

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, June 8, 2015
7:00 P.M. - Council Chambers

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. May 11, 2015
3. Public Participation
4. Items for Consent
 - A. Speedway Gas Station Rezoning, Special Use and Variances – 1501 W. Roosevelt Road
 - B. BP Gas Station Rezoning – 1491 W. Roosevelt Road
5. Items for Discussion
 - A. Simpson Strong-Tie Development Plan Approval – 2505 Enterprise Circle
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

MINUTES

DEVELOPMENT COMMITTEE

May 11, 2015, 7:00 P.M.

1. Call to Order, Roll Call, and Establishment of a Quorum.

Alderman Stout called the meeting to order at 7:00 p.m.

Roll call found Aldermen John Banas, James Beifuss, Melissa Birch, Laura Grodoski Jayme Sheahan, John Smith and Becky Stout, present.

Also in attendance was Director of Community Development, John Said.

2. Selection of Chair and Vice-Chair.

Alderman Banas made a motion to nominate Alderman Becky Stout as chairman and Alderman James Beifuss as vice chairman. Alderman Smith seconded the nomination. The remaining members unanimously agreed and the motion carried.

Alderman Stout also welcomed Alderman Jayme Sheahan to her first meeting as a member of the Development Committee.

3. Approval of Minutes.

A. April 13, 2015

Alderman Banas made a motion to approve the minutes without changes. The motion was seconded by Alderman Beifuss and all remaining members agreed and the motion was carried.

4. Public Participation.

None.

5. Items for Consent.

A. Text Amendment, Special Uses and PUD for Hoving's Demolition Debris and Recycling Facility – 1655 Powis Road

Alderman Beifuss requested that this item be pulled off the Consent Agenda for discussion.

6. Items for Discussion.

A. Forming America's Bi-Annual Site Improvement Progress Report – 1200 N. Prince Crossing Road.

John Said provided a summary of the Special Use. In 2007 Mr. Langkamp received approval of this Special Use for an outside storage yard use along with several site improvement deadlines. In particular, the deadline for the paving of the existing gravel storage yard area was not met. In 2011, Mr. Langkamp then requested and obtained amendments to the Special Use to adopt new deadlines, which were not met either. Another amendment was approved in 2014 with new compliance deadlines. On a twice yearly basis, they have been required to provide reports to the Development Committee. Currently, they report progress in having completed paving work in 2014, but there remain some incomplete site improvement issues. The delays have come in part from working with DuPage County. The County has now provided approval for the work, however, and the City is working to issue a permit for the paving. The company expects to meet the Phase II and III deadlines later this year.

Alderman Banas inquired about the potential liability for the City with an unpaved parking lot for employees and John Said answered that the responsibility is that of the private property owner.

Alderman Smith remarked that the owners are making progress and that the delays have largely been due to the County. Alderman Beifuss agreed. The Committee will again hear from Forming America at their December 2015 meeting.

B. Text Amendment, Special Uses and PUD for Hoving's Demolition Debris and Recycling Facility – 1655 Powis Road.

John Said briefly explained the nature of the applicant's requests. He went on to summarize the Hoving Enterprise's plans to relocate and expand their business from 2351 Powis Road to 1655 Powis Road as well as their plans for short and long-term site development. Mr. Said also provided estimates of future truck traffic associated with the expansion and other site development details, such as the proposed landscaping. Mr. Said commented that City staff does not foresee any outstanding issues for engineering approvals.

Alderman Beifuss requested that City staff define what a text amendment, special use and planned unit development (PUD) are. Mr. Said provided definitions for each and the associated approval process as applicable.

Alderman Beifuss summarized the varying types of operations planned by the Hoving Company. He then noted that since Hoving's conceptual review by the Committee, he has learned more about such operations, causing him to have concerns about the potential nuisances associated with mulch, particularly the odor. He mentioned two previous nuisance lawsuits associated with mulch businesses. Alderman Beifuss then asked about what sorts of things can be done to mitigate this potential nuisance and requested that City staff review the issues associated with mulch and report back to the Committee. He made a motion to table the request until staff could complete this review. The motion was seconded by Alderman Smith. Some questions and comments ensued to clarify the motion. The motion did not pass by a vote of 2-4.

Alderman Stout asked to hear from the applicant. Gerry Callaghan, a representative for the company, stated that in the company's 16 years of operation in handling mulch, there have not been any complaints from any neighbor or from the City. The company's plan is to move their existing operation to a different location within the City, which would allow for both storage consolidation and expansion of their business.

Mr. Callaghan highlighted some of the key features of the physical Site Development Plan and planned business activities, which include among others, construction debris recycling, various types of storage, mulching area, office and employee parking lot, and a CNG fueling station. He stressed that this will be a better facility for the operation.

Alderman Banas spoke in support of the Hoving request, including comments that this business is better suited to the new location and that he supports the company's green initiatives.

Alderman Beifuss noted concerns about traffic volume, possible nuisances, and enforcement of nuisances. He also noted that he is trying to consider the impacts to the entire community, and stressed that a text amendment request allows for the proposed change in the entire M District. He said he could not speak to details of the Hoving contract for the subject site, as he is not a party to that contract. He then posed questions concerning height of the pallet stacks and the mulch.

Mr. Callaghan stated that there are lots of mulch facilities around the Chicago area, but he has not heard about any problems with them and that the two nuisance issues cited occurred in other areas of the country. He also stated that the company's current neighbors support the Hoving Company's operations.

Alderman Banas again voiced his support of the new location and that it is better suited for increased truck traffic. He further expressed doubt that the nuisance issues raised being sufficient grounds to disallow the company's plans for expansion.

Alderman Smith stated that he generally supports the idea, but that he was also interested in taking the time to look into any issue about which an alderman has a concern. Alderman Banas agreed and reiterated that he does not see any disadvantages with the applicant's request.

Mr. Callaghan assured everyone that the company's mulch production does not include the mixing of leaves or grass with the wood and clarified that nothing on the site can exceed 42 feet in height because of the airport's vicinity. He also estimated about 20 trucks on average per hour, which is not much more significant than the peak hours of a residential area.

Alderman Birch asked about the causes of sour mulch and how quickly they would act to correct any problems of this nature. The Hoving representatives responded that they would address any problems immediately.

Alderman Stout asked about the height of pallets being stacked and the Hoving representatives replied that they do not stack higher than 20 feet.

Alderman Beifuss asked about the storage location for the portable toilets and the point at which they are cleaned. The Hoving representatives replied that the toilets are emptied prior to returning them to the business location and that they are cleaned soon thereafter before being stored. Alderman Beifuss also asked for clarification on the pallet height and storage area, the size of the mulching area and the content and amount of mulch planned. Hoving responded that the mulching area is 100 x 100 feet. Mr. Said identified another company that stores and handles different types of mulch in the City, but that he has no knowledge of any odor complaints about them.

Alderman Smith told about a previous experience he had as an alderman when he dealt with complaints about a mulching facility that released a fine wood mist in the air, which affected the neighboring homes. However, he acknowledged, the case of Hoving company is different as they are far removed from residential areas and it should not be an issue.

Alderman Banas asked about the number of people the Hoving Company employs and he was told by the Hoving representatives that there are 70 employees.

Alderman Beifuss reminded that there will continue to be truck traffic at the existing site because a new company will eventually occupy the area. He asked about the placement

of the mulch bins and if mulch would ever be stored outside of the bins. He expressed concern about a possible limitation of the mulch area and height and steps to both prevent souring mulch and to ameliorate the problem should it occur as he is ultimately concerned with the provisions in the pending PUD. He also recalled the same issue of the fine wood mist problem that Alderman Smith pointed out.

Alderman Banas asked if there any stipulations put in place for other PUD's. John Said say that there are situations where size limitations are imposed. In the event of a possible nuisance matter, that would be dealt with through the existing code enforcement channels. Alderman Stout asked the Committee their thoughts about the stipulations with regards to mulch being discussed.

Alderman Birch asked about the size of the current mulch processing area and the Hoving representatives replied that it is about 50 feet by 60 feet. Alderman Smith asked about the capacity of code enforcement to immediately address problems such as dust, should they arise. Mr. Said confirmed that given the existing codes related to property maintenance and nuisance regulations and industrial standards within the zoning ordinance, staff can reasonably deal with such matters. Alderman Banas commented that, with the airport in the area, there must be a mechanism to immediately address problems on a federal level. Gerry Callaghan pointed out that Hoving Company had an independent study conducted to ensure that dust created did not have a negative impact on the employees. He also emphasized that the City will never have to get to the point of enforcement action because the applicant will immediately address any concerns the City has. Alderman Beifuss stated that for the Special Use, the Committee could specify that before the mulch operations expand, that the applicant would be required to return for an amendment, such as the Committee has set forth in the past. Alderman Banas confirmed that the City does have a mechanism in place and that the company's history is the best indicator of their future actions.

Alderman Banas made a motion to approve a text amendment to the Manufacturing Zoning District Regulations and special uses for a construction and demolition debris recycling facility, fuel sales and storage, building material sales and storage, and a Preliminary and Final PUD for 1655 Powis Road. Alderman Birch seconded the motion. Voting Yea were Alderman Banas, Alderman Birch, Alderman Sheahan, Alderman Smith and Alderman Stout. Voting Nay was Alderman Beifuss. The Motion carried.

7. Unfinished Business.

None.

8. New Business.

None.

9. Reports from Staff.

John Said provided updates on the Thornton's and Shell's plan reviews and on Speedway, who is expected to appear before the Planning Commission/Zoning Board soon. Staff members attended a business expo sponsored by the Aurora Hispanic Chamber of Commerce last week.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman Smith, to adjourn the Development Committee meeting at 8:35 p.m. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke
Executive Secretary

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Rezoning Ordinance No. 15-O-0024
Special Use & Variances Ordinance No. 15-O-0025
Abrogation Resolution No. 15-R-0035

Rezoning from ORI, Office, Research & Light Industrial
District to B-2, General Business District, Special Use
for a Gas Station, Building Setback and Signage Vari-
ances, and Easement Abrogation
1501 W. Roosevelt Road - Speedway Gas Station

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: June 8, 2015

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Speedway petitions for a zoning map amendment (rezoning) from the ORI, Office, Research and Light Industrial District to the B-2, General Business District for the subject property located at the northwest corner of Roosevelt Road and Washington Street. Speedway also petitions for a special use for a gas station, as well as building setback and signage variances.

The subject property is vacant, with the exception of a legal non-conforming billboard, which will be removed as part of the proposed development of the site. The subject property is approximately three (3) acres in area and is currently zoned ORI, Office, Research and Light Industrial District. The applicant is proposing to rezone the subject property to the B-2, General Business District to develop the site with a gas station. Gas stations are not an allowable use in the ORI District, but are permitted by special use in the B-2 District. The applicant did a conceptual review of the proposed development before the Development Committee in March, at which time it was determined that the subject property would be best suited for development under the City's B-2 zoning regulations. That determination was based on the use proposed as well as the City's long term development goals of creating a commercial corridor along this area of Roosevelt Road.

The three (3) acre subject property and the 2.3 acre adjacent property at the northeast corner of Roosevelt Road and Washington Street, which is currently developed as a gas station, are both proposed to be rezoned to B-2 with the goal of creating a new commercial node at this prominent intersection. If the proposed rezonings of these two properties are approved, they would currently be the only properties in the surrounding area zoned B-2. The B-2 District has a minimum district size of one (1) acre; therefore each of these properties could be independently rezoned to B-2 exclusive of the other property and still comply with the B-2 District's minimum district size.

The City's Comprehensive Plan designates the subject property as Commercial. The Commercial land use designation is compatible with the proposed B-2 zoning, proposed use of the property (gas station), and with the City's long term development goals of creating a commercial corridor along this area of Roosevelt Road.

The applicant is proposing to develop the subject property as a Speedway gas station. The proposed gas station will consist of a four thousand six hundred (4,600) square foot convenience store, eight (8) automobile fueling islands located under one large canopy south of the building, and two (2) diesel fueling islands located under a smaller canopy north of the convenience store building. The site will have two (2) underground stormwater detention vaults; both located under the pavement leading to and from the diesel fueling canopy. The proposed underground fuel storage tanks are to be located under the drive aisle immediately north of the proposed convenience store building.

The subject property has three (3) access points proposed. A right-in/right-out is proposed at the southwest corner of the site to Roosevelt Road. There is also a full access point centrally located on the property's Washington Street frontage; however this access point will only allow for inbound automobiles because of the design of the traffic flow on-site and the proposed barrier median that will limit northbound Washington Street truck traffic from entering the site. This access point is designed for full access for all types of vehicles exiting the subject property though. A second shared access point is proposed at the northeast corner of site. This access point is designed as an entrance only for the adjacent asphalt plant and an exit only for truck traffic leaving the subject property. The asphalt plant has its own separate exit further east on Washington Street.

The applicant estimates approximately ninety (90) daily trips from all truck traffic, which is a comparable amount of truck traffic associated with the adjacent BP gas station located at 1495 W. Roosevelt Road. The subject property is designed to segregate all truck traffic from the remainder of the site with all trucks entering the site from westbound Roosevelt Road and exiting the site from the shared access point at the northeast corner of the subject property. Directional signage will be placed at the northeast corner of the subject property as well as on the east façade of the diesel fueling canopy indicating no westbound truck traffic is permitted from the northeast access point. In the event that a truck does perform this prohibited maneuver, a by-pass lane is being proposed along the south side of the diesel fueling canopy for the truck to safely exit the site via westbound Roosevelt Road only.

The applicant is proposing to stripe twenty-four (24) parking spaces along the south and east side of the proposed convenience store building. This does not include sixteen (16) additional unstriped spaces available at the automobile fueling pumps. All of the proposed parking complies with the City's minimum requirements for both stall dimensions and quantities required.

The applicant is proposing landscaping around the entire perimeter of the proposed development. The landscaping is a mixture of shade, evergreen and ornamental trees, shrubs and perennials, as required by City Code. The applicant is also proposing landscaping around the perimeter of the north, east, and west sides of the foundation of the building and the monuments sign, as required by City Code. All of the proposed landscaping complies with the City's minimum landscaping requirements.

The entire exterior of the proposed building will be brick. The roof access ladder will be located on the north façade and the rooftop equipment will be visually screened by being recessed into the proposed hip roof. The roofing material will be standard asphalt shingles.

The two (2) proposed fueling canopies will have exposed steel structural support columns. The flat roof canopies will have a sheet metal fascia.

The proposed trash enclosure will be five hundred seventy-six (576) square feet in area (24' x 24') and will be constructed with structural block walls and cedar plank slats on the access gates. The block walls will have a brick covering the exterior that will match what is being proposed on the convenience store building's exterior. The overall height of the enclosure will be approximately six (6) feet tall. The west façade will have double hung access gates.

The applicant is also proposing a one hundred twenty (120) square foot (10' x 12') storage shed located between the convenience store building and the diesel fueling canopy. The shed will be constructed with structural block walls. The block walls will have a brick covering the exterior that will match what is being proposed on the convenience store building's exterior. The shed will have a flat roof. The overall height of the enclosure will be approximately ten (10) feet tall.

All of the proposed architectural features of the proposed development comply with the City's Appearance Code requirements.

The applicant is proposing a total of ten (10) LED pole mounted light fixtures throughout the subject property. The lights are strategically located to provide maximum allowable illumination of the site while minimizing any light spillage off the subject property. The proposed light poles will be twenty-nine (29) feet in height and the light fixture will be affixed parallel to the ground. The applicant is also proposing fifteen (15) total LED wall mounted light fixtures on the building. The lights will be affixed nine (9) feet above grade and parallel to the ground. Both of the fueling canopies will also have LED light fixtures recessed into their ceilings. There will be two (2) light fixtures above each fueling station (32 light fixtures for the automobile fueling canopy and 8 light fixtures for the diesel fueling canopy). These light fixtures will be 16.5 feet above grade and affixed parallel to the ground. All of the proposed exterior lighting outlined in this subsection complies with the City's lighting requirements.

The applicant is proposing a seventy-two (72) square foot monument sign located in the southeast corner of the subject property. The proposed sign will have a six (6') foot tall brick base and a six (6') foot tall sign cabinet (an overall height of 12 feet). The sign cabinet and brick base will both be approximately twelve (12') feet wide. The proposed sign will be internally illuminated with an eighteen (18) square foot LED reader board, which is designed to only display the gas prices.

The applicant is proposing internally illuminated "Speedway" channel lettering signs on the east and west facades of both fueling canopies. Each of these canopy signs will be identical. The lettering will be 2.3 feet tall, 11.2 feet wide (25 total square feet in area), and have a red face.

The applicant is proposing eight (8) internally illuminated directional signs throughout the subject property. These signs are proposed to be five (5) square feet in area. City Code allows a maximum area of three (3) square feet. The applicant is therefore, requesting a variance to increase the maximum allowable area from three (3) square feet to five (5) square feet.

All of the proposed signage for the proposed development complies with the City's Sign Code requirements, with the exception of the directional signs, which is further outlined herein.

The subject property has an existing legal non-conforming billboard on-site that will be removed in its entirety as part of the proposed development of the site.

Final Engineering has not been approved as of the completion of this staff report. However, final engineering will be approved prior to the issuance of a building permit for the site. Also, City staff does not foresee any outstanding issues that would limit or cause dramatic modifications to the site design or layout. If any significant modifications to the site design or layout are implemented then the development will have to go back through the special use approval process for further consideration.

The applicant is requesting three (3) variances as part of their zoning approval; two (2) building setback variances associated with each of the proposed fueling canopies and one (1) signage variance associated with the proposed directional signs. Specifically, the applicant is requesting a reduction in the minimum required front yard building setback from fifty (50') feet to thirty-nine (39') feet for the automobile fueling canopy. The applicant is also requesting a reduction in the minimum required rear yard building setback from twenty-five (25') feet to eleven (11') feet for the diesel fueling canopy. Lastly, the applicant is requesting an increase in the maximum allowable area of a directional sign from three (3) square feet to five (5) square feet.

The applicant is proposing the placement of both fueling canopies within the required building setbacks on the subject property in order to maximize the usable area of the site given its unique triangular shape. City staff supported both of these building setback variance requests because of the fact that both of the fueling canopies are open air structures that do not have the same mass as a typical building with walls.

The applicant is proposing eight (8) directional signs throughout the site. Each directional sign is proposed at five (5) square feet in area. The City's maximum allowable area for a directional sign is three (3) square feet. City staff did not support this requested variance because increasing the area of the directional signs by sixty (60%) percent will not make the signs more effective than designing the signs per Code. The directional signs are proposed to be located in highly visible areas of the site and will be internally illuminated making them very visible to motorists.

