BE ADJUSTED TO CONFORM TO EXISTING ELEVATION AND DRAINAGE PATTERNS.

G. WATER MAIN

- 1. ALL WATER MAINS SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE REQUIREMENTS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS).
- 2. WATER MAINS SHALL BE:
 - a. DUCTILE IRON PIPE CONFORMING TO ANSI A 21-51 (AWWA C151), CLASS 52 PER ANSI A 21-50 (AWWA C150), SEAL COATED OR CEMENT LINED PER ANSI A21-4 (AWWA C104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS.

- b. ALL WATER SERVICES (2.5" DIA. AND SMALLER) SHALL BE COPPER WATER TUBE TYPE K OR GREATER SOFT TEMPER, FOR UNDERGROUND SERVICE AND CONFORMING TO ASTM B88 AND ASTM B251. THE PIPE SHALL BE MARKED WITH THE MANUFACTURER'S NAME OR TRADEMARK AND A MARK INDICATIVE OF THE TYPE OF PIPE. THE OUTSIDE DIAMETER OF THE PIPE SHALL CONFORM TO ASTM B251, TABLE 2. FITTINGS FOR SERVICE PIPE SHALL BE BRASS AND OF THE COMPRESSION TYPE FOR TYPE K TUBING. ONE PIECE SHALL BE USED FROM THE MAIN TO THE CURB STOP AND ONE PIECE FROM THE CURB STOP TO THE METER SPREAD FOR LENGTHS OF 100 FEET OR LESS.
- 3. A MINIMUM OF 5'-6" OF COVER SHALL BE MAINTAINED OVER THE WATER MAIN AND SERVICES AT ALL TIMES, UNLESS SPECIAL PROVISIONS HAVE BEEN MADE.
- 4. GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT FA-10 OR APPROVED EQUAL AND SHALL BE INSTALLED PER ASTM D2321-89. GRANULAR BEDDING SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

- 5. SELECTED GRANULAR BACKFILL, IDOT FA-10 OR APPROVED EQUAL SHALL BE USED WHERE THE TOP OF THE TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS AND SIDEWALKS.

- 6. ALL WATER VAULTS SHALL HAVE THE WORD "WATER" CAST INTO THE LID.

- 7. WATER MAINS SHALL BE PRESSURE TESTED, LEAK TESTED AND CHLORINATED IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION. TESTING SHALL BE WITNESSED BY THE VILLAGE OF MATTESON.

- 8. WATER SERVICE FOR THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS FOR SIZE AND LOCATION. LATER REVISIONS TO THE ARCHITECTURAL PLANS MAY EXIST, THEREFORE, CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF WATER SERVICES AS SHOWN ON ENGINEERING PLANS IS CONSISTENT WITH ARCHITECTURAL PLANS. NOTIFY ENGINEER OR OWNER IF DISCREPANCY EXISTS.

- 9. WATER MAINS SHALL BE LOCATED AT LEAST 10- FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION. WATER MAINS MAY BE LOCATED CLOSER THAN 10- FEET TO A SEWER LINE WHEN:
 - a. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10- FEET AND
 - b. THE WATER MAIN INVERT IS AT LEAST 18-INCHES ABOVE THE CROWN OF THE SEWER; AND
 - c. THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELf LOCATED TO ONE SIDE OF THE SEWER. WHEN IT IS IMPOSSIBLE TO MEET THE CONDITIONS ABOVE, BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WITH SLIP-ON OR MECHANICAL JOINTS. THE SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

- 10. WATER MAIN SHALL BE SEPARATED FROM STORM AND SANITARY SEWERS AS FOLLOWS:
 - a. WATER MAINS SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18-INCHES ABOVE THE CROWN OF THE SEWER WHEREVER WATER MAINS CROSS A STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF WATER MAIN LOCATED WITHIN 10- FEET HORIZONTALLY OF ANY SEWER CROSSING. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR
 - b. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINTS OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN a) ABOVE OR THE WATER MAIN PASSES UNDER A SEWER
 - c. A VERTICAL SEPARATION OF 18-INCHES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER TO PREVENT SETTling AND BREAKING THE WATER MAIN or
 - d. CONSTRUCTION OF WATER MAIN QUALITY PIPE SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER IS AT LEAST 10- FEET.

- 11. SMALL SERVICE LINE APPURTENANCES SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS AND AS FOLLOWS:
 - a. CURB STOP: CURB STOPS SHALL BE FABRICATED OF BRASS AND SHALL BE PROVIDED WITH OUTLETS SUITABLE FOR COPPER CONNECTIONS. CURB STOPS SHALL BE OF THE ROUND-WAY TYPE. CURB STOPS SHALL BE EQUIPPED WITH CONDUCTIVE COMPRESSION CONNECTIONS. FLARED OR SWEAT CONNECTIONS ARE NOT ALLOWED.
 - b. CORPORATION STOP: CORPORATION STOPS SHALL BE FABRICATED OF BRASS AND SHALL BE PROVIDED WITH OUTLETS SUITABLE FOR COPPER CONNECTIONS. CURB STOPS SHALL BE EQUIPPED WITH CONDUCTIVE COMPRESSION CONNECTIONS. FLARED OR SWEAT CONNECTIONS ARE NOT ALLOWED.
 - c. CURB BOX: CURB BOX SHALL BE SOWEN TYPE WITH THE BASE THREADED TO ATTACH TO THE CURB STOP, OR SHALL BE "BUFFALO" OR "ARCH" TYPE AND OF SUCH CONSTRUCTION THAT IT SHALL BE CAPABLE OF EXTENSION TO FINISH GRADE. THE TOP OF THE CURB BOX SHALL BE FURNISHED WITH THE WORD "WATER" ON THE LID.

- 12. UNLESS OTHERWISE NOTED, RESILIENT WEDGE GATE VALVES (WATEROUS, WUELLER OR AMVAL) IN ACCORDANCE WITH VILLAGE STANDARDS SHALL BE USED WHEREVER VALVES ARE CALLED FOR. VALVES SHALL BE IRON BODY, BROZE MOUNTED, PARALLEL RESILIENT SEAT VALVES PER AWWA C-509. ALL VALVES SHALL BE RATED FOR A MINIMUM 300-PSI TEST PRESSURE AND MINIMUM 200-PSI WORKING PRESSURE. ALL VALVES SHALL HAVE RIGHT TURN OR TURN OFF VALVE. SHOP DRAWINGS FOR VALVES SHALL BE SUBMITTED, CONFORMING TO THE RESPECTIVE STANDARDS OF THE LATEST AWWA C500, AWWA C509 AND AWWA C515 STANDARDS. ALL MATERIALS USED IN THE MANUFACTURE OF WATERWORKS GATE VALVES SHALL CONFORM TO THE AWWA STANDARDS LISTED FOR EACH MATERIAL LISTED. ALL VALVES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE SSWS.

- 13. THERE SHALL BE ONE WATER SERVICE LINE INSTALLED TO SERVE EACH BUILDING ON THE PLANS. EACH WATER SERVICE LINE SHALL BE AS INDICATED ON PLAN AND BE OF COPPER TYPE K MATERIAL. THE WATER SERVICE LINES SHALL BE INSTALLED AT A MINIMUM OF 4-5' (FEET) BELOW GRADE AND THE STUB PLUGGED WATERTIGHT. SEPARATION BETWEEN WATER SERVICE AND UTILITIES MUST BE MAINTAINED PER THE MWRD NOTES (ON THE FOLLOWING SHEET), FOR SINGLE FAMILY SERVICE TAP REQUIRES STAINLESS STEEL SADDLE - CASCADE OR SMITH AND BLAIR MODEL #371-372

- 14. ALL WATER MAIN FITTINGS SHALL BE SECURED WITH STAINLESS STEEL HARDWARE. ALL SETS SHALL BE BRACED WITH THREADED STAINLESS STEEL RODS AS REQUIRED BY THE VILLAGE OF MATTESON.

- 15. ALL WATER MAIN SHALL BE POLYWRAPPED.

- 16. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASERS, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS; HOWEVER, THEY SHALL BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.

- 17. WATER AND SANITARY BUILDING/HOUSE SERVICES SHALL BE SEPARATE TRENCHES WITH A MINIMUM OF 10' HORIZONTAL SEPARATION; OR IF THE SANITARY SEWER AND WATER SERVICES ARE INSTALLED IN THE SAME TRENCH, THE WATER SERVICE IS TO BE PLACED ON A SOLID SHELf A MINIMUM OF 18" (INCHES) ABOVE THE SANITARY SERVICE AND THE SANITARY SEWER SERVICE SHALL BE CONSTRUCTED WITH EITHER MINIMUM PVC SCH 40- AND SOLVENT CEMENT, DUCTILE IRON, OR SIMILAR TYPE MATERIAL AS APPROVED BY THE VILLAGE BUILDING DEPARTMENT.

- 18. FIRE HYDRANTS SHALL BE EAST JORDAN IRON WORKS WATERMASTER MODEL 5-BR WITH ONE (1) INCH STEAMER CONNECTION, WITH A HARMONIC INCINERAL HYDRANT STORZ FITTING WITH A DIAMETER OF 5" (INCH), ALL WITH NATIONAL THREADS.

- 19. ALL HYDRANTS CONNECTED TO WATER MAINS 10" (INCH) OR LARGER SHALL HAVE DOUBLE STEAMER PORTS.

- 20. HYDRANT CAPS SHALL BE PAINTED THE FOLLOWING COLORS, BASED ON FLOW CAPACITY, AFTER ACCEPTANCE BY THE VILLAGE OF MATTESON FIRE DEPARTMENT:

| FLOW | TNEMEC PAINT COLOR | TNEMEC # |
|---------------|---------------------------|----------|
| 0-500 | CANDY APPLE RED / SAFETY | 065F |
| 500-1000 | TANGERINE ORANGE / SAFETY | 045F |
| 1000-1500 | SPEARMINT GREEN / SAFETY | 095F |
| 1500C | TRUE BLUE / SAFETY | 115F |
| DEAD END | SILVER BARREL | |
| HYDRANT COLOR | LEMON YELLOW / SAFETY | 025F |

- 21. ALL FIRE HYDRANTS SHALL BE BAGGED IMMEDIATELY AFTER INSTALLATION. BAGS MAY BE REMOVED AFTER THE APPROVED COMPLETION OF HYDROSTATIC TESTING AND CHLORINATION.

H. STORM SEWER

- 1. ALL STORM SEWERS, SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS, THE IDOT SS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.

- 2. STORM SEWERS SHALL BE:
 - a. REINFORCED CONCRETE PIPE, ASTM C-76, MINIMUM CLASS 111 WITH MASTIC JOINTS OR O-RING JOINTS IN ACCORDANCE TO ASTM C-443.
 - b. POLYVINYL CHLORIDE PIPE (PVC) PIPE, SDR 26, PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212;

- 3. GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT FA-10 OR APPROVED EQUAL AND SHALL BE INSTALLED PER ASTM D2321-89. GRANULAR BEDDING SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

- 4. SELECTED GRANULAR BACKFILL, IDOT FA-10 OR APPROVED EQUAL SHALL BE USED WHERE THE TOP OF TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS OR SIDEWALKS.

- 5. ALL STORM SEWER SHALL LINES SHALL BE TELEVISED PRIOR TO ACCEPTANCE AND 2 COPIES OF THE VIDEOAPE AND WRITTEN REPORT SHALL BE PROVIDED TO THE VILLAGE AND THE OWNER. ALL NECESSARY CORRECTIVE WORK SHALL BE PERFORMED BY THE CONTRACTOR WITHOUT DELAY. COST FOR TELEVISING AND FURNISHING VIDEOAPE AND CORRECTIVE WORK SHALL BE INCIDENTAL TO THE CONTRACTOR. ANY DEFLECTIONS FOUND TO EXCEED THAT DEFINED IN ASTM D 3034 SHALL BE REMOVED, REPLACED, AND RETESTED.

I. EROSION AND SEDIMENT CONTROL

- 1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN.
- 2. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR DETAILED SPECIFICATIONS.

J. LANDSCAPING

- 1. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4-INCHES OF TOPSOIL AND SEEDED. SEEDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 (SEEDING) OF THE IDOT SS. SEEDING MIXTURE SHALL BE CLASS 1 LAWN MIXTURE, UNLESS OTHERWISE INDICATED.
- 2. EROSION CONTROL BLANKET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 251 (MULCH) OF THE IDOT SS. EROSION CONTROL BLANKET SHALL BE EXCELSIOR DS-150 OR SC-150 DEPENDING ON THE INTENDED USE.

K. TRAFFIC CONTROL

- 1. TRAFFIC CONTROL SIGNS SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE IDOT SS AND IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 2. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE MAINTAINED.
- 3. TO ENSURE A PROMPT RESPONSE TO INCIDENTS INVOLVING THE INTEGRITY OF WORK ZONE TRAFFIC CONTROL, THE TRADE CONTRACTOR SHALL PROVIDE A TELEPHONE NUMBER AVAILABLE 24 HOURS-A-DAY.



