

ORDINANCE NO. F-1735

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT TO CONSTRUCT AND OPERATE A CONVENIENCE FILLING STATION AND CARWASH – 1000 EAST ROOSEVELT ROAD/ BUCHANAN ENERGY LLC

WHEREAS, written application has also been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, for the issuance of an application for a special use permit for a planned unit development (“PUD”) to construct and operate a convenience filling station and carwash on a portion of the property legally described herein within the city limits of Wheaton, Illinois, (“Subject Property”) following the demolition of the existing buildings at 1000 and 1100 East Roosevelt Road and re-subdivision of the Subject Property into two lots; 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 24, 2013 to consider the issuance of the subdivision and PUD; and the Board has recommended the issuance of the subdivision and PUD; and

NOW, THEREFORE, BE IT ORDAINED by the Wheaton 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: LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 (EXCEPT THE NORTH 10 FEET OF SAID LOTS) AND LOTS 15, 16, 17, 18, 19, 20, 21, AND 22 IN BLOCK 2 IN WHEATON ESTATES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1924, AS DOCUMENT 177383, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST HALF OF THE NORTH 93 FEET (EXCEPT THE NORTH 6 FEET OF THE WEST HALF, AS MEASURED ON THE EAST AND WEST LINES THEREOF) OF THAT PART OF WILLISTON STREET LYING SOUTH OF THE NORTH LINE OF BLOCK 1 AND EXCEPT THAT PART OF THE WEST HALF OF THE NORTH 93 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) (EXCEPT THE NORTH 6 FEET THEREOF) OF THAT PART OF VACATED WILLISTON STREET LYING SOUTH OF THE NORTH LINE OF BLOCK 1, EXTENDED WEST AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD (ILLINOIS ROUTE 38) AND THE EAST LINE OF LOT 1 IN BLOCK 2 AS MONUMENTAL AND OCCUPIED; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 03 MINUTES 09 SECONDS EAST, 4.00 FEET ALONG SAID EAST LINE OF LOT 1, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE SOUTH 89 DEGREES 35 MINUTES 45 SECONDS EAST, 32.89 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF THE VACATED WILLISTON STREET; THENCE NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST, 5.08 FEET ALONG THE EAST LINE OF AFORESAID WEST HALF OF VACATED WILLISTON STREET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD (ILLINOIS ROUTE 38); THENCE SOUTH 88 DEGREES 31 MINUTES 32 SECONDS WEST, 32.90 FEET, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD TO THE POINT OF BEGINNING, ALL IN WHEATON ESTATES BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924, AS DOCUMENT 177383, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOTS 10 AND 11 (EXCEPTING THE NORTH 12 FEET OF SAID LOTS) IN BLOCK 1 IN WHEATON ESTATES, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924, AS DOCUMENT 177383, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THE EAST HALF OF THE NORTH 93.0 FEET (EXCEPT THE NORTH 6 FEET OF THE WEST HALF, AS MEASURED ON THE EAST AND WEST LINES THEREOF) OF THAT PART OF WILLISTON STREET LYING SOUTH OF THE NORTH LINE OF BLOCK 1 OF WHEATON ESTATES EXTENDED WEST, IN SECTION 22, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF RECORDED MAY 7, 1924, AS DOCUMENT 177383, IN DUPAGE COUNTY, ILLINOIS, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 11 IN AFORESAID BLOCK 1 (FOUND THREE-QUARTER INCH IRON PIPE, 0.13 NORTH, 0.19 EAST) THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 31 MINUTES 32 SECONDS WEST, 56.00 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO THE NORTHWEST CORNER OF SAID LOT 11, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME BEARING OF SOUTH 88 DEGREES 31 MINUTES 32 SECONDS WEST, 32.90 ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ROOSEVELT ROAD (ILLINOIS ROUTE 38), BEING THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 11, TO A POINT ON THE WEST LINE OF SAID EAST HALF OF THE VACATED WILLISTON STREET; THENCE SOUTH 00 DEGREES 03 MINUTES 09 SECONDS EAST, 10.93 FEET ALONG THE SAID WEST LINE OF THE EAST HALF OF THE VACATED) WILLISTON STREET TO A POINT; THENCE SOUTH 89 DEGREES 35 MINUTES 45 SECONDS EAST, 32.89 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST, 12.00 FEET ALONG SAID WEST LINE OF LOT 11, TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924, AS DOCUMENT 177383, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5: ALL THAT PART OF LOTS 9, 10 AND 11 IN BLOCK 2 IN WHEATON ESTATES, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 22 TOWNSHIP 39 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED MAY 7, 1924, AS DOCUMENT 177383 DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 9; THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 10.00 FEET ALONG THE EAST LINE OF SAID LOT 9 TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 00 SECONDS WEST 122.00 FEET ALONG THE EAST LINE OF LOT 9 TO THE SOUTHEAST CORNER OF LOT 9; THENCE SOUTH 88 DEGREES 56 MINUTES 05 SECONDS WEST 160.00 ALONG THE SOUTH LINES OF LOTS 9, 10, AND 11 TO THE EAST RIGHT-OF-WAY LINE OF SOUTH PRESIDENT STREET PER DOCUMENT NO. R89-132806; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS EAST 111.00 FEET ALONG SAID LINE; THENCE NORTH 44 DEGREES 36 MINUTES 03 SECONDS EAST 15.73 FEET TO THE SOUTH LINE OF EAST ROOSEVELT ROAD; THENCE NORTH 88 DEGREES 56 MINUTES 05 SECONDS EAST 149.00 FEET ALONG SAID LINE TO THE PLACE OF BEGINNING.

P.I.N. 05-22-100-024; -028;
05-22-101-025; -026; -027

The Subject Property is commonly known as 1000 and 1100 East Roosevelt Road, Wheaton, IL 60187.

Section 2: The plat of the Paragon Wheaton Plat of Resubdivision, as prepared by Joel C. Vietti, an Illinois Professional Land Surveyor, and dated June 5, 2013 is hereby approved, subject to the following conditions and requirements.

1. Prior to the recording the subject plat in the Office of the DuPage County Recorder, the owner shall demolish and remove the building and site improvements on the property identified as 1100 East Roosevelt Road (the former Suburban Buick auto dealership) in accordance with the Wheaton City Code.
2. The subject plat shall be revised to show all necessary dedication and abrogation of public utility easements as determined by the Director of Engineering.
3. The subject plat shall be revised to relocate the property line between proposed lots 1 and 2 three and one-half feet to the east prior to recording and issuance of a building permit.

The Mayor is authorized to sign the approval form and the City Clerk is authorized and directed to attest to the signature of the Mayor on the plat of Paragon Wheaton Plat of Resubdivision.

Section 3: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit for a planned unit development is hereby issued on Lot 1 of the Paragon Wheaton Plat of Resubdivision to allow the construction and operation a convenience filling station and

carwash, in full compliance with the plans entitled "Preliminary Engineering Plans, Site Plan and Landscape Plan", Sheets C0-C10 and L1, prepared by Arc Design Resources, Loves Park, IL, dated July 24, 2013 and revised August 16, 2013; "Exterior Elevations and Floor Plan", Sheets 1-6, prepared by Hurtz Associates, Des Plaines, IL, dated July 25, 2013; "Signage Plan", Sheets 1-6, prepared by Omaha Neon Sign Company, Omaha, NE, dated July 18, 2013 and revised October 7, 2013; and in further compliance with the following conditions, restrictions, and requirements:

1. Prior to issuance of a site development permit, the Site Plan and Landscape Plan shall be revised as follows:
 - a) A minimum 15 foot setback shall be provided along the west property line.
 - b) The location of the ground sign referenced in the approved plans shall be subject to the requirements of the Zoning Ordinance and the reasonable approval of the Director of Planning and Economic Development.
 - c) A new public sidewalk shall be constructed fronting along all of Roosevelt Road pursuant to City Code provisions.
 - d) A more diverse mix of plantings, planted in a more naturalistic style shall be provided along Roosevelt Road.
 - e) Four planters, a minimum of thirty inches in diameter, shall be installed along the front of the building in lieu of foundation plantings.
 - f) The two landscaped islands located at the ends of the parking area in front of the convenience store shall be expanded to wrap around either side of the parking area to better delineate the parking area from the drive aisle.
 - g) New plantings, as determined by the Director of Planning and Economic Development, shall be installed along Taft Avenue and a new 8 foot tall solid privacy fence shall be installed just inside the landscaping and extend along the remainder of the south property line that borders the multi-family residential development.
 - h) New plantings and an 8 foot tall solid privacy fence shall be installed on proposed lot two to match those installed on proposed lot one.
 - i) Parkway trees, planted in accordance with the requirements of the Zoning Ordinance and City Code, shall be added along Taft Avenue.
2. Prior to issuance of a building permit, the Exterior Elevations and Floor Plan shall be revised as follows:
 - a) The fuel canopy shall have brick columns to match the exterior of the building.
 - b) Any canopy lights shall be mounted flush with the bottom of the canopy to reduce glare.
 - c) All non-gate portions of the proposed refuse enclosure shall be constructed of masonry to match the proposed building.
3. The applicant shall maintain all landscaping and plantings on the subject property so that the number, quality, and type of landscaping shall not be less than that which is illustrated on the approved landscape plan.
4. The demolition of the existing structures located on the Subject Property shall be authorized by this Ordinance. Demolition of said structures, however, shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The Developer shall provide written notice to adjacent property owners prior to the building demolition.

Section 4: In all other respects, the terms and conditions of the original ordinance are ratified and remain in full force and effect.

Section 5: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 6: 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

Roll Call Vote:

Ayes: Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Suess
Councilman Prendiville
Councilman Rutledge
Councilman Saline
Mayor Gresk

Nays: None

Absent: None

Motion Carried Unanimously

Passed: October 21, 2013
Published: October 22, 2013

P.L.N.S.
05-22-10-024
05-22-10-025
05-22-10-026
05-22-10-027
05-22-10-028

PARAGON WHEATON PLAT OF RESUBDIVISION

BEING IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPOUE COUNTY, ILLINOIS.



PRESIDENT 60-FOOT R.O.W. STREET

ROOSEVELT

ROAD

STREET

BLANCHARD ROAD

TAFIT 60-FOOT R.O.W. AVENUE

WILLISTON

LAND AREA

LOT 1 - 93,433 SQUARE FEET OR 2.145 ACRES
LOT 2 - 56,575 SQUARE FEET OR 1.288 ACRES

REMARKS:

NAME:

ADDRESS:

DATE	DESCRIPTION	BY
05-22-10-024	100% ACQUISITION ROAD	WHEATON, MCGRAW & ANDERSON LTD.
05-22-10-025	100% ACQUISITION ROAD	WHEATON, MCGRAW & ANDERSON LTD.
05-22-10-026	100% ACQUISITION ROAD	WHEATON, MCGRAW & ANDERSON LTD.
05-22-10-027	100% ACQUISITION ROAD	WHEATON, MCGRAW & ANDERSON LTD.
05-22-10-028	100% ACQUISITION ROAD	WHEATON, MCGRAW & ANDERSON LTD.

Page 10

Decision Time

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SANITARY SEWER

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WATER MAIN

- [illegible]

EARTHWORK NOTES

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ARC DESIGN
RESOURCES INC

4811 SECURITY PARKWAY
LOVE HONOLULU, HI 96817
TEL (808) 461-1111
FAX (813) 461-1111
www.arcdesign.com

Design / Interior Design / 10-000000

**BUCKY'S
EXPRESS**
1000 ROOSEVELT
ROAD
WHEATON, IL
STORE NO. 540

RICHARD WILSON
3417 RECITERS PARK ROAD
BELLFLORE, N. 81187
PHONE (407) 718-6736

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GENERAL NOTES

DRAWN	UNO
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IN	RS
PROJECT NUMBER	
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13081	
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ARC DESIGN
REG. DES. & INC.

5201 22nd Parkway
Loves Park, IL 61111
Voice (815) 494-4300
Fax (815) 494-4301
www.rydberg.com

PROJECT NAME	BUCKY'S EXPRESS
OWNER'S NAME	1000 ROOSEVELT ROAD WHEATON, IL STORE NO. 540

RICHARD MCLENNON
3417 MCLENNIS PARK RD
ROCKFORD, IL 61107
PHONE (407) 718-6724

CONSULTANTS

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LAYOUT PLAN

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 CM _____
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 SHEET NUM 13081
 C3

ALL PARTIES OF DISSENTING VIEWS ON THE FACE OF
THE MATTER WERE CALLED TO PARTICIPATE

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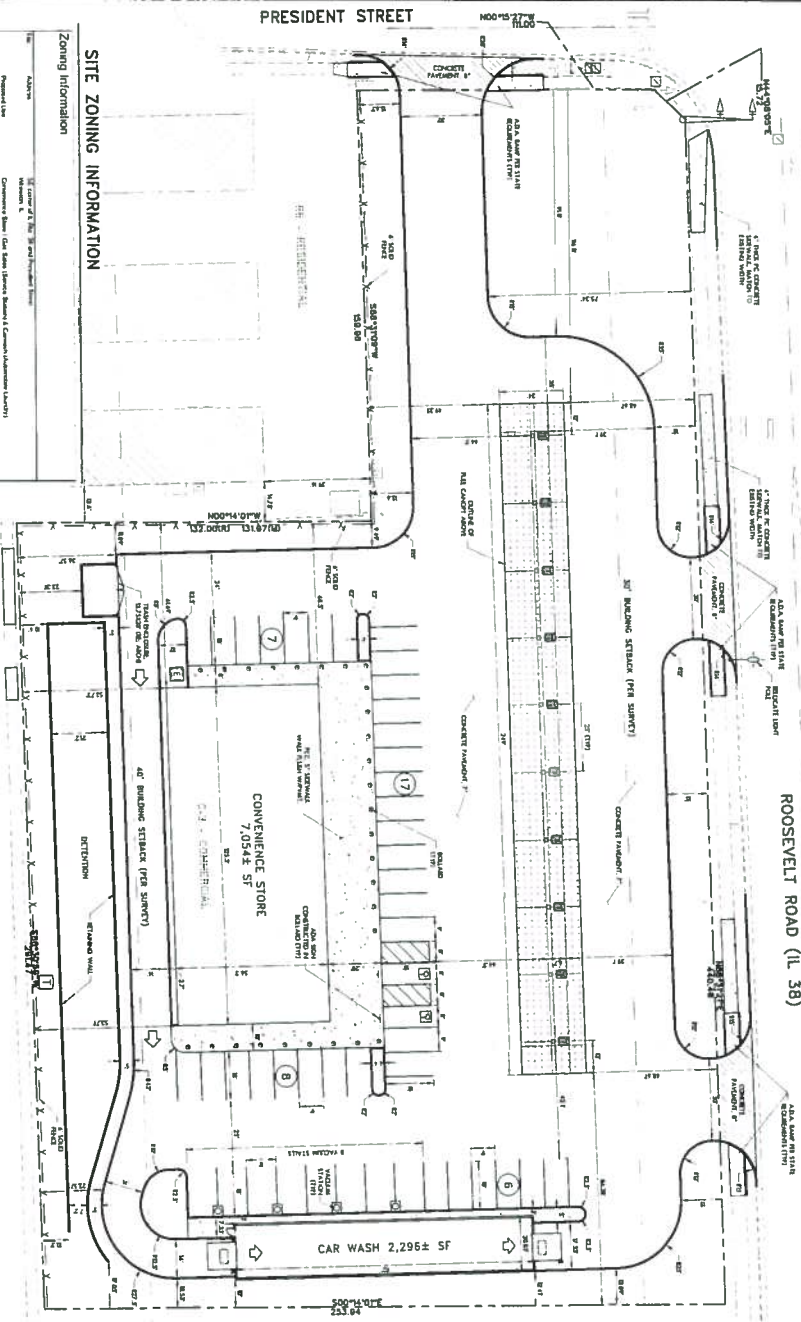
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BENCHMARK 2 762.67 (NAVD 1988)