At its June 2, 2015 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval the proposed rezoning from the ORI, Office, Research & Light Industrial District to B-2, General Business District, a special use for a gas station, and building setback and signage variances for the Speedway Gas Station located at 1501 W. Roosevelt Road by (6-0) votes. Their recommendations are included as Exhibit "B" of the attached ordinances.

Please note that while City staff recommended denial of the requested variance to increase the area of the proposed directional signage, the Plan Commission unanimously recommended approval of said variance due to the site's proposed layout and the benefit the larger directional signs would serve in aiding motorists to properly navigate the site.

The City received the objection attached letter, dated May 29, 2015, from the adjacent property owner, Dixit Patel, who owns and operates the BP Gas Station at 1491 W. Roosevelt Road. Mr. Patel also spoke against the proposed development at the June 2nd Plan Commission meeting.

ACTIONS PROPOSED:

Consideration of a rezoning from the ORI, Office, Research & Light Industrial District to B-2, General Business District, a special use for a gas station, building setback and signage variances, and an easement abrogation for the Speedway Gas Station located at 1501 W. Roosevelt Road.

COMMITTEE RECOMMENDATION:

City Of West Chicago
Department of Engineering
1400 W Hawthorne Lane
West Chicago, Illinois
May 29, 2015

Dear Gentlemen:

We are writing to voice our concern over the proposed Speedway Gas station development on Rt. 38, in the vicinity of Roosevelt and Washington, in West Chicago. This station would have a multi-faceted negative impact on the community in each of the following areas:

1. There are already problems of heavy truck traffic causing congestion at this intersection due to the existing BP gas station and the existing Asphalt plant. The proposed Speedway, with its aggressive solicitation of commercial truck accounts will only increase this congestion. Township supervisors need to consider the overall site safety, including tractor-trailer turning movements to and from the gas station;
2. There are already several gas stations in the area, and the addition of this corporate-operated mega-fueling center would only serve to drive the smaller operators out of business and create vacant, non-tax revenue producing commercial properties, in the form of closed-down gas stations. This has occurred throughout this market place, and there are many examples that can be provided to illustrate this consideration; The BP station is well operated by an individual family. Allowing a mega fuel station operated by corporate entity (Speedway- owned by Marathon) will destroy this family business and the village of West Chicago will not gain any additional revenue.
3. In addition to the proposed Speedway station, another mega station, Thornton, has already been approved for construction on the intersection of Rt. 59 and Roosevelt Road. This station on its own will hurt all existing stations in the area. There certainly is no need to add a second corporate operated station.
4. There are many environmental concerns, such as the parking lot effluent into the surrounding agricultural land, as well as the ever-present threat of ground-water contamination, diesel soot, and light/noise proliferation.

It is our hope that the city supervisors can identify "family friendly" businesses that would not require any special land use permits to be built or operate. There are many types of enterprises that could profitably operate at this location, which would bring additional revenue into the city, without undermining the long-term economic viability of the existing stations, the protection of the surrounding environment, and the safety of the citizens who traverse this area.

We strongly urge you to oppose the construction of this facility, for the sake of our existing businesses, our citizens, and our environment.

Respectfully,

Dixit Patel
West Chicago Businessman

ORDINANCE NO. 15-O-0024

AN ORDINANCE REZONING LAND FROM THE ORI, OFFICE, RESEARCH AND LIGHT INDUSTRIAL DISTRICT TO THE B-2, GENERAL BUSINESS DISTRICT FOR A CERTAIN PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROOSEVELT ROAD AND WASHINGTON STREET – 1501 W. ROOSEVELT ROAD

WHEREAS, on or about April 3, 2015, Speedway L.L.C. (the “PETITIONER”) filed an application for rezoning the property legally described on Exhibit “A”, attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, Notice of Public Hearing on the proposed rezoning of the SUBJECT REALTY was published in the Daily Herald on or about May 18, 2015, all as required by the ordinances of the CITY and the statutes of the State of Illinois; and,

WHEREAS, all other notices required by law have been given; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago commencing on Tuesday, June 2, 2015, pursuant to said Notice; and,

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of Appeals, which contains specific findings of fact, pursuant to Recommendation No. 15-RC-0009, a copy of which is attached hereto as Exhibit “B” which is, by this reference, made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. That the SUBJECT REALTY legally described on Exhibit “A” is hereby rezoned from the ORI, Office, Research and Light Industrial District to the B-2, General Business District zoning classification.

Section 2. That the recommendation and findings of fact of the Plan Commission/Zoning Board of Appeals previously incorporated herein as Exhibit “B” be and the same are hereby adopted as the findings of fact of the City Council.

Section 3. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 4. 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 this ____ day of _____ 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman D. Earley	_____	Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Birch	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

SUBJECT PROPERTY LEGAL DESCRIPTION

PARCEL 1: LOT 5 IN RONALD J. KUHN SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7 AND PART OF THE SOUTHWEST QUARTER OF SECTION 8 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 2005 AS DOCUMENT R2005-057710, IN THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS. P.I.N.: 04-08-101-023.

PARCEL 2: PART THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND BEING PART OF VACATED GENEVA ROAD, AS VACATED BY VACATION ORDINANCE NO. 2450, RECORDED JULY 25, 1991 AS DOCUMENT R91-093909, LYING NORTHWESTERLY OF AND ADJOINING THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET, AS DEDICATED PER DOCUMENT R71-10573, LYING SOUTHEASTERLY OF THE LANDS DESCRIBED AS PARCEL 2 IN TRUSTEES DEED, RECORDED AS DOCUMENT R2005-151984 AND LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE, OF LOT 5 IN RONALD J. KUHN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R2005-057710, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY MOST CORNER OF LOT 2 IN HARRY W. KUHN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT R82-51133; THENCE SOUTH 39 DEGREES 30 MINUTES 27 SECONDS EAST, ALONG THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOT 5, 35.96 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 5 AND THE CENTERLINE OF SAID VACATED GENEVA ROAD, AS ORIGINALLY DEDICATED PER SAID SUBDIVISION, SAID CENTERLINE BEING THE SOUTHEASTERLY LINE OF SAID PARCEL 2; THENCE NORTH 73 DEGREES 54 MINUTES 55 SECONDS EAST, ALONG SAID CENTERLINE 70.60 FEET TO THE SAID NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE SOUTH 29 DEGREES 18 MINUTES 15 SECONDS WEST, ALONG SAID EXTENSION, 69.48 FEET TO EASTERLY MOST CORNER OF SAID LOT 5; THENCE NORTH 39 DEGREES 30 MINUTES 27 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, 53.18 FEET TO SAID POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS. P.I.N.: 04-08-101-024.

EXHIBIT “B”

RECOMMENDATION NO. 15-RC-0009

TO: The Honorable Mayor and City Council

SUBJECT: PC 15-05
Rezoning from ORI to B-2
1501 W. Roosevelt Road

DATE: June 2, 2015

DECISION: A motion to approve the proposed rezoning passed (6-0).

RECOMMENDATION

After review of the proposed rezoning, the Plan Commission/Zoning Board of Appeals recommends approval. The recommendation is based on the following findings of fact:

1. The existing uses and zoning of the property in question.

The subject property is currently zoned ORI, Office, Research and Light Industrial district and is currently undeveloped. The proposed gas station use is not an allowable use in the ORI zoning district. However, the proposed gas station use is an allowable special use in the B-2 zoning district.

2. The existing uses and zoning of other lots in the vicinity.

See the “Adjacent Property Zoning & Land Use Information.” The immediate area is centered on a prominent intersection (Roosevelt Road and Washington Street/Fabyan Parkway), which is also a southwest gateway into the City. The intersection is currently a dividing line between Manufacturing zoning with industrial based uses to the north and ORI zoning with undeveloped land to the south.

3. Suitability of the property in question for uses already permitted under the existing regulations.

Many of the uses allowed within the current ORI zoning district are not as harmonious as the uses allowed in the B-2 zoning district with respect to the City’s long term development goals of creating a commercial corridor along this area of Roosevelt Road. The proposed gas station use and proposed B-2 zoning are more compatible with the City’s long term development goals for this area.

4. Suitability of the property in question for the proposed use.

The proposed gas station use is compatible with the subject property and the City’s long term development goals for this area.

5. The trend of development in the vicinity of the property in question, including any recent zoning activity.

There has been no recent development in the vicinity of the subject property. However, the adjacent property to the east is currently pursuing zoning approval to rezone the existing gas station use to the B-2 zoning district.

6. The effect the proposed rezoning would have on implementation of the Comprehensive Plan.

The City's Comprehensive Plan designates the subject property as Commercial. The Commercial land use designation is compatible with the proposed B-2 zoning, proposed use of the property (gas station), and with the City's long term development goals of creating a commercial corridor along this area of Roosevelt Road.

7. Impact on surrounding properties.

The proposed rezoning should not negatively impact the surrounding properties because a majority of the area is undeveloped or is developed with non-residential compatible uses.

8. Impact on health, safety, or welfare of the community.

The proposed rezoning should not have an adverse impact on the health, safety, or welfare of the community because a majority of the area is undeveloped or is developed with non-residential compatible uses.

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
E. Van-der-Mey			M. Schafer
C. Dettmann			
B. Laimins			
R. Mireault			
S. Hale			
D. Faught			

ORDINANCE NO. 15-O-0025

AN ORDINANCE APPROVING A SPECIAL USE FOR A GAS STATION AND CERTAIN VARIANCES FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROOSEVELT ROAD AND WASHINGTON STREET – 1501 W. ROOSEVELT ROAD

WHEREAS, on or about April 3, 2015, Speedway L.L.C. (the “PETITIONER”) filed a special use application for a gas station and a variance application for certain building setback and sign variances for a the property legally described on Exhibit “A”, attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, Notice of Public Hearing on the proposed rezoning of the SUBJECT REALTY was published in the Daily Herald on or about May 18, 2015, all as required by the ordinances of the CITY and the statutes of the State of Illinois; and,

WHEREAS, all other notices required by law have been given; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago commencing on Tuesday, June 2, 2015, pursuant to said Notice; and,

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of Appeals, which contains specific findings of fact, pursuant to Recommendation No. 15-RC-0010, a copy of which is attached hereto as Exhibit “B” which is, by this reference, made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. A special use for a gas station in conformance with Sections 5.5 and 10.3-4(G) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. All outdoor display and sales of merchandise on the SUBJECT REALTY shall comply with the regulations established in Section 6.27 (E) of the Zoning Code.
2. All temporary signage, as defined in Section 4.1 of the Zoning Code, utilized on the SUBJECT REALTY shall comply with the temporary sign regulations established in Section 12.10 of the City’s Zoning Code.
3. The SUBJECT REALTY shall be developed in conformance with the Plot Plan (Drawing No. 100321-CS1_V1) and Plot Plan Notes (Drawing No. 100321-CS2_V1) prepared by Speedway Engineering and Construction Department and EN Engineering consisting of one (1) sheet each, dated April 3, 2015 with a last revision date of May 4, 2015, attached hereto and incorporated herein as Exhibit “C”.
4. The SUBJECT REALTY shall be developed in conformance with the Landscape Plan (Drawing No. 100321-LP1_V1) and Landscape Plan Notes (Drawing No. 100321-LP2_V1) prepared by Speedway Engineering and Construction Department, EN Engineering, and Ives/Ryan Group, Inc. consisting of one (1) sheet each, dated April 2, 2015, attached hereto and incorporated herein as Exhibit “C”.
5. The SUBJECT REALTY shall be developed in conformance with the Exterior Building Elevations Plans (Drawing Nos. 100321-A-4.1 and 100321-A-4.2) prepared by Speedway Engineering and Construction

Department consisting of two (2) sheets, dated March 3, 2015, attached hereto and incorporated herein as Exhibit "C".

6. The SUBJECT REALTY shall be developed in conformance with the Signage Plan (Drawing No. 100321-SS1_V1) and Signage Details (Drawing Nos. 100321-SS2_V1& 100321-SS3_V1) prepared by Speedway Engineering and Construction Department and EN Engineering consisting of three (3) total sheets, dated April 3, 2015, with a final revision date of May 4, 2015, attached hereto and incorporated herein as Exhibit "C".
7. The SUBJECT REALTY shall be developed in conformance with the Center Mount Sign Details Plan (Drawing No. STD-AG-S072B) prepared by Speedway Engineering and Construction Department consisting of one (1) sheet, attached hereto and incorporated herein as Exhibit "C".
8. The SUBJECT REALTY shall be developed in conformance with the Quick Brik Small Storage Shed Plan (Drawing No. STD-SS-1B3.2-CFL) prepared by Speedway Engineering and Construction Department, dated May 4, 2015, attached hereto and incorporated herein as Exhibit "C".
9. The SUBJECT REALTY shall be developed in conformance with the Quik Brick Dumpster Enclosure Plan (Drawing No. STD-SS-2E) prepared by Speedway Engineering and Construction Department, dated May 4, 2015, attached hereto and incorporated herein as Exhibit "C".

Section 2. This Ordinance shall also constitute the approval of the following variances for the SUBJECT REALTY:

1. A variance from Section 10.3-2(C)(1) of the Zoning Code to reduce the minimum required front yard (Roosevelt Road) building setback from fifty (50') feet to thirty-nine (39') feet for the automobile fueling canopy, as depicted on the Plot Plan attached hereto as Exhibit "C".
2. A variance from Section 10.3-2(C)(4) of the Zoning Code to reduce the minimum required rear (west property line) yard building setback from twenty-five (25') feet to eleven (11') feet for the diesel fueling canopy, as depicted on the Plot Plan attached hereto as Exhibit "C".
3. A variance from Section 12.3(B) of the Zoning Code to increase the area from three (3) square feet to five (5) square feet for the eight (8) directional signs, as located on the Signage Plan attached hereto as Exhibit "C" and detailed on the Signage Details attached hereto as Exhibit "C".

Section 3. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 4. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman D. Earley	_____	Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Birch	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

SUBJECT PROPERTY LEGAL DESCRIPTION

PARCEL 1: LOT 5 IN RONALD J. KUHN SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7 AND PART OF THE SOUTHWEST QUARTER OF SECTION 8 AND PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 2005 AS DOCUMENT R2005-057710, IN THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS. P.I.N.: 04-08-101-023.

PARCEL 2: PART THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND BEING PART OF VACATED GENEVA ROAD, AS VACATED BY VACATION ORDINANCE NO. 2450, RECORDED JULY 25, 1991 AS DOCUMENT R91-093909, LYING NORTHWESTERLY OF AND ADJOINING THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET, AS DEDICATED PER DOCUMENT R71-10573, LYING SOUTHEASTERLY OF THE LANDS DESCRIBED AS PARCEL 2 IN TRUSTEES DEED, RECORDED AS DOCUMENT R2005-151984 AND LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE, OF LOT 5 IN RONALD J. KUHN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R2005-057710, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY MOST CORNER OF LOT 2 IN HARRY W. KUHN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT R82-51133; THENCE SOUTH 39 DEGREES 30 MINUTES 27 SECONDS EAST, ALONG THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF SAID LOT 5, 35.96 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT 5 AND THE CENTERLINE OF SAID VACATED GENEVA ROAD, AS ORIGINALLY DEDICATED PER SAID SUBDIVISION, SAID CENTERLINE BEING THE SOUTHEASTERLY LINE OF SAID PARCEL 2; THENCE NORTH 73 DEGREES 54 MINUTES 55 SECONDS EAST, ALONG SAID CENTERLINE 70.60 FEET TO THE SAID NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE SOUTH 29 DEGREES 18 MINUTES 15 SECONDS WEST, ALONG SAID EXTENSION, 69.48 FEET TO EASTERLY MOST CORNER OF SAID LOT 5; THENCE NORTH 39 DEGREES 30 MINUTES 27 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, 53.18 FEET TO SAID POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS. P.I.N.: 04-08-101-024.

EXHIBIT "B"

RECOMMENDATION NO. 15-RC-0010

TO: The Honorable Mayor and City Council

SUBJECT: PC 15-05
Special use for a gas station and variances at 1501 W. Roosevelt Road
Speedway

DATE: June 2, 2015

DECISION: The motions to approve the special use for a gas station and building setback and directional signage variances each unanimously passed (6-0).

RECOMMENDATION

After review of the requested special use for a gas station, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the special use based on the following findings of fact:

- (1) Is necessary for the public convenience at that location or, the case of existing non-conforming uses, a special use permit will make the use more compatible with its surroundings:

(This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is needed there).

The proposed gas station is a use that is best suited to be located within a commercial corridor that is along a major arterial road that has a high traffic volume. Both Roosevelt Road and, to a lesser degree, Washington Street/Fabyan Parkway fit those criteria. The subject property is located in an area that transitions from existing industrial uses to the north to undeveloped land to the south. The site has been designed in a way to mitigate any potential adverse impacts, such as traffic flow and site access.

- (2) Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

The proposed gas station use is being designed in such a way that will direct any semi-truck traffic to the western portion of the site and limit access to the subject property where appropriate.

- (3) Will not cause substantial injury to the value of other property in the neighborhood in which it is located:

The proposed gas station use is being designed in such a way that should not cause substantial injury to the value of other property in the neighborhood in which it is located.

- (4) The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:

The proposed gas station (automobile service station) is listed as a special use per Section 10.3-4 (G) of the Zoning Code.

After review of the requested building setback and directional signage variances, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the variances based on the following findings of fact:

1. The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or loss of revenue, if the strict letter of the regulations were carried out:

The subject property does have a somewhat unique triangular shape that is not overly conducive development. However, the site is approximately three (3) acres in area, which based on this large area, somewhat mitigates the hardship created by the shape of the lot.

2. The condition upon which the requested variances are based would not be applicable, generally, to other property within the same zoning classification:

The requested building setback and signage variances would be applicable to other property in the same zoning classification. However, the building setback variances are unique in that they are associated with open air canopies that do not have walls and therefore, do not have the same mass as a typical building.

3. The alleged difficulty or hardship has not been created by any person presently having an interest in the property:

The applicant is responsible for the placement of the proposed fueling canopies on the subject property, with direction and consent from City staff.

The applicant is solely responsible for the oversized design of the directional signs.

4. The granting of the variances will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:

The granting of the proposed building and setback variances should not be a detriment to the public welfare or surrounding neighborhood because the proposed fueling canopies are open air structures that do not have the same mass as a typical building with walls.

The granting of the proposed variance to increase the area of the proposed directional signs should not be a detriment to the public welfare or surrounding neighborhood because the signs are relatively insignificant features on a site of this size.

5. The proposed variances will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood:

The proposed building setback and signage variances should not result in the negative effects listed above.

