

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Plan Commission/Zoning Board of Appeals Tuesday, November 1, 2022 7:00 p.m.

West Chicago City Hall
Council Chambers
475 Main Street
West Chicago, IL 60185

A G E N D A

1. **Call to Order, Roll Call and Determination of a Quorum**
2. **Pledge of Allegiance**
3. **Chairman's Comments**
4. **Public Comment**
5. **Approval of the Draft October 4, 2022 Meeting Minutes**
6. **Public Hearing of Case PC 22-07 (*Continued from October 4, 2022*)**

QuikTrip Corporation is requesting approval of a Preliminary Planned Unit Development and Plat, and a Special Use Permit for a Motor Vehicle Service Station on Lot 1 of the proposed development, located on the south side of Illinois Route 64 (North Avenue) and on the east side of Illinois Route 59 (Neltnor Boulevard) in the B-3 Regional Shopping District.

7. **Review and Recommendation of Case PC 22-07**
8. **Other Business**
9. **Next Meeting** – Tuesday, December 6, 2022 at 7:00 p.m.
10. **Adjournment**

cc:	Plan Commission Members	School Districts #25, #33, #94, #303, #46
	Mayor	West Chicago Fire Protection District
	City Council	West Chicago Park District
	M. Guttman	West Chicago Public Library District
	T. Dabareiner	DuPage County Building & Zoning
	M. Patel	Warrenville Plan Commission
	J. Sterrett	News Media

DRAFT MEETING MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

October 4, 2022 7:00 P.M.

1. Call to Order, Roll Call and Establishment of a Quorum

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins and Commissioners Banasiak, Hale, and Slattery present. Commissioners Billingsley, Henkin, and Kasprak were absent. With four (4) members present, a quorum was established.

Staff in attendance was City Planner John Sterrett.

2. Pledge of Allegiance – Commissioner Banasiak led the Commission in the Pledge of Allegiance.

3. Chairman's Comments – None.

4. Public Comment – None.

5. Approval of the Draft Minutes of the September 7, 2022 Plan Commission Meeting

Commissioner Banasiak made a motion, seconded by Commissioner Slattery, to approve the September 7, 2022 Plan Commission meeting minutes with a correction to the vote under item 8. With a voice vote of three (3) “ayes”, zero (0) “noes”, and one (1) abstention, the motion carried and the draft minutes of the September 7, 2022 meeting were approved.

6. Public Hearing of Case PC 22-07 – Preliminary Planned Unit Development and Plat and Special Use Permit

Commissioner Hale made a motion, seconded by Commissioner Banasiak, to open the public hearing for Case PC 22-07 for a Preliminary Planned Unit Development and Plat and Special Use Permit for QuikTrip Corporation at the southeast corner of Illinois Route 59 and Illinois Route 64. With a voice vote of all “ayes” and zero (0) “noes”, the motion carried and the Plan Commission opened the public hearing for Case PC 22-07.

Chairperson Laimins stated that QuikTrip Corporation has requested a continuance of the hearing to the Tuesday, November 1, 2022 Plan Commission/Zoning Board of Appeals meeting.

Commissioner Slattery made a motion, seconded by Commissioner Banasiak, to continue the public hearing to the Tuesday, November 1, 2022 Plan Commission/Zoning Board of Appeals meeting. With a voice vote of all “ayes” and zero (0) “noes”, the motion carried and the public hearing for Case PC 22-07 was continued to the Tuesday, November 1, 2022 Plan Commission/Zoning Board of Appeals meeting.

7. Adjournment

With no further business to discuss, Commissioner Hale made a motion, seconded by Commissioner Banasiak to adjourn the meeting. With a voice vote of all ayes, the motion carried and the Plan Commission, at 7:07 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

City of West Chicago
Community Development Department
Report for the Plan Commission/Zoning Board of Appeals
November 1, 2022



- Case:** PC 22-07
- Petitioner:** QuikTrip Corporation represented by Erik Eckhart, Real Estate Manager
- Owner:** QuikTrip Corporation
- Location:** South side of Illinois Route 64 (North Avenue), East side of Illinois Route 59 (Neltnor Boulevard)
- Zoning:** B-3 Regional Shopping District
- Existing Use:** Vacant/Wooded
- Comp Plan:** Corridor Commercial
- Requests:** A Preliminary Planned Unit Development (PUD), in accordance with Article XV of the Zoning Code, a Preliminary Plat of Subdivision, in accordance with Article XI of the Subdivision Regulations Code, and a Special Use Permit for a Motor Vehicle Service Station (i.e. gas station), in accordance with Sections 5.5 and 10.4-(G) of the Zoning Code.
- Summary:** The proposed four-lot commercial development with a Motor Vehicle Service Station proposed for Lot 1 is consistent with the Comprehensive Plan as well as the intent and purpose of the Planned Unit Development regulations of the Zoning Code.
- Recommendation:** Staff recommends the Plan Commission adopt the Findings of Fact suggested by staff on page 5 of this report and pass a motion recommending **APPROVAL** of the proposed Preliminary PUD, Preliminary Plat of Subdivision, and Special Use Permit for Lot 1, subject to the following conditions:
1. That the site be developed in substantial conformance with the following plans:
 - a. Overall Preliminary Site Plan, consisting of one page (Sheet C100), prepared by Midwest Design Group, dated August 17, 2022.
 - b. QuickTrip Preliminary Site Plan, consisting of one page (Sheet C101), prepared by Midwest Design Group, dated August 17, 2022.
 - c. Building Elevations, consisting of three pages, prepared by QuickTrip Corporation, dated April 15, 2022.
 - d. Overall Preliminary Landscape Plan, consisting of one page (Sheet L010), prepared by Midwest Design Group, dated August 17, 2022.
 - e. QuickTrip Preliminary Landscape Plan, consisting of one page (Sheet L100), prepared by Midwest Design Group, dated August 17, 2022.
 2. That the proposed shade trees immediately east of the truck parking stalls shall be replaced with eight foot tall evergreen trees. These trees shall be included on the Final Landscape Plans.
 3. That the Final Landscape Plans include a greater variety of shrubs throughout the site, both along property lines and foundation landscaping.
 4. That overnight truck parking be prohibited on Lot 1 and the petitioner shall install signage at the truck parking stalls indicating this prohibition.
 5. That the columns for the gas pump and diesel pump canopies be wrapped in either brick or stone to match the architecture of the convenience store building.

Public Notice.

All public notice requirements were completed including a notice of public hearing published in the Daily Herald on Monday, September 19, 2022, notification to all property owners within 250 feet of the subject property, and placement of hearing signs on the property visible from Illinois Route 64, Illinois Route 59, and Woodcrest Drive, all prior to the opening of the hearing on Tuesday, October 4, 2022.

Adjacent Property Zoning and Land Use Information

<i>Location</i>	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>	<i>Comprehensive Plan</i>
North	B-3 Regional Shopping District	Mosaic Crossing Shopping Center	Corridor Commercial
South	ER-1 Estate Residence District	Stormwater Detention	Parks and Open Space
East	R-3 Single Family Res. (Unincorporated)	Single-Family Res. (H.M. Cornell & Co. Waynewood Subdivision)	Single-Family Residential
West	B-3 Regional Shopping District	St. Andrew's Square Shopping Center; Shell Gas Station	Corridor Commercial

Existing Conditions.

The subject property is a 24.25-acre vacant tract of land generally located at the southeast corner of Illinois Route 64 and Illinois Route 59 across from the Mosaic Crossing Shopping Center, St. Andrew's Shopping Center, and the Franciscan Plaza Shopping Center, located in the B-3 Regional Shopping District. The property contains neither wetlands nor floodplain.

Proposal.

The petitioner is proposing a commercial development known as QuikTrip Crossing with four commercial lots. The development will have three entrances including a right-in/right-out/left-in on Illinois Route 64, a right-in/right-out on Illinois Route 59, and a signalized full access on Illinois Route 59 that will be located across from Heritage Woods Drive. The petitioner is proposing a Motor Vehicle Service Station on Lot 1 that will include gas pumps for passenger vehicles, diesel pumps for trucks, a truck scale, and a "QuikTrip" 24/7 convenience store.

Traffic Impact and Roadway Access.

Both Illinois Route 64 and Illinois Route 59 are State arterial roadways under the jurisdiction of the Illinois Department of Transportation (IDOT). The petitioner is proposing a signalized full access on the City-owned property immediately south of the subject property across from Heritage Woods Drive. The access will have two outbound lanes including an exclusive left turn lane and a shared through-right turn lane. The existing right-turn lane on Heritage Woods Drive at Illinois Route 59 will also become a shared through-right turn lane. The existing left turn lane on Heritage Woods Drive will remain as is. The installation of the signalized full access across from Heritage Woods Drive will improve the Heritage Woods Drive eastbound traffic from a Level of Service F to B during peak hours.