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

AMERIFREIGHT SYSTEMS

BENSENVILLE, ILLINOIS

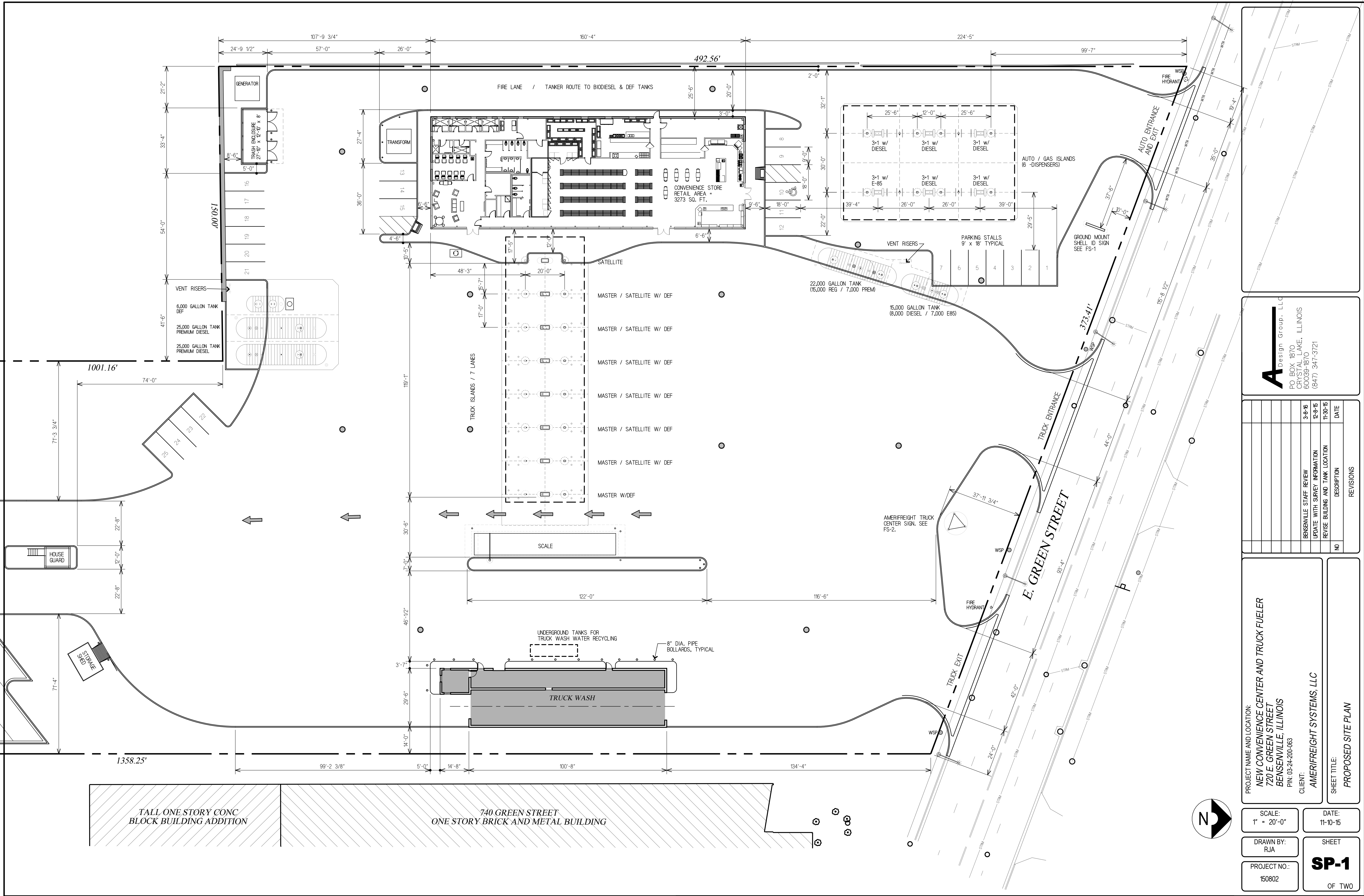
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NOTES AND SPECIFICATIONS
AMERIFREIGHT SYSTEMS
720 E. GREEN STREET

SHEET

14 OF **14**

PROJECT NUMBER: 2692
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A Design Group, LLC
PO BOX 1870
CRYSTAL LAKE, ILLINOIS
60039-1870
(847) 347-3721

| REVISIONS | | DATE |
|-----------|-----------------------------------|------|
| NO | DESCRIPTION | |
| 3-8-16 | BENSEVILLE STAFF REVIEW | |
| 12-8-15 | UPDATE WITH SURVEY INFORMATION | |
| 11-30-15 | REVISE BUILDING AND TANK LOCATION | |

PROJECT NAME AND LOCATION:
NEW CONVENIENCE CENTER AND TRUCK FUELER
720 E. GREEN STREET
BENSENVILLE, ILLINOIS
PIN: 03-24-200-063

CLIENT:
AMERIFREIGHT SYSTEMS, LLC

SHEET TITLE:
PROPOSED SITE PLAN

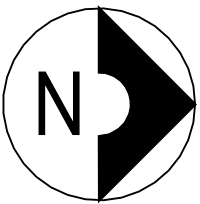
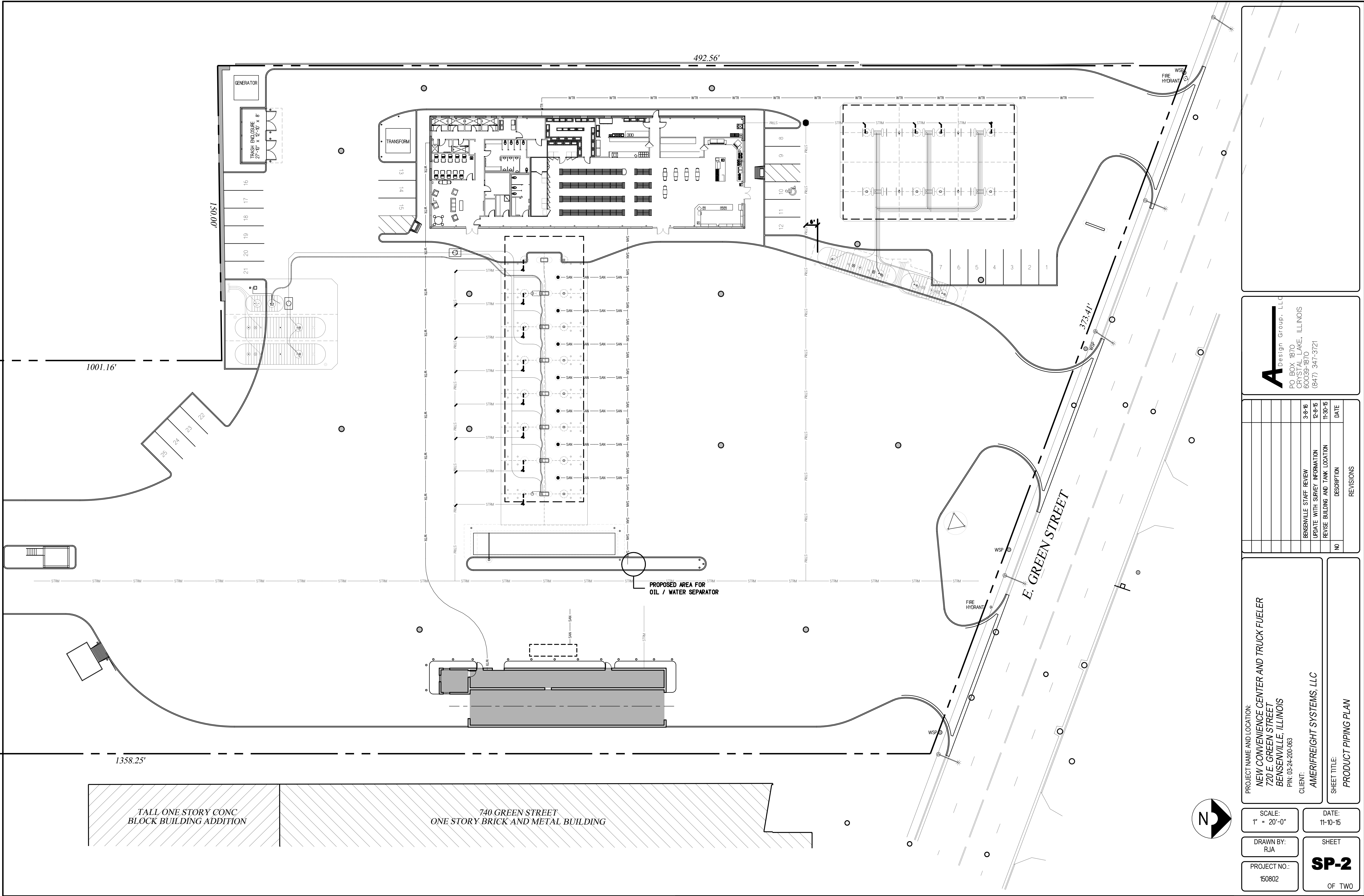
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1" = 20'-0"

DRAWN BY:
RJA

PROJECT NO.:
150802

DATE:
11-10-15

SHEET
SP-1
OF TWO



PROJECT NAME AND LOCATION:
NEW CONVENIENCE CENTER AND TRUCK FUELER
720 E. GREEN STREET
BENSENVILLE, ILLINOIS
PIN: 03-24-200-063

CLIENT:
AMERIFREIGHT SYSTEMS, LLC

SCALE:
1" = 20'-0"

DRAWN BY:
RJA

PROJECT NO.:
150802

DATE:
11-10-15

SHEET

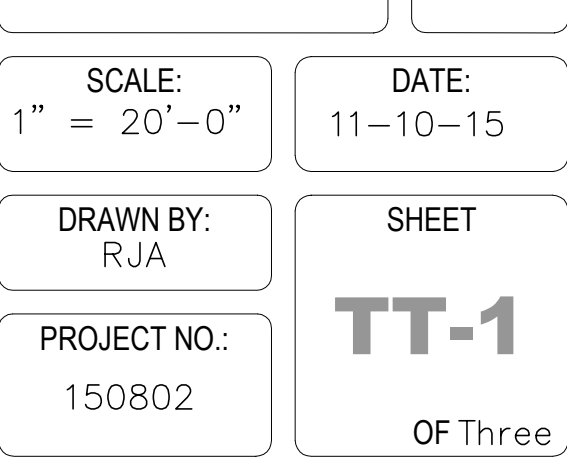
SP-2

OF TWO

SHEET TITLE:
PRODUCT PIPING PLAN

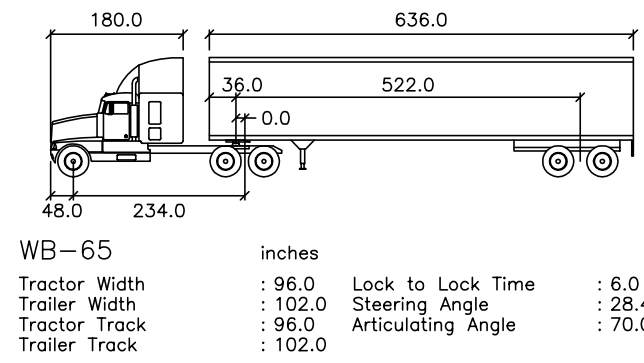
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60039-1870
(847) 347-3721



TALL ONE STORY CONC
BLOCK BUILDING ADDITION

740 GREEN STREET
ONE STORY BRICK AND METAL BUILDING



PROJECT NAME AND LOCATION:
NEW CONVENIENCE CENTER AND TRUCK FUELER
720 E. GREEN STREET
BENSENVILLE, ILLINOIS
PIN: 03-24-200-063

CLIENT:
AMERIFREIGHT SYSTEMS, LLC

SCALE:
1" = 20'-0"

DATE:
11-10-15

DRAWN BY:
RJA

SHEET

PROJECT NO.:
150802

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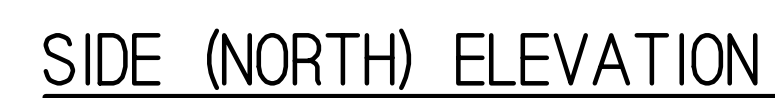
OF TWO

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60039-1870
(847) 347-3721

BENSENVILLE STAFF REVIEW 3-8-16
UPDATE WITH SURVEY INFORMATION 12-8-15
REVISE BUILDING AND TANK LOCATION 11-30-15

REVISIONS

SHEET TITLE:
PROPOSED TRUCK STACKING PLAN

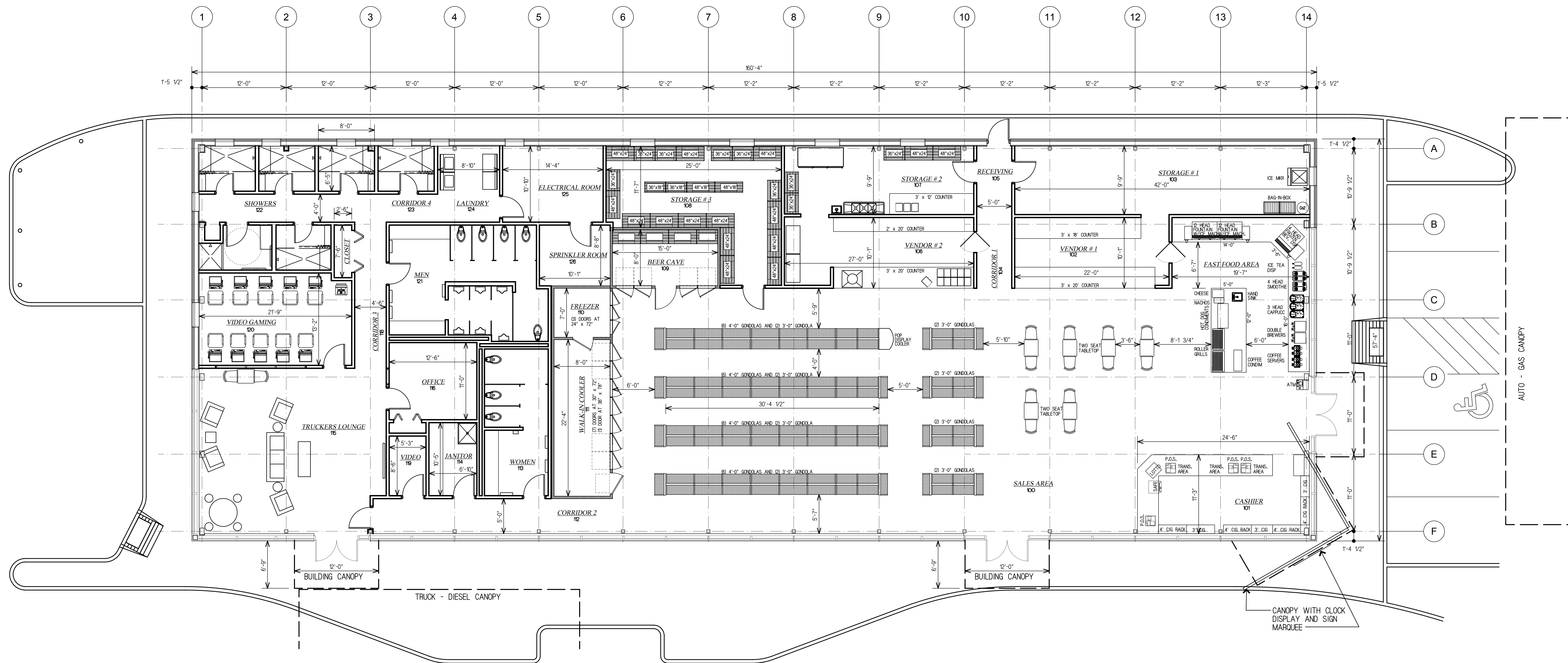


PROJECT NAME AND LOCATION:
AMERIFREIGHT CONVENIENCE STORE AND TRUCK STOP
72 E. GREEN STREET
BENSENVILLE, ILLINOIS
PIN: 03-24-200-063

