

# Request For Council Action

**REFERRED TO COUNCIL:** May 13, 2013

**AGENDA ITEM NO:** 4.

**ORIGINATED BY:** Department of Community Development

**STAFF CONTACT:** Barbara E. Cates, Planner II

**SUBJECT:** Adoption of a Resolution Approving a Proposed Commercial Planned Development and Conditional Use for a Gasoline Station with a Convenience Food Mart and Motor Vehicle Washing Facility at 1333 Half Day Road

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

**Applicant/Owners:** Buchanan Energy, LLC  
4973 Dodge Street  
Omaha, Nebraska 68132

**Representative:** Walter Hainsfurther, Kurtz  
Associates Architects

**Site Location:** 1333 Half Day Rd.

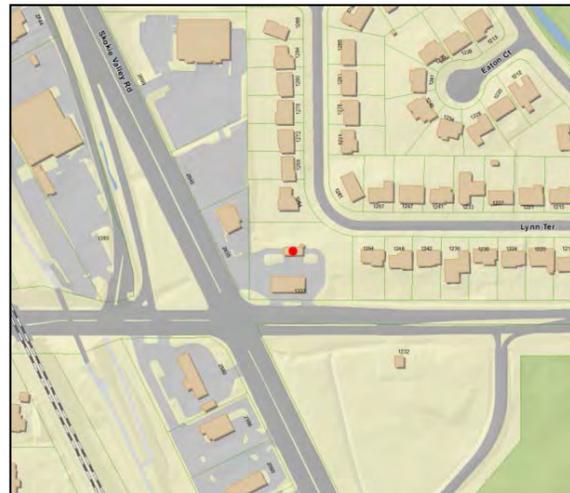
**Site Area:** 54,907 sq. ft.  
(1.26 acres)

**Planning District:** Skokie Highway Corridor

**Current Zoning:** B3 Highway Commercial  
District

**Current Uses:** Gasoline station with 5 fuel pumps, an attendant kiosk and motor vehicle washing facility

**Proposed Uses:** Gasoline station with 8 fuel pumps, convenience food mart, motor vehicle washing facility and outdoor sales space



**Surrounding Zoning and Land Uses:**

Direction	Land Use	Zoning
North	Highway Commercial and Single-Family Residential	B3 and R6
West	US-41 and Highway Commercial Uses	B3
South	Illinois Department of Transportation Property, and Park District of Highland Park Property	B3 and R1
East	Single-Family Residential	R6

Proposed Use	Required	Proposed
Gasoline Station/Convenience Food	12	12

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**Required  
Off-Street  
Parking:**

Mart/Outdoor Sales Space		
Motor Vehicle Washing Facility	15	16
<b>TOTAL</b>	<b>27</b>	<b>28 (+1)</b>

**Project**

**Description:** Demolition of an existing gasoline station, attendant kiosk, and motor vehicle washing facility and construction of a new gasoline station, convenience food mart without outdoor patio, motor vehicle washing facility and outdoor sales space

**Process:** Planned Development and Conditional Use Permit

**RECOMMENDATION:**

The Department of Community Development recommends the City Council approve the attached draft Resolution to approve a proposed commercial planned development and conditional use for a gasoline station with convenience food mart and motor vehicle washing facility at 1333 Half Day Road.

On April 8, 2013, City Council considered favorable Findings of Fact from the Plan Commission which recommended approval of a proposed commercial Planned Development and Conditional Use for a gasoline station with a convenience food mart and motor vehicle washing facility at 1333 Half Day Road on several conditions, as outlined below.

In December 2010, the applicant, Buchanan Energy Company, purchased 81 Exxon Mobil gasoline stations in the Chicago market, including the existing one at 1333 Half Day Road. The current gasoline station use is authorized and guided by a Special Use Permit that was granted in 1978 (Ordinance No. 30-78). As a new owner, the applicant is seeking to invest in and improve the property. The applicant has elected to pursue approval of the proposed plan through the voluntary Planned Unit Development process, per Section 150.505(E) of the Zoning Code. As indicated in the attached plans, the applicant is requesting City Council consideration of an application for a Planned Development and a Conditional Use in order to:

- 1) demolish the existing structures, which include 5 fuel pumps, an attendant kiosk, and a motor vehicle washing facility; and,
- 2) construct a new gasoline station with 8 "dive-in" style fuel pumps, a 4,706 sq. ft. convenience food mart and a 2,282 sq. ft. motor vehicle washing facility that can wash 3 cars at any given time.

The Plan Commission first considered this proposal during a pre-application discussion on June 5, 2012. Based on feedback received from the Plan Commission and the Design Review Commission, the applicant revised several elements of the plans, and the resulting plans are before the City Council for consideration. These plans have been approved by the Design Review Commission. To construct the improvements, the applicant is requesting relief for the following:

- Relief to allow an accessory structure—443 sq. ft. of pavement—within the 25 ft. front yard setback on Lynn Terrace

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- Relief to allow the construction of an 8 ft. fence within the front yard abutting Lynn Terrace instead of the maximum permitted height of 4 ft.
- Relief to allow stacking for 11 vehicles at the entrance of the motor vehicle washing facility instead of the 30 stacking spaces required
- Relief to allow a driveway approach of 48 ft. across (with a 4 ft. median) at the proposed point of ingress/egress at Half Day Road instead of the maximum permitted width of 30 ft.
- Relief to allow outdoor sales for 365 days per year instead of the maximum permitted 180 days per year

## *Ingress/Egress to the Subject Site*

The plan calls for the removal/closure of the western-most ingress/egress at Half Day Road, and a widening of the existing eastern ingress/egress along Half Day Road. The driveway approach of the proposed eastern ingress/egress is 48 ft. across (with a 4 ft. median). Section 93.235(G) of the Municipal Code limits the width of driveways on non-residential lots to 30 ft. across; therefore, the applicant is requesting relief from this requirement.

The applicant is not proposing to change the ingress/egress located over an existing 35 ft. wide easement on the property to the west which fronts on Skokie Highway; *the applicant is currently negotiating a new cross-access agreement with the neighboring property owner, and it is recommended that the applicant is required to submit evidence of an executed cross-access agreement prior to the City Council's final approval of the project.*

## *Parking Requirements*

**Table 1. Required Parking**

As indicated in Table 1 and with regard to the proposed gasoline station/convenience food mart/outdoor sales use, 2.5 parking spaces are required per 1,000 sq. ft. of Gross Floor Area of interior sales space, 1.5 parking spaces are required per 1,000 sq. ft. of external display,

Proposed Use	Required	Proposed
Gasoline Station/Convenience Food Mart/Outdoor Sales Space	12	12
Motor Vehicle Washing Facility	15	16
TOTAL	27	28 (+1)

and 3 parking spaces are required per service bay. The applicant is proposing a 4,706 sq. ft. interior sales space, and 218 sq. ft. of outdoor sales space. No service bays are proposed in the convenience store. The total parking required for the gasoline station/convenience food mart/outdoor sales space use is 12 spaces.

For the proposed motor vehicle washing facility use, 2.5 parking spaces are required per 1,000 sq. ft. of Gross Floor Area and 3 spaces are required per each service bay. The total parking required for the motor vehicle washing facility is 15 spaces, for a total of 27 parking spaces required on site. The applicant is proposing to provide 28 perpendicular parking stalls, which includes 2 handicap accessible spaces, 2 spaces designated for employee use, and 4 spaces designated for vacuum use. This meets the parking requirement for the proposed uses, and the dimensions of the proposed spaces meet the required design specifications.

The amount of required vehicle stacking for the motor vehicle washing facility is calculated by multiplying the number of cars that can be washed at any given time by 10. Three cars can be washed in the proposed car

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wash at once; therefore, stacking for 30 cars is required. The applicant is proposing to provide stacking for 11 vehicles and will therefore need relief from the stacking requirement. As proposed, the parking spaces located at the eastern edge of the property are in a reverse-movement conflict with the stacking lane for the motor vehicle washing facility; 2 of these spaces would be designated for employee use and 4 of these spaces would be designated for vacuum use, as indicated on the attached plans.

## *Tree Removal*

The applicant has submitted a report from The Care of Trees, featuring a list and map of trees proposed for removal. The Care of Trees estimates that a minimum of 61 trees will likely need be removed for the proposed project; however, the report notes that final plans may further impact the proposed removal list.

The report assesses tree condition on a 1 to 5 scale, with Level 1 denoting a high quality specimen tree and Level 5 denoting a dead, diseased or hazardous tree. None of the trees proposed to be removed are classified as "Heritage Trees." Approximately 28 of the 61 trees anticipated to be removed are classified as "Key Trees," which are quality species greater than 8" in DBH. Of the 28 Key Trees proposed to be removed, all are classified as Level 3 (average condition). An additional 7 Key Trees are proposed to be removed which are classified as Level 4 (poor condition) or Level 5 (dead/diseased/hazardous). The remaining 33 trees proposed for removal are protected trees. These trees have all been rated at a 4 (diseased or hazardous). Many of these trees are Ash trees that are rated at a 4 due to their susceptibility to Emerald Ash Borer.

Chapter 94 of the Municipal Code requires tree replacement/fees for the trees proposed to be removed. The City Forester has reviewed the proposed tree removal plan and indicated that, based on the initial estimate of 61 trees to be lost on the property, the applicant will need to provide 231 inches of trees, or a fee-in-lieu planting of \$34,350. This understanding will be confirmed by the City Forester once the trees have been removed at the subject site.

## *Traffic Flow and Public Safety*

The Police Department has reviewed the attached plans and has expressed support for the proposed site configuration because it eliminates the west ingress/egress onto Half Day Road. It should be noted that the rights-of-way on Skokie Valley Road and Half Day Road are under Illinois Department of Transportation (IDOT) jurisdiction; therefore, IDOT will need to issue permits for work within either of these rights-of-way. *The applicant has submitted documentation from IDOT indicating that the plans have been submitted to IDOT for review. The applicant will be required to provide evidence of approval from IDOT prior to the issuance of permits.*

The applicant has submitted a traffic study prepared by Eriksson Engineering Associates which concluded that:

- The remodeled station could generate 135 morning and 195 additional vehicle trips, with 60 to 90 percent of these as pass-by trips already driving by the site (it was estimated that approximately 55 trips are made to the site during morning hours and 35 trips are made to the site during the evening peak hours)
- The west driveway on Half Day Road will be closed and will reduce vehicular conflicts on Half Day Road
- The widening of the east drive will improve traffic flow

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- Access to US-41 via an easement through the proposed Exchange display lot will be maintained
- Stacking for the car wash is adequate and will not interfere with on-site traffic flow
- On-site circulation to and from the fuel pumps is good
- Fueling tankers and refuse trucks turning paths will be accommodated
- No improvements are required along Half Day Road or Skokie Highway

The traffic study prepared by Eriksson Engineering Associates was reviewed by Civiltech at the request of the City. Civiltech noted that they generally concur with the methodologies, results and conclusions in the study submitted by Eriksson Engineering Associates. Civiltech notes that approximately 55 to 65 percent of the trips to the site will result from pass-bys, not the 60 to 90 percent estimated by Eriksson Engineering Associates. Regardless, Civiltech notes that the Eriksson report provides a conservative estimate of traffic impacts for the site.

## *Noise Considerations*

The applicant submitted a sound report prepared by Acoustic Associates in response to the Plan Commission's initial concerns regarding noise associated with the car wash use. This report has found that "the noise from the car wash will be at a minimum average noise already present at the site. Consequently, the impact of the car wash noise would be negligible."

## **PREVIOUS CONSIDERATION:**

### *Plan Commission*

The applicant appeared before the Plan Commission on June 5, 2012 for a pre-application discussion of a similar proposal for the site. At that time, the applicant was requesting relief from several additional Code requirements; the applicant revised the application in order to eliminate several variation requests. On January 15, 2013, the Plan Commission conducted a Public Hearing (#12-06-PUD-002 and #12-06-SUP-001) to consider the proposed Planned Development and Conditional Use for a gasoline station with a convenience food mart and motor vehicle washing facility at the subject property. No members of the public were present to comment on the proposal. The Plan Commission considered the proposal under the standards in Articles V and XIV of the Zoning Code and voted (6-0) to direct staff to draft Findings of Fact recommending City Council approval of the proposal on several conditions.

### *City Council*

The recommended conditions were considered by the City Council on April 8, 2013, and it was determined that the following conditions should apply to the proposed development, and that Corporation Counsel should prepare a draft Resolution for City Council consideration (attached for review and approval):

- The applicant will provide the following public benefits in exchange for the requested relief: 1) the extension of the sidewalk on the subject property to connect the existing sidewalk to the northeastern corner of Skokie Valley Road and Half Day Road; and, 2) a signalized crosswalk to connect the north and south sides of Half Day Road east of Skokie Valley Road

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- The applicant will be required to plant the required number of inches of trees required as a result of the tree removal at the subject property (or the payment of a fee-in-lieu) as determined by the City Forester
- Prior to approval of a Final Plan of Development, the applicant must secure a cross-access agreement with the property at 2635 Skokie Valley Road to allow retention of the existing ingress/egress point in perpetuity or for a lesser term acceptable to the City Council
- Prior to approval of a Final Plan of Development, the applicant must secure permission from the Illinois Department of Transportation to: 1) remove the existing westernmost ingress/egress point and widen the existing easternmost ingress/egress point on Half Day Road; and, 2) install a signalized crosswalk to connect the north and south sides of Half Day Road east of Skokie Valley Road
- Prior to approval of a Final Plan of Development, the applicant must secure the City Engineer's approval for a drainage and utility plan including the provision of adequate stormwater detention volume
- Prior to approval of a Final Plan of Development, the applicant must work with City staff to identify the appropriate locations on the subject property for the underground tank venting system stacks and the monument signage
- The petitioner shall meet all of the requirements of Article V of Chapter 150 of the Highland Park Municipal Code for the filing of a Final Plan of Development
- The motor vehicle washing facility will be closed during the hours of 11 p.m. and 5 a.m.

## DOCUMENTS ATTACHED:

- [Resolution Approving a Proposed Commercial Planned Development and Conditional Use for a Gasoline Station with Convenience Food Mart and Motor Vehicle Washing Facility at 1333 Half Day Road](#)

**CITY OF HIGHLAND PARK**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT PLAN**

(1333 Half Day Road)

**WHEREAS**, Buchanan Energy (N), LLC ("**Applicant**") is the record owner of that certain parcel of real property consisting of approximately 1.26 acres, located in the B3 Highway Commercial District of the City ("**B3 District**"), commonly known as 1333 Half Day Road, Highland Park, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution ("**Property**"); and

**WHEREAS**, the Property is currently improved with a gas station equipped with five fuel pumps, an attendant kiosk, and a car wash ("**Existing Development**"); and

**WHEREAS**, the Applicant desires to demolish the Existing Development on the Property, and to construct a gas station equipped with eight fuel pumps, a convenience store, a car wash ("**Car Wash**"), and outdoor space to be used for the sale of goods on the Property (collectively, the "**Proposed Development**"); and

**WHEREAS**, the Proposed Development contemplates work by the Applicant in rights-of-way under the jurisdiction of the Illinois Department of Transportation ("**IDOT**"); and

**WHEREAS**, pursuant to Section 150.505(E) of the "City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Code**"), the Applicant has voluntarily elected to seek approval of a special use permit for a planned development in order to construct the Proposed Development; and

**WHEREAS**, pursuant to Article V of the Zoning Code, the Applicant has filed an application with the City for approval of: (i) a planned development for the Property; and (ii) certain zoning modifications within the planned development; and

**WHEREAS**, a public hearing of the Plan Commission of the City of Highland Park to consider approval of a planned development for the Property was duly advertised on December 24, 2012 in the Lake County News-Sun, opened on January 15, 2013, and concluded on February 5, 2013; and

**WHEREAS**, on February 5, 2013, the Plan Commission adopted Findings of Fact, Public Hearing Nos. #12-06-PUD-002 and #12-06-SUP-001, recommending to the City Council preliminary approval of the planned development for the Property; and

**WHEREAS**, the City Council has determined that it will serve and be in the best interest of the City and its residents to approve the preliminary development plan for the Property;

# REQUEST FOR PLAN COMMISSION ACTION

**DATE REFERRED:** January 15, 2013

**ORIGINATED BY:** Department of Community Development

**SUBJECT:** Public Hearing #12-06-PUD-002 and #12-06-SUP-001 to Consider a Proposed Commercial Planned Development and Conditional Use for a Gasoline Station with a Convenience Food Mart and Motor Vehicle Washing Facility at 1333 Half Day Road

**BACKGROUND & SUMMARY:**

**Applicant/Owners:** Buchanan Energy, LLC  
4973 Dodge Street  
Omaha, Nebraska 68132

**Representative:** Walter Hainsfurther,  
Kurtz Associates  
Architects

**Site Location:** 1333 Half Day Rd.

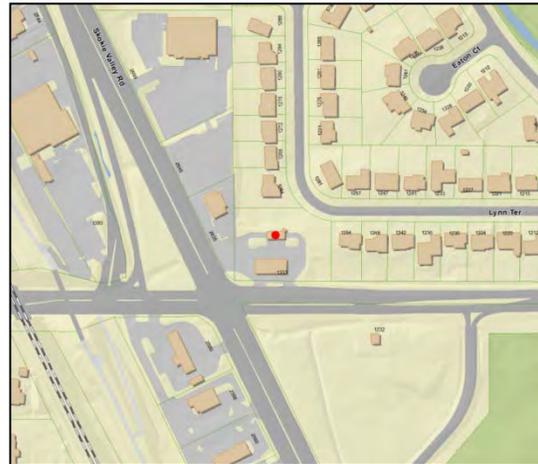
**Site Area:** 54,907 sq. ft.  
(1.26 acres)

**Planning District:** Skokie Highway  
Corridor

**Current Zoning:** B3 Highway Commercial District

**Current Uses:** Gasoline station with 5 fuel pumps, an attendant kiosk and motor vehicle washing facility

**Proposed Uses:** Gasoline station with 8 fuel pumps, convenience food mart, motor vehicle washing facility and outdoor sales space



**Surrounding Zoning and Land Uses:**

Direction	Land Use	Zoning
North	Highway Commercial and Single-Family Residential	B3 and R6
West	US-41 and Highway Commercial Uses	B3
South	Illinois Department of Transportation Property, and Park District of Highland Park Property	B3 and R1
East	Single-Family Residential	R6

**Required Off-Street Parking:**

Proposed Use	Required	Proposed
Gasoline Station/Convenience Food Mart/Outdoor Sales Space	12	12
Motor Vehicle Washing Facility	15	16
<b>TOTAL</b>	<b>27</b>	<b>28 (+1)</b>

# REQUEST FOR PLAN COMMISSION ACTION

**Project**

**Description:** Demolition of an existing gasoline station, attendant kiosk, and motor vehicle washing facility and construction of a new gasoline station, convenience food mart without outdoor patio, motor vehicle washing facility and outdoor sales space

**Process:** Planned Development and Conditional Use Permit

**Zoning Modifications Requested for Consideration by the Plan Commission:**

The applicant appeared before the Plan Commission on June 5, 2012 for a pre-application discussion of a similar proposal for the site. At that time, the applicant was requesting relief from 6 Code requirements. The applicant has since revised the application in order to eliminate the following variation requests: 1) relief to allow the installation of appurtenant equipment—a vehicle vacuum—within the 25 ft. front yard setback on Half Day Road; and, 2) relief to allow outdoor sales in an area in excess of 10% of the indoor gross floor area.