TAFI AVENUE

Donating Information

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PRESIDENT STREET

**BUCKY'S
EXPRESS**
1000 ROOSEVELT
ROAD
WHEATON, IL
STORE NO. 540

ARCHARD HILL
3412 RICHIE'S PARK ROAD
ROCKFORD, IL 61107
PHONE (815) 718-8726

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PSG CONSTRUCTION UNIT AND CONCRETE TRUCK WATERLOO	# MULTI PROJECTION BLDG PROJECTION BLAZES MAY 2006 CR FORM
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NOTICE: INFORMATION, RESEARCH AND STUDIES, BOOKS, DOCUMENTS, AND OTHER MATERIALS ARE AVAILABLE FROM THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND. CONTACT: NATIONAL ARCHIVES, COLLEGE PARK, MARYLAND 20740-6001. TELEPHONE: (301) 837-2310. FAX: (301) 837-2344. INTERNET: <http://www.archives.gov>. E-MAIL: reference@nara.gov. WEBSITE: <http://www.archives.gov>. LAY DOWN YOUR RIGHTS, WRITING YOUR OWN HISTORY. THE NATIONAL ARCHIVES HAS THE RECORDS OF THE U.S. GOVERNMENT, FROM THE DECLARATION OF INDEPENDENCE TO THE 2000 PRESIDENTIAL ELECTION. VISIT US TODAY AND DISCOVER THE POWER OF OUR RECORDS. WE'LL SHOW YOU HOW TO FIND THE RECORDS YOU NEED TO KNOW YOUR HISTORY. VISIT US TODAY AT www.archives.gov. WE'LL SHOW YOU HOW TO FIND THE RECORDS YOU NEED TO KNOW YOUR HISTORY.

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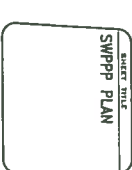
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1. CONTRACTOR SHALL BE MADE OF THE FOLLOWING: A. THE CONTRACTOR SHALL BE A CORPORATION OR LIMITED LIABILITY COMPANY INCORPORATED OR ORGANIZED IN THE UNITED STATES OF AMERICA. B. THE CONTRACTOR SHALL BE A RESIDENT OF THE UNITED STATES OF AMERICA. C. THE CONTRACTOR SHALL BE A MEMBER OF THE NATIONAL ASSOCIATION OF BUILDERS.
2. THE CONTRACTOR SHALL BE A MEMBER OF THE NATIONAL ASSOCIATION OF BUILDERS.
3. THE CONTRACTOR SHALL BE A MEMBER OF THE NATIONAL ASSOCIATION OF BUILDERS.

LOI

ST CONSTRUCTION CONTRACTS. THE CONSTRUCTION CONTRACT SHALL BE A AGREEMENT OF 25 IN WHICH AND OF 117 IN WHICH FROM (ESTIMATED) 750,000,000. ALL CONSTRUCTION (INVESTMENT) SHALL BE CONSTRUCTION IN THE AREA OF THE ROAD. ROAD CONSTRUCTION. THE CONSTRUCTION CONTRACTS MAY BE USED BY THE CONTRACTORS TOGETHER WITH THE CONTRACTS OF CONSTRUCTION. THE CONTRACTS OF CONSTRUCTION MAY BE USED BY THE CONTRACTORS TOGETHER WITH THE CONTRACTS OF CONSTRUCTION.

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OWNER'S NAME
BUCKY'S
EXPRESS
1000 ROOSEVELT
ROAD
WHEATON, IL
STORE NO. 540

RICHARD MCANAMON
3012 RICHIE'S PARK ROAD
ROCKFORD, IL 61108
PHONE (402) 718-6724

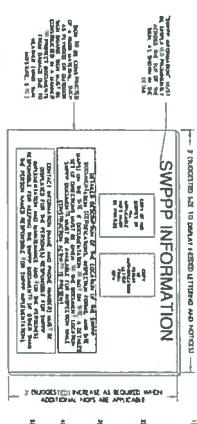
PARC DESIGN
RESOURCES INC

1201 GERMEN HAVENWAY
SUITE 100
PO BOX 981048
FAX 813 644 4303
www.parcdesign.com

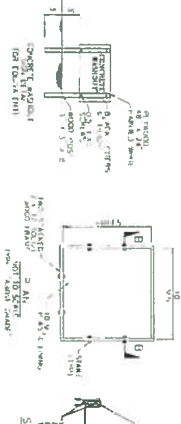
Design Free Estimates 813-644-4303



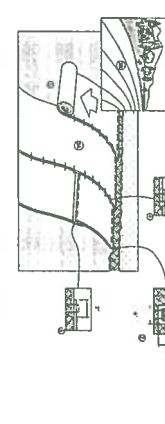
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SWPPP INFORMATION SIGN
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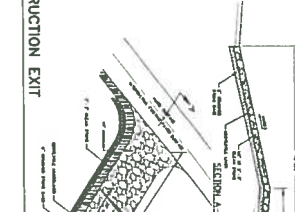
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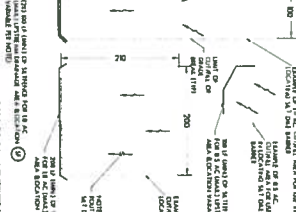
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NOT TO SCALE



CONSTRUCTION EXIT
NOT TO SCALE



INTERMEDIATE SILTENCE / TRIANGULAR SILT DIKE REQUIREMENTS
NOT TO SCALE

ARC DESIGN
RESOURCE INC.
1000 ROOSEVELT ROAD
WHEATON, IL 60187
Phone: (630) 314-2714
Fax: (630) 314-2715

PROJECT NAME:
BUCKY'S EXPRESS
1000 ROOSEVELT ROAD
WHEATON, IL 60187
STORE NO. 540

PROJECT LOCATION:
SILT SEDIMENT FENCE ROAD
PROJECT NO. 13081

CONSULTANTS:

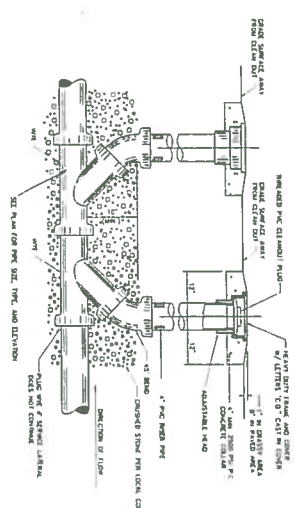
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4	01/15/2011	WJ	WJ	ISSUED FOR PERMIT
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DETAILS (SWPPP)

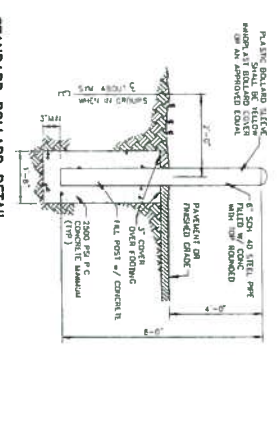
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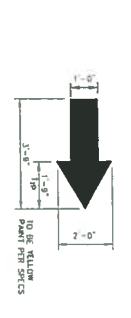
NOTES:
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2. SEE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY MANHOLES.