PROJECT NO.:
150802

OF 11

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| SCALE: 1/8" = 1'-0" | DATE: 1-26-16 |
| DRAWN BY: RJA | SHEET A-1 |
| PROJECT NO.: 150802 | OF 11 |



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60039-1870
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PROJECT NAME AND LOCATION:
AMERIFREIGHT CONVENIENCE STORE AND TRUCK STOP
732 E. GREEN STREET
BENSENVILLE, ILLINOIS
PIN: 09-24-200-463
CLIENT:
AMERIFREIGHT

SCALE:
1/8" = 1'-0"

DRAWN BY:
RJA

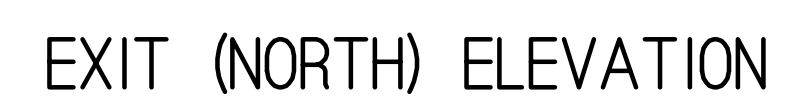
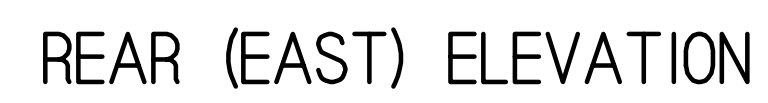
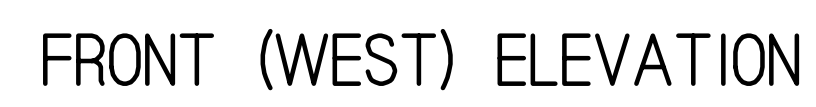
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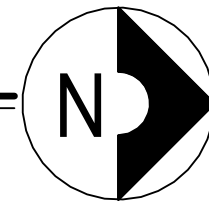
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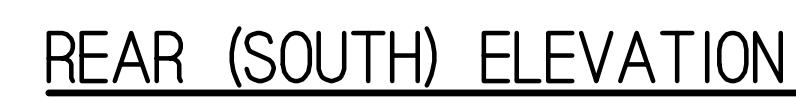
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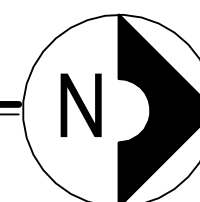
TRUCK WASH FLOOR PLAN


OF FIVE

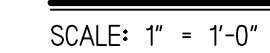
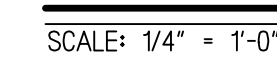
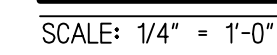
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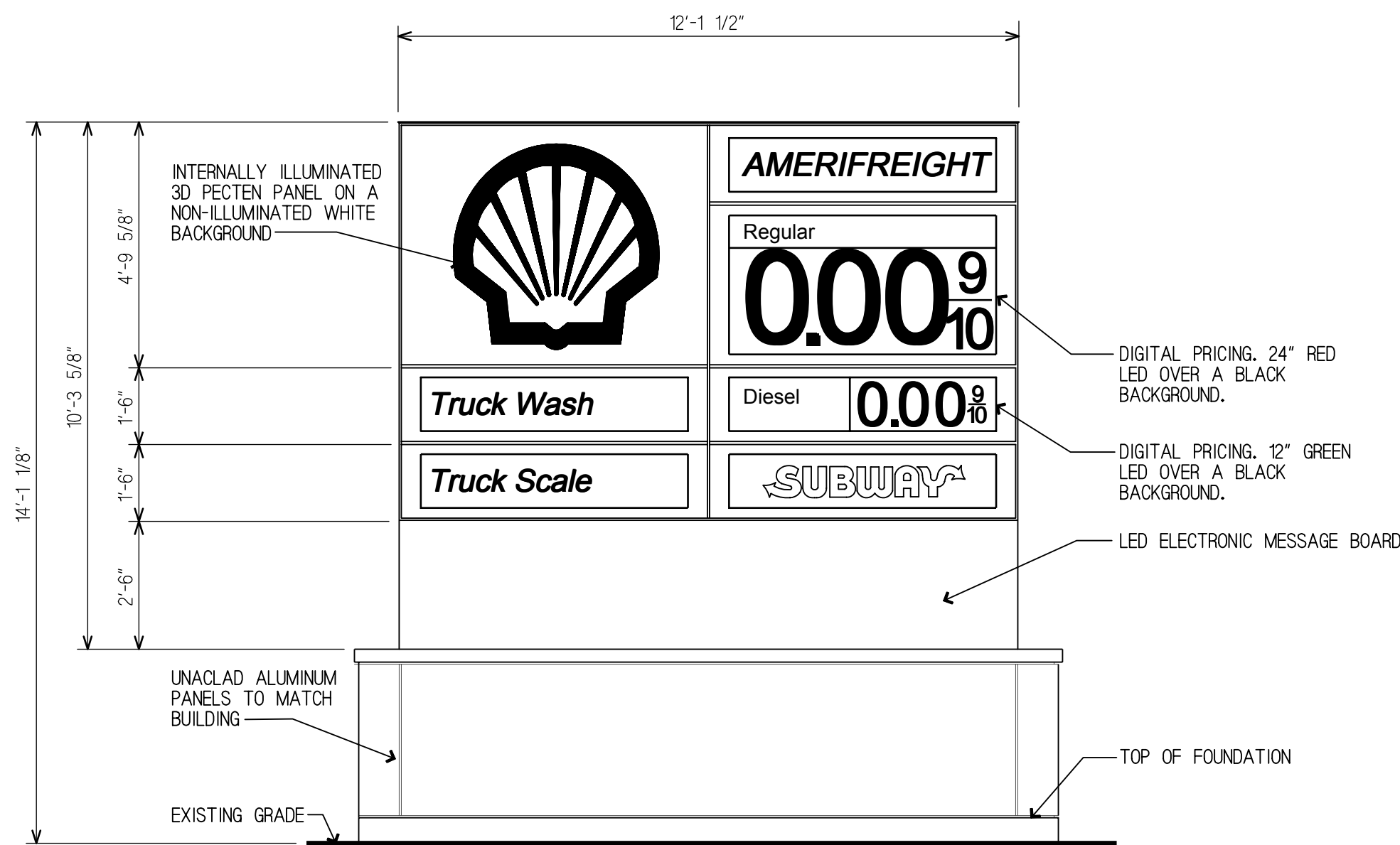
SIDE (EAST) ELEVATION



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| <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>AMERIFREIGHT</p> </div> <div style="text-align: right;"> <p>DESIGN GROUP, LLC PO BOX 1870 CRYSTAL LAKE, ILLINOIS 60039-1870 (847) 347-3721</p> </div> </div> | | | |
| <div style="display: flex; justify-content: space-between;"> <div> <p>PROJECT NAME AND LOCATION: AMERIFREIGHT CONVENIENCE STORE AND TRUCK STOP 720 E. GREEN STREET BENSENVILLE, ILLINOIS</p> <p>PIN: 03-24-200-063</p> </div> <div> <p>CLIENT: AMERIFREIGHT</p> </div> </div> | | <p>SHEET TITLE: GUARD HOUSE PLAN AND ELEVATIONS</p> | |
| <p>SCALE: 1/4" = 1'-0"</p> | | <p>DATE: 3-21-16</p> | |
| <p>DRAWN BY: RJA</p> | | <p>SHEET</p> | |
| <p>PROJECT NO.: 150802</p> | | <p>G-1</p> | |
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| SCALE: 3/16" = 1'-0" | |
| DRAWN BY: RJA | SHEET |
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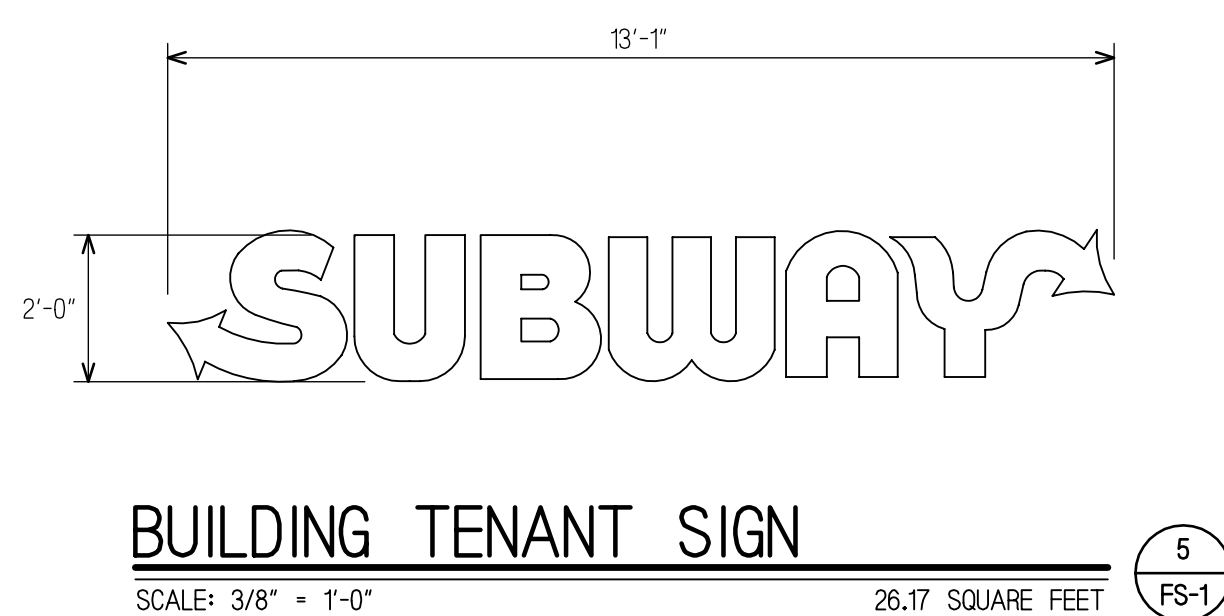


MAIN SERVICE STATION ID SIGN

3/8" = 1'-0"

