

ORDINANCE NO. F-1942

AN ORDINANCE GRANTING A PLANNED UNIT DEVELOPMENT (PUD) ALLOWING THE CONSTRUCTION AND OPERATION OF A CONVENIENCE FILLING STATION ON THE PROPERTY LOCATED AT 625 WEST ROOSEVELT ROAD - 7-ELEVEN

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 (PUD) to construct and operate a convenience filling station on the property located at 625 West Roosevelt Road, all on the property legally described herein within the city limits of Wheaton, Illinois, ("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 April 26, 2016 to consider the issuance of the PUD; and the Board has recommended the issuance of the 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:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF AN ADJOINING LOT 1 IN BLOCK 1 IN DELLES PARK, WHEATON, ILLINOIS, A SUBDIVISION IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 1 OF DELLES PARK, WHEATON, ILLINOIS; THENCE SOUTH ALONG THE WEST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, AURORA AND ELGIN RAILWAY, 103.3 FEET TO THE NORTH LINE OF ROOSEVELT ROAD (AS WIDENED); THENCE WEST ALONG SAID NORTH LINE 120 FEET; THENCE NORTH PARALLEL WITH SAID RIGHT-OF-WAY 103.1 FEET TO THE SOUTH LINE OF BLOCK 1; THENCE EAST TO THE PLACE OF BEGINNING) AND FURTHER EXCEPTING THE NORTH 5 FEET OF SAID PREMISES MEASURED ALONG THE EAST AND WEST LINES, IN DUPAGE COUNTY, ILLINOIS.

ALSO:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 1 OF DELLES PARK, WHEATON, ILLINOIS; THENCE SOUTH ALONG THE WEST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, AURORA AND ELGIN RAILWAY 103.3 FEET TO THE NORTH LINE OF ROOSEVELT ROAD (AS WIDENED); THENCE WEST ON SAID NORTH LINE 120 FEET; THENCE NORTH PARALLEL WITH SAID RIGHT-OF-WAY 103.1 FEET TO THE SOUTH LINE OF BLOCK 1; THENCE EAST TO THE PLACE OF BEGINNING AND FURTHER EXCEPTING THE NORTH 5 FEET OF SAID PREMISES MEASURED ALONG THE EAST AND WEST LINES, IN DUPAGE COUNTY, ILLINOIS.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit for a PUD is hereby issued on the subject property to allow the construction and operation of a convenience filling station, in full compliance with the plans entitled "Site Dimensional Plan and Deviation Exhibit", prepared by Manhard Consulting, Lombard, IL, dated March 1, 2016; "Proposed Improvements for 7-Eleven", sheets 1-13, prepared by Manhard Consulting, Lombard, IL, dated March 1, 2016; "Building Elevations and Floor Plans", sheets 1-2, prepared by Perry Petrillo Architects, Park Ridge, NJ, dated December 2, 2015; "Sign Plans for 7-Eleven #30137", sheets 1-7, prepared by Harbinger, Jacksonville, FL, dated November 20, 2015 and revised March 3, 2016; and in further compliance with the following conditions, restrictions, and requirements:

1. False windows with opaque glass shall be on both the west and south building elevations to add architectural interest;
2. The fuel canopy shall have brick columns to match the exterior of the building and to add architectural interest;
3. A break in the non-illuminated orange/ green/ red band along the length of the fuel canopy to visually reduce the length of the canopy, meeting the approval of the Director of Planning and Economic Development, shall be provided and that any canopy lights be mounted flush with the bottom of the canopy to reduce glare;
4. An eight foot tall solid wood privacy fence shall be installed along the north property line;
5. Small planters, one on either side of the entrance, shall be added along the front of the proposed convenience store building;
6. A plat of re-subdivision shall be required for City Council approval prior to issuance of any permit for the proposed development;
7. The applicant shall add striping over a portion of the Carlton Avenue access drive to delineate the pedestrian crossing for the prairie path; and
8. A bike rack shall be added on the property.

Section 3: 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: 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

Roll Call Vote

Ayes: Councilman Scalzo
Councilman Suess
Councilwoman Fitch
Councilman Prendiville
Councilman Rutledge
Mayor Gresk
Councilman Saline

Nays: None

Absent: None

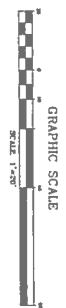
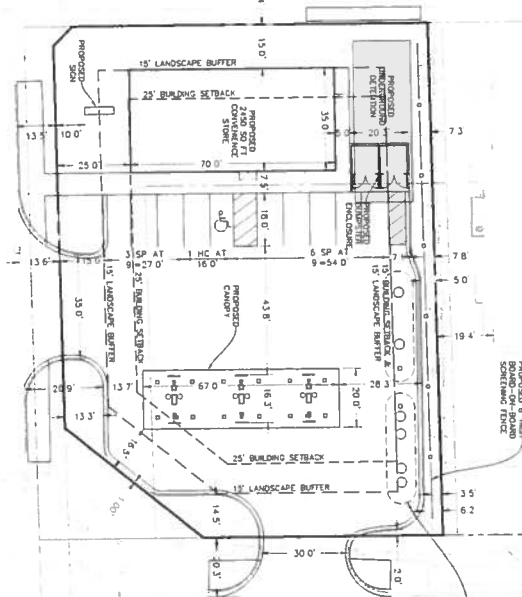
Motion Carried Unanimously

Passed: May 16, 2016
Published: May 17, 2016

ROOSEVELT ROAD

DELLES ROAD

CARLTON AVENUE



REQUESTED DEVIATIONS

	REQUIRED	EXISTING	PROPOSED
BUILDING SETBACKS	25' FRONT YARD 25' SIDE YARD FACING PUBLIC R.O.W. 15' SIDE YARD ABUTTING RESIDENTIAL	22.2' AT SOUTH PROPERTY LINE 33.2' AT SOUTHEAST PROPERTY LINE 58.9' AT WEST PROPERTY LINE 5.5' AT NORTH PROPERTY LINE 7.5' AT EAST PROPERTY LINE 17' (MIN) AT EAST PROPERTY LINE 11' AT SOUTHEAST PROPERTY LINE 13.3' AT SOUTH PROPERTY LINE 15' AT WEST PROPERTY LINE NO BERM PROVIDED 5.0' (MIN) AT NORTH PROPERTY LINE NO LANDSCAPING AREA ON SOUTH	25' AT SOUTH PROPERTY LINE 16.5' AT SOUTHEAST PROPERTY LINE (CANOPY) 15' AT WEST PROPERTY LINE (BUILDING) 32.7' AT NORTH PROPERTY LINE 27' (MIN) AT EAST PROPERTY LINE 11' AT SOUTHEAST PROPERTY LINE 13.3' AT SOUTH PROPERTY LINE 15' AT WEST PROPERTY LINE NO BERM PROVIDED 5.0' (MIN) AT NORTH PROPERTY LINE NEW 6' SCREENING FENCE
PARKING LOT PERIMETER LANDSCAPING FRONT AND SIDE YARDS ABUTTING STREETS	15' LANDSCAPED AREA WIDTH	15' LANDSCAPED AREA WIDTH	15' LANDSCAPED AREA ON NORTH AND EAST SIDES 8' LANDSCAPED AREA ON SOUTH
PARKING LOT PERIMETER LANDSCAPING INTERIOR SIDE YARDS ABUTTING RESIDENTIAL	4' BERM IN LANDSCAPE AREA 15' LANDSCAPED AREA WIDTH	NO BERM PROVIDED 9.5' AT WEST PROPERTY LINE 5.5' AT SOUTH PROPERTY LINE 6' SCREENING FENCE	NO BERM PROVIDED 5.0' (MIN) AT NORTH PROPERTY LINE NEW 6' SCREENING FENCE
BUILDING PERIMETER LANDSCAPING OF ALL BUILDINGS	6' SOLID SCREENING IN LANDSCAPED AREA	6' SCREENING FENCE	NO LANDSCAPING AREA ON NORTH AND EAST SIDES 8' LANDSCAPED AREA ON SOUTH
LOT PERIMETER LANDSCAPING NON RESIDENTIAL ADJUTING RESIDENTIAL PROPERTY	15' LANDSCAPED AREA WIDTH	5.5' AT NORTH PROPERTY LINE 6' SCREENING FENCE	NO LANDSCAPING AREA ON NORTH AND EAST SIDES 8' LANDSCAPED AREA ON SOUTH
NUMBER OF PARKING STALLS	5 STALLS PROVIDED OUT OF BUILDING AREA 15 STALLS REQUIRED	2 PARKING STALLS PROVIDED	10 PARKING STALLS PROVIDED, INCLUDING H.C. STALL

SITE DATA

SITE AREA	21.447 S.F. (0.49 ACRES)
PARKING PROVIDED	9 SPACES
LANDSCAP PROVIDED	1 SPACES
PAVEMENT/CONCRETE AREA	2,450 S.F.
EXISTING ZONING	C-3

7-ELEVEN

625 W ROOSEVELT ROAD - CITY OF WHEATON, ILLINOIS

SITE DIMENSIONAL PLAN AND DEVIATION EXHIBIT

Manhard CONSULTING LTD.
 705 S. Wacker Drive, Chicago, IL 60606 | Tel: 312.661.6600 | Fax: 312.661.6605
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISION	BY

1000000

EXISTING

PROPOSED

ABBREVIATIONS

7-ELEVEN

625 WEST ROOSEVELT ROAD
CITY OF WHEATON, ILLINOIS



INDEX OF SHEETS

NOTES:

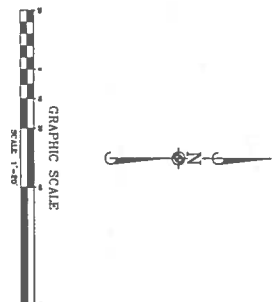
1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING LTD. ON AUGUST 6, 2015. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.