The applicant has indicated that the following changes have been made to the plans since the Plan Commission first considered this matter during the pre-application discussion in June: 1) the length of the convenience store building has been increased; 2) the car wash entrance configuration has been altered to minimize the encroachment on the setback from Lynn Terrace; 3) the landscaping plan has been revised to maximize the preservation of high quality trees; 4) an outdoor patio has been added to the front of the convenience store based on Design Review Commission comments; 5) the trash enclosure has been relocated away from the area adjacent to the neighboring residential property to the 25 ft. rear yard setback at the north of the property; and, 6) a sidewalk is proposed along the south side of the property on Half Day Road to serve as a public benefit.

The applicant is still requesting Plan Commission and City Council consideration of relief for the following:

- Relief to allow an accessory structure—443 sq. ft. of pavement—within the 25 ft. front yard setback on Lynn Terrace
- Relief to allow the construction of an 8 ft. fence within the front yard abutting Lynn Terrace instead of the maximum permitted height of 4 ft.
- Relief to allow a trash enclosure to be constructed within the 10 ft. sideyard setback to the north of the property
- Relief to allow stacking for 11 vehicles at the entrance of the motor vehicle washing facility instead of the 30 stacking spaces required
- Relief to allow a driveway approach of 48 ft. across at the proposed point of ingress/egress at Half Day Road instead of the maximum permitted width of 30 ft.
- Relief to allow outdoor sales for 365 days per year instead of the maximum permitted 180 days per year

Please note that the attached plans have been preliminarily reviewed by the Design Review Commission Staff Liaison, and he has submitted the attached memorandum, dated January 9, 2013, with comments regarding the site plan, lighting, landscaping, and building elevations which the applicant will need to address before the Design Review Commission considers this matter.

**BACKGROUND:**

In December 2010 the applicant, Buchanan Energy Company, purchased 81 Exxon Mobil gasoline stations in the Chicago market, including the existing one at 1333 Half Day Road. The current gasoline station use is authorized and guided by a Special Use Permit that was granted in 1978 (Ordinance No. 30-78). As a new owner, the applicant

# REQUEST FOR PLAN COMMISSION ACTION

is seeking to invest in and improve the property. The applicant has elected to pursue approval of the proposed plan through the voluntary Planned Unit Development process, per Section 150.505(E) of the Zoning Code.

As indicated in the attached plans, the applicant is requesting Plan Commission and City Council consideration of an application for a Planned Development and a Conditional Use in order to:

- 1) demolish the existing structures, which include 5 fuel pumps, an attendant kiosk, and a motor vehicle washing facility; and,
- 2) construct a new gasoline station with 8 “dive-in” style fuel pumps, a 4,706 sq. ft. convenience food mart and a 2,282 sq. ft. motor vehicle washing facility that can wash 3 cars at any given time.

The proposed convenience mart is 17 ft. tall, and the proposed pump canopy is 18 ft. tall. The applicant is also proposing a total of 238 sq. ft. of outdoor sales space to be used year-round, located throughout the site including at each fuel pump and in front of the proposed convenience food mart.

The property at 1333 Half Day Road is zoned B3 Highway Commercial. The proposed convenience food mart is a permitted use in the B3 zoning district; however, gasoline stations and motor vehicle washing facilities are both conditional uses in the B3 zoning district. In this instance, the motor vehicle washing facility is accessory to the principal conditional use of a gasoline station.

With regard to the B3 zoning district, there is a minimum front yard setback of 25 ft. and a minimum side yard setback of 10 ft. for lot lines adjacent to residential zoning districts. There is no minimum side yard setback requirement for side yards adjacent to commercial zoning districts. The pavement leading to the entrance of the car wash (443 sq. ft. in size) encroaches into the 25 ft. front yard setback on the northeastern side of the property abutting Lynn Terrace; relief is being sought for this encroachment. In addition, the applicant has relocated the trash enclosure and is requesting relief to encroach within the 10 ft. sideyard setback at the north side of the property.

There is an existing 10 ft. utility easement on the western edge of the property, and a 7 ft. utility easement on the southern edge of the property. Per the Plat of Subdivision, these easements have been provided for Illinois Bell and Commonwealth Edison, and the installation of permanent buildings or trees is expressly prohibited within the easements. The applicant is proposing to locate a pylon sign within these easements, which is allowed because it is neither a building nor a tree. The pylon sign and outdoor sales space would also be located within the front yard setback on Half Day Road and within the 25 ft. site triangle at the intersection of Half Day Road and Skokie Highway.

The plan calls for the removal/closure of the western-most ingress/egress at Half Day Road, and a widening of the existing eastern ingress/egress along Half Day Road. The driveway approach of the proposed eastern ingress/egress is 48 ft. across. Section 93.235(G) of the Municipal Code limits the width of driveways on non-residential lots to 30 ft. across; therefore, the applicant is requesting relief from this requirement. The applicant is not proposing to change the ingress/egress located over an existing 35 ft. wide easement on the property to the west which fronts on Skokie Highway.

*Table 1. Required Parking*

As indicated in Table 1 and with regard to the proposed gasoline station/convenience food mart/outdoor sales use, 2.5 parking spaces are required per 1,000 sq. ft. of Gross Floor Area of interior sales space, 1.5 parking spaces are required per 1,000 sq. ft. of external display, and 3 parking spaces are required per service bay. The applicant is proposing a 4,706 sq. ft. interior sales space, and 238 sq. ft. of outdoor sales space. No service bays are proposed in the convenience store. The total parking required for the gasoline station/convenience food mart/outdoor sales space use is 12 spaces.

Proposed Use	Required	Proposed
Gasoline Station/Convenience Food Mart/Outdoor Sales Space	12	12
Motor Vehicle Washing Facility	15	16
<b>TOTAL</b>	27	28 (+1)

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For the proposed motor vehicle washing facility use, 2.5 parking spaces are required per 1,000 sq. ft. of Gross Floor Area and 3 spaces are required per each service bay. The total parking required for the motor vehicle washing facility is 15 spaces, for a total of 27 parking spaces required on site. The applicant is proposing to provide 28 perpendicular parking stalls, which includes 2 handicap accessible spaces, 2 spaces designated for employee use, and 4 spaces designated for vacuum use. This meets the parking requirement for the proposed uses, and the dimensions of the proposed spaces meet the required design specifications.

The amount of required vehicle stacking for the motor vehicle washing facility is calculated by multiplying the number of cars that can be washed at any given time by 10. Three cars can be washed in the proposed car wash at once; therefore, stacking for 30 cars is required. The applicant is proposing to provide stacking for 11 vehicles and will therefore need relief from the stacking requirement. As currently proposed, the parking spaces located at the eastern edge of the property are in a reverse-movement conflict with the stacking lane for the motor vehicle washing facility; 2 of these spaces would be designated for employee use and 4 of these spaces would be designated for vacuum use, as indicated on the attached plans.

The applicant is proposing to install an 8 ft. fence along the northern and eastern edges of the property, which abuts single-family residential use in an R6 zoning district. Exclusive of the property which fronts Lynn Terrace, the northern and eastern portions of the subject property are classified as side yards. Per Municipal Code Section 173.010(D), an 8 ft. tall solid or open type fence may be erected along the lot line of residential property which separates such property from a business district; therefore, the 8 ft. tall fences along the northern and eastern edges of the property are permitted, with the exception of the proposed segment of fence which borders Lynn Terrace. This portion of the property is classified as a front yard because it fronts on a public street, and Section 173.010(C) prohibits fences taller than 4 ft. tall in a front yard in a residential district. The applicant is requesting relief from this provision of the Code.

## *Special Use Permit History*

When the Zoning Ordinance was amended in 1969, gasoline stations were designated as a permitted use only in certain zoning districts. This change necessitated a rezoning of the subject property and the granting of a Special Use Permit in 1978 (Ordinance No. 30-78) in order to allow the remodeling of an existing Texaco gasoline station. The Special Use Permit was granted upon several conditions:

- The back portion of the false roof which is visible to adjacent residential properties must have a finished appearance
- Any lighting should be shaded and directed away from adjoining residential properties and shall not increase the brightness at the residential property lines by more than one-half foot candle
- No parking of vehicles is permitted other than those use in the operation of the business, except a reasonable amount of school buses which must be parked and maintained in an orderly manner
- The premises must be kept clean, neat and attractive

The current gasoline station use is still authorized and guided by the 1978 Special Use Permit; however, some conditions are no longer applicable as the original Texaco building was replaced by the buildings presently on the property.

## **POLICY:**

The applicant is requesting Plan Commission and City Council consideration of a proposed Planned Development and Conditional Use. The process for consideration of a Planned Development and Conditional Use requires a Plan Commission review of the proposed development and public benefits at a public hearing, and the forwarding of a recommendation to the City Council upon making findings that the proposed development and public benefits

# REQUEST FOR PLAN COMMISSION ACTION

satisfy the standards below set forth in Article V (Planned Developments) and Article XIV (Special Uses) of the Zoning Code, respectively. These standards follow for the Plan Commission's information.

## *Article V Standards*

Per Section 150.530(H)(2), the Plan Commission must make findings of fact that the proposed development: 1) conforms to the goals and objectives of the Master Plan and to the standards and requirements of Article V; and, 2) provides a public benefit pursuant to the requirements in Section 150.515. The applicant must also demonstrate that the proposed development satisfies and incorporates, to the greatest extent practicable, the following site design standards, taken from Section 150.520 of the Zoning Code:

**(A) Protection of the Public Health, Safety, and Welfare.** The uses and structures within the Planned Development shall be compatible with one another, in that they are designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.

**(B) Preservation of Environmentally Sensitive Areas.** No development shall occur in any Environmentally Sensitive Area located on the subject property, except upon approval of a modification therefore, in accordance with Section 150.510(B) of Article V.

**(C) Historic Resources.** The Planned Development shall preserve all (1) locally designated landmarks, and (2) properties, structures, areas, objects, and landscapes determined to be historically significant by the Historic Preservation Commission in accordance with Chapters 24 or 170 of the Code.

**(D) Clustering New Development.** The Planned Development shall preserve the structures, landscapes, scenic view sheds, and other natural and historic features of the subject property, through (i) clustering of lots or building pads, (ii) adaptive reuse of existing structures, and (iii) the protection of designated open space from development; provided, however, that clustering of development shall not be required upon a demonstration by the applicant, to the satisfaction of the Plan Commission and the City Council, that there are no features on the subject property worthy of preservation, or that those features worthy of preservation will be more effectively preserved by not clustering development. All clustering shall be designed in accordance with the standards listed in Section 150.520(D).

**(E) Location of Structures.** All structures to be located within the Planned Development shall (1) be related harmoniously to the terrain and to existing structures in the vicinity of the subject property, and (2) have a visual relationship to existing nearby structures.

**(F) Preservation of Landscapes.** The landscapes within the Planned Development shall be preserved in their natural states, insofar as practicable, by minimizing tree and soil removal. All proposed grade changes shall be consistent with the general appearance of neighboring developed areas.

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**(H) Schools, Parks, and Public Facilities.** The Planned Development shall not impose an undue burden on parks, recreational areas, schools, or other public facilities that serve or are proposed to serve the Planned Development.

**(I) Relationship and Connection to Adjoining Land.** The Planned Development shall not be designed as an enclave separate from adjacent properties, unless existing development patterns, natural features, and/or topographic conditions prevent vehicular or pedestrian access connections to adjacent properties.

**(J) Setbacks from the Periphery of the Planned Development.** The required front, rear, and side yards along the periphery of the Planned Development shall be of a size not less than the greater of (1) the minimum front, rear, and side yard requirements of the underlying Zoning District in which the Planned Development is located.

## REQUEST FOR PLAN COMMISSION ACTION

**(K) Functional and Mechanical Features.** Exposed storage areas, trash containers, recycling container space, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be (1) identified on the site plan required pursuant to Section 150.525(A)(9) of this Chapter, (2) incorporated into common areas of the development, (3) made as unobtrusive as possible, and (4) designed, landscaped, and screened in accordance with the requirements set forth in Article XXII of Chapter 150 and of Chapter 176 of the Code.

**(L) Distance between Buildings.** The minimum horizontal distance between any two new buildings to be located on the subject property, or between any new building and an existing building (including building appurtenances), shall be not less than 15 feet; provided, however, that this Section 150.520(L) shall not apply to buildings that (1) share a common wall, and (2) have individual entrances and exits.

**(M) Surface Water Drainage.** In accordance with the stormwater management regulations set forth in Article XVIII of this Chapter, surface drainage systems serving the subject property shall be designed to prevent surface waters from adversely affecting neighboring properties or the public stormwater drainage system. Surface water in all paved areas shall be collected at intervals so as to prevent obstruction of the flow of vehicular or pedestrian traffic. The design of the stormwater management system shall enhance natural stormwater storage areas such as high-quality aquatic resources and regulatory floodplains, and may incorporate natural stormwater management techniques commonly referred to as low impact development techniques or best management practices.

**(N) Ingress to and Egress from the Planned Development.** The Planned Development shall be designed to (1) promote safe vehicular movements, (2) minimize traffic congestion in the public streets outside the Planned Development, and (3) facilitate the free flow of vehicular and pedestrian traffic within the Planned Development.

**(O) Streets, Alleys, and Public Ways.** The streets, alleys, and other public and private traffic thoroughfares located within the Planned Development shall conform to the applicable requirements set forth in Section 151.004 of the Subdivision Ordinance, as may be modified upon the recommendation of the Director of Public Works and the approval by the City Council. The City Council may, in its sole discretion, require that streets located within the Planned Development be stubbed in order to provide for future connections to adjacent developments.

### *Article XIV Standards*

In addition to the standards listed above, the Plan Commission must consider the proposal in light of the standards in Article XIV regarding the granting of a Special Use Permit, taken from Section 150.1404(A):

(1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

(2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;

(3) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;

(4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;

(5) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;

# REQUEST FOR PLAN COMMISSION ACTION

(6) Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;

(7) The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;

(8) There is reasonable assurance that the special use will be completed and maintained as and if authorized.

(9) The special use shall comply with all applicable requirements set forth in this Chapter.

## **PREVIOUS PLAN COMMISSION CONSIDERATION:**

The Plan Commission first considered this matter during a pre-application discussion on June 5, 2012, and the minutes of the discussion are attached for review. The discussion asked the applicant to prepare the following information for consideration at the Public Hearing:

### **1. An evaluation of the traffic and noise proposed at the site**

*The applicant has provided a traffic and noise study for the Commission's consideration and these are attached. The City had the traffic study reviewed by Civiltech, and Civiltech has concurred with the findings of the traffic study.*

### **2. A description of the public benefit to be provided with an assurance that it is commensurate with the level of relief requested**

*The applicant has indicated that a sidewalk could be provided along Half Day Road in front of the subject property. The City's Engineering Division has reviewed this proposal and has found that this may encourage pedestrians to cross the highway without the benefit of a crosswalk across the northern side of Half Day Road, over Skokie Valley Road. The Engineering Division has suggested that the applicant also consider installing a crosswalk to connect the north and south sides of Half Day Road. It should be noted that if the applicant pursues this option, any work on the right-of-way must be approved by the Illinois Department of Transportation.*

### **3. An evaluation of possible alternate locations for the proposed dumpster and enclosure**

*As indicated on the attached plans, the applicant has relocated the proposed trash enclosure to the northwestern side of the property in order to reduce the proximity to neighboring single-family residences.*

### **4. Car wash stacking and tanker turning graphics**

*The applicant has provided this requested graphics on the attached plans. The car wash entrance lane can accommodate approximately 11 stacked cars.*

### **5. A point by point narrative of each of the relief items**

*The applicant has submitted a cover letter for the Plan Commission's review.*

### **6. An elevation of the 8 ft. tall fence from Lynn Terrace**

*The applicant has indicated that this information will be provided at the Plan Commission meeting.*

### **7. Additional information on the easement agreement**

*The applicant has indicated that this information will be provided at the Plan Commission meeting.*

# REQUEST FOR PLAN COMMISSION ACTION

## 8. Clarification of the title survey items number 7, 8a and 8b and the two NFRs that exist

*The applicant has indicated that this information will be provided at the Plan Commission meeting.*

## 9. Information on the planned stormwater detention system, including a discussion of whether or not impervious pavement could be used

*The applicant has addressed this comment in the attached narrative. The applicant is currently working to finalize the stormwater detention system.*

## 10. A description of the specific items to be sold in the outdoor sales areas

*The applicant has addressed this comment in the attached narrative. It is anticipated that propane, deicer and garden mulch will be sold in the designated outdoor sales areas.*

## 11. A site plan within the context of the uses proposed adjacent to the property

During the pre-application discussion, the Plan Commission directed staff to determine gas station/convenience store uses in the City that feature outdoor sales. This information follows in Table 2 below. The existing gas station at the subject site has a temporary license to conduct outdoor sales. It was determined 7 of the 8 other gas station uses in the City have also been licensed to provide outdoor sales space; the remaining gas station, Thorntons, was allowed to provide outdoor sales without the benefit of a temporary license per the conditions of its Special Use Permit and Planned Development Ordinances.

**Table 2. Outdoor Sales at Gas Station Uses**

BUSINESS	ADDRESS	USE	OUTDOOR SALES
CLARK OIL SERVICE STATION	760 CENTRAL AVE	GAS STATIONS / NO CONVENIENCE	YES, Temporarily licensed
HIGHLAND PARK BP AMOCO	695 CENTRAL AVE	GAS STATIONS/CONVENIENCE STORE	YES, Temporarily licensed
NORTH SHORE SHELL SERVICE, INC.	10 SKOKIE VALLEY RD	GAS STATIONS/CONVENIENCE STORE	YES, Temporarily licensed
NORTH SHORE SHELL, INC.	1411 PARK AVE W	GAS STATIONS/CONVENIENCE STORE	YES, Temporarily licensed
HIGHLAND PARK SHELL	2135 GREEN BAY RD	GAS STATIONS/CONVENIENCE STORE	YES, Temporarily licensed
HIGHLAND PARK QUIK SHOP	1881 DEERFIELD RD	GAS STATIONS/CONVENIENCE STORE	YES, Temporarily licensed
BUCKY'S EXPRESS MOBIL GAS	2580 SKOKIE VALLEY RD	GAS STATIONS/CONVENIENCE STORE	YES, Temporarily licensed
THORNTONS #312	55 SKOKIE VALLEY RD	GAS STATIONS/CONVENIENCE STORE	YES, Permanently permitted via SUP/PUD

## **ISSUES FOR PLAN COMMISSION CONSIDERATION:**

The following is a summary of preliminary staff-identified issues which the Plan Commission may wish to address:

### *Tree Removal*

The applicant has submitted the attached report from The Care of Trees, dated March 6, 2012, and the revised excel spreadsheet and map of trees proposed for removal which was prepared following the Plan Commission's initial consideration of the matter. The Care of Trees estimates that a minimum of 61 trees will likely need be removed for the proposed project; however, the report notes that final plans may further impact the proposed removal list.