124.91 SQUARE FEET

1 FS-1

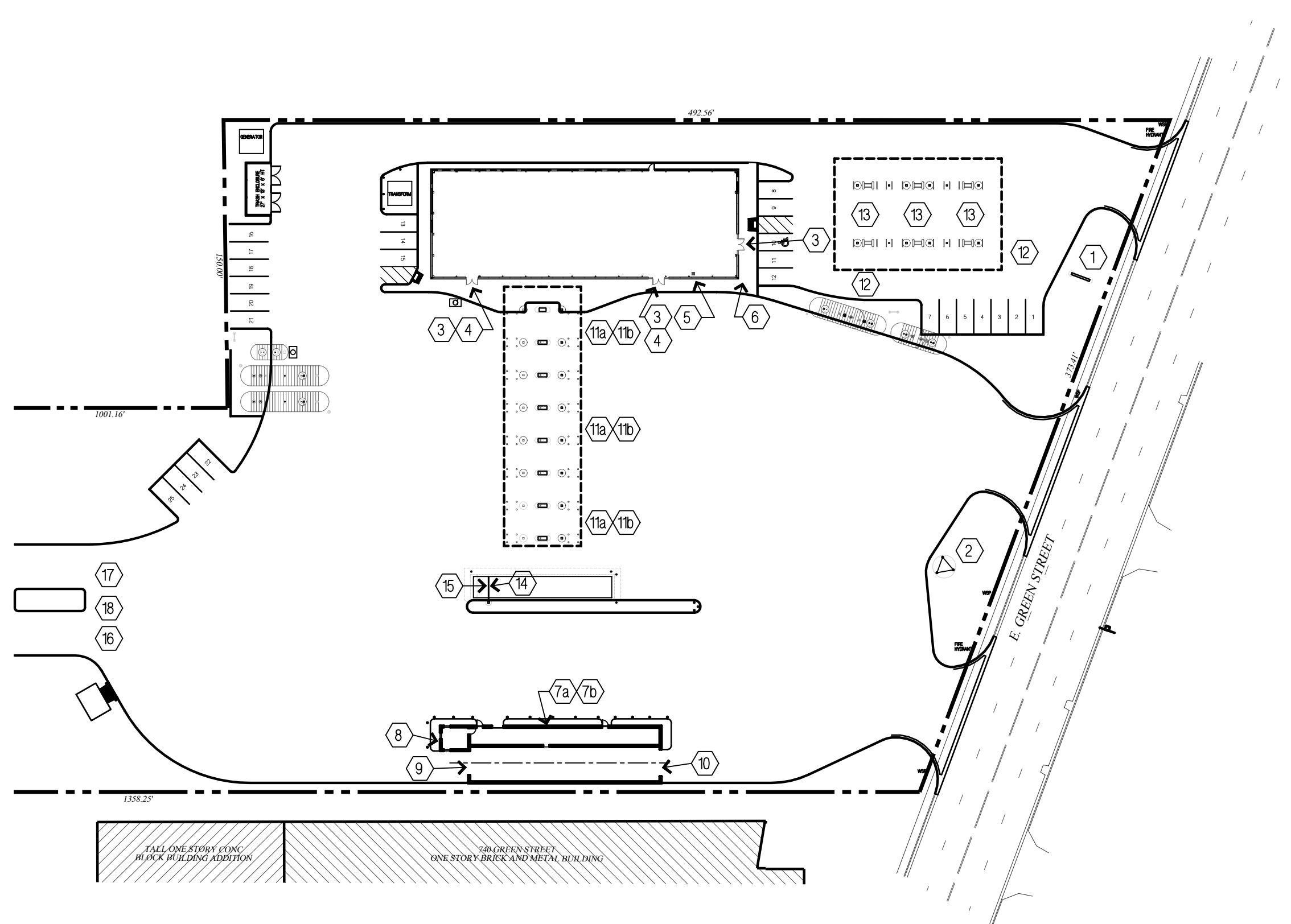


BUILDING TENANT SIGN

SCALE: 3/8" = 1'-0"

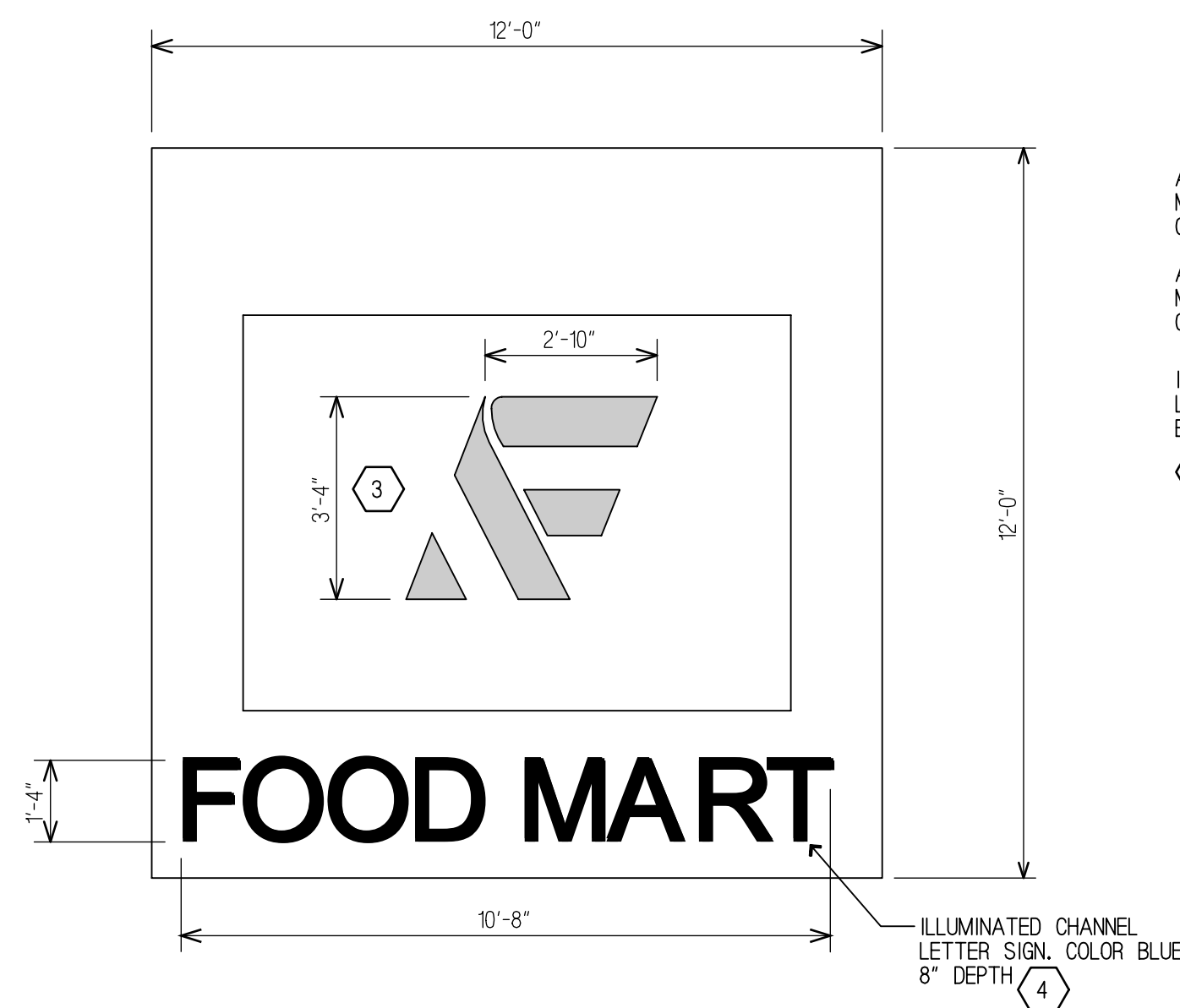
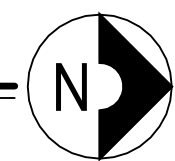
26.17 SQUARE FEET

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SIGN KEY PLAN

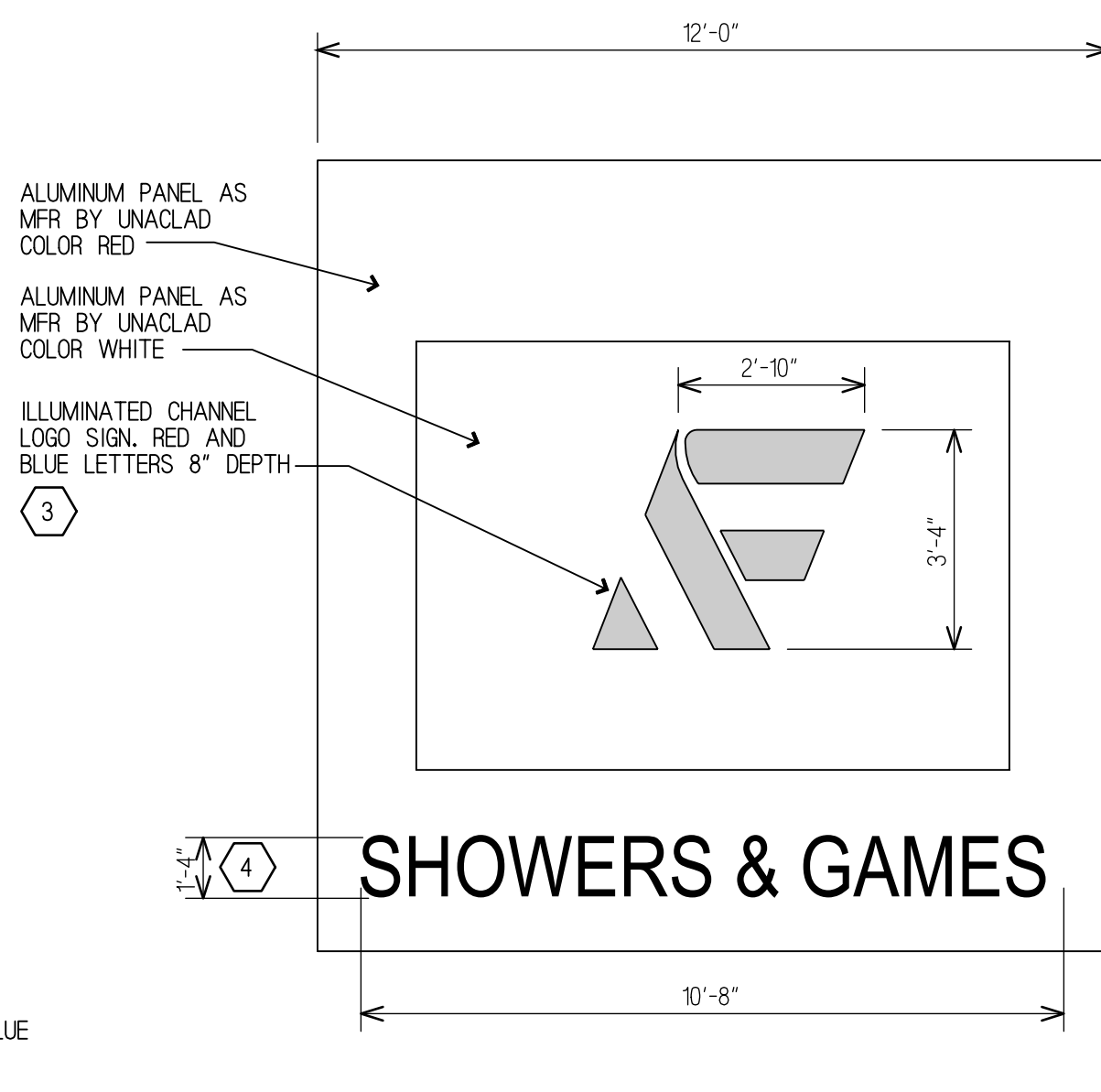
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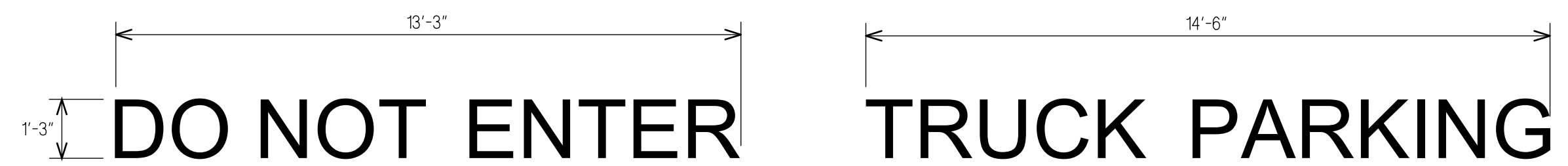
FOOD MART BUILDING SIGNS

SCALE: 3/8" = 1'-0"

144 SQUARE FEET



SHOWERS & GAMES



GUARD HOUSE - DIRECTIONAL

SCALE: 3/8" = 1'-0"

17 FS-1 18 FS-1

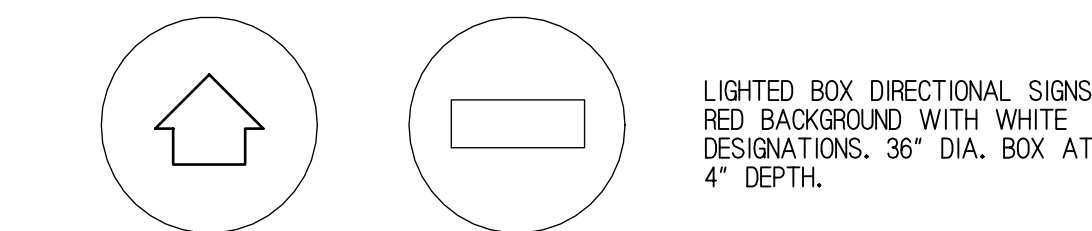


TRUCK WASH - WEST ELEVATION

SCALE: 3/8" = 1'-0"

