

ORDINANCE NO. F-1229

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP
BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT-
1101 E. ROOSEVELT ROAD/MALLON**

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, by the issuance of a special use permit for a Planned Unit Development in order to allow the demolition of an existing commercial building and construction of a 4,100 square foot bank with drive-thru, 3,380 square foot retail building and 34 space parking lot, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 1101 E. Roosevelt Road; ("Subject Property") and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on September 26, 2006 and October 10, 2006, to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit for planned unit development;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The following described property has been and continues to be zoned and classified in the C-3 General Commercial District zoning classification:

PARCEL 1:

PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15,
TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, DESCRIBED AS FOLLOWS:

THE WEST 55 FEET OF THE EAST 275 FEET; THE WEST 55 FEET OF THE EAST 330 FEET AND THE WEST 55 FEET OF THE EAST 440 FEET; ALL IN THAT PART OF THE SAID SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF BLOCK 8 IN LOWELL MANOR, A SUBDIVISION OF PART OF SAID SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ LYING WEST OF AND ADJOINING THE EAST LINE OF SAID BLOCK 8 EXTENDED SOUTH TO THE SOUTH LINE OF SAID SECTION; ALSO THE WEST 55 FEET OF THE EAST 385 FEET OF THE SOUTH 170 FEET OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 15 LYING SOUTH OF AND ADJOINING BLOCK 8 IN SAID LOWELL MANOR, ALSO THE WEST 55 FEET OF THE EAST 495 FEET OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 15 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF BLOCK 8 IN LOWELL MANOR SUBDIVISION; LYING WEST OF AND ADJOINING THE EAST LINE OF SAID BLOCK 8 EXTENDED SOUTH TO THE SOUTH LINE OF SAID SECTION, AND ALSO THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 15 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF BLOCK 8 IN LOWELL MANOR SUBDIVISION; LYING EAST OF THE EAST LINE OF PRESIDENT STREET AND LYING WEST OF A LINE DRAWN PARALLEL WITH AND 495 FEET WEST OF THE EAST LINE OF SAID BLOCK 8 EXTENDED SOUTH TO THE SOUTH LINE OF SAID SECTION 15; EXCEPTING THEREFROM THE

8-2006-237032

FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

BEGINNING AT A POINT WHICH IS 33 FEET EAST OF THE WEST LINE OF SAID SECTION 15 AND IS 158 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 15; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SECTION 15 A DISTANCE OF 125 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SECTION 15, A DISTANCE OF 125 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD A DISTANCE OF 125 FEET; THENCE NORTH ALONG A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THE SOUTH 33 FEET OF EACH OF THE TRACTS DESCRIBED IN THE ABOVE CAPTION THAT HAS BEEN DEDICATED FOR ROOSEVELT ROAD AND ALSO EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS IN CASE 88ED-192, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 55 FEET OF THE EAST 220 FEET OF THE SOUTH 170 FEET OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF AND ADJOINING BLOCK 8 IN LOWELL MANOR, A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS IN CASE 88ED-193, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-324-019, 05-15-324-018

The subject property is commonly known as 1101 E. Roosevelt Road, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued on the subject property to allow the demolition of an existing commercial building and construction of a 4,100 square foot bank with drive-thru, 3,380 square foot retail building and 34 space parking lot, in full compliance with Building elevations titled "A New Branch Facility for Amcore Bank," Sheet A-2, prepared by Larson & Darby Group, Rockford, IL, 61125, dated February 3, 2006; the floor plans titled "A New Branch Facility for Amcore Bank," prepared by Larson & Darby Group, Rockford, IL, 61125, dated August 14, 2006 and revised on September 14, 2006; the building elevation plans entitled "Roosevelt Road Retail Building, Schematic Design," Sheet A1.0, prepared by Heights

Venture Architects, LLP, Addison, TX, 75001, dated August 18, 2006; "Preliminary Engineering Plan, Site Layout Plan," Sheet SP-03; "Preliminary Engineering Plan, Site Landscape and Tree Preservation Plan," Sheet SP-06; and "Preliminary Plat;" all prepared by Atwell-Hicks, Naperville, IL, 60563, all dated August 24, 2006; and in further compliance with the following conditions, restrictions, and requirements:

1. The President Street service drive shall be utilized as a "one-way in" access to the subject property; and
2. A fence and/or landscape screening shall be provided along the north property line in accordance with Article VI of the Wheaton Zoning Ordinance, and landscaping shall be provided behind and adjacent to the proposed retail building, subject to the approval of the Director of Planning and Economic Development. If necessary, said landscaping shall be located on the properties to the north of the subject property, as contemplated by the City of Wheaton Comprehensive Plan, subject to the approval of the individual property owner; and
3. The red brick masonry pattern shall be continued along the back of the retail building instead of the CMU masonry; and
4. All rooftop mechanical units shall be screened from view; and
5. The two ground signs shown on the site plans shall be monument signs as defined by Article 23.7b of the City of Wheaton Zoning Ordinance and be built with brick bases to match the buildings; and
6. The proposed trash enclosure shall be constructed of brick to match the building; and
7. The applicant shall submit a plat of resubdivision to the City for review and approval; and
8. The owner of the subject property shall create a cross access easement ("easement") for the benefit of the parcel of land immediately adjacent to and west of the subject property. The size, specification, location and detail of the easement shall be illustrated and created on a plat of resubdivision of the subject property in order to allow a full access drive to President Street in the future. The easement shall provide access and benefit of use for President Street ingress and egress of motor vehicle traffic into and out of the subject property and the parcel of land immediately west of and adjacent to the subject property. The size, specification, location, detail, terms and conditions of the easement shall be subject to the reasonable approval of the City Director of Engineering.

If constructed in the future, the full President Street access shall be located near the north

property line of the subject property and the adjacent parcel to the west at a distance equal to the minimum landscape setback required for such a yard as contained in Article 6 of the City of Wheaton Zoning Ordinance.

The future full President Street access requirement shall remain in effect for a period of 10 years following the date of this ordinance. In the event the adjacent property to the west has not then developed, pursuant to the provisions of the codes and ordinances of the City, this full President Street access requirement shall automatically terminate.

The cost of constructing the full President Street access, together with interconnection between the subject property and the adjacent property to the west, shall be the responsibility of the owner(s)/developer(s) of both the subject property and the adjacent property to the west. Each owner's share of the cost of the improvement shall be based on the projected number of motor vehicles traveling through the improvement and going to or coming from the respective parcels, as evidenced and projected by a traffic study. The traffic study shall be subject to the reasonable approval of the City Director of Engineering.

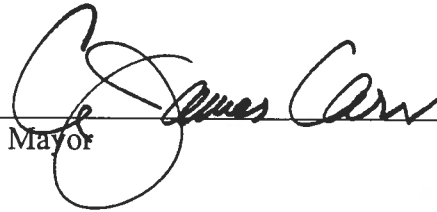
In the event the owners of the subject property and the adjacent parcel to the west are unable to agree upon the allocation of the costs of the construction and maintenance of the improvement, the construction and maintenance cost allocations shall be made and determined by the City Director of Engineering; and his decision shall be final.

9. Signage, guard rails, or other devices shall be provided along the President Street service drive to address safety concerns, subject to the approval of the Director of Engineering.
10. Developer shall enter into a Fire Lane Designation and Enforcement Agreement with the City in substantial compliance with Exhibit "A".

Section 3: Demolition of the existing commercial improvement on the subject property is authorized and approved.

Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



City Clerk

Ayes:

ROLL CALL VOTE:
Councilman Mouhelis
Councilman Suess
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilman Levine

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: November 20, 2006
Published: November 20, 2006

EXHIBIT "A"

FIRE LANE DESIGNATION AND ENFORCEMENT AGREEMENT

THIS AGREEMENT is made and entered into this day of 2006, by and between the City of Wheaton, an Illinois Municipal Corporation, 303 W. Wesley Street, Wheaton, Illinois 60189 (hereinafter referred to as "CITY") and _____ (hereinafter referred to as "OWNER(S)"), OWNER(S) of the property located at _____, within the corporate limits of the City of Wheaton, Illinois (hereinafter referred to as "Subject Property"), and which is legally described below:

(INSERT LEGAL(S) AND P.I.N(S))

RECITALS

WHEREAS, the OWNER(S) desire to establish Fire Lanes upon the Subject Property to improve the health and safety of the citizens of Wheaton; and

WHEREAS, the CITY believes that it is in the best interests of the public health and safety that Fire Lanes be established, maintained and enforced upon the Subject Property.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the OWNER(S) and CITY agree to the following in regards to the Subject Property:

1. The CITY Fire Chief, Chief of Police or their designated representative and OWNER(S), shall identify the specific Fire Lane locations within the Subject Property which shall, pursuant to the terms of this Agreement and Ordinance No. be regulated. The specific locations of the Fire Lane(s) to be enforced shall be as set forth on the Site Plan ("Plan")

attached hereto and fully incorporated into this Agreement as Exhibit “ ”. The CITY Fire Chief, Chief of Police or their designated representative and OWNER(S) or designated representative may from time to time mutually agree to amend the Fire Lane(s) location(s) as set forth in the Site Plan. At such time, the Site Plan shall be amended and appended to this Agreement as an Amended Exhibit “ ”.