The report assesses tree condition on a 1 to 5 scale, with Level 1 denoting a high quality specimen tree and Level 5 denoting a dead, diseased or hazardous tree. The revised excel spreadsheet has incorporated the City Forester's feedback since the review of the initial March 6, 2012 report. None of the trees proposed to be removed are classified as "Heritage Trees." Approximately 28 of the 61 trees anticipated to be removed are classified as "Key

## REQUEST FOR PLAN COMMISSION ACTION

Trees,” which are quality species greater than 8” in DBH. Of the 28 Key Trees proposed to be removed, all are classified as Level 3 (average condition). An additional 7 Key Trees are proposed to be removed which are classified as Level 4 (poor condition) or Level 5 (dead/diseased/hazardous). The remaining 33 trees proposed for removal are protected trees. These trees have all been rated at a 4 (diseased or hazardous). Many of these trees are Ash trees that are rated at a 4 due to their susceptibility to Emerald Ash Borer.

Chapter 94 of the Municipal Code requires tree replacement/fees for the trees proposed to be removed. The City Forester has reviewed the proposed tree removal plan and has submitted the attached memorandum for the Plan Commission’s consideration. It may be noted that Section 150.520(G) of the Zoning Code encourages the preservation of the natural state of landscapes, insofar as practicable, through the minimization of tree and soil removal.

### *Design Review Commission Requirements*

It is anticipated that the Design Review Commission will consider the proposed signage, building elevations, landscaping and lighting elements of the plans on January 23, 2013.

### *Traffic Flow and Public Safety*

The Police Department has reviewed the attached plans and has expressed support for the proposed site configuration because it eliminates the west ingress/egress onto Half Day Road. It should be noted that the rights-of-way on Skokie Valley Road and Half Day Road are under Illinois Department of Transportation (IDOT) jurisdiction; therefore, IDOT will need to issue permits for work within either of these rights-of-way.

The Fire Department has reviewed the plans and notes that fire alarms, sprinkler systems, fire department connections and Knox Boxes will be required.

The applicant has submitted the attached traffic study prepared by Eriksson Engineering Associates, dated June 22, 2012. The report concluded that:

- The remodeled station could generate 135 morning and 195 additional vehicle trips, with 60 to 90 percent of these as pass-by trips already driving by the site
- The west driveway on Half Day Road will be closed and will reduce vehicular conflicts on Half Day Road
- The widening of the east drive will improve traffic flow
- Access to US-41 via an easement through the proposed Exchange display lot will be maintained
- Stacking for the car wash is adequate and will not interfere with on-site traffic flow
- On-site circulation to and from the fuel pumps is good
- Fueling tankers and refuse trucks turning paths will be accommodated
- No improvements are required along Half Day Road or Skokie Highway

The traffic study prepared by Eriksson Engineering Associates was reviewed by Civiltech at the request of the City, and the report is attached for review. Civiltech notes that they generally concur with the methodologies, results and conclusions in the study submitted by Eriksson Engineering Associates. Civiltech notes that approximately 55 to 65 percent of the trips to the site will result from pass-bys, not the 60 to 90 percent estimated by Eriksson Engineering Associates. Regardless, Civiltech notes that the Eriksson report provides a conservative estimate of traffic impacts for the site.

# REQUEST FOR PLAN COMMISSION ACTION

## *Noise Considerations*

The applicant has submitted the attached sound report prepared by Acoustic Associates in response to the Plan Commission's initial concerns regarding noise associated with the car wash use. This report has found that "the noise from the car wash will be at a minimum average noise already present at the site. Consequently, the impact of the car wash noise would be negligible."

## *Stormwater Management*

The Engineering Division has reviewed the plans and submitted the attached memorandum, dated January 8, 2013, for the Commission's review. Within, the Engineering Division notes that the sidewalk proposed along Half Day Road as a public benefit may encourage pedestrians to cross Skokie Valley Road on the northern side, which could present a potentially hazardous condition because there is no existing crosswalk at that location. The Engineering Division notes that an alternate public benefit could be the installation of a crosswalk on the easterly side of Skokie Valley Road to connect the northern and southern sides of Half Day Road. The memorandum also notes that the width and thickness of any new sidewalks will need to conform to the City's specifications. Lastly, in reviewing the project for the pre-application discussion in June of 2012, the Engineering Division noted that the existing stormwater detention storage volume must be maintained, and additional volume will be required for any proposed increases in impervious surface.

## *Public Benefit*

Section 150.515 requires a public benefit to be provided for Planned Developments for which the applicant has requested relief from the yard setbacks. The proposed public benefit must be commensurate with the amount of zoning relief requested and proportional to the anticipated impact on the surrounding properties. The applicant is proposing to construct a sidewalk along Half Day Road to serve as the public benefit for the project. As previously noted, the City's Engineering Division has reviewed this proposal and has found that this may encourage pedestrians to cross the highway without the benefit of a crosswalk across the northern side of Half Day Road, over Skokie Valley Road. The Engineering Division has suggested that the applicant consider installing a crosswalk to connect the north and south sides of Half Day Road. It should be noted that if the applicant pursues this option, any work on the right-of-way must be approved by the Illinois Department of Transportation.

## **RECOMMENDATION:**

The Department of Community Development recommends that the Plan Commission open the public hearing, accept public testimony and discuss and deliberate the proposed project.

## **ATTACHMENTS:**

- Plan Commission Meeting Minutes, June 5, 2012
- GIS Map
- Aerial Map
- Zoning Map
- Memorandum from the Engineering Division, dated May 14, 2012
- Memorandum from the Engineering Division, dated January 8, 2013
- Memorandum from the City Forester, dated January 8, 2013
- Memorandum from the Design Review Commission Liaison, January 9, 2013
- Applicant Submittal
- Third Party Traffic Report by Civiltech

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:**

**SECTION ONE: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION TWO: APPROVAL OF PRELIMINARY DEVELOPMENT PLAN.**  
The preliminary development plan for the proposed planned development on the Property, consisting of the following documents (collectively, "*Preliminary Development Plan*"), shall be, and is hereby, approved:

- A. The Site Plan, consisting of 1 sheet and prepared by ARC Design Resources, Inc., with a latest revision date of March 7, 2013, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit B**;
- B. The Landscape Plan, consisting of 1 sheet and prepared by ARC Design Resources, Inc., with a latest revision date of March 7, 2013, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit C**;
- C. The Tree Preservation Plan, consisting of 1 sheet and prepared by ARC Design Resources, Inc., with a latest revision date of August 13, 2012, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit D**;
- D. The Aerial Exhibit, consisting of 1 sheet and prepared by ARC Design Resources, Inc., with a latest revision date of April 27, 2012, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit E**;
- E. The South Canopy Elevation, consisting of 1 sheet and prepared by Kurtz Associates Architects, as approved by the City Design Review Commission on March 4, 2013, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit F**;
- F. The Exterior Building Elevations, consisting of 1 sheet and prepared by Robert W. Engel and Associates, with a latest revision date of November 2, 2012, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit G**;
- G. The Front Elevation, consisting of 1 sheet and prepared by Bucky's, with a latest revision date of February 7, 2013, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit H**;
- H. The Side Elevations, consisting of 1 sheet and prepared by Bucky's, with a latest revision date of February 7, 2013, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit I**;

- I. The Back Elevation, consisting of 1 sheet and prepared by Bucky's, with a latest revision date of February 7, 2013, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit J**;
- J. The Floor Plans and Notes, consisting of 1 sheet and prepared by Robert W. Engel and Associates, with a latest revision date of November 2, 2012, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit K**;
- K. Those certain plans comprising the Sign Plan, consisting of 7 sheets and prepared by Omaha Neon Sign Co., Inc., with a latest revision date of March 12, 2013, copies of which are attached to and, by this reference, made a part of this Resolution as **Group Exhibit L**;
- L. The Fuel Pump Designs, consisting of 2 sheets and prepared by LSI Graphic Solutions Plus, with a latest revision date of October 28, 2008, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit M**;
- M. The Lighting Proposal, consisting of 1 sheet and prepared by LSI Industries, with a latest revision date of November 30, 2012, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit N**; and
- N. The Site Utility Plan, consisting of 1 sheet and prepared by ARC Design Resources, Inc., with a latest revision date of November 5, 2012, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit O**;

**SECTION THREE: ACKNOWLEDGMENT OF REQUEST FOR CONDITIONAL USE PERMITS.** The City Council hereby acknowledges that the Applicant has requested, and that the proposed planned development contemplates, issuance by the City of special use permits for a conditional use to permit the operation of a gasoline and diesel fuel station and of a motor vehicle washing facility on the Property. At the time of consideration of a final development plan for the planned development, the City Council shall consider the requested special use permits in accordance with, and pursuant to, Section 150.411 and Article XIV of the Zoning Code.

**SECTION FOUR: ACKNOWLEDGMENT OF REQUEST FOR ZONING MODIFICATIONS AND CITY CODE RELIEF.** Pursuant to Section 150.530(I)(1)(b) of the Zoning Code, the City Council hereby acknowledges that the Applicant has requested, and that the proposed planned development contemplates, the following modifications from the Zoning Code and the following relief from the City Code:

- A. A variation from Section 93.235(G) of "The Highland Park Code of 1968", as amended ("**City Code**"), to increase the permitted width of the driveway located at the property line of the Property abutting Half Day Road, from 30 feet to 52 feet;

B. A modification from Section 150.408(B)(3) of the Zoning Code to permit utilization of the outdoor sales area of the Proposed Development throughout each year;

C. A modification from Section 150.707(A)(8) of the Zoning Code to permit the construction of an otherwise-prohibited fence in a required front yard;

D. A modification from Section 150.707(D)(1) of the Zoning Code to permit the otherwise-prohibited construction of an accessory structure in a required front yard;

E. A modification from Section 150.808(D)(6)(a) of the Zoning Code to decrease the number of required stacking spaces at the entrance of the Car Wash, from 30 spaces to 11 spaces; and

F. A modification from Section 150.707(H) to permit the installation of a monument sign within the required sight triangle located on the Property at the intersection of the Route 41 and Half Day Road rights-of-way ("**Proposed Monument Sign**").

At the time of consideration of a final development plan for the planned development, the City Council shall consider the requested modifications and relief in accordance with, and pursuant to, Article V of the Zoning Code.

**SECTION FIVE: SUBMISSION OF FINAL DEVELOPMENT PLAN.**

Pursuant to and in accordance with Section 150.535(A) of the Zoning Code, the adoption of this Resolution authorizes the Applicant to submit a final development plan for the Property to the Plan Commission of the City.

**SECTION SIX: EFFECT OF APPROVALS.**

Pursuant to Section 150.530(I)(2) of the Zoning Code, the approval of the Preliminary Development Plan for the Property, as set forth in Section Two of this Resolution, shall not be deemed or interpreted as authorizing or entitling the development or the improvement of the Property in any manner whatsoever unless and until the City Council approves, by ordinance or resolution duly adopted, as the case may be, a special use permit for a planned development and a final development plan for the Property, pursuant to Section 150.540(C) of the Zoning Code. Nothing herein shall be deemed or interpreted as obligating or requiring the City Council to approve a special use permit or final development plan. Further, the City Council shall have no obligation to consider or approve a special use permit for a planned development or final development plan unless and until:

A. The Applicant complies with the applicable procedures for review and approval of a final development plan for the Property, as set forth in Sections 150.535 and 150.540 of the Zoning Code, which plan shall include, without limitation, a waste reduction and recycling plan for the Proposed Development, as required pursuant to Section 171.041 of the City Code;

B. The Applicant prepares and submits a final landscaping plan for the Property, for review and approval by the City Forester; and

- C. The Applicant prepares and submits a stormwater drainage plan for the Property, for review and approval by the City Engineer, by which plan adequate stormwater detention volume shall be provided on the Property.

**SECTION SEVEN: CONDITIONS OF APPROVAL.** Approval of a final development plan for the Property shall be expressly conditioned upon the following:

- A. Development Agreement. The Applicant shall enter into a development agreement with the City, to be prepared by the City's Corporation Counsel and subject to the approval of the City Council ("***Development Agreement***"), which Development Agreement shall govern and restrict the use and development of the Property, and shall contain, at a minimum and without limitation, the following provisions, conditions, and restrictions:
  - 1. The Applicant shall install a sidewalk on the north side of Half Day Road, extending to the west from the existing sidewalk located on the north side of Half Day Road to the intersection of Skokie Valley Road and Half Day Road ("***Sidewalk***");
  - 2. The Applicant shall install a signalized pedestrian crosswalk at the intersection of Half Day Road and Skokie Valley Road, connecting the north and south sides of Half Day Road along the east side of Skokie Valley Road ("***Crosswalk***");
  - 3. Prior to the issuance of any construction or demolition permit, the Applicant shall cause to be fully executed, and shall comply with all terms and conditions of, a cross-access agreement with the owner of the property located at 2635 Skokie Valley Road for cross-access for the Property to allow for ingress to and egress from the Property, as depicted in the Preliminary Development Plan ("***Cross-Access Agreement***");
  - 4. The Applicant shall install venting system stacks for underground tanks, in specific locations that will minimize any adverse impact on nearby residential properties, as mutually determined by the City and the Applicant;
  - 5. The Proposed Monument Sign shall be installed in a specific location that will minimize visual obstructions to vehicles and pedestrians, to minimize visual obstructions for vehicles and pedestrians, as mutually determined by the City and the Applicant;
  - 6. The Applicant shall not operate the Car Wash on the Property prior to 5:00 a.m. and after 11:00 p.m. on any day;
  - 7. The Applicant shall cooperate in good faith with the City to monitor the adequacy of stormwater detention volume on the Property and the release of stormwater from the Property into the City storm sewer system, and shall comply with all applicable laws relating to the

improvement of stormwater detention volume on the Property and the control of the release of stormwater into the City storm sewer system;

8. The Applicant shall comply with the applicable tree replacement provisions set forth in Chapter 94 of the City Code; and
9. In addition to any other costs, payments, fees, charges, contributions, or dedications required by the City's codes, ordinances, resolutions, rules, regulations, or by the Development Agreement, the Applicant shall pay to the City, immediately upon presentation a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with the review and processing of the plans for the Proposed Development and in connection with the negotiation, preparation, consideration, and review of the Development Agreement.

- B. IDOT Approval for Work in the Rights-of-Way. Prior to the issuance of any construction or demolition permit, the Applicant shall obtain all necessary permits and approvals from IDOT for: (1) installation of the Sidewalk; (2) installation of the Crosswalk; and (3) any and all other work requiring permits and approvals from IDOT as set forth in the Preliminary Development Plan.

**SECTION EIGHT: TIME PERIOD FOR SUBMISSION OF FINAL DEVELOPMENT PLAN.** The final development plan for the Property shall be submitted by the Applicant for review and approval by the City no later than the date that is six months after the effective date of this Resolution, in accordance with and pursuant to Section 150.535(A) of the Zoning Code. Pursuant to Section 150.535(C) of the Zoning Code, upon the written request of the Applicant, the Plan Commission, for good cause, may extend the period for filing the final development plan for a period not to exceed an additional six months.

**SECTION NINE: EFFECTIVE DATE.** This Resolution shall be in full force and effect upon its passage and approval by a majority of the members of the City Council.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSENT:

PASSED:

RESOLUTION NO.

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Nancy R. Rotering, Mayor

ATTEST:

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Ghida S. Neukirch, City Clerk

#22912163\_v4

**EXHIBIT A**  
**Legal Description of the Property**

**EXHIBIT B**  
**Site Plan**

**EXHIBIT C**  
**Landscape Plan**

**EXHIBIT D**  
**Tree Preservation Plan**

**EXHIBIT E**  
**Aerial Exhibit**

**EXHIBIT F**  
**South Canopy Elevation**

**EXHIBIT G**  
**Exterior Building Elevations**

**EXHIBIT H**  
**Front Elevation**

**EXHIBIT I**  
**Side Elevations**

**EXHIBIT J**  
**Back Elevation**

**EXHIBIT K**  
**Floor Plans and Notes**

**EXHIBIT L**  
**Sign Plan**

**GROUP EXHIBIT M**  
**Fuel Pump Designs**

**EXHIBIT N**

**Lighting Proposal**

**EXHIBIT O**

**Site Utility Plan**

## GENERAL NOTES

- The bearing base for this survey originated from the West line of Lot 10, Block 1, Highland Park Highlands Fourth Addition, City of Highland Park, Lake County, Illinois having an assumed bearing of N00 degrees 00'00"E.
- The property has an area of 54,907 square feet or 1.2605 acres.
- The property is designated by Lake County, Illinois as Tax Map Parcel Number 15-16-402-023.
- There is no observable evidence of cemeteries or burial grounds on the subject property at the time of this survey.
- There was no observable evidence of earth moving work, building construction or additions, no changes in right of way lines, recent street or sidewalk construction or repairs and no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
- All measured and recorded dimensions are the same unless noted otherwise.
- No monuments shown have identification numbers.
- The utility locations shown hereon were determined by observable above ground evidence only. This office was not provided with utility plans or markings to determine any subsurface locations.

## ZONING NOTES

**Zoned:** B-3, Highway Commercial District

**Permitted Use Classification:** Provide for commercial uses in locations which abut or front, and have access to, either directly or via frontage roads, heavily traveled multi-laned major roadways.  
**Observed Use:** Gas Station  
Existing site conditions appear, from outside observations, to fall within the conditional uses as listed above in the City of Highland Park's Zoning Regulations, Section 150-IV.

Zoning Regulations are subject to change and interpretation, for further information contact:

City of Highland Park, Illinois  
Community Development Department  
1150 Half Day Road  
Highland Park, IL 60035  
Phone: 1-847-432-0867  
Contact: www.cityhpi.com

### Site Restrictions:

- Minimum building setbacks:  
Front: 25.00 FT (min. provided: 31.2 FT)  
Side: 0.00 FT Adjacent to Non-Residential (min. provided: 87.4 FT)  
10.00 FT Adjacent to Residential
- Minimum lot size: NA (min. provided: 54,907 SQ FT)
- Minimum lot frontage: N/A (min. provided: 275.00 FT)
- Maximum building height: 45.00 (max. provided: 14.4 FT)
- Maximum building coverage: N/A (max. provided: 2.1%)

### Parking Tabulation:

Regular parking space calculations are performed based on the off-street parking requirement for Gas Stations of 2.5 spaces per 1,000 square feet of gross floor area of interior sales space plus 1.5 spaces per 1,000 square feet of external display area plus 3 spaces per service bay. Handicap spaces are calculated based on ADA requirements.

Total regular parking spaces provided: 3  
Total handicap spaces provided: 1  
Total combined spaces provided: 4

This office is unable to compute the required number of parking spaces as measurement of the gross floor area of interior sales space was not included in the scope of services for this survey project.



## LEGEND OF SYMBOLS & ABBREVIATIONS

LIGHT POLE	☆	GROUND LIGHT	◀
POWER POLE	⚡	DENOTES RECORD DATA	(X.X)
POWER POLE/LIGHT POLE	⚡☆	DENOTES DISTANCE FROM BUILDING CORNER TO PROPERTY LINE	X.X
SANITARY SEWER MH	Ⓢ	WATER VALVE	W
FIRE HYDRANT	⚡		
STORM SEWER MH	Ⓢ		
MANHOLE	Ⓢ		
SPRINKLER VALVE	Ⓢ		
STORM SEWER INLET	□		

## SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Stewart Title Guaranty Company, Commitment Number 09031746, dated July 7, 2010 at 8:00 A.M.

Items not listed below are standard title exceptions and/or are not matters that pertain to this survey.