A right-in/right-out access is proposed approximately 940 feet north of the proposed full access. A three-quarter access with right-in/left-in/right-out is proposed on Illinois Route 64 across from the existing

Mosaic Cross Center driveway. An inbound right turn lane will be provided for all three access points. A left turn lane will be provided for inbound left turn movements at the full access on Illinois Route 59 and at the three-quarter access on Illinois Route 64. No access is proposed on Woodcrest Drive to the east of the development. All access to the site is limited only from Illinois Route 59 and Illinois Route 64. IDOT has reviewed both the Traffic Impact Study and the geometric layout of the access and has found the locations and access types to be acceptable.

The proposed internal drive for the development will connect the proposed signalized full access on Illinois Route 59 with the proposed three-quarter access on Illinois Route 64. This roadway will be located between the proposed detention area and the commercial lots. The petitioner has provided a truck turn exhibit demonstrating trucks can safely traverse the site without. The establishment of an Owners' Association will be required to maintain this roadway. An existing ingress/egress easement agreement exists with the existing Shell Gas Station property immediately to the west and will provide cross access between the two lots.

Stormwater/Utilities.

No floodplain or wetlands exist on the property. Stormwater runoff from the development will be addressed with a proposed stormwater detention facility located on the east side of the property between the internal north-south access drive and the east property line. The size and design of the detention area has received preliminary approval by the City's stormwater engineer and complies with the DuPage County Stormwater Ordinance. A review of the final engineering for the stormwater system will occur at the time of the Final PUD application submittal. This will also include a review of the plantings for the post-construction best management practices, known as PCBMPs, required by the DuPage County Stormwater Ordinance. The proposed sewer and water extensions and connections have been reviewed and received preliminary approval by the Public Works Department. A review of the final engineering for sewer and water utilities will also occur at the time of the Final PUD application submittal.

SPECIAL USE PERMIT ANALYSIS

Proposal.

The petitioner is proposing to develop Lot 1 as a Motor Vehicle Service Station (i.e. gas station) with an 8,292 square foot convenience known as QuikTrip. A gas pump canopy is proposed between the convenience store and Illinois Route 64 and will have eight pumps featuring 16 vehicle positions. Located behind the convenience store will be a diesel pump canopy with four truck positions. Underground fuel tanks for the pumps will be located on the west side of the property towards Illinois Route 59. Next to the diesel pumps will be a truck scale. No car wash associated with the gas station is proposed. The convenience store and pump canopies comply with all setback requirements and height/bulk restrictions.

Parking.

The convenience store will be served with 69 perpendicular parking stalls for passenger vehicles and nine perpendicular parking stalls for trucks satisfying the minimum number of parking stalls required for the use. All proposed parking stalls will meet the minimum required stall dimensions. The required number of parking lot landscape islands will be provided on the ends of each row of parking. All drive aisles will satisfy the minimum width of 24 feet. As previously mentioned, a truck turn exhibit has been provided demonstrating trucks can traverse throughout the site. To prevent any of the truck parking stalls from being used for overnight or long-term truck parking, staff recommends that a condition be

placed on the controlling ordinance prohibiting overnight parking. To enforce this condition, signage should be installed at these parking stalls indicating the prohibition.

Architectural Elevations

The convenience store will be constructed with an Atlas structural brick with a bronzestone color finish and small brick accents of Atlas structural brick with a midnight color finish. The entrance ways to the convenience store will contain Glen Gery stacked stone with a dark grey finish. A 4-foot high brick parapet will be used to screen all roof-top mechanical units. The architecture of the building complies with the City's Design Standards contained in Section 7.13 of the Zoning Code. Staff recommends a condition be placed on the ordinance requiring the columns for the gas pump and diesel pump canopies be wrapped in brick or stone to match the architecture of the convenience store building. Please see the submitted Building Elevations, attached hereto as Exhibit "L", for more details.

Landscaping.

The petitioner is providing a mixture of shade trees and shrubs around the perimeter of Lot 1 where the proposed Motor Vehicle Service Station will be located, as well as around the perimeter of the overall development. Foundation landscaping is being provided around the proposed convenience store. All parking lot landscape islands will contain a required three-inch caliper shade tree. The amount of landscaping provided within the preliminary landscape plan complies with Section 14.8 (Landscape Yards) and Section 14.9 (Landscaping Required) of the Zoning Code. Staff does, however, recommend that the shade trees proposed immediately east of the proposed semi-truck parking stalls be replaced with eight-foot tall evergreen trees to ensure these stalls are completely blocked from view of the residential area to the east of the development. Staff also recommends that the petitioner provide a much larger variety of shrubs in the required landscape yards and building foundation than what is currently proposed. Staff recommends a condition be placed requiring the Final Landscape Plan to include the aforementioned evergreen trees and the larger variety of shrubs.

Signage.

The petitioner is proposing three signs on the front elevation of the convenience store facing Illinois Route 64 including a "QuickTrip" sign above the entrance with two "QT" signs on either end of the building. The rear of the building will feature a "QT" sign with two signs advertising products sold in the store. Each side of the building will contain a "QT" sign with two advertising signs. All building signage complies with the Zoning Code. One freestanding sign for QuickTrip along Illinois Route 64 near the northwest corner of Lot 1 is also proposed and will meet the required setbacks. No elevations have yet been prepared for the freestanding sign, which will be required for the Final PUD approval of Lot 1.

Lighting.

The petitioner has provided a photometric plan indicating that illumination levels will be at or below the maximum illumination level permitted of 2.0 foot-candles at the property line. Illumination levels will drop to 0.0 at the east property line adjacent to the residential area. Light fixtures for all proposed building and parking lot lights will be shielded to prevent glare onto adjacent properties. Light poles will each have a height of no more than 22 feet, below the maximum 25 foot height permitted.

Planned Unit Development Findings of Fact

As stated under Section 15.8 of the Zoning Code, the Zoning Board of Appeals shall set forth to the City Council the reason for the recommendation, and said recommendation shall set forth with particularity

in what respects the proposal would be in the public interest, including, but not limited to, findings of fact on the following:

(A) In what respects the proposed plan is consistent with the comprehensive plan and the stated purpose and intent of the planned unit development regulations.

The proposed plan for a commercial development within the B-3 Regional Shopping District is consistent with the City's 2022 Comprehensive Plan, which identifies this area as Corridor Commercial. The Corridor Commercial designation within the City's Comprehensive Plan states "commercial streets are well established, especially along North Avenue and Neltnor Boulevard" and that "Commercial corridors provide convenience and offer a variety of goods and services, and most consumers arrive by automobile." A policy of Corridor Commercial is to "cluster retail development near key intersections" such as "Neltnor Boulevard at North Avenue." The subject property has been contemplated for commercial development since as far back as 1975. Staff is of the opinion the petitioner has satisfied this finding.

(B) The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

The proposed Planned Unit Development complies with the requirements and standards contained in Section 15.7 and Section 15.7-2 of the Zoning Code. No variations to these requirements are sought to accomplish the project. Section 15.7-2(A) of the Zoning Code limits nonresidential planned unit developments to B-2, B-3, M, and ORI districts. The property is zoned B-3 and has been since as far back as 1978. The Zoning Code states that the B-3 district "is intended to accommodate and regulate business developments, which are directly and indirectly accessed from major arterial roadways", such as Illinois Route 59 and Illinois Route 64. The Zoning Code states as well that the B-3 District is "large retail shopping center oriented and is primarily located at the City's busiest intersection", which is the intersection of Illinois Route 59 and Illinois Route 64. The proposed development and its uses are consistent with the B-3 district as well as the already established commercial corridor at the intersection of Illinois Route 59 and Illinois Route 64. Staff is of the opinion the petitioner has satisfied this finding.

(C) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property including, but not limited to, the density, dimension, area, bulk and use and the reasons why such departures are deemed to be in the public interest.

No deviations from the Zoning Code for Lot 1 are being sought for the development of the lot as a Motor Vehicle Service Station. No deviations for the future development of Lots 2-4 are sought at this time. These lots will require review and approval of a Final Planned Unit Development prior to commencing development. Staff is of the opinion the petitioner has satisfied this finding.

(D) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and furthers the amenities of light and air, recreation and visual enjoyment.