26.27 SQUARE FEET

7a FS-1 7b FS-1

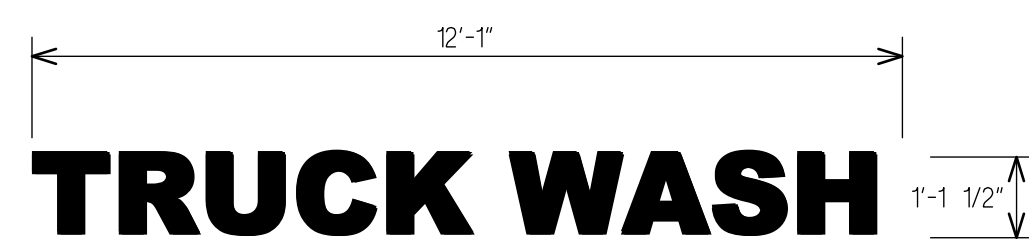


TRUCK WASH - SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

7.1 SQUARE FEET

9 FS-1 10 FS-1



TRUCK WASH - SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

13.59 SQUARE FEET

8 FS-1

| PROPOSED SIGNS | | | | | |
|---------------------------------------|-----------------------------|--------------|----------|------------|--|
| SIGNS - NEW OR REMAINING | Size | Sq. Ft. Area | Quantity | Total Area | |
| 1 Main I.D. Sign | 12'-1 1/2" x 10'-3 5/8" | 124.91 | 1 | 124.91 | |
| 2a High Rise Sign | 4'-10" x 5'-0" x 6'-10 1/2" | 28.72 | 2 | 57.44 | |
| 2b High Rise Sign - "Truck Center" | 25'-0" x 1'-10" | 45.83 | 2 | 91.66 | |
| 3 Amerifreight Logo - Illum. | 2'-10" x 3'-4" | 9.44 | 3 | 28.33 | |
| 4 Channel Letters - Illum. | 10'-8" x 1'-4" | 14.22 | 3 | 42.66 | |
| 5 "Subway" Logo - Illum. | 13'-1" x 2'-0" | 26.17 | 1 | 26.17 | |
| 6 Merge Sign | 17'-2" x 4'-4" x 15'-5" | 70.61 | 2 | 141.22 | |
| 7a Amerifreight Logo - Illum. | 2'-10" x 3'-4" | 9.44 | 1 | 9.44 | |
| 7b Truck Wash - Illum. | 13'-5 1/2" x 1'-3" | 16.83 | 1 | 16.83 | |
| 8 Truck Wash - Illum. | 12'-1" x 1'-1 1/2" | 13.59 | 1 | 13.59 | |
| 9 Truck Wash - Directional Arrow | 3'-0" diameter | 7.10 | 1 | 7.10 | |
| 10 Truck Wash - Do Not Enter | 3'-0" diameter | 7.10 | 1 | 7.10 | |
| 11a Diesel Canopy - "Logo" - Illum. | 3'-0" x 2'-6 1/2" | 7.63 | 3 | 22.89 | |
| 11b Diesel Canopy - "Diesel" - Illum. | 1'-4" x 7'-0" | 9.33 | 3 | 27.99 | |
| 12 Auto Canopy - "Pecten" - Illum. | 61 3/4" x 61 3/4" | 26.48 | 2 | 52.96 | |
| 13 Dispenser - Pump Topper | 2'-0" x 12" | 2.00 | 6 | 12.00 | |
| 14 Truck Scale - "Scale Entrance" | 10'-8" x 12" | 10.66 | 1 | 10.66 | |
| 15 Truck Scale - "Scale Exit" | 7'-0" x 12" | 7.00 | 1 | 7.00 | |
| 16 Directional - "DO NOT ENTER" | 1'-3" x 13'-3" | 16.56 | 1 | 16.56 | |
| 17 Directional - "TRUCK PARKING" | 1'-3" x 14'-6" | 18.13 | 1 | 18.13 | |
| 18 Amerifreight Logo - Illum. | 2'-1" x 2'-6" | 5.21 | 1 | 5.21 | |
| TOTALS | | | 38 | 739.90 | |

Ambrose Design Group
PO BOX 1870
CRYSTAL LAKE, ILLINOIS
60039-1870
(847) 347-3721

PROJECT NAME AND LOCATION:
NEW CONVENIENCE CENTER AND TRUCK FUELER
720 E. GREEN STREET
BENSENVILLE, ILLINOIS
PIN: 03-24-200-063

CLIENT:
AMERIFREIGHT SYSTEMS, LLC

DATE:
3-4-16

SCALE:
1/2" = 1'-0"

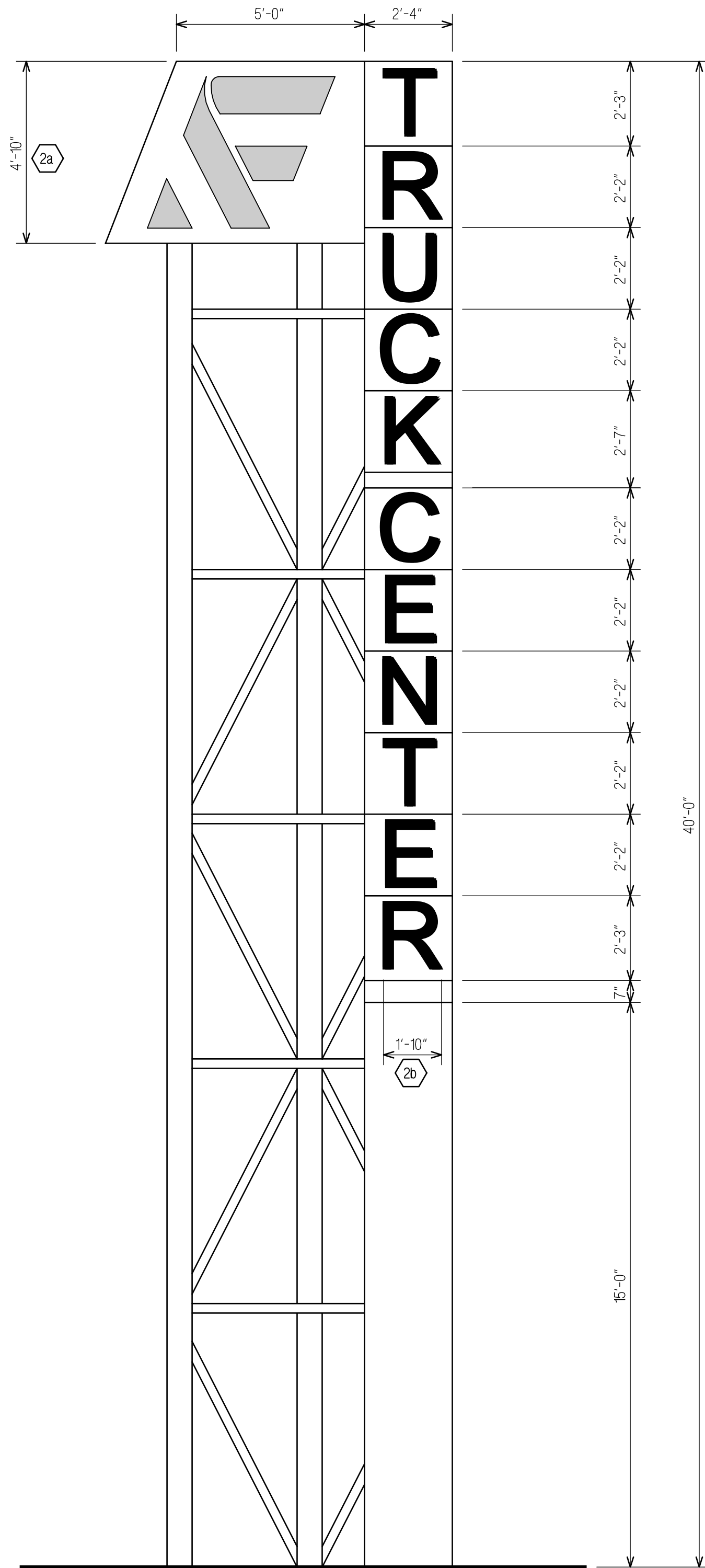
DRAWN BY:
RJA

PROJECT NO.:
150802

SHEET TITLE:
SIGN PLAN

SHEET
FS-1
OF ONE

THESE DOCUMENTS, INCLUDING ALL DESIGN ELEMENTS DEPICTED BY THESE DRAWINGS ARE THE PROPERTY OF AMBROSE DESIGN GROUP, LLC AND MAY NOT BE REPRODUCED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMBROSE DESIGN GROUP, LLC.

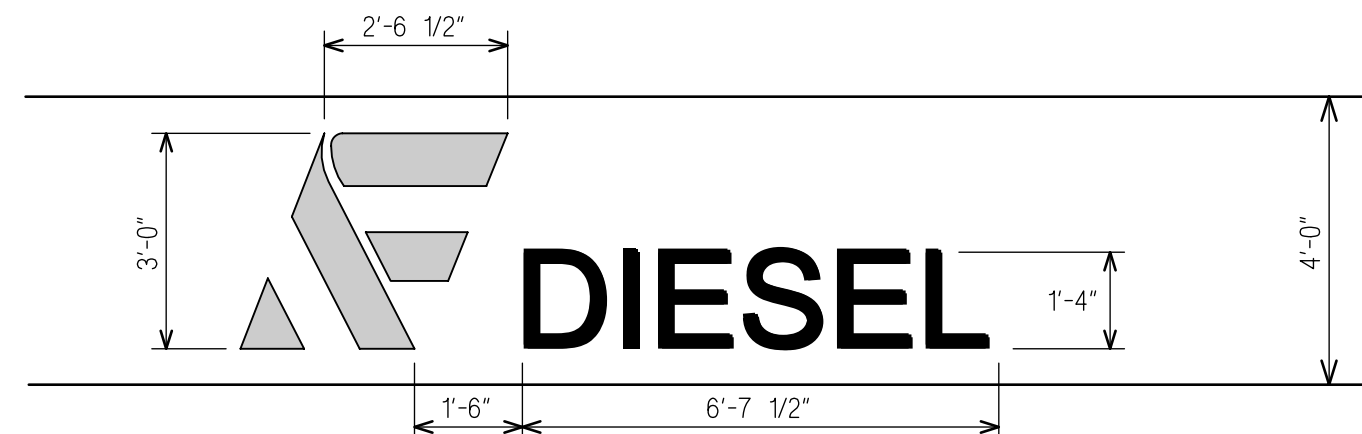


HIGH RISE SIGN

SCALE: 3/8" = 1'-0"

124.91 SQUARE FEET

2
FS-2



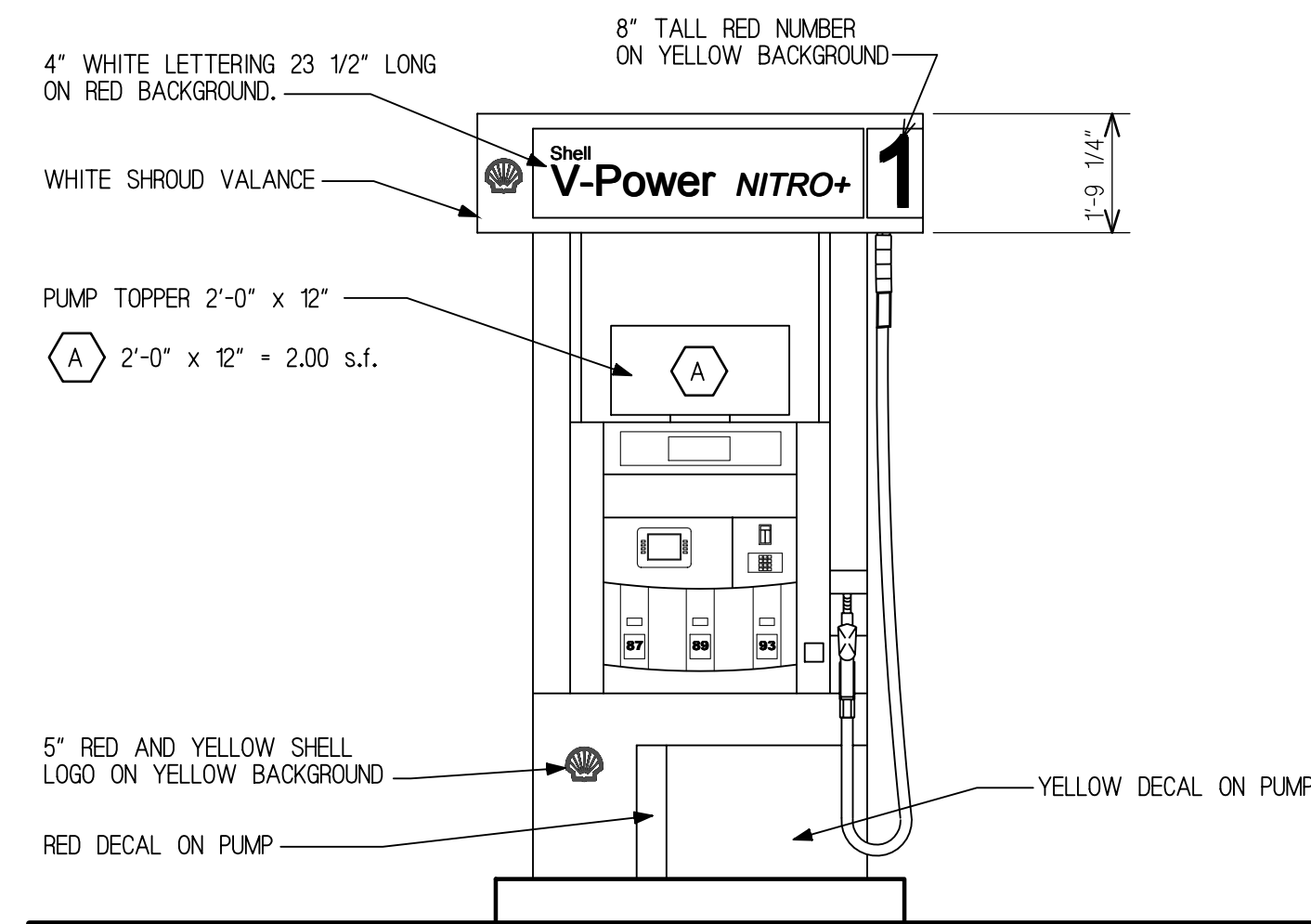
PROPOSED DIESEL CANOPY SIGNAGE

SCALE: 3/8" = 1'-0"