ELEVATION=757.38 NAVD83

Manhard
CONSULTING LTD

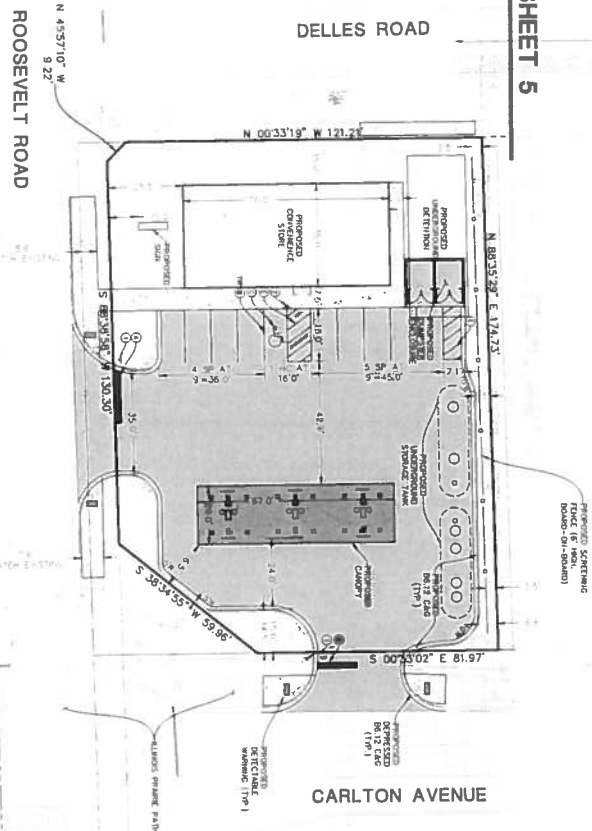


DAILY CHANGES	
ELIZABETH 4712 RICHARD DRIVE JOLIET, ILLINOIS 60431 (630) 576-7094	BEAVER WHEATON 241 LIBERTY DRIVE WHEATON, ILLINOIS 60157 (630) 250-2110
GLASS NORMAN FERRY ROAD NAPERVILLE, ILLINOIS (630) 368-3253	TECHNICAL 614 WESTER STREET JOLIET, ILLINOIS 60431 (630) 750-8171
COLEMAN COURTNEY LANE SCARBOROUGH, ONTARIO (416) 290-2110	CONLEY 444 STREET JOLIET, ILLINOIS 60431 (630) 576-7094



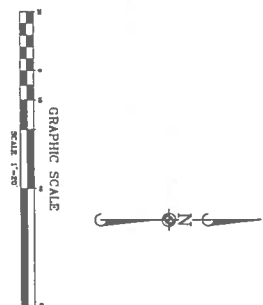
DECLASSIFICATION LEGEND	
	PERMANENT AND BACK TO BE DECLASSIFIED
	DECLASSIFY TO BE DECLASSIFIED
X X X X	PROCESS REMAINING MAIL, PARADISE, T.S. POLICE, CAMP AND OUTLIES, ETC. TO BE DECLASSIFIED
REVIEWED	UTILITY STRUCTURE TO BE DECLASSIFIED
	UTILITY LINE, RAILROAD, TULSA OR
	ADMINISTRATIVE (SOUTH TO SPANISH MOSQU)
	WILL TO BE DECLASSIFIED
TBR	TO BE DECLASSIFIED

MATCHLINE SEE SHEET 5















SITE DATA	
SITE AREA	21.447 SF (0.49 ACRES)
PAVING PROVIDED	9 SPACES
HAZARDOUS PROVIDED	1 SPACES
BUILDING AREA	2,450 SF
PAVEMENT/CONCRETE AREA	13,570 SF
EXISTING ZONING	C-3

CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS, BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO WEST PROPERTY LINE UNLESS OTHERWISE NOTED.



PAVEMENT LEGEND

	SHOULDER AND CURB/PAVEMENT
	1" CONC. HOT-LAY ASPHALT, 4" or 6" HD
	2" 1/2" Bituminous Heavy Binder
	4" AC/CRACKED BASE CONC. TYPE B
	CONCRETE PAVEMENT
	4" PORTLAND CEMENT CONCRETE PAVEMENT w/ 6 x 6 M 4" WWF
	4" COMPACTED AGGREGATE BASE, TYPE B
	SUBGRADE
	4" PORTLAND CEMENT CONCRETE PAVEMENT
	COMPACTED SUBGRADE
	RAILS, PROTECTIVE PAVEMENT
	PAR CITY SHIMODA RAILWAY CROSS SECTION

SIGN LEGEND

①	R1-1 STOP SIGN
②	R7-8 HAIRCAP PARKING SIGN

PAVEMENT MARKING LEGEND

①	24" WHITE STOP BAR
②	4" YELLOW LINE
③	LETTERS AND SYMBOLS PAVEMENT MARKINGS
④	MATTE FLOW DIRECTIONAL ARROWS
⑤	4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
⑥	W/ 6" YELLOW BORDER

9. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
10. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
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25. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

CARLTON AVENUE

CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS, BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO WEST PROPERTY LINE UNLESS OTHERWISE NOTED.

PAVEMENT LEGEND

DELLE ROADWAY PAVEMENT
PER CITY STANDARD ROADWAY CROSS SECTION

[illegible]

GRAPHIC SCALE
SCALE 1"=20'

G—Z—G

7-ELEVEN

625 W ROOSEVELT ROAD - CITY OF WHEATON, ILLINOIS

PRELIMINARY PAVING PLAN - DELLES ROAD



700 Springer Drive, Leesport, PA 19533 ph 610 881 9500 fx 610 881 9505 manhard@aol.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

5 of 13
VOLUME

7'0" - 10' 5" ST
AT 1.00

MATCHLINE SEE SHEET 7

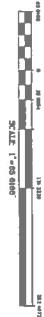
PROPOSED IMPROVED
STORMAGE PROVIDED 0.09 AC-FT

CARLTON AVENUE

ROOSEVELT ROAD

APPROXIMATE LOCATION
OF EXISTING WATERMAIN

GRAPHIC SCALE



UTILITY NOTES:

1. ALL UTILITY LOCATIONS ARE TO CENTER OF PAV. OR CENTER OF EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
2. RECORD DRAWINGS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL, GEOTECHNICAL, AND SURVEYING DATA. ANY CHANGES MAY BE REQUIRED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT ALL UTILITIES (1-800-482-0123) PRIOR TO ANY WORK TO LOCATE, MARK, AND VERIFY EXISTING UTILITIES. ANY UTILITIES APPEARING TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE DELETED OR RELOCATED.
4. EXISTING UTILITIES SHALL BE PROTECTED AND REMOVED SEPARATELY FROM THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL UTILITIES PRIOR TO CONSTRUCTION.
5. EXISTING UTILITIES SHALL BE EXCAVATED AND VERIFIED ALL EXISTING CONDITIONS AND DEPTHS PRIOR TO CONSTRUCTION. ANY CHANGES TO EXISTING CONDITIONS SHALL BE NOTED ON THE RECORD DRAWINGS.
6. EXISTING UTILITIES SHALL BE EXCAVATED AND VERIFIED ALL EXISTING CONDITIONS AND DEPTHS PRIOR TO CONSTRUCTION. ANY CHANGES TO EXISTING CONDITIONS SHALL BE NOTED ON THE RECORD DRAWINGS.
7. THE CONTRACTOR SHALL ADJUST THE ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. EXISTING UTILITIES SHALL BE EXCAVATED AND VERIFIED ALL EXISTING CONDITIONS AND DEPTHS PRIOR TO CONSTRUCTION. ANY CHANGES TO EXISTING CONDITIONS SHALL BE NOTED ON THE RECORD DRAWINGS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES EXISTING OR PROPOSED UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL UTILITIES PRIOR TO CONSTRUCTION.
10. EXISTING UTILITIES SHALL BE EXCAVATED AND VERIFIED ALL EXISTING CONDITIONS AND DEPTHS PRIOR TO CONSTRUCTION. ANY CHANGES TO EXISTING CONDITIONS SHALL BE NOTED ON THE RECORD DRAWINGS.
11. EXISTING UTILITIES SHALL BE EXCAVATED AND VERIFIED ALL EXISTING CONDITIONS AND DEPTHS PRIOR TO CONSTRUCTION. ANY CHANGES TO EXISTING CONDITIONS SHALL BE NOTED ON THE RECORD DRAWINGS.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERRUPTED. ANY CHANGES TO EXISTING CONDITIONS SHALL BE NOTED ON THE RECORD DRAWINGS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL UTILITIES PRIOR TO CONSTRUCTION.
14. ALL SURFACE AND STORM SEWER LOCATIONS SHOWN ARE BASED ON THE RECORD DRAWINGS. ANY CHANGES TO EXISTING CONDITIONS SHALL BE NOTED ON THE RECORD DRAWINGS.
15. PROPOSED CONCRETE COULERS FOR ALL WATERWAYS & WALKWAYS SHALL BE CONSTRUCTED TO THE PROPOSED FINISH GRADES.
16. EXISTING CONCRETE COULERS SHALL BE REMOVED AND REPLACED WITH NEW CONCRETE COULERS TO THE PROPOSED FINISH GRADES.
17. EXISTING CONCRETE COULERS SHALL BE REMOVED AND REPLACED WITH NEW CONCRETE COULERS TO THE PROPOSED FINISH GRADES.
18. PROPOSED CONCRETE COULERS SHALL BE CONSTRUCTED TO THE PROPOSED FINISH GRADES.
19. ALL UTILITIES SHALL BE MAINTAINED.

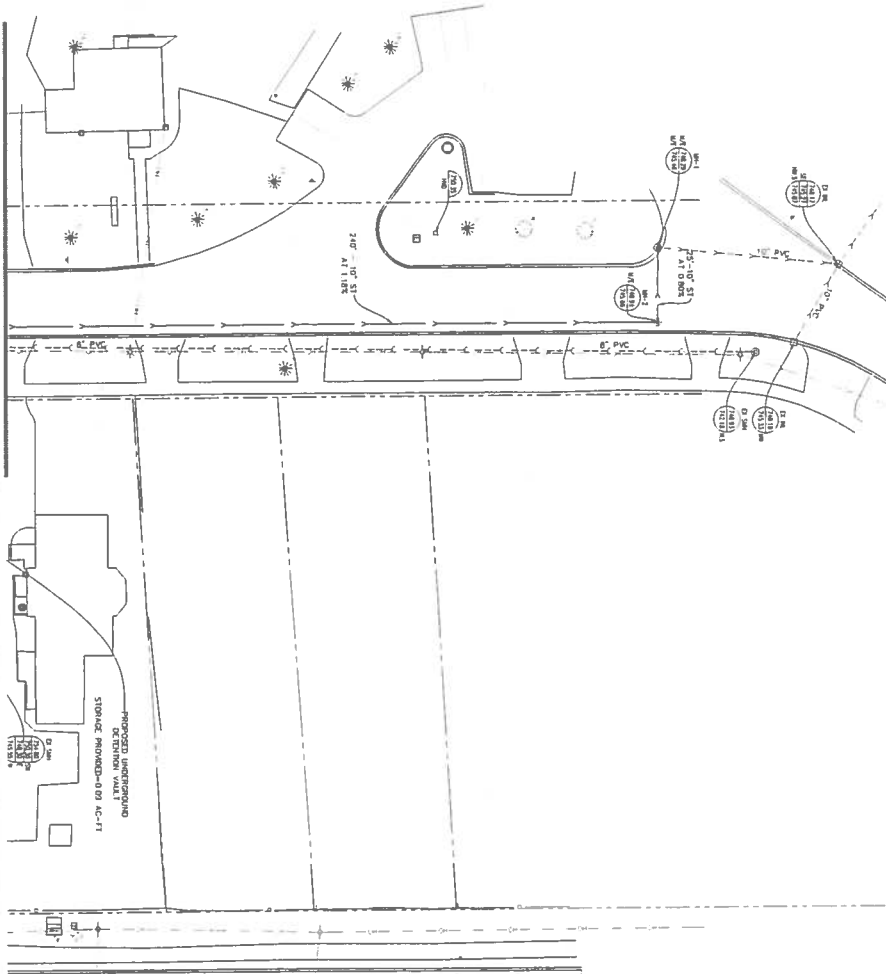
Manhard
CONSULTING LTD

7-ELEVEN
625 W ROOSEVELT ROAD - CITY OF WHEATON, ILLINOIS
PRELIMINARY UTILITY PLAN

6 of 13
SHEET

DELLES ROAD

MATCHLINE SEE SHEET 6



GRAPHIC SCALE

SCALE 1"=40'

