

CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Plan Commission/Zoning Board of Appeals
Tuesday, October 4, 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 September 7, 2022 Meeting Minutes**
6. **Public Hearing of Case PC 22-07**

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 proposed Lot 1 of the development, located on the south side of Illinois Route 64 (North Avenue) and 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, November 1, 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
September 7, 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, Billingsley, Henkin, Kasprak, and Slattery present. Commissioner Hale was absent. With six members present, a quorum was established.

Staff in attendance was City Planner John Sterrett.

2. Pledge of Allegiance – Commissioner Slattery 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 August 2, 2022 Plan Commission Meeting

Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to approve the August 2, 2022 Plan Commission meeting minutes as presented. A roll call vote found Commissioners Banasiak, Henkin, Billingsley, Slattery, and Chairperson Laimins voting “aye” and no one voting “no”. Commissioner Kasprak abstained. With a vote of five (5) “ayes” and zero (0) “noes”, the motion carried and the draft minutes of the August 2, 2022 meeting were approved.

6. Public Hearing of Case PC 22-10 – Special Use Permit for Intrarex, Inc. at 1219 W Washington Street

Commissioner Billingsley made a motion, seconded by Commissioner Slattery, to open the public hearing for Case PC 22-10 for a Special Use Permit for Intrarex, Inc. at 1219 W Washington Street. With a voice vote of all ayes, the motion carried and the Plan Commission opened the public hearing for Case PC 22-10.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that the petitioner, Intrarex, Inc., represented by attorney Nicole Kersten, is requesting approval of a special use permit for *Contractor’s Equipment Sales and Leasing with Ancillary Outside Storage* at 1219 W. Washington Street. The subject property is 1.06 acres and is located on the north side of West Washington Street, approximately 140 feet east of Wegner Drive, in the M Manufacturing District. The property contains a ≈14,000 square foot industrial building with office and warehouse space that is partially occupied with an existing contractor’s office. The building is served by an existing parking lot in the front of the building with a paved area, approximately 4,300 square feet in size, directly behind the building.

The petitioner is proposing to occupy space in the building to serve as contractor’s equipment sales and leasing operation with ancillary outside storage of trailers and refuse containers to be used offsite. The storage will be located in the paved area directly behind building and will be screened

with a proposed 10-foot solid privacy fence. No other improvements to the property are proposed. Furthermore, no other improvements are needed nor required for the requested use.

Mr. Sterrett stated that staff recommends that the Plan Commission pass a motion recommending approval of the request with the conditions contained in the staff report:

1. All storage shall be contained in the paved area located in the rear of the building; and
2. The four (4) parking stalls on the rear of the building shall remain free and clear of any storage and no storage shall hinder the ability for passage to and from the parking stalls from the access drive along the east side of the building; and
3. A 10-foot privacy fence shall be installed, after approval of a permit, in the rear of the building along the west property line prior to outside storage occurring; and
4. No off-site refuse may be continuously stored on the subject property.

Staff has also drafted suggested findings of fact for consideration by the Plan Commission.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question the petitioner and staff, Commissioner Kasprak made a motion, seconded by Commissioner Henkin, to close the public hearing. With a voice vote of six (6) “aye” and zero (0) “no”, the motion carried and the public hearing was closed.

7. Review and Recommendation of Case PC 22-10 – Special Use Permit for Intrarex, Inc. at 1219 W Washington Street

Members of the Plan Commission deliberated on Case PC 22-10 for a proposed Special Use Permit for Intrarex, Inc. at 1219 W Washington Street. Commissioner Kasprak made a motion, seconded by Commissioner Banasiak, to recommend approval of the proposed Special Use Permit with the conditions that:

1. All storage shall be contained in the paved area located in the rear of the building; and
2. The four (4) parking stalls on the rear of the building shall remain free and clear of any storage and no storage shall hinder the ability for passage to and from the parking stalls from the access drive along the east side of the building; and
3. A 10-foot privacy fence shall be installed, after approval of a permit, in the rear of the building along the west property line prior to outside storage occurring; and
4. No off-site refuse may be continuously stored on the subject property.

And that the following Findings of Fact be incorporated into this recommendation:

- (1) Is necessary for the public convenience at that 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).