- Environmental No Further Remediation Letter recorded September 11, 2007 as Document Number 6239838. Not plotted. Blanket in nature. Does affect entire subject property.
- Environmental No Further Remediation Letter recorded October 8, 2007 as Document Number 6252381. Not plotted. Blanket in nature. Does affect entire subject property.
- Covenants, Conditions and Restrictions contained in Special Warranty Deed recorded March 5, 1986 as Document Number 2424318. Not plotted. Blanket in nature. Does affect entire subject property.
- Conditions and Restrictions contained in Declaration of Protective Covenants recorded March 18, 1960 as Document Number 1063606. Not plotted. Blanket in nature. Does affect entire subject property.
- Vehicular Access Restrictions contained in Declaration of Protective Covenants recorded March 18, 1960 as Document Number 1063606. Affects property as shown.
- A 7.00 foot Utility Easement as shown on the plat of Highland Park Highlands Fourth Addition recorded March 18, 1960 in Book 35 of Plats, Page 20 as Document Number 1063607. Affects property as shown. Item not contained in subject title commitment.
- A 10.00 foot Utility Easement as shown on the plat of Highland Park Highlands Fourth Addition recorded March 18, 1960 in Book 35 of Plats, Page 20 as Document Number 1063607. Affects property as shown. Item not contained in subject title commitment.

## POTENTIAL ENCROACHMENT NOTES

- A drive entrance exists from 32.0 to 81.0 feet North of the South property line along the West property line allowing for ingress and egress to and from the subject property and the adjacent property to the West with no apparent easement as per the subject property.
- The neighbor's asphalt pavement encroaches from 0.0 to 1.0 feet East of the West property line onto the subject property.
- A wooden fence encroaches from 0.1 to 2.6 feet North of the North property line onto the adjacent property to the North.
- A wooden fence encroaches from 0.0 to 0.6 feet Northeast of the Northeast property line into the Lynn Terrace right of way.
- A wooden fence encroaches from 1.0 to 3.0 feet East of the East property line onto the adjacent property to the East.
- A concrete sidewalk encroaches from 0.0 to 3.5 feet North of the South property line onto the subject property.

## FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 17097C 0279 G, which bears an effective date of 11-16-2006 respectively and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Survey Prepared By:

**Sarko Engineering Inc.**  
847 Highway JG  
Mount Horeb, WI 53572  
Phone: 608-832-6297  
Fax: 608-832-6349  
Email: rsarko@mhtc.net

Surveyor's Drawing No.:	41534
Surveyor's Site Ref.:	HIGHLAND PARK
Checked by:	RFS
Drawn by:	VS

GRAPHIC SCALE: 1" = 20'

## LEGAL DESCRIPTION

A Description of  
Mobil Oil Corporation, a New York corporation  
Commitment for Title Insurance  
Stewart Title Guaranty Company  
Commitment Number 09031746, dated July 7, 2010 at 8:00 A.M.  
Lake County, Illinois

### RECORD LEGAL DESCRIPTION:

LOT 10 IN BLOCK 1 IN HIGHLAND PARK HIGHLANDS FOURTH ADDITION, BEING A SUBDIVISION OF PART OF LOTS 9, 10 AND 11 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 18, 1960 AS DOCUMENT 1063607 IN BOOK 35 OF PLATS, PAGE 20 IN LAKE COUNTY, ILLINOIS.

ALSO BEING DESCRIBED AS:

LOT 10, BLOCK 1, HIGHLAND PARK HIGHLANDS FOURTH ADDITION, CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE N89 DEGREES 27'15"W, 275.00 FEET; THENCE N00 DEGREES 00'00"E, 203.52 FEET; THENCE N90 DEGREES 00'00"E, 201.90 FEET; THENCE 83.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 149.42 FEET AND A LONG CHORD SUBTENDED BEARING S65 DEGREES 05'30"E, 82.38 FEET; THENCE S00 DEGREES 32'45"W, 171.45 FEET TO THE POINT OF BEGINNING.

Contained within said bounds 54,907 square feet or 1.2605 acres.

This description describes all the land described in the title commitment identified as Stewart Title Guaranty Company Commitment Number 09031746 having an effective date of July 7, 2010 at 8:00 A.M.

## ALTA/ACSM LAND TITLE SURVEY

### Surveyor's Certification

EXXON MOBIL  
STORE NO. 13263  
1333 HALF DAY ROAD  
HIGHLAND PARK, ILLINOIS

TO: Exxon Mobil Corporation, ExxonMobil Oil Corporation, Stewart Title Guaranty Company and MKAssociates, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in his professional opinion, as a licensed professional land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Roland Sarko

Roland F. Sarko  
Licensed Professional Illinois Land Surveyor  
License Number 035-002401  
License Expires: 11-30-2010  
Date of Survey: 8-9-2010  
Date of Last Revision: 8-12-2010

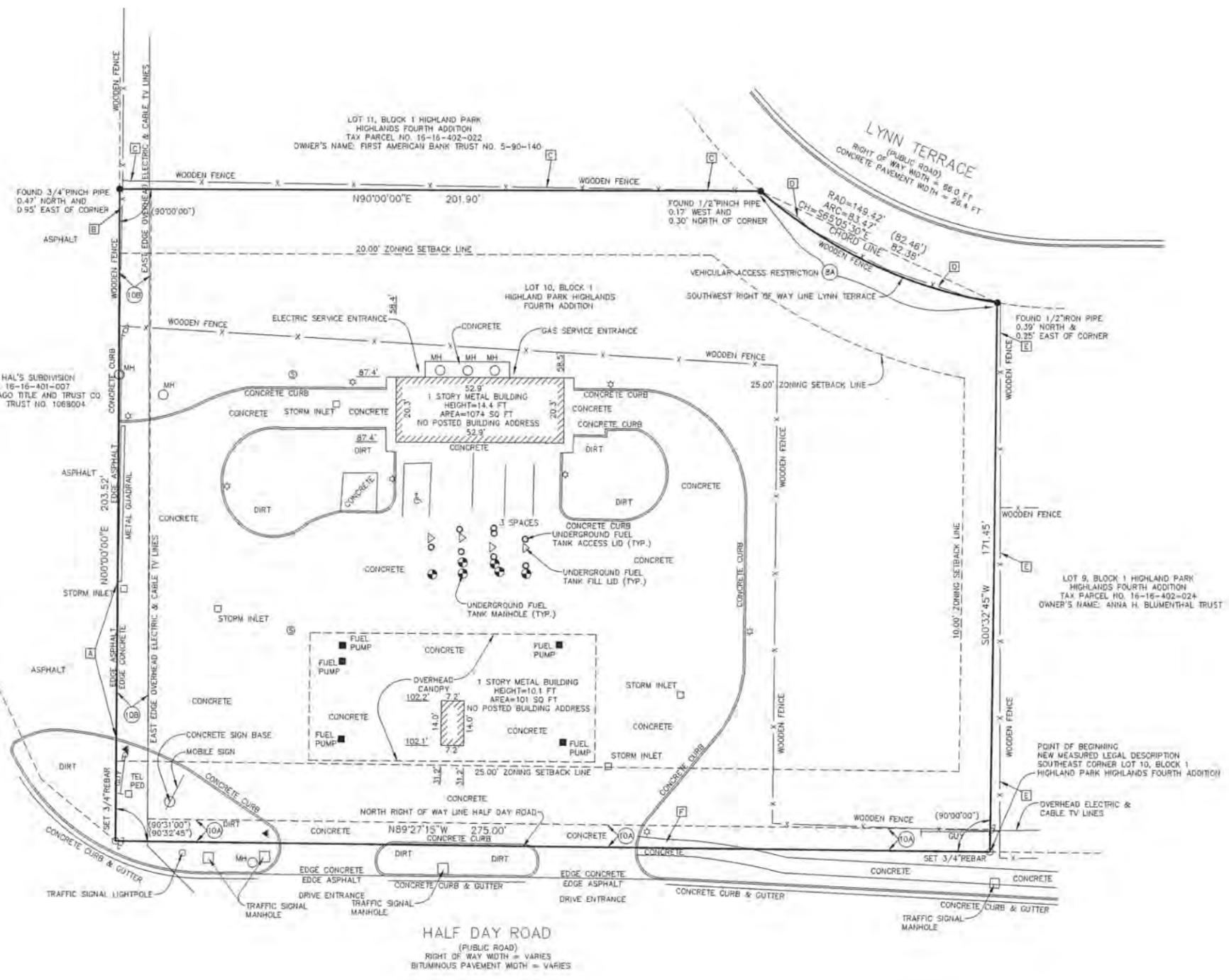


PROJECT NAME: EXXON MOBIL MKA PROJECT No.: 1099-09-1813.081  
ADDRESS: 1333 HALF DAY ROAD CITY: HIGHLAND PARK STATE: ILLINOIS



For Inquiries Concerning This Survey Contact MKA  
National Coordinators of Land Survey Services

6593 Commerce Court - Warrenton, Virginia 20187  
Phone: (540)428-3550 Fax: (540)428-3560  
www.mkassociates.com



Survey Prepared By:  
**Sarko Engineering Inc.**  
 847 Highway JG  
 Mount Horeb, WI 53572  
 Phone: 608-832-6297  
 Fax: 608-832-6349  
 Email: rsarko@mhtc.net

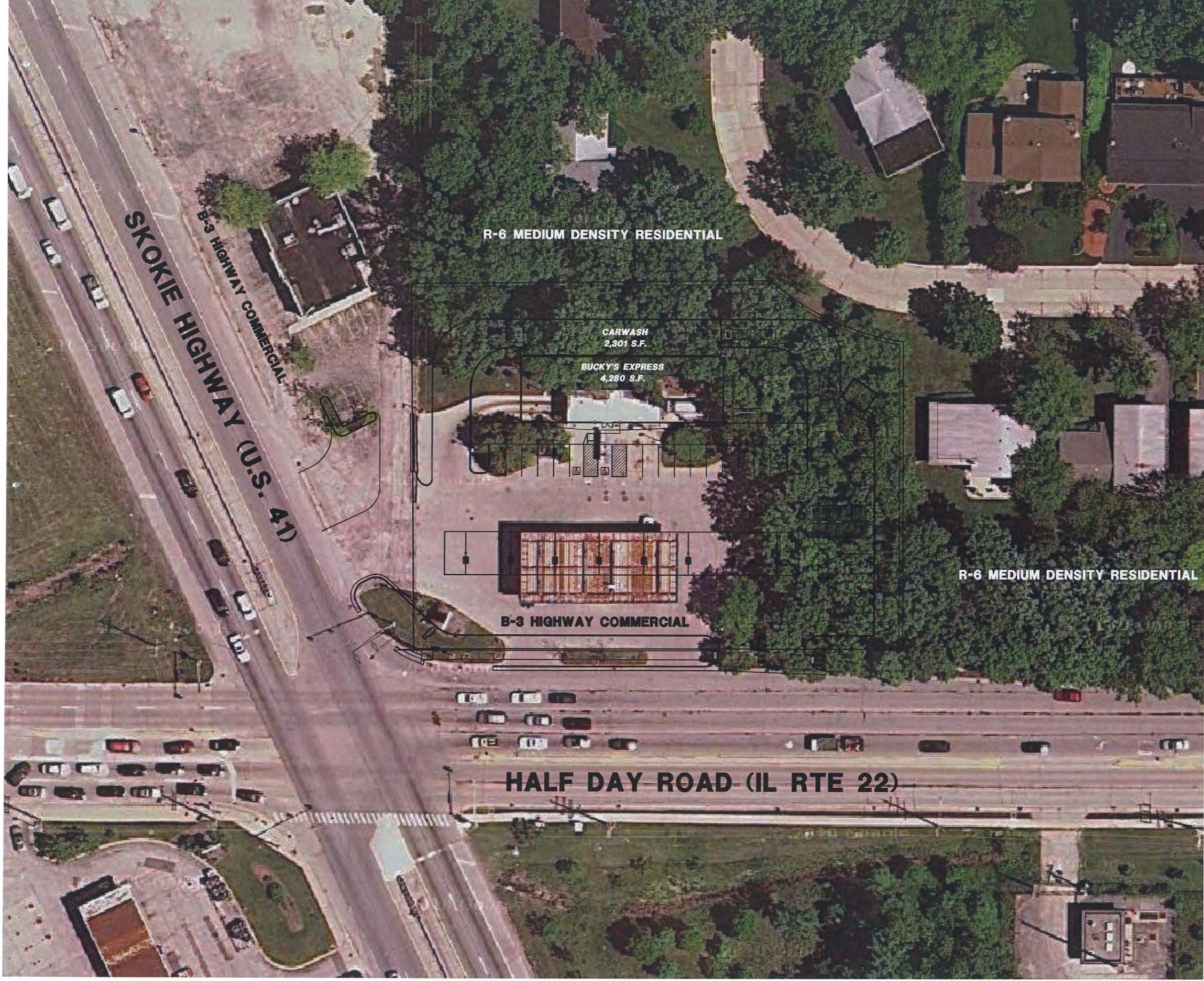
Surveyor's Drawing No.:	41534
Surveyor's Site Ref.:	HIGHLAND PARK
Checked by:	RFS
Drawn by:	VS

GRAPHIC SCALE: 1" = 20'

PROJECT NAME: EXXON MOBIL      MKA PROJECT No.: 1099-09-1813-081  
 ADDRESS: 1333 HALF DAY ROAD      CITY: HIGHLAND PARK      STATE: ILLINOIS



For Inquiries Concerning This Survey Contact MKA  
 National Coordinators of Land Survey Services  
 6593 Commerce Court - Warrenton, Virginia 20187  
 Phone: (540)428-3550      Fax: (540)428-3560  
 www.mkassociates.com



**ARC DESIGN**  
RESOURCES INC.

5291 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484 - 4300  
FAX: (815) 484 - 4303  
www.arcdesign.com  
Design Firm License No. 184-001334

THIS LAYOUT IS FOR DIAGRAMMATIC PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. LOCAL CODES WERE NOT KNOWN OR PROVIDED FOR THIS LAYOUT.

**BUCKY'S EXPRESS  
STORE 430**

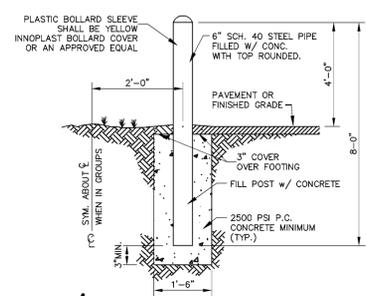
**APRIL 27, 2012**

**HALF DAY ROAD  
AND SKOKIE  
HIGHWAY  
HIGHLAND PARK, IL**

**AERIAL EXHIBIT**



**BOLLARD DETAIL**



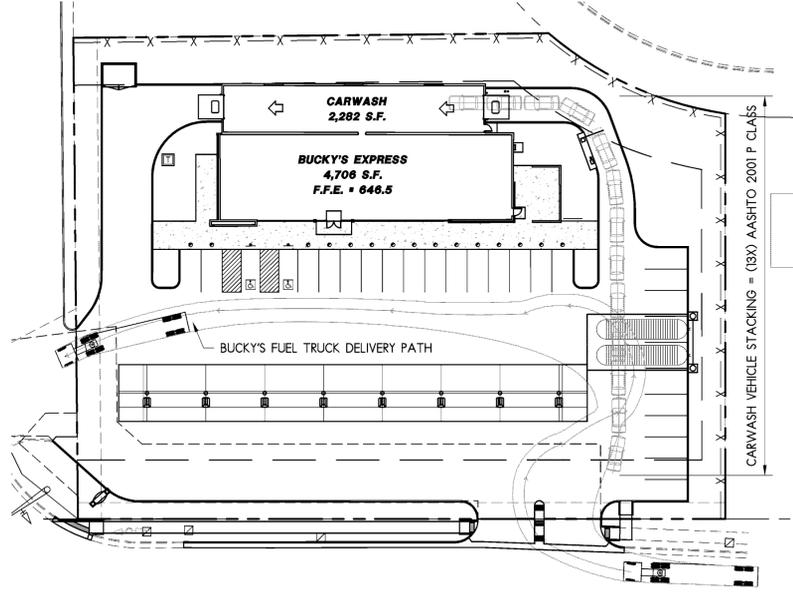
**LEGEND**

- \*ALL PAVEMENT DIMENSIONS REFERENCE THE FACE OF CURB WHERE CURB IS PROPOSED
- PROPERTY LINE
  - PAVEMENT SETBACK
  - CONCRETE SIDEWALK / HEAVY DUTY CONCRETE PAVEMENT
  - STANDARD DUTY CONCRETE PAVEMENT
  - OUTDOOR SALES AREA
  - OPEN SPACE USED WITHIN 5' OF VUA USED FOR LANDSCAPING WITH VUA CALCULATION
  - PROPOSED CONCRETE CURB AND GUTTER
  - EXISTING CONCRETE CURB AND GUTTER
  - PROPOSED STRIPING
  - NUMBER OF PROPOSED PARKING SPACES PAINTED YELLOW STRIPES
  - PROPOSED HANDICAP PARKING SYMBOLS
  - EXISTING LIGHT POLE
  - PROPOSED SIGN
  - EXISTING SIGN
  - EXISTING TRAFFIC SIGNAL MAST ARM
  - FENCE

**ZONING INFORMATION**

Site Address:	1333 Half Day Road, Highland Park, IL			
Existing Zoning:	B-3, Highway Commercial District			
Required Zoning:	B-3, Highway Commercial District			
Site Area:	54,907 SF	1.26	Acre	
F.A.R Not to Exceed:	N/A	N/A	Acre	
F.A.R Proposed:	11,357 SF	0.26	Acre	
Structure Maximum Height:	45'			
Height of Proposed Structures:	17' (Building)	24' (Signage)	18' (Canopy)	
Note: Building signage can be no higher than building parapet by code				
Setbacks	Front Yard Half Day Rd	Side Yard (residential)	Side Yard (non-residential)	Rear Yard (residential)
Building Setback Required:	25'	10'	0'	20'
Building Setback Provided:	123.8'	89.4'	60.4'	20.1'
Canopy Setback Required:	25'	10'	0'	20'
Canopy Setback Provided:	41.3'	58.7'	17.94'	117.0'
Landscape Setback Required:	10'	-	-	-
Landscape Setback Provided:	7.2'	15.7'	11.4'	5.4'
Signage Setback Required:	5'	5'	5'	5'
Signage Setback Provided:	5'	19.1'	5'	26.1'
Parking Requirements	2.5 Spaces Required per 1,000 S.F.	11		
	Quantity Provided:	28		
Stall Size Requirement:	9' x 18'			
Stall Size Provided:	(23) 9' x 18' + (2) 16' x 18' ADA + (4) 11' x 18' Vacuum			
Landscaping Requirements	Vehicular Use Area (VUA)	30,116 SF		
	Landscaping Required w/in VUA	10%	3,012 SF	
	Landscaping w/in VUA Provided:	16%	4,807 SF	
Landscaped Islands Required:	2 = 1 per 10 spaces with no more than 10 spaces between islands			
Landscaped Islands Provided:	0			

**VEHICLE TURNING AND STACKING EXHIBIT**



**ARC DESIGN**  
RESOURCES INC.

5291 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484-4300  
FAX: (815) 484-4303  
www.arcdesign.com  
Design Firm License No. 184-001334