6. The proposed variances comply with the spirit and intent of the restrictions imposed by this Code:

The proposed building setback variances comply with the intent of the Code to establish a minimum setback for structures; however the fueling canopies are open air structures that do not have the same mass as a typical building with walls.

The proposed directional signage variance complies with the intent of the Code by allowing slightly larger signs for a site where vehicle maneuvering is limited.

Respectfully submitted,

Barbara Laimins
Chairman

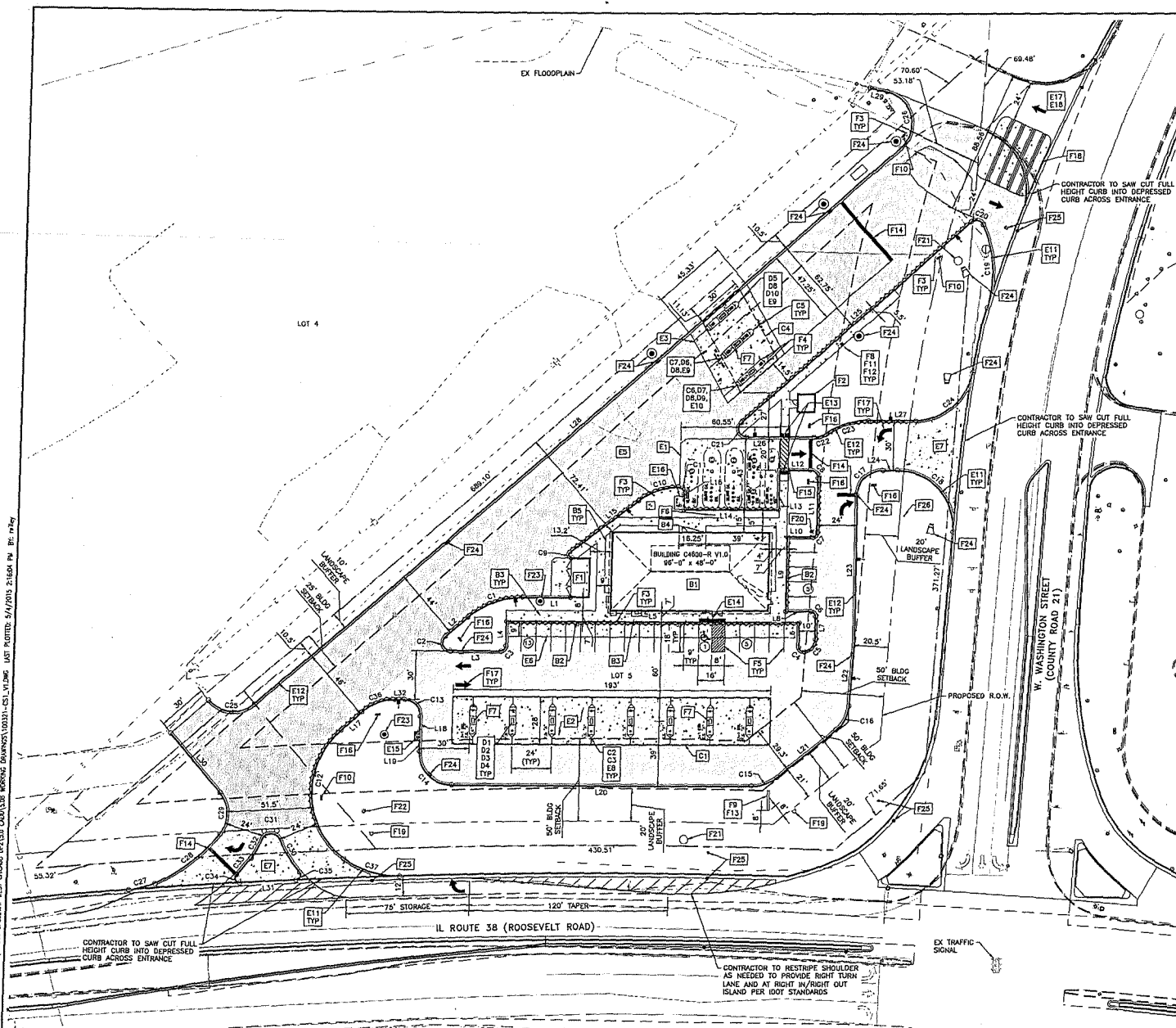
VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
E. Van-der-Mey			M. Schafer
D. Faught			
B. Laimins			
C. Dettmann			
R. Mireault			
S. Hale			

EXHIBIT “C”

(insert site development plans here)

FILE NAME: I:\PROJECTS\137000 STEVEN WAY DRIVE OFFICE CADD\13700 WORKING DRAWINGS\100321-CS1_V1.DWG LOT PLotted: 5/4/2015 2:14:04 PM BY: r747



- ### LEGEND
- HIGH STRENGTH ASPHALT SURFACE (SEE SHEET 100321-DT1_V1)
 - NORMAL STRENGTH ASPHALT SURFACE (SEE SHEET 100321-DT1_V1)
 - CONCRETE SURFACE (SEE SHEET 100321-DT1_V1)
 - CURB AND GUTTER
 - REVERSE PITCH CURB AND GUTTER
 - ADA DETECTABLE WARNING SURFACE
 - LIGHT POLE
 - KEY NOTE NUMBER (SEE SHEET 100321-C02_V1 FOR KEY NOTE DESCRIPTIONS)
 - SEE SHEET 100321-CS2_V1 FOR LINE (L) AND CURVE (C) DATA TABLES

- ### PLAN NOTES
- ALL PAVEMENT DIMENSIONS SHOWN ARE FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - FOR CALL OUTS AND PLOT PLAN NOTES REFER TO SHEET 100321-CS2_V1.
 - PROVIDED PARKING: (1) ADA PARKING SPACE (16'x18') AND (2) STANDARD PARKING SPACES (9'x18' TYP).
 - PROPOSED IDOT IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY AND NOTIFY OWNER/ENGINEER OF ANY DISCREPANCIES.
 - ANY DAMAGE TO THE PAVEMENT, CURB, PARKWAY, UTILITIES OR OTHER ITEMS LOCATED WITHIN THE RIGHT-OF-WAY OCCURRING AS A RESULT OF ANY CONSTRUCTION ACTIVITY RELATED TO THIS SITE INCLUDING BUT NOT LIMITED TO LOADING AND UNLOADING OF EQUIPMENT AND MATERIALS SHALL BE REPLACED IN KIND. ANY BITUMINOUS PAVEMENT THAT IS DAMAGED OR MARKED WITH CLEAT MARKS MUST BE MILLED AND RESURFACED WITH A SINGLE RECTANGULAR PATCH ENCOMPASSING THE ENTIRE AREA THAT IS DAMAGED FOR A MINIMUM DEPTH OF TWO (2) INCHES.

Engineering
28100 TORCH PARKWAY
WHEELING, IL 60055
TEL: 815-353-7777
FAX: 815-353-7777
WWW.ENGINEERING.COM

Speedway
Project by:
Engineering and Construction Dept.
ENR: 0142023

NO.	REVISION	DATE	BY	CHKD	APP'D
1	ISSUED FOR PERMITS	5/4/2015	r747		
2	FOR CONSTRUCTION	5/4/2015	r747		

PLOT PLAN
NEW BUILD
1301 W. ROOSEVELT ROAD
DUPAGE COUNTY
CITY OF WEST CHICAGO, IL

SHEET OR 100321	100321
VERSION OR PROJECT 75697	75697
DATE 5/4/2015	5/4/2015
DESIGN TEAM	DATE
ARCH. R. KELLY	5/4/2015
PLANN. R. MANDEL	5/4/2015
ENR. C. DA	5/4/2015
ENR. NO.	100321-CS1_V1

NOT FOR CONSTRUCTION

KEY NOTES

A. GENERAL NOTES

- ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- RESTORE TO ORIGINAL OR BETTER CONDITION ALL AREAS DISTURBED BY CONSTRUCTION. UPON COMPLETION, POWER WASH ALL PAVING TO OWNER'S SATISFACTION.
- SHOW ALL MODIFIED PIPING, CONDUIT RUNS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON "AS-BUILT" PRINT AND TURN OVER TO OWNER'S REPRESENTATIVE UPON COMPLETION.
- TURNOVER MANUAL:
ON THE DAY OF THE "TURNOVER" THE CONTRACTOR WILL PROVIDE (THREE) COPIES OF THE COMPLETION MANUALS.
- OWNER SHALL PROVIDE AND THE CONTRACTOR SHALL IMMEDIATELY INSTALL AND MAINTAIN THROUGHOUT CONSTRUCTION (2) TEMPORARY BANNER SIGNS ANNOUNCING SPEEDWAY COMING SOON. THE SIGN SHALL DIRECT CUSTOMERS TO NEAREST SPEEDWAY(S) IF APPLICABLE. CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO COORDINATE WITH SPEEDWAY'S VENDOR TO ERECT THE (2) SIGNS(S) AS EARLY IN THE CONSTRUCTION PROCESS AS POSSIBLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF THE ENTIRE SITE. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY CONTRACTOR.

B. BUILDING DETAILS

- CONSTRUCT C-STORY BUILDING #100321-R QUIK-BRICK PER DRAWINGS LISTED. HVAC SYSTEM SHALL BE ELECTRIC AND BE ROOF MOUNTED. THE FOLLOWING OPTIONS SHALL BE INSTALLED: ALLUOROOND SCREENING PANELS ON ROOFTOP HANDRAIL.
- PAINT THE ENTIRE VERTICAL FACE OF THE SIDEWALK HIGHWAY YELLOW (#60014) INCLUDING 4" ON TOP OF SIDEWALK EXCEPT WHERE GRADES ARE FLUSH AT HANDICAP RAMPS OR ADJACENT TO NON-PAVED SURFACES.
- CONSTRUCT BUILDING SIDEWALK AS SHOWN ON PLOT PLAN AND PER DRAWING STD-CP-1.
- INSTALL C-STORY ACCESS LADDER PER DRAWING STD-SF-LAD.
- PLACE 4" LANDSCAPED AREA BETWEEN THE BUILDING SIDEWALK AND THE BUILDING. SEE LANDSCAPE PLANS FOR MORE INFORMATION W/ EXCEPTION TO THE FRONT.

C. CANOPY DETAILS

- COORDINATE WITH VENDOR TO INSTALL NEW AUTO CANOPY PER MCCEE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTERS AND INSTALLING VENDOR SUPPLIED ANCHOR BOLTS.
- USE AUTO CANOPY COLUMN FOUNDATIONS SIZE (18) 4" X 4" X 7" FOR BIDDING PURPOSES IF COMMERCIAL FUELING LANE CANOPY DRAWINGS ARE NOT AVAILABLE IN TIME FOR BIDDING. COMMERCIAL FUELING LANE CANOPY DRAWINGS WILL BE AVAILABLE FOR CONSTRUCTION.
- CONSTRUCT 4" QUIK-BRICK SQUARE AROUND CANOPY COLUMNS PER DETAIL ON DRAWING STD-SB-1A. FINISH MATCH BUILDING.
- COORDINATE WITH VENDOR TO INSTALL NEW COMMERCIAL FUELING LANE CANOPY PER MCCEE DRAWINGS.
- USE COMMERCIAL FUELING LANE CANOPY COLUMN FOUNDATIONS SIZE (6) 4" X 4" X 7" FOR BIDDING PURPOSES IF COMMERCIAL FUELING LANE CANOPY DRAWINGS ARE NOT AVAILABLE IN TIME FOR BIDDING. COMMERCIAL FUELING LANE CANOPY DRAWINGS WILL BE AVAILABLE FOR CONSTRUCTION.
- INSTALL NEW HEAT TRAC CABLE THERMOSTAT CONTROLLER ON THE TRUCK CANOPY COLUMN OR UNDER THE BUILDING SOFFIT OUT OF DIRECT SUNLIGHT. (1) 3/4" CONDUIT TO BE INSTALLED FROM NEW THERMOSTAT TO BUILDING WIRE WAY.
- INSTALL (2) 3/4" CONDUIT WITH PULLSTRING TO TRUCK CANOPY, STUBBED ABOVE SECOND IN CENTER OF CANOPY, FOR FUTURE INSTALL OF SMART IRD READER.

D. DISPENSER DETAILS

- THE CONTRACTOR IS RESPONSIBLE FOR PURGING OF THE FUELING SYSTEM NECESSARY AT START-UP AND DISPENSER CALIBRATION. THE OWNER SHALL PAY FOR (1) THIRD-PARTY LINE TEST FOR EACH PRODUCT LINE AFTER PURGING IS COMPLETE. COST OF ANY ADDITIONAL DISPENSER CALIBRATIONS AND/OR LINE TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PURGE SYSTEM PER DISPENSER MANUFACTURER'S INSTRUCTIONS AND OWNER'S SPECIFICATIONS. ALL TESTING TO BE COORDINATED WITH SPEEDWAY COMPLIANCE DEPARTMENT. AFTER PURGING IS COMPLETE, CONTRACTOR SHALL REMOVE AND DISCARD SPILLERS AND FILTERS AND INSTALL NEW FILTERS (MODEL NOTED BELOW) FURNISHED BY OWNER. INSTALLATION DATES SHALL BE CLEARLY MARKED ON FILTER BY CONTRACTOR. FILTER MODELS ARE (A) AUTO: PETROLINE 40510A (B) AUTO-ISO: AND K-1: PETROLINE 40510C (C) EBS: CMTKEX 70991 (D) HIGHFLOW DSL: PETROLINE 51110M. SPEEDWAY'S MAINTENANCE DEPARTMENT SHALL INSTALL DISPENSER FACE LABELS.
- THE CONTRACTOR SHALL COMPLETE THE GILBARCO PROVIDED FORM "A" PRIOR TO START-UP. THE 0.1 TEST MUST BE COMPLETED VIA THE AIC PRIOR TO OPENING FUEL SALES. FORMS "B" AND "C" SHALL BE COMPLETED BY GILBARCO'S AUTHORIZED SERVICE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH SPEEDWAY'S PREFERRED AUTHORIZED SERVICE CONTRACTOR (ASC) FOR TRIPS AS FOLLOWS:

TRIP	GILBARCO ASC RESPONSIBILITIES	FINANCIAL RESPONSIBILITY
1.	PREP DISPENSERS FOR CONTRACTOR TO PURGE	GILBARCO
2.	REVIEW CONTRACTOR'S PURGE WORK	GILBARCO
3.	REVIEW CONTRACTOR'S COMPLETED GILBARCO FORM "A"	
4.	COMPLETE FORM "B" AND FORM "C" (PRE POS INTEGRATION)	
5.	COMPLETE FORM "B" AND FORM "C" (POST POS INTEGRATION)	GILBARCO
6.	OPENING DAY SUPPORT (SPEEDWAY REQUIREMENT)	CONTRACTOR

- INSTALL (5) NEW GILBARCO 3 PRODUCT (3+0) HIGH HOSE DISPENSER WITH CARD READER AND VAC. ASSIST. INSTALL (10) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR GASOLINE DISPENSERS. PRODUCT PIPING LINE-UP AND FRONT SIDE (F.S.A.) OF DISPENSERS SHALL BE AS SHOWN.
- INSTALL (3) NEW GILBARCO 4 PRODUCT (3+1) HIGH HOSE DISPENSER WITH CARD READER AND VAC. ASSIST. INSTALL (5) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR GASOLINE DISPENSERS. (2) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR E-BUS DISPENSERS. PRODUCT PIPING LINE-UP AND FRONT SIDE (F.S.A.) OF DISPENSERS SHALL BE AS SHOWN.
- INSTALL (1) NEW GILBARCO SINGLE PRODUCT "MASTER" DIESEL DISPENSER WITH CARD READER. INSTALL (1) HOSE, NOZZLE, SWIVEL AND BREAKAWAY FOR DIESEL PRODUCT. FRONT SIDE "A" (F.S.A.) OF DISPENSER SHALL BE PER STANDARD DRAWING STD-TF-3.
- INSTALL (1) NEW GILBARCO SINGLE PRODUCT "MASTER/SATELLITE" DIESEL DISPENSERS WITH CARD READER. INSTALL (1) HOSE, NOZZLE, SWIVEL AND BREAKAWAY FOR DIESEL PRODUCT. FRONT SIDE "A" (F.S.A.) OF DISPENSER SHALL BE PER STANDARD DRAWING STD-TF-3.
- INSTALL (1) NEW GILBARCO SINGLE PRODUCT "SATELLITE" DIESEL DISPENSER. INSTALL (1) HOSE, NOZZLE, SWIVEL AND BREAKAWAY FOR DIESEL PRODUCT. FRONT SIDE "A" (F.S.A.) OF DISPENSER SHALL BE PER STANDARD DRAWING STD-TF-3.
- INSTALL NEW (1) 1" AND (2) 3/4" CONDUITS FROM WIRE WAY IN BUILDING TO EACH DISPENSER. (1) 1" CONDUIT TO BE USED FOR POWER/DATA. (1) 3/4" CONDUIT TO BE USED FOR DISPENSER PUMP SENSOR. OTHER 1/4" CONDUIT TO BE USED FOR INTERCOM AND APPLAUSE MEDIA SYSTEM. PULL NEW WIRE AND WIRE DISPENSER PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL (1) 3/4" CONDUIT FROM WIRE WAY IN BUILDING TO SATELLITE DISPENSER FOR DISPENSER PUMP SENSOR. PULL NEW WIRE AND WIRE PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL (1) 3/4" JUMPER CONDUIT FROM EACH MASTER DISPENSER TO THE LIKE NUMBERED SATELLITE DISPENSER. INSTALL CONDUIT AND INTERFERENCE COUPLER. PULL NEW WIRE AND WIRE DISPENSER PER MANUFACTURER'S SPECIFICATIONS.

