

1333 Half Day Road

Bucky's Gas Station, Car Wash and Convenience Store
Redevelopment



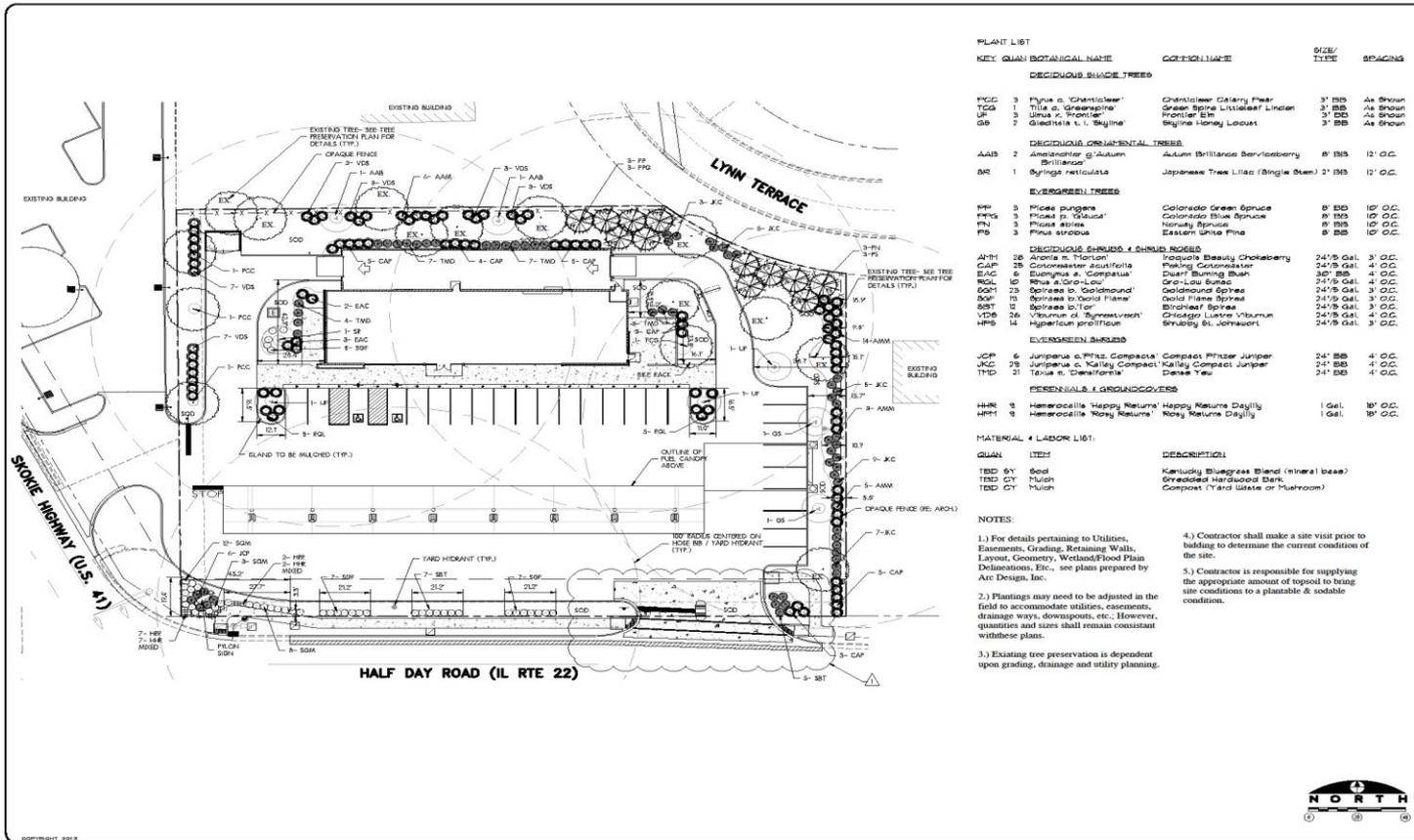
Neighborhood Meeting
January 7, 2016



Notification Requirements

- General circulation newspaper (City)
- Sign posted on the property (City)
 - By policy the City posts on frontage of the property in question
- Certified mail notice to property owners within 250' of subject site with a return receipt (applicant)
 - City policy is require 400' notice
 - proof of mailing required
 - signature receipt not required