16.48 SQUARE FEET

11a
FS-2

11b
FS-2

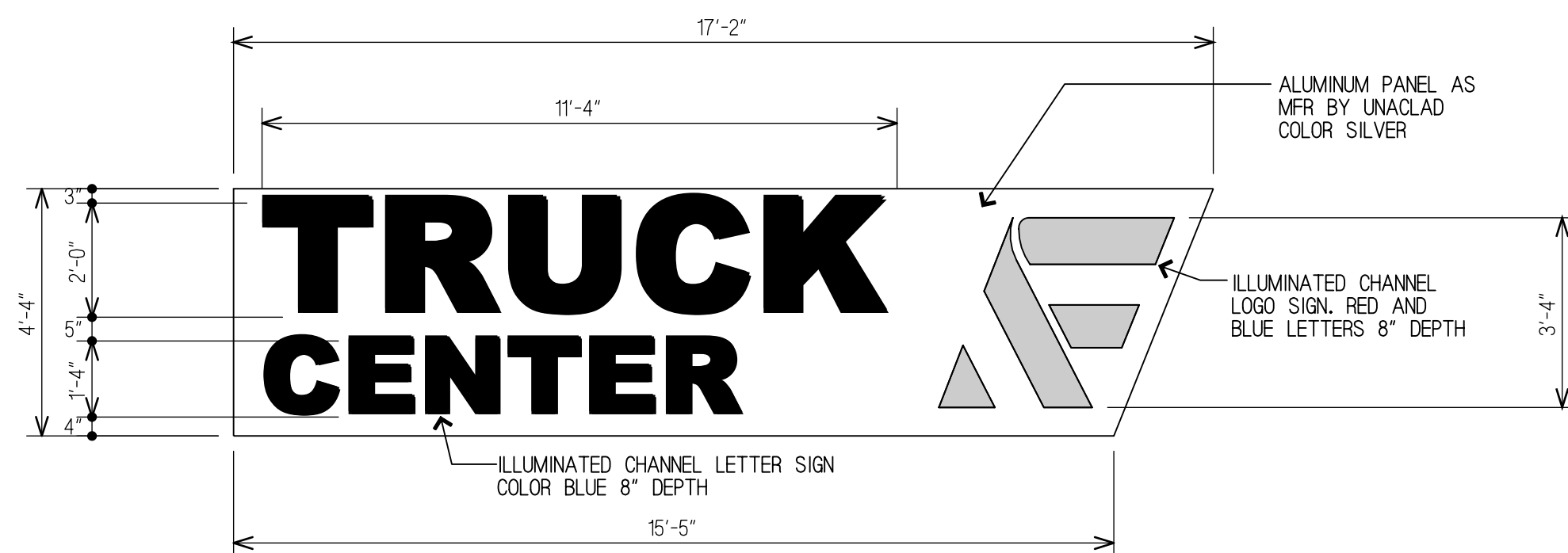


TYPICAL DISPENSER GRAPHICS

SCALE: 1/2" = 1'-0"

2.00 SQUARE FEET

13
FS-2

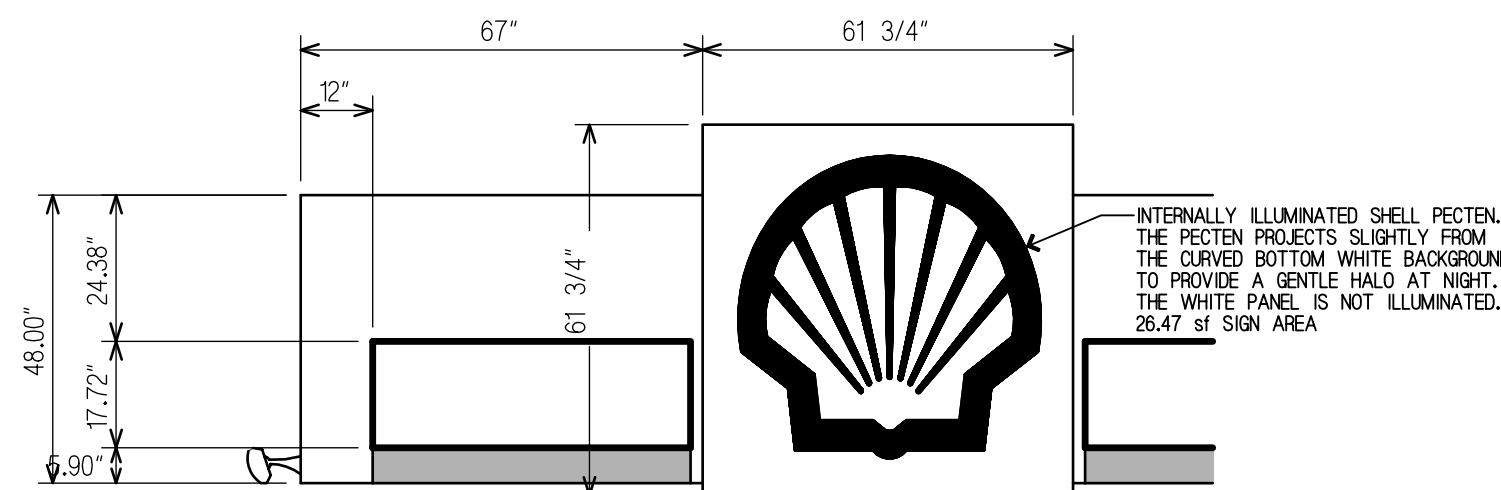


BUILDING SIGNAGE - MARQUEE

SCALE: 3/8" = 1'-0"

70.61 SQUARE FEET

6
FS-1

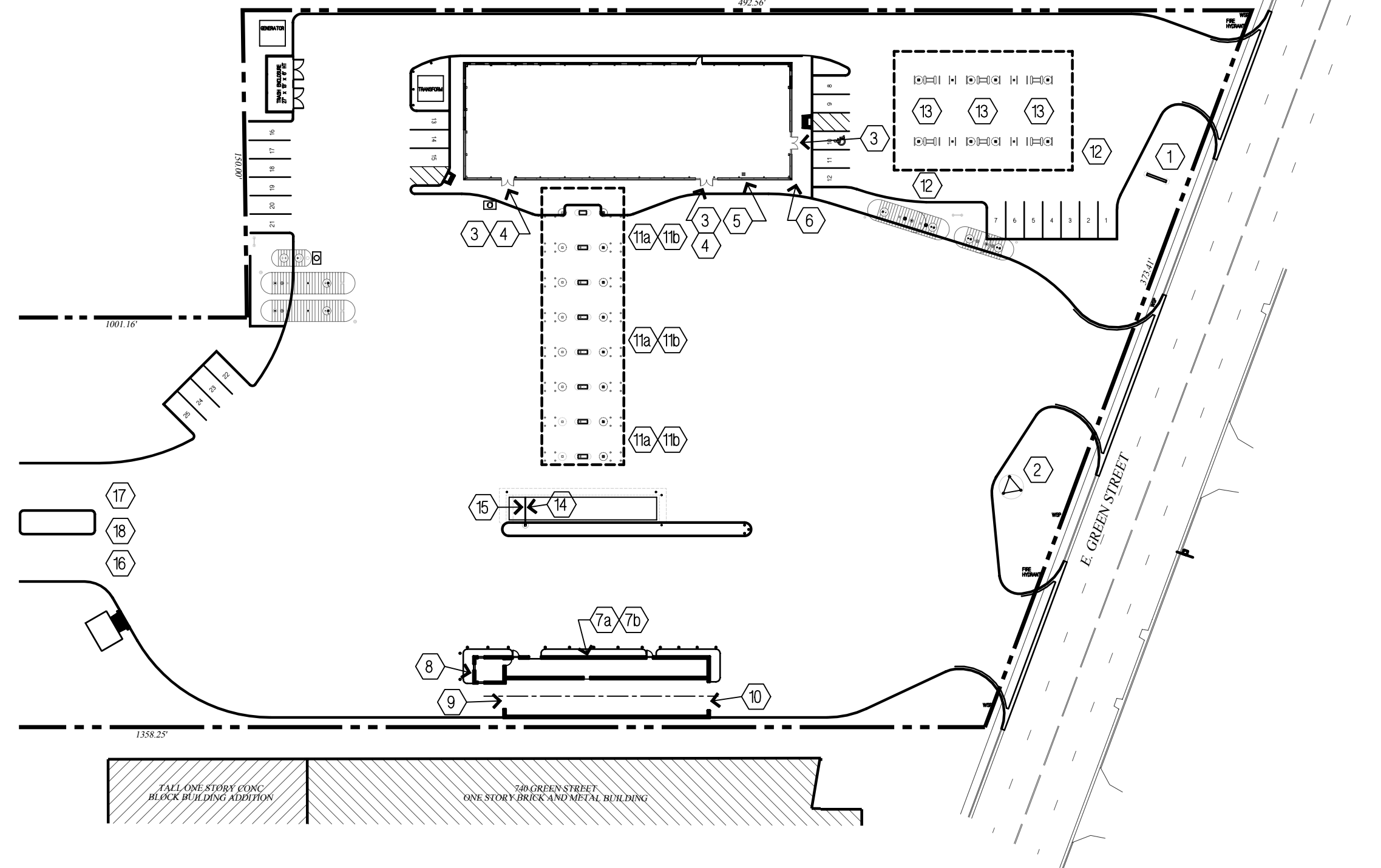


PROPOSED GAS CANOPY SIGNAGE

SCALE: 3/8" = 1'-0"

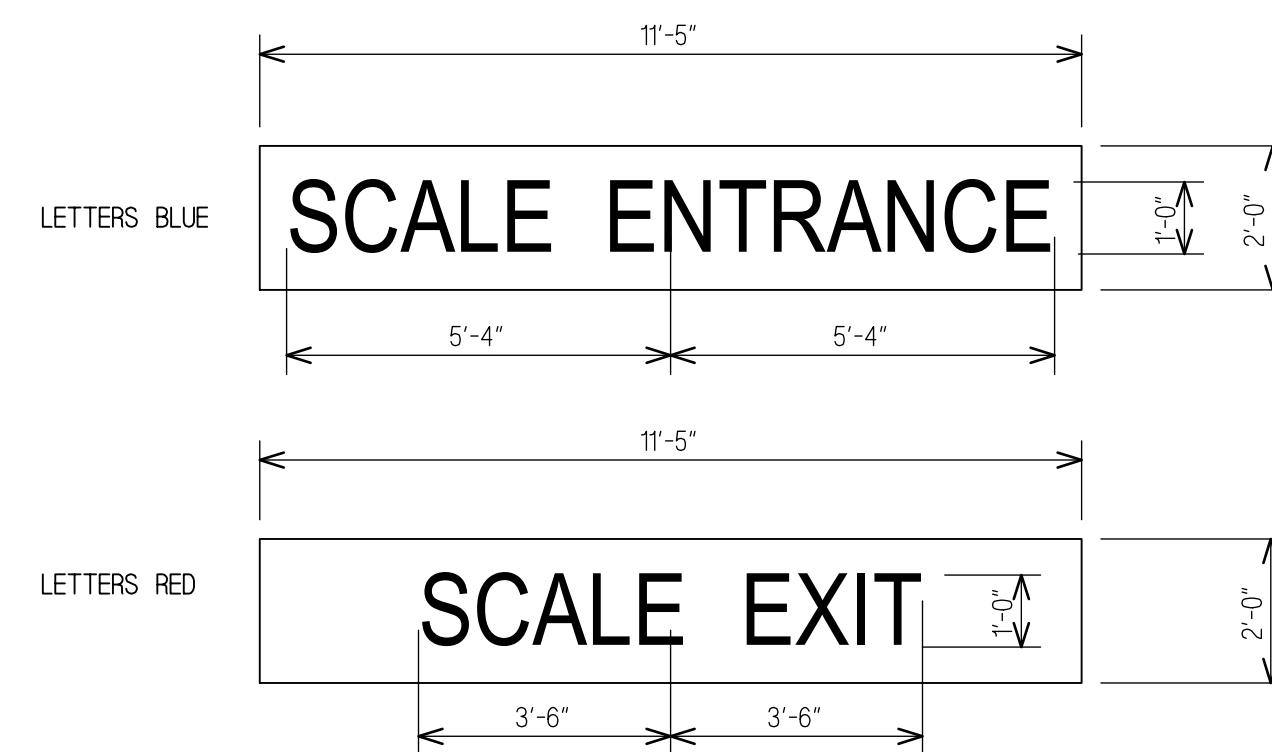
26.48 SQUARE FEET

12
FS-2



SIGN KEY PLAN

NO SCALE



TRUCK SCALE

DOUBLE SIDED
LIGHTED BOX,
BOX COLOR WHITE

14
FS-2

15
FS-2

| PROPOSED SIGNS | | 26.48 SQUARE FEET | | 14 | 15 |
|--------------------------|-----------------------------------|-----------------------------|--------------|----------|------------|
| SIGNS - NEW OR REMAINING | | Size | Sq. Ft. Area | Quantity | Total Area |
| 1 | Main I.D. Sign | 12'-1 1/2" x 10'-3 5/8" | 124.91 | 1 | 124.91 |
| 2a | High Rise Sign | 4'-10" x 5'-0" x 6'-10 1/2" | 28.72 | 2 | 57.44 |
| 2b | High Rise Sign - "Truck Center" | 25'-0" x 1'-10" | 45.83 | 2 | 91.66 |
| 3 | Amertfreight Logo - Illum. | 2'-10" x 3'-4" | 9.44 | 3 | 28.33 |
| 4 | Channel Letters - Illum. | 10'-8" x 1'-4" | 14.22 | 3 | 42.66 |
| 5 | "Subway" Logo - Illum. | 13'-1" x 2'-0" | 26.17 | 1 | 26.17 |
| 6 | Marquee Sign | 17'-2" x 4'-4" x 15'-5" | 70.61 | 2 | 141.22 |
| 7a | Amertfreight Logo - Illum. | 2'-10" x 3'-4" | 9.44 | 1 | 9.44 |
| 7b | Truck Wash - Illum. | 13'-5 1/2" x 1'-3" | 16.83 | 1 | 16.83 |
| 8 | Truck Wash - Illum. | 12'-1" x 1'-1 1/2" | 13.59 | 1 | 13.59 |
| 9 | Truck Wash - Directional Arrow | 3'-0" diameter | 7.10 | 1 | 7.10 |
| 10 | Truck Wash - Do Not Enter | 3'-0" diameter | 7.10 | 1 | 7.10 |
| 11a | Diesel Canopy - "Logo" - Illum. | 3'-0" x 2'-6 1/2" | 7.63 | 3 | 22.89 |
| 11b | Diesel Canopy - "Diesel" - Illum. | 1'-4" x 7'-0" | 9.33 | 3 | 27.99 |
| 12 | Auto Canopy - "Pecten" - Illum. | 61 3/4" x 61 3/4" | 26.48 | 2 | 52.96 |
| 13 | Dispenser - Pump Topper | 2'-0" x 12" | 2.00 | 6 | 12.00 |
| 14 | Truck Scale - "Scale Entrance" | 10'-8" x 12" | 10.66 | 1 | 10.66 |
| 15 | Truck Scale - "Scale Exit" | 7'-0" x 12" | 7.00 | 1 | 7.00 |
| 16 | Directional - "DO NOT ENTER" | 1'-3" x 13'-3" | 16.56 | 1 | 16.56 |
| 17 | Directional - "TRUCK PARKING" | 1'-3" x 14'-6" | 18.13 | 1 | 18.13 |
| 18 | Amertfreight Logo - Illum. | 2'-1" x 2'-6" | 5.21 | 1 | 5.21 |
| TOTALS | | | | 38 | 739.90 |