A traffic signal is proposed and has been preliminarily approved by IDOT at the southern entrance of the development on Illinois Route 59 across from the existing Heritage Woods Drive. The installation of the traffic signal will significantly improve the level of service for Heritage Woods Drive at Illinois Route 59 according to the Traffic Impact Study. Necessary turn lanes are proposed for the signalized entrance as well as other two accesses in accordance with IDOT standards. Stormwater management will be located on the eastern portion of the property and will serve as a buffer between the

commercial development and the residential area to the east. The preliminary plans for the stormwater management area demonstrate compliance with the DuPage County Stormwater Ordinance. A sidewalk is proposed along Illinois Routes 64 and 59 for pedestrian traffic. Staff is of the opinion the petitioner has satisfied this finding.

(E) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.

The property is located at one of the four corners of the City's main regional commercial intersection at Illinois Routes 64 and Illinois Route 59. The other three corners have been previously developed with commercial uses in the B-3 District. The proposed plan will be compatible and complementary with the uses at these other locations. An adequate buffer of existing trees and the proposed detention facility will be located between the commercial uses of the development and the residential area to the east. All of the proposed lots are oriented away from the existing residential area to the east. Staff is of the opinion the petitioner has satisfied this finding.

(F) The desirability of the proposed plan as regards physical development, tax base and economic well-being of the city.

The property is located at the corner of the City's busiest commercial intersection in the B-3 District. This intersection is intended to promote commercial uses on both a local and regional level. Both Illinois Route 64 and Illinois Route 59 are major commercial corridors not only in West Chicago but in the entire region. The proposed plan promotes regional commercial uses with the use of a motor vehicle service station and convenience store on Lot 1. The other lots are anticipated to be developed with other retail and services uses that will serve the region. The development will provide a much needed traffic signal at Heritage Woods Drive and Illinois Route 59 that will help the flow of traffic for the commercial uses on the south side of Illinois Route 64 including the existing and well established uses in St. Andrews Square on the west side of Illinois Route 59. The proposed development of the vacant property will increase the tax base in the City and promote economic development in the area. Staff is of the opinion the petitioner has satisfied this finding.

Special Use Findings of Fact:

As stated under Section 5.5-4, the Plan Commission/Zoning Board of Appeals shall recommend a special use only if it shall make findings of fact based upon evidence presented that the special use:

(A) Is necessary for the public convenience at the location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings. *This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is needed there*****

A Motor Vehicle Service Station, defined in the Zoning Code as "any building or portion thereof, used for dispensing or sale of motor vehicle fuels...Motor Vehicle Service Stations may also include accessory uses, convenience stores, and restaurant facilities", is a use that is best suited to be located within a commercial corridor that is along a major arterial road with a high traffic volume. Both Illinois Route 59 and Illinois Route 64, the two roadways adjacent to the subject property, fit those criteria. Furthermore, the property is located at the corner of the City's main commercial corridor hub, which is also the City's most traveled intersection. The City has previously approved two other motor vehicle service stations at this intersection, demonstrating it is an ideal location for this type of use.

Staff is of the opinion the petitioner has satisfied this finding.

(B) Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

The design of the proposed development for the use is consistent with other previously approved Motor Vehicle Service Stations in the City. The site has been designed so the majority of semi-truck traffic will be directed to use the signalized entrance at the southern portion of the site. All traffic will enter and exit off Illinois Routes 64 and 59 only. No neighborhood or other side streets will be utilized for traffic related to the proposed use. The proposed use will be located 400+ feet from the nearest residential lot to the east. The proposed stormwater detention area and the existing trees on the eastern portion of the property will serve as a buffer between the proposed use and the residential neighborhood. The petitioner has submitted a photometric plan demonstrating the proposed exterior lights on the property will comply with the City's light standards. No light spillover will occur onto the adjacent residential properties based on the photometric plan. The use is required to be designed in accordance with all state and federal regulations pertaining to Motor Vehicle Service Stations. Staff is of the opinion the petitioner has satisfied this finding.

(C) Will not cause substantial injury to the value of other property in the neighborhood in which it is located:

The proposed Motor Vehicle Service Station use is consistent with other uses in the immediate vicinity at the intersection of Illinois Route 64 and Illinois Route 59. The proposed use still allows for future commercial uses on the balance of the overall property. The entire property will remain in the current B-3 Regional Shopping District. The site has been designed in accordance with the DuPage County Stormwater Ordinance, subject to volume and post-construction best management practices. Access onto Illinois Route 64 and Illinois Route 59 have been reviewed and approved by IDOT, including the installation of a traffic signal on Illinois Route 59 across from Heritage Woods Drive. Staff is of the opinion the petitioner has satisfied this finding.

(D) The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:

The subject property is located in the B-3 Regional Shopping District. The proposed use of the property as a Motor Vehicle Service station is listed as a special use in the B-3 Regional Shopping District, per Section 10.3-4 (G) of the Zoning Code. Staff is of the opinion the petitioner has satisfied this finding.

Exhibits.

Exhibit A – Location Map
Exhibit B – Zoning Map
Exhibit C – Aerial Photo
Exhibit D – Project Narrative
Exhibit E – Plat of Survey
Exhibit F – Preliminary Plat of Subdivision
Exhibit G – Overall Development Plan

Exhibit H – Overall Site Plan
Exhibit I – QuickTrip Site Plan
Exhibit J – Overall Landscape Plan
Exhibit K – QuickTrip Landscape Plan
Exhibit L – Building Elevations
Exhibit M – Photometric Plan
Exhibit N – Traffic Impact Study Findings