Original Plan



KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING
DECIDUOUS SHADE TREES					
PCC	3	Prunus c. 'Chantrelle'	Chantrelle Candy Pear	3' BB	As Shown
TCS	1	Tilia c. 'Greenspire'	Green Spire Littleleaf Linden	3' BB	As Shown
LF	3	Ulmus x. 'Hortile'	Frontal Elm	3' DD	As Shown
GB	2	Gleditsia t. 'Skyline'	Skyline Honey Locust	3' BB	As Shown
DECIDUOUS ORNAMENTAL TREES					
AAIB	2	Aristonotus 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' BB	12' O.C.
BR	1	Bryonia reticulata	Japanese Tree Lilac (Single Stem)	2' DB	12' O.C.
EVERGREEN TREES					
HP	3	Pinus pungens	Colorado Green Spruce	8' BB	10' O.C.
HR	3	Pinus p. 'Glauca'	Colorado Blue Spruce	8' BB	10' O.C.
PH	3	Pinus strobus	Horsely Spruce	8' BB	10' O.C.
PS	3	Pinus strobus	Eastern White Pine	8' BB	10' O.C.
DECIDUOUS SHRUBS & SHRUB ROSES					
APH	26	Aronia m. 'Morton'	Prospere Beauty Chokeberry	24"/8 Gal.	3' O.C.
CAF	25	Comarostaphylis	Peeling Comarostaphylis	24"/8 Gal.	4' O.C.
EAC	6	Elaeagnus a. 'Compacta'	Dwarf Burning Bush	30" BB	4' O.C.
RCL	10	Rhus a. 'Gro-Low'	Car-Low Sycamore	24"/8 Gal.	4' O.C.
SGM	23	Spiraea b. 'Goldground'	Goldground Spiraea	24"/8 Gal.	3' O.C.
SGP	10	Spiraea b. 'Gold Flame'	Gold Flame Spiraea	24"/8 Gal.	3' O.C.
BST	12	Spiraea b. 'T'or'	Birchleaf Spiraea	24"/8 Gal.	3' O.C.
VDB	26	Viburnum ol. 'Symposium'	Chicago Laurel Viburnum	24"/8 Gal.	4' O.C.
HPB	14	Hypericum prostratum	Shrubby St. Johnswort	24"/8 Gal.	3' O.C.
EVERGREEN SHRUBS					
JCP	6	Juniperus c. 'Pfitz. Compacta'	Compact Pfitzer Juniper	24" BB	4' O.C.
KJC	26	Juniperus c. 'Kaleid Compact'	Kaleid Compact Juniper	24" BB	4' O.C.
ITD	21	Taxus m. 'Green Forest'	Green Tree	24" DB	4' O.C.
PERENNIALS & GROUNDCOVERS					
HR	9	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 Gal.	18" O.C.
HRM	9	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal.	18" O.C.

QUAN	ITEM	DESCRIPTION
TED BY	Soil	Manufacturing Bluegrass Blend (initial base)
TED CY	Mulch	Shredded Hardwood Bark
TED 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 & suitable condition.

ARC DESIGN
RESOURCES INC.

5207 SOUTH PARKWAY
LITTLE ROCK, AR 72114
PHONE: (501) 484-4326
FAX: (501) 484-4323
www.arcdesign.com
(Only For Invoicing Use: 501-40336)

PROJECT NAME:
OWNER'S NAME:

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

ERHARD WEMANN
8412 SHOREWAY PARK ROAD
ROCKFORD, IL 61107
PHONE: (815) 718-8724

CONSULTANTS:

ISSUED FOR	DATE
SK APPROVAL	01-27-08
AGMT REVIEW	02-28-08
EOI REVIEW	03-26-08
CFI REVIEW	04-23-08
EOI APPROVAL	04-23-08
CFI APPROVAL	04-23-08
EOI APPROVAL	04-23-08