PROJECT NAME AND LOCATION:
NEW CONVENIENCE CENTER AND TRUCK FUELER
720 E. GREEN STREET
BENSENVILLE, ILLINOIS

CLIENT:
AMERIFREIGHT SYSTEMS, LLC

DATE:
3-4-16

SCALE:
1/2" = 1'-0"

DRAWN BY:
RJA

PROJECT NO.:
150802

SHEET TITLE:
SIGN PLAN

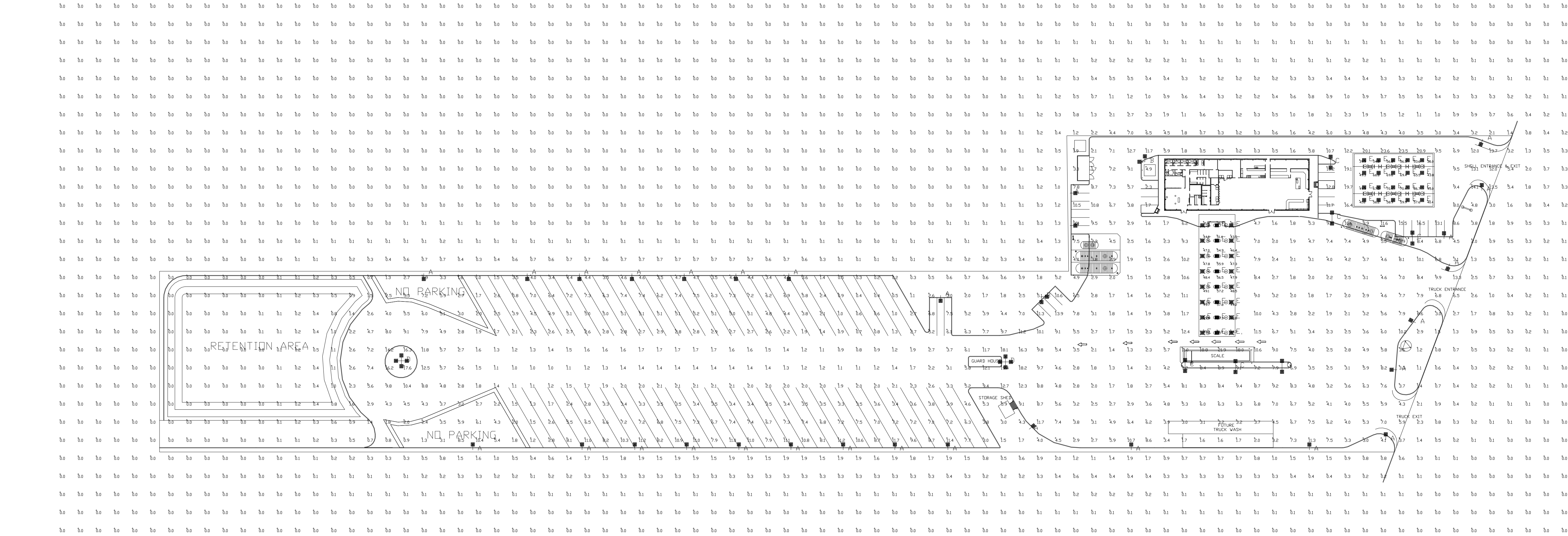
DESCRIPTION
REVISIONS

SHEET

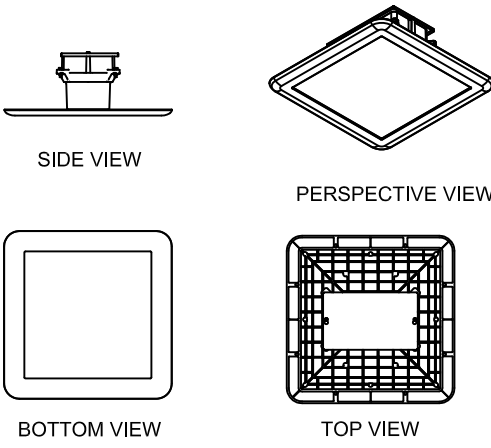
FS-2

OF ONE

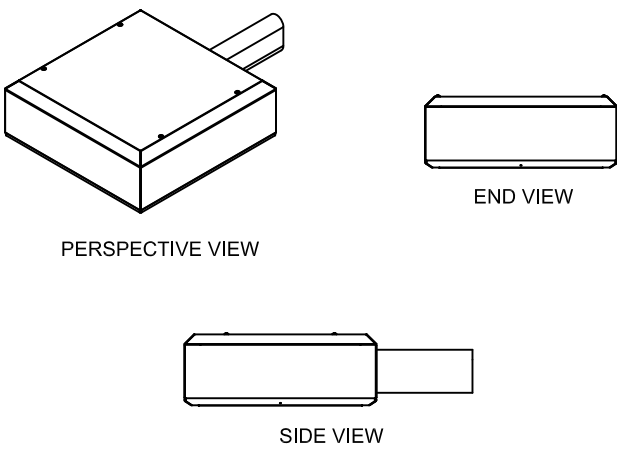
Ambrose
Design Group
PO BOX 1870
CRYSTAL LAKE, ILLINOIS
60039-1870
(847) 347-3721



CRU-SC-LED
LED CANOPY LIGHT - LEGACY



XGBM
LED Crossover Area Light



| Luminaire Schedule | | | | | | | | |
|--------------------|-----|-------|----------------|--|-------|-------------|------------------|------------|
| Symbol | Qty | Label | Arrangement | Description | LLF | Lumens/Lamp | Arr. Lum. Lumens | Arr. Watts |
| | 29 | A | SINGLE | XGBM-FT-LED-HO-CW-SINGLE-25'POLE+3'BASE | 1.000 | N.A. | 29070 | 300.8 |
| | 2 | B | 2 @ 90 DEGREES | XGBM-FT-LED-HO-CW-D90-25'POLE+3'BASE | 1.000 | N.A. | 58140 | 601.6 |
| | 6 | C | BACK-BACK | XGBM-FT-LED-HO-CW-D180-25'POLE+3'BASE | 1.000 | N.A. | 58140 | 601.6 |
| | 2 | D | 4 @ 90 DEGREES | XGBM-FT-LED-HO-CW-Q90-25'POLE+3'BASE | 1.000 | N.A. | 116280 | 1203.2 |
| | 44 | E | SINGLE | CRU-SC-LED-HO-CW MTD @ 15' GAS, 18' DIESEL | 1.000 | N.A. | 18056 | 139.6 |

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|-------|------|------|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| ALL CALC POINTS | Illuminance | Fc | 1.59 | 23.6 | 0.0 | N.A. | N.A. |
| DIESEL CANOPY | Illuminance | Fc | 48.12 | 57.8 | 31.1 | 1.55 | 1.86 |
| GAS CANOPY | Illuminance | Fc | 56.10 | 70.4 | 36.0 | 1.56 | 1.96 |
| INSIDE CURB | Illuminance | Fc | 5.29 | 23.6 | 0.2 | 26.45 | 118.00 |

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Watts
Total Watts = 22084.78



**VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, ILLINOIS 60106**

Ordinance No. 50-2014

An Ordinance Concerning the Grant of a Preliminary Planned Unit Development and Conditional Use Permits to Allow an Electronic Message Center, a Service Station, a Truck Stop, a Truck Wash, and Outdoor Storage up to 50 Percent with Additional Code Deviations Located at 720 East Green Street, Bensenville, Illinois

**ADOPTED BY THE
VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF BENSENVILLE
THIS 23rd DAY OF SEPTEMBER, 2014**


Published in pamphlet form by authority of the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois this 24th day of September 2014

STATE OF ILLINOIS)
COUNTIES OF COOK)
SS AND DUPAGE)

I, Corey Williamsen, do hereby certify that I am the duly appointed Deputy Village Clerk of the Village of Bensenville, DuPage and Cook Counties, Illinois, and as such officer, I am the keeper of the records and files of said Village; I do further certify that the foregoing constitutes a full, true and correct copy of Ordinance No. 50-2014 entitled an ordinance concerning the grant of a Preliminary Planned Unit Development and Conditional Use Permits to Allow an Electronic Message Center, a Service Station, a Truck Stop, a Truck Wash, and Outdoor Storage up to 50 Percent with Additional Code Deviations Located at 720 East Green Street, Bensenville, Illinois.

INWITNESS WHEREOF, I have hereunto affixed my official hand and seal on this
24th day of September, 2014.





Corey Williamsen
Deputy Village Clerk

ORDINANCE NO. 50-2014

AN ORDINANCE CONCERNING THE GRANT OF A PRELIMINARY PLANNED UNIT DEVELOPMENT AND CONDITIONAL USE PERMITS TO ALLOW AN ELECTRONIC MESSAGE CENTER, A SERVICE STATION, A TRUCK STOP, A TRUCK WASH, AND OUTDOOR STORAGE UP TO 50 PERCENT WITH ADDITIONAL CODE DEVIATIONS LOCATED AT 720 EAST GREEN STREET, BENSENVILLE, ILLINOIS

WHEREAS, 720 E. Green Street, LLC (“Owner”) and Valinvest Holding, LLC. (“Applicant”), filed an application seeking a Preliminary Planned Unit Development with Conditional Use Permits to allow an Electronic Message Center (“EMC”), a Truck Stop, a Service Station, a Truck Wash and Outdoor Storage up to 50 percent in an I-3 Heavy Industrial Zoning District pursuant to Sections 10 – 9C -3 and 10- 18 - 6 – 1 of *The Village of Bensenville Zoning Ordinance* (“Zoning Ordinance”) with additional code deviations at property commonly known as 720 East Green Street, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the “Subject Property”), a copy of said application being on file in the Community and Economic Development Department; and

WHEREAS, the Applicant seeks a Preliminary Planned Unit Development and Conditional Use Permits to allow an EMC, Service Station, Truck Stop, Truck Wash and Outdoor Storage up to 50% , of the Subject Property; and

WHEREAS, Notice of Public Hearing with respect to the Preliminary Planned Unit Development and the Conditional Use Permits sought by the Applicant were published in the Daily Herald on August 2, 2014 in the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the property and via personal mail, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing commencing on August 18, 2014 and was continued to a Special Meeting on September 8, 2014 as required by the statutes of the State of Illinois and the ordinances of the Village, and after hearing the application, made the findings of facts submitted by staff recommending approval of the application, which findings are attached hereto and incorporated herein by reference as Exhibit “B;” and

WHEREAS, upon said findings of facts, the Community Development Commission voted unanimously (6 – 0) to grant the application for the Preliminary Planned Unit

Development and Conditional Uses for the EMC, Truck Stop, Service Station, Truck Wash and Outdoor Storage up to 50% for the Subject Property; and

WHEREAS, the Community Development Commission forwarded its recommendation to approve the application to the Village Board's Community and Economic Development Committee which concurred in the recommendation to grant the application with the addition of conditions; and

WHEREAS, the Community and Economic Development Committee then forwarded its recommendation, along with that of the Community Development Commission, to the President and Board of Trustees on September 16, 2014; and

WHEREAS, the President and Board of Village Trustees considered the matter and determined, based on its consideration, that the permit should be granted, finding that it is consistent with the Zoning Ordinance and the orderly and harmonious development of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a meeting, as follows:

SECTION ONE: That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

SECTION TWO: That the application for a Preliminary Planned Unit Development and to allow the Applicant the Conditional Use Permits for an EMC, Truck Stop, Service Station, Truck Wash, and Outdoor Storage up to 50% for the area of the Subject Property is hereby granted, subject to the following conditions:

1. The Preliminary Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Planned Unit Development and

Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;

2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted in the final plat in a manner acceptable to the Village Manager.
3. All engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of PUD;
4. No temporary signs to be erected once the subject development has been completed;
5. A Final Landscape Plan shall be submitted for review as part of the Final Plat of PUD;
6. Final Engineer shall be submitted for review as part of the Final Plat of PUD;
7. The applicant shall work with staff to provide community news occasionally on the EMC;
8. The signage plan shall include directional and type of traffic allowed at southern curbcuts;
9. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;
10. A reduction in the width of the western curbcut be evaluated and the division strip extended;

11. The trash enclosure shall be relocated at least 10 feet away from the convenience store in a manner acceptable to the Village Manager;
12. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
13. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area;
14. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access, landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat;
15. The proposed monument sign shall be considered as a Minor PUD Amendment in conjunction with the construction of the Elgin-O'Hare Western Access Tollway (I-490) in proximity of the subject property; and
16. The Applicant shall submit with the Final Plat of Planned Unit Development application a complete safety and security plan for Village staff review and approval. The safety and security plan shall include plans for the fencing of the outdoor storage area to provide controlled access of pedestrian movement on to and off of the subject property, security plans specifying the operational monitoring of activities in the parking area and efforts to mitigate noise and pollution associated with idling trucks.

SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, this 23rd day of September, 2014


Frank Soto, Village President

ATTEST:


Ilsa Rivera-Trujillo, Village Clerk

AYES: BARTLETT, JANOWIAK, JARECKI, O'CONNELL, RIDDER, WESSELER

NAYES: NONE

ABSENT: NONE

Ordinance # 50 - 2014
Exhibit "A"

Exhibit "A"

The Legal Description of the property is as follows:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 13 AND OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE WEST ON THE SECTION LINE 1815 FEET FOR A PLACE OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SECTION 24, 427.18 FEET TO THE SOUTH LINE OF GREEN AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF GREEN AVENUE, 373.54 FEET TO THE EAST LINE OF LAND DESCRIBED IN DOCUMENT NO. 657732; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SECTION 24, 1420.7 FEET TO THE NORTH LINE OF THE BENSENVILLE SEWER PLANT PROPERTY; THENCE WEST ALONG SAID NORTH LINE, 200.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SECTION 24, 1063.2 FEET TO A POINT 65.0 FEET SOUTH OF THE NORTH LINE OF SECTION 24; THENCE WEST, PARALLEL WITH THE SECTION LINE, 150.0 FEET; THENCE AVENUE ACRES, AS RECORDED UNDER DOCUMENT NO. 523537, EXCEPT THE SOUTH 60.0 FEET THEREOF IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 720 E. Green Street, Bensenville, Illinois.

Ordinance # 50 - 2014
Exhibit "B"
Findings of Fact

Motion: Commissioner Pisano made a motion to approve the findings of facts for preliminary PUD consisting of:

1. **Superior Design:** The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable regulations, and solely on this basis modifications to such regulations are warranted. The PUD proposed represents a creative approach to utilizing an unusually shaped and currently unused property.
2. **Meet PUD Requirements:** The PUD meets the requirements for planned unit developments set forth in this Title, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein. The proposed PUD meets the requirements for a Planned Unit Development.
3. **Consistent With Village Plan:** The PUD is generally consistent with the objectives of the Village general development plan as viewed in light of any changed conditions since its adoption. The proposed PUD is generally consistent with the objectives of the Village general development plan in light of the future construction of the Elgin O'Hare Western Access.
4. **Public Welfare:** The PUD will not be detrimental to the public health, safety or general welfare. The proposed PUD will not be detrimental to the public health, safety or general welfare.
5. **Compatible With Environs:** Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property. The proposed PUD is compatible with its environs and will not be injurious to the use and enjoyment of other properties in its vicinity.

6. **Natural Features:** The design of the PUD is as consistent as practical with preservation of any natural features such as flood plains, wooded areas, natural drainageways or other areas of sensitive or valuable environmental character. Based on proper compliance with regard to the treatment of the Addison Creek and any wetlands that may exist with Best Management Practices, the design of the natural features is consistent with the preservation of natural features.
7. **Circulation:** Streets, sidewalks, pedestrianways, bicycle paths and off-street parking and loading are provided as appropriate to planned land uses. They are adequate in location, size, capacity and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks and snow plows, as appropriate, without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD or unduly interfering with the safety or capacity of adjacent streets. Development shall install walkways and any right of way street improvements as designated necessary along Green Street thereby mitigating any unnecessary pedestrian-vehicular conflict.
8. **Open Spaces And Landscaping:** The quality and quantity of common open spaces or landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape and location of a substantial portion of any common open space provided in residential areas render it usable for recreation purposes. Open space between all buildings is adequate to allow for light and air, access by fire-fighting equipment, and for privacy where walls have windows, terraces or adjacent patios. Open space along the perimeter of the PUD is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development. Adequate open spaces and landscaping is proposed in site plans as revised per staff recommendations.
9. **Covenants:** Adequate provision has been made in the form of deed restrictions, homeowners or condominium associations or the like for:
 - a. The presentation and regular maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas and other common elements not to be dedicated to the Village or to another public body.
 - b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD plan, such provision to be binding on all future ownerships.

No covenants submitted as the property is a single lot and staff does not believe covenants are necessary.

10. **Public Services:** The land uses, intensities and phasing of the PUD are consistent with the anticipated ability of the Village, the school system and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools and other public facilities and services without placing undue burden on existing residents and businesses. The proposed PUD are consistent with the anticipated ability of the Public Services of the Village.

11. **Phasing:** Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces and amenities, or the provision of financial sureties guaranteeing their improvement, is phased generally proportionate to the phasing of the number of dwelling units or amount of nonresidential floor area. (Ord. 07-99, 2-23-1999)

Commissioner Janowiak seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the findings of facts for the conditional use permit request for an electronic message center sign (EMC) consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

EMC: No adverse impacts on traffic flow are anticipated other than typical and permitted uses within the zoning district. The applicant is required to meet EMC guidelines as specified in the zoning code pertaining to light and size requirements.

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

EMC: The EMC will be consistent with Village standards set forth in the Municipal Code and not generate adverse environmental effects of a type or degree not characteristic of permitted uses in the district.

3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

EMC: The proposed EMCs will fit harmoniously with the existing character of the Eastern Business Park Corridor and will not negatively affect environmental quality or neighborhood character.

4. **Use Of Public Services And Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

EMC: The proposed EMCs will not negatively impact the Village's Public services and facilities.

5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

EMC: The proposed EMCs will provide a public convenience to those traveling along East Green Street.

6. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. **Other factors are subject to the Commission's judgment.**

Commissioner Caira seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Caira made a motion to approve the findings of facts for conditional permit request for a truck stop and service station consisting of;

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

Service Station/Truck Stop: The draft traffic study indicates that the traffic generated can be accommodated within an adverse impact on traffic flow.

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

Service Station/Truck Stop: No environmental negative effects not characteristic of historic use of the property are proposed.

3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

Service Station/Truck Stop: The proposed use will fit harmoniously with the existing character of its environs along the East Green Corridor.

4. **Use Of Public Services And Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Service Station/Truck Stop: The proposed use will not require a disproportionate demand of existing community facilities or services.

5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

Service Station/Truck Stop: The proposed use at the subject property will provide a service to those vehicles traveling along the Elgin O'Hare Western Access due to new connections along Taft Avenue and County Line Road.

6. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. **Other factors are subject to the Commission's judgment.**

Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Cairra, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the findings of facts for the conditional use permit to allow a truck wash consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

Truck Wash: No adverse impact of types or volumes of traffic flow have been identified by the Car Wash.

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

Truck Wash: No environmental negative effects not characteristic of historic use of the property are proposed.

3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

Truck Wash: No adverse effects on the neighborhood character are anticipated with the operation of a truck car wash as proposed.

4. **Use Of Public Services And Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Truck Wash: The proposed use will not require a disproportionate demand of existing community facilities or services.

5. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

Truck Wash: The proposed use at the subject property will provide a service to those vehicles traveling along the Elgin O'Hare Western Access due to new connections along Taft Avenue and County Line Road.

6. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. **Other factors are subject to the Commission's judgment.**

Commissioner Caira seconded the motion.

ROLL CALL:

Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion:

Commissioner Weldon made a motion to approve the findings of

facts for the conditional use permit to allow outdoor storage of up to 50% consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

Outdoor Storage: The draft traffic study indicates that the traffic generated due to the use of the outdoor storage will not negatively impact traffic flow.

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

Outdoor Storage: No environmental negative effects not characteristic of historic use of the property are proposed.

3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

Outdoor Storage: The proposed outdoor storage will not negatively impact neighborhood character as it is located approximately 500 feet back from the northern property line.

4. **Use Of Public Services And Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.
5. **Outdoor Storage:** The proposed use will not require a disproportionate demand of existing community facilities or services.
6. **Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

Outdoor Storage: The proposed use at the subject property will provide a service to those vehicles traveling along the Elgin O'Hare Western Access due to new connections along Taft Avenue and County Line Road.

7. **Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location. **Other factors are subject to the Commission's judgment.**

Commissioner Caira seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the preliminary planned unit development with Staff's recommendations consisting of:

1. The Preliminary Plat of the Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Planned Unit Development and Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted. final plat;
3. The major engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of the PUD;

4. No temporary signs to be erected once the subject development has been completed;
5. The final landscape plan shall be subject to staff review upon final permitting;
6. The applicant shall work with staff to provide community news occasionally on the EMC;
7. The signage plan shall include directional and type of traffic allowed at southern curbcuts;
8. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;
9. A reduction in the width of the western curbcut be evaluated and the division strip extended;
10. Trash enclosure shall be relocated at least 10 feet away from the convenience store;
11. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
12. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area; and
13. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access, landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat.

Commissioner Janowiak seconded the motion.

ROLL CALL:

Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion:

Commissioner Weldon made a motion to approve the conditional use permit to allow an EMC sign with Staff's recommendations consisting of:

1. The Preliminary Plat of the Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community

Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Planned Unit Development and Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;

2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted. final plat;
3. The major engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of the PUD;
4. No temporary signs to be erected once the subject development has been completed;
5. The final landscape plan shall be subject to staff review upon final permitting;
6. The applicant shall work with staff to provide community news occasionally on the EMC;
7. The signage plan shall include directional and type of traffic allowed at southern curbcuts;
8. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;
9. A reduction in the width of the western curbcut be evaluated and the division strip extended;
10. Trash enclosure shall be relocated at least 10 feet away from the convenience store;
11. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
12. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area; and
13. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access,

landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat.

Chairman Moruzzi seconded the motion,

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the conditional use permit to allow service station and truck stop with Staff's recommendations consisting of:

1. The Preliminary Plat of the Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Planned Unit Development and Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted. final plat;
3. The major engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of the PUD;
4. No temporary signs to be erected once the subject development has been completed;

5. The final landscape plan shall be subject to staff review upon final permitting;
6. The applicant shall work with staff to provide community news occasionally on the EMC;
7. The signage plan shall include directional and type of traffic allowed at southern curbcuts;
8. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;
9. A reduction in the width of the western curbcut be evaluated and the division strip extended;
10. Trash enclosure shall be relocated at least 10 feet away from the convenience store;
11. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
12. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area; and
13. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access, landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat.

Commissioner Caira seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the conditional use permit to allow a truck wash with Staff's recommendations consisting of:

1. The Preliminary Plat of the Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the

request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Planned Unit Development and Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;

2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted. final plat;
3. The major engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of the PUD;
4. No temporary signs to be erected once the subject development has been completed;
5. The final landscape plan shall be subject to staff review upon final permitting;
6. The applicant shall work with staff to provide community news occasionally on the EMC;
7. The signage plan shall include directional and type of traffic allowed at southern curbcuts;
8. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;
9. A reduction in the width of the western curbcut be evaluated and the division strip extended;
10. Trash enclosure shall be relocated at least 10 feet away from the convenience store;
11. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
12. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area; and
13. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access,

landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat.

Commissioner Janowiak seconded the motion.

ROLL CALL: Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rodriguez made a motion to approve the conditional use permit to allow outdoor storage up to 50% with Staff's recommendations consisting of:

1. The Preliminary Plat of the Planned Unit Development and Conditional Use Permits be granted solely to Valinvest Holding, LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Planned Unit Development and Conditional Use Permits, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit;
2. Required land improvements as indicated as part of the subdivision criteria such as the underground placement of telephone, electric, and other service lines be depicted. final plat;
3. The major engineering issues with the proposed plans relative to the Addison Creek Tributary 1 be resolved prior to application for a Final Plat of the PUD;
4. No temporary signs to be erected once the subject development has been completed;

5. The final landscape plan shall be subject to staff review upon final permitting;
6. The applicant shall work with staff to provide community news occasionally on the EMC;
7. The signage plan shall include directional and type of traffic allowed at southern curbcuts;
8. The photometrics plan be revised to meet the maximum allowed 0.5 footcandles at the perimeter of the property;
9. A reduction in the width of the western curbcut be evaluated and the division strip extended;
10. Trash enclosure shall be relocated at least 10 feet away from the convenience store;
11. The drive through aisles be replaced with landscaped areas surrounding the proposed gasoline pumps;
12. The additional truck parking stalls be replaced with landscaped area to the north of the outdoor storage guard area; and
13. Any unresolved items as identified by staff in the review of the Preliminary Plat concerning the site plan traffic flow and access, landscape, sign and building design, shall be subject to staff approval upon review of the Final Plat.

Commissioner Caira seconded the motion.

ROLL CALL:

Ayes: Moruzzi, Caira, Janowiak, Rodriguez, Pisano, Weldon

Nays: None

All were in favor. Motion carried.

Report from Community Development

Mrs. Benham reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT:

There being no further business before the Community Development Commission, Commissioner Caira made a motion to adjourn the meeting. Commissioner Pisano seconded the motion.

All were in favor
Motion carried.

CDC#2014 - 25

720 E. Green Street
Valinvest Holding LLC

Preliminary PUD with Conditional Uses for Truck Stop, Fueling Facility, Truck Wash,
Outdoor Storage, EMC and associated departures



Village of Bensenville
720 E Green St



Village of Bensenville
Zoning Map