2. The OWNER(S) are responsible for providing any required pavement markings.
3. The OWNER(S), at their sole expense, shall be responsible for obtaining, erecting and maintaining the appropriate signage in accordance with applicable CITY and State of Illinois regulations and specifications.
4. The CITY shall inspect and approve the signage prior to entering into this Agreement. The CITY Fire Chief, Chief of Police or their designated representative may require additional signage and/or pavement markings, if it is later determined that the inspected and approved signage does not provide adequate notification of the established fire lanes.
5. Upon execution of this Agreement, the CITY will enforce the Fire Lane parking and standing prohibitions and the Fire Lane maintenance requirements contained in Sections 70-355 and 30-2 of the Wheaton City Code in regards to the Subject Property. No “special duty” to third persons shall be imposed by this Agreement. The CITY’s enforcement obligation shall be legally the same as it is with all other ordinances.
6. This Agreement may be terminated by either party by providing not less than thirty (30) days notice to the other party of the intention to terminate this Agreement.
7. This Agreement shall be assignable by OWNER(S) to their successors in interest

upon the sale or lease of the Subject Property.

8. The OWNER(S) hereby agrees to release and hold harmless, indemnify and defend (including the payment of all costs and attorneys' fees) the CITY, its Officers, Agents and Employees, in connection with any and all actions or claims for any loss, damage, personal injury or death occurring as a consequence of the performance of this Agreement.

9. The sole remedy available to the OWNER(S), upon any breach of this Agreement by the CITY, shall be the termination of the Agreement. It is of the essence of this Agreement that the CITY shall not be liable in money damage for any breach of this Agreement.

10. Whenever notice to the CITY is required, it shall be addressed to:

City Clerk
City of Wheaton
303 West Wesley Street
Wheaton, IL 60189-0727

Whenever notice to the Owner is required, it shall be addressed to:

IN WITNESS WHEREOF, the parties hereto have executed this instrument by their duly authorized officers of the day and year first above written.