REVISIONS	NO.	VIEW	DATE
1	1	1	01-27-08
2	1	1	02-28-08
3	1	1	03-26-08
4	1	1	04-23-08
5	1	1	04-23-08
6	1	1	04-23-08

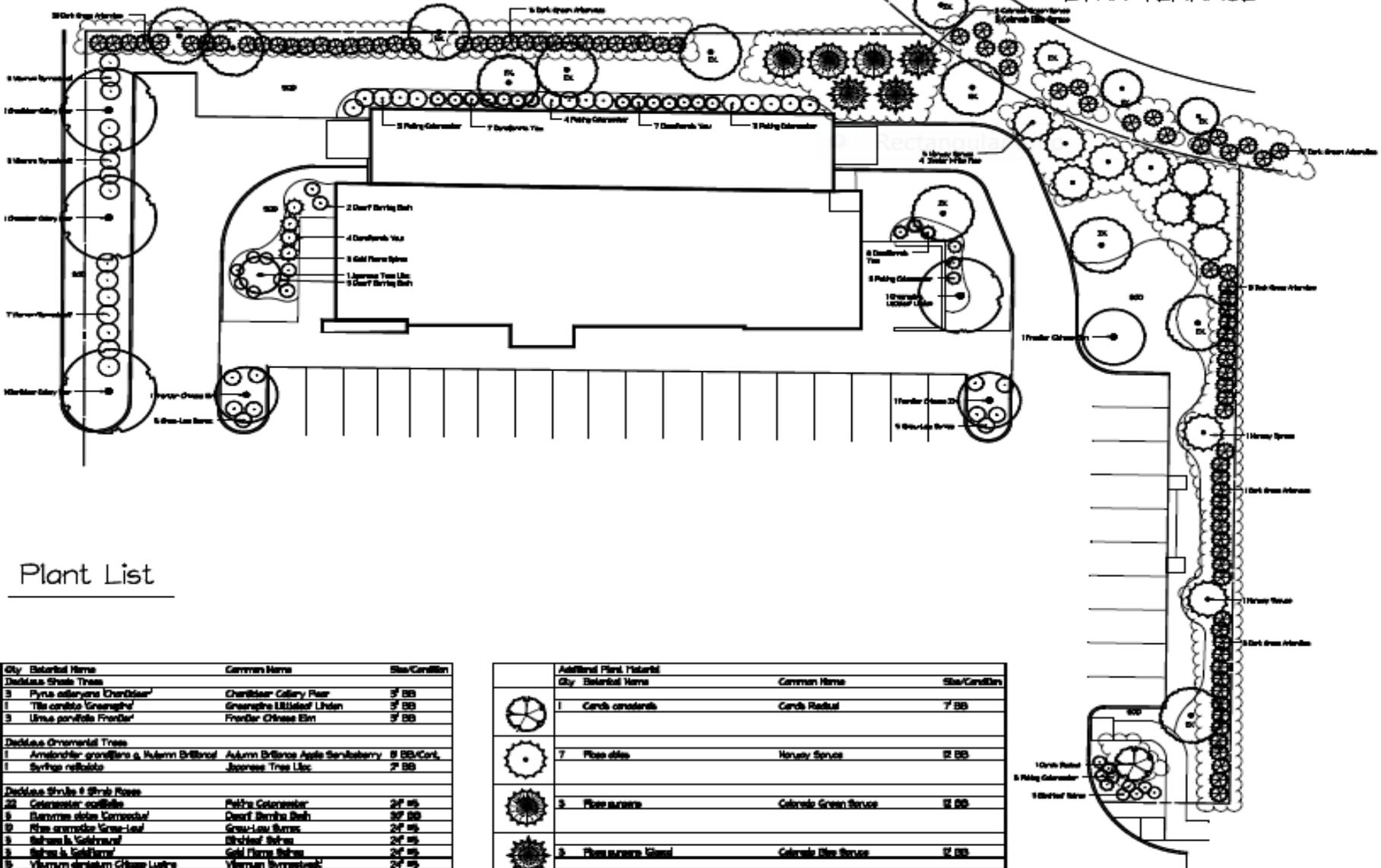
SHEET TITLE:
LANDSCAPE PLAN

DRAWN: _____
DESIGNED: _____
BY: _____

PROJECT NUMBER:
SHEET NUMBER:
12013
L1



LYNN TERRACE



Plant List

Qty	Botanical Name	Common Name	Size/Conditions
Deciduous Shade Trees			
3	<i>Pyrus edulis</i> 'Chenleer'	Chenleer Callery Pear	3' BB
1	<i>Tilia cordata</i> 'Greenstrel'	Greenstrel Linden	3' BB
3	<i>Ulmus parvifolia</i> 'Froender'	Froender Chinese Elm	3' BB
Deciduous Ornamental Trees			
1	<i>Amelanchier grandiflora</i> s. 'Autumn Brilliance'	Autumn Brilliance Apple Sanberry	8' BB/Cont.
1	<i>Syringa redbata</i>	Japanese Tree Lilac	2' BB
Deciduous Shrubs & Shrub Roses			
22	<i>Calceolaria cordata</i>	Peach Calceolaria	24" SH
9	<i>Buxmus glabra</i> 'Common'	Dwarf Boxwood Bush	30" BB
9	<i>Hamamelis virginica</i> 'Green Leaf'	Green-Leaf Hamamelis	24" SH
3	<i>Salix & Goldflame</i>	Goldflame Salix	24" SH
3	<i>Salix & Goldflame</i>	Goldflame Salix	24" SH
3	<i>Viburnum dentatum</i> 'Chinese Lace'	Chinese Viburnum	24" SH
Evergreen Shrubs			
2	<i>Taxus x media</i> 'Danaeformis'	Danaeformis Yew	24" SH

Additional Plant Material	Qty	Botanical Name	Common Name	Size/Conditions
	1	<i>Cercis canadensis</i>	Canada Redbud	7' BB
	7	<i>Picea canadensis</i>	Norway Spruce	12' BB