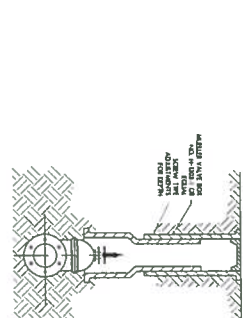
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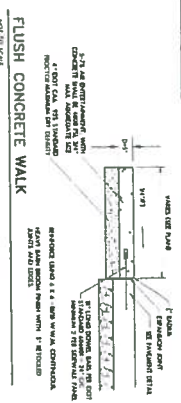
STANDARD BOLLARD DETAIL



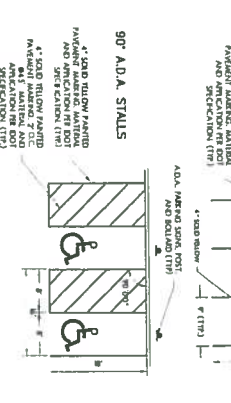
DIRECTIONAL ARROW PAVEMENT MARKING



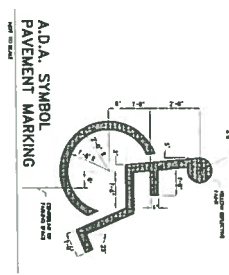
VALVE BOX DETAIL



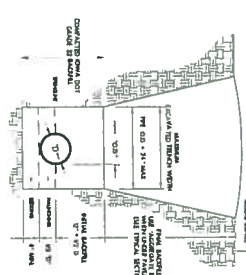
90° STANDARD STALLS



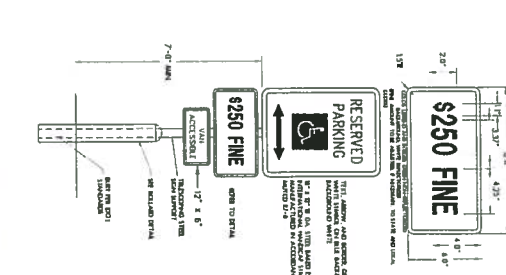
TYPICAL 90 DEGREE PARKING STRIPING DETAILS



A.D.A. SYMBOL PAVEMENT MARKING



PIPE EMBEDMENT DETAIL



ACCESSIBLE PARKING SIGN DETAIL

ARC/DESIGN
RESOURCES, INC.
1000 ROOSEVELT
WHEATON, IL 60187
PHONE (708) 718-2214

BUCKY'S EXPRESS
1000 ROOSEVELT
WHEATON, IL 60187
PHONE (708) 718-2214

CONTRACTORS
1000 ROOSEVELT
WHEATON, IL 60187
PHONE (708) 718-2214

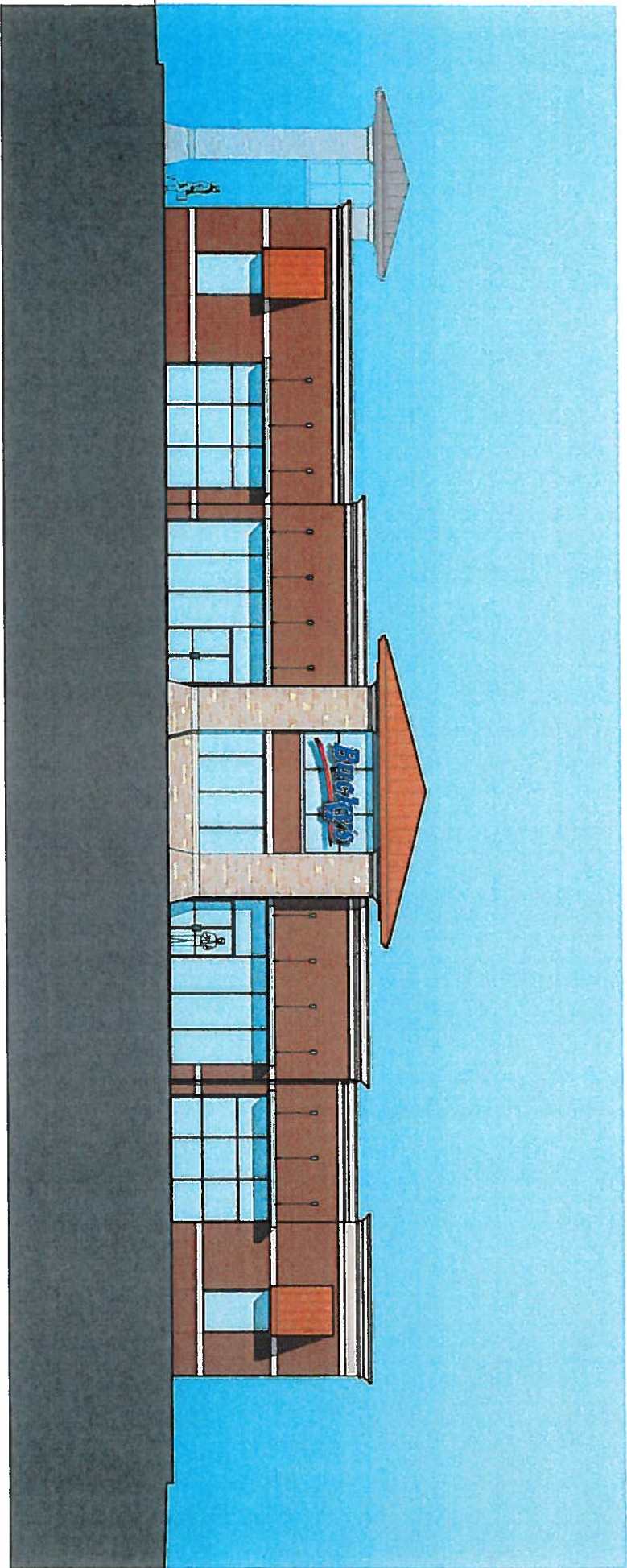
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

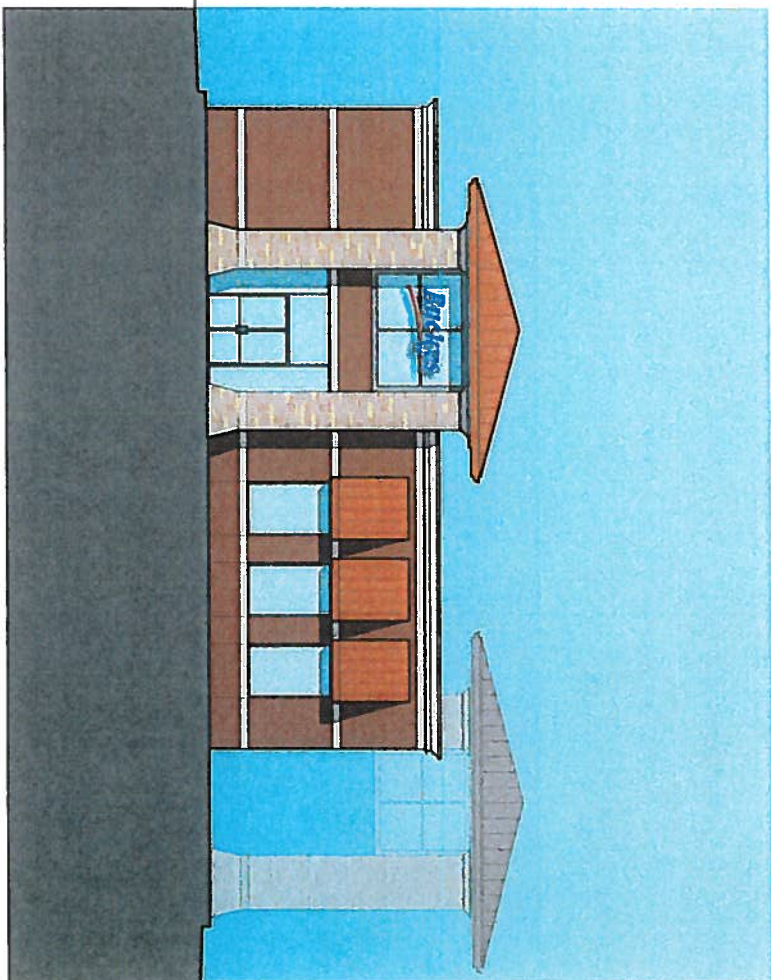
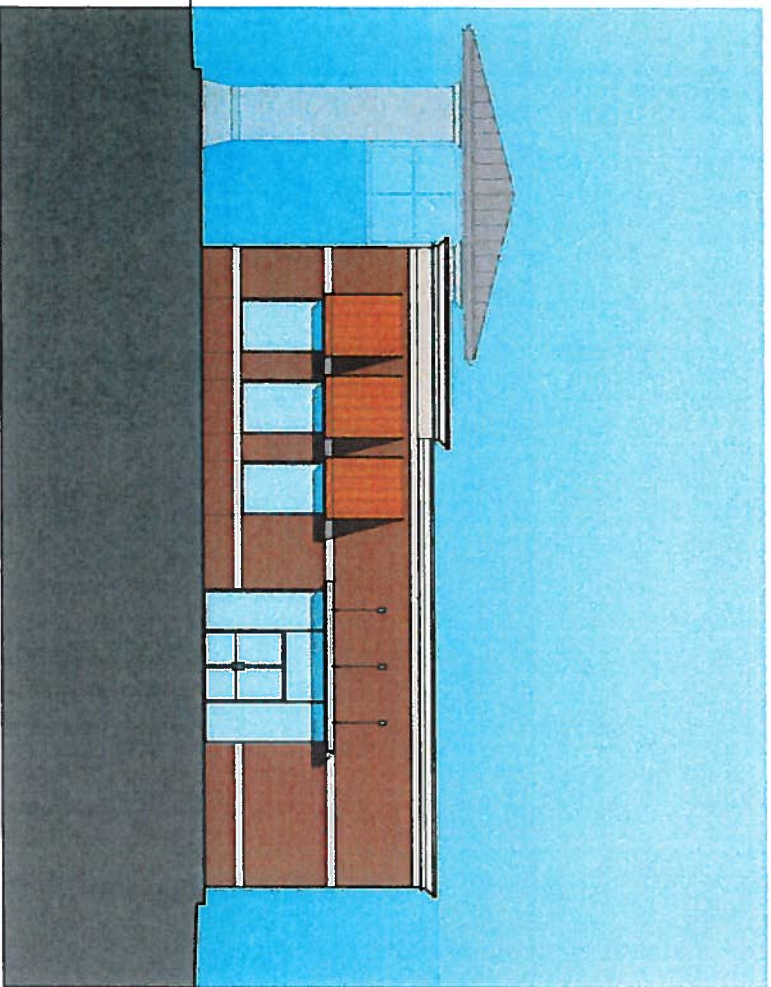
DETAILS