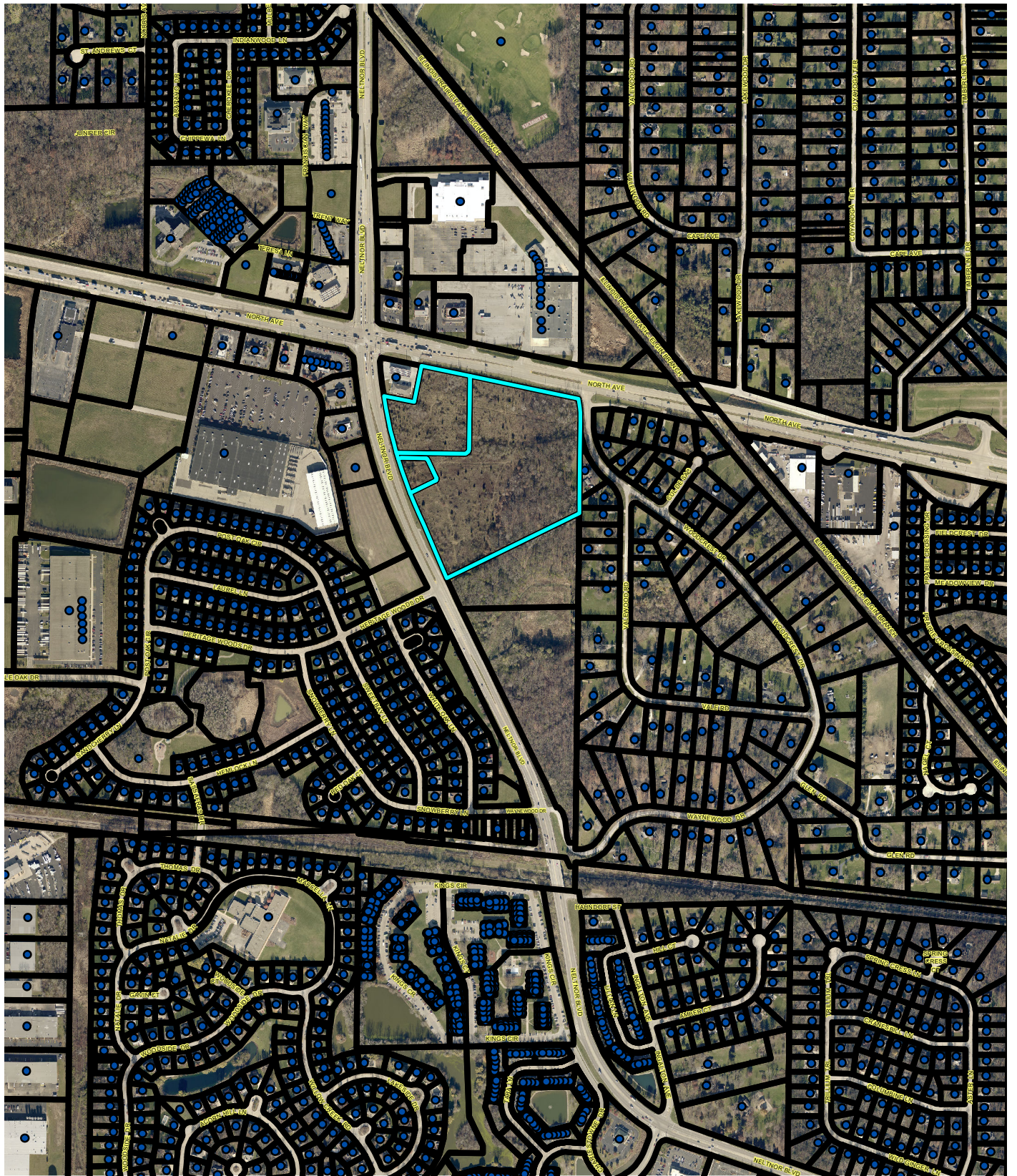


Exhibit A - Location Map



1 inch = 833 feet

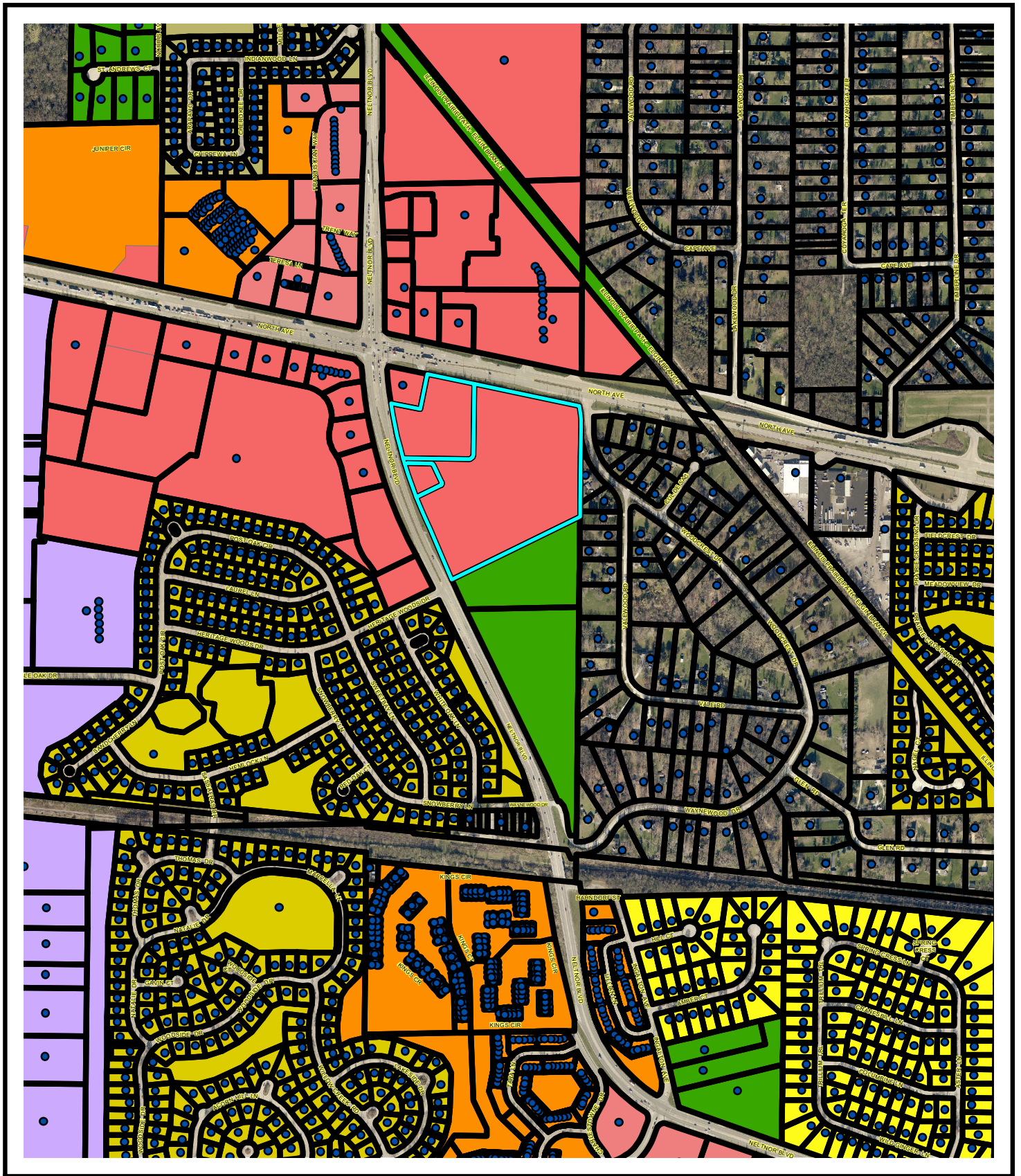


Exhibit B - Zoning Map



1 inch = 833 feet

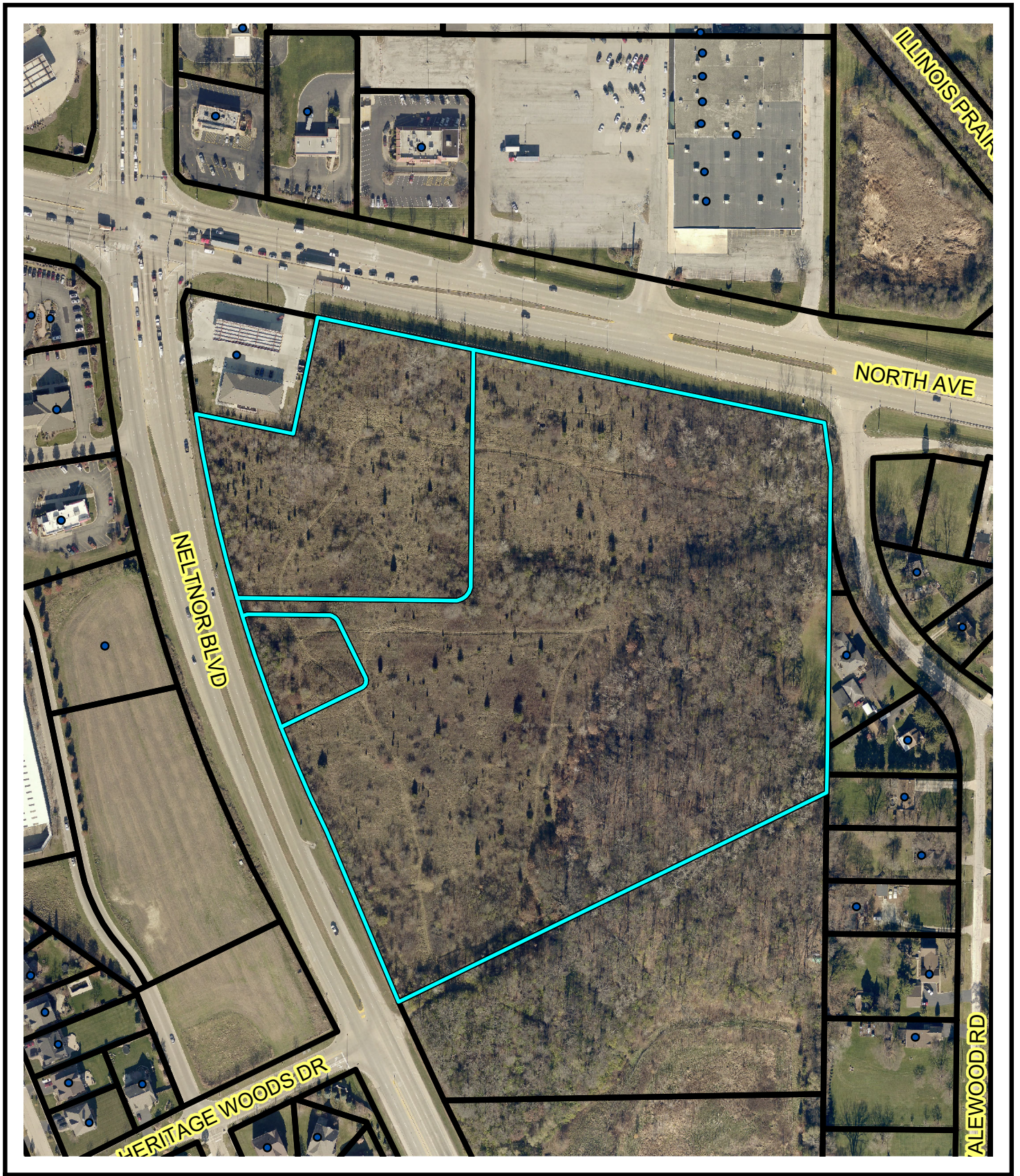


Exhibit C - Aerial Photo



1 inch = 250 feet



QuikTrip

KANSAS CITY DIVISION

5725 Foxridge Drive

Mission, KS 66202-2401

P.O. Box 220

Shawnee Mission, KS 66201-0220

913-362-3700

FAX: 918-994-3557

Exhibit "D"

QuikTrip Crossing
IL Route 64 & IL Route 59
West Chicago, DuPage County, Illinois

Project Narrative

QuikTrip Corporation is proposing a commercial P.U.D. subdivision, QuikTrip Crossing, at the southeast corner of IL Route 64 & IL Route 59 in West Chicago, DuPage County, Illinois. The proposed development will be located on approximately 24.27 acres, previously platted as Lots 1, 2 and 3 in Western Crossing P.U.D. Subdivision recorded December 12, 1988 as Document No. R88-141472. The property is located in part of the Southeast $\frac{1}{4}$ of Section 28 and the Northeast $\frac{1}{4}$ of Section 33, Township 40 North, Range 9 East, of the Third Principal Meridian.