UTILITY NOTES:

1. ALL UTILITIES SHOWN ARE TO CENTER UNLESS OTHERWISE NOTED.
2. BEARING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PROVIDED BASED ON THE PROPOSED UTILITY LAYOUT. ARCHITECTURAL CHANGES MAY BE REQUIRED DURING THE PRELIMINARY DESIGN PHASE. THE CONTRACTOR SHALL VERIFY THE PRELIMINARY DESIGN AND EXISTING UTILITY LAYOUT AND DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (1100-912-011) PRIOR TO ANY WORK TO LOCATE, EXPOSE, OR REMOVE EXISTING UTILITIES. UTILITIES APPROVED TO BE IN CONTACT WITH THE PROPOSED UTILITIES SHALL BE PROTECTED AND NOT REMOVED.
4. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING UTILITIES (1100-912-011) PRIOR TO ANY WORK TO LOCATE, EXPOSE, OR REMOVE EXISTING UTILITIES. UTILITIES APPROVED TO BE IN CONTACT WITH THE PROPOSED UTILITIES SHALL BE PROTECTED AND NOT REMOVED.
6. LOCATING AND UNDERGROUND CABLE IS SHOWN ON PLANS AND SHALL BE PROTECTED AND NOT REMOVED. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED.
7. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING UTILITIES TO THE PROPOSED UTILITY LAYOUT.
8. CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING UTILITIES TO THE PROPOSED UTILITY LAYOUT.
9. AT LOCATIONS WHERE WATER MAIN CROSSINGS OCCUR, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING UTILITIES TO THE PROPOSED UTILITY LAYOUT.
10. ELEVATIONS SHALL BE PROVIDED FOR ALL EXISTING UTILITIES TO THE PROPOSED UTILITY LAYOUT.
11. ALL UTILITIES SHALL BE 5'-0" BELOW PROPOSED GRADE TO TOP OF MAIN UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERFERED WITH. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED ON THE INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE INFORMATION AND DISCREPANCIES PRIOR TO CONSTRUCTION.
14. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED.
15. PROVIDE CONCRETE COLLAR FOR ALL UTILITY AND VALVE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL COORDINATE AND VERIFY ALL PPE DISTANCES TO EXISTING UTILITY LAYOUTS.
17. EXISTING UTILITY LAYOUTS SHALL BE PROTECTED AND NOT REMOVED. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED.
18. PROVIDE CONCRETE COLLAR FOR ALL UTILITY AND VALVE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
19. ALL UTILITIES SHALL BE 5'-0" BELOW PROPOSED GRADE TO TOP OF MAIN UNLESS NOTED OTHERWISE.

7-ELEVEN

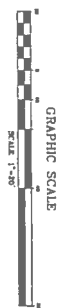
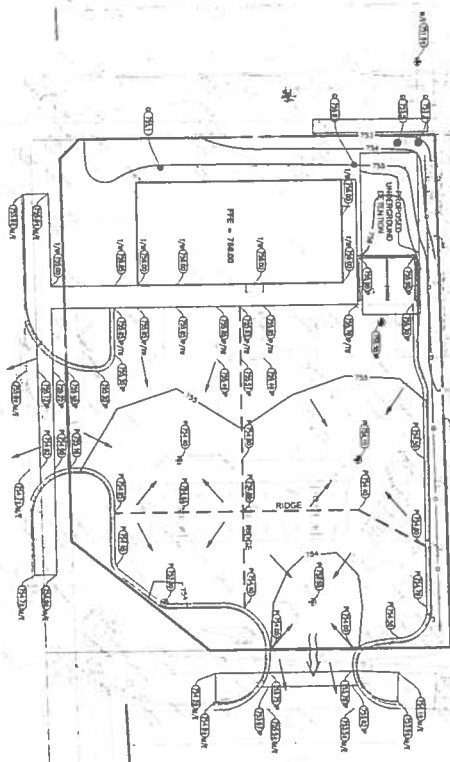
625 W ROOSEVELT ROAD - CITY OF WHEATON, ILLINOIS

PRELIMINARY UTILITY PLAN - DELLES ROAD

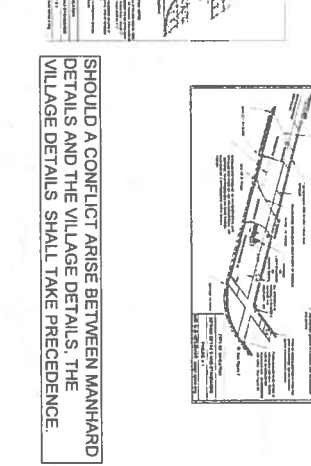
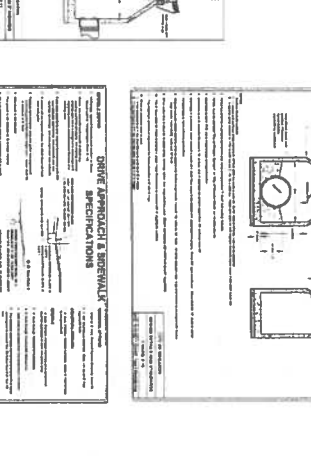
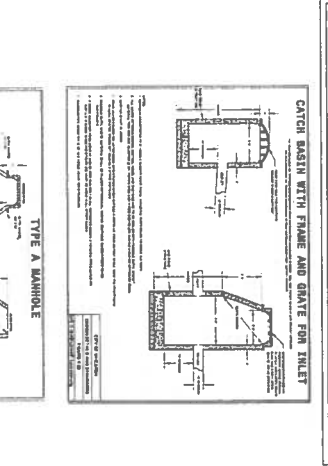
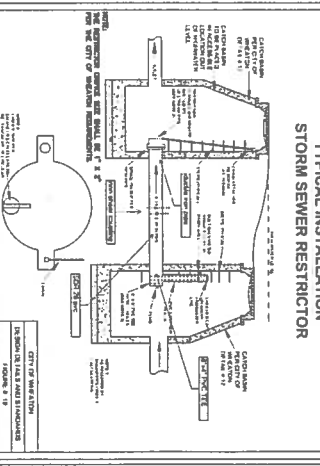
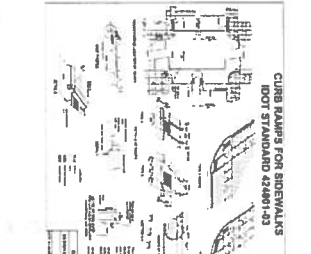
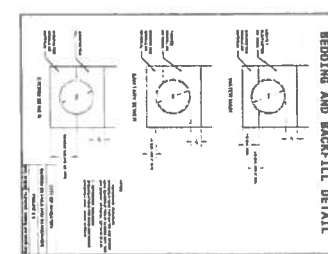
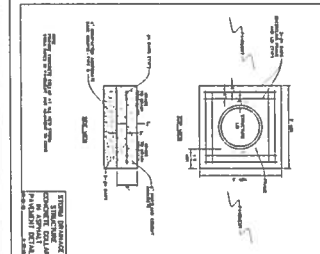
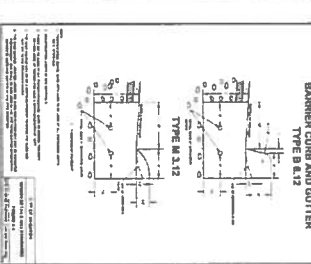
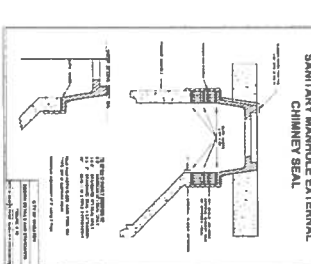
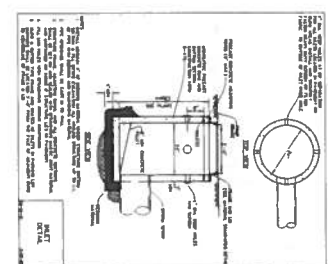
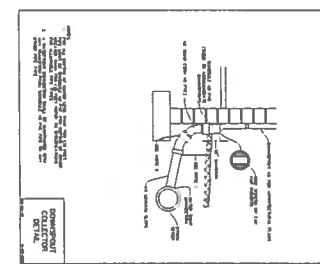
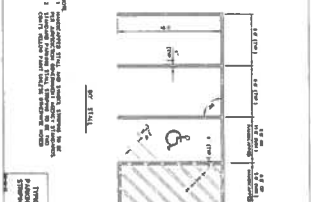
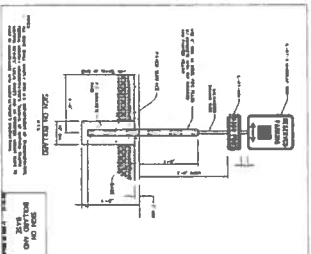
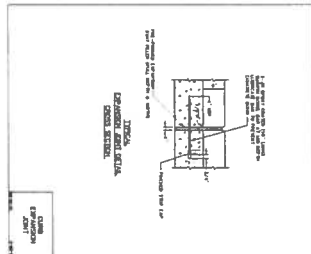
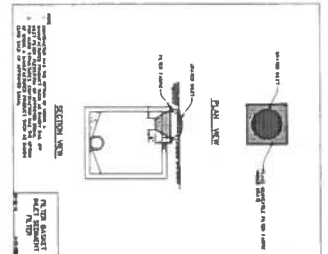
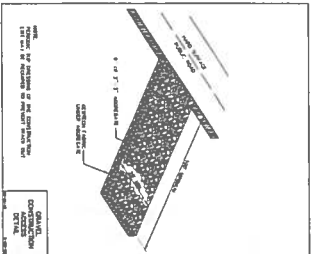
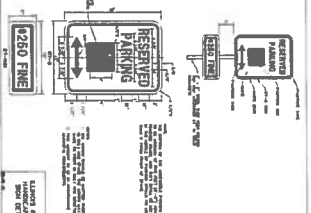
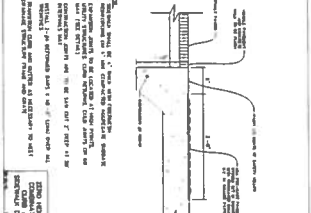
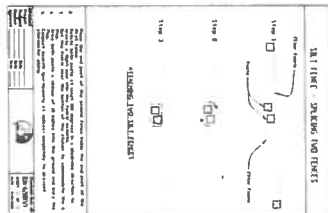
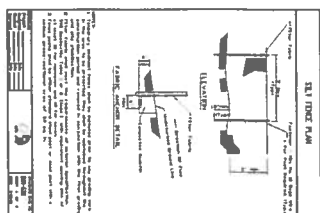


7 of 13
SHEET
COUNT

NOTE: ALL CHANGES
SHALL BE MADE TO
CONSTRUCTION



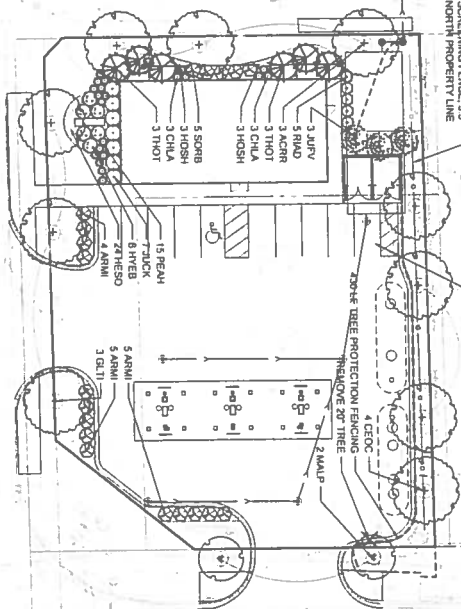
- GRADING NOTES:**
1. RETAINING WALL DESIGNED TO BE PROVIDED BY OWNER.
 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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 10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 11. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.



SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.



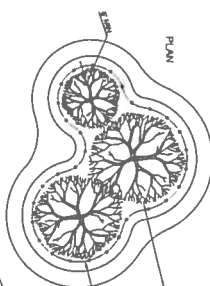
- DURING EXCAVATION TAKE GREAT CARE ALONG NORTH PROPERTY TO PROTECT ROOTS TO FULLEST EXTENT. SAWCUT ROOTS AND TREAT WITH ROOT GROWTH HORMONE AS NEEDED.



ONE (1) 20' CAL. TREE TO BE REMOVED FOR CONSTRUCTION. TO BE REPLACED WITH NINE (9) 3" CAL. TREES, PER THE PERFORMANCE, REQUIRED TREE SHOWN ON PLAN SHALL BE SUFFICIENT IN SATISFYING THE REPLACEMENT VALUE OF THE TREES.

THERE IS AN EXISTING TREE LINE ALONG THE NORTH SIDE OF THE PROPERTY. DUE TO THE SIZE/UTILITY OF THE PROPERTY, PLANTMENT NEEDS TO BE INSTALLED IN THE AREA OF LOTTERIAL ROOT ZONES AND IDEAL PROTECTION AREAS. GIVEN THE CONDITIONS THE EXISTING TREES HAVE BEEN DETERMINED TO BE THE BEST CHANCES FOR SURVIVAL. THE EXISTING TREES SHOULD BE MAINTAINED AND THE CONTRACTOR WILL MAKE THE BEST EFFORT TO PRESERVE THE EXISTING TREES THROUGH SELECTIVE ROOT PRUNING AND HORMONE TREATMENT. HOWEVER, DEVELOPER WILL NOT BE RESPONSIBLE IF THE TREES DO NOT SURVIVE.

Plant List						
Key	Quantity	Common Name	Botanical Name	Size	Comments	
Canopy Trees						
A200	3	RED BARKED YAMBE	Keyak Yambe Tree Sapling	7' 00"		
CE0C	4	HACKBERRY	Carya occidentalis	7' 00"		
CL11	3	SHUTTLE WORTHOUST	Cornus incana variegata	7' 00"		
Ornamental Trees						
MAP	2	PRINCE OF GEORGIA	Maple Tree Sapling	6' 00"		
Evergreen Trees						
JAPV	3	UNICOLOR JAPANESE	Japanese Tree Sapling	6' 00"		
1101	6	JAPANESE ARBORESCENT	Thunbergia arborescens Tree Sapling	6' 00"		
Deciduous Shrubs						
AB06	14	SPINDLE BERRY BUSH	Spindle Berry Bush Sapling	4' 00"		
Deciduous Shrubs						
HY08	6	SHUTTLE WORTHOUST	Shuttle Worthy Sapling	7' 00"		
BL00	3	SHUTTLE WORTHOUST	Shuttle Worthy Sapling	7' 00"		
5000	3	FLAME GARDEN	Flame Garden Sapling	7' 00"		
Evergreen Shrubs						
AKC	7	WAXY CORAL BARK	Japanese Tree Sapling	7' 00"		
Ornamental Grasses						
CHA	6	WAXY CORAL BARK	Japanese Tree Sapling	7' 00"		
PR01	13	SHUTTLE WORTHOUST	Shuttle Worthy Sapling	7' 00"		
Perennials						
PR000	24	STELLA DE GLO DAYLILY	Stella de Glo Daylily	1' 00"		
HO01	8	HATCHER HOSEA	Hatcher Hosea	1' 00"		



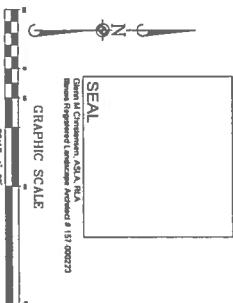
BARRIER FENCE TO BE CONSTRUCTED OUTSIDE OF CRITICAL ROOT ZONE MEASURED RADIALLY FROM THE TRUNK AT A FACTOR OF ONE (1) FOOT OF RADII FOR EVERY ONE (1) INCH OF DBH. OR 6' MINIMUM FROM TREE TRUNK. MINIMUM RADIUS IS FIVE (5) FEET.



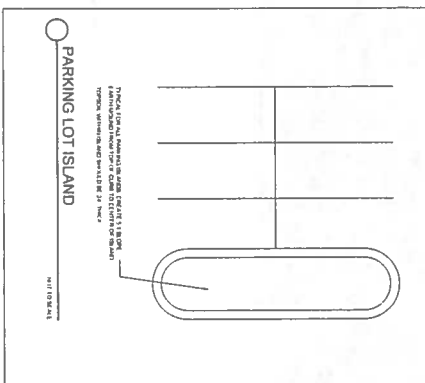
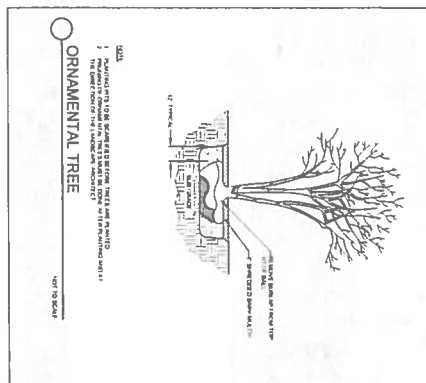
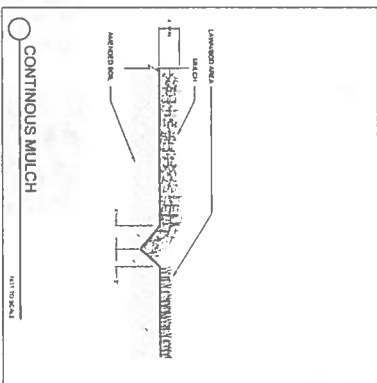
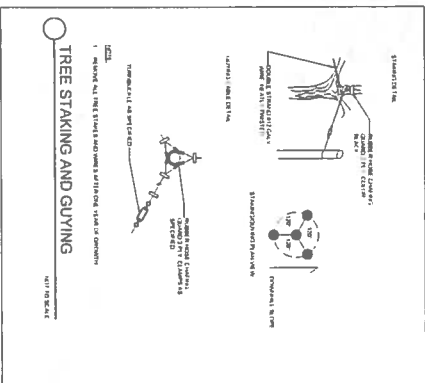
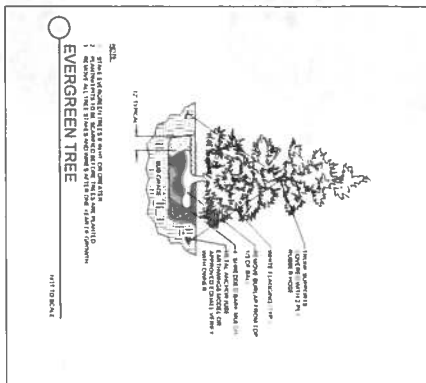
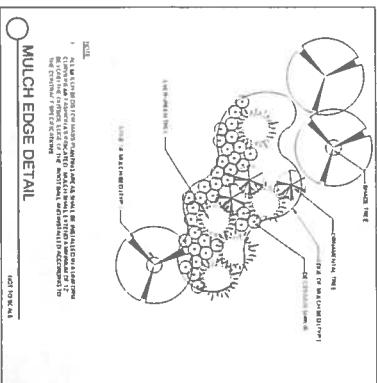
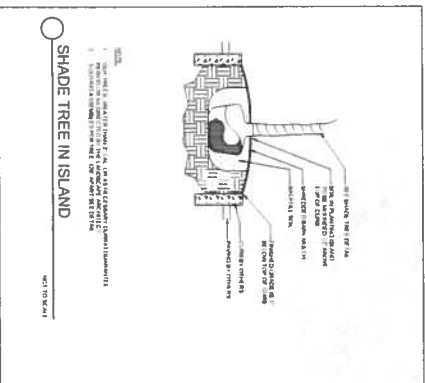
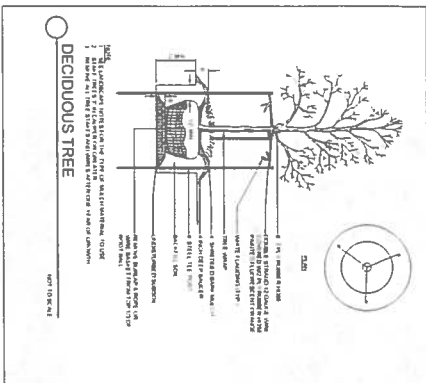
ERECT ORANGE SAFETY/BARRIER FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. AS SHOWN ON PLANS, DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTED AREA. REMOVE THE BARRIER FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