13081

PROJECT NUMBER
13081

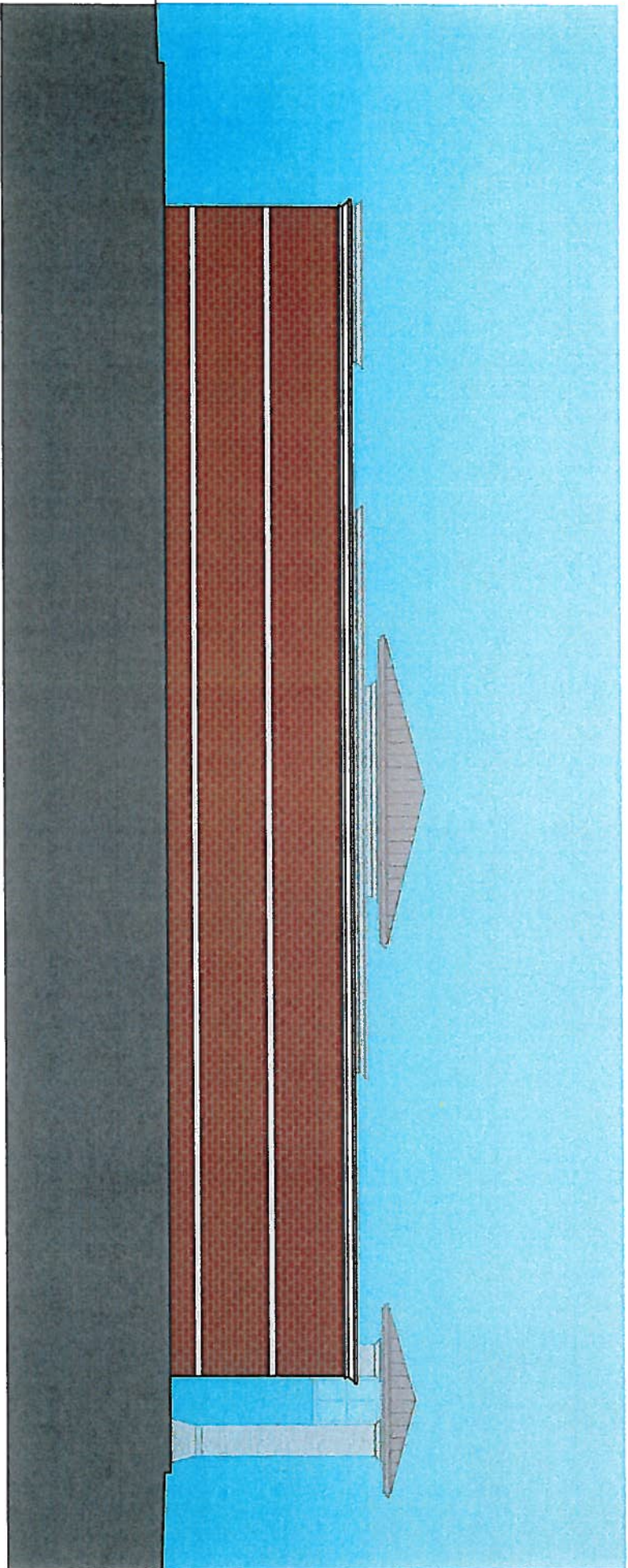


BUCKY'S EXPRESS
WHEATON, ILLINOIS
FRONT ELEVATION
3/4" = 1'-0" 07.25.2013
0 4 8 16
FEET

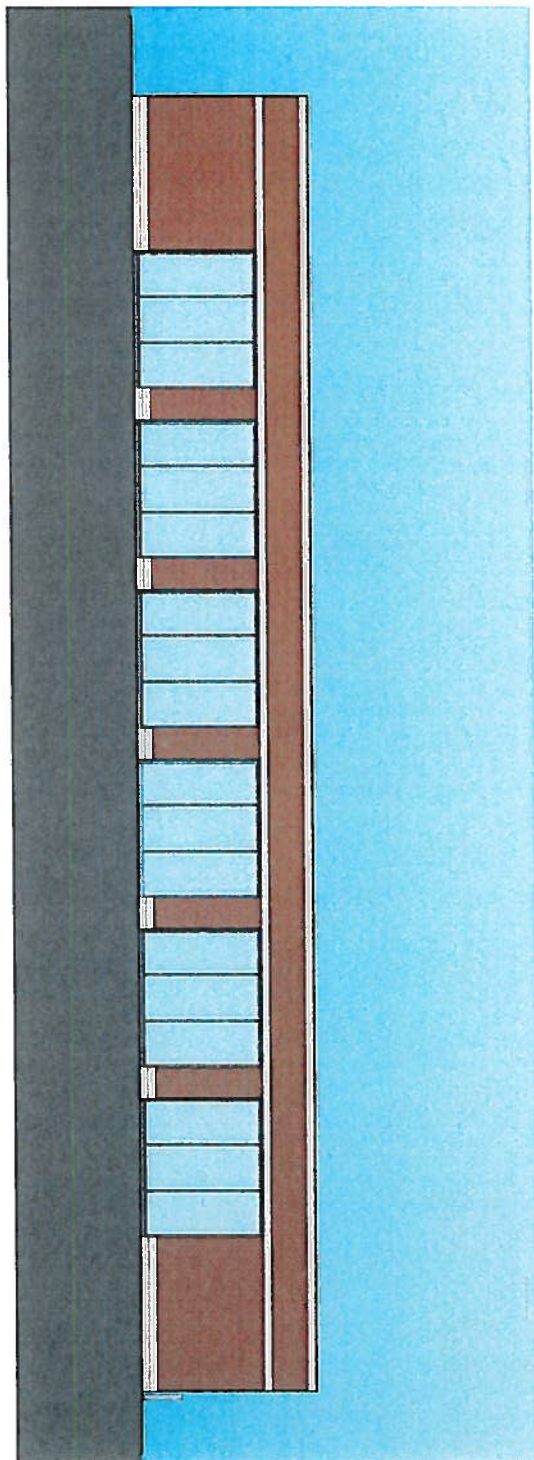
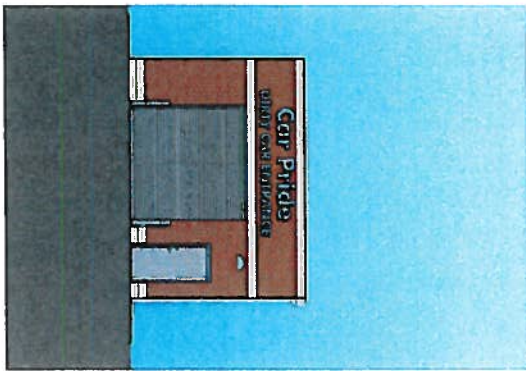