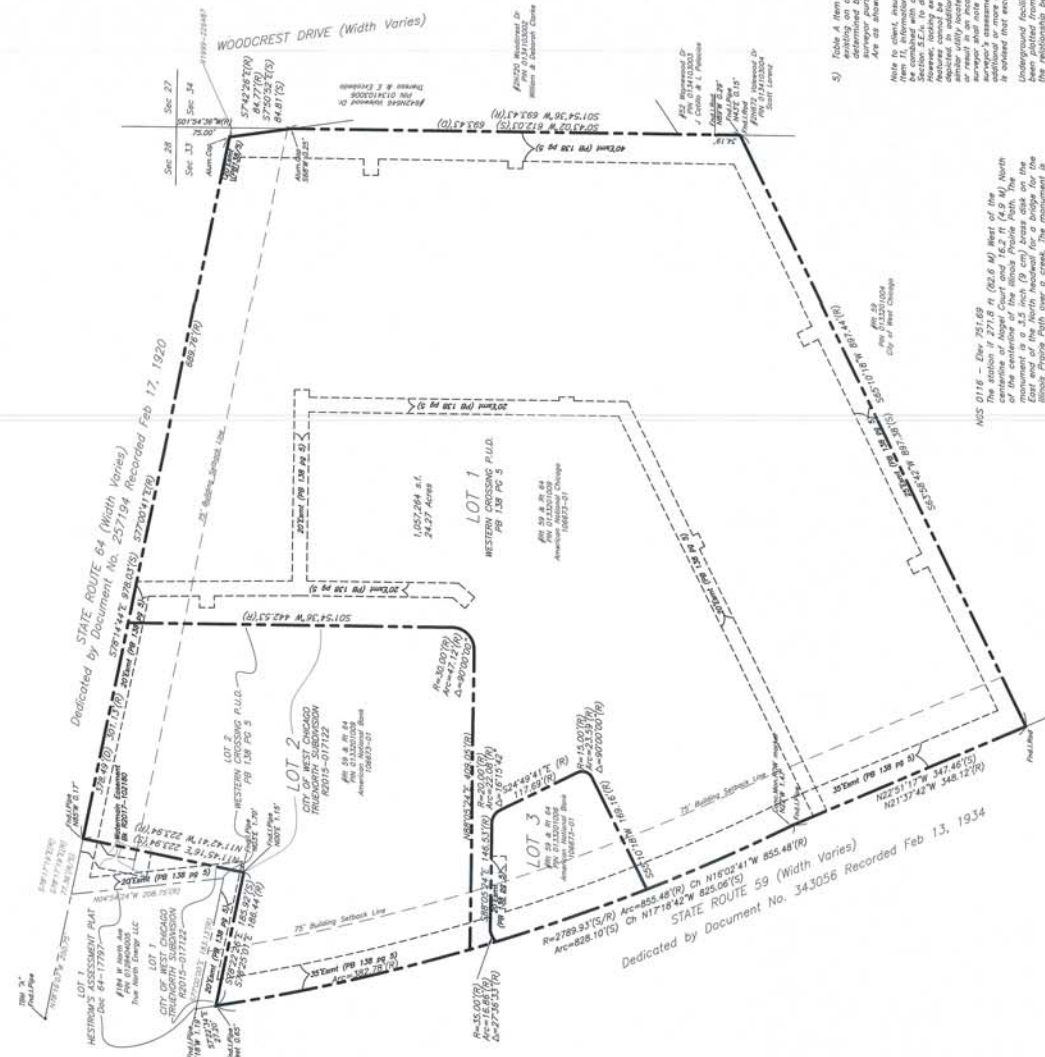
QuikTrip Crossing will contain six (6) commercial lots ranging from 1.15 acres to 5.88 acres in size. The subdivision will also accommodate a detention tract where a regional detention facility will be designed to serve the entire development.

QuikTrip Corporation plans to build an 8,292 s.f. convenience store, with auto and truck fueling canopies, on Lot 1. The remainder of the lots will be sold to other commercial users.

Exhibit "E"



PLAT OF SURVEY
PART OF LOTS 1 & 2 AND ALL LOT 3
WESTERN CROSSING P.U.D.
Being Part of Sections 28 and 33, Township 40 North,
Range 9 East of the Third Principal Meridian

[illegible]

005 0116 - One 78'6"
The station is 271.8 ft (82.6 M) West of the
entrance of Hope Court and 16.2 ft (4.9 M) North
of the intersection of the road. The monument is a
monument is a 3.5 inch (9 cm) brass disk on the
East side of the north line. The monument is at
3.0 ft (0.9 M) below path level.

BM 3 - Elev = 794.24'
Found into two holes located N78°16"W 250.75
feet from the station along the eastern right
of way of State Route 157 as shown.

1 Flood Hazard - Zone "X": area of minimal flood
hazard, Federal Emergency Management Agency
FEMA Flood Insurance Study No. 1704-020337L
1704-020337L Effective date 8/1/2019

3 Evidence shown on record plat, no existing provided
There are no buildings; this is recent property.

[illegible][illegible]

- 1) *Trust Agreement, The Insurance Company File No. AC2-107256-4ME* (1997), 11, 107256-4ME.
- 2) *Schedule B, Part 6 Exclusions Item #*
- 3) *Declaration of Covenants 180-448112* – effects, nothing to plot
- 4) *Covenants and Restrictions 180-44811* – effects, nothing to plot
- 5) *Covenants 180-114174* – effects, nothing to plot
- 6) *Restrictions, dedications, building lines, conditions, reservations, easement for public utilities and other matters 180/114172* – as shown
- 7) *Terms, conditions and provisions of Ordinance No. 2125 180/114171* – as shown
- 8) *Terms and provisions 180/15-441580* – nothing to plot
- 9) *Terms and provisions 180/15-041239* – effects-located on Lot 1 Harrison's Assessment Plat 08-117797, not shown.

We hereby certify that at the request of QUATROP Corporation, SRT Design Inc. has executed a boundary survey in August 2021 and created a Plat of Survey on Part of Lots 1 & 2 of County of Cook, Illinois, a subdivision in the City of West Chicago, DuPage County, Illinois, and the results are shown herein. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of Plot of Survey: January 20, 2022