1 Tree Protection Plan

MIS



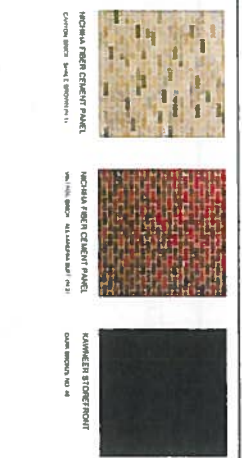
PLANTING DETAILS



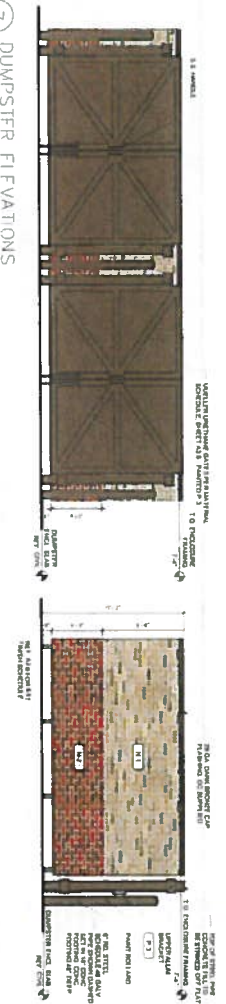
SPECIFICATIONS

1. **Plant Selection:** The Contractor shall select all planting materials and specimens in this bid prior to bidding and report any discrepancies to the Owner or the representative.
2. **Planting of Young Tree and Young Shrub:** The Contractor shall select all planting materials and specimens in this bid prior to bidding and report any discrepancies to the Owner or the representative.
3. **Planting of Mature Tree and Mature Shrub:** The Contractor shall select all planting materials and specimens in this bid prior to bidding and report any discrepancies to the Owner or the representative.
4. **Planting of Shrub:** The Contractor shall select all planting materials and specimens in this bid prior to bidding and report any discrepancies to the Owner or the representative.
5. **Planting of Tree:** The Contractor shall select all planting materials and specimens in this bid prior to bidding and report any discrepancies to the Owner or the representative.
6. **Planting of Shrub:** The Contractor shall select all planting materials and specimens in this bid prior to bidding and report any discrepancies to the Owner or the representative.
7. **Planting of Tree:** The Contractor shall select all planting materials and specimens in this bid prior to bidding and report any discrepancies to the Owner or the representative.
8. **Planting of Shrub:** The Contractor shall select all planting materials and specimens in this bid prior to bidding and report any discrepancies to the Owner or the representative.
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18. **Planting of Shrub:** The Contractor shall select all planting materials and specimens in this bid prior to bidding and report any discrepancies to the Owner or the representative.
19. **Planting of Tree:** The Contractor shall select all planting materials and specimens in this bid prior to bidding and report any discrepancies to the Owner or the representative.
20. **Planting of Shrub:** The Contractor shall select all planting materials and specimens in this bid prior to bidding and report any discrepancies to the Owner or the representative.

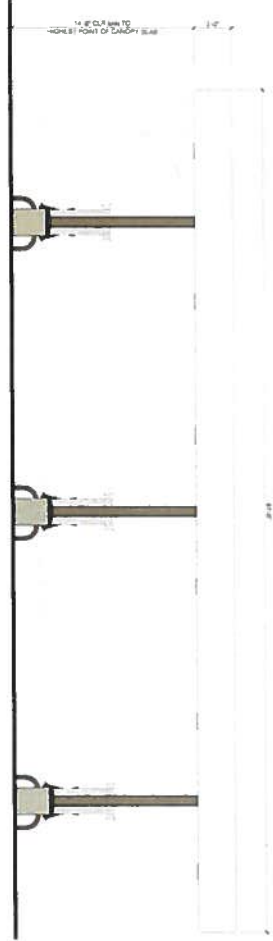
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1	CONCRETE FOUNDATION	CU YD	1.00	150.00	150.00
2	CONCRETE FLOOR	SQ YD	1.00	100.00	100.00
3	CONCRETE ROOF	SQ YD	1.00	100.00	100.00
4	BRICK EXTERIOR WALL	SQ YD	1.00	100.00	100.00
5	BRICK INTERIOR WALL	SQ YD	1.00	100.00	100.00
6	BRICK CHIMNEY	SQ YD	1.00	100.00	100.00
7	BRICK GABLE END	SQ YD	1.00	100.00	100.00
8	BRICK PORCH	SQ YD	1.00	100.00	100.00
9	BRICK WALKWAY	SQ YD	1.00	100.00	100.00
10	BRICK DRIVEWAY	SQ YD	1.00	100.00	100.00
11	BRICK CURB	SQ YD	1.00	100.00	100.00
12	BRICK SIDEWALK	SQ YD	1.00	100.00	100.00
13	BRICK STAIRS	SQ YD	1.00	100.00	100.00
14	BRICK RAMP	SQ YD	1.00	100.00	100.00
15	BRICK FENCE	SQ YD	1.00	100.00	100.00
16	BRICK GATE	SQ YD	1.00	100.00	100.00
17	BRICK WALL	SQ YD	1.00	100.00	100.00
18	BRICK PIER	SQ YD	1.00	100.00	100.00
19	BRICK ARCH	SQ YD	1.00	100.00	100.00
20	BRICK DOME	SQ YD	1.00	100.00	100.00
21	BRICK TOWER	SQ YD	1.00	100.00	100.00
22	BRICK TOWER	SQ YD	1.00	100.00	100.00
23	BRICK TOWER	SQ YD	1.00	100.00	100.00
24	BRICK TOWER	SQ YD	1.00	100.00	100.00
25	BRICK TOWER	SQ YD	1.00	100.00	100.00
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30	BRICK TOWER	SQ YD	1.00	100.00	100.00



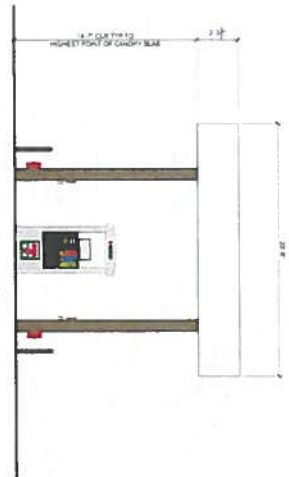
7 DUMPSTER ELEVATIONS



6 FUEL CANOPY LONG



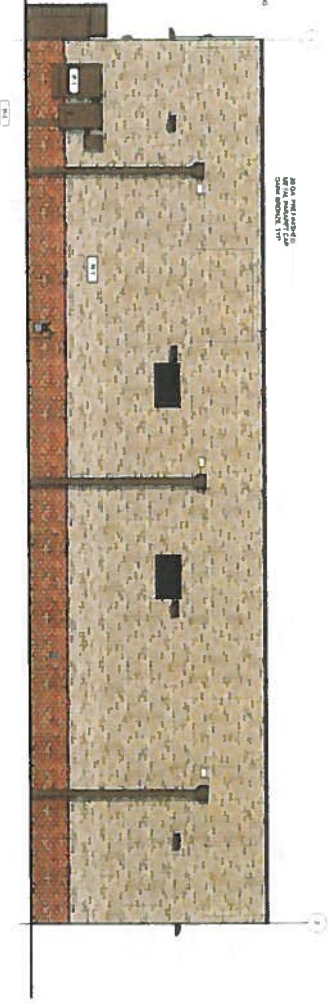
5 FUEL CANOPY SHORT



4 ELEVATION - RIGHT



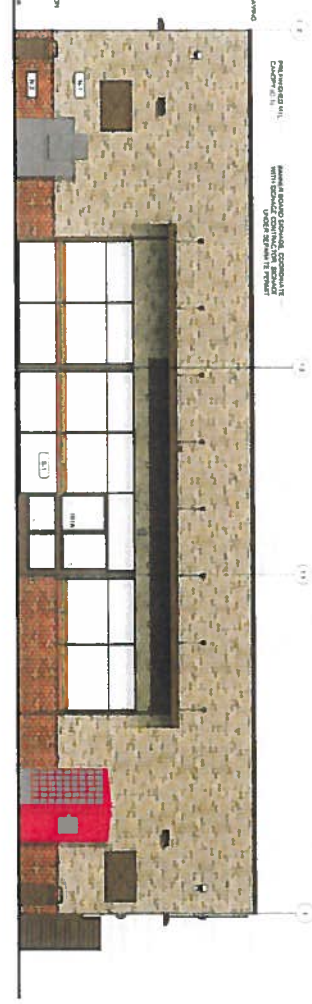
3 ELEVATION - REAR



2 ELEVATION - LEFT



1 ELEVATION - FRONT



FOR REVIEW/REFERENCE ONLY
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	CONCRETE FOUNDATION	CU YD	1.00	150.00	150.00
2	CONCRETE FLOOR	SQ YD	1.00	100.00	100.00
3	CONCRETE ROOF	SQ YD	1.00	100.00	100.00
4	BRICK EXTERIOR WALL	SQ YD	1.00	100.00	100.00
5	BRICK INTERIOR WALL	SQ YD	1.00	100.00	100.00
6	BRICK CHIMNEY	SQ YD	1.00	100.00	100.00
7	BRICK GABLE END	SQ YD	1.00	100.00	100.00
8	BRICK PORCH	SQ YD	1.00	100.00	100.00
9	BRICK WALKWAY	SQ YD	1.00	100.00	100.00
10	BRICK DRIVEWAY	SQ YD	1.00	100.00	100.00
11	BRICK CURB	SQ YD	1.00	100.00	100.00
12	BRICK SIDEWALK	SQ YD	1.00	100.00	100.00
13	BRICK STAIRS	SQ YD	1.00	100.00	100.00
14	BRICK RAMP	SQ YD	1.00	100.00	100.00
15	BRICK FENCE	SQ YD	1.00	100.00	100.00
16	BRICK GATE	SQ YD	1.00	100.00	100.00
17	BRICK WALL	SQ YD	1.00	100.00	100.00
18	BRICK PIER	SQ YD	1.00	100.00	100.00
19	BRICK ARCH	SQ YD	1.00	100.00	100.00
20	BRICK DOME	SQ YD	1.00	100.00	100.00
21	BRICK TOWER	SQ YD	1.00	100.00	100.00
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23	BRICK TOWER	SQ YD	1.00	100.00	100.00
24	BRICK TOWER	SQ YD	1.00	100.00	100.00
25	BRICK TOWER	SQ YD	1.00	100.00	100.00
26	BRICK TOWER	SQ YD	1.00	100.00	100.00
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28	BRICK TOWER	SQ YD	1.00	100.00	100.00
29	BRICK TOWER	SQ YD	1.00	100.00	100.00
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7-ELEVEN, INC.
ONE ARTS PLAZA, 1722 ROUTE STREET, DALLAS, TEXAS 75221
7-11 #1036484
625 W. ROOSEVELT ROAD
WHEATON, IL 60157

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Project #1036484
7-Eleven, Inc.
625 W. ROOSEVELT ROAD
WHEATON, IL 60157