CITY OF WHEATON, ILLINOIS, a Municipal Corporation

BY: _____
City Manager

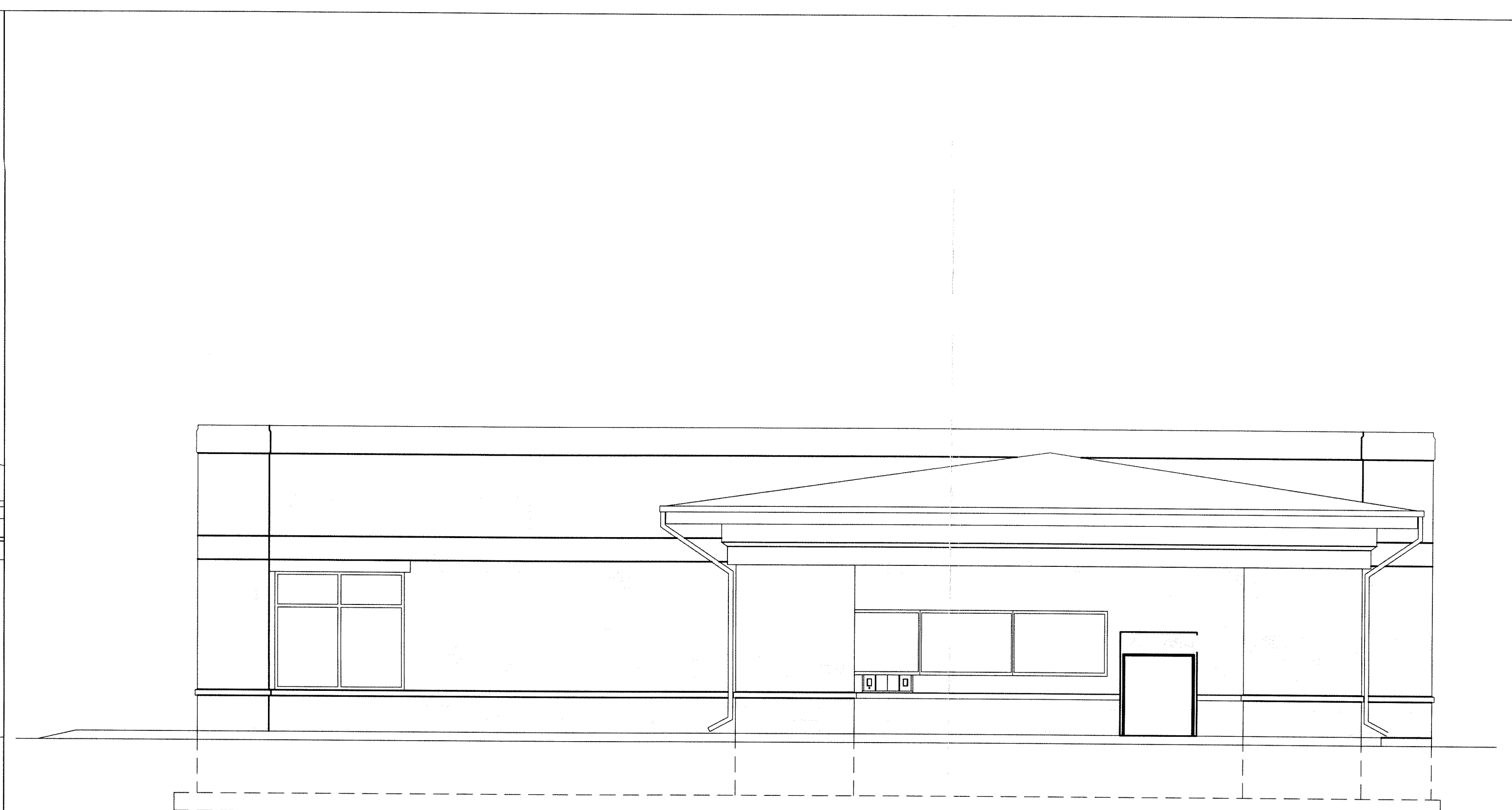
ATTEST: _____
City Clerk

BY: _____

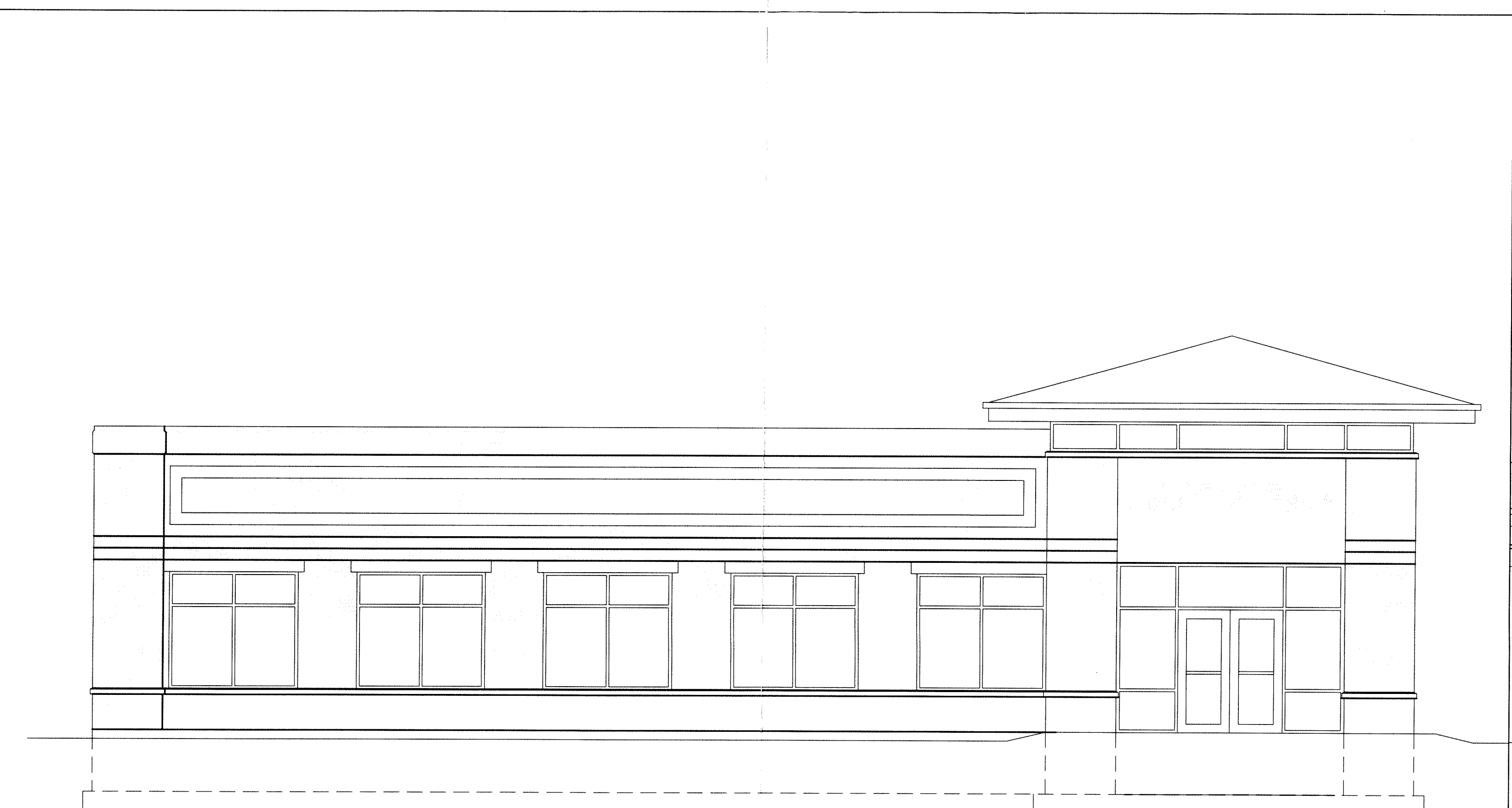
ATTEST: _____



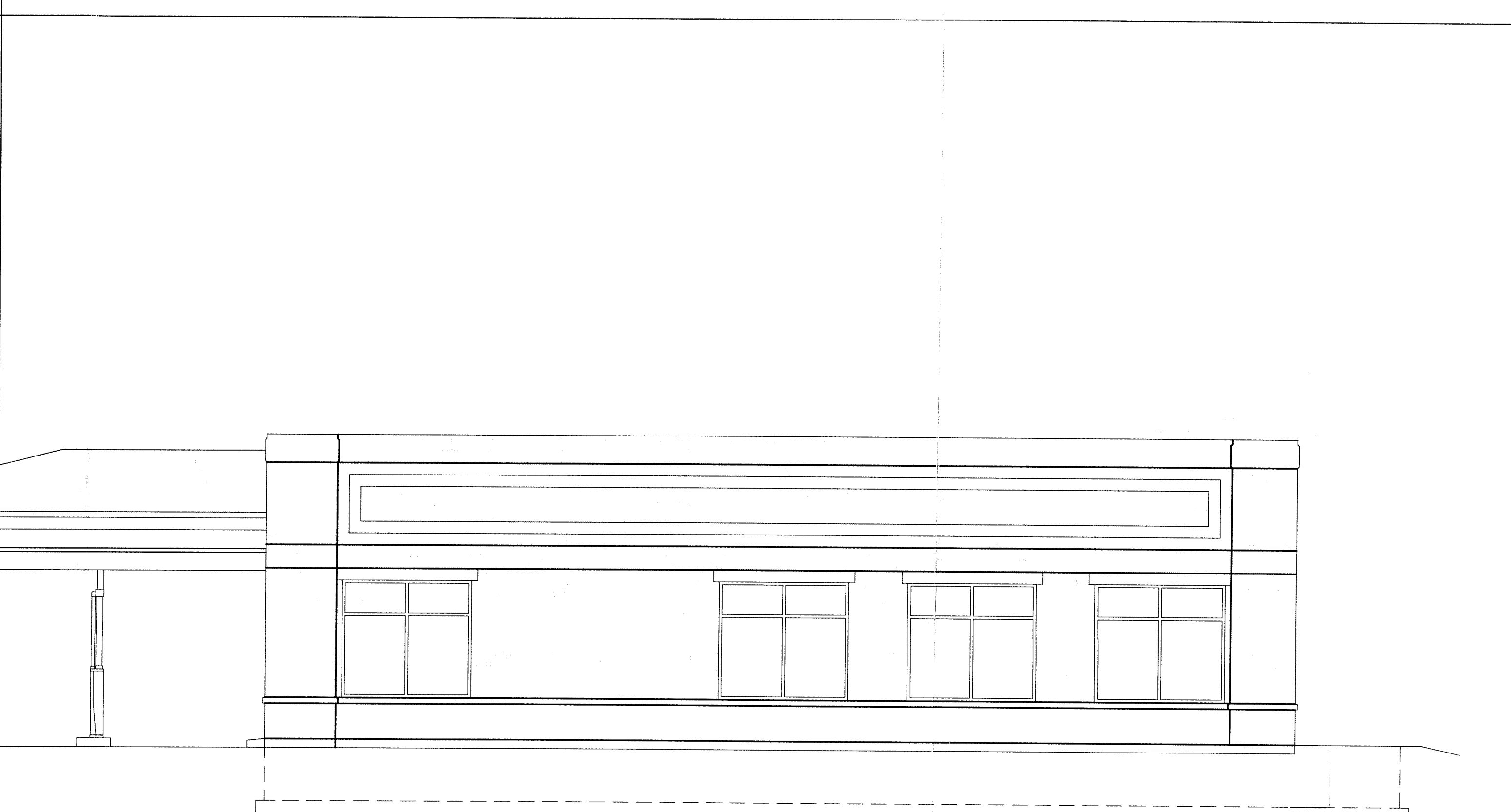
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



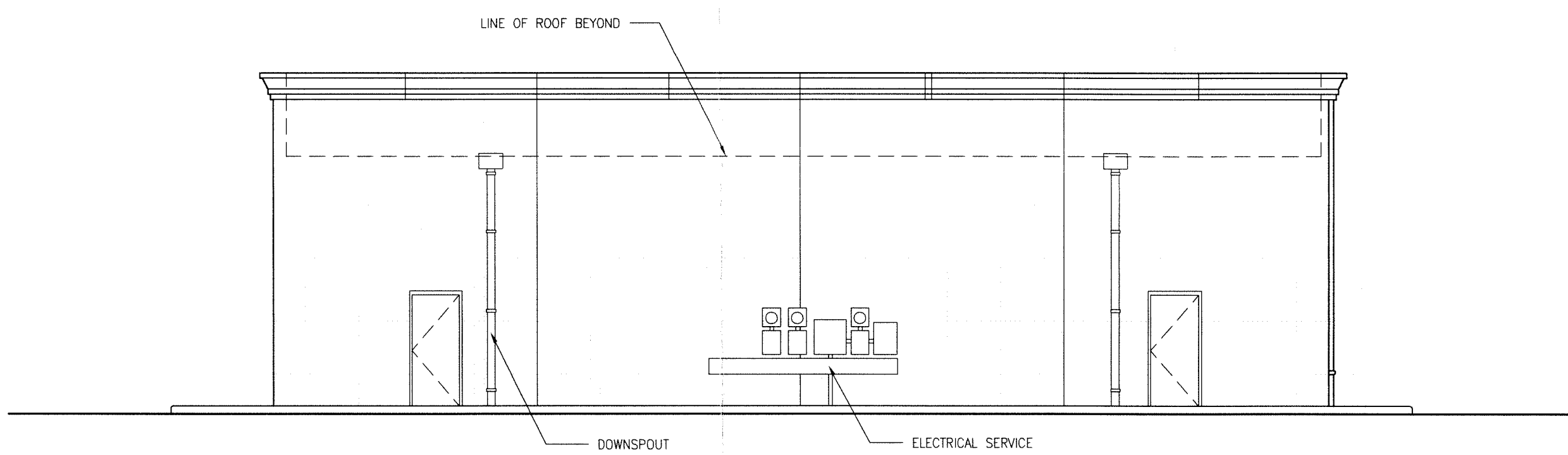
DATE: 08-14-2006
PROJECT NUMBER
SHEET NUMBER

ISSUED FOR: DATE
DRAWN APPROVED

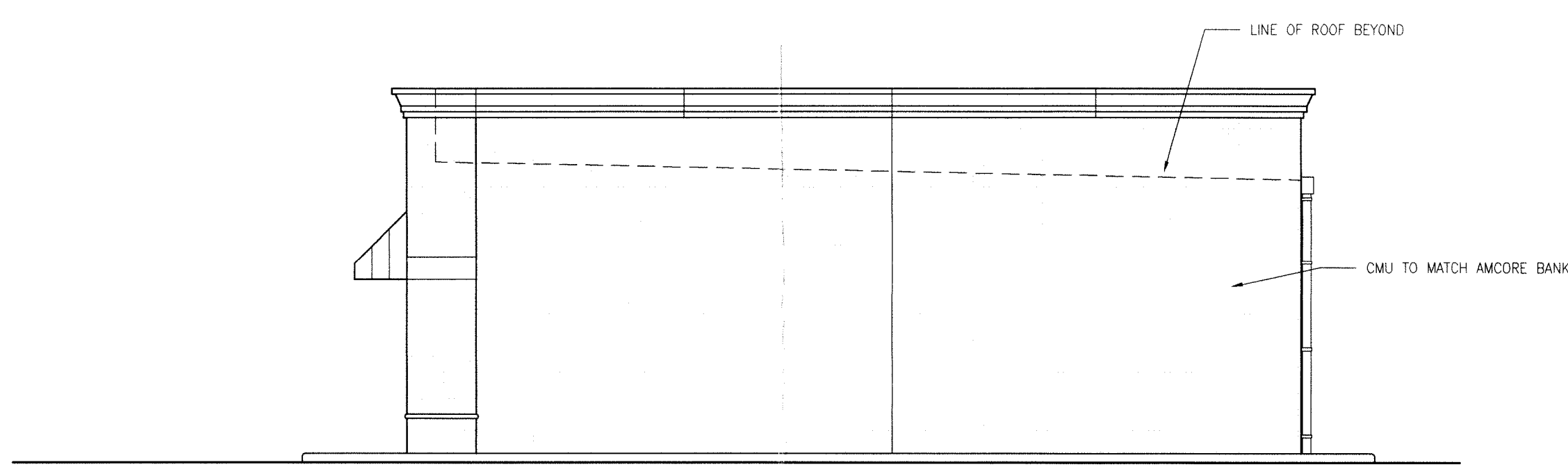
PROGRESS PRINT
Not For Construction
Date: 09-14-2006
Larson & Darby Group
engineers architects