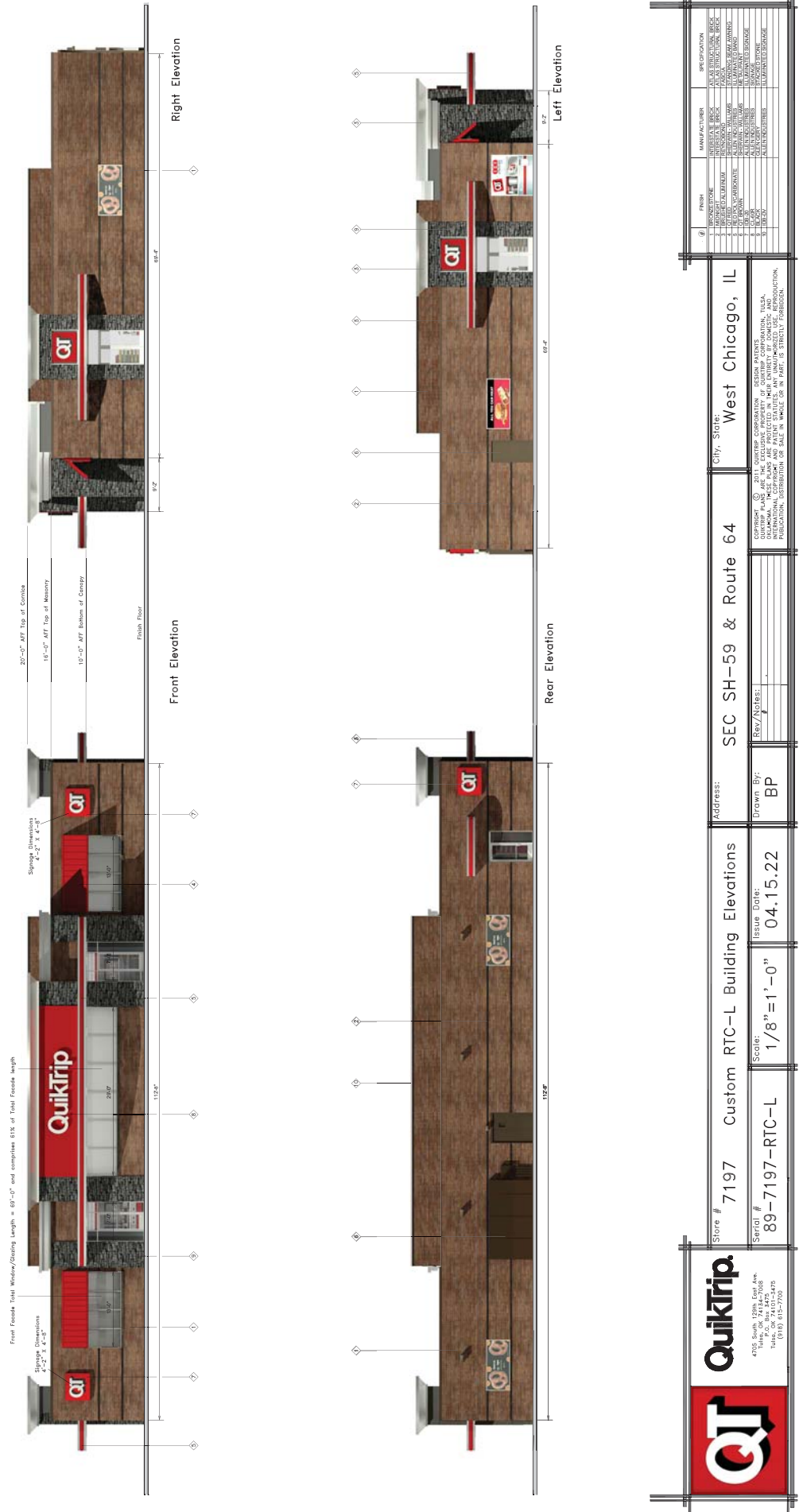
MARY KIRKIN WELLY / PLS 03/04/2022

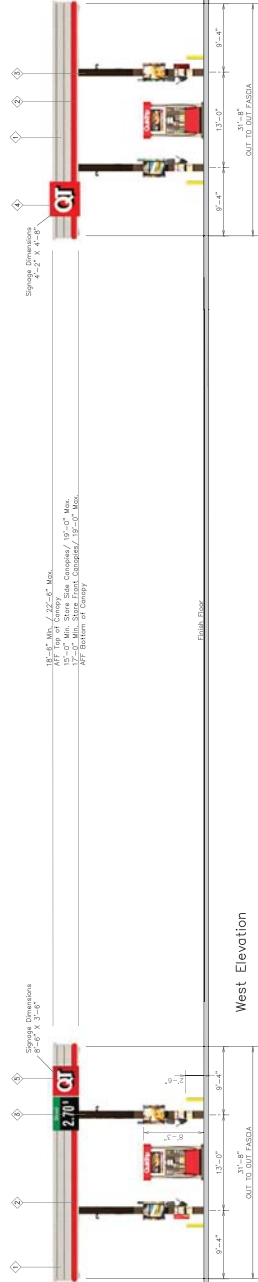
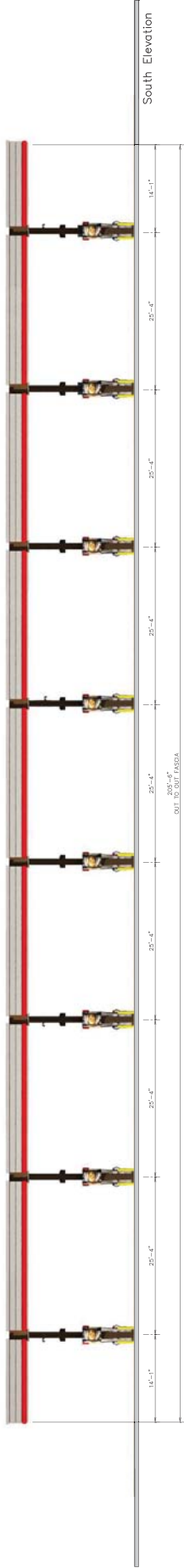
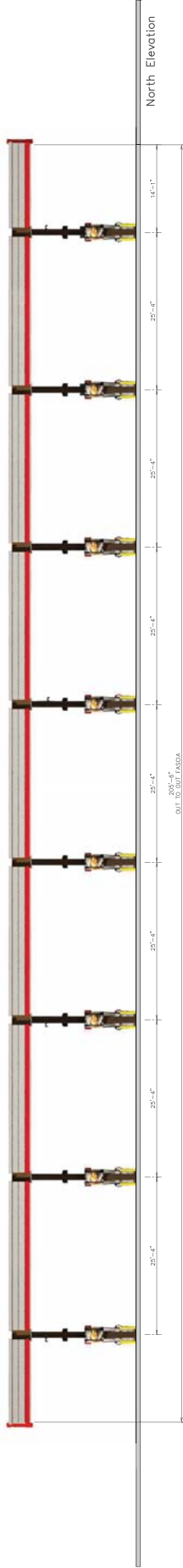
Expiration: November 30, 2022

PROFESSIONAL LAND SURVEYOR
MARY KIRKIN WELLY
0001-22019



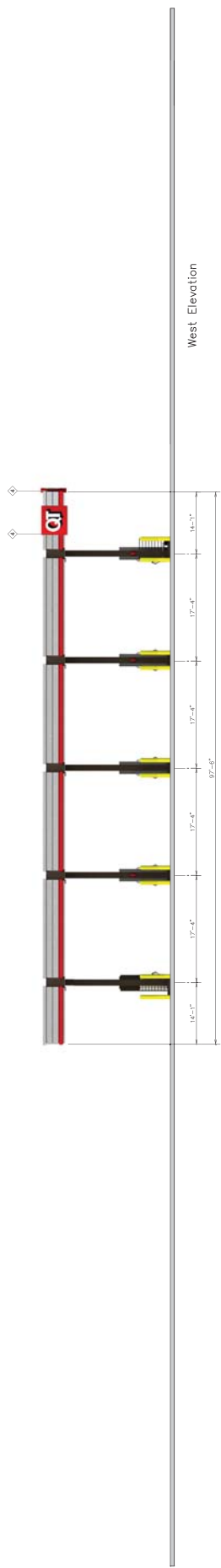
Exhibit "L"



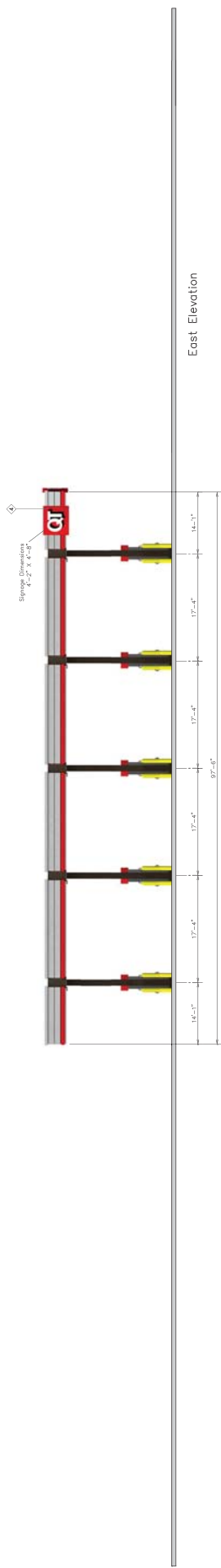


18'-0" Min. / 22'-0" Max.
 18'-0" Min. / 22'-0" Max.
 15'-0" Min. / 19'-0" Max.
 15'-0" Min. / 19'-0" Max.
 15'-0" Min. / 19'-0" Max.