1036484 - WHEATON, IL - LAYOUT 2
625 W ROOSEVELT ROAD,
WHEATON, IL

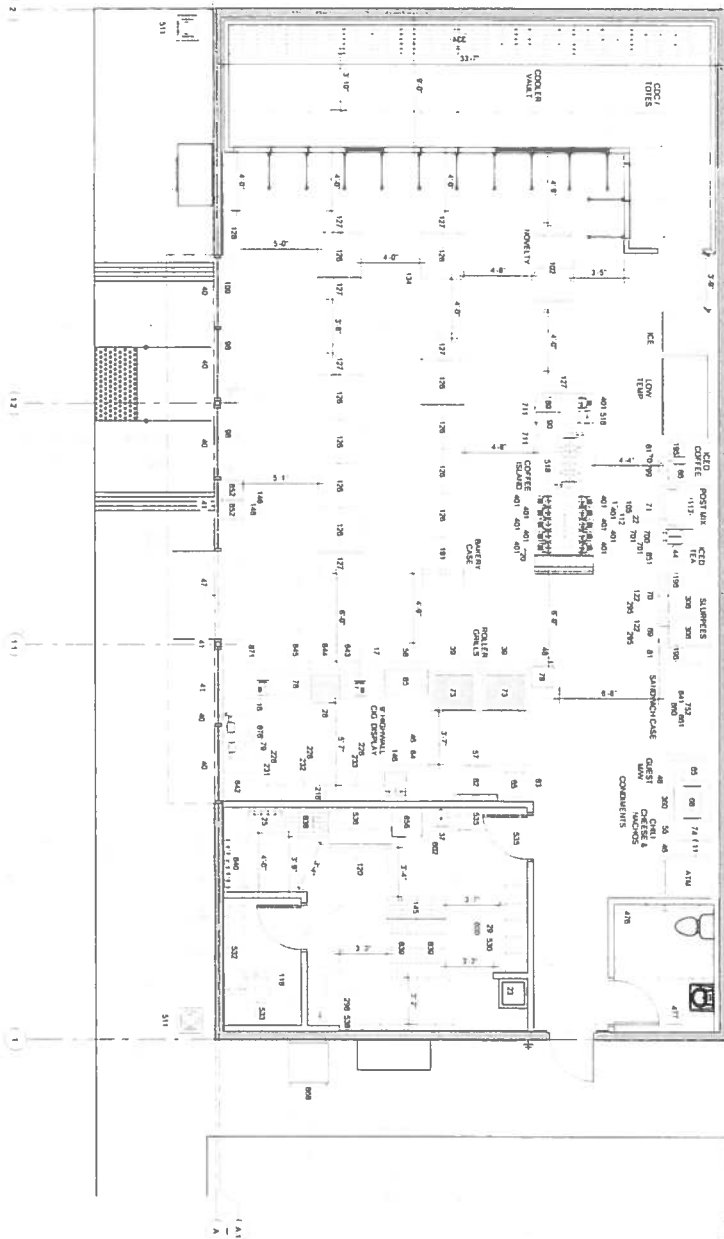
SCALE: 1/4"=1'-0"

TDG #15-814

APPROVED: YES
12/02/15

NO

12/02/15



LAYOUT INFORMATION

- ROLLER GRILLS 2
- SANDWICH CASE 1
- VAULT DOORS 12
- LOW TEMP DOORS 2
- ICE MGRH DOORS 1
- NOVELTY CASE 1
- BAKERY CASE 1 (LG)
- SURFEE BARRELS 6

- GONDOLA UNITS 20
- END CAPS 07
- HIGH WALLS 01
- TOTAL 28

TOTAL SQ FT = 2,458 SF
SALES FLOOR AREA = 1,598 SF

GAS: NO LIQUOR: NO
BEER: YES WINE: NO

OCCUPANCY LOAD (>49) = 55
TRAVEL DISTANCE (<200) = 74'
COMMON PATH OF TRAVEL (<75) = 42'
RESTROOMS REQUIRED = 1
EXITS REQUIRED = 2

OVERHEAD SHELVES = 33 FT
FLOOR SHELVES = 17 FT

WALL TYPE LEGEND

- EXTERIOR WALL
- STRUCTURAL COLUMN
- INTERIOR WALL
- PARTIAL HEIGHT WALL
- COOLER WALL



Documents prepared by The Dimension Group are to be used only for the specific project and specific use for which they are intended. Any extension of use to other projects, without the expressed written consent of The Dimension Group is done at the user's own risk. If used in a way other than that specifically intended, user will hold The Dimension Group harmless from all claims and losses.

Job# 15-814
Scale AS NOTED
Date 12/02/15
Drawn By
Checked By

1036484-0000
0-210-210-0000
0-210-210-0000



7-ELEVEN, INC.
12720 SW 200 STREET MIAMI, FLORIDA
7-11 #1036484
625 W ROOSEVELT ROAD
WHEATON, IL

Rev #	Date	Description
1	12/02/15	1036484-0000-0000-0000





7 ELEVEN #30137
625 W Roosevelt Rd
Wheaton, IL 60187

SVF4651R3

F:\Customers\7 ELEVEN\Art
SVF4651R3 - 30137.cdr

DATE: 01/16/01
BY: 01/16/01
REVISION: 01/16/01
DESCRIPTION: 01/16/01
C:\Program Files\7 ELEVEN\Art
SVF4651R3 - 30137.cdr

DATE: 01/16/01
BY: 01/16/01
REVISION: 01/16/01
DESCRIPTION: 01/16/01
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SVF4651R3 - 30137.cdr

Salesperson: tq

PM: mm

Designer: qh

Page: 1

CUSTOMER APPROVAL:

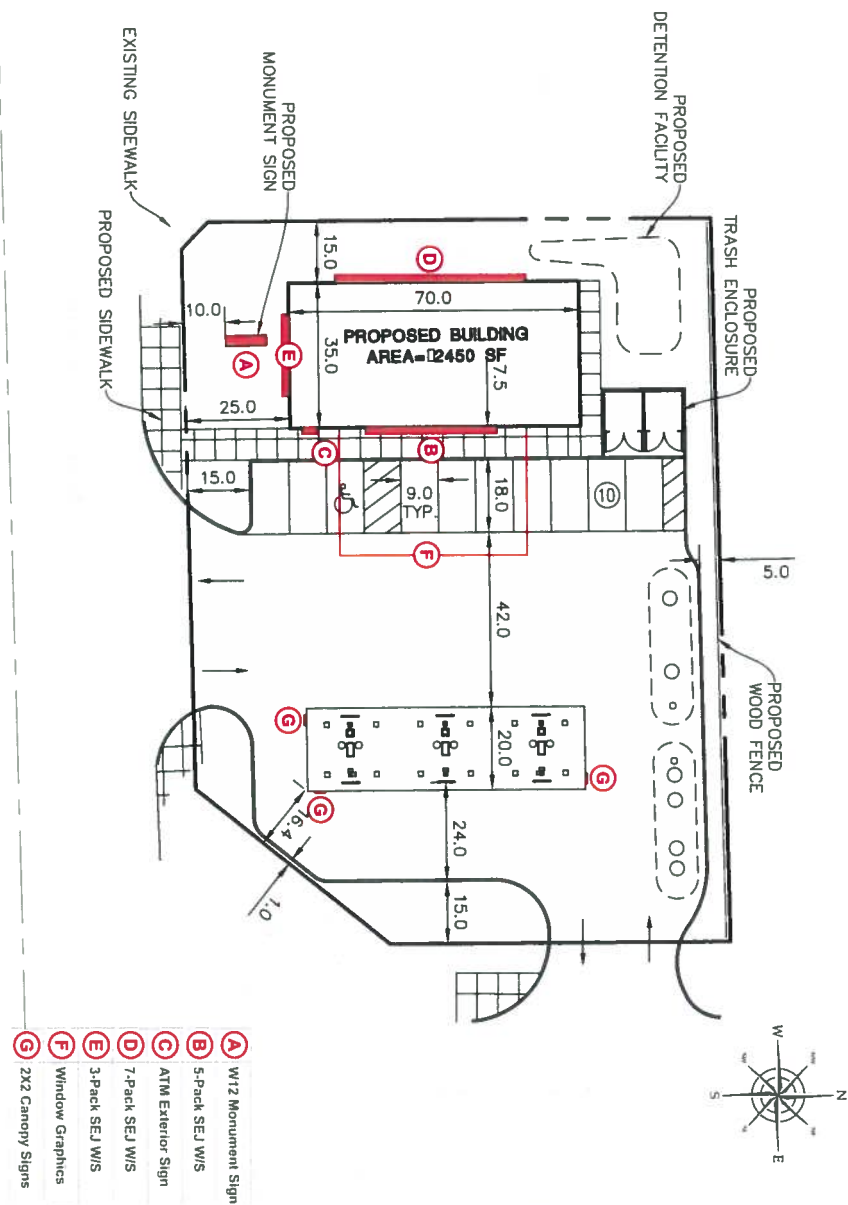
DATE:



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Site Plan
1" = 30'-0"





7 Eleven #30117
625 W Roosevelt RD
Whiteland IL 60157

SYE4651.R3

F:\Customers\7 Eleven\Art
SYE4651.R3 #20137.cdr

11/20/15 00 Original Concept
12/2/15 01 Color Change Reviewed
01/01/16 02 Concept Signage

01
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Salesperson: rj

PM: jm

Designer: qh

Page: 2

Customer approval

date



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2

1/2" = 1'-0"

Front Elevation & Side Detail - Custom Monument sign - Sign A

NOTE: STEEL SUPPORT PRIOR TO PRODUCTION
NOTE: CONFIRM RESPONSIBILITY OF FIBER CEMENT PANELS PRIOR TO PRODUCTION

PAINT SPECS: DURANODIC BRONZE, PMS 485 RED, PMS WHITE
VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
FINISH SPECS: NICHIHA - VINTAGE BRICK ALEXANDRIA BUFF, NICHIHA - CANYON BRICK SHALE BROWN

12" DEEP SKIN & FRAME ALUM. STRUCTURE & 21 1/2" DEEP BASE WITH NICHIHA FIBER CEMENT BOARD VENEER TO MATCH BUILDING. 1" ALUMINUM TRIM TO BE PAINTED DURANODIC BRONZE

12" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET RETAINERS & 1 1/2" VERTICAL DIVIDER BARS ALL TO BE PAINTED DURANODIC BRONZE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. RETAINER TO BE HINGED ON BOTH SIDES OF THE CABINET MONUMENT SIGN CABINET TO HAVE STEEL ANGLE SADDLES ON TOP AND BOTTOM TO ACCEPT STEEL SQUARE TUBE.

MANUFACTURE & SHIP ONE (1) CUSTOM DOUBLE FACED MONUMENT SIGN.
MAIN-1D FACES: 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.
GAS PRICE FACES: 3/16" THICK PAN FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED PMS 485 RED THEN PMS WHITE W/ 3M 3630-26 GREEN TRANSLUCENT VINYL & 3M 1729-12 BLACK VINYL. TRANSLUCENT VINYL WINDOW APPLIED SECOND SURFACE.
PROVIDE CUSTOMER W/ STANDARD 8" DIGIT RED & GREEN LED MODULES.

12" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET RETAINERS & 1 1/2" VERTICAL DIVIDER BARS ALL TO BE PAINTED DURANODIC BRONZE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. RETAINER TO BE HINGED ON BOTH SIDES OF THE CABINET MONUMENT SIGN CABINET TO HAVE STEEL ANGLE SADDLES ON TOP AND BOTTOM TO ACCEPT STEEL SQUARE TUBE.

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MANUFACTURE & SHIP ONE (1) CUSTOM DOUBLE FACED MONUMENT SIGN.