A NEW BRANCH FACILITY FOR:
AMCORE Bank
ROOSEVELT AND PRESIDENT
WHAETON, ILLINOIS

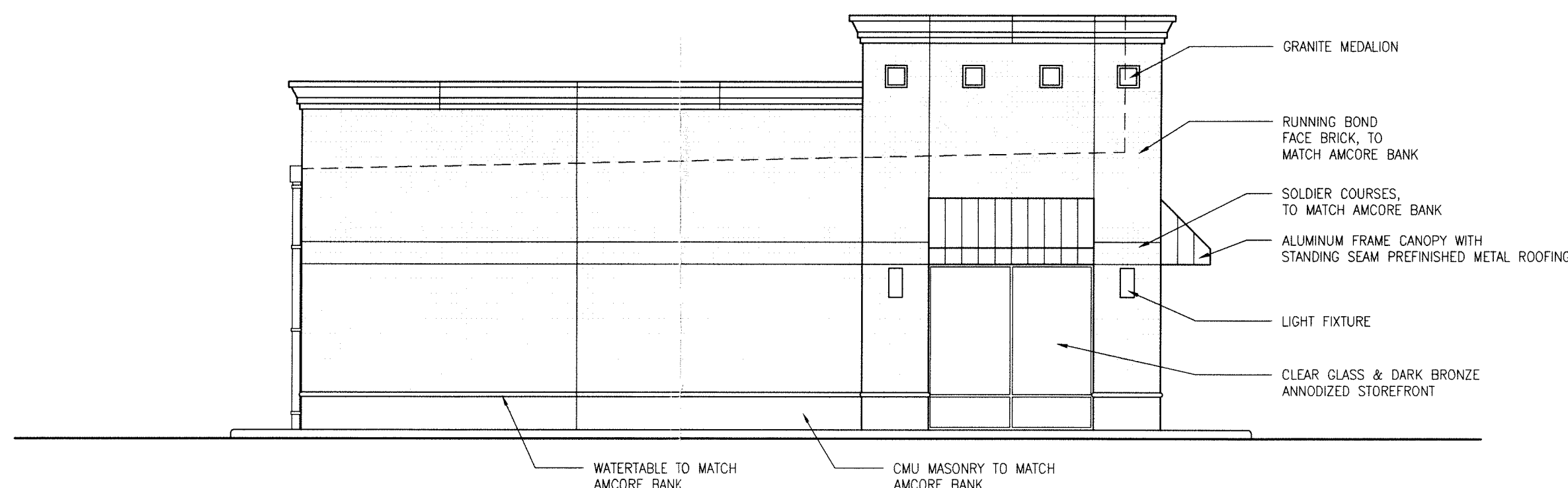
Larson & Darby Group
Architects Engineers Planners
Roosevelt L. 8102, Tel: 815-684-0739 Fax: 815-229-9897
Roosevelt L. 8102, Tel: 815-684-0739 Fax: 815-229-9897
Roosevelt L. 8102, Tel: 815-684-0739 Fax: 815-229-9897



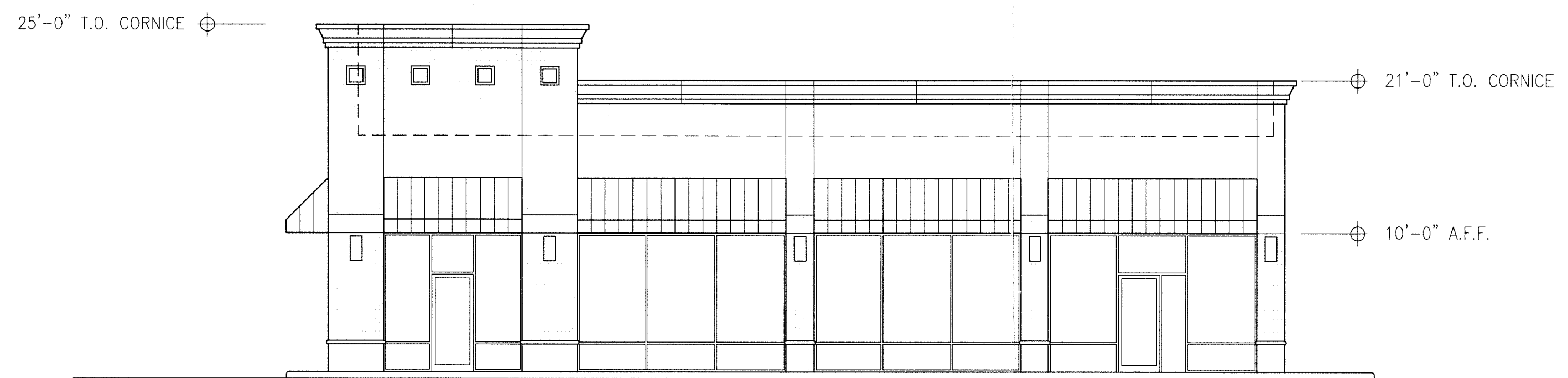
5 REAR/NORTH ELEVATION
1/16" = 1'-0"



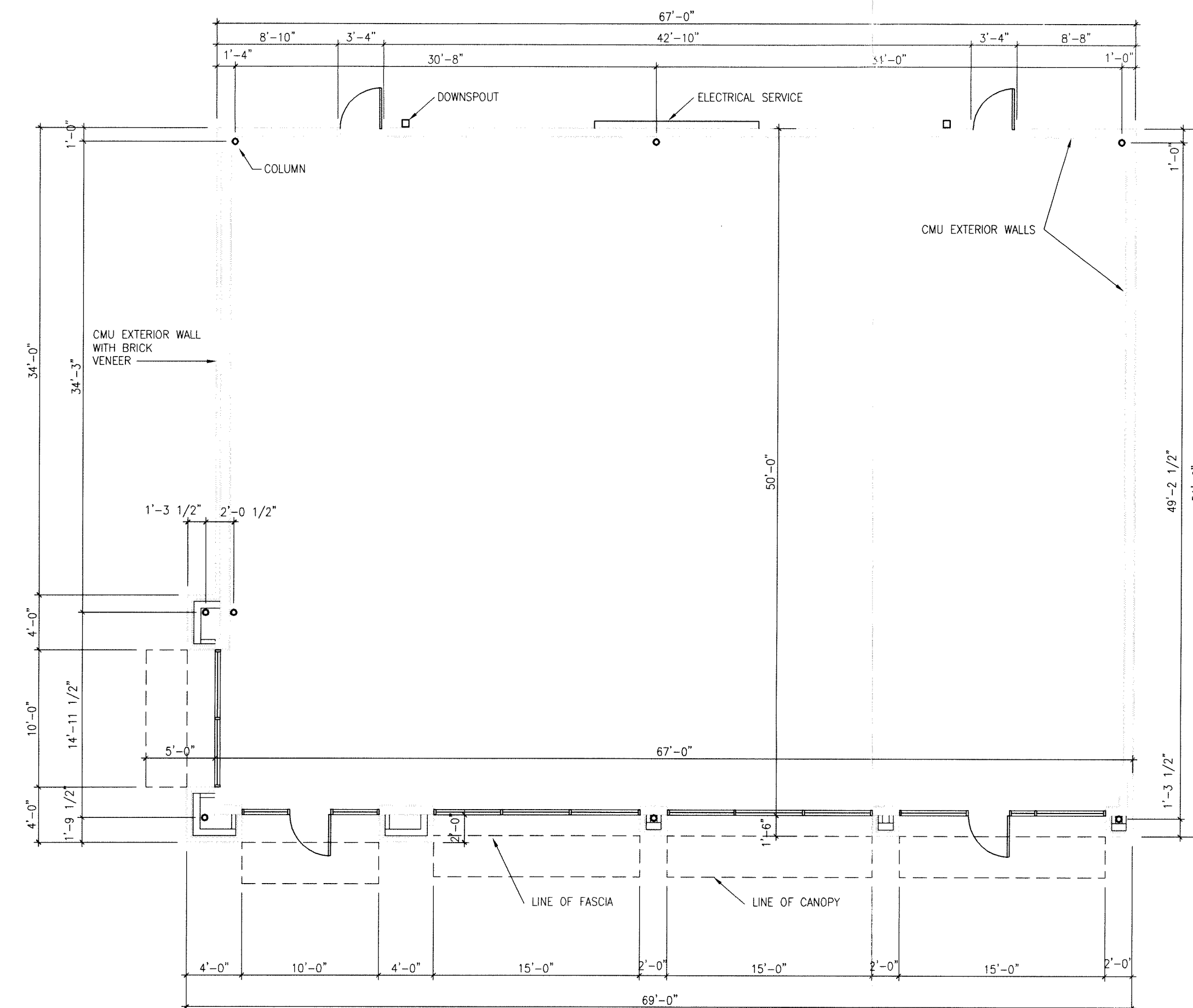
4 SIDE/EAST ELEVATION
1/16" = 1'-0"



3 SIDE/WEST ELEVATION
1/16" = 1'-0"



2 FRONT/SOUTH ELEVATION
1/16" = 1'-0"



1 FLOOR PLAN
1/16" = 1'-0"

This document may not be used for regulatory approval, permit or construction.

David Scott Roselius
State of Illinois 001-019033
Date: 08-18-06

Illinois Professional
Design Firm # 184-004053

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HIGHTS VENTURE ARCHITECTS, LLP

FOR DESIGN APPROVAL
08/18/06

PROJECT OF:
AND ASSOCIATES
1735 SOUTH MAPLEVILLE
WHEATON, ILLINOIS 60187
630.976.0225

DALLAS 1980 Chubb Parkway, Suite 100
75240-1001
714.444.1001
714.444.1002
714.444.1003
714.444.1004
714.444.1005
714.444.1006
714.444.1007
714.444.1008
714.444.1009
714.444.1010

HIGHTS VENTURE
ARCHITECTS, LLP

ROOSEVELT RETAIL BUILDING
ROOSEVELT ROAD AT PRESIDENT STREET
WHEATON, ILLINOIS

PROJECT NO: 06106
PLOT SCALE: 1/16" = 1'-0"
SHEET SIZE: 11 X 17
CHECKED BY: MK
DRAWN BY: DV
FILE NAME: WHEATON-PLAN1.DWG

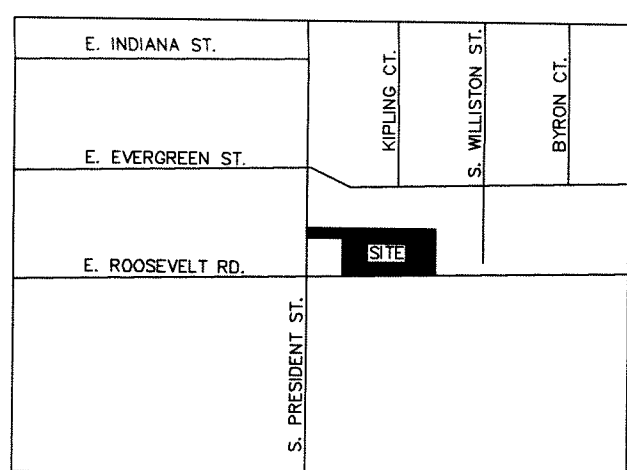
SCHEMATIC DESIGN

A1.0

PRELIMINARY PLAT OF "JCK"