The proposed use of contractor’s sales and leasing of equipment with ancillary outside storage is best suited for an industrial area such as the location of the subject property. The subject property is located within one of the City’s major industrial corridors with

industrial uses, including outside storage, surrounding it. Adjacent properties will not be affected by the proposed use and are similar in character to the proposal. The proposed use will complement the Washington Street industrial corridor.

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

The proposed use of the subject property will not adversely impact the public health, safety and welfare of the community. It is consistent with the surrounding properties and will contain fencing, in addition to existing landscaping, to screen the use from public view. The property is already equipped with a paved surface on the rear of the building that will satisfy outside storage requirements. No other improvements are needed to the property for the proposed use.

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

The proposed use will not cause substantial injury to the value of other property in the area in which it is located. The proposed use will be compatible with the other properties in the industrial area. The properties to the north and the east both have existing outside storage occurring and will not be impacted by the proposed storage on the subject property. All storage will occur in the rear of the building and will not be seen from public view.

- (4) 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 M Manufacturing District and both *Contractor's Equipment Sales and Leasing* as well as *Outside Activity or Storage Ancillary to a Permitted or Special Use* are listed as special uses in the M Manufacturing District, per Section 11.2-4 of the Zoning Code.

A roll call vote found Commissioners Kasprak, Banasiak, Billingsley, Henkin, and Slattery, and Chairperson Laimins voting "aye" and no one voting "no". With a vote of six (6) "ayes" and zero (0) "noes", the motion carried and Case PC 22-10 was recommended for approval.

8. Review and Recommendation of Case PC 22-11 for a Lot Consolidation for Filip Durbas and Britta Hatzold at 181 N Prince Crossing Road

Mr. Sterrett stated that the petitioners, Filip Durbas and Britta Hatzold, own two (2) contiguous parcels of vacant unimproved land on the east side of Prince Crossing Road, approximately 70 feet north of Main Street, in the ER-1 Estate Residence District. The northern parcel contains 39,639 square feet and the southern parcel contains 37,461 square feet. The parcels were originally platted in 1914 as Lots 8 and 9 of the First Addition to High Lake Subdivision.

The petitioners are proposing a Minor Subdivision to consolidate the two (2) parcels to create one (1) 77,100 square foot lot. The width of the new lot will be 262 feet while the existing depth of 327 feet will not change. The proposed consolidated lot will satisfy all lot size requirements of the ER-1 Estate Residence district. No public improvements nor any public ways are proposed with the

Minor Subdivision. The petitioners intend to construct one (1) single-family home on the proposed consolidated lot.

Staff recommends that the Plan Commission pass a motion recommending approval of the request. Staff has also drafted suggested findings of fact for consideration by the Plan Commission contained in the staff report.

After a brief discussion on the proposal, Commissioner Billingsley made a motion, seconded by Commissioner Slattery to approve Case PC 22-11 for a Lot Consolidation for Filip Durbas and Britta Hatzold at 181 N Prince Crossing Road. A roll call vote found Commissioners Billingsley, Slattery, Banasiak, Henkin, and Slattery, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of six (6) “ayes” and zero (0) “noes”, the motion carried and Case PC 22-11 was recommended for approval.

9. Other Business

Mr. Sterrett stated that the next meeting will occur on Tuesday, October 4th.

10. Adjournment

With no further business to discuss, Commissioner Banasiak made a motion, seconded by Commissioner Henkin to adjourn the meeting. With a voice vote of all ayes, the motion carried and the Plan Commission, at 7:27 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
October 4, 2022



- Case:** PC 22-07
- Petitioner:** QuikTrip Corporation represented by Erik Eckhart, Real Estate Manager
- Owner:** MJF Holdings of Milwaukee, LLC
- 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.

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.

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" 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. 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 traverse throughout the site. 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. 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 Comprehensive Plan which indicates this area as Corridor Commercial. The development and uses permitted within the B-3 district are consistent with 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.