E. PAVING DETAILS

- CONSTRUCT NEW HIGH STRENGTH CONCRETE TANK SLAB PER DRAWINGS STD-PQ-4.1 AND STD-CP-1.
- CONSTRUCT NEW CONCRETE CAR CANOPY ISLAND SLAB PER DRAWINGS STD-SB-2 AND STD-CP-1.
- CONSTRUCT NEW HIGH STRENGTH CONCRETE TRUCK CANOPY SLAB PER STD-SB-2 AND STD-CP-1.
- INSTALL NORMAL STRENGTH ASPHALT PAVEMENT WITH AN AGGREGATE BASE PER PAVEMENT SECTION STD-CP-1 AND USE THE RECOMMENDATIONS OF GEOTECHNICAL CONSULTANT FOR ALL OTHER SUBSURFACE CONDITIONS ON THIS SITE. NOTIFY THE OWNER'S REPRESENTATIVE IF THERE ARE ANY CONFLICTS.
- INSTALL HIGH STRENGTH ASPHALT PAVEMENT WITH AN AGGREGATE BASE PER PAVEMENT SECTION C1 - STD-CP-1 AND USE THE RECOMMENDATIONS OF GEOTECHNICAL CONSULTANT FOR ALL OTHER SUBSURFACE CONDITIONS ON THIS SITE. NOTIFY THE OWNER'S REPRESENTATIVE IF THERE ARE ANY CONFLICTS.
- CONSTRUCT A 9' WIDE NORMAL STRENGTH CONCRETE SLAB ON BUILDING FRONT PARKING AREAS AS SHOWN ON PLOT PLAN.
- CONSTRUCT (3) CONCRETE APPROACH(ES) USE HIGH STRENGTH CONCRETE PER STATE AND/OR LOCAL SPECIFICATIONS. IF APPLICABLE, REMOVE CURB THROUGH APPROACH WIDTH AND REPLACE WITH 1-1/2" HIGH DEPRESSION CURB PER APPLICABLE SPECIFICATIONS.
- INSTALL (6) NEW CONCRETE DISPENSER ISLANDS WITH 4' X 5' X 13" ISLAND FORM FOR AUTO DISPENSERS.
- INSTALL (2) NEW CONCRETE DISPENSER ISLANDS WITH 4' X 7' X 13" ISLAND FORM FOR MASTER OR MASTER/SATELLITE DIESEL DISPENSERS. ENTIRE WIDTH OF THE DEF AND DIESEL CABINETS TO BE CENTERED ON THE ISLAND PER STD-TF DETAILS.
- INSTALL (1) NEW CONCRETE DISPENSER ISLAND WITH 4' X 5' X 13" ISLAND FORM FOR SATELLITE DIESEL DISPENSER.
- CONSTRUCT CONCRETE CURB AND GUTTER IN RIGHT-OF-WAY PER STATE AND/OR LOCAL SPECIFICATIONS. MACHINE FORMED CURB AND GUTTER MAY BE USED IF ALLOWED BY STATE AND/OR LOCAL SPECIFICATIONS.
- CONSTRUCT MACHINE FORMED OR CAST IN PLACE CONCRETE CURB AND GUTTER INSIDE PROPERTY LINES PER DRAWING C1 - STD-CP-1.
- CONSTRUCT RAMP WITH DETECTABLE WARNING SURFACE IN CONCRETE WALK PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- INSTALL 2'-0" WIDE DETECTABLE WARNING SURFACE ALIGNED ON ACCESSIBLE AISLE PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- INSTALL CONCRETE SLAB FOR AIR MACHINE PER DRAWING C3 - STD-OS-1. INSTALL (1) 3/4" CONDUIT AND WIRE PER MANUFACTURER'S RECOMMENDATIONS. VERIFY INSTALLATION DETAILS WITH VENDOR.
- CONSTRUCT NEW DEF REMOTE FILL PAD AND (2) 6" BOLLARDS PER STD-DEF-5.
- AFTER MILLING ALL EXISTING ASPHALT PAVEMENT NOT AFFECTED BY NEW CONSTRUCTION OR NEW GRADING DESIGN, APPLY TACK COAT AND OVERLAY WITH A 1-1/2" THICK ASPHALT WEARING SURFACE PER DRAWING C1 - STD-CP-1. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER SURFACE DRAINAGE. NO PONDING OF WATER ON THE FINAL SURFACE WILL BE ALLOWED.
- DO AS ALTERNATE A. PROVIDE A PRICE TO SUBSTITUTE CONCRETE PAVEMENT FOR ASPHALT PAVEMENT AND PROTECT FOR COLD WEATHER INSTALLATION.

F. YARD AREA DETAILS

- CONSTRUCT DUMPSTER ENCLOSURE AND COLLECTION PAD PER DRAWING STD-SS-2C QUIK-BRICK. GATE SHALL BE CHAIN LINK W/ BROWN VINYL SLATS. ENCLOSURE SHALL BE CHAIN LINK.
- CONSTRUCT AIR COMPRESSOR SHED PER STD-SS-1B2.
- SUPPLY AND INSTALL (14) 6" BOLLARDS PER DETAIL ON DRAWING STD-OS-1 AND STD-SS SERIES DRAWING. BOLLARD SHALL BE PAINTED RED PER OWNER'S SPECIFICATIONS.
- SUPPLY AND INSTALL (12) 8" BOLLARDS PER DETAIL ON DRAWING STD-OS-1. BOLLARD SHALL BE PAINTED RED PER OWNER'S SPECIFICATIONS.
- PAINT INDICATED ACCESSIBLE PARKING STALLS AND INSTALL SIGNAGE PER APPLICABLE CODES. PAINT ALL OTHER PARKING STALLS YELLOW.
- INSTALL 3" PVC PIPE TO HOLD TANK STICK PER OWNER'S REPRESENTATIVE.
- PROVIDE AND INSTALL CODE APPROVED FIRE EXTINGUISHER(S) (1 MINIMUM) WITH PLASTIC BOX HOLDER IN APPROVED LOCATIONS AS REQUIRED BY LOCAL FIRE OFFICIALS. FIRE EXTINGUISHERS SHALL BE LOCATED SUCH THAT AN EXTINGUISHER IS NOT MORE THAN 75 FEET FROM PUMPS, DISPENSERS, OR STORAGE TANK. FILL OPENING FIRE EXTINGUISHER MINIMUM RATING SHALL BE 2-A20-B-C.
- CONSTRUCT (QTY) 24" DIAMETER LIGHT POLE BASES 2'-0" HIGH FOR 30' HIGH LIGHTS PER DETAILS ON DRAWING STD-OS-1. INSTALL (1) 3/4" CONDUIT TO EACH BASE FROM ELECTRICAL PANELS PER THE OWNER'S REPRESENTATIVE AND WIRE FIXTURES. CONTRACTOR IS RESPONSIBLE FOR TOUCH-UP PAINTING ON POLES, ANCHORS BOLTS, ETC.
- PROVIDE AND INSTALL (1) 1" CONDUIT AND WIRING FROM ELECTRICAL PANEL TO PRICER SIGN FOR 120V POWER. ALSO PROVIDE A WIRELESS CONTROL FROM MANAGER'S WORKSTATION TO PRICER SIGN.
- PROVIDE AND INSTALL (1) 3/4" CONDUIT (OR LARGER BASED ON NEC CODES) AND WIRING FROM ELECTRICAL PANEL TO DIRECTIONAL SIGN FOR 120V POWER.
- CONTRACTOR SHALL SUPPLY AND INSTALL CONDUIT (SIZED PER NEC CODES) AND R599/18-2 SHAMSE CABLE FOR YARD SECURITY CAMERAS TO THESE LOCATIONS. SECURITY CAMERAS SHALL BE INSTALLED BY SPEEDWAY MAINTENANCE DEPT.
- CONTRACTOR SHALL INSTALL CONDUIT (SIZED PER NEC CODES) AND INSTALL PULL STRING FOR FUTURE YARD SECURITY CAMERAS TO THESE LOCATIONS.
- CONTRACTOR TO INSTALL 72 SQ.FT. MONUMENT TRADEMARK SIGN (STD-AG-5072B).
- 24 INCH PAINTED STOP BAR.
- CROSS WALK PAINTED STRIPING.
- DIRECTIONAL SIGNAGE.
- PAINTED DIRECTIONAL ARROWS.
- MOUNTABLE RUMBLE MEDIAN.
- EXISTING FIRE HYDRANT.
- PROPOSED FIRE HYDRANT.
- PROPOSED ID WATER VALVE VAULT.
- EXISTING SANITARY MANHOLE.
- PROPOSED SANITARY MANHOLE.
- PROPOSED STORM STRUCTURE.
- PROPOSED WATER STRUCTURE.

LINE AND CURVE TABLE

NO.	RADIUS	LENGTH	PC / START	PT / END
C1	50.0'	36.0'	N: 1899062.43 E: 1010821.49	N: 1898065.26 E: 1010786.30
C2	50.0'	12.10'	N: 1898060.51 E: 1010769.16	N: 1898050.98 E: 1010768.41
C3	3.00'	4.71'	N: 1898037.82 E: 1010766.31	N: 1898039.26 E: 1010800.30
C4	3.00'	5.32'	N: 1897963.41 E: 1010961.34	N: 1897959.22 E: 1010963.34
C5	8.00'	10.96'	N: 1897959.22 E: 1010963.34	N: 1897963.58 E: 1010972.47
C6	3.00'	4.71'	N: 1897976.24 E: 1010978.44	N: 1897980.23 E: 1010977.01
C7	3.00'	4.71'	N: 1898020.93 E: 1010996.21	N: 1898022.37 E: 1011000.20
C8	5.00'	7.85'	N: 1898052.21 E: 1011014.26	N: 1898058.87 E: 1011011.89
C9	2.00'	4.98'	N: 1898071.70 E: 1010858.09	N: 1898075.47 E: 1010858.53
C10	40.00'	25.57'	N: 1898086.46 E: 1010909.52	N: 1898083.77 E: 1010934.51
C11	4.00'	6.34'	N: 1898083.77 E: 1010934.51	N: 1898078.43 E: 1010936.47
C12	50.0'	89.45'	N: 1897963.06 E: 1010668.63	N: 1898035.03 E: 1010668.68
C13	10.00'	15.71'	N: 1898035.43 E: 1010731.05	N: 1898022.12 E: 1010735.83
C14	20.00'	31.42'	N: 1898035.43 E: 1010728.87	N: 1897976.51 E: 1010736.43
C15	25.00'	16.89'	N: 1897898.93 E: 1010909.91	N: 1897897.23 E: 1010917.39
C16	20.00'	16.51'	N: 1897907.80 E: 1010961.59	N: 1897917.48 E: 1010974.38
C17	15.00'	23.56'	N: 1898032.93 E: 1011031.72	N: 1898036.23 E: 1011059.87
C18	35.00'	57.42'	N: 1898036.23 E: 1011059.87	N: 1897987.48 E: 1011075.48
C19	70.00'	51.44'	N: 1898102.63 E: 1011150.65	N: 1898149.43 E: 1011169.07

LINE AND CURVE TABLE

NO.	RADIUS	LENGTH	PC / START	PT / END
C20	5.00'	9.20'	N: 1898149.43 E: 1011169.07	N: 1898154.27 E: 1011162.68
C21	5.00'	12.10'	N: 1898103.15 E: 1010985.40	N: 1898093.83 E: 1010984.66
C22	15.00'	8.79'	N: 1898078.17 E: 1011022.06	N: 1898074.90 E: 1011030.64
C23	45.00'	26.36'	N: 1898074.90 E: 1011030.64	N: 1898071.07 E: 1011056.34
C24	35.00'	49.24'	N: 1898058.79 E: 1011082.38	N: 1898070.55 E: 1011126.11
C25	20.00'	31.42'	N: 1898084.63 E: 1011062.51	N: 1898070.96 E: 1011064.27
C26	20.00'	43.97'	N: 1898213.65 E: 1011142.14	N: 1898248.64 E: 1011148.90
C27	50.00'	16.56'	N: 1897999.62 E: 1010532.19	N: 1897996.54 E: 1010548.38
C28	100.00'	50.17'	N: 1897996.54 E: 1010548.38	N: 1898007.79 E: 1010596.74
C29	20.00'	27.44'	N: 1898007.79 E: 1010596.74	N: 1898031.08 E: 1010606.73
C30	74.00'	29.00'	N: 1897966.43 E: 1010631.45	N: 1897995.14 E: 1010628.89
C31	4.00'	10.31'	N: 1897995.14 E: 1010628.89	N: 1897988.07 E: 1010621.89
C32	44.00'	18.36'	N: 1897988.07 E: 1010621.89	N: 1897986.50 E: 1010607.81
C33	124.00'	13.33'	N: 1897986.50 E: 1010607.81	N: 1897981.00 E: 1010595.68
C34	3.00'	7.18'	N: 1897981.00 E: 1010595.68	N: 1897975.41 E: 1010595.66
C35	3.00'	6.69'	N: 1897962.80 E: 1010627.46	N: 1897966.43 E: 1010631.45
C36	30.00'	21.64'	N: 1898039.63 E: 1010704.64	N: 1898037.93 E: 1010725.75
C37	55.00'	36.81'	N: 1897963.06 E: 1010668.63	N: 1897938.78 E: 1010685.37
L1	20.15'		N: 1898050.00 E: 1010847.89	N: 1898062.43 E: 1010821.49

LINE AND CURVE TABLE

NO.	RADIUS	LENGTH	PC / START	PT / END
L2	17.85'		N: 1898065.26 E: 1010786.30	N: 1898060.51 E: 1010769.16
L3	30.85'		N: 1898050.98 E: 1010788.41	N: 1898037.82 E: 1010796.31
L4	15.00'		N: 1898036.26 E: 1010800.30	N: 1898058.87 E: 1010806.70
L5	178.00'		N: 1898058.87 E: 1010806.70	N: 1897976.59 E: 1010967.69
L6	14.80'		N: 1897976.59 E: 1010967.69	N: 1897963.41 E: 1010961.34
L7	14.00'		N: 1897963.41 E: 1010961.34	N: 1897976.24 E: 1010978.44
L8	15.00'		N: 1897976.24 E: 1010978.44	N: 1897980.23 E: 1010977.01
L9	45.00'		N: 1897980.23 E: 1010977.01	N: 1897996.54 E: 1010963.47
L10	15.00'		N: 1897996.54 E: 1010963.47	N: 1898022.37 E: 1010992.64
L11	33.00'		N: 1898022.37 E: 1010992.64	N: 1898052.21 E: 1011014.26
L12	19.00'		N: 1898052.21 E: 1011014.26	N: 1898066.97 E: 1010994.70
L13	24.00'		N: 1898066.97 E: 1010994.70	N: 1898045.27 E: 1010984.47
L14	57.55'		N: 1898045.27 E: 1010984.47	N: 1898069.44 E: 1010932.41
L15	52.17'		N: 1898069.44 E: 1010932.41	N: 1898075.47 E: 1010928.52
L16	1.52'		N: 1898075.47 E: 1010928.52	N: 1898077.05 E: 1010935.83
L17	16.61'		N: 1898035.03 E: 1010668.68	N: 1898039.63 E: 1010704.64
L18	9.00'		N: 1898022.12 E: 1010735.83	N: 1898013.58 E: 1010731.05
L19	7.00'		N: 1898013.58 E: 1010731.05	N: 1898003.13 E: 1010728.87
L20	181.65'		N: 1897976.51 E: 1010736.43	N: 1897963.06 E: 1010668.63

LINE AND CURVE TABLE

NO.	RADIUS	LENGTH	PC / START	PT / END
L21	45.44'		N: 1897897.23 E: 1010917.39	N: 1897907.80 E: 1010961.59
L22	37.36'		N: 1897917.48 E: 1010974.38	N: 1897950.09 E: 1010992.64
L23	91.59'		N: 1897950.09 E: 1010992.64	N: 1898032.93 E: 1011031.72
L24	9.05'		N: 1898040.10 E: 1011051.68	N: 1898036.23 E: 1011059.87
L25	184.50'		N: 1898154.27 E: 1011162.68	N: 1898103.15 E: 1010985.40
L26	41.58'		N: 1898093.83 E: 1010984.66	N: 1898071.07 E: 1011022.06
L27	28.79'		N: 1898071.07 E: 1011022.06	N: 1898058.79 E: 1011082.38
L28	515.04'		N: 1898070.96 E: 1010647.27	N: 1898213.65 E: 1011142.14
L29	10.48'		N: 1898248.64 E: 1011148.90	N: 1898255.09 E: 1011140.63
L30	47.09'		N: 1898031.08 E: 1010606.73	N: 1898076.32 E: 1010593.68
L31	34.21'		N: 1897975.41 E: 1010595.66	N: 1897982.80 E: 1010627.46
L32	5.86'		N: 1898037.93 E: 1010725.75	N: 1898035.43 E: 1010731.05

Engineering
28100 TORCH PARKWAY
WARRENDALE, PA 15085
TEL: 412-333-3333
FAX: 412-333-3777
WWW.ENGINEERING.COM

Speedway
Sponsored by
Engineering
28100 TORCH PARKWAY
WARRENDALE, PA 15085
TEL: 412-333-3333
FAX: 412-333-3777
WWW.ENGINEERING.COM

NO.	RADIUS	LENGTH	PC / START	PT / END
L33	10.48'		N: 1898248.64 E: 1011148.90	N: 1898255.09 E: 1011140.63
L34	47.09'		N: 1898031.08 E: 1010606.73	N: 1898076.32 E: 1010593.68
L35	34.21'		N: 1897975.41 E: 1010595.66	N: 1897982.80 E: 1010627.46
L36	5.86'		N: 1898037.93 E: 1010725.75	N: 1898035.43 E: 1010731.05