BUCKY'S EXPRESS
WHEATON, ILLINOIS
 RIGHT & LEFT ELEVATIONS
 3/4" = 1'-0"
 07/25/2013



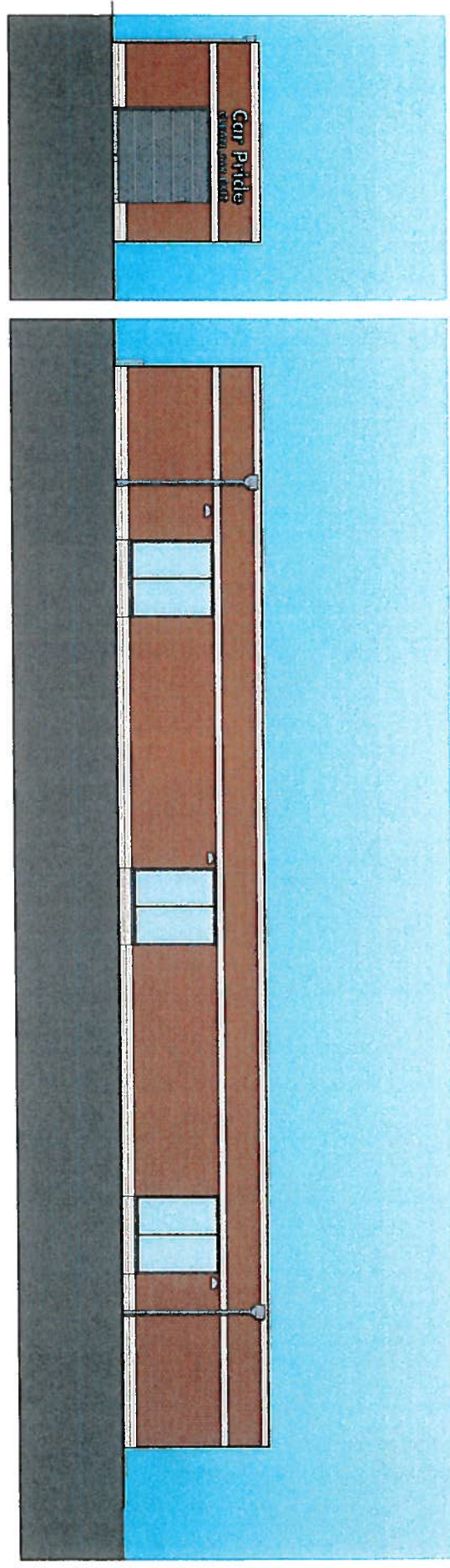


BUCKY'S EXPRESS
WHEATON, ILLINOIS
BACK ELEVATION
 3/4" = 1'-0" 07.25.2013
 0 4 8 16
 FEET



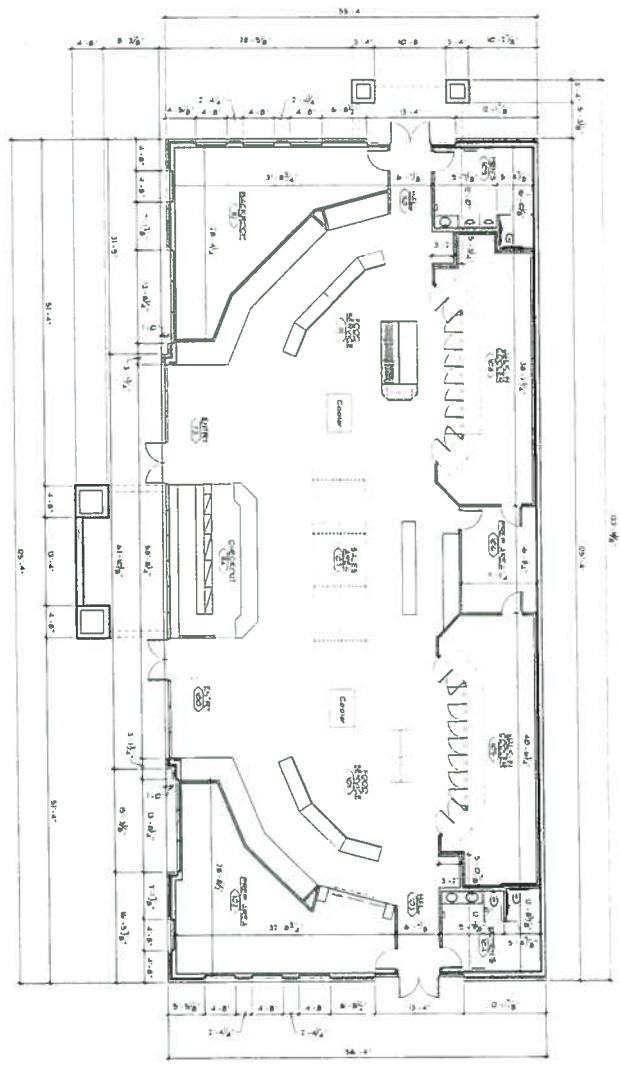
BUCKY'S CARWASH
 WHEATON, ILLINOIS
 FRONT & ENTRANCE ELEVATIONS
 3/4" = 1'-0" 07.22.2013

0 4 8 16
 FEET



BUCKY'S CARWASH
WHEATON, ILLINOIS
BACK & EXIT ELEVATIONS
3/4" = 1'-0" 07.22.2013

0 4 8 16
FEET



PRELIMINARY FLOOR PLAN

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A1.1	Project Number:	0000	Issue Date:	August 15, 2011
	Drawn by:	RGA	Revisions:	
	Checked by:	RWE	NO	Date
	Sheet Name:	PRELIMINARY FLOOR PLAN		



ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS
 2110 South 156th Circle
 Omaha NE 68130-2503
 (402) 330-8287 Fax (402) 330-8331
 email: rengelrwe@aol.com

NEW BUILDING FOR BUCKYS EXPRESS

WHEATON, ILLINOIS

DESIGN TYPE

- ☒ INTERIOR
☐ EXTERIOR
☐ MONOGRAMS
☐ CHANNEL LETTERS
☐ HORIZONTAL SQUARE
☐ SINGLE CHANNEL LETTERS
☐ DUEL POLE SIGN
☐ SINGLE POLE SIGN
☐ MONUMENT SIGN
☐ DIRECTIONAL
☐ CHANGEABLE MESSAGE BOARD OR DISPLAYS

PROJECT TYPE

- ☐ NEW CONSTRUCTION
☐ RECONSTRUCTION
☐ TENANT CHANGES
☐ LAND ORD IMPROVEMENTS
☐ CORPORATE CHANGES
☐ ADJUSTMENTS TO EXISTING SIGNAGE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

③

NOTICE:

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Signed: _____ Date: _____
 State Rep. _____ Date: _____



Omaha Neon Sign Co., Inc.