PROJECT NAME  
OWNER'S NAME

**BUCKY'S EXPRESS**  
HIGHLAND PARK, IL  
HALF DAY ROAD (IL  
RTE 22) & SKOKIE  
HIGHWAY (U.S. 41)

RICHARD MCMAHON  
5412 REGENTS PARK ROAD  
ROCKFORD, IL 61107  
PHONE (402) 718-6724

CONSULTANTS

ISSUED FOR

AGENCY REVIEW	DATE
AGENCY REVIEW	07-27-2012
AGENCY REVIEW	08-13-2012
AGENCY REVIEW	08-22-2012
CITY SUBMITTAL	10-29-2012
CITY SUBMITTAL	11-05-2012
CITY SUBMITTAL	01-10-2012
CITY SUBMITTAL	01-16-2012
CITY SUBMITTAL	02-08-2013
CITY SUBMITTAL	03-07-2013

REVISIONS

NO.	ITEM	DATE
1		
2		
3		
4		
5		
6		
7		

SHEET TITLE

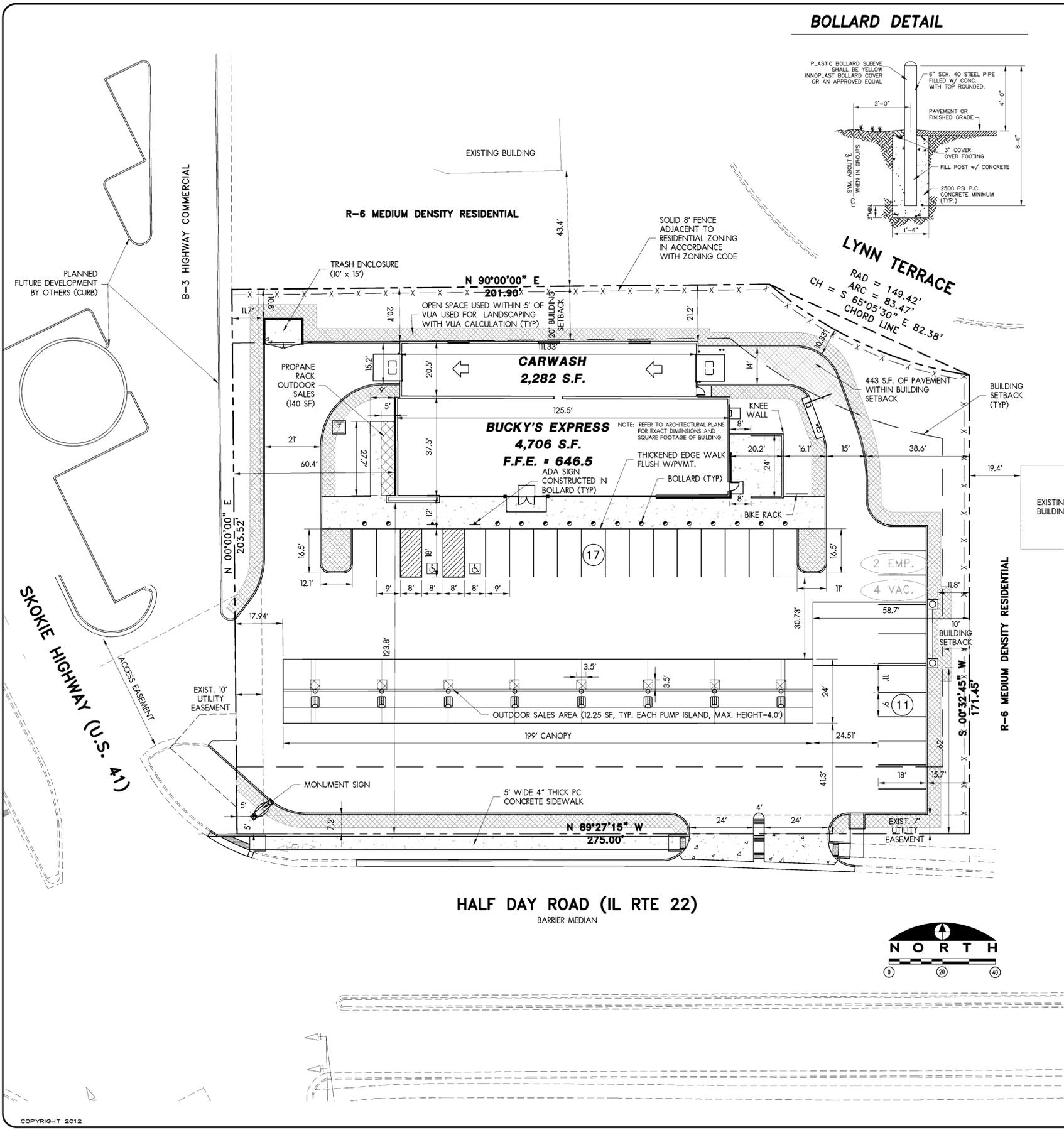
**SITE PLAN**

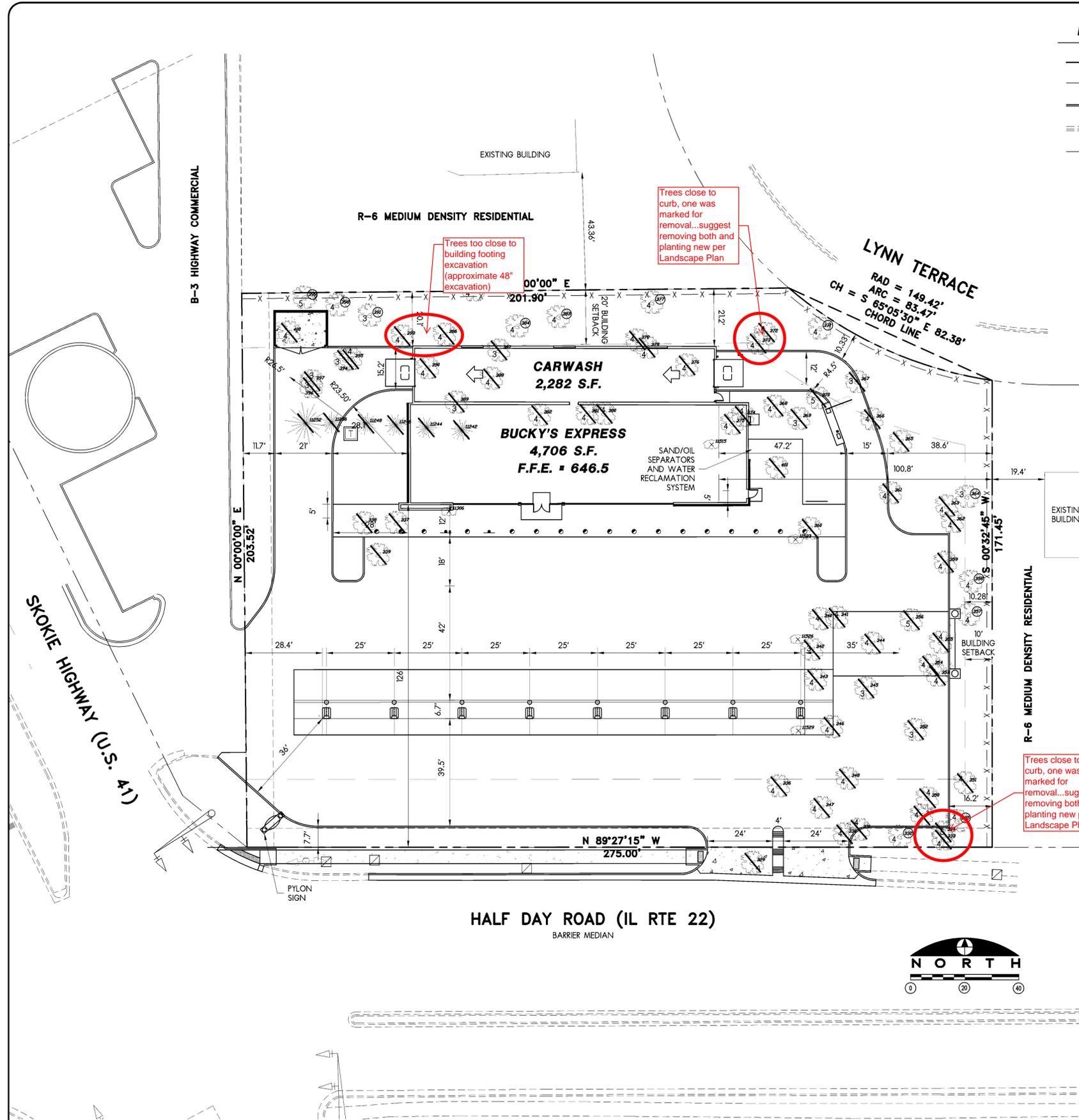
DRAWN  
CHECKED  
PM

PROJECT NUMBER  
SHEET NUMBER

**12013**

**1 OF 1**





**LEGEND**

- PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- ===== PROPOSED CONCRETE CURB AND GUTTER
- ===== EXISTING CONCRETE CURB AND GUTTER
- X - X - FENCE
- (Tree symbol) DECIDUOUS TREE (TAG REFERENCE) TO BE PRESERVED
- (Tree symbol) DECIDUOUS TREE (TAG REFERENCE) TO BE REMOVED
- (Tree symbol) CONIFEROUS TREE TO BE REMOVED

**EXISTING TREE INFORMATION**

TAG NUMBER	SPECIES	DIAMETER IN INCHES (DBH)	CONDITION RATING 1 (DEAD) TO 5 (EXCELLENT)	ANTICIPATED TREATMENT
329	Linden	9.5	4	REMOVE
330	Ash	8	4	REMOVE
331	Swamp White Oak	11	4	REMOVE
332	Swamp White Oak	13.5	4	PROTECT
333	Swamp White Oak	12	4	REMOVE
334	Swamp White Oak	15	5	REMOVE
335	Swamp White Oak	13.75	4	PROTECT
336	Honey Locust	14	4	REMOVE
337	Linden	10	4	REMOVE
338	Linden	8.5	4	REMOVE
339	Linden	9.5	4	REMOVE
340	Ash	7/6	4	REMOVE
341	Swamp White Oak	15.25	4	REMOVE
342	Swamp White Oak	17	3	REMOVE
343	Swamp White Oak	12.5	4	REMOVE
344	Swamp White Oak	15.5	4	REMOVE
345	Shagbark Hickory	12	3	REMOVE
346	Ash	8	4	REMOVE
347	Swamp White Oak	15.75	4	REMOVE
348	Swamp White Oak	13/12	4	REMOVE
349	Bur Oak	12.25	4	REMOVE
350	Swamp White Oak	15.75	4	REMOVE
351	Swamp White Oak	9	4	REMOVE
352	Swamp White Oak	16.5	3	REMOVE
353	Swamp White Oak	19	4	REMOVE
354	Swamp White Oak	11.5	4	REMOVE
355	Swamp White Oak	13	4	REMOVE
356	Red Oak	14.5	5	REMOVE
357	Ash	10	4	PROTECT
358	Ash	11/9.5	4	PROTECT
359	Ash	6/9.5	4	REMOVE
360	Swamp White Oak	18	3	REMOVE
361	Ash	7/5.5	4	REMOVE
362	Ash	7/6	4	REMOVE
363	American Elm	13.5	4	REMOVE
364	Ash	8.75	4	PROTECT
365	Red Oak	13	3	REMOVE
366	Red Oak	13.5	4	REMOVE
367	Swamp White Oak	14	3	REMOVE
368	American Elm	11.25	4	REMOVE
369	Swamp White Oak	16	3	REMOVE
370	Red Oak	18.5	5	REMOVE
371	Ash	8	4	PROTECT
372	Swamp White Oak	21	4	REMOVE
373	Ash	6/5.5	4	REMOVE
374	Ash	7/6	4	REMOVE
375	Ash	9	4	REMOVE
376	Swamp White Oak	19	4	REMOVE
377	Swamp White Oak	13	4	PROTECT
378	Swamp White Oak	12.25	4	REMOVE
379	Swamp White Oak	9.25	4	REMOVE
380	Ash	9	4	REMOVE
381	Ash	8	4	REMOVE
382	Ash	10.25	4	REMOVE
383	Swamp White Oak	11	4	PROTECT
384	Swamp White Oak	9	4	PROTECT
385	Ash	8	4	PROTECT
386	Ash	8	4	REMOVE
387	Swamp White Oak	25.25	3	REMOVE
388	Ash	8.5	4	REMOVE
389	Ash	5.75	3	REMOVE
390	Ash	11.75	4	REMOVE
391	Ash	11.5	3	PROTECT
392	Lost Tag	Lost Tag	Lost Tag	LOST TAG
393	Ash	12.5	4	REMOVE
394	Swamp White Oak	9	3	REMOVE
395	Swamp White Oak	14	4	REMOVE
396	Swamp White Oak	18	3	REMOVE
397	Swamp White Oak	14	3	REMOVE
398	Swamp White Oak	10.5	4	PROTECT
399	Swamp White Oak	12.75	3	PROTECT
400	Swamp White Oak	14.75	4	REMOVE

**ARC DESIGN**  
RESOURCES INC.

5291 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484-4300  
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Design Firm License No. 184-001334

PROJECT NAME  
OWNER'S NAME

**BUCKY'S EXPRESS**  
HIGHLAND PARK, IL  
HALF DAY ROAD (IL  
RTE 22) & SKOKIE  
HIGHWAY (U.S. 41)

RICHARD MCMAHON  
5412 REGENTS PARK ROAD  
ROCKFORD, IL 61107  
PHONE (402) 718-6724

CONSULTANTS

ISSUED FOR

PRE-APPLICATION	DATE
AGENCY REVIEW	04-27-2012
AGENCY REVIEW	06-12-2012
AGENCY REVIEW	07-08-2013
AGENCY REVIEW	08-13-2012

REVISIONS

NO.	ITEM	DATE
1		
2		
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4		
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7		

SHEET TITLE

**TREE PRESERVATION PLAN**

DRAWN  
CHECKED  
PM

PROJECT NUMBER  
SHEET NUMBER

**12013**

**1 OF 1**



PROJECT NAME  
OWNER'S NAME

**BUCKY'S EXPRESS**  
HIGHLAND PARK, IL  
HALF DAY ROAD (IL  
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HIGHWAY (U.S. 41)

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CITY SUBMITTAL	01-16-2013
CITY SUBMITTAL	02-08-2013
CITY SUBMITTAL	03-07-2013

REVISIONS

NO.	ITEM	DATE
1.		
2.		
3.		
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SHEET TITLE

**LANDSCAPE PLAN**

DRAWN -----  
CHECKED -----  
PM PM

PROJECT NUMBER  
SHEET NUMBER

**12013**

**L1**

PLANT LIST

KEY QUAN BOTANICAL NAME COMMON NAME SIZE/TYPE SPACING

DECIDUOUS SHADE TREES

FCC	3	Fyrus c. 'Chanticleer'	Chanticleer Calary Pear	3' BB	As Shown
TCG	1	Tilia c. 'Greenspire'	Green Spire Littleleaf Linden	3' BB	As Shown
UF	3	Ulmus x. 'Frontier'	Frontier Elm	3' BB	As Shown
GS	2	Gleditsia t. i. 'Skyline'	Skyline Honey Locust	3' BB	As Shown

DECIDUOUS ORNAMENTAL TREES

AAB	2	Amelanchier g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' BB	12' O.C.
SR	1	Syringa reticulata	Japanese Tree Lilac (Single Stem)	2' BB	12' O.C.

EVERGREEN TREES

FP	3	Picea pungens	Colorado Green Spruce	8' BB	10' O.C.
PPG	3	Picea p. 'Glauca'	Colorado Blue Spruce	8' BB	10' O.C.
FN	3	Picea abies	Norway Spruce	8' BB	10' O.C.
FS	3	Pinus strobus	Eastern White Pine	8' BB	10' O.C.

DECIDUOUS SHRUBS & SHRUB ROSES

AMM	28	Aronia m. 'Morton'	Iroquois Beauty Chokeberry	24 1/5 Gal.	3' O.C.
CAP	25	Cotoneaster acutifolia	Peking Cotoneaster	24 1/5 Gal.	4' O.C.
EAC	6	Euonymus a. 'Compatus'	Dwarf Burning Bush	30" BB	4' O.C.
RGL	10	Rhus a. 'Gro-Low'	Gro-Low Sumac	24 1/5 Gal.	4' O.C.
SGM	23	Spiraea b. 'Goldmound'	Goldmound Spiraea	24 1/5 Gal.	3' O.C.
SGF	13	Spiraea b. 'Gold Flame'	Gold Flame Spiraea	24 1/5 Gal.	3' O.C.
SBT	12	Spiraea b. 'Tor'	Birchleaf Spiraea	24 1/5 Gal.	3' O.C.
VDS	26	Viburnum d. 'Synnastvedt'	Chicago Lustre Viburnum	24 1/5 Gal.	4' O.C.
HPF	14	Hypericum prolificum	Shrubby St. Johnswort	24 1/5 Gal.	3' O.C.

EVERGREEN SHRUBS

JCP	6	Juniperus c. 'Pfitz. Compacta'	Compact Pfitzer Juniper	24" BB	4' O.C.
JKC	29	Juniperus c. 'Kallay Compact'	Kallay Compact Juniper	24" BB	4' O.C.
TMD	21	Taxus m. 'Densiflomis'	Dense Yew	24" BB	4' O.C.

PERENNIALS & GROUNDCOVERS

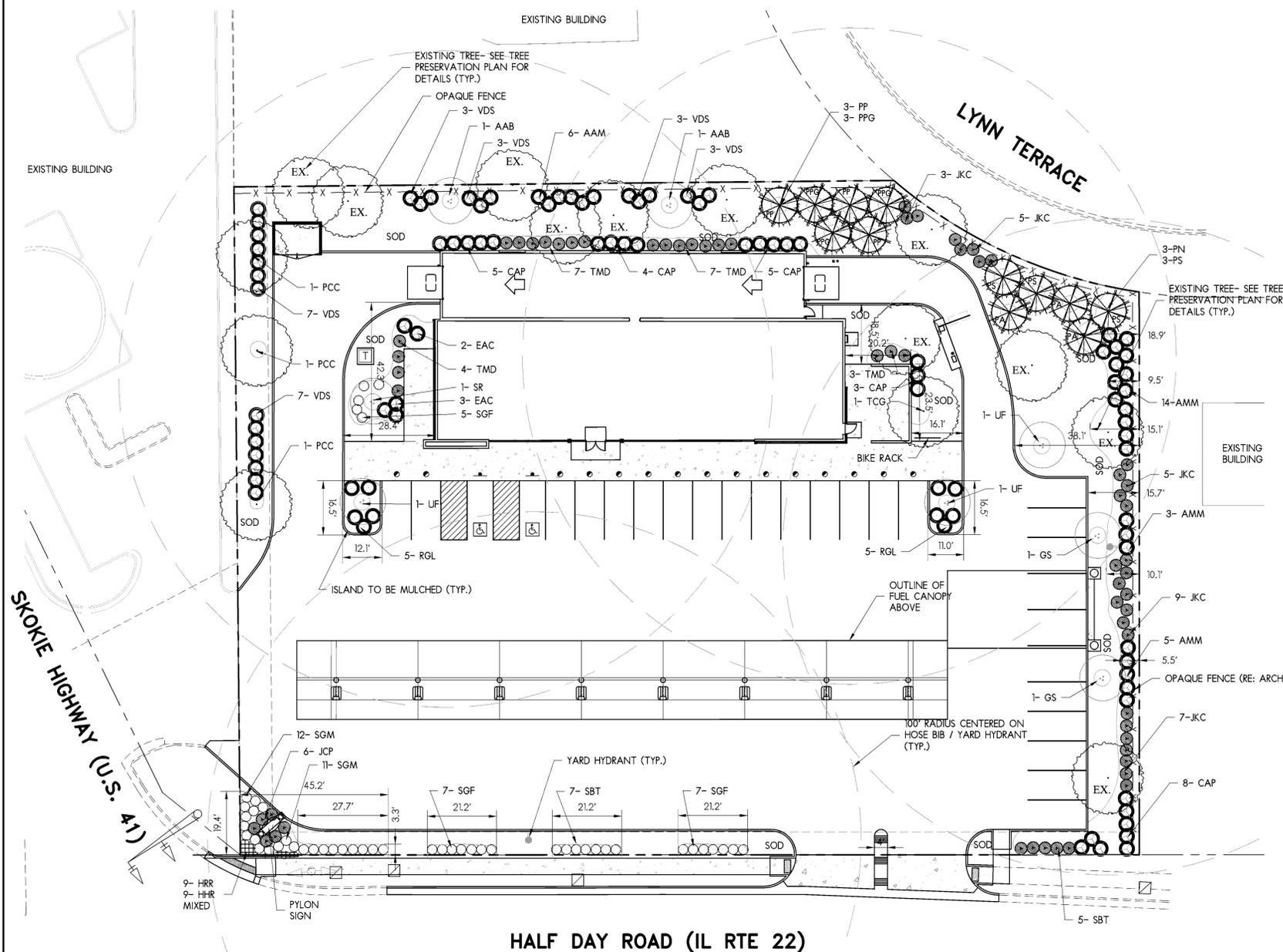
HHR	9	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 Gal.	18" O.C.
HFM	9	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal.	18" O.C.