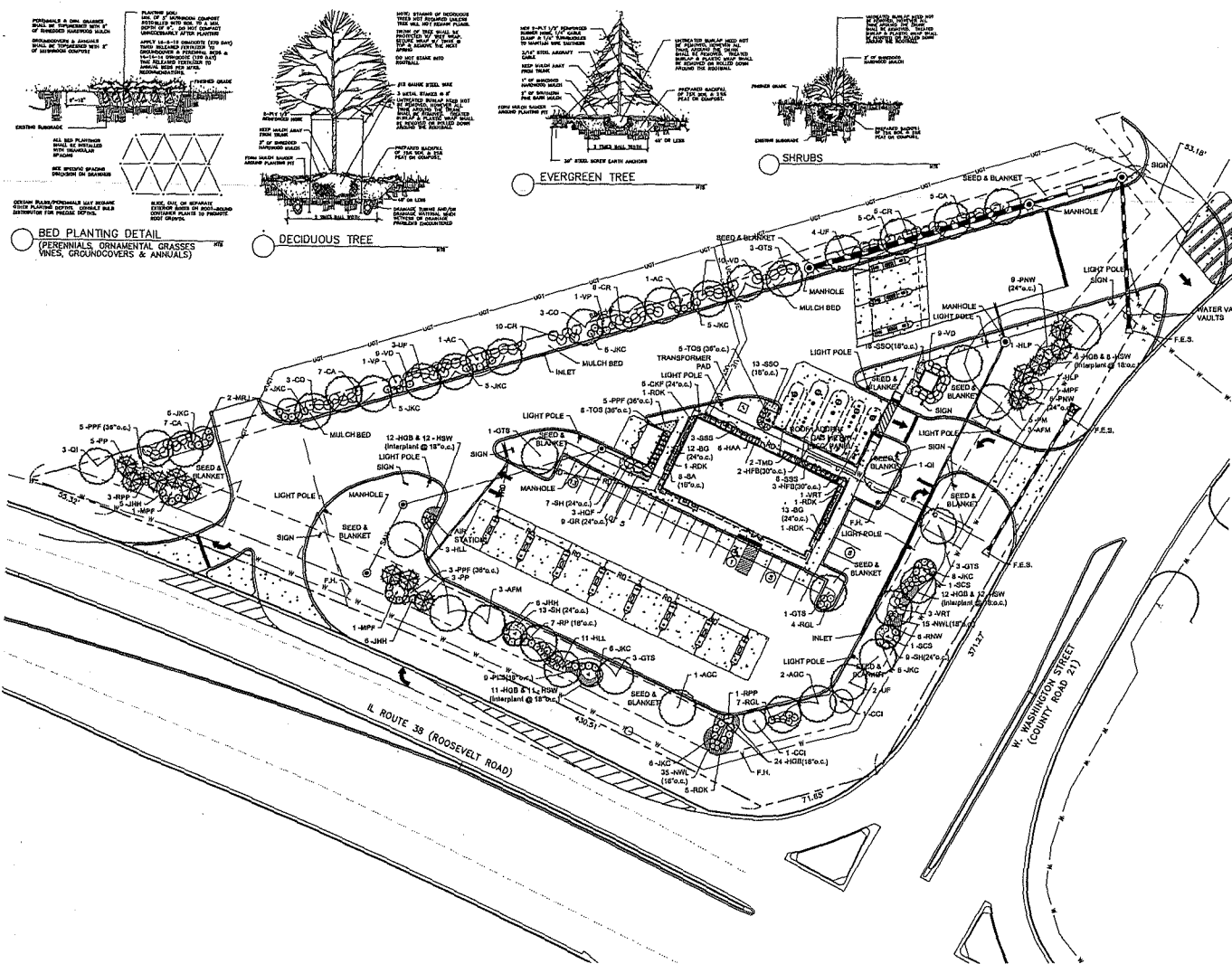
PLOT PLAN NOTES
NEW BUILD
1501 W. ROOSEVELT ROAD
DUPLAGE COUNTY
CITY OF WEST CHICAGO, IL

DATE OF PLOT: 10/20/2021
VERSION: 1
PROJECT: 100321

NO SCALE

NO.	DATE
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FILE NAME: L:\MCD\PLANT\100321-LP2_V1.DWG DATE: 12/15/2015 11:02 AM BY: JLV



KEY	QTY	SYMBOL	COMMON NAME	SIZE	TYPE
PERENNIALS & ANNUALS					
AFM	6		Asier's Yarrow	1.0'	SB
AUC	2		Asier's Yarrow	1.0'	SB
CO	6		Asier's Yarrow	1.0'	SB
OTS	11		Asier's Yarrow	1.0'	SB
CI	4		Asier's Yarrow	1.0'	SB
UP	9		Asier's Yarrow	1.0'	SB
PERENNIALS					
PP	8		Asier's Yarrow	1.0'	SB
PM	5		Asier's Yarrow	1.0'	SB
PERENNIALS & ANNUALS					
AC	2		Asier's Yarrow	1.0'	SB
CO	2		Asier's Yarrow	1.0'	SB
MRJ	2		Asier's Yarrow	1.0'	SB
MPF	2		Asier's Yarrow	1.0'	SB
SCA	2		Asier's Yarrow	1.0'	SB
VP	2		Asier's Yarrow	1.0'	SB
PERENNIALS & ANNUALS					
CR	21		Asier's Yarrow	1.0'	SB
CA	24		Asier's Yarrow	1.0'	SB
HA	6		Asier's Yarrow	1.0'	SB
HLL	14		Asier's Yarrow	1.0'	SB
HLP	2		Asier's Yarrow	1.0'	SB
HCP	2		Asier's Yarrow	1.0'	SB
RGL	11		Asier's Yarrow	1.0'	SB
RDK	9		Asier's Yarrow	1.0'	SB
ROW	6		Asier's Yarrow	1.0'	SB
RPP	4		Asier's Yarrow	1.0'	SB
SAS	9		Asier's Yarrow	1.0'	SB
VO	28		Asier's Yarrow	1.0'	SB
VRT	4		Asier's Yarrow	1.0'	SB
PERENNIALS & ANNUALS					
JNC	80		Asier's Yarrow	1.0'	SB
JRI	22		Asier's Yarrow	1.0'	SB
TLD	2		Asier's Yarrow	1.0'	SB
TOD	13		Asier's Yarrow	1.0'	SB
PERENNIALS & ANNUALS					
GO	23		Asier's Yarrow	1.0'	SB
PERENNIALS & ANNUALS					
CHP	8		Asier's Yarrow	1.0'	SB
PHW	14		Asier's Yarrow	1.0'	SB
PPF	13		Asier's Yarrow	1.0'	SB
SOD	21		Asier's Yarrow	1.0'	SB
SA	8		Asier's Yarrow	1.0'	SB
SH	29		Asier's Yarrow	1.0'	SB
PERENNIALS					
GR	9		Asier's Yarrow	1.0'	SB
HGB	87		Asier's Yarrow	1.0'	SB
HGW	43		Asier's Yarrow	1.0'	SB
HIS	5		Asier's Yarrow	1.0'	SB
HOL	59		Asier's Yarrow	1.0'	SB
PLS	9		Asier's Yarrow	1.0'	SB
PL	7		Asier's Yarrow	1.0'	SB
PERENNIALS					
GR	9		Asier's Yarrow	1.0'	SB
HGB	87		Asier's Yarrow	1.0'	SB
HGW	43		Asier's Yarrow	1.0'	SB
HIS	5		Asier's Yarrow	1.0'	SB
HOL	59		Asier's Yarrow	1.0'	SB
PLS	9		Asier's Yarrow	1.0'	SB
PL	7		Asier's Yarrow	1.0'	SB

KEY	QTY	SYMBOL	COMMON NAME	SIZE	TYPE
3315	BY		Seed of Snowflake		
80	CY		Asier's Yarrow		
8	CY		Asier's Yarrow		

CALL JULIE 418-100321 BEFORE YOU DIG 1-800-882-8128 TOLL FREE 24 Hours Every Day

SEE SHEET 100321-LP2_V1 FOR GENERAL NOTES & PLANT CALCULATION TABLES

Engineering
28100 TORCH PARKWAY
WILSONVILLE, OR 97150
TEL: 503-333-7777
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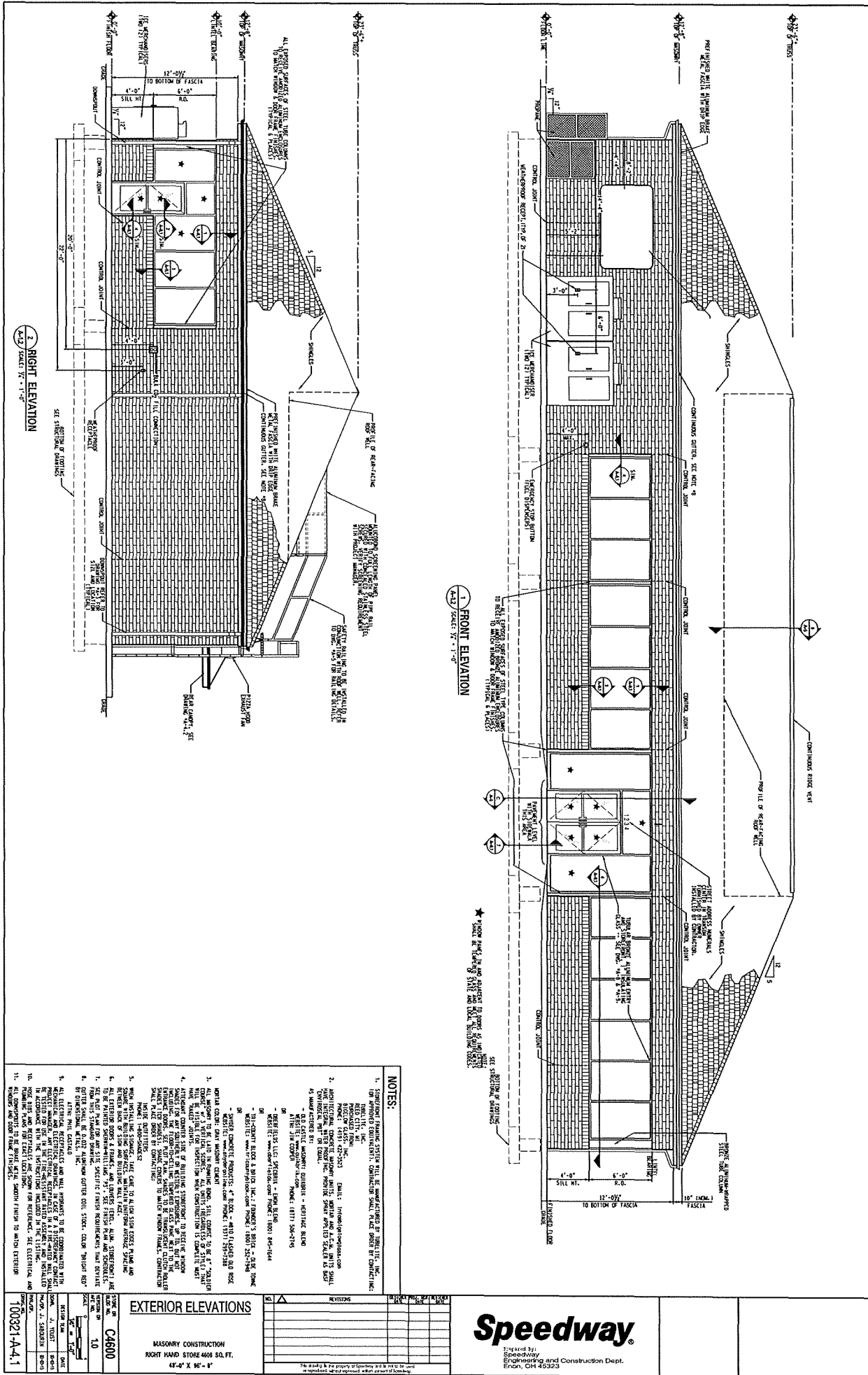
IRG
Irrigation & Reclamation Group, Inc.
Landscape Architecture
Park & Recreation Design
Site & Community Planning

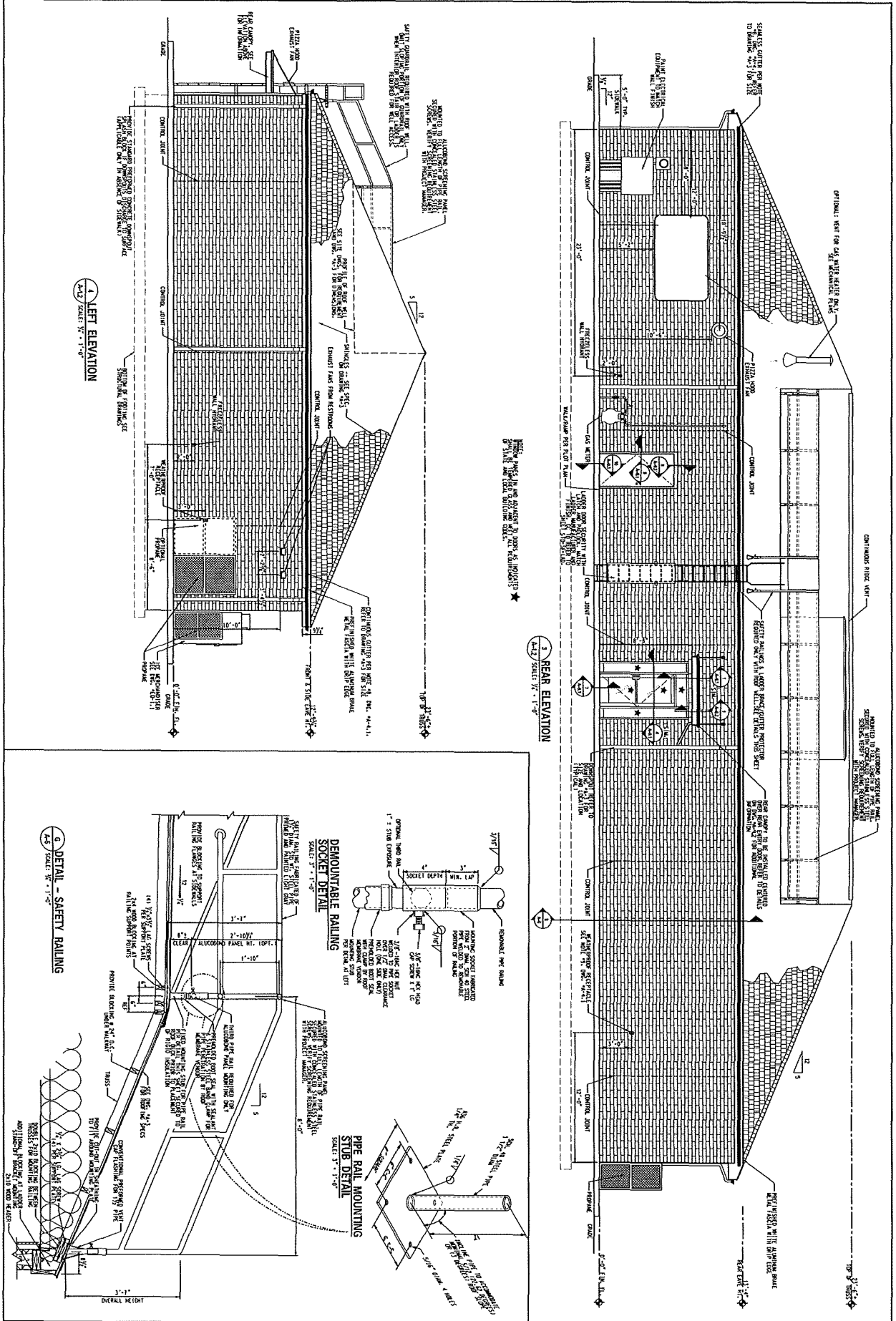
Speedway
Highway Construction Dept.
11000 N. Highway 101
Evanston, IL 60120

NO.	DATE	REVISION
1	12/15/2015	100321-LP2_V1

STATE OF OR 100321
PROJECT NO. 75697
SCALE 1"=30'-0"
DESIGN TEAM DATE
DESIGNER: A. METZ
CHECKER: A. METZ
100321-LP1_V1

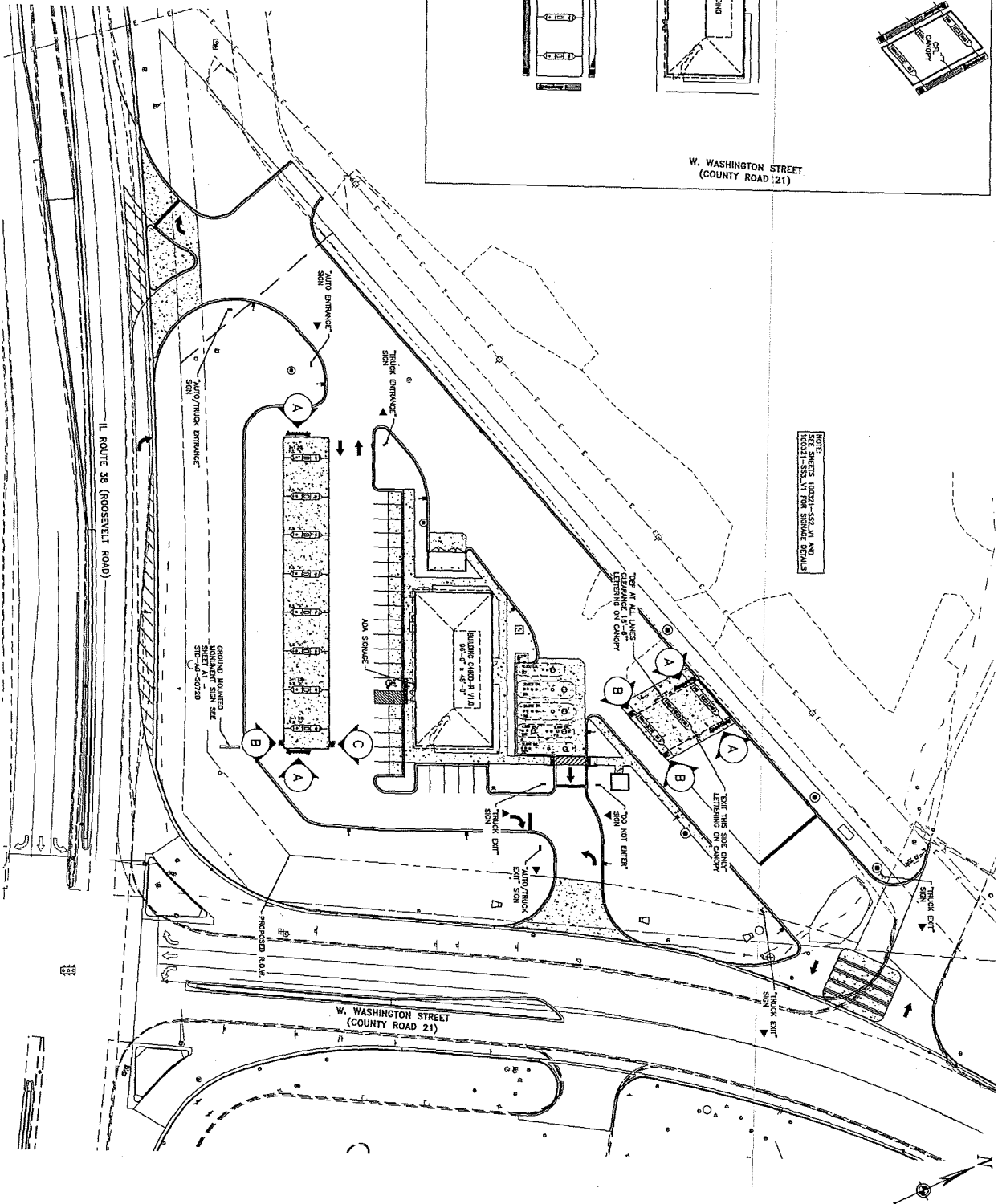
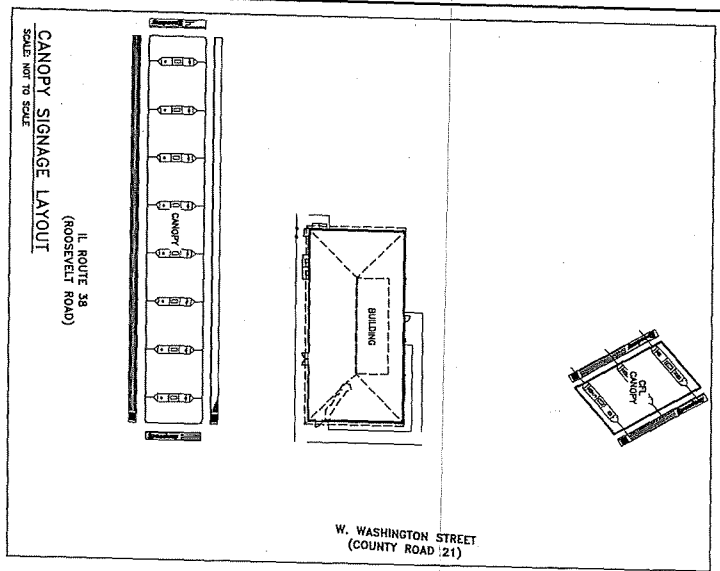
NOT FOR CONSTRUCTION