1120 N 18th Street • Omaha 68102 • 402 341 6077 • 402 341 7654 fax

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Wheaton, IL

DRAWING # 81321
 PROJECT ID: Toy Paragades
 SALES DEPT: Sean Corbett
 DRAWN BY: Sean Corbett
 INSPECTED BY: _____
 Date: 07/18/13
 Revised: _____

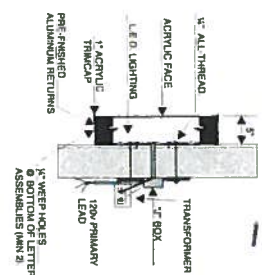
SCALE: 1/2" = 1'-0"



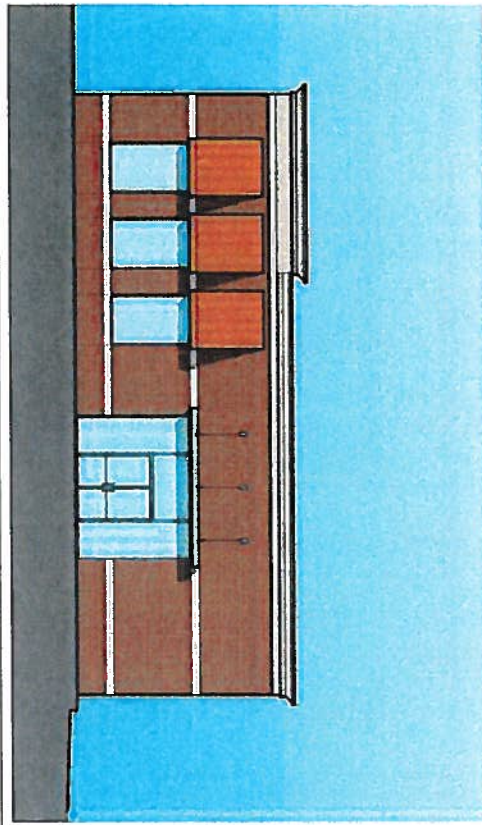
FLUSH MOUNTED CHANNEL LETTERS:

FABRICATED FROM .050 BLK PRE-FINISHED ALUMINUM RETURNS ATTACHED TO .063 ALUMINUM BACKS. FACES ARE TO BE 18/2 WHITE ACRYLIC WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED). FACES ARE TO HAVE 1" BLACK TRIM-CAP ADHERED TO PERIMETER OF LETTERS/SWOOSH. INTERNAL ILLUMINATION WITH WHITE LED's.

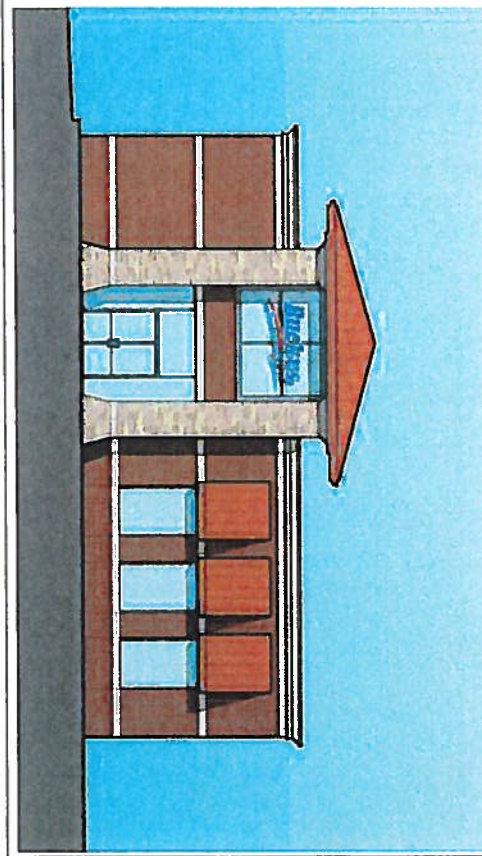
LETTERS ARE TO BE MOUNTED TO FASCIA IN CUSTOMER SPECIFIED LOCATION USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).



LEFT ELEVATION.



RIGHT ELEVATION.



DESIGN TYPE

INTERIOR ☐ EXTERIOR ☒

ALUMINUM ☐ STEEL ☐

PLASTIC ☐ GLASS ☐

PAINTED ☐ ENAMELED ☐

DIODES ☐ INCANDESCENT ☐

REAR MOUNT ☐ FRONT MOUNT ☐

ADDITIONAL CHANGES

ADDITIONAL TO EXISTING SIGNAGE

PROJECT TYPE

NEW CONSTRUCTION ☐

REMODELING ☐

REWORK CHANGES ☐

REWORK ELEMENTS ☐

REWORK CHANGES ☐

ADDITIONAL TO EXISTING SIGNAGE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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3. NO PART OF THIS DRAWING IS TO BE USED FOR ANY ADVERTISING OR PROMOTIONAL PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE SIGNAGE COMPANY.

4. NO PART OF THIS DRAWING IS TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE SIGNAGE COMPANY.

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

Date: _____

Drawn By: _____

Checked By: _____

Omaha Neon Sign Co., Inc.

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Buck's

Wheaton, IL

DRAWING # 81322

PROJECT ID: _____

SALES DEPT: Toy Packages

DRAWN BY: Sean Cornett

DATE: 07/18/13

INSPECTED BY: _____

Revised: _____

RAPID WASH

13'-4"

10"

22"

EXIT

BUILDING SIGN D-2

ENTRANCE

BUILDING SIGN D-3

FABRICATE AND INSTALL (2) TWO NON-ILLUMINATED WALL DISPLAYS

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

INSTALL NON-ILLUMINATED PLASTIC GEMINI LETTERS STUD MOUNTED TO BUILDING FASCIA. LETTER STYLE FUTURA BOLD. PAINTED RED.



INTER CHANNEL LETTERS:

FROM 1/8" BUT PRE-FINISHED ALUMINUM RETURN

ALL INTER CHANNEL LETTERS ARE TO BE 1/8" RED

ACTIVELY WITH 3M VANT GRAPHICS APPLIED TO THE FIRST SURFACE

(AS NOTED) FACES ARE TO HAVE 1" BLACK TRIM-CAV ADHERED TO

PERIMETER OF LETTERS (MOOSE) INTERNAL ILLUMINATION WITH

RED LED'S

LETTERS ARE TO BE MOUNTED TO FASCIA IN CUSTOMER SPECIFIED

LOCATION USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE)

RAPID WASH

CAN INITIALS ONLY. DON'T FORGET TO VACUUM AT GUN EXHAUST CENTER

SILVER WASH	\$7.00
GOLD WASH	\$10.00
GOLD PLUS	\$12.00

style 1, 66 from a hand-drawn red-draw

D-4

DESIGN TYPE	
INTERIOR	EXTERIOR
NEON DISPLAYS	CHANNEL LETTERS
NON-ILLUM SQUARE	REV CHANNEL LETTERS
DIET POLE SIGN	SINGLE POLE SIGN
MONUMENT SIGN	DIRECTIONAL
CHANGEABLE MESSAGE BOARD	LED DISPLAYS
PROJECT TYPE	
NEW CONSTRUCTION	REMODELING
TENANT CHANGES	LANDLORD IMPROVEMENTS
CORPORATE CHANGES	AMENDMENTS TO EXISTING SIGNAGE

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NOTICE:

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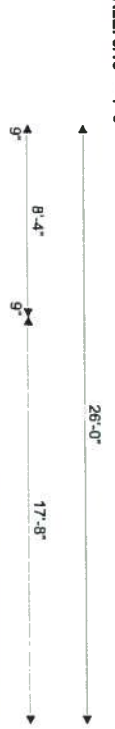
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Buckys
Wheaton, IL

DRAWING #	01320
PROJECT ID	Toy Paraploids
SALES DEPT	Toy Paraploids
DRAWN BY	Sean Cornett
INSPECTED BY	
Date: 07.18.13	
Revised:	

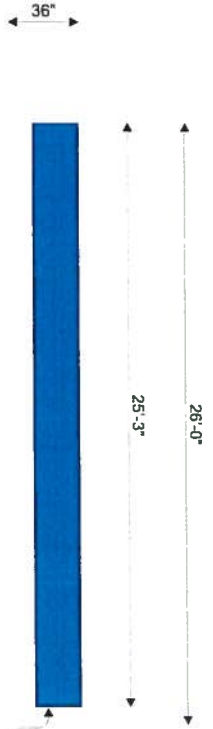
SCALE: 3/16" = 1'-0"



Mobil
CANOPY SIGN - C-1
West Illuminated.