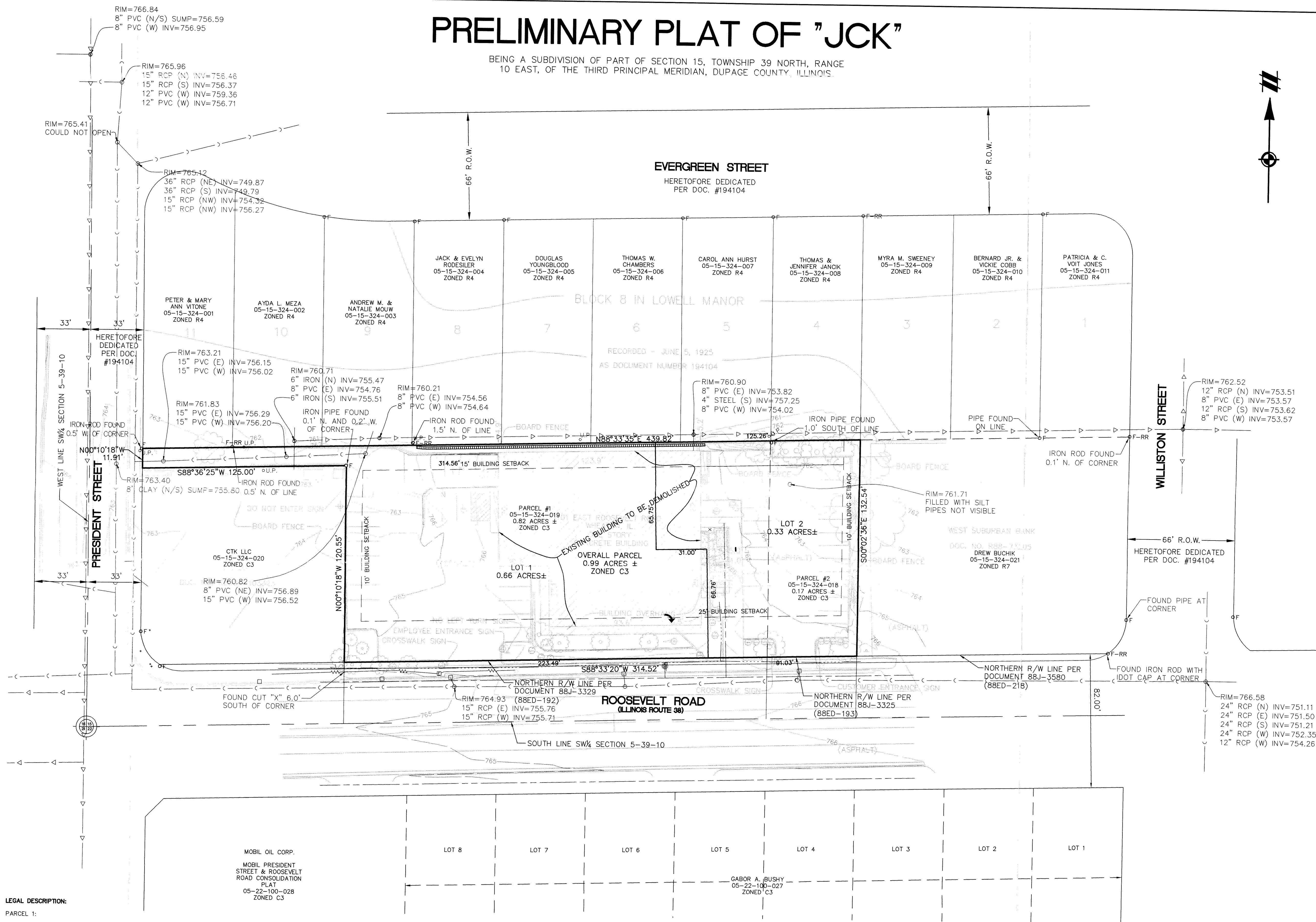
BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

VICINITY MAP



LEGEND

- TRAVERSE POINT
- FOUND CUT CROSS
- FOUND IRON ROD
- STORM MANHOLE/CATCH BASIN
- SANITARY MANHOLE
- WATER VALVE
- ELECTRIC MANHOLE
- HYDRANT
- UTILITY POLE
- SIGN
- BOLLARD (POST)
- LIGHT
- SOIL BORING NUMBER
- MONITORING WELL
- EXISTING DECIDUOUS TREE
- EXISTING FLAG POLE
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- FENCE
- CONCRETE CURB
- UNDERGROUND GAS
- UNDERGROUND STORM
- UNDERGROUND SANITARY
- UNDERGROUND WATERMAIN
- UNDERGROUND ELECTRIC
- WALL
- BUILDING
- CONCRETE
- GRAVEL
- SECTION CORNER
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- PROP. MANHOLE
- PROP. CATCH BASIN/INLET
- PROP. WATER MAIN
- PROP. GATE VALVE



LEGAL DESCRIPTION:

PARCEL 1:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE WEST 55 FEET OF THE EAST 275 FEET; THE WEST 55 FEET OF THE EAST 330 FEET AND THE WEST 55 FEET OF THE EAST 440 FEET; ALL IN THAT PART OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF BLOCK 8 IN LOWELL MANOR, A SUBDIVISION OF PART OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15 LYING SOUTH OF AND ADJOINING THE EAST LINE OF SAID BLOCK 8 EXTENDED SOUTH TO THE SOUTH LINE OF SAID SECTION 15 LYING SOUTH OF AND ADJOINING BLOCK 8 IN SAID LOWELL MANOR, ALSO THE WEST 55 FEET OF THE SOUTH 170 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15 LYING SOUTH OF AND ADJOINING BLOCK 8 IN SAID LOWELL MANOR, ALSO THE WEST 55 FEET OF THE EAST 495 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID SECTION 15 LYING SOUTH OF AND ADJOINING BLOCK 8 IN SAID LOWELL MANOR SUBDIVISION OF PART OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID SECTION 15, A HAS BEEN DEDICATED FOR ROOSEVELT ROAD AND ALSO EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS IN CASE 88ED-192, ALL IN DUPAGE COUNTY, ILLINOIS.

BEGINNING AT A POINT WHICH IS 33 FEET EAST OF THE WEST LINE OF SAID SECTION 15 AND IS 158 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 15; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SECTION 15 A DISTANCE OF 125 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF ROOSEVELT ROAD A DISTANCE OF 125 FEET; THENCE NORTH ALONG A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THE SOUTH 33 FEET OF EACH OF THE TRACTS DESCRIBED IN THE ABOVE CAPTION THAT HAS BEEN DEDICATED FOR ROOSEVELT ROAD AND ALSO EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS IN CASE 88ED-192, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 55 FEET OF THE EAST 220 FEET OF THE SOUTH 170 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF AND ADJOINING BLOCK 8 IN LOWELL MANOR, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS IN CASE 88ED-193, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR:

TIMOTHY G. WOLFE
ATWELL-HICKS
1245 E. DIEHL ROAD
SUITE 100
NAPERVILLE, IL 60563

DEVELOPER/OWNER:

MALLON, LLC
1755 SOUTH NAPERVILLE ROAD
SUITE 100
WHEATON, IL 60187

ATWELL-HICKS
Engineering • Surveying • Planning • Environmental • Water/Wastewater

1245 E. DIEHL ROAD SUITE 100
NAPERVILLE, IL 60563
815-399-0000
MICHIGAN ILLINOIS OHIO FLORIDA
www.atwell-hicks.com Design Firm #184-003002