Speedway

Engineered by:
Speedway
Engineering and Construction Dept.
Evanston, OH 43021



NOTE:
SEE SHEETS 100321-SS2, V1 AND
100321-SS3, V1 FOR SIGNAGE DETAILS

NOT FOR CONSTRUCTION

100321-SS1 V1	DATE: 6/4/2016	TIME: 3:22:33 PM
100321-SS1 V1	DATE: 6/4/2016	TIME: 3:22:33 PM
100321-SS1 V1	DATE: 6/4/2016	TIME: 3:22:33 PM

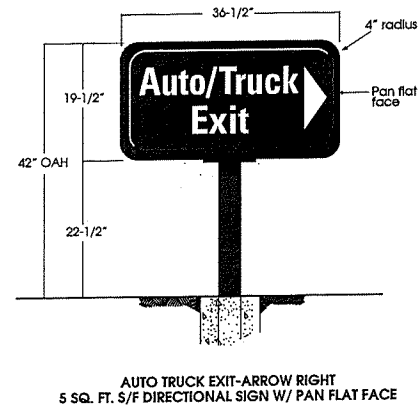
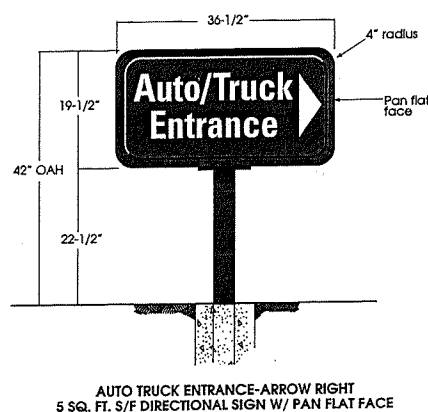
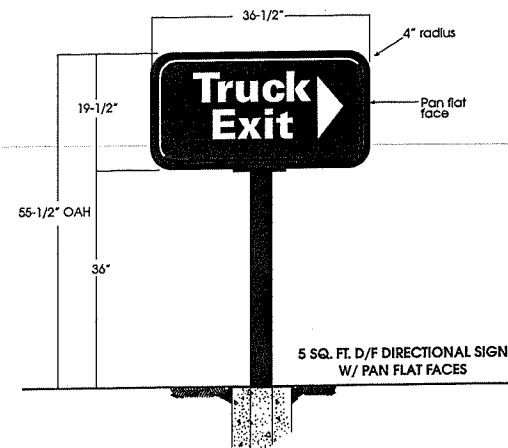
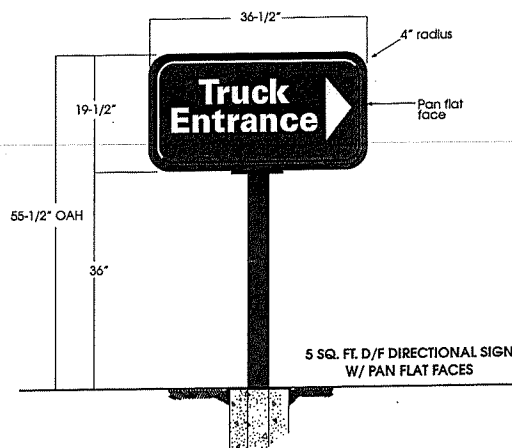
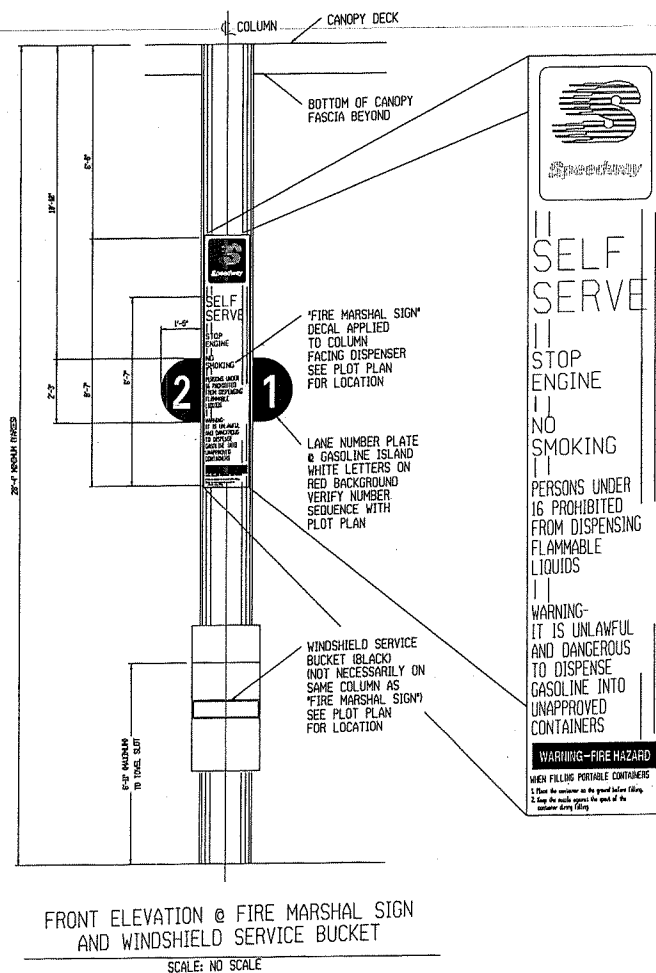
SIGNAGE PLAN
NEW BUILD
1501 W. ROOSEVELT ROAD
DUPAGE COUNTY
CITY OF WEST CHICAGO, IL

NO.	REVISION	DATE	BY	CHKD
1	REVISED PER CITY OF WEST CHICAGO COMMENTS	6/4/2016	R. VELLEY	J. VELLEY

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

ENEngineering
28100 TORCH PARKWAY
WARRENVILLE, IL 60555
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PROJECT NUMBER: 142341



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28100 TORCH PARKWAY
CHICAGO, IL 60630-3333
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WWW.ENGINEERING.COM

Speedway
Project By:
Speedway
Borough
Evan, OH 43023

NO.	DATE	DESCRIPTION	BY	CHECKED
1	5/7/2013	ISSUED FOR CONSTRUCTION	PCH	

SIGNAGE DETAILS
NEW BUILD
1501 W. ROOSEVELT ROAD
DUPAGE COUNTY
CITY OF WEST CHICAGO, IL

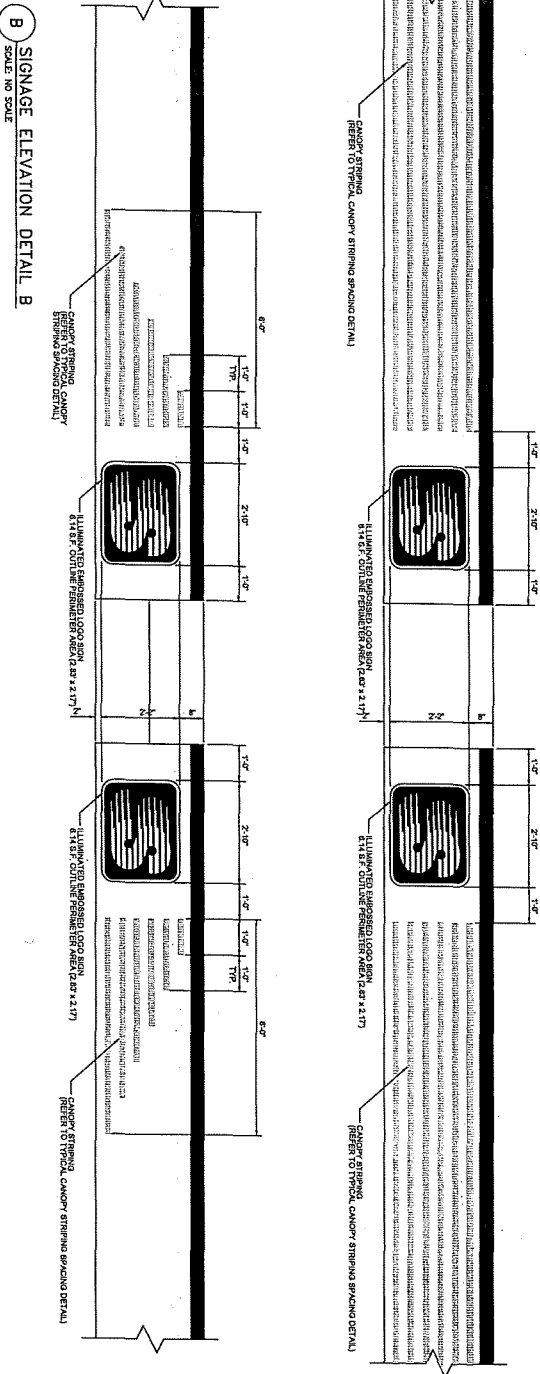
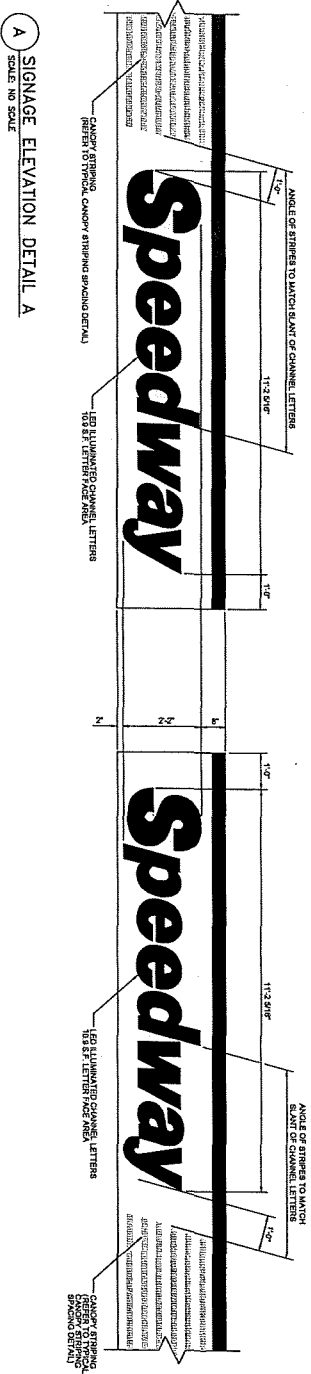
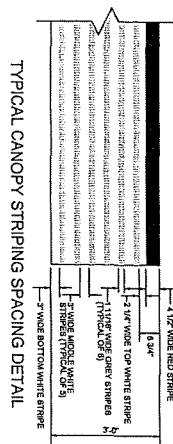
STORE OR
SUBMIT NO. **100321**

VERSION OR
PROJECT ID **75697**

SCALE
AS SHOWN

DESIGN TEAM	DATE
DESIGN: E. WILLY	04/02/13
PLANNING: R. BAUSCH	04/02/13
GRAPHIC: C. DIA	04/02/13

DRAWING NO. **100321-SS2_V1**



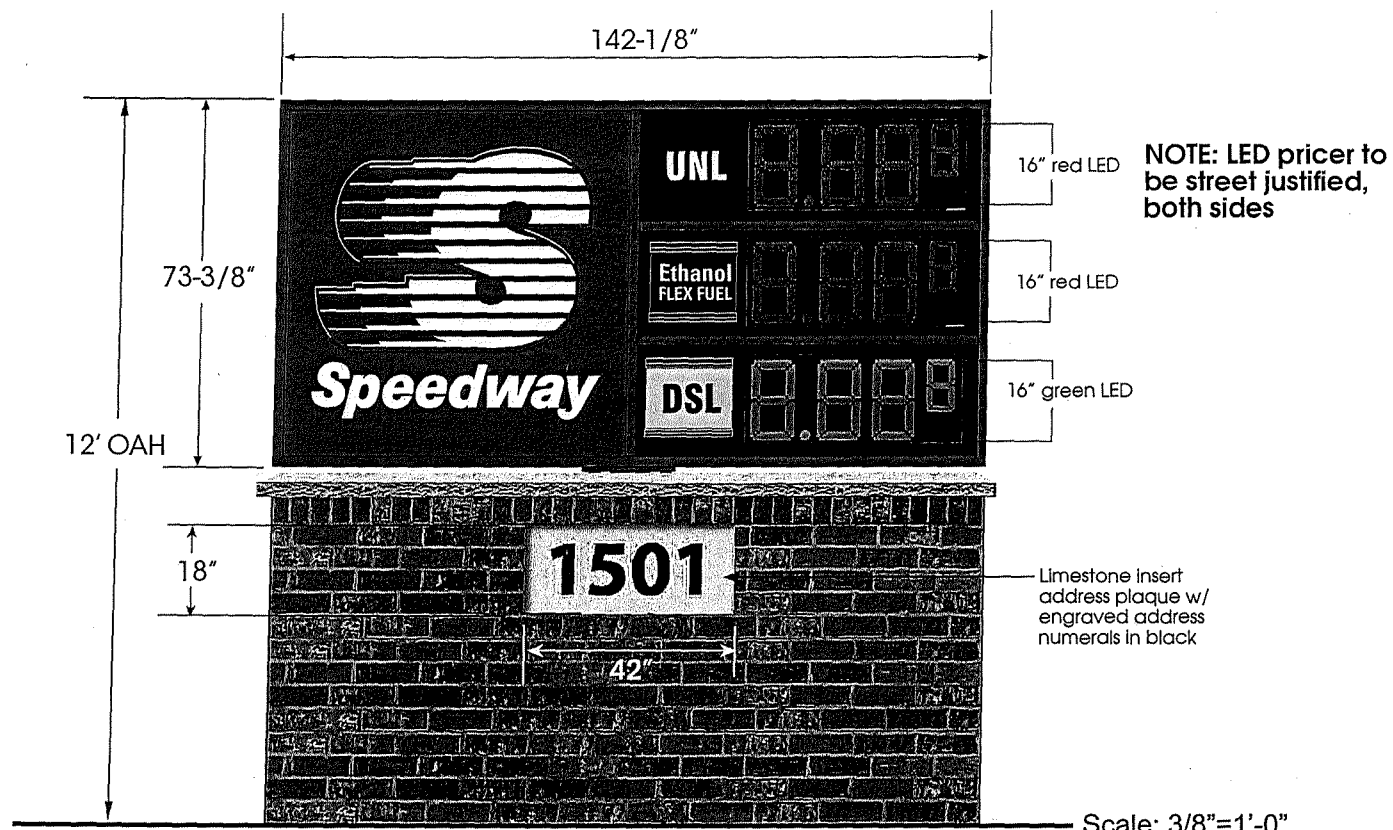
ENEngineering
28100 TORCH PARKWAY
WARRENDALE, IL 60555
TEL: 630-353-6000
FAX: 630-353-7777
WWW.ENENGINEERING.COM
PROJECT NUMBER: 100321

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

SIGNAGE DETAILS
NEW BUILD
1501 W. ROOSEVELT ROAD
DUPAGE COUNTY
CITY OF WEST CHICAGO, IL.

NO.	REVISIONS	DATE	BY	CHK	APP
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

DATE: 100321
BY: 75697
CHK: AS SHOWN
APP: 100321-SS3 V1
NOT FOR CONSTRUCTION

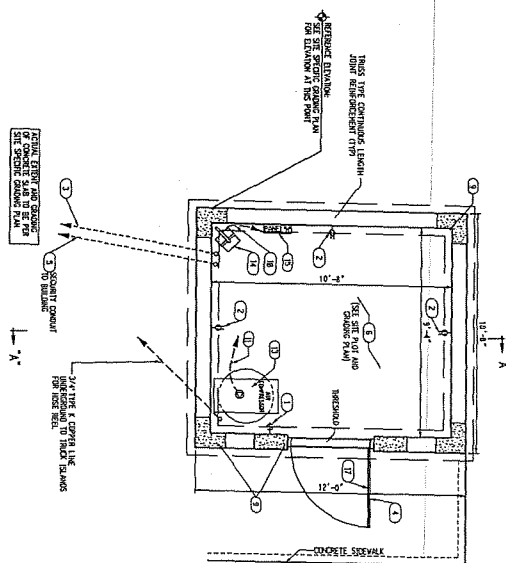


Speedway®
 Inspired by
 Speedway
 and Construction Dept.
 Erie, OH 43523

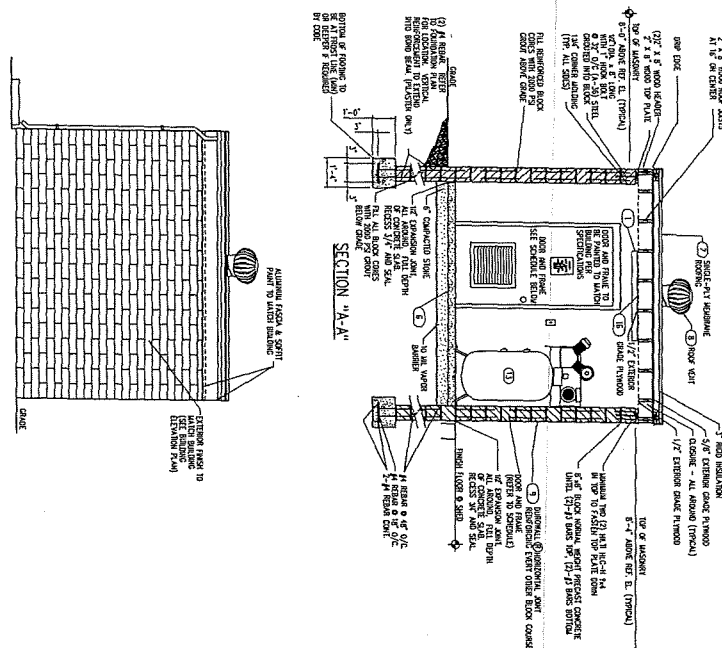
NO.	DATE	BY	REVISIONS
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2	10/1/10	JAB	2.00
3	10/1/10	JAB	3.00
4	10/1/10	JAB	4.00
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97	10/1/10	JAB	97.00
98	10/1/10	JAB	98.00
99	10/1/10	JAB	99.00
100	10/1/10	JAB	100.00