MATERIAL & LABOR LIST:

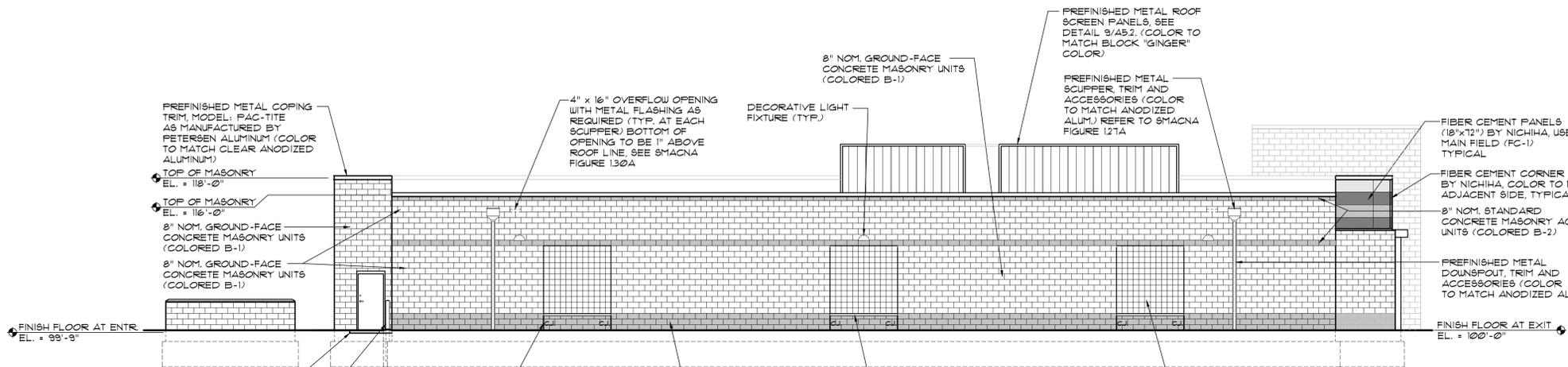
QUAN	ITEM	DESCRIPTION
TBD SY	Sod	Kentucky Bluegrass Blend (mineral base)
TBD CY	Mulch	Shredded Hardwood Bark
TBD CY	Mulch	Compost (Yard Waste or Mushroom)

NOTES:

- For details pertaining to Utilities, Easements, Grading, Retaining Walls, Layout, Geometry, Wetland/Flood Plain Delineations, Etc., see plans prepared by Arc Design, Inc.
- Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; However, quantities and sizes shall remain consistent with these plans.
- Existing tree preservation is dependent upon grading, drainage and utility planning.
- Contractor shall make a site visit prior to bidding to determine the current condition of the site.
- Contractor is responsible for supplying the appropriate amount of topsoil to bring site conditions to a plantable & sodable condition.



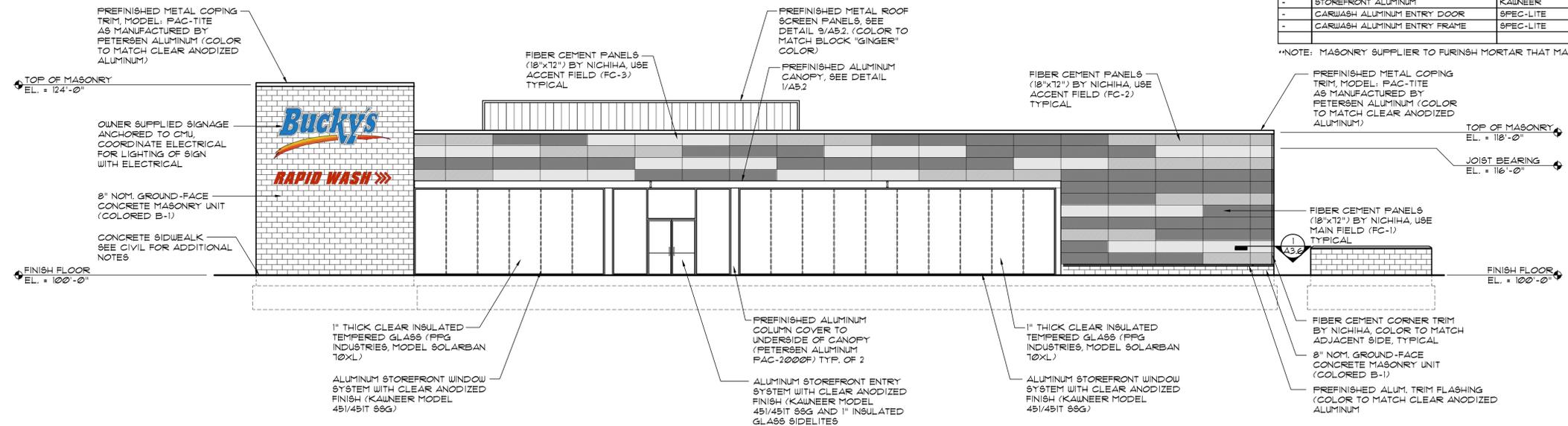




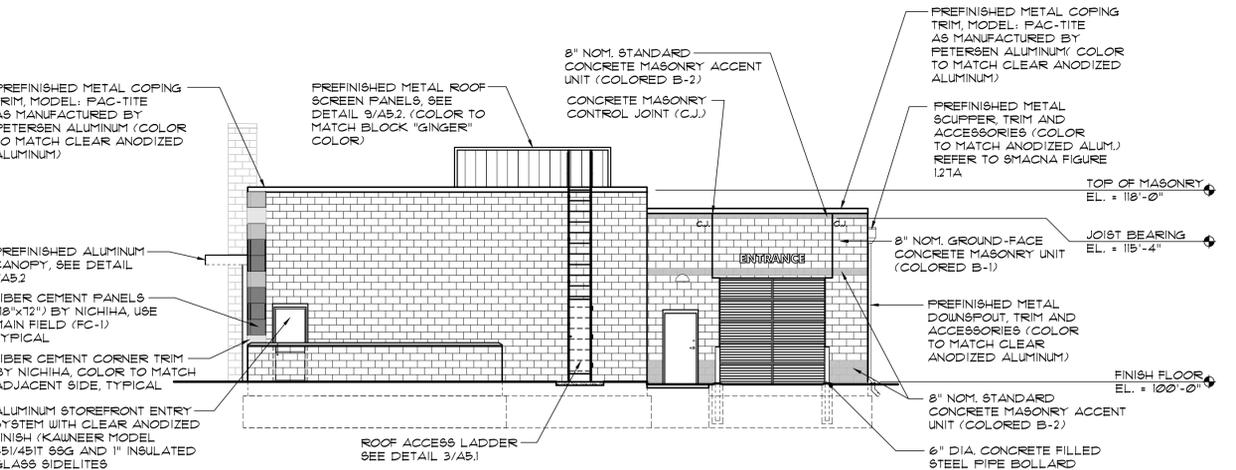
**NORTH BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"

MARK	MATERIAL	MANUFACTURER	MODEL	COLOR
B-1	MAIN FIELD CONCRETE BLOCK UNITS	CONCRETE MATERIALS COMPANY	GROUND-FACE	COLOR TO MATCH ARRI:SCRAFT "GINGER"
B-2	ACCENT CONCRETE BLOCK UNITS	WATKINS COMPANY	STANDARD	"WHEAT"
FC-1	MAIN FIELD FIBER CEMENT PANELS	NICHIHA, USA	ILLUMINATION SERIES	SHERWIN WILLIAMS "MANUAL WHEAT PENNY"
FC-2	ACCENT FIBER CEMENT PANELS	NICHIHA, USA	ILLUMINATION SERIES	SHERWIN WILLIAMS BUT102 "SPICED CIDER"
FC-3	ACCENT FIBER CEMENT PANELS	NICHIHA, USA	ILLUMINATION SERIES	SHERWIN WILLIAMS "LIGHT MIX"
-	PREFINISHED METAL COPING TRIM	PETERSEN ALUMINUM (PAC-CLAD)	PAC-TITE	CLEAR ANODIZED
-	PREFINISHED METAL FLASHING	PETERSEN ALUMINUM (PAC-CLAD)	-	CLEAR ANODIZED
-	PREFINISHED METAL SCUPPER	-	-	CLEAR ANODIZED
-	PREFINISHED METAL DOWNSPOUTS	-	-	CLEAR ANODIZED
-	ALUMINUM CANOPY	-	-	CLEAR ANODIZED
-	ALUMINUM FLAT STOCK	PETERSEN ALUMINUM (PAC-CLAD)	-	CLEAR ANODIZED
-	PREFINISHED METAL COLUMN COVERS	PETERSEN ALUMINUM (PAC-CLAD)	PAC-2000F	CLEAR ANODIZED
-	STOREFRONT ALUMINUM	KAWNEER	TRIFAB VG 451/451T (88G)	CLEAR ANODIZED
-	CARWASH ALUMINUM ENTRY DOOR	8FEC-LITE	ALUMINUM FLUSH	LIGHT GREY (KA3C31221)
-	CARWASH ALUMINUM ENTRY FRAME	8FEC-LITE	ALUMINUM	CLEAR ANODIZED

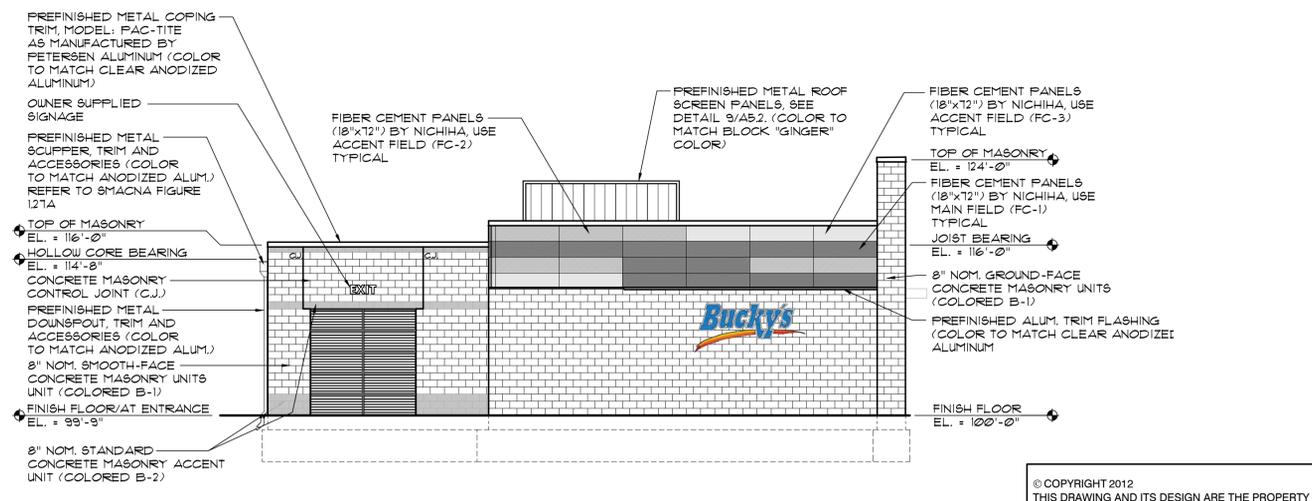
\*NOTE: MASONRY SUPPLIER TO FURNISH MORTAR THAT MATCHES CONCRETE BLOCK COLOR.



**SOUTH BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST BUILDING ELEVATION**  
SCALE: 1/8" = 1'-0"

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**BUCKY'S EXPRESS**

HIGHLAND PARK, ILLINOIS

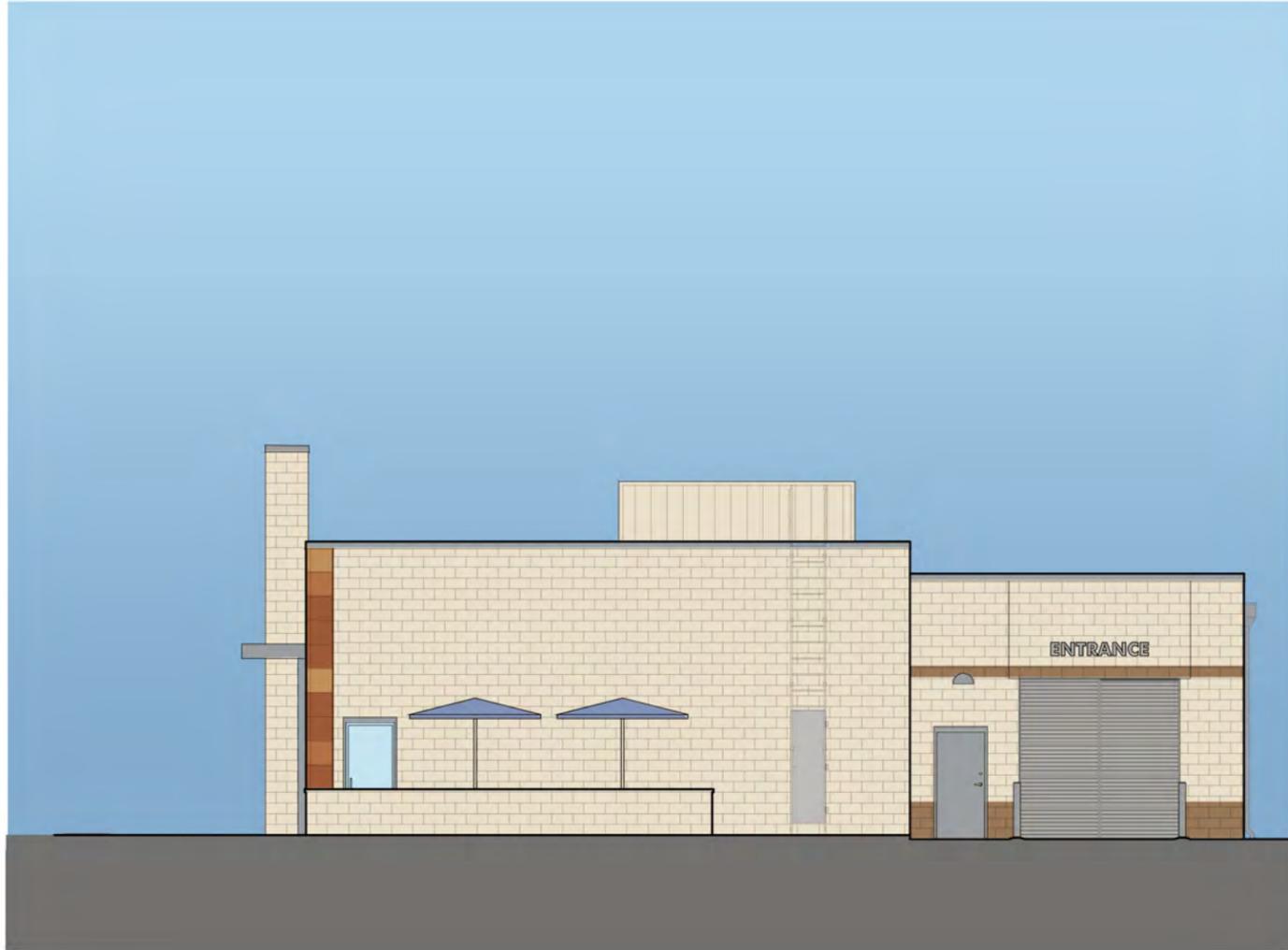
**RWE**  
**ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS**  
2110 South 156th Circle  
Omaha, NE 68130-2503  
(402) 330-8287 Fax: (402) 330-8331  
email: RWEArchitects@RWEArchitects.com

Project Number:	2612	Issue Date:	November 2, 2012
Drawn by:	RGA	Revisions:	
Checked by:	RWE	No.	Date
Sheet Name:	EXTERIOR BUILDING ELEVATIONS	Description:	

**A2.1**

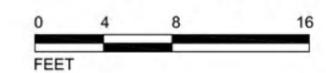


BUCKY'S  
Highland Park - Revised  
FRONT ELEVATION  
 $\frac{3}{32}'' = 1'-0''$  02.07.2013  
0 4 8 16  
FEET