Mobil
CANOPY SIGN - C-2
North. Illuminated.



East. Illuminated.



South. Illuminated.

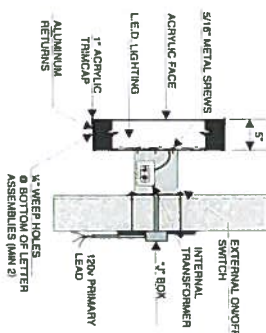


SCALE: 3/8"=1'-0"

24"

IRAPID WASH

BUILDING SIGN D-1



RACEWAY MOUNTED CHANNEL LETTERS:
 FABRICATED FROM BLACK PRE-FINISHED ALUMINUM
 RETURNS ATTACHED TO .063 ALUMINUM BACKS. FACES ARE
 TO BE 3/16" RED PLEXIGLAS #2793 WITH 1" BLACK TRIM-CAP
 ADHERED TO PERIMETER OF FACES. INTERNAL ILLUMINATION
 WITH RED LED'S. LETTERS ARE MOUNTED TO AN EXTRUDED
 ALUMINUM RACEWAY (PAINTED TO MATCH FASCIA). SIGNAGE
 IS TO BE MOUNTED TO FASCIA IN CUSTOMER SPECIFIED LOCATION
 USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

NOTICE:

ALL CONSTRUCTIONS ARE SUBJECT TO APPROVAL BY THE AUTHORISED CLIENT AS OF DATE OF SIGNAGE. THIS DESIGN AND ALL MATERIAL APPEARING HEREON CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF OMAHA NEON SIGN CO., INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT.

Signature _____ Date _____
 Scale: 3/8" = 1'-0"



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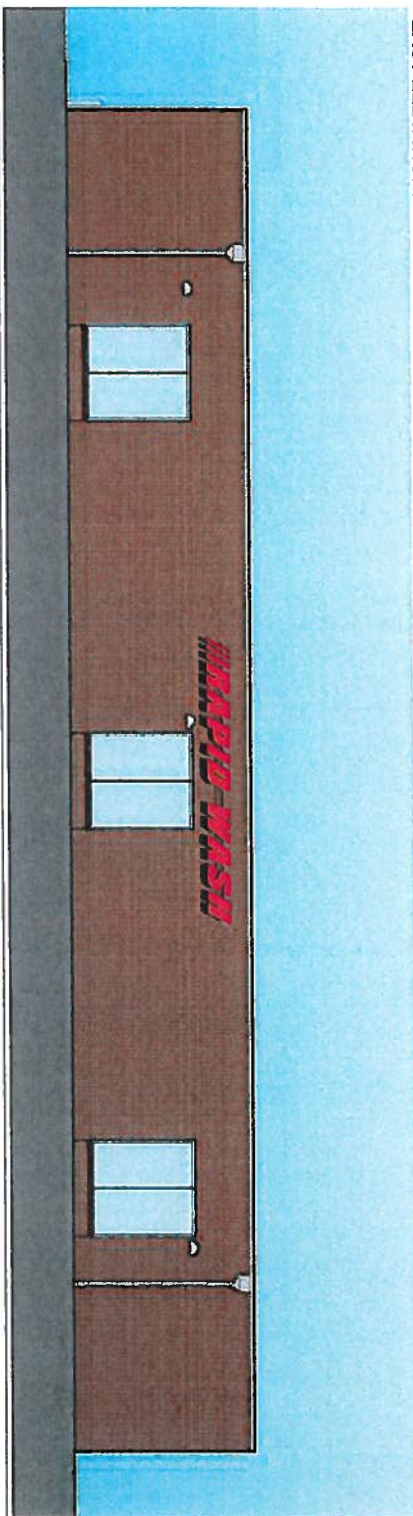
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Wheaton, IL

DRAWING #	PROJECT ID
SALES DEPT.	DESIGNED BY
DRAWN BY	INSPECTED BY
Date	Revised

EAST ELEVATION.



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Signed _____ Date _____
Sales Rep _____ Date _____

④

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Mobil

E. Townline Road - Vernon Hills, IL

Mobil

DRAWING #	72286
PROJECT I.D.	
SALES DEPT.	Troy Panagiotis
DRAWN BY:	<i>Sean Corvett</i>
Date:	INSPECTED BY
Revised:	

WHITE PLEXIGLAS FACES WITH
3M VINYL GRAPHICS APPLIED TO
THE FIRST SURFACE (AS NOTED)

WHITE PLEXIGLAS FACES WITH
3M VINYL GRAPHICS APPLIED TO
THE FIRST SURFACE (AS NOTED)

Regular with Car Wash

Regular

Regular with Car Wash

Regular

D/E MONUMENT SIGN DISPLAY:
CABINET FABRICATED FROM WHITE PRE-FINISHED ALUMINUM OVER AN INTERNAL ANGLE IRON FRAME. FACES ARE AS NOTED. INTERNAL ILLUM. WITH CW/HO FLUORESCENT LAMPS. SIGN IS TO BE INSTALLED BY OTHERS.

D/E MONUMENT SIGN DISPLAY:
CABINET FABRICATED FROM WHITE PRE-FINISHED ALUMINUM OVER AN INTERNAL ANGLE IRON FRAME. FACES ARE AS NOTED. INTERNAL ILLUM. WITH CW/HO FLUORESCENT LAMPS. SIGN IS TO BE INSTALLED BY OTHERS.

[illegible]

Regular with Car Wash

Regular with Car Wash

**WIDE FORMAT PRINTED VINYL
GRAPHICS APPLIED TO THE FIRST
SURFACE.**

**WIDE FORMAT PRINTED VINYL
GRAPHICS APPLIED TO THE FIRST
SURFACE.**

CLEAR ACRYLIC PANEL WITH BLUE VINYL OVERLAY, COPY REVERSE CUT FROM BACKGROUND ZIP TRACK TO HOUSE PANEL(S). GREEN VINYL AS NOTED

FOR DIESEL PANEL(S)

VINYL COLORS:

ARLON BLUE: 2257

3M RED: 3630-33

3M RED: 3630-33

 DELFT BLUE: 230-97.

 DELFT BLUE: 230-97.

1'-1"

2'-5"

10' RED DIGITS

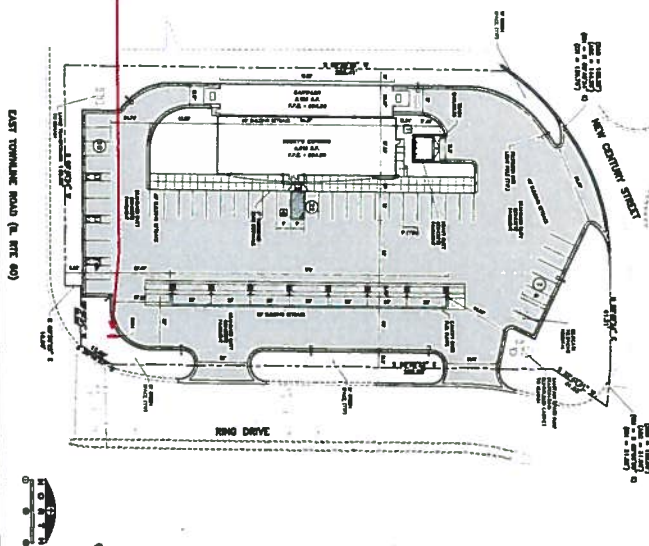
1'-1"

2'-5"

10' RED DIGITS

SIGN A: _____
NOTE 10' SET BACK

SIGN A: _____
NOTE 10' SET BACK



Revised 10/7/13