	3	<i>Picea canadensis</i>	Colorado Green Spruce	12' BB
	3	<i>Picea canadensis</i>	Colorado Blue Spruce	12' BB
	4	<i>Picea canadensis</i>	Eastern White Pine	12' BB
	6	<i>Thuja occidentalis</i> 'Happi'	Dark Green Arborvitae	12' BB



Landscape Investment

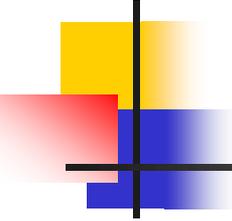
	Original Plan		Revised Plan	
	Key Trees	Protected Trees	Key Trees	Protected Trees
Tree Inches Proposed	51	18	549	12
Tree Inches Required	207	6	207	6
Outstanding Fee In Lieu	\$23,400	-	-	-

1333 Half Day Road

Bucky's Gas Station, Car Wash and Convenience Store
Redevelopment



Neighborhood Meeting
January 7, 2016



Supplemental Slides Follow



Background

- Developer: Buchanan Energy, LLC, Omaha, Nebraska
- Zoning District: B3 Highway Commercial District
- The Bucky's redevelopment project was originally approved by City Council in May 2013
- The approval was based on recommendations from the Plan Commission and the Design Review Commission
- Project construction did not proceed in 2013 for various reasons and the approval lapsed
- The Bucky's redevelopment was re-approved in May 2015.
- During both sets of hearings there was no testimony offered (but for one resident at a DRC meeting). All hearings were legally noticed consistent with the City's regulations



CARWASH
2,301 S.F.

BUCKY'S EXPRESS
4,200 S.F.