**BUCKY'S**  
 Highland Park - Revised  
 SIDE ELEVATIONS

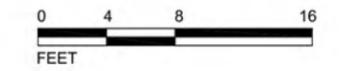
$\frac{3}{32}$ " = 1'-0" 02.07.2013

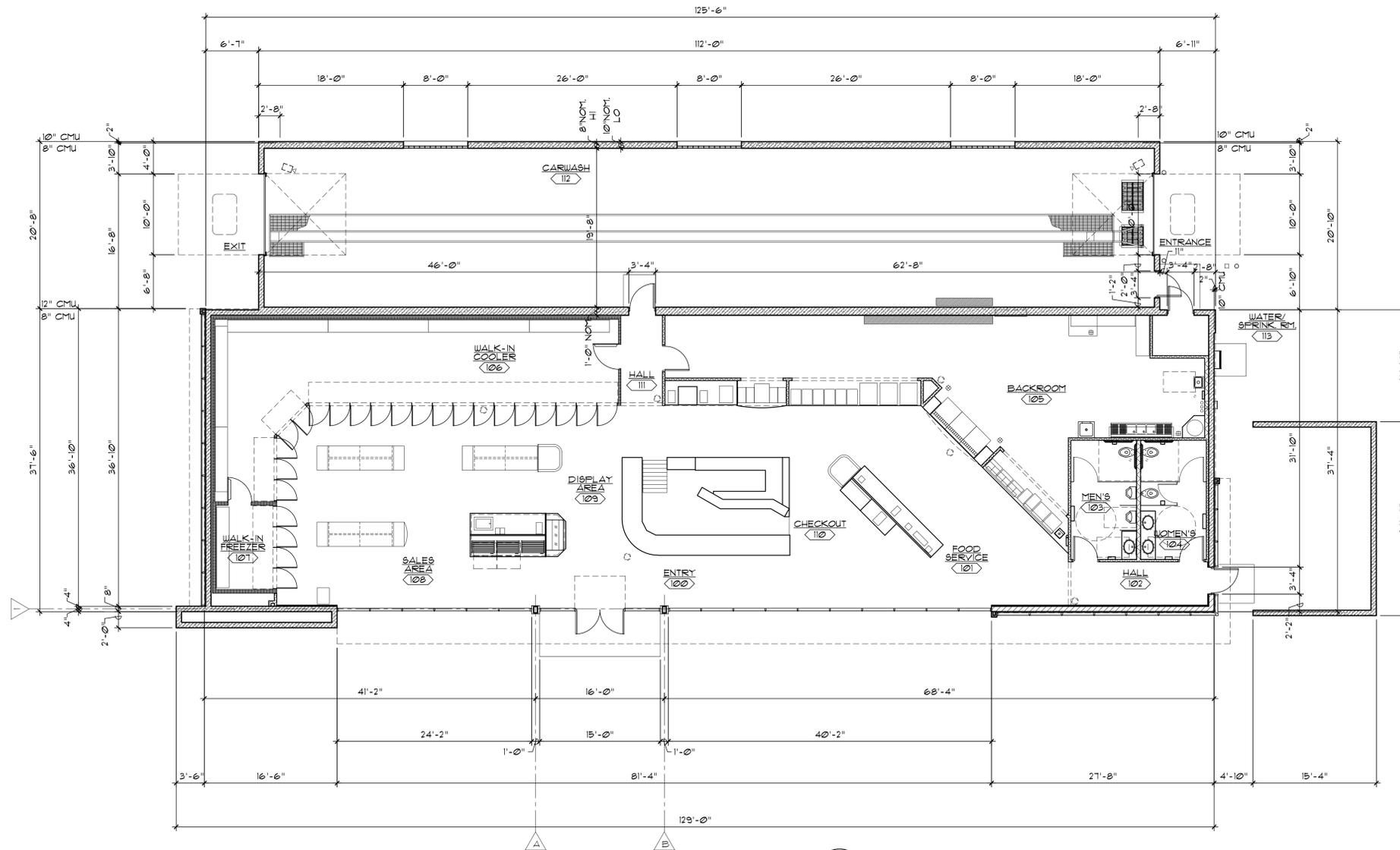




**BUCKY'S**  
Highland Park - Revised  
BACK ELEVATION

$\frac{3}{32}'' = 1'-0''$  02.07.2013





**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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ASSOCIATES, ARCHITECTS

Project Number: 2612	Issue Date: November 2, 2012
Drawn by: RGA	Revisions
Checked by: RWE	No. Date Description
Sheet Name: FLOOR PLANS AND NOTES	

**A1.1**

**RWE** ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS

2110 South 156th Circle  
Omaha, NE 68130-2503  
(402) 330-8287 Fax: (402) 330-8331  
email: RWEArchitects@RWEArchitects.com

**BUCKY'S EXPRESS**

**HIGHLAND PARK, ILLINOIS**

DESIGN TYPE	
<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR
<input type="checkbox"/> NEON DISPLAYS	<input type="checkbox"/> CHANNEL LETTERS
<input type="checkbox"/> NON-ILLUM SIGNAGE	<input type="checkbox"/> REV. CHANNEL LETTERS
<input type="checkbox"/> DUEL POLE SIGN	<input type="checkbox"/> SINGLE POLE SIGN
<input type="checkbox"/> MONUMENT SIGN	<input type="checkbox"/> DIRECTIONAL
<input type="checkbox"/> CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE	
<input type="checkbox"/> NEW CONSTRUCTION	
<input type="checkbox"/> REMODELING	
<input type="checkbox"/> TENANT CHANGES	
<input type="checkbox"/> LANDLORD IMPROVEMENTS	
<input type="checkbox"/> CORPORATE CHANGES	
<input type="checkbox"/> AMENDMENTS TO EXCISING 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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Signed \_\_\_\_\_ Date \_\_\_\_\_  
Sales Rep. \_\_\_\_\_ Date \_\_\_\_\_

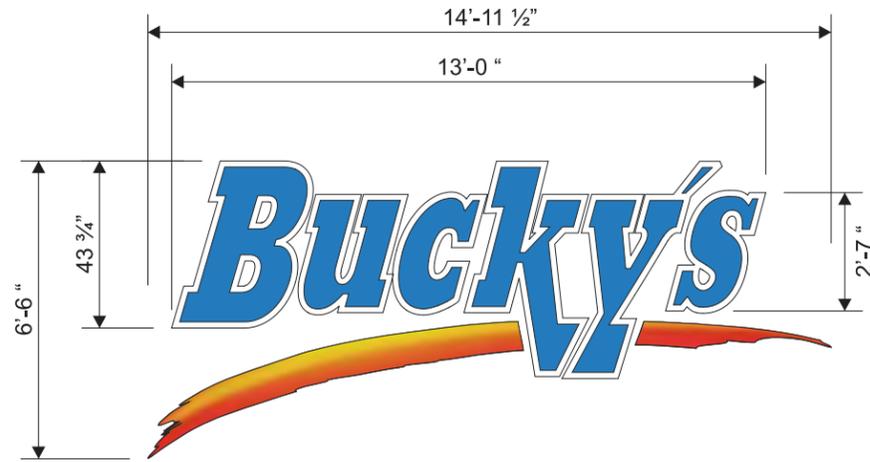
**Omaha Neon Sign Co., Inc.**  
1120 N 18th Street • Omaha 68102 • 402.341.6077 • 402.341.7654 fax  
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Half Day Road & Skokie Highway - Highland Park, IL

DRAWING #: 75443	PROJECT I.D.:
SALES DEPT: Troy Panagiotis	
DRAWN BY: Sean Cornett	
Date: 08.31.12	INSPECTED BY:
Revised:	

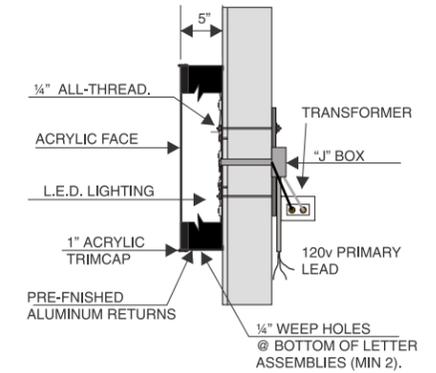
SCALE: 1/4" = 1'-0"



**FLUSH MOUNTED CHANNEL LETTERS:**

FABRICATED FROM .050 BLK PRE-FINISHED ALUMINUM RETURNS ATTACHED TO .063 ALUMINUM BACKS. FACES ARE TO BE .1875 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).



**FRONT ELEVATION**



**DESIGN TYPE**

INTERIOR     EXTERIOR

NEON DISPLAYS     CHANNEL LETTERS

NON-ILLUM SIGNAGE     REV. CHANNEL LETTERS

DUEL POLE SIGN     SINGLE POLE SIGN

MONUMENT SIGN     DIRECTIONAL

CHANGEABLE READER BOARD/ ELE. DISPLAYS

**PROJECT TYPE**

NEW CONSTRUCTION

REMODELING

TENANT CHANGES

LANDLORD IMPROVEMENTS

CORPORATE CHANGES

AMENDMENTS TO EXCISING SIGNAGE

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Signed \_\_\_\_\_ Date \_\_\_\_\_

Sales Rep. \_\_\_\_\_ Date \_\_\_\_\_

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Half Day Road & Skokie Highway - Highland Park, IL

DRAWING #: 75381  
 PROJECT I.D.:

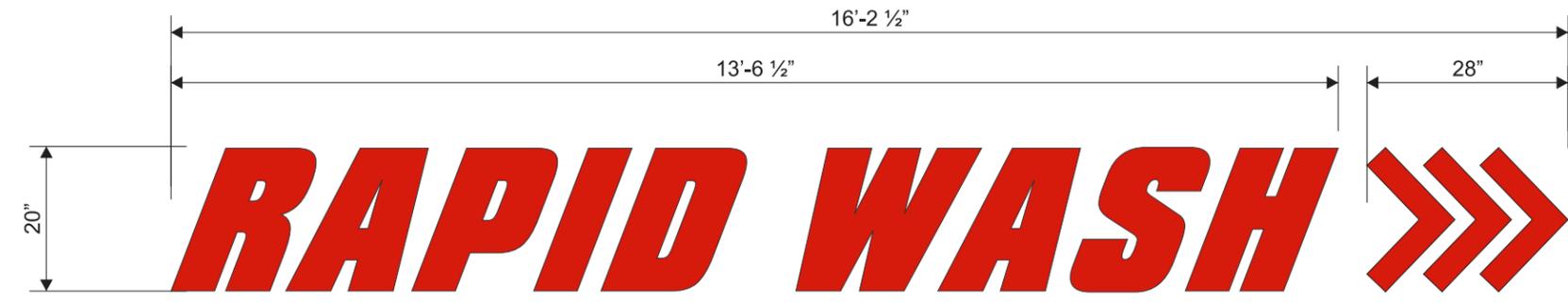
SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 08.30.12    INSPECTED BY:

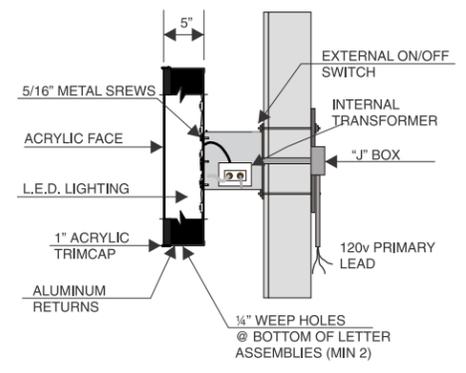
Revised:

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



**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).



FRONT ELEVATION



- DESIGN TYPE
- INTERIOR
  - EXTERIOR
  - NEON DISPLAYS
  - CHANNEL LETTERS
  - NON-ILLUM SIGNAGE
  - REV. CHANNEL LETTERS
  - DUEL POLE SIGN
  - SINGLE POLE SIGN
  - MONUMENT SIGN
  - DIRECTIONAL
  - CHANGEABLE READER BOARD/ ELE. DISPLAYS

- PROJECT TYPE
- NEW CONSTRUCTION
  - REMODELING
  - TENANT CHANGES
  - LANDLORD IMPROVEMENTS
  - CORPORATE CHANGES
  - AMENDMENTS TO EXCISING 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.


**NOTICE:**  
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Signed \_\_\_\_\_ Date \_\_\_\_\_  
 Sales Rep. \_\_\_\_\_ Date \_\_\_\_\_

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Half Day Road & Skokie Highway - Highland Park, IL

DRAWING #: 75382  
 PROJECT I.D.:  
 SALES DEPT: Troy Panagiotis  
 DRAWN BY: Sean Cornett  
 Date: 08.30.12  
 INSPECTED BY:  
 Revised:

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

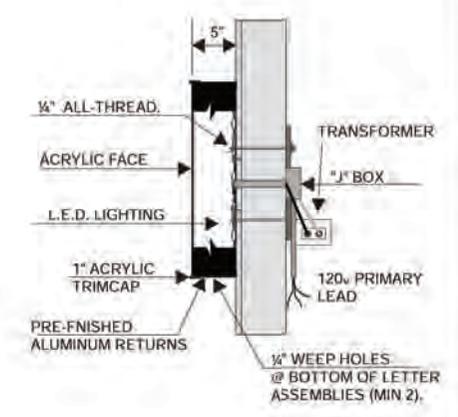


**FLUSH MOUNTED CHANNEL LETTERS:**

FABRICATED FROM .050 BLK PRE-FINISHED ALUMINUM RETURNS ATTACHED TO .063 ALUMINUM BACKS. FACES ARE TO BE .1875 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).

Station #430 - Highland Park, IL



DESIGN TYPE	
<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR
<input type="checkbox"/> NEON DISPLAYS	<input type="checkbox"/> CHANNEL LETTERS
<input type="checkbox"/> NON-ILLUM SIGNAGE	<input type="checkbox"/> REV. CHANNEL LETTERS
<input type="checkbox"/> DUEL POLE SIGN	<input type="checkbox"/> SINGLE POLE SIGN
<input type="checkbox"/> MONUMENT SIGN	<input type="checkbox"/> DIRECTIONAL
<input type="checkbox"/> CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE	
<input type="checkbox"/>	NEW CONSTRUCTION
<input type="checkbox"/>	REMODELING
<input type="checkbox"/>	TENANT CHANGES
<input type="checkbox"/>	LANDLORD IMPROVEMENTS
<input type="checkbox"/>	CORPORATE CHANGES
<input type="checkbox"/>	AMENDMENTS TO EXCISING 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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Signed \_\_\_\_\_ Date \_\_\_\_\_  
 Sales Rep. \_\_\_\_\_ Date \_\_\_\_\_

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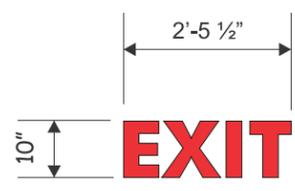


Half Day Road & Skokie Highway - Highland Park, IL

DRAWING #: 75383	
PROJECT I.D.:	
SALES DEPT: Troy Panagiotis	
DRAWN BY: Sean Cornett	
Date: 08.30.12	INSPECTED BY:
Revised:	

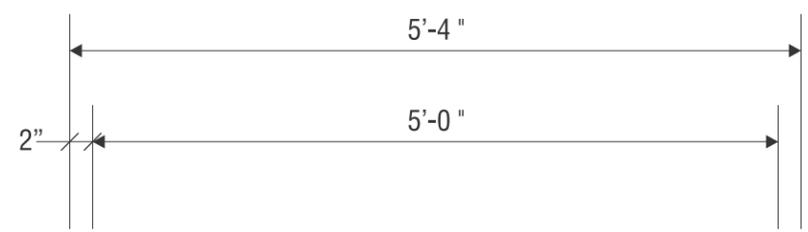
SCALE: 3/8"=1'-0"

Station #430 - Highland Park, IL



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

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



**DESIGN TYPE**

INTERIOR     EXTERIOR

NEON DISPLAYS     CHANNEL LETTERS

NON-ILLUM SIGNAGE     REV. CHANNEL LETTERS

DUEL POLE SIGN     SINGLE POLE SIGN

MONUMENT SIGN     DIRECTIONAL

CHANGEABLE READER BOARD/ ELE. DISPLAYS

**PROJECT TYPE**

NEW CONSTRUCTION

REMODELING

TENANT CHANGES

LANDLORD IMPROVEMENTS

CORPORATE CHANGES

AMENDMENTS TO EXCISING SIGNAGE

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Signed \_\_\_\_\_ Date \_\_\_\_\_

Sales Rep. \_\_\_\_\_ Date \_\_\_\_\_

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Half Day Road & Skokie Highway - Highland Park, IL

DRAWING #: 75384  
 PROJECT I.D.:

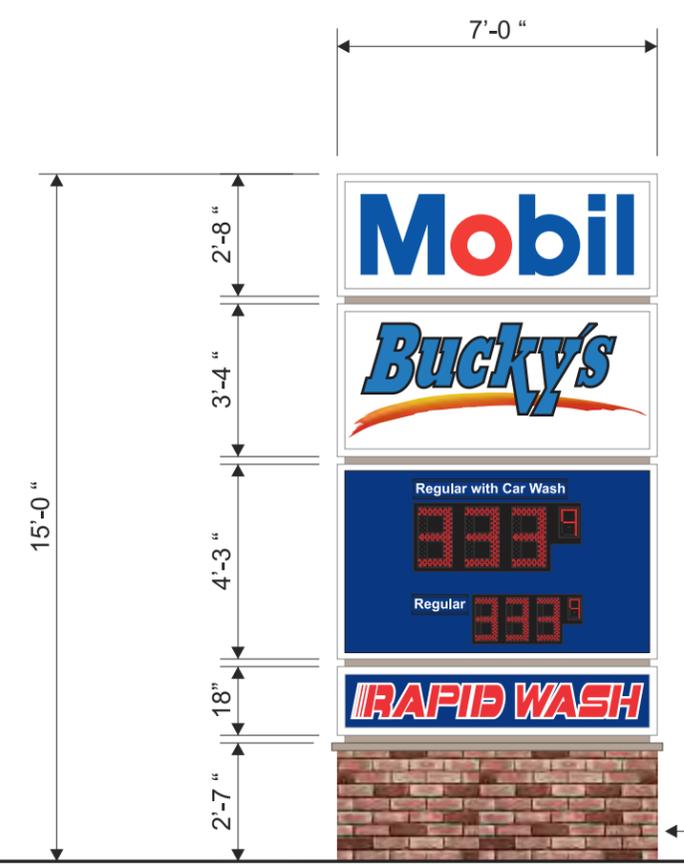
SALES DEPT: Troy Panagiotis

DRAWN BY: Sean Cornett

Date: 08.30.12    INSPECTED BY:

Revised:

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



**D/F 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.

**FUEL TYPES:**

**Regular with Car Wash**

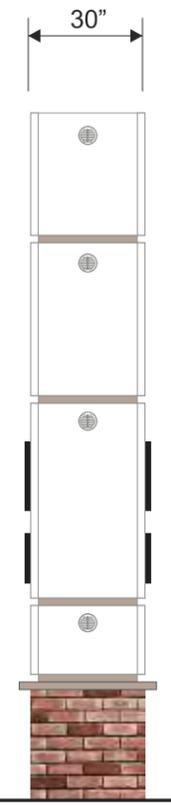
CLEAR ACRYLIC PANEL WITH BLUE VINYL OVERLAY, COPY REVERSE CUT FROM BACKGROUND. ZIP TRACK TO HOUSE PANEL(S). GREEN VINYL AS NOTED FOR DIESEL PANEL(S).

**VINYL COLORS:**

- ARLON BLUE: 2257
- 3M RED: 3630-33

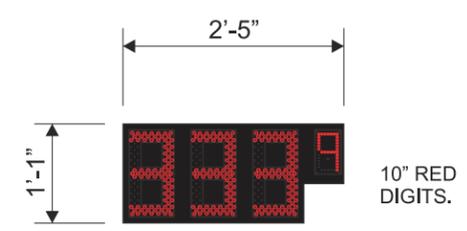
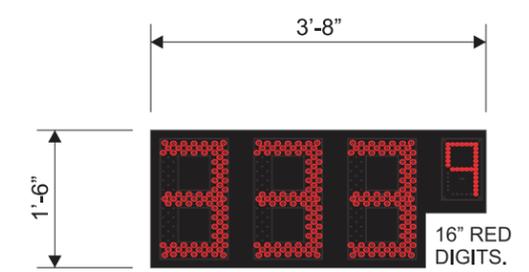
WIDE FORMAT PRINTED VINYL GRAPHICS APPLIED TO THE FIRST SURFACE.

- DELFT BLUE: 230-97.
- PRINTED GRAPHICS.



**SIGN A.**

STONE BASE IS TO BE BY OTHERS.  
**NOTE:** STONE TO MATCH BUILDING.