SECTION 15

TOWNSHIP 39 NORTH, RANGE 10 EAST

MILTON TOWNSHIP

DUPAGE COUNTY, ILLINOIS

MALLON AND ASSOCIATES

1101 EAST ROOSEVELT ROAD

WHEATON, ILLINOIS 60187

PRELIMINARY PLAT

CAD FILE 06000934FFP01

DATE 08/24/06

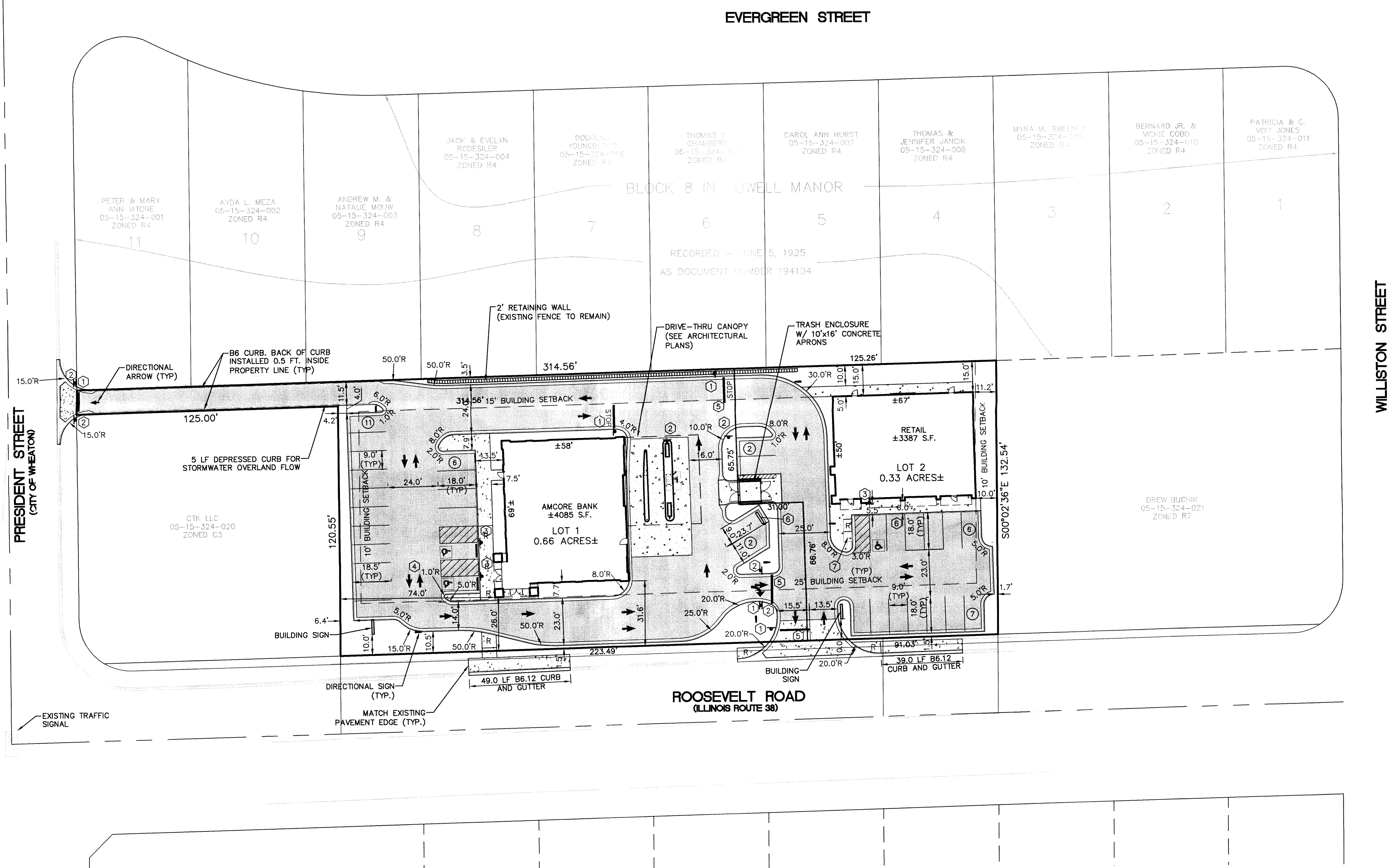
SCALE 0 15 30
1" = 30 FEET

DR. EWB CH. TWG
P.M. T. PAIDON
BOOK 7
JOB 06000934
FILE NO.
1307-15

	BOUNDARY LINE
	EXIST. CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	ACCESSIBLE RAMP
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE
	PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	EXISTING TRAFFIC SIGNAL

- ① STOP SIGN, MUTCD R1-1
- ② DO NOT ENTER SIGN, MUTCD R5-1
- ③ HANDICAP SIGN AND SYMBOL
- ④ LANE ARROWS WHITE
- ⑤ STOP LINE, WHITE (24")
- ⑥ WHEEL STOP
- ⑦ ACCESSIBLE CURB RAMP W/ 5LF DEPRESSED CURB AND DEPRESSED LANDING

1. ALL SITE WORK AND GRADING OPERATIONS WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS" AS AMENDED EFFECTIVE JANUARY 16, 2004, AND ALL REVISIONS THERE TO, WITH THE "SPECIAL PROVISIONS" AND WITH THESE "ADDENDUM NOTES". THE CONTRACTOR SHALL FOLLOW ALL STATE, COUNTY AND LOCAL JURISDICTIONAL ORDINANCES AND REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION OF THE PROJECT ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ALL ARRANGEMENTS FOR TRAFFIC BRACING, SHIELDING AND OTHER REQUIRED PROTECTION OF THE ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREET OR TO ANY ADJACENT EXISTING STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF IDOT STANDARD TRAFFIC CONTROL SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC AND TO MAINTAIN THE REQUIRED COMPLIANCE WITH IDOT STANDARD TRAFFIC CONTROL.
4. EASEMENTS FOR EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITH PUBLIC RIGHT OF WAY ARE SHOWN ON THE PLANS. ACCORDING TO THE REQUIREMENTS IN THE RECORDS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE DEPTH AND KIND IN WHICH THE UTILITIES ARE LOCATED AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE LOCATED WHICH DO NOT MEET IN LOCATION WITH NEW CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE OWNER SO THAT THEY CAN CONFLICT BE AVOIDED.
5. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER AND MUNICIPALITY.
6. THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF 12 MONTHS FROM THE DATE OF ACCEPTANCE. HE SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKSMANSHIP DURING THAT PERIOD.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL RECORDING CODES AND ALL STATE AND FEDERAL STANDARDS.
8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING.
9. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
10. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY ATWELL-HICKS, LLC, DATED 7-1-2011.
11. TOTAL PROPERTY IS 0.99 ACRES.
12. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND LANDSCAPE PLANS.



<u>RETAIL</u>	
REQUIRED	15
(5 PER 1,000 SF)	
PROVIDED	15
 <u>BANK</u>	
REQUIRED	15
(6 PER 1,000 SF PUBLIC SPACE)	9
(4 PER 1,000 SF EMPLOYEE SPACE)	16
PROVIDED	16

EXISTING ZONING	C3 GENERAL BUSINESS
PROPOSED ZONING	C3 PUD
BUILDING HEIGHT	40' (MAX)
REQUIRED SETBACKS	FRONT BUILDING 25' SIDE BUILDING 10' REAR BUILDING 15' FRONT PARKING 15' SIDE PARKING 10'



3 WORKING DAYS
BEFORE YOU DIG
CALL JULIE
1-800-892-0123
FOR THE LOCATION OF

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866-850-4200

MICHIGAN ILLINOIS OHIO FLORIDA
www.atwell-hicks.com Design Firm #84-003002

SECTION 15

1755 SOUTH NAPERVILLE ROAD
WHEATON, ILLINOIS 60187

CAD FILE
06000934SP-03-L.dwg

REVISIONS
DATE 08/24/01

AI

SCALE 0 15 30
1" = 30 FEET

1" = 30 FEET	
DR. CDJ	CH. BP

P.M. T. PAIONK
BOOK --

JOB	06000934
FILE NO	

SP-03

4307-1-3

LEGEND

EXIST. STORM SEWER
PROP. STORM SEWER
EXIST. MANHOLE
PROP. MANHOLE
EXIST. CATCH BASIN/INLET
PROP. CATCH BASIN/INLET
EXIST. SANITARY SEWER
PROP. SANITARY SEWER
EXIST. CLEANOUT
PROP. CLEANOUT
EXIST. WATER MAIN
PROP. WATER MAIN
EXIST. HYDRANT
PROP. HYDRANT
EXIST. POST INDICATOR VALVE
PROP. POST INDICATOR VALVE
EXIST. SHUTOFF OR CURB BOX
PROP. SHUTOFF OR CURB BOX
EXIST. GATE VALVE IN BOX
PROP. GATE VALVE IN BOX
EXIST. GATE VALVE IN MANHOLE
PROP. GATE VALVE IN MANHOLE
EXIST. OVERHEAD ELECTRIC
PROP. OVERHEAD ELECTRIC
EXIST. UNDERGROUND ELECTRIC
PROP. UNDERGROUND ELECTRIC
EXIST. LIGHT POLE
PROP. LIGHT POLE
EXIST. UTILITY POLE
GUY WIRE
EXIST. ELECTRIC TRANSFORMER
PROP. ELECTRIC TRANSFORMER
EXIST. OVERHEAD TELEPHONE
PROP. OVERHEAD TELEPHONE
EXIST. UNDERGROUND TELEPHONE
PROP. UNDERGROUND TELEPHONE
EXIST. GAS
PROP. GAS
EXIST. GAS RISER
PROP. GAS RISER
EXIST. CURB AND GUTTER
PROP. CURB AND GUTTER
CENTERLINE OF DITCH OR EDGE OF WATER
EDGE OF WETLAND
EXISTING FENCE
PROPOSED FENCE
EXIST. SIGN
PROP. SIGN
FINISH FLOOR ELEV.
EXIST. DECIDUOUS TREE
EXIST. CONIFEROUS TREE
EXIST. TREE OR BRUSH LIMIT
AREA TO BE SODDED WITH WELL-ROOTED KENTUCKY BLUEGRASS
FILNLY SHREDDED HARDWOOD BARK MULCH

PLANTING LEGEND

PLANT KEY
SEE MASTER PLANT SCHEDULE FOR PLANT TYPE.
PLANT QUANTITY

PLANT SCHEDULE

KEY	QTY.	SPECIES	SIZE	REMARKS/SPEC.
TREES				
AR	4	Red Maple <i>Acer rubrum</i>	3" cal.	B&B
TC	3	Littleleaf Linden <i>Tilia cordata</i>	3" cal.	B&B
CK	6	Kousa Dogwood <i>Cornus kousa</i>	3" cal.	B&B
GB	3	Ginkgo <i>Ginkgo biloba</i>	3" cal.	B&B, Male Species Only
PERENNIALS				
HH	117	Heemerocallis 'Happy Return' <i>Happy Return Daylilies</i>	No. 3	Cont.