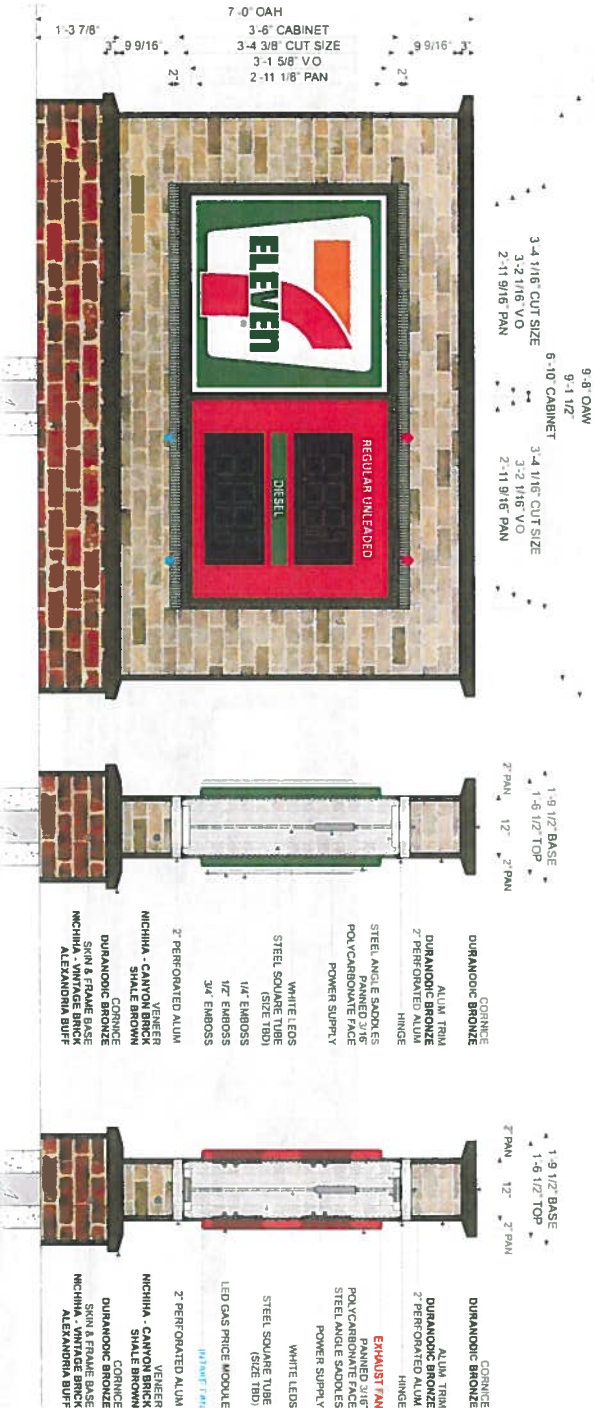
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GAS PRICE FACES: 3/16" THICK PAN FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED PMS 485 RED THEN PMS WHITE W/ 3M 3630-26 GREEN TRANSLUCENT VINYL & 3M 1729-12 BLACK VINYL. TRANSLUCENT VINYL WINDOW APPLIED SECOND SURFACE.

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MANUFACTURE & SHIP ONE (1) CUSTOM DOUBLE FACED MONUMENT SIGN.



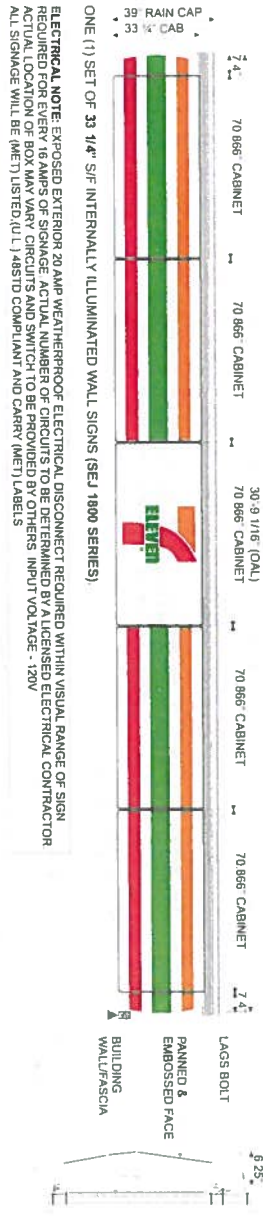
Signage Footage Calculations

Max. Height: 7'-0"
Max. sqft: 24
Stipulations: Monument type required

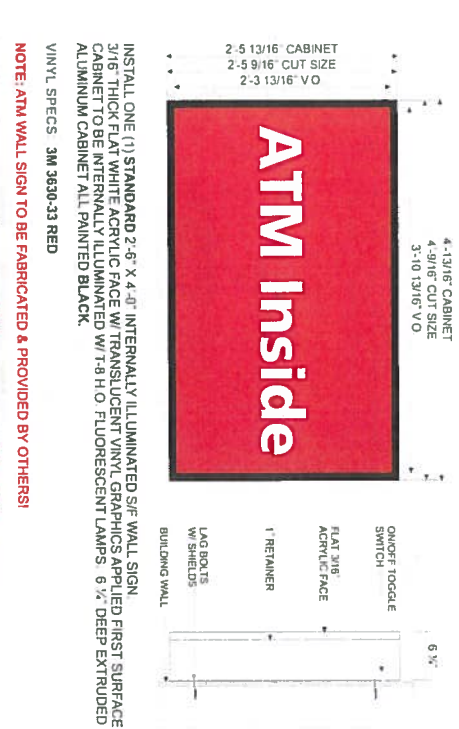
Allowed: 24.0 sqft
Proposed: 24.0 sqft

PRODUCT/LED MODULE SPECS
LED UNIT VGS: 11.437' X 25.537'
LED CHARACTER SIZE: 8"
DIESEL BKGND SIZE: 3' X 25.537'
PRODUCT COPY: 1.75'

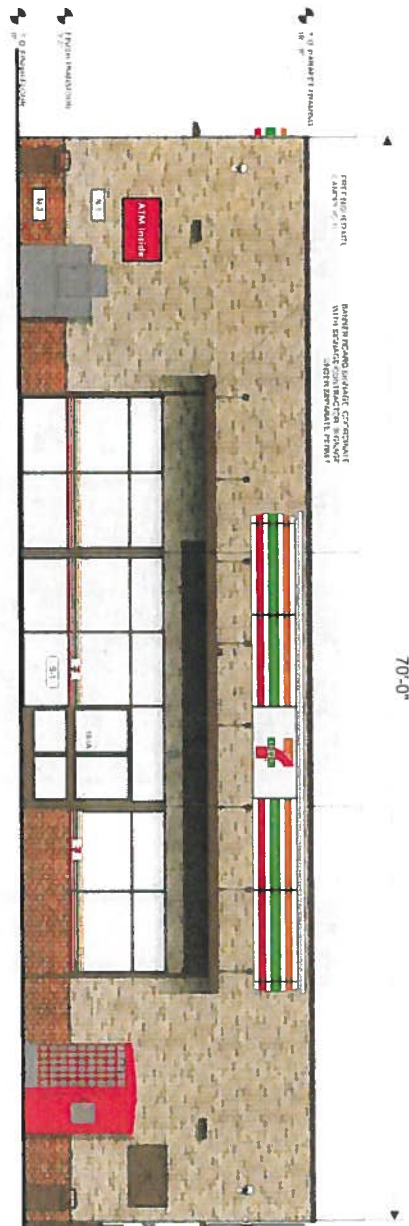
Plastic & Retainer: W12
Display Square Footage (Cabinet): 24.0



3 Front Elevation - **SEL 1800 Series Wall Sign Cabinets - Sign B** Display Square Footage (Cabinets) 85.3



4 Front Elevation & Side Mounting Detail - **Standard ATM S/F Wall Sign - Sign C** Display Square Footage (Cabinet) 10.1



5 Photo Overlay East Elevation - **Signs B, C & F** 1/8" = 1'-0"

Square Footage Calculations:

Formula: 1 1/2 sqft per 1 linear ft of building footage (70 x 1.5 = 105.00 sqft)

Allowed:	85.3 sqft
SEL 5-Pack	10.1 sqft
ATM	117.9 sqft
SEL 7-Pack	52.5 sqft
SEL 3-Pack	12.0 sqft
Canopy Signs	277.8 sqft
Proposed Total:	277.8 sqft

VARIANCE REQUIRED
VARIANCE REQUIRED
VARIANCE REQUIRED

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sign of the future

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2301 Omaha Drive Plano, TX 75074 • 972.405.4950



7 Eleven ©2017
625 W Roosevelt RD
Wheeling, IL 60097

F:\Customer\7 Eleven\Art
SVC4651.R3 ©2017 cdr

8/20/15 00 Design Concept
11/2/15 02 Revised
01/01/16 R3 Canopy Signage

Scale: person 10' PM: tm Designer: ah Page: 3

customer approval _____ date _____

THE SIGNS ON THESE SIGNS HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES ON THE 2000 IBC AND/OR THE 2007 IBC.

MET
11.14
1.54 (1.22 x 1.28)

6.25'

LG BOLT

PANNED & EMBOSSED FACE

BUILDING WALL

Front Elevation - See 1800 Series Wall Sign Cabinets - Sign D

Display Square Footage(Cabinets): 117.9

NOTE: FOR COMPLETE INSTALL INSTRUCTIONS, REFER TO ENCLOSED MANUFACTURER'S DOCUMENTS

Side Mounting Detail - Sign D

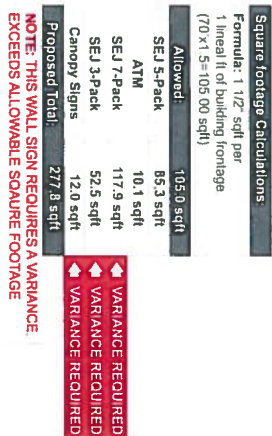


Photo Overlay West Elevation - **Sign D**
 $1/8" = 1'-0"$

5100 Shad Road Jacksonville, FL 32257 - 904 268 4681



F:\Customers\7 Eleven\Arr
IVE4651.R3 = 30137.cdr

Year	Version	Description
2015	1.0	Original Concept
2015	1.1	Code (MCA) Revised
2016	1.2	Revised
2016	1.3	Canopy Synapse

Salesperson: iq PM: rm Designer: qh Page: 4

customer approval

date

THE SOCIETY ON THE ST. PETERS AVENUE BEING DESEIGNED
TO BEIT ON EXCECUTED ALL APPROPRIATE CODES OF
REPRESENTATION OF THE MET 2000 AND ON
THE 2000 ETC AND ON THE 2001 ETC

4



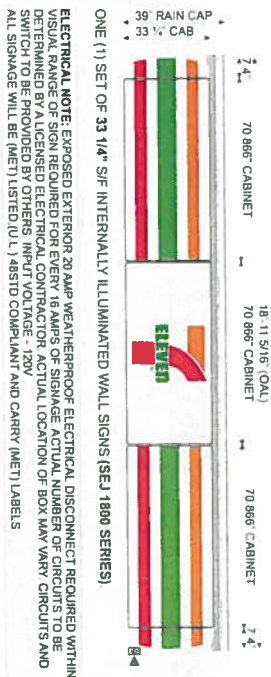
7 Eleven #30137
625 W Roosevelt RD
Whiteland IL 60187