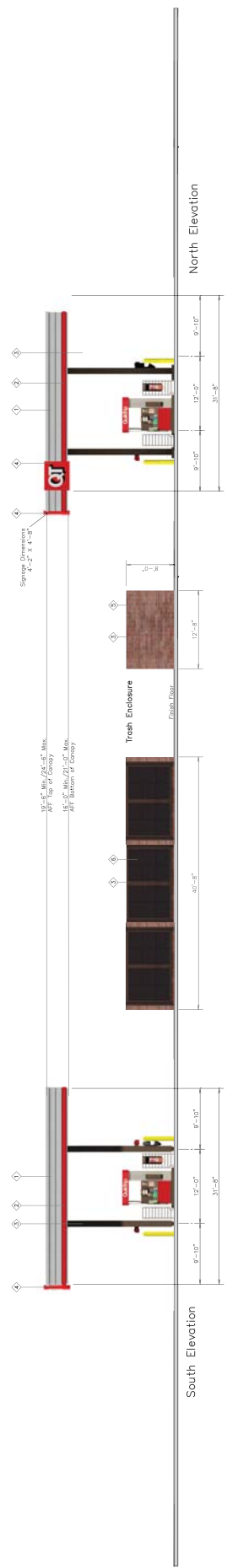
 QuikTrip. 4705 South 12th East Ave. Tulsa, OK 74115-0008 Tulsa, OK 74115-0008 (918) 424-7000		Store #	7197	Vertical 8 Canopy Elevations	Address:		SEC SH 59 & Route 64		City, State:		West Chicago, IL		<table><thead><tr><th>①</th><th>FINISH</th><th>MANUFACTURER</th><th>SPECIFICATION</th></tr></thead><tbody><tr><td>1</td><td>ALUMINUM</td><td>ALUMINUM</td><td>ALUMINUM</td></tr><tr><td>2</td><td>ALUMINUM</td><td>ALUMINUM</td><td>ALUMINUM</td></tr><tr><td>3</td><td>ALUMINUM</td><td>ALUMINUM</td><td>ALUMINUM</td></tr><tr><td>4</td><td>ALUMINUM</td><td>ALUMINUM</td><td>ALUMINUM</td></tr></tbody></table>		①	FINISH	MANUFACTURER	SPECIFICATION	1	ALUMINUM	ALUMINUM	ALUMINUM	2	ALUMINUM	ALUMINUM	ALUMINUM	3	ALUMINUM	ALUMINUM	ALUMINUM	4	ALUMINUM	ALUMINUM	ALUMINUM
①	FINISH	MANUFACTURER	SPECIFICATION																															
1	ALUMINUM	ALUMINUM	ALUMINUM																															
2	ALUMINUM	ALUMINUM	ALUMINUM																															
3	ALUMINUM	ALUMINUM	ALUMINUM																															
4	ALUMINUM	ALUMINUM	ALUMINUM																															
		Serial #	89-7197-GV08	Scale:	1/8" = 1' - 0"	Issue Date:	04.15.22	Rev/Notes:		Drawn By:		BP																						
		Copyright © 2017 QuikTrip Corporation. All rights reserved. QuikTrip, the QuikTrip logo, and the QuikTrip name are the exclusive property of QuikTrip Corporation, Tulsa, Oklahoma. All other marks, names, and logos are the property of their respective owners. Reproduction, distribution, or use in any form is prohibited.																																



West Elevation



East Elevation



North Elevation



4700 South 129th East Ave.
Tulsa, OK 74116
(918) 612-7700

Store # 7197

4 Bay Diesel Canopy

Serial # 89-7197-GV08

Address: SEC SH 59 & Route 64

City, State: West Chicago, IL

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

Issue Date: 04.15.22

Drawn By: BP

Rev/Notes:

© 2011 QUIKTRIP CORPORATION. DESIGN PATENTS
AND TRADEMARKS ARE THE PROPERTY OF QUIKTRIP CORPORATION.
ALL RIGHTS RESERVED. THESE PLANS ARE PROTECTED BY DOMESTIC AND
FOREIGN PATENTS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM QUIKTRIP CORPORATION.

FINISH	MANUFACTURER	SPECIFICATION
1. EXTERIOR WALLS	QUICKTRIP	QUICKTRIP SPECIFICATION
2. EXTERIOR ROOF	QUICKTRIP	QUICKTRIP SPECIFICATION
3. EXTERIOR FLOOR	QUICKTRIP	QUICKTRIP SPECIFICATION
4. EXTERIOR CEILING	QUICKTRIP	QUICKTRIP SPECIFICATION
5. EXTERIOR LIGHTS	QUICKTRIP	QUICKTRIP SPECIFICATION
6. EXTERIOR VENTILATION	QUICKTRIP	QUICKTRIP SPECIFICATION



SUMMARY

Exhibit "N"

CBB completed the preceding study to address the potential traffic impacts pertaining to the proposed development of QuikTrip Travel Center #7197 in West Chicago, Illinois. QuikTrip Corporation proposes to build a travel center with sixteen passenger vehicle stations and four truck fueling stations as well as an 8,292 SF convenience store in the southeast quadrant of IL Route 59 and IL Route 64. Other commercial uses will be developed in the future by others on the remaining ground. In summary, the following findings and improvements should be considered in conjunction with the proposed QuikTrip Travel Center development:

- Near the completion of this traffic impact study report, the QuikTrip site plan was modified slightly to remove two passenger vehicle pumps (four vehicle fueling positions) and remove one truck fueling bay. This revised report reflects the changes in trips generated for the updated QuikTrip site plan.
- Access to the QuikTrip Travel Center is proposed via one full access driveway on IL Route 59 across from Heritage Woods Drive, one right-in/right-out driveway on IL Route 59, and one three-quarter access driveway (no left-turn out) on IL Route 64 across from the existing Mosaic Crossing Center driveway.
- A new private street connection will be created for site circulation between the IL Route 59 full access driveway and the IL Route 64 driveway. It is anticipated that large trucks would enter the QuikTrip site from the loop road, travel westbound through the fueling canopy and use the right-in/right-out driveway on IL Route 59 to head back to the north, east or west or use the full access driveway on IL Route 59 to travel south.
- The proposed QuikTrip Travel Center is estimated to generate:
 - 100 new trips during the weekday AM peak hour, 80 new trips during the weekday Midday peak hour, and 90 new trips during the weekday PM peak hour; and
 - 370 pass-by trips during the AM peak hour, 260 pass-by trips during the Midday peak hour, and 260 pass-by trips during the PM peak hour from traffic already traveling on the adjacent roadways.
- The remainder of the tract will be developed commercially, likely sold to others, in the future. For the purpose of this traffic study, we considered traffic impacts from a 30,000 SF strip retail plaza, automated car wash with one tunnel, and a fast-food restaurant with drive-through window service.
- A traffic signal is warranted and recommended at the intersection of IL Route 59 and Heritage Woods Drive.



- In order to satisfy driver expectancy, a separate left-turn lane is recommended at both proposed full access driveways on IL Route 59 across from Heritage Woods Drive and on IL Route 64 opposite the Mosaic Crossing Center driveway.
- Separate right-turn lanes are recommended in order to satisfy driver expectancy northbound on IL Route 59 at the right-in/right-out, northbound on IL Route 59 at Heritage Woods Drive, and eastbound on IL Route 64 at the three-quarter access driveway (no left-turn out) opposite the Mosaic Crossing Center driveway. A separate right-turn lane is recommended to accommodate the traffic needs of the future commercial developments and background growth, as well as provide safety benefits associated with removing turning vehicles from through lanes.
- Most approaches and intersections operate at acceptable levels of service, LOS D or better, during the three observed peak hours for the 2022 Baseline scenario. The eastbound Heritage Woods Drive approach at IL Route 59 and the southbound Mosaic Crossing Center driveway at IL Route 64 operate at LOS F as full access driveways under side-street stop control due to the very heavy through volumes. During the PM peak hour, the eastbound approach of Heritage Woods Drive and overall intersection at IL Route 64 and IL Route 59 operate at LOS E.
- Under the 2022 Partial Build conditions, most approaches and overall intersections operate similarly to the 2022 Baseline scenario. With the implementation of a traffic signal at IL Route 59 and Heritage Woods Drive, the eastbound approach improves from LOS F to LOS B during all peak hours.
- Under 2022 Full Build-Out conditions, most approaches and overall intersections operate similarly to the 2022 Partial Build conditions.
- With the additional twenty years of background growth, the 2042 No-Build conditions are expected to increase delays and degrade overall levels of service. The intersection of IL Route 59 and IL Route 64 is expected to operate at LOS D during the Midday peak hour and LOS E during the AM and PM peak hours with approaches operating at LOS D, E, and F. Similar to the 2022 Baseline conditions, the eastbound Heritage Woods Drive approach at IL Route 59 and the southbound Mosaic Crossing Center driveway at IL Route 64 would operate at LOS F for most peak hours. During the PM peak hour, the eastbound left-turn on IL Route 64 at the Mosaic Crossing Center driveway would degrade to LOS E.
- Under 2042 Full Build-Out conditions, the overall intersections and approaches operate similar to the 2042 No-Build conditions. At the intersection of IL Route 59 and IL Route 64, the northbound and southbound approaches further degrade from LOS D to E during the PM peak hour. The southbound approach degrades from LOS D to E during the Midday peak hour. The overall intersection degrades from LOS E to F during the PM peak



hour. At the intersection of IL Route 59 and Heritage Woods Drive, the addition of a traffic signal improves the eastbound approach from LOS F to B during all peak hours.