Revised:

DESIGN TYPE	
<input type="checkbox"/> INTERIOR	<input type="checkbox"/> EXTERIOR
<input type="checkbox"/> NEON DISPLAYS	<input type="checkbox"/> CHANNEL LETTERS
<input type="checkbox"/> NON-ILLUM SIGNAGE	<input type="checkbox"/> REV. CHANNEL LETTERS
<input type="checkbox"/> DUEL POLE SIGN	<input type="checkbox"/> SINGLE POLE SIGN
<input type="checkbox"/> MONUMENT SIGN	<input type="checkbox"/> DIRECTIONAL
<input type="checkbox"/> CHANGEABLE READER BOARD/ ELE. DISPLAYS	

PROJECT TYPE	
<input type="checkbox"/> NEW CONSTRUCTION	
<input type="checkbox"/> REMODELING	
<input type="checkbox"/> TENANT CHANGES	
<input type="checkbox"/> LANDLORD IMPROVEMENTS	
<input type="checkbox"/> CORPORATE CHANGES	
<input type="checkbox"/> AMENDMENTS TO EXCISING 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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Signed \_\_\_\_\_ Date \_\_\_\_\_  
 Sales Rep. \_\_\_\_\_ Date \_\_\_\_\_

**Omaha Neon Sign Co., Inc.**  
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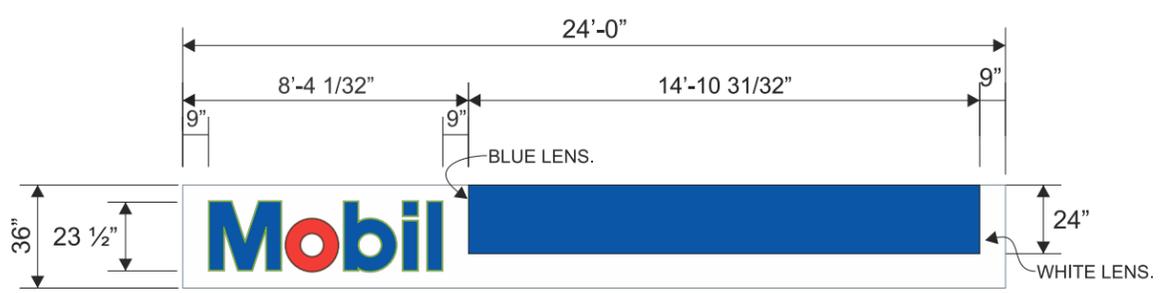


Half Day Road & Skokie Highway - Highland Park, IL

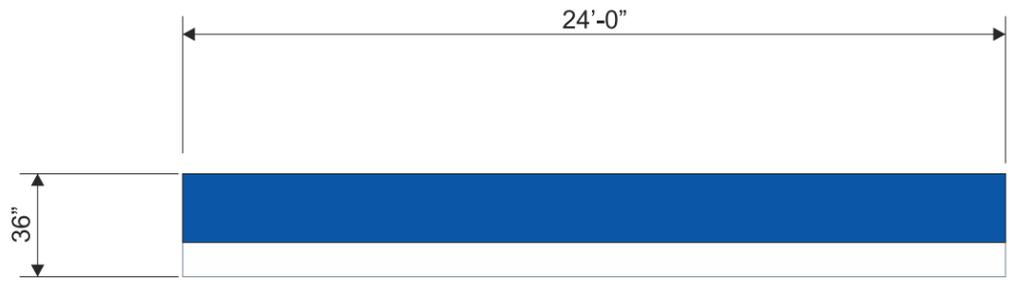
DRAWING #: 75385	
PROJECT I.D.:	
SALES DEPT: Troy Panagiotis	
DRAWN BY: Sean Cornett	
Date: 08.30.12	INSPECTED BY:
Revised: 03.12.13	

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

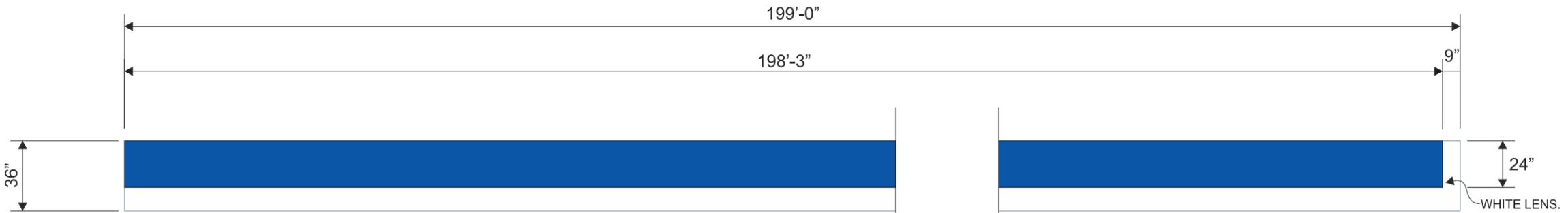
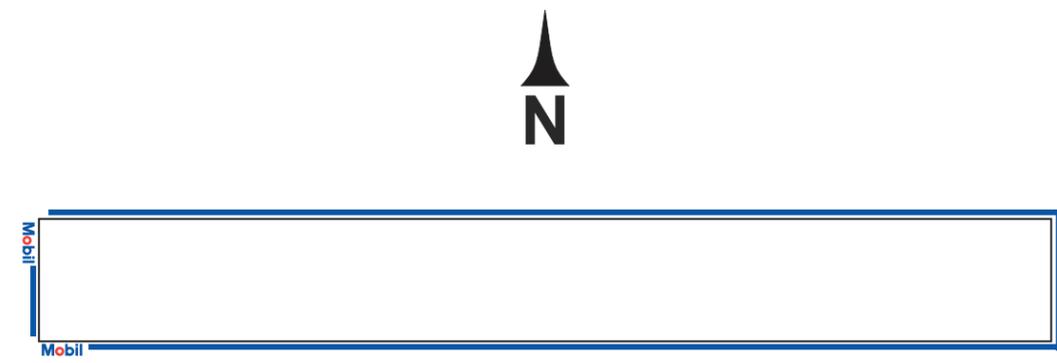
Station #430 - Highland Park, IL



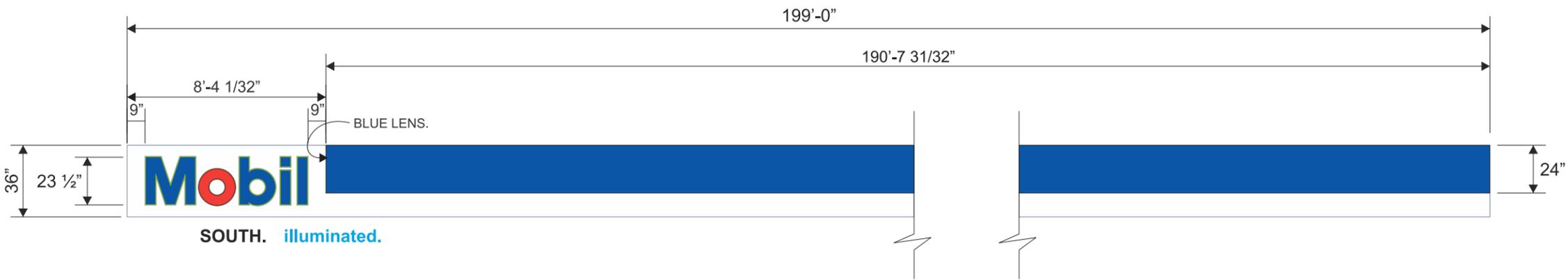
WEST. illuminated.



EAST non-illuminated.



NORTH. non-illuminated.



SOUTH. illuminated.





# > DRESSER WAYNE | OVATION 3+1

Note: Please make sure the dispenser surface is cleaned prior to applying any of the adhesive backed or sponge tape decals.

1. Clearance Decal – Top of decal is 1' from canopy. Each side facing approach.
2. Pump Numbers – Bottom of decal is 10' from grade. Numbers face attendant.

## 1/2

2a For columns 20" or greater in width

## 1/2

2b For columns between 10" and 19" in width

~~3. Canopy Column P.O.P. Sign – Align with top of pump topper.~~

4. Preferred Placement – Warning: Health, Safety, No Smoking, Cell Phone, Portable Containers.

4a. Secondary Placement

5. Merchandising Pump Topper - place directly on MPD top except for PA, NJ, NY, CT, RI and VT. Use hanging style and place price topper directly on MPD in these states. See M&M Displays brochure for proper topper.

6. Credit Card Application – place 1" back from edge and 1" in from the left.

7. Speedpass Card Holder

8. Pump Number Decal

9. Credit Card Decal

10. Speedpass Instruction Decal

11. Octane Rating Decal

12. Please Pay First Decal; Clean Air Nozzle Decal (market specific)

13. Temperature Decal; Oxygenated Gas Decal (check local regulations)

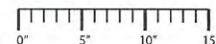
14. Ethanol / Gasohol Decal - (location shown for all states. Refer to state decals for proper size decal required).

15. Ultra-Low Sulphur Decal

16. Cetane Decal (where required by state or local municipality)



P.O.P. Sign not located on this side



Scale: 1 inch = 15 inches

THINK > IMAGE

THINK >



# > DRESSER WAYNE | VISTA V490U/V595

Note: Please make sure the dispenser surface is cleaned prior to applying any of the adhesive backed or sponge tape decals.

1. Clearance Decal – Top of decal is 1' from canopy. Each side facing approach.
2. Pump Numbers – Bottom of decal is 10' from grade. Numbers face attendant.

## 1/2

2a For columns 20" or greater in width

## 1/2

2b For columns between 10" and 19" in width

~~3. Canopy Column P.O.P. Sign - Align with top of pump topper.~~

4. Preferred Placement – Warning: Health, Safety, No Smoking, Cell Phone, Portable Containers.

4a. Secondary Placement

5. Merchandising Pump Topper - place directly on MPD top except for PA, NJ, NY, CT, RI and VT. Use hanging style and place price topper directly on MPD in these states. See M&M Displays brochure for proper topper.

6. Credit Card Application – place 1" back from edge and 1" in from the left.

7. Speedpass Card Holder

8. Pump Number Decal

9. Credit Card Decal

10. Speedpass Instruction Decal

11. Octane Rating Decal

12. Please Pay First Decal; Clean Air Nozzle Decal (market specific)

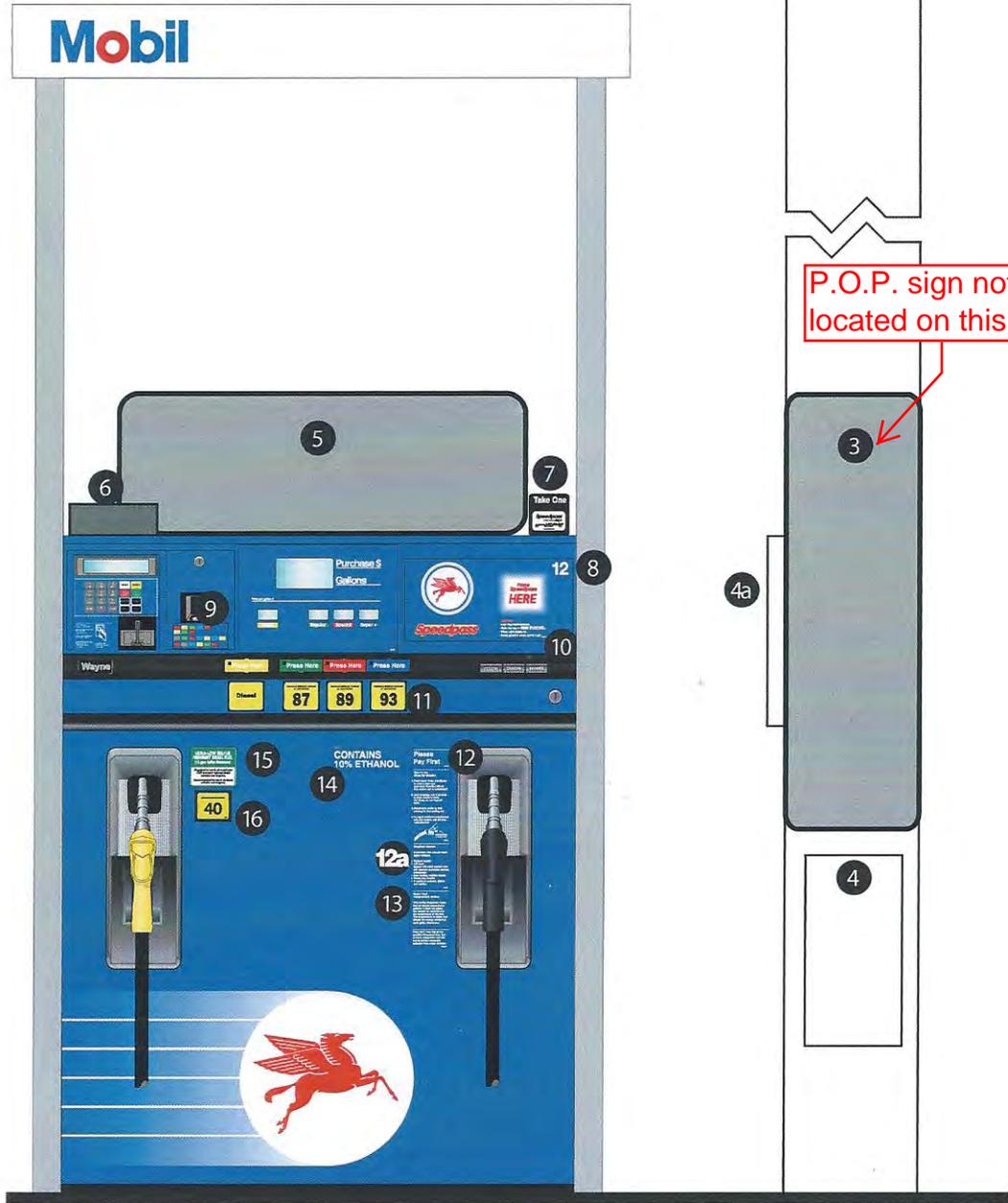
12a. Disabled Access Decal

13. Temperature Decal; Oxygenated Gas Decal (check local regulations)

14. Ethanol / Gasohol Decal - (location shown for all states. Refer to state decals for proper size decal required).

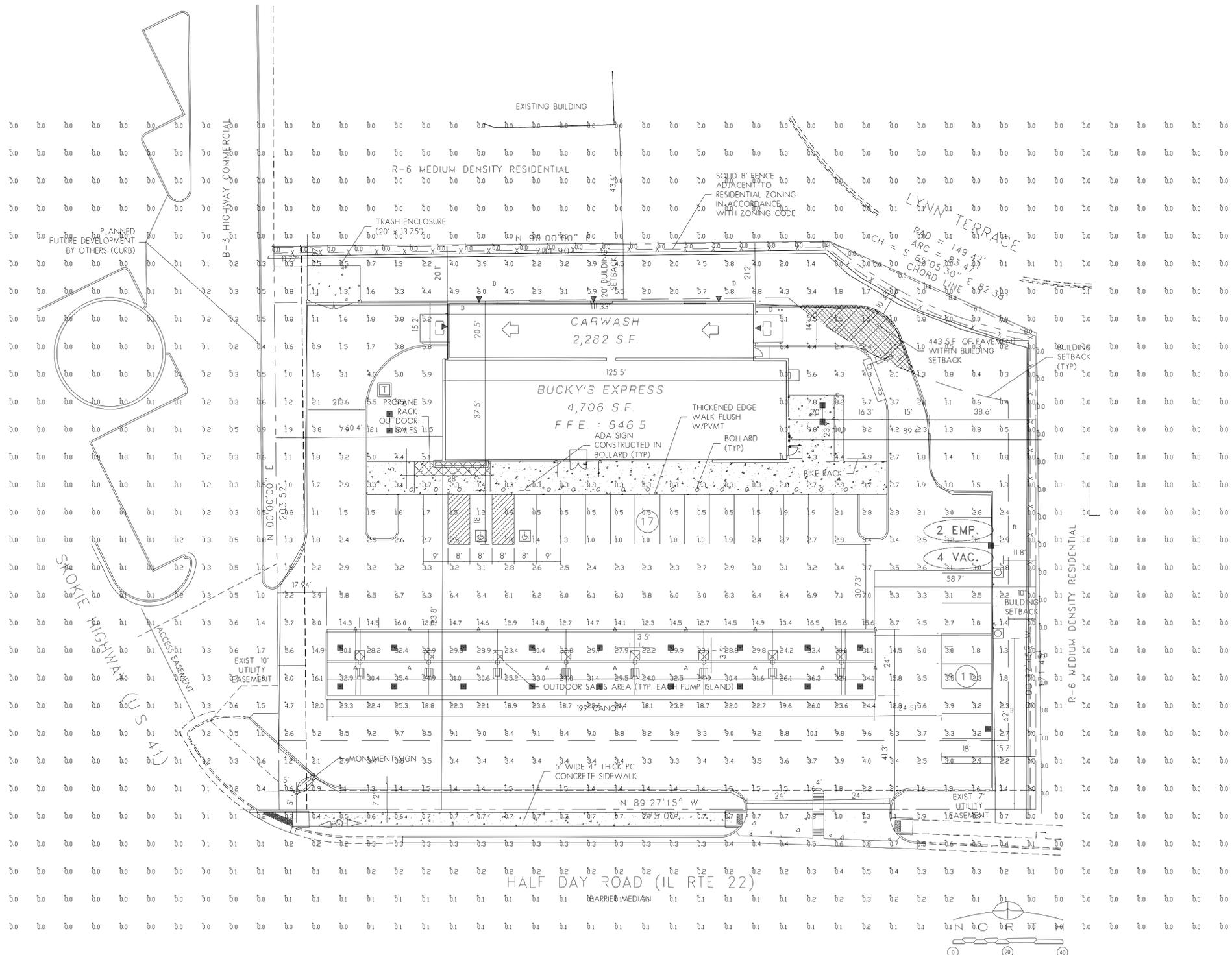
15. Ultra-Low Sulphur Decal

16. Cetane Decal (where required by state or local municipality)

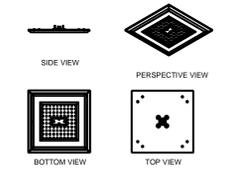


THINK > IMAGE

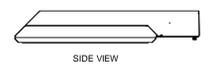
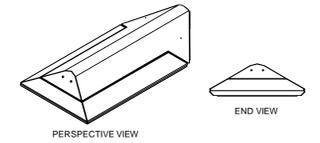




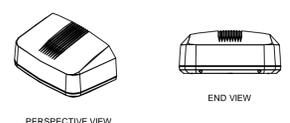
**CRS-SC-LED-84**  
LED Crossover Gold Symmetric Canopy Light



**XAM**  
LED Crossover Area Light



**XPWS3**  
LED Crossover Wall Mount Light



Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	18	A	SINGLE	CRS-SC-LED-84-HD-CW-UE	1.000	N.A.	14570	147
	2	B	SINGLE	XAM3-FT-LED-119-450-CW-UE-HSS13-SINLGE-20' POLE +	1.000	N.A.	8093	184
	2	C	D180	XAM3-FT-LED-119-450-CW-UE-D180-20'POLE+2' BASE	1.000	N.A.	24686	368
	5	D	SINGLE	XPWS3-FT-LED-48-450-CW-UE	1.000	N.A.	4813	67.7

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC PDINTS	Illuminance	Fc	2.54	36.3	0.0	N.A.	N.A.
RESIDENTIAL PL READINGS	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	28.99	36.3	22.2	1.31	1.64
INTERIOR LOT	Illuminance	Fc	8.18	36.3	0.0	N.A.	N.A.

Footcandle levels taken at grade

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

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

Total Project Watts  
Total Watts = 4088.5

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LIGHTING PROPOSAL FOR  
BUCKY'S  
HALF DAY ROAD  
HIGHLAND PARK, IL

SCALE: 1"=20'  
DATE: 11/30/12  
BY: AHK

LD-111320-5  
SHEET 1 OF 1