72 SQ. FT. "SPEEDWAY"
 (CENTER MOUNT SIGN DETAILS)
 HORIZONTAL PROFILE BOX BASE WITH 1-7" POLE
 (300 7.5' WIND LOAD)

SCALE	AS SHOWN	DATE
DESIGN TEAM	DATE	
CONV.	ESHEAT	10/1/10
PL/OP.	JABRI	10/1/10
INTL/OP.	F.L.A.D.G.H.A.T.E	10/1/10
PROJ. NO.	STU-AC-S072B	



FRONT ELEVATION AND SECTIONS



CONSTRUCTION NOTES ○

- [illegible]

GENERAL NOTES

- [illegible]

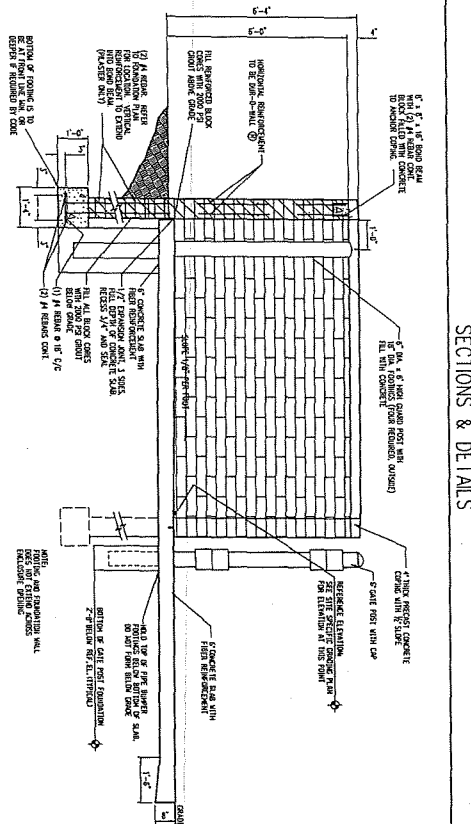
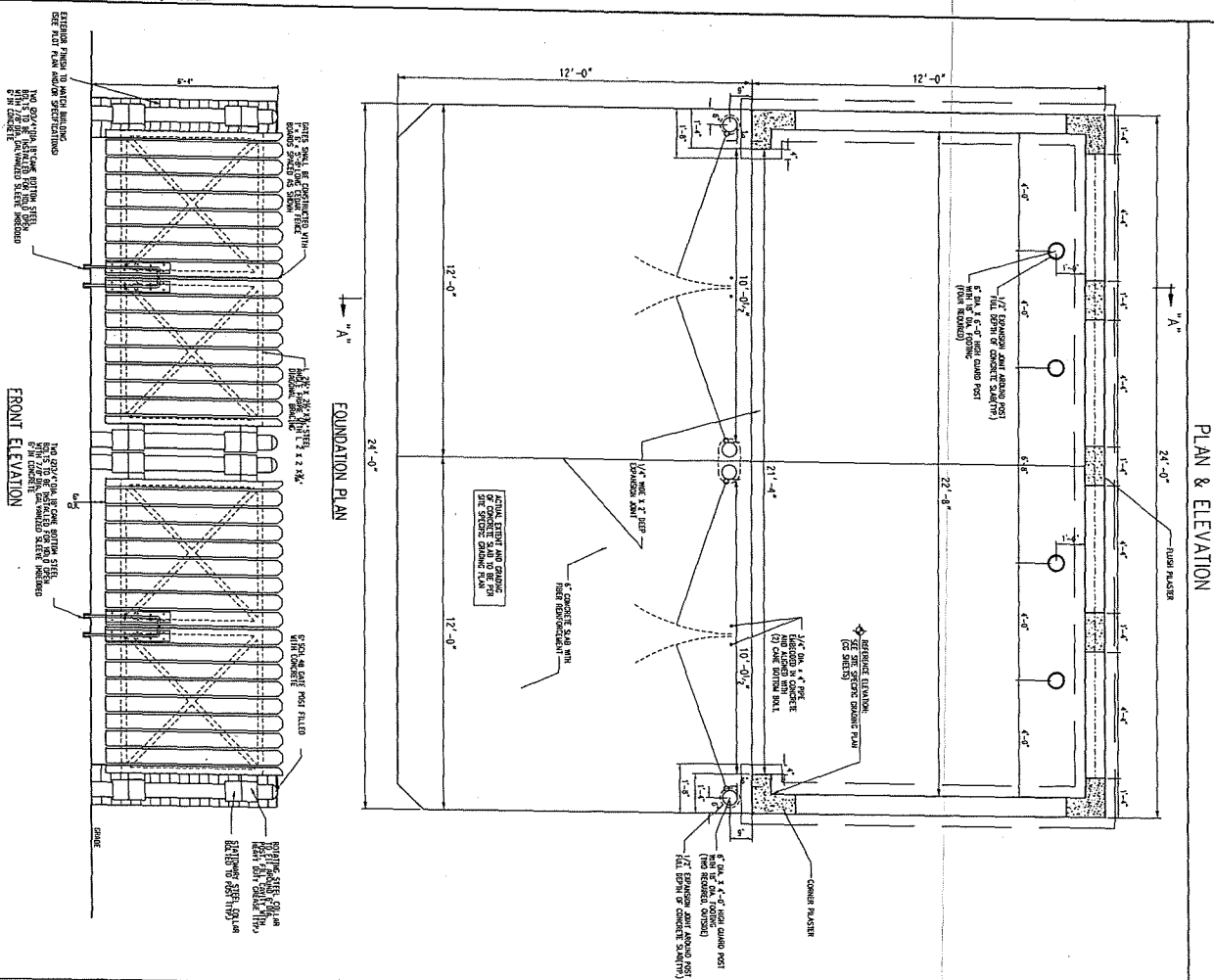
DOOR AND HARDWARE SCHEDULE

QUICK BRICK SMALL STORAGE SHED
(AIR COMPRESSOR SHED)

CFL

Speedway.

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



GENERAL NOTES

1. FURNISH A PROPOSED REINFORCEMENT TO BE USED BETWEEN THE FIRST TWO CROSS SECTIONS. THE PROPOSED REINFORCING STEELS THEREAFTER BE GIVEN THE LEFT HANDED END OF THE FIRST REINFORCING STEEL. REINFORCEMENT SHALL BE IN CONCORDANCE THROUGH CORNER JOINTS.
2. SLABS SHALL HAVE THE FOLLOWING SPECIFICATION FIRST SHALL BE 3000 WELDED REINFORCING STEEL (BARS) WELDED TOGETHER BY THE USE OF CONCRETE REINFORCEMENT. THE STEEL BARS SHALL BE IN FULL ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OF REINFORCEMENT.
3. THE MINIMUM 14" DIA. BOTTOM CONCRETE 1' HIGHER STEELS SHALL BE THE FOLLOWING:

4" - 2-#4
6" - 2-#6
8" - 2-#8
10" - 2-#10
4. STANDARD CONSTRUCTION IS 8" x 8" x 8" CONCRETE UNITS - 100 WHICH BALLOON LAMINATE REINFORCING STEEL SHALL BE 3000 WELDED TOGETHER BY THE USE OF CONCRETE REINFORCEMENT. THE STEEL BARS SHALL BE IN FULL ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OF REINFORCEMENT.
5. REFER TO DRAWING 510-5-02-17-10 CONSTRUCTION WALL DETAILS.

Speedway.

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

QUIK-BRIK
DUMPSTER ENCLOSURE
SIDE BY SIDE

DESIGN TEAM		DATE
GD&A	B. CHET	5/2/2005
PL/OP		
INSTR. J. SANDERSON		5/2/2005
OVERALL		
STD-SS-2E		

RESOLUTION NO. 15-R-0035

**A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A PLAT OF
ABROGATION FOR A PUBLIC UTILITY AND DRAINAGE EASEMENT
1501 W. ROOSEVELT ROAD**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to accept a Plat of Abrogation for a public utility and drainage easement for the property located at 1501 W. Roosevelt Road, according to the plat prepared by HR Green, consisting of one (1) sheet, as attached hereto and incorporated herein as Exhibit "A".

ADOPTED this ____ day of _____ 2015.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Ruben Pineda, Mayor

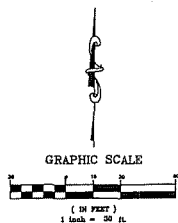
ATTEST:

Nancy M. Smith, City Clerk

PLAT OF ABRIGATION

OF
A PORTION OF A DRAINAGE AND UTILITY EASEMENT, LYING UPON LOT 5 IN RONALD J. KUHN SUBDIVISION BEING A SUBDIVISION OF THE
NORTHEAST QUARTER OF SECTION 7 AND PART OF THE SOUTHWEST QUARTER OF SECTION 8 AND PART OF THE NORTHWEST QUARTER OF
SECTION 9, ALL IN TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED MARCH 22, 2005 AS DOCUMENT R2005-057710 IN THE CITY OF WEST CHICAGO, DUPAGE COUNTY ILLINOIS.

PIN: 04-05-101-023



LEGAL DESCRIPTION OF PORTION OF EASEMENT HEREBY ABRIGATED
THE NORTHWESTERLY 33 FEET OF LOT 5 IN RONALD J. KUHN SUBDIVISION BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 7 AND PART OF THE SOUTHWEST QUARTER OF SECTION 8 AND PART OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 2005 AS DOCUMENT R2005-057710 IN DUPAGE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY MOST CORNER OF SAID LOT 5; THENCE NORTH 73 DEGREES 34 MINUTES 55 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, 688.10 FEET TO THE NORTHWESTERLY MOST CORNER THEREOF; THENCE SOUTH 39 DEGREES 30 MINUTES 27 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, 35.00 FEET TO THE SOUTHEASTERLY LINE OF THE 68 FOOT WIDE DRAINAGE & UTILITY EASEMENT; P.O.B. SAID RONALD J. KUHN SUBDIVISION, SAID SOUTHEASTERLY LINE BEING 31 FEET SOUTHEASTERLY OF AND PARALLEL WITH SAID NORTHWESTERLY LINE; THENCE SOUTH 73 DEGREES 34 MINUTES 55 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, 688.69 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE NORTH 69 DEGREES 37 MINUTES 34 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE, 55.32 FEET TO SAID POINT OF BEGINNING, ALL IN THE CITY OF WEST CHICAGO, ILLINOIS.

LOT 4
RONALD J. KUHN SUBDIVISION
DOC#R2005-057710
REC. 3/22/2005

LOT 5
RONALD J. KUHN SUBDIVISION
DOC#R2005-057710
REC. 3/22/2005

ABRIGATION APPROVAL
THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION, AND ABRIGATION OF THE EASEMENTS SHOWN HEREON.

ACCEPTED: _____ DATE: _____
AT&T

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON

ACCEPTED: _____ DATE: _____
NICOR

ACCEPTED: _____ DATE: _____
COMCAST

CITY OF WEST CHICAGO MAYOR AND CITY COUNCIL APPROVAL CERTIFICATE
STATE OF ILLINOIS) J.S.S.
COUNTY OF DUPAGE)
MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED THIS PLAT OF ABRIGATION ATTACHED HERETO AND HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION, AND ABRIGATION OF THE EASEMENTS SHOWN HEREON.
BY RESOLUTION NO. 20 _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____
MAYOR
ATTEST: _____
CITY CLERK

NOTES:
• This map was created for use as a Plat of Abrogation.
• This map is not to be used for any construction of sliding purposes without consent from a proper agent of HR Green, Inc.
• This is NOT a Plat of Success. No assumptions or agreements as to ownership, use, or possession can be conveyed from this document.
• No underground improvements have been located unless shown and noted.
• No distance should be observed by scaling.
• This map is void without original embossed or red colored seal and signature affixed.
5/3/2015 9:39:28 PM
\\Client\G\B\140220\Phase10_West_Chicago\Survey\Draw\ABR-88140220.01_WEST_CHICAGO.dwg

BOUNDARY NOTE
BOUNDARY LINES, EASEMENTS AND DIMENSIONS ARE BASED ON THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY HR GREEN ON 10/18/2014.

RECORDER'S CERTIFICATE
STATE OF ILLINOIS) J.S.S.
COUNTY OF DUPAGE)
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M.
DUPAGE COUNTY RECORDER

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS) J.S.S.
COUNTY OF KENDALL)
I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3769, DO HEREBY CERTIFY THAT THE PLAT OF ABRIGATION HEREON DRAINAGE WAS PREPARED USING PREVIOUS SURVEY INFORMATION AND MAPS, PLATS AND OTHER INSTRUMENTS OF RECORD FOR THE USES AND PURPOSES HEREIN SET FORTH, OF THE HEREON DESCRIBED PROPERTY.
DATED AT YORKVILLE, KENDALL COUNTY ILLINOIS MARCH 3RD, A.D. 2015.
FOR REVIEW
BERNARD J. BAUER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3769
LICENSE EXPIRATION DATE: 11/30/2016

HATCH LEGEND
DRAINAGE & UTILITY EASEMENT (DANGLE) HEREBY ABRIGATED AND VACATED
ABRIGATION AREA
22,244+ SQUARE FEET OR 0.314 ACRES

DATE	BY	REVISION DESCRIPTION
4/15/15	BAJ	ISSUED FOR CITY COMMENTS
5/2/15	BAJ	REVISED PER CITY COMMENTS

Illinois Professional Design Firm #184-00132
651 Prairie Pkwy Drive, Suite 201,
Yorkville, Illinois 60550
TEL: 815.551.7500 F: 815.551.7846
www.hrgreen.com

HRGreen
HRGreen

PLAT OF ABRIGATION OF DRAINAGE & UTILITY EASEMENT CITY OF WEST CHICAGO DUPAGE COUNTY, ILLINOIS

BAJ IS ONE INCH ON OFFICIAL DRAWING
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY
DRAWN BY: BAJ
APPROVED: BAJ
JOB DATE: 02/03/2015
JOB NO: 88140220.01
SHEET
1 OF 1

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Ordinance No. 15-O-0023

Rezoning from Manufacturing District to B-2, General
Business District
1491 W. Roosevelt Road - BP Gas Station

AGENDA ITEM NUMBER: 4.B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: June 8, 2015

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said, AICP

SIGNATURE JDS

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The City of West Chicago petitions for a zoning map amendment (rezoning), on behalf of the property owner, Dixit Patel, from the M, Manufacturing District to the B-2, General Business District for the subject property located at the northeast corner of Roosevelt Road and Washington Street (1491 W. Roosevelt Road).

The subject property was annexed into West Chicago's corporate limits in the 1990's and given Manufacturing zoning at the time of annexation. The City Council approved a special use for a gas station and car wash in 2000, which is how the site is still used today. The City recently approached the property owner regarding the potential rezoning of the subject property because the City would like to create a commercially zoned presence at this prominent intersection, which is also a southwest gateway into the City.

The existing gas station use on the subject property is an approved special use under the Manufacturing District. A gas station is also an allowable special use in B-2. The subject property's existing gas station special use zoning approval would carry over and not be affected by the proposed rezoning. The subject property was originally developed in compliance with the Manufacturing District's bulk regulations (a.k.a. setbacks). If the proposed rezoning is approved the existing car wash building adjacent to the east lot line will become legal non-conforming (a.k.a. grandfathered) with respect to its required setback from the east (side yard) lot line. The Manufacturing District requires a minimum side yard setback of twenty (20') feet, which is what the existing car wash building was originally constructed at. The B-2 District requires a side yard setback of twenty-five (25') feet. If the proposed rezoning is approved, the gas station use will be permitted to continue using the car wash building as it exists.

Please note that the subject property will also be legal non-conforming with respect to the front yard (south) and corner side yard (west) landscape setbacks due to IDOT acquiring some land from the property owner for right-of-way improvements that are currently underway. Because the land acquisition has not been finalized at this time City staff could not confirm the degree of the non-conformity based on IDOT's anticipated land acquisition. Regardless of the degree of the land acquisition, it has no bearing on the proposed rezoning because a reduction in the landscape setback would result in a legal non-conforming situation either way because the Manufacturing District and B-2 District have identical twenty (20') foot front and corner side yard landscape setback requirements. The subject

property was developed with front and corner side yard landscape setbacks of twenty (20') feet each.

The 2.3 acre subject property and the 3 acre adjacent property at the northwest corner of Roosevelt Road and Washington Street are both proposed to be rezoned to B-2 with the goal of creating a new commercial node at this prominent intersection. If the proposed rezonings of these two properties are approved, they would currently be the only properties in the surrounding area zoned B-2. The B-2 District has a minimum district size of one (1) acre; therefore each of these properties could be independently rezoned to B-2 exclusive of the other property and still comply with the B-2 District's minimum district size.

The City's Comprehensive Plan designates the subject property as Commercial. The Commercial land use designation is compatible with the proposed B-2 zoning, current use of the property (gas station), and with the City's long term development goals of creating a commercial corridor along this area of Roosevelt Road.

At its June 2, 2015 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval the proposed rezoning from the Manufacturing District to the B-2, General Business District for the BP Gas Station located at 1491 W. Roosevelt Road by (6-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.

ACTIONS PROPOSED:

Consideration of a rezoning from the Manufacturing District to the B-2, General Business District for the BP Gas Station located at 1491 W. Roosevelt Road.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 15-O-0023

AN ORDINANCE REZONING LAND FROM THE M, MANUFACTURING DISTRICT TO THE B-2, GENERAL BUSINESS DISTRICT FOR A CERTAIN PROPERTY LOCATED AT THE NORTHEAST CORNER OF ROOSEVELT ROAD AND WASHINGTON STREET – 1491 W. ROOSEVELT ROAD

WHEREAS, on or about May 12, 2015, the City of West Chicago (the “PETITIONER”) filed an application on behalf of Dixit Patel of Vidhya Corporation (the “PROPERTY OWNER”) for rezoning the property legally described on Exhibit “A”, attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, Notice of Public Hearing on the proposed rezoning of the SUBJECT REALTY was published in the Daily Herald on or about May 18, 2015, all as required by the ordinances of the CITY and the statutes of the State of Illinois; and,

WHEREAS, all other notices required by law have been given; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago commencing on Tuesday, June 2, 2015, pursuant to said Notice; and,

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of Appeals, which contains specific findings of fact, pursuant to Recommendation No. 15-RC-0008, a copy of which is attached hereto as Exhibit “B” which is, by this reference, made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. That the SUBJECT REALTY legally described on Exhibit “A” is hereby rezoned from the M, Manufacturing District to the B-2, General Business District zoning classification.