NOTES

1. REFER TO SHEET SP-7 FOR PLANTING DETAILS

KEY	QTY.	SPECIES	SIZE	REMARKS/SPEC.
SHRUBS				
JCSG	38	Sea Green Juniper <i>Juniperus chinensis 'Sea Green'</i>	36" - 42" HT.	Cont.
EA	25	Compact Burning Bush <i>Euonymus alatus 'Compactus'</i>	36" - 42" HT.	B&B
BGV	32	Green Jam Barwood <i>Buxus 'Green Jam'</i>	24" - 36" HT.	B&B
JCH	11	Helz Upright Juniper <i>Juniperus chinensis 'Helz Columnaris'</i>	5' ht.	B&B
JS	56	Skyrocket Juniper <i>Juniperus scopulorum</i>	24"-36"HT.	Cont.
EF	255	Euonymus fortunei 'Colorata' Purple Wintercreeper	-	2 1/4" Pea pots, 18" O.C.
CA	21	Calamagrostis acutifolia 'Feather Reed' Kari Forester Feather Reed Grass	-	No. 2 Cont.

LANDSCAPE NOTES

- THIS PLAN IS FOR PLANTING LOCATIONS ONLY.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM THE EXCAVATED PLANTING HOLE, AND A FERTILIZER MIX. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET, CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM THE TOP 1/2 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
- LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 6" WIDE BY 4" DEEP SHREDDED BARK RINGS OR APPROVED DESIGN FOR TRUNK PROTECTION. NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH IS TO BE USED.
- SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 4".
- SHRUB BED EDGING SHALL BE RYERSON STEEL 4"x 3/16" OR APPROVED EQUAL.
- BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ALL LANDSCAPE AREAS, ESPECIALLY PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12"-18" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4-6" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- ALL DISTURBED UNPAVED AREAS ARE TO BE SODDED OVER A MINIMUM OF 4-INCH DEPTH OF TOPSOIL. REFER TO PLAN FOR LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW, MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- LANDSCAPE BERMS ARE TO BE CONSTRUCTED OF LIGHT YELLOW CLAY OR LOAM SOILS AND ARE TO BE FREE OF CONSTRUCTION MATERIALS AND DEBRIS. USE OF HEAVY CLAYS FOR BERM CONSTRUCTION MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SLOPES ARE TO BE NO STEEPER THAN 1:3 UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLAN.



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

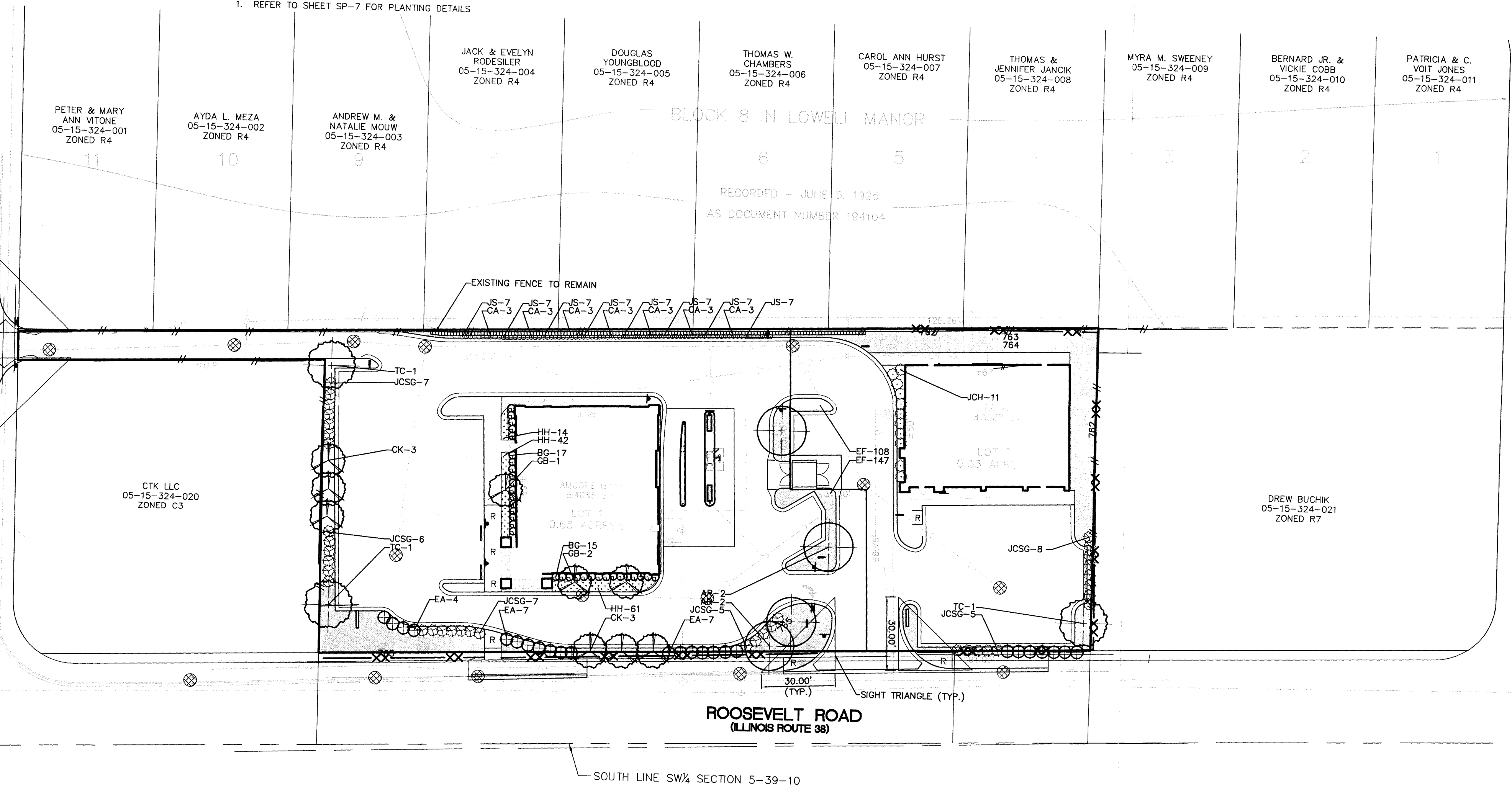
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PRESIDENT STREET
(CITY OF WHEATON)



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WHEATON, ILLINOIS 60187
815.666.4220
www.atwell-hicks.com Design Firm #84-003002

SECTION 15	TOWN 39	NORTH, RANGE 11	EAST
	MILTON	TOWNSHIP	
	DUPAGE COUNTY, ILLINOIS		

CLIENT	MALLON LLC 1755 SOUTH NAPERVILLE ROAD WHEATON, ILLINOIS 60187
PROJECT	PRELIMINARY ENGINEERING PLAN SITE LANDSCAPE AND TREE PRESERVATION PLAN