SYE4651R3

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SYE4651R3-20037.cdr

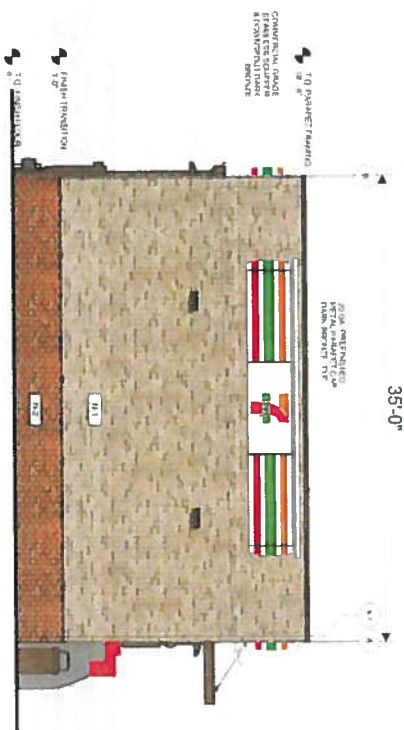
11/20/05 00:00 Original Concept
12/01/05 01:00 Code Entry Review
11/28/05 02:00 Revised
03/01/06 01:00 Canopy Upgrade

Salesperson: nq PM: m Designer: qn Page: 5
date



9 Front Elevation - SEJ 1800 Series Wall Sign Cabinets - Sign E
1/2" = 1'-0"

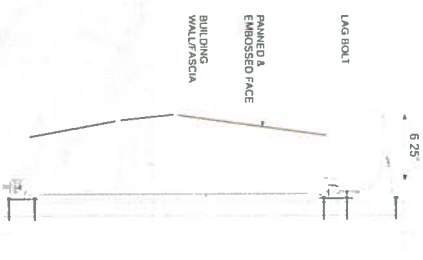
10 Side Mounting Detail - Sign E
1/8" = 1'-0"



11 Photo Overlay South Elevation - Sign E
1/8" = 1'-0"

Square Footage Calculations:		
Formula: 1 1/2" sqft per 1 linear ft of building footage (70 x 1.5 = 105.00 sqft)		
Allowed:		
SEJ 5-Pack	85.3 sqft	
ATM	10.1 sqft	
SEJ 7-Pack	117.9 sqft	VARIANCE REQUIRED
SEJ 3-Pack	52.5 sqft	VARIANCE REQUIRED
Canopy Signs	12.0 sqft	VARIANCE REQUIRED
Proposed Total	277.8 sqft	

NOTE: THIS WALL SIGN REQUIRES A VARIANCE EXCEEDS ALLOWABLE SQUARE FOOTAGE



NOTE: FOR COMPLETE INSTALL INSTRUCTIONS REFER TO ENCLOSED MANUFACTURER'S DOCUMENTS

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5105 2nd Road NW, Suite 100, 12777, and 1284-1286
1201 West Dr. Reno, NV 89502, 951.555.9450



7 Eleven = 10117
625 W Roosevelt RD
Wheelon IL 60117

STEF651R3

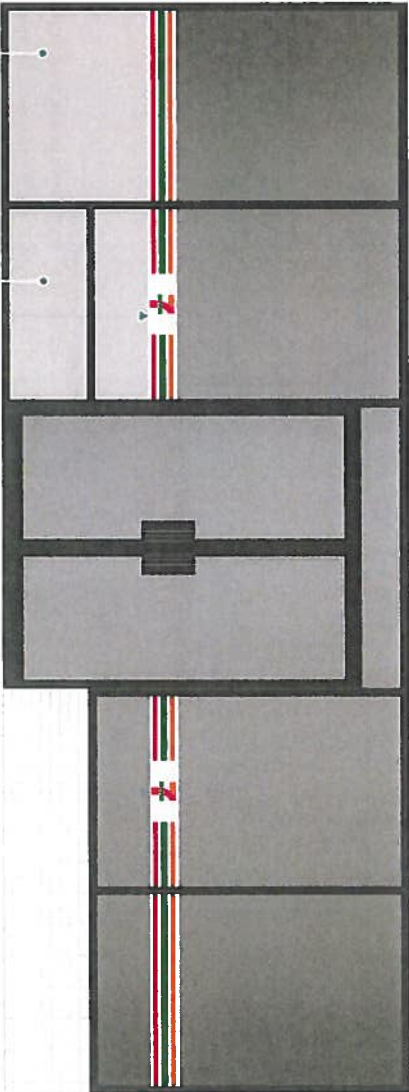
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STEF651R3 #10117.cdr

12/15/00 Original Concept
12/15/01 Color Check Received
01/01/02 2/3 Color Proof Signed

Salesperson iq PM im Designer qh Page 6
customer approval date

THE SIGN ON THIS POST IS MADE WITH AN ALUMINUM
TO BE SET ON A KEYS ALL APPLICABLE CODES OR
REQUIREMENTS OF THE ALC 200 AND OR
THE 2007/AC 200 OR THE 2007/AC 200

3'-2" FROM GRADE
7' 1/4"



GRAPHICS AS REQUIRED

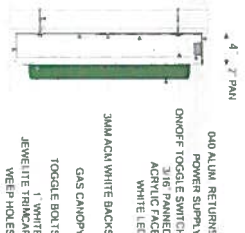
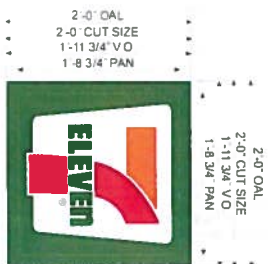
FROSTING UNDER THE STRIPES
ONLY TO HIDE EQUIPMENT
AT THE DESIGNER AREA
(DETERMINED BY OTHERS)

THE VERY FIRST WINDOWS ON EITHER SIDE OF THE DOOR
WILL GET THE STRIPES WITH THE LOGO OF THE REMAINING
WINDOWS WILL GET STRIPES WITHOUT THE LOGO

WINDOW VINYL GRAPHICS VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS
NOTE: WINDOW GRAPHICS KITS BE PROVIDED AND INSTALLED BY OTHERS NOT PART OF HARBINGERS SCOPE OF WORK
NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

12
3/8" = 1'-0"

Front Elevation - Typical Window Vinyl Graphics - Sign F



MANUFACTURE & SHIP THREE (3) W2X2C CANOPY (000000000) SIF INTERNALLY ILLUMINATED SIGN CABINETS.
 3/16" THICK PAN FORMED WHITE ACRYLIC FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE
 4" DEEP ALUM. RETURNS TO BE PAINTED PMS WHITE LOW GLOSS. 1" WHITE (JEWELITE) TRIM CAP
 CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS

NOTE: SIGN TO BE INSTALLED 2'-0" FROM LEFT EDGE OF GAS CANOPY.
NOTE: ACCOMPANYING TRI-STRIPE GRAPHICS (BY OTHERS) TO BEGIN 2'-0" FROM CABINET.

7 ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN

7 ELEVEN LOGO
 DIMENSIONS:
 OAL: 18 11/16"
 OAL: 17 15/16"

13 Front Elevation & Side Mounting Detail - W2X2C CANOPY (000000000) Canopy Cabinet - Sign Type G
 3/4" = 1'-0"

Display Square Footage (Cabinet): 4.0 Each



14 Front View - Sign Type G
 3/4" = 1'-0"

Square Footage Calculations:

Formula: 1 1/2' sqft per
 1 linear ft of building frontage
 (70 x 1.5 = 105.00 sqft)

Allowed: 105.0 sqft

SEJ 5-Pack 85.3 sqft

ATM 10.1 sqft

SEJ 7-Pack 117.9 sqft

SEJ 3-Pack 52.5 sqft

Canopy Signs 12.0 sqft

Proposed Total: 277.8 sqft

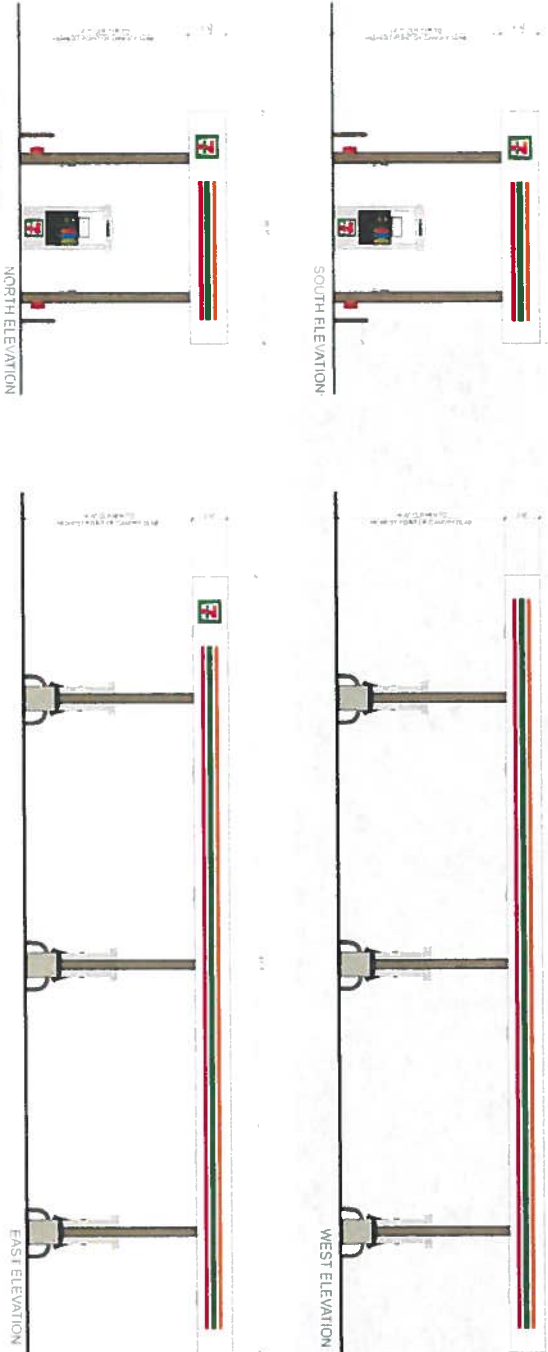
VARIANCE REQUIRED
VARIANCE REQUIRED
VARIANCE REQUIRED

Sign Height: 12"

Proposed: 24"

**NOTE: THIS CANOPY SIGN REQUIRES A VARIANCE.
 EXCEEDS ALLOWABLE SIGN HEIGHT.**

15 Canopy Elevations - Sign Type G
 3/32" = 1'-0"



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 2301 Ohio Dr. Plano TX 75074 • 972.405.9450



7 Eleven #30137
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 Wheaton IL 60187

SVE4651-R3
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 \SVE4651-R3 #30137.cdr

Rev: 00 Original Concept
 02/20/15 00 02/20/15 00 02/20/15 00
 03/01/16 01 03/01/16 01 03/01/16 01
 03/01/16 01 03/01/16 01 03/01/16 01

gn: 15

Salesperson: nq PM: mm Designer: qh

Page: 7

Customer approval: date



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