Section 2. That the recommendation and findings of fact of the Plan Commission/Zoning Board of Appeals previously incorporated herein as Exhibit “B” be and the same are hereby adopted as the findings of fact of the City Council.

Section 3. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 4. 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 this ____ day of _____ 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman D. Earley	_____	Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Birch	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

SUBJECT PROPERTY LEGAL DESCRIPTION

LOT 1 IN THE THIRD ADDITION TO THE JEL-SERT II INDUSTRIAL – COMMERCIAL PARK SUBDIVISION, BEING A SUBDIVISION LOCATED IN THE SOUTH HALF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 2000 AS DOCUMENT R2000-166987, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-08-302-005.

EXHIBIT "B"

RECOMMENDATION NO. 15-RC-0008

TO: The Honorable Mayor and City Council

SUBJECT: PC 15-06
Rezoning from M to B-2
1491 W. Roosevelt Road

DATE: June 2, 2015

DECISION: A motion to approve the proposed rezoning passed (6-0).

RECOMMENDATION

After review of the proposed rezoning, the Plan Commission/Zoning Board of Appeals recommends approval. The recommendation is based on the following findings of fact:

1. The existing uses and zoning of the property in question.

The subject property is currently zoned M, Manufacturing district and is developed as a gas station. The subject property has an existing special use approved for the gas station use. The gas station use is also an allowable special use in the B-2 zoning district. The subject property's existing special use zoning approval would carry over and not be affected by the proposed rezoning to the B-2 district.

2. The existing uses and zoning of other lots in the vicinity.

See the "Adjacent Property Land Use & Zoning Information." The immediate area is centered on a prominent intersection (Roosevelt Road and Washington Street/Fabyan Parkway), which is also a southwest gateway into the City. The intersection is currently a dividing line between Manufacturing zoning with industrial based uses to the north and ORI zoning with undeveloped land to the south.

3. Suitability of the property in question for uses already permitted under the existing regulations.

A majority of the uses allowed within the current Manufacturing zoning district are not harmonious with City's long term development goals of creating a commercial corridor along this area of Roosevelt Road. However, the existing gas station use and proposed B-2 zoning are compatible with the City's long term development goals for this area.

4. Suitability of the property in question for the proposed use.

The subject property is already developed with an existing gas station and no change in use is proposed.

5. The trend of development in the vicinity of the property in question, including any recent zoning activity.

There has been no recent development in the vicinity of the subject property. However, the adjacent property to the west is currently pursuing zoning approval to develop the site with a gas station.

6. The effect the proposed rezoning would have on implementation of the Comprehensive Plan.

The City's Comprehensive Plan designates the subject property as Commercial. The Commercial land use designation is compatible with the proposed B-2 zoning, current use of the property (gas station), and with the City's long term development goals of creating a commercial corridor along this area of Roosevelt Road.

7. Impact on surrounding properties.

The proposed rezoning should not negatively impact the surrounding properties because a majority of the area is undeveloped or is developed with compatible uses.

8. Impact on health, safety, or welfare of the community.

The proposed rezoning should not have an adverse impact on the health, safety, or welfare of the community because a majority of the area is undeveloped or is developed with compatible uses.

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
E. Van-der-Mey			M. Schafer
C. Dettmann			
B. Laimins			
R. Mireault			
S. Hale			
D. Faught			

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Resolution No. 15-R-0034

Development Plan Approval for 2505 Enterprise Circle
Simpson Strong-Tie

AGENDA ITEM NUMBER: 5.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: June 8, 2015

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE ODS

APPROVED BY CITY ADMINISTRATOR: Michael Guttman **SIGNATURE** _____

ITEM SUMMARY:

In accordance with the Intergovernmental Agreement (IGA) with the DuPage Airport Authority (DAA) both the DAA and City shall approve any development proposal within the DuPage Business Center (DBC). The attached Resolution includes conceptual plans and elevations of the proposed development. The site was originally approved in 2007 for development by Pella. Pella will be vacating the property and Simpson Strong-Tie (SS-T) will be the new occupant. The terms of the IGA require the City Council to approve the Development Plan if it is in conformance with all of the controlling documents (the City's Airport Zoning District regulations and the DAA's Minimum Design Standards). City staff acknowledges that the proposed plans do comply. The DAA is currently reviewing the proposal and it is anticipated that it will be considered at its June Board meeting.

As part of the site acquisition by SS-T they are proposing to modify the existing site by constructing a 7,000 square foot addition onto the northwest corner of the existing 150,000 square foot building. SS-T will also be adding 15-20 tanks and silos in the existing truck dock area on the north side of the building. Lastly, SS-T will be installing a right-in only access drive at the northeast corner of the site for in-bound truck traffic. The new access drive will make their on-site trucking movements more efficient. Please refer to the attached Site Plan and Building Elevations for specific details.

Please note that SS-T will have to come back through this approval process for final plan approval showing more detailed development plans prior to the issuance of any building permits by the City for the construction of these proposed site improvements.

ACTION PROPOSED:

Consideration of a resolution approving a development plan for 2505 Enterprise Circle.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 15-R-0034

**A RESOLUTION APPROVING A DEVELOPMENT PLAN
2505 ENTERPRISE CIRCLE IN THE DUPAGE BUSINESS CENTER
SIMPSON STRONG-TIE**

WHEREAS, the City Council of the City of West Chicago shall consider proposed development within the DuPage Business Center to determine compliance with the applicable codes and ordinances of the City of West Chicago; and,

WHEREAS, the City Council of the City of West Chicago has determined that the proposed Development Plan for 2505 Enterprise Circle does comply with the applicable codes and ordinances of the City of West Chicago.

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled as follows:

Section 1. That the Development Plan for 2505 Enterprise Circle prepared for Simpson Strong-Tie attached hereto as Exhibit "A" is hereby approved.

Section 2. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this _____ day of _____ 2015.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

Development Plan Submittal

For

Simpson Strong-Tie

2505 Enterprise Circle
West Chicago, IL

June 1, 2015

Item #1 Applicant

Simpson Strong-Tie

Corporate Office
5956 W. Las Positas Boulevard
Pleasanton, CA 94588

Local Contact

Steve LaPointe, Plant Manager
Simpson Strong-Tie
136 West Official Road
Addison, IL 60101
Office 630-613-5140

Item #2 Professional Consultants

Harris Architects

Architectural and Structural Design

4801 W Emerson Ave

Suite # 210

Palatine, IL 60067

Phone: (847) 303-1155

Project Architects: Greg Loughran and Alan Freiberg

Beamer & Associates, LLC

Process and Equipment Design

2354 Ferdinand Lane

Montgomery, IL 60538

Phone: (630) 340-4858

Ralph Beamer, President

Itasca Construction Associates, Inc.

General Contractor and Consulting Services

300 Park Boulevard

Suite 305W

Itasca, IL 60143

Phone: (630) 773-6700

Phil Van Duyne, President

Item #3 Legal Description

LOT 1 IN DUPAGE NATIONAL TECHNOLOGY PARK-SOUTH ASSESSMENT PLAT LOT 1 OF THE
NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 5, 2006 AS
DOCUMENT NUMBER R2006-171592, IN DUPAGE COUNTY, ILLINOIS.

From Chicago Title Insurance Policy dated July 27, 2012

Item #4 FAA Form 7460-1

Application is enclosed.



Failure To Provide All Requested Information May Delay Processing of Your Notice

U.S. Department of Transportation
Federal Aviation Administration

Notice of Proposed Construction or Alteration

FOR FAA USE ONLY

Aeronautical Study Number

1. Sponsor (person, company, etc. proposing this action):

Attn. _____ of:

Name: Steve LaPointe, Simpson Strong-TieAddress: 136 West OfficialCity: Addison State: IL Zip: 60101Telephone: 630 543-5140 Fax: _____

2. Sponsor's Representative (if other than #1):

Attn. _____ of:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

3. Notice of: ☐ New Construction ☒ Alteration ☐ Existing4. Duration: ☒ Permanent ☐ Temporary (_____ months, _____ days)5. Work Schedule: Beginning 9/1/2015 End 7/1/166. Type: ☐ Antenna Tower ☐ Crane ☒ Building ☐ Power Line
☐ Landfill ☐ Water Tank ☐ Other _____

7. Marking/Painting and/or Lighting Preferred:

☐ Red Lights and Paint ☐ Dual - Red and Medium Intensity
☐ White-Medium Intensity ☐ Dual - Red and high Intensity
☐ White -High Intensity ☒ Other

8. FCC Antenna Structure Registration Number (if applicable): _____

9. Latitude: 41 ⁰ 52 , 11.71 , N "10. Longitude: 88 ⁰ 15 , 25.46 , W "11. Datum: ☒ NAD 83 ☐ NAD 27 ☐ Other12. Nearest: City: West Chicago State IL13. Nearest **Public-use** (not private-use) or Military Airport or Heliport:

DuPage Airport, 2700 International Drive, West Chicago, IL 60185

14. Distance from #13. to Structure: 1.6 miles15. Direction from #13. to Structure: Southwest16. Site Elevation (AMSL): 756.00 ft.17. Total Structure Height (AGL): 40 ft.18. Overall Height (#16 + #17) (AMSL): 796.00 ft.

19. Previous FAA Aeronautical Study Number (if applicable): _____

_____-OE

20. Description of Location: (Attach a USGS 7.5 minute Quadrangle Map with the precise site marked and any certified survey)

2505 Enterprise Circle
West Chicago, IL 60185

21. Complete Description of Proposal:

7,000 S.F. building addition on the northwest corner of the existing building. The height of the proposed building will not exceed the height of the existing improvements.

Tank and silo farm for raw material storage. The tank and silo heights will not exceed the height of the existing improvements.

(Site plan and elevation are attached.)

Frequency/Power (kW)

Notice is required by 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718. Persons who knowingly and willingly violate the notice requirements of part 77 are subject to a civil penalty of \$1,000 per day until the notice is received, pursuant to 49 U.S.C., Section 46301(a)

I hereby certify that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to mark and/or light the structure in accordance with established marking & lighting standards as necessary.

Date

Typed or Printed Name and Title of Person Filing Notice

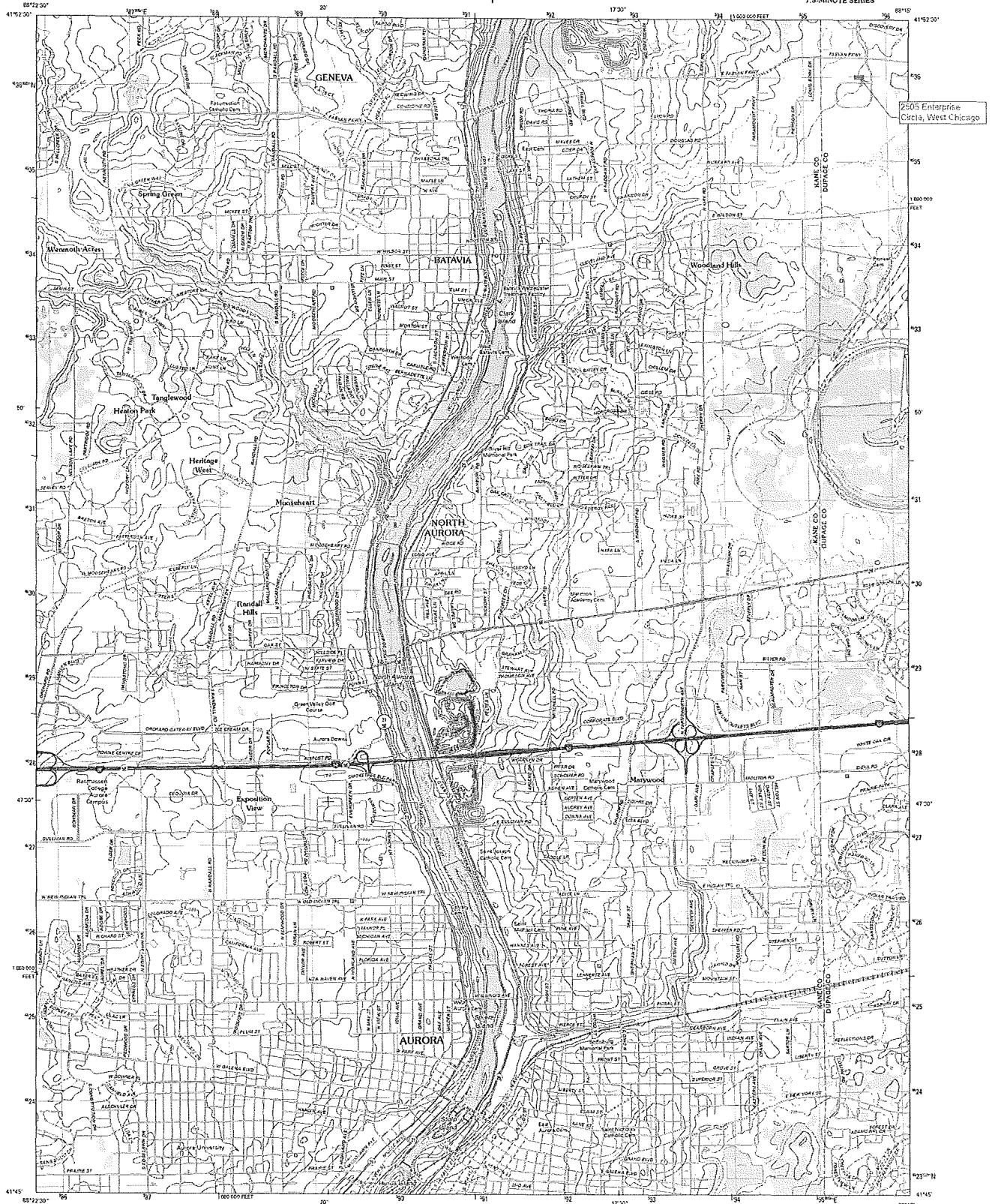
Signature



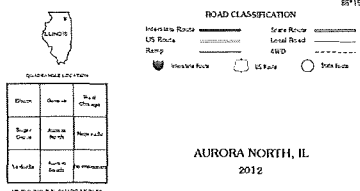
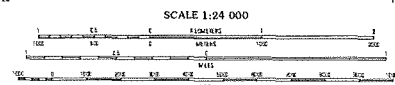
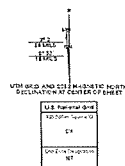
U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY

The National Map
US Topo

AURORA NORTH QUADRANGLE
ILLINOIS
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1:250,000 scale. Universal Transverse Mercator. Zone 18T
18 000 000 feet. UTM Coordinate System of 1983 (UTM
18T)



AURORA NORTH, IL
2012

Item #5 Proposed Improvements

The proposed development will include 7,000 S.F. mixing room addition, silo and tank farm, right-in only access drive from Technology and interior office modifications.

The mixing room addition will be at the northwest corner of the existing building. The eave height of the addition will be at or below the existing structure height. The exterior of the addition will include masonry or precast wall panels and pre-finished metal panels.

The tank and silo farm will be installed on the north side of the existing facility in the current truck dock area. There will be 15 to 20 tanks and silos of various heights and diameters for Simpson Strong-Ties' chemicals and dry good raw materials. Drawing A1.0 by Harris Architects shows the silo and tank farm location and configuration and various sizes being considered.

Item #6 Requested Variations

The proposed development will not require any variations.

Item #7 Site Plan

Drawing A1.0, Site Plan and Elevation by Harris Architects is enclosed.

Item #8 Structure Description

At the proposed addition area, the existing building exterior includes load-bearing, stained precast wall panels, clerestory windows, sectional overhead doors, dock equipment and exposed cast-in-place concrete walls. The proposed addition will include precast or masonry walls, cast-in-place concrete and pre-finished metal panels for the code-required deflagration panels. Drawing A1.0 by Harris Architects (attached in Item #10) includes an enlarged partial elevation of the proposed addition and the existing building elevation.

Item #9 Traffic Impact Study

The only modification to the existing site access will be a right-in only from Technology Drive to the proposed truck dock and tank farm area. Trucks leaving the dock area will follow the route used by the current building occupant. Traffic control signage will be installed to identify the right-in only function of the drive. This modification does not require a traffic impact study.

Item #10 Architectural Elevations

Drawing A1.0, Site Plan and Elevation by Harris Architects is enclosed.

Item #11 Landscaping Plan

The proposed improvement will require the removal and replacement of existing trees, shrubs and lawn. The extent of these modifications is not significantly changing the established landscape improvements. The final plans will include a landscape plan showing the modifications.

Item #12 Applicant's Proposed Use

Simpson Strong-Tie is a manufacturing company with many facilities across the USA, North America and internationally. The home office is based in Pleasanton, California. The proposed site in West Chicago, Illinois is planned to be a consolidation of two of our existing operations in Addison, Illinois, and Baltimore, Maryland. It is expected that we will employ 80-100 people in the first year of operations, and will do so across two shifts that will operate every day of the week. These operations will include:

- 1) Chemical blending for the construction anchoring adhesives, and concrete coating and repair industries.
- 2) Chemical filling of product in to cartridges, pint, quart, gallon etc. containers.
- 3) The blending of dry blend additives such as sand, fly ash, concrete, and other aggregates/fillers, and the filling of these products typically in 50lb bulk bags.
- 4) The manufacture of fiberglass jackets that are used with our chemical and dry blend additives, to reinforce and strength deteriorated concrete or wood pylons that are the support structure for wharves, bridges, parking decks, etc.
- 5) An extensive Chemical Quality Control lab to track and assure product quality and performance.
- 6) An extensive Dry Blend Quality Control lab to track and assure product quality and performance.
- 7) An internal ISO accredited Concrete Products Testing Laboratory.
- 8) A R&D lab for both chemical and metal anchoring products.
- 9) An Engineering lab for dry blend performance testing.

These operations require a significant monetary investment by Simpson Strong-Tie in the building itself, to assure that the structure is suitable for the types of raw materials and finished goods that are required. Some of the building improvements will be the creation of a tank and silo farm, as quite a few of our raw material volumes are best transported by tankers, and H2 and H3 building use areas for the storage and use of chemicals. In addition, and perhaps even more importantly, Simpson Strong-Tie requires extensive training of employees, so that on a consistent basis, they perform their jobs safely and produce the quality products that our customers have come to expect. They embody the Simpson Strong-Ties' Quality Policy:

"We help people build safer structures economically. We do this by designing, engineering, and manufacturing "No Equal" structural connectors and other related products that meet or exceed our customers' needs and expectations. Everyone is responsible for product quality and is committed to ensuring the effectiveness of the Quality Management System."

Item #13 Plat of Resubdivision

Not applicable to this project.