- CBB recommends that the site civil engineer illustrate the necessary intersection sight distance triangles over a copy of the site plan for all three proposed driveways. These areas should be kept clear of all obstructions to provide adequate visibility for safe operations.
- Careful consideration should be given to sight distance obstructions when planning future aesthetics enhancements, such as signs, berms, fencing and landscaping, to ensure that these improvements do not obstruct the view of entering and exiting traffic at the proposed site drives on the public roadways. It is generally recommended that all improvements higher than 3 ½ feet above the elevation of the nearest pavement edge be held back at least 20 feet from the traveled roadway.
- CBB also recommends that the site civil engineer illustrate truck turning templates over a copy of the site at each proposed driveway using an appropriate design vehicle. This issue could be deferred to the IDS phase of work.

We trust that this traffic impact study adequately describes the forecasted traffic conditions that should be expected in the vicinity of the proposed QuikTrip Travel Center in West Chicago, Illinois. If additional information is desired, please contact me at 314-308-6547 or Lcannon@cbbtraffic.com.

Sincerely,

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer

John,

We have spoken a few times now regarding the Quik Trip Truck stop, once over the phone and once in person. I am reaching to gather more information on the Nov 1st meeting. I would like to speak at the meeting and I understand I may be allotted 3 minutes to do so. Are there any special requirements I must meet or do in order to speak? Do I need to fill out any forms or be there at a certain time prior? If you could please advise me accordingly so I may have the opportunity to voice my concerns. Below are my concerns in which I plan to speak of at the meeting. If you have any information you would like to share regarding these concerns prior to the meeting please feel free to do so.

1.) How does the city and the builder propose to guarantee there will not be any additional water run off in volume or rate from the proposed site and furthermore how will they ensure any water run off is clean and not polluted with gas/diesel fuel?

- I would suggest the proposed detention pond is dug deep enough to hold all feasible water and limit any run off to years only when extensive rain (100 year floods etc). This would then call for a fountain or pump of some sort to move the water so it does not become stagnant and become a breeding ground for mosquitoes and algae. The property owner would need to maintain a service contract with a license pond maintenance company.

-Our residents of Waynewood contend with an excessive amount of water runoff from that area as it is, this solution would now provide relief as well and protect our environment.

2.) How does the city and the builder propose to guarantee there will not be any light pollution coming into the homes which are along the proposed building site. Cars and trucks entering the station for a brief period will be oriented East which means their headlights will be directly pointed at the residential homes. The raised elevation in which the proposed site is to some of the residential homes could mean these lights would hit second story bedroom windows especially in times of low foliage.

- I would suggest the city requires the builder to install a natural barrier to block any headlight pollution. Arbortives at a minimum of 6' tall should be planted tightly together along the entire entrance road off RT 59 and along the entire detention pond. This will ensure minimal light pollution into the residential area and will beautify the view. The city would be responsible for enforcing that these trees are properly maintained and if/when and die they are replaced.

-Our residents of Waynewood purchased their home with the mind set that privacy and excess lights would be a non issue. This is a simple way to ensure this stays true.

3.) How does the city and the builder propose to guarantee there will not be an excess amount of traffic cutting through the Waynewood subdivision to bypass the additional traffic lights.

- I would suggest the city requires the builder to install a series of speed bumps throughout the Waynewood Subdivision to deter non Waynewood traffic.

- Our residents currently deal with non Waynewood residents speeding through the subdivision to bypass the traffic light. With proposed additional lights this will surely increase as drivers would now be delayed further. Children's safety should be everyone's top priority.

I appreciate your assistance in this matter and I have copied a few concerned residents on this email as well. If you could please reply all with your coordesponse it would be greatly appreciated.

Thanks Dan Sonsedek [2N610 Valewood Rd](#)

Good Morning John,

I hope this email finds you well. I am reaching out again to try and obtain some more information as well as fill you in on what has transpired since our last conversation.

Since our last email exchange members of Waynewood have circulated a Petition throughout our subdivision and have gained almost all owners signatures. The owners have signed "Not in favor" of the proposed truck stop. This is around 98% of the subdivision; the last few % of owners just haven't been home to sign and or the home is vacant at this time. The Petition also is now gaining signatures from outside the subdivision, with homeowners and businesses in the immediate area. I bring this to your attention as we would like to know when and to whom we should submit this Petition to upon completion?

Members of the subdivision who gathered the signatures learned of a Petition Letter that Quick Trip sent months ago to the Subdivision located directly South of Menards on the West Side of RT 59. I bring this to your attention as it is quite concerning that Waynewood owners were not included in this mailed out Petition. Personally I would like to know if the city was aware of this and their thoughts on the matter?

Lastly after the Nov 1st meeting with city hall can you provide us with a timeline or outline on what the next steps/meetings will be held regarding the approval or disapproval of the proposed PUD. I ask for this as I have little confidence we as homeowners will be giving any notice. This lack of confidence stems from not being issued any letter and also from the Meeting signs that were posted being taken down after the Oct meeting was moved to Nov. Many owners feel this sign should have remained up and merely had a change in the date not totally removed.

Again I appreciate your help in this matter and look forward to furthering our conversations. I have copied the Mayor on this email thread to inform him of the community's concerns and hope he will have some further thoughts he may share in this thread. Please copy all when corresponding.

Thanks Dan Sonsedek

From: [Michael Halko](#)
To: [John sterrett](#)
Subject: QuickTrip
Date: Tuesday, October 25, 2022 6:40:07 PM

Mr. Sterrett,

We are very concerned about the proposed truck stop
250 feet from our home.

Please let all those involved that our vote is NO.

Michael & Barbara Halko
1456 White Oak Ln
West Chicago, IL 60185

From: [Jessica Leone](#)
To: rramey@wayentwp-il.org; amurphy@dupageforest.org; [John sterrett](#); greg.schwarze@dupageco.org
Subject: Opposition of PUD - Waynewood, West Chicago IL
Date: Friday, October 21, 2022 10:05:36 AM

To All Dupage County and Elected Officials:

I am writing as a constituent to express concern and ask for help for me and my neighbors. Recently, DuPage County has notified Waynewood residents of a PUD on Route 59 and North Avenue, in our neighborhood of West Chicago, IL.

This PUD is an attempt to build a Truck Stop within our Neighborhood limits. Currently, this area is a mini natural forest preserve with a walking trail through it and it lines our neighborhood and Route 59.

Our neighborhood, Waynewood, will be completely devastated by the PUD. The intention is to also develop a road cut-through which will not only impact the properties that border that area but the entire neighborhood in general.

Adding commercial property and/or a truck stop, as it is intended, will lower our property values and our safety. My fiancé and I are the most recent new homebuilders in the neighborhood, and specifically chose it for its safety and community it offers in West Chicago and DuPage County. The environmental devastation will be tenfold as it is a habitat for many animals as well.

Truck stops in such close proximity, literally on top of this neighborhood will lead to:

- - Adverse health effects due to diesel exhaust,
- - adverse health of our impact and farming health
- - Release of benzene and harmful compounds at the pump or from gasoline storage tank vents,
- - Excessive truck traffic on neighborhood streets,
- - Disturbing levels of noise,
- - Property value decline,
-

Damage to streams, wetlands and other waters, and

- **Possibility of crime. (prostitution, robbery, and not to mention the connection right off the Great Western Trail & Prairie Path enabling more side and foot traffic for crime to spill all over into the neighborhood as we crime increases.**

More devastation can be explored through the Community & Environmental Defense Services webpage. [Here](#)

Please support your constituents in saying NO to the PUD in Waynewood, West Chicago. Support us in the effort to maintain the safety and security of our homes.

Sincerely,

Jessica Leone

11/1/22

Please pardon my absence and thank you for reading this. The smell of fuel sounds unhealthy for my immediate environment. The traffic will affect my environment with all that conveys negativity.

With all the added traffic benefiting no one that lives & owns property in Waynewood, St. Andrews Golf course, Oak Meadows, Lakewood & the Senior Residential Building South West of proposal.

The water & air are 'up for grabs'. The West Chicago 'Bosses' think money will benefit the city. I disagree. Money will not repay ill health & property values in decline. We worked hard to secure our property. Please don't allow this interloper to destroy all we have here - Foxes & prairie path trails too!

VAMOS!
(Let's go!)
(Let's do it!!)

DAR MICHALIK
43 Waynewood Drive
+
2N 661 Woodcrest