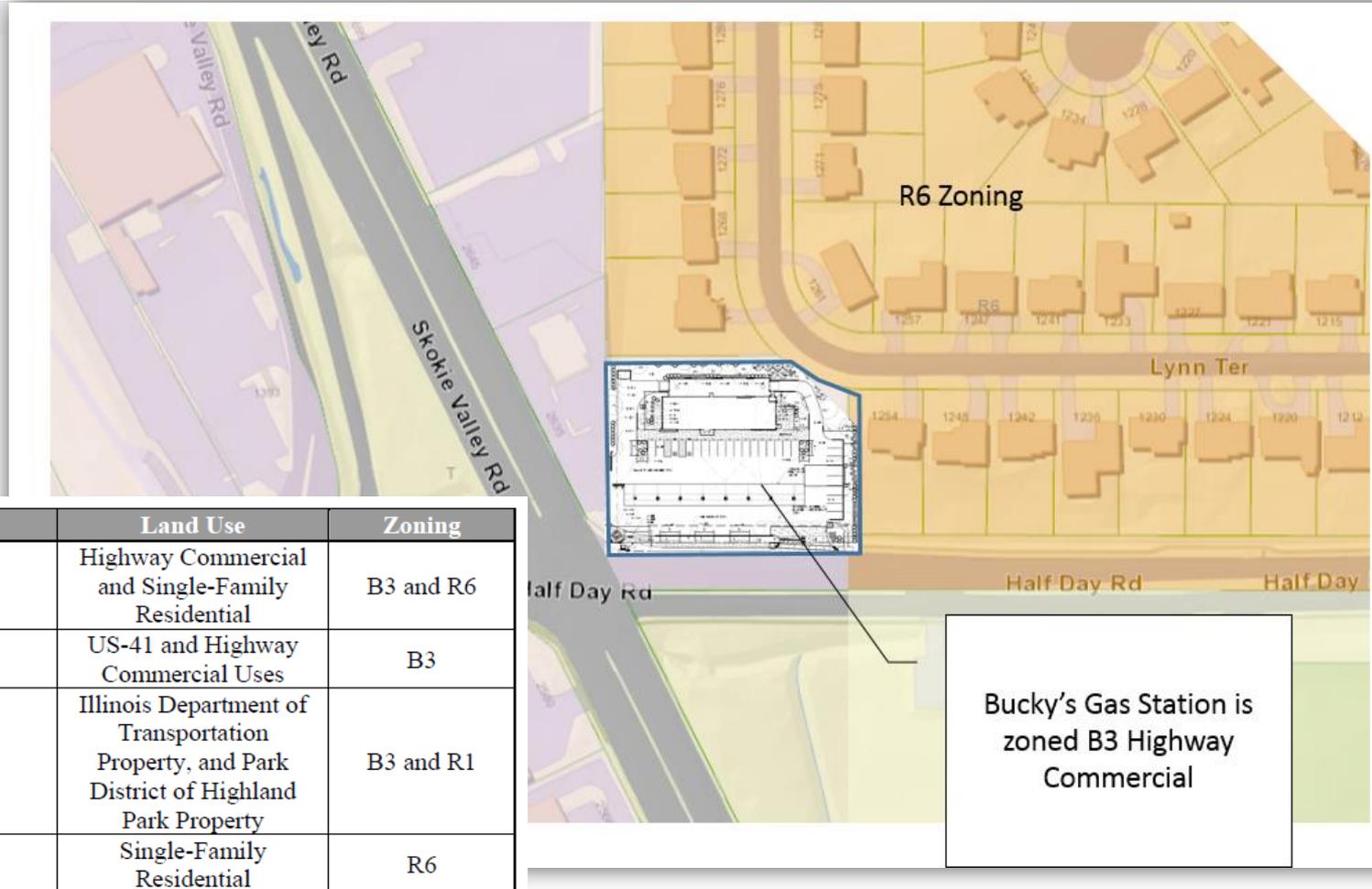
B-3 HIGHWAY COMMERCIAL

R-6 MEDIUM DENSITY RESIDENTIAL

HALF DAY ROAD (IL RTE 22)

Former Gas Station/Car Wash Facility

Commercial Site Adjacent to Single Family Residential



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



Property Uses

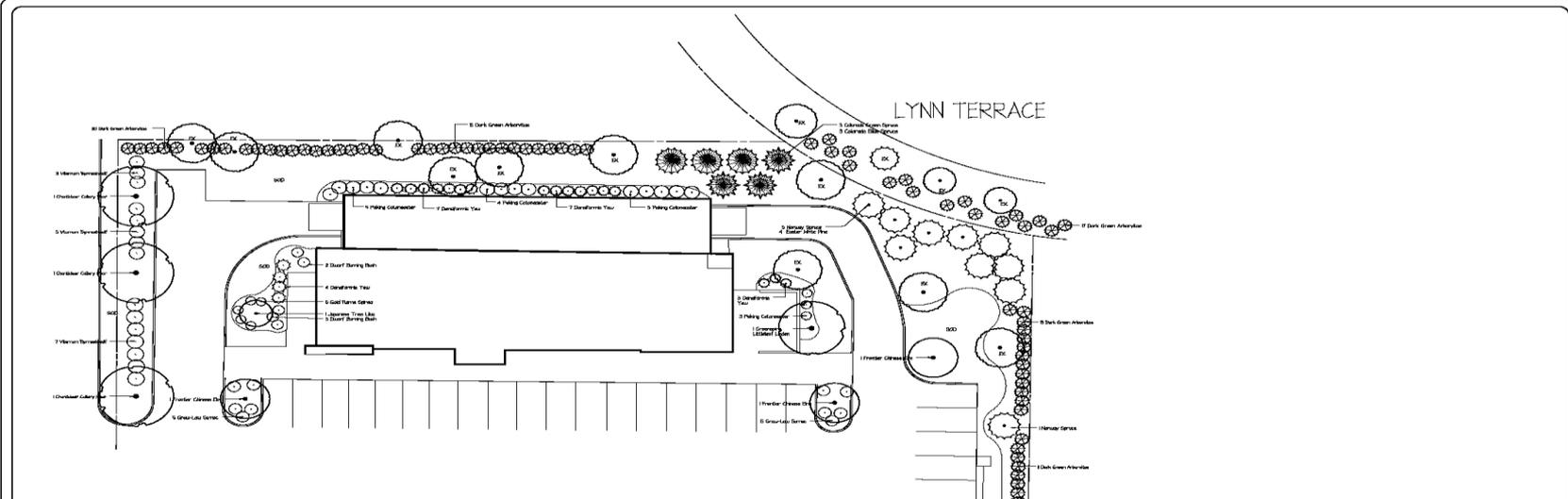
Prior Use:

- Gasoline Station with 5 pumps
- Attendant Kiosk
- Motor Vehicle Washing Facility

Future Use:

- Gasoline Station with 8 pumps (18 ft. tall)
- 4,700 sq. ft. Convenience Food Mart (17 ft. tall)
- Motor Vehicle Washing Facility (17 ft. tall)
- 238 sq. ft. of outdoor sales (propane, deicer and mulch)

Landscape Plan



Plant List

Qty	Botanical Name	Common Name	Size/Condition
Deckbox Shade Trees			
3	<i>Pinus oleracea</i> 'Cherisee'	Cherisee Colony Pine	2' DB
1	<i>Tilia cordata</i> 'Screaming'	Greening 1.5'x1.5'x1'	3' DB
3	<i>Ulmus parvifolia</i> 'Fraser'	Fraser Chinese Elm	2' DB
Deckbox Ornamental Trees			
1	<i>Amelanchier grandiflora</i> s. 'Autumn Brilliance'	Autumn Brilliance Apple Sambucus	8' DB/Cont.
1	<i>Syringa reticulata</i>	Japanese Tree Lilac	2' DB
Deckbox Shrubs & Shrub Roses			
22	<i>Colonneaster ovatifolius</i>	Pruning Colonnaster	24" Ht.
5	<i>Ribes alabastrum</i> 'Carnegie'	Quart' Burning Bush	32" DB
10	<i>Rhus ornateifolia</i> 'Vase-Like'	Grow-Low Sumac	24" Ht.
5	<i>Salix b. caprea</i>	Brushed Sycamore	24" Ht.
5	<i>Salix b. caprea</i>	Gold Flame Sycamore	24" Ht.
5	<i>Viburnum dentatum</i> Chicago Lace	Viburnum Synnoveadell	24" Ht.
Evergreen Shrubs			
2	<i>Taxus x media</i> 'Danaeformis'	Danaeformis Tree	24" Ht.

Qty	Botanical Name	Common Name	Size/Condition
1	<i>Cercis canadensis</i>	Cercis Redbud	7' DB
7	<i>Pinus strobus</i>	Nursery Spruce	12' DB
3	<i>Pinus pungens</i>	Colony Green Spruce	12' DB
3	<i>Pinus pungens</i> 'Silver'	Colony Blue Spruce	12' DB
4	<i>Pinus strobus</i>	Eastern White Pine	12' DB
4	<i>Thuja occidentalis</i> 'Nigra'	Dark Green Arborvitae	12' DB

NOTES

No.	Date	Description

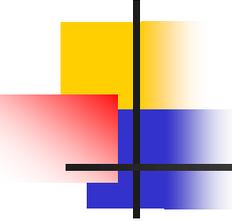
Additional Section
Draft Plan

Buckys E

Half Day (L
& Skokie Highw
Highland Park

SCALE
DRAWN BY
CHECKED BY
DATE
SHEET NO. OF TOTAL





Tree Removal

- As part of the development review, it was estimated that a minimum of 56 trees will need to be removed
 - 28 are classified as “Key Trees”
 - 21 of the Key Trees are classified in average condition
 - 7 of the Key Trees are classified in poor or dead/diseased/hazardous condition
 - The remaining 28 non-Key Trees were assessed to be diseased and hazardous, mostly due to their susceptibility to Emerald Ash Borer
 - The City Forester has reviewed the tree removal plans and identified that removal fees and ___ inches of replacement will be required on or off-site



Proposed Fencing

- The portion of property abutting Lynn Terrace is considered front yard for the Bucky's property
- The Code limits the height of front yard fences to 4 ft.
 - An 8 ft. tall wood fence has been approved adjacent to Lynn Terrace
 - Relief was granted in this location to permit the taller screening fence