CAD FILE	06000934SP-06-LS.dwg
REVISIONS	
DATE	08/24/06

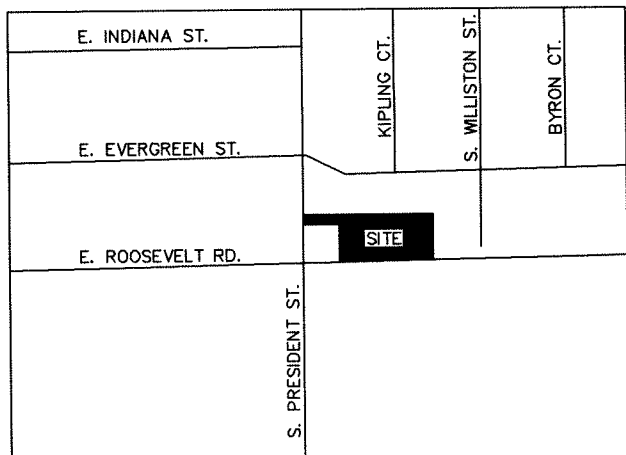
AH

SCALE 0 15 30
1" = 30 FEET

DR. CDJ | CH. BP
P.M. T. PAIONK
BOOK ---
JOB 06000934
FILE NO. 4307-1-6

SP-06

ALTA/ACSM LAND TITLE SURVEY



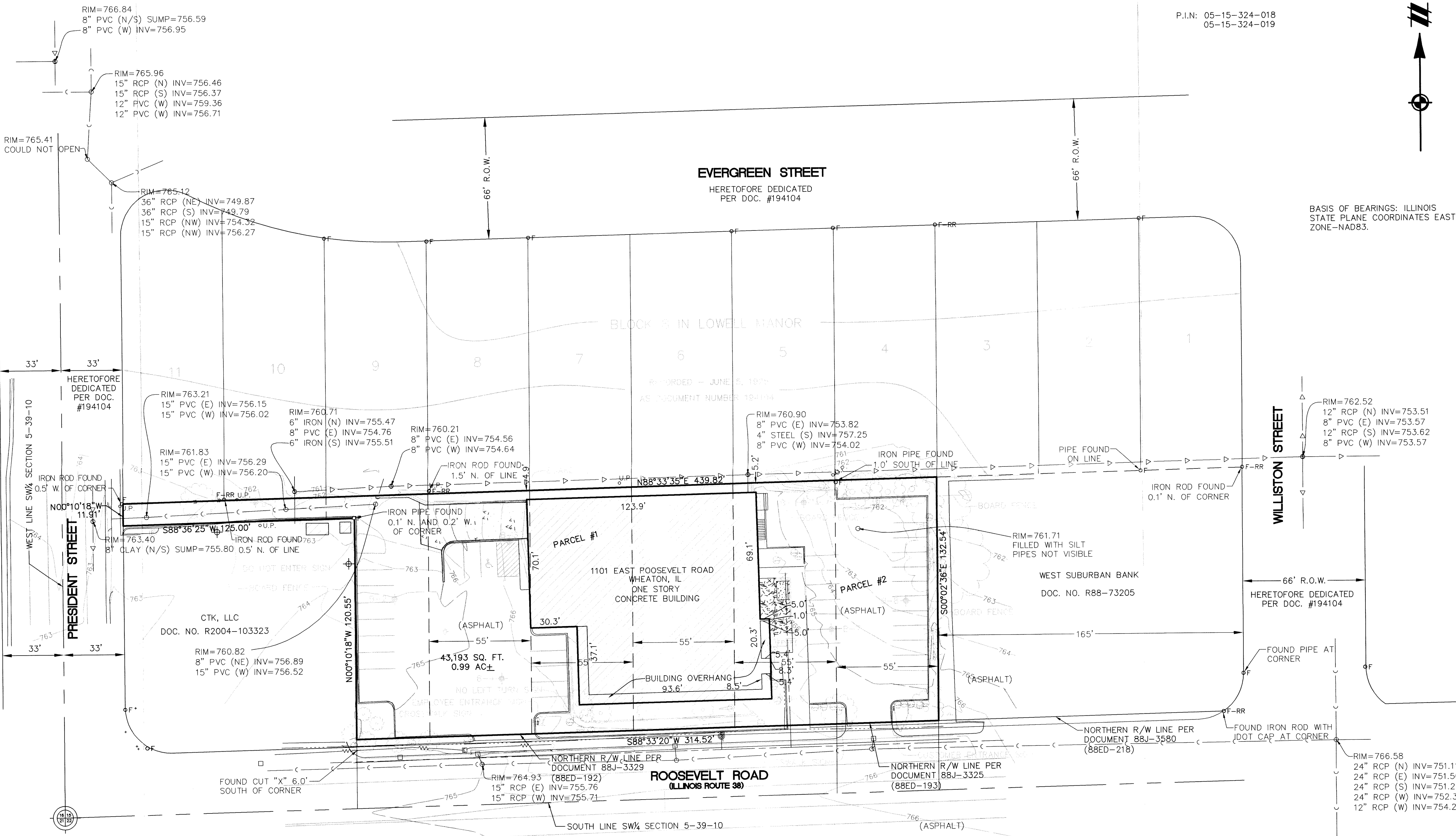
P.I.N: 05-15-324-018
05-15-324-019



BASIS OF BEARINGS: ILLINOIS
STATE PLANE COORDINATES EAST
ZONE-NAD83.

LEGEND

- | | |
|----------|---------------------------|
| + | TRaverse POINT |
| △ | FOUND CUT CROSS |
| ○ F — RR | FOUND IRON PIPE |
| ○ F — RR | FOUND IRON ROD |
| □ | STORM MANHOLE/CATCH BASIN |
| ⊗ | SANITARY MANHOLE |
| ⊙ | WATER VALVE |
| ⊕ | WATER SHUTOFF |
| ⊖ | ELECTRIC MANHOLE |
| ⊙ | UTILITY POLE |
| o.u.p. | o.u.p. |
| ⊙ | SIGN |
| ⊙ | BOLLARD (POST) |
| ⊙ | LIGHT |
| ⊙ | SOIL BORING NUMBER |
| ⊙ | MONITORING WELL |
| ⊙ | EXISTING DECIDUOUS TREE |
| ⊙ | EXISTING FLAG POLE |
| ⊙ | EXISTING CONIFEROUS TREE |
| ⊙ | EXISTING SHRUB |
| ⊙ | FENCE |
| ⊙ | CONCRETE CURB |
| ⊙ | UNDERGROUND GAS |
| ⊙ | UNDERGROUND STORM |
| ⊙ | UNDERGROUND SANITARY |
| ⊙ | UNDERGROUND WATERMAIN |
| ⊙ | UNDERGROUND ELECTRIC WALL |
| ⊙ | BUILDING |
| ⊙ | CONCRETE |
| ⊙ | GRAVEL |
| ⊙ | SECTION CORNER |



LEGAL DESCRIPTION

PARCEL 1:
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE WEST 55 FEET OF THE EAST 27 $\frac{1}{2}$ FEET, THE WEST 55 FEET OF THE EAST 330 FEET AND THE WEST 55 FEET OF THE EAST 440 FEET; ALL IN THAT PART OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 15 LYING SOUTH OF AND ADJOINING THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND LYING WEST OF AND ADJOINING THE EAST LINE OF SAID BLOCK 8 EXTENDED SOUTH TO THE SOUTH LINE OF SAID SECTION; ALSO THE WEST 55 FEET OF THE EAST 27 $\frac{1}{2}$ FEET, THE WEST 55 FEET OF THE EAST 330 FEET AND THE WEST 55 FEET OF THE EAST 440 FEET; ALL IN THAT PART OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 15 LYING SOUTH OF AND ADJOINING THE EAST LINE OF SAID BLOCK 8 EXTENDED SOUTH TO THE SOUTH LINE OF SAID SECTION; ALSO THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 15 LYING SOUTH OF AND ADJOINING THE EAST LINE OF SAID BLOCK 8 EXTENDED SOUTH TO THE SOUTH LINE OF SAID SECTION, AND ALSO THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 15 LYING SOUTH OF AND ADJOINING THE EAST LINE OF SAID BLOCK 8 EXTENDED SOUTH TO THE SOUTH LINE OF SAID SECTION, AND ALSO THE EAST LINE OF PRESENT STREET AND LYING WEST OF A LINE DRAWN PARALLEL WITH AND 496 FEET WEST OF THE EAST LINE OF SAID BLOCK 8 EXTENDED SOUTH TO THE SOUTH LINE OF SAID SECTION.

BEGINNING AT A POINT WHERE THE DISTANCE OF THE WEST LINE OF SAID SECTION 15 AND IS 158 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 15; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SECTION 15 A DISTANCE OF 125 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SECTION 15, A DISTANCE OF 125 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, THENCE NORTH ALONG A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THE SOUTH 33 FEET OF EACH OF THE TRACTS DESCRIBED IN THE ABOVE CAPTION THAT HAS BEEN DEDICATED TO AND ACCEPTED FOR THE USE OF THE STATE OF ILLINOIS BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS IN CASE 88-192, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 55 FEET OF THE EAST 220 FEET OF THE SOUTH 170 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF AND ADJOINING BLOCK 8 IN LOWELL MANOR, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS IN CASE 88B-193, IN DUPAGE COUNTY, ILLINOIS.

THIS ALTA/ACSM LAND TITLE SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING ORDER NUMBER 1410 002603869 WITH AN EFFECTIVE DATE OF JUNE 14, 2006.

NOTE: (EXCEPTION #13) ARTICLES OF AGREEMENT RECORDED AUGUST 26, 1964, AS DOCUMENT R64-31463 DOES NOT AFFECT THIS TRACT. THE LEGAL DESCRIPTION WITHIN THIS DOCUMENT REFERS TO BLOCK 2 IN WHEATON ESTATES IN SECTION 22 WHICH IS LAND ON THE SOUTHERN SIDE OF ROOSEVELT ROAD (ILLINOIS ROUTE 38).

GENERAL NOTES

1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
2. UTILITIES SHOWN HEREON ARE BY VISUAL LOCATION OF ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES IF SHOWN ARE BASED UPON J.U.L.I.C. LOCATIONS.
3. CALL J.U.L.I.C. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY. LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
4. FIELD WORK COMPLETED ON JULY 19, 2006.
5. RIGHT-OF-WAY INFORMATION SHOWN HEREON IS BASED UPON OCCUPATION AND MONUMENTATION FOUND IN FIELD COORDINATED WITH RECORDS PROVIDED BY CLIENT AND/OR RESEARCHED BY ATWELL-HICKS. OTHER DOCUMENTS MAY EXIST RELATIVE TO RIGHT-OF-WAY LOCATIONS. RECORDS SHOWN HEREON, CANNOT BE USED TO DETERMINE RIGHT-OF-WAY LOCATIONS IN SUPPORT OF RIGHT-OF-WAY LOCATIONS (IF ANY EXIST).

SURVEYOR'S CERTIFICATE

TO: MALLON AND ASSOCIATES, INC.
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1-4, 6, 7A, 8, 9, AND 11A OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS, HAVING MAP NUMBER 17043 C 0505H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, THIS SITE LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

DATED THIS 31ST DAY OF JULY, 2006

Timothy W. Wolf

Illinois Professional Land Surveyor No. 035-3535
Atwell-Hicks, L.L.C.
1245 E. Diehl Road, Suite 100

My Current License Expires November 30, 2006.

CALL JULIE TOLL FREE
1-800-892-0123

**3 WORKING DAYS
BEFORE YOU DIG
CALL JULIE**
1-800-892-0123

**FOR THE LOCATION OF
UNDERGROUND FACILITIES**

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MICHIGAN ILLINOIS OHIO FLORIDA
www.atwell-hicks.com Design Firm #184-003002

SECTION 15
TOWNSHIP 39 NORTH, RANGE 10 EAST
MILTON TOWNSHIP
DUPAGE COUNTY, ILLINOIS

ALLON AND ASSOCIATES
ATA/ACSM LAND TITLE SURVEY
101 EAST ROOSEVELT ROAD
WHEATON, ILLINOIS

CAD FILE
06000934AS

07-31-06 ADDED CONTOURS
ADDED LANE STRIPING
REVISIONS
DATE 07-19-2006

A

SCALE 0 15

1" = 30 FEET

DR. BMS CH. TGV

P.M. S. FOCKLER

BOOK 7

JOB 06000934

FILE NO.

1307-14