(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. 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 at the southern entrance of the development on Illinois Route 59 across the 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. 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 commercial corridor at Illinois Routes 64 and 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. 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. The

proposed plan promotes regional commercial uses with the use of a motor vehicle service station and convenience store on Lot 1. 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. 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 (i.e. gas station) 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 Routes 59 and 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. 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 as far from the east property line as possible with stormwater detention on the eastern portion of the property to serve as a buffer between the development and the residential area to the east. 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 gas station use is consistent with other uses in the immediate vicinity at the intersection of Illinois Routes 64 and 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. 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 proposed 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 West Chicago 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

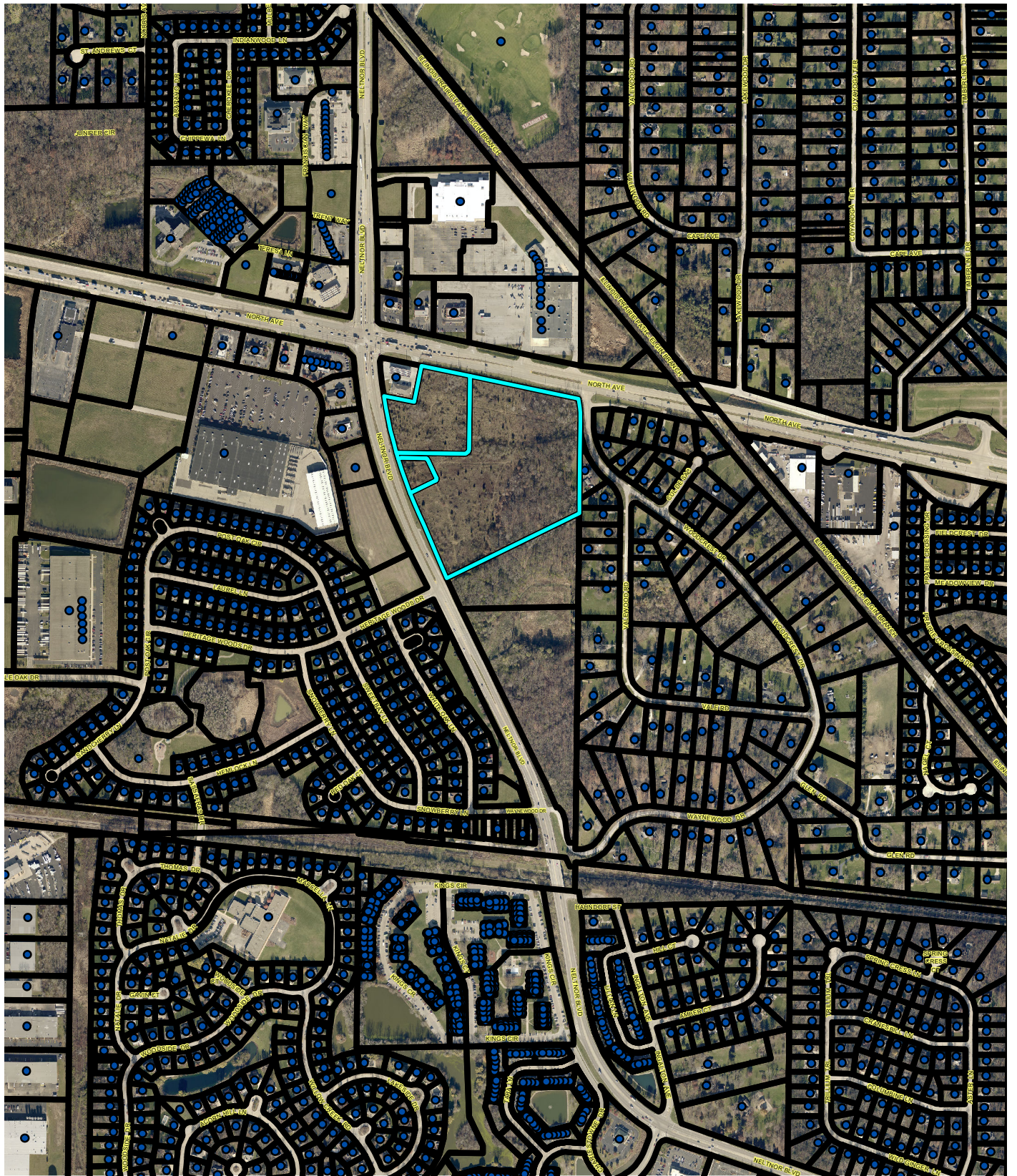


Exhibit A - Location Map



1 inch = 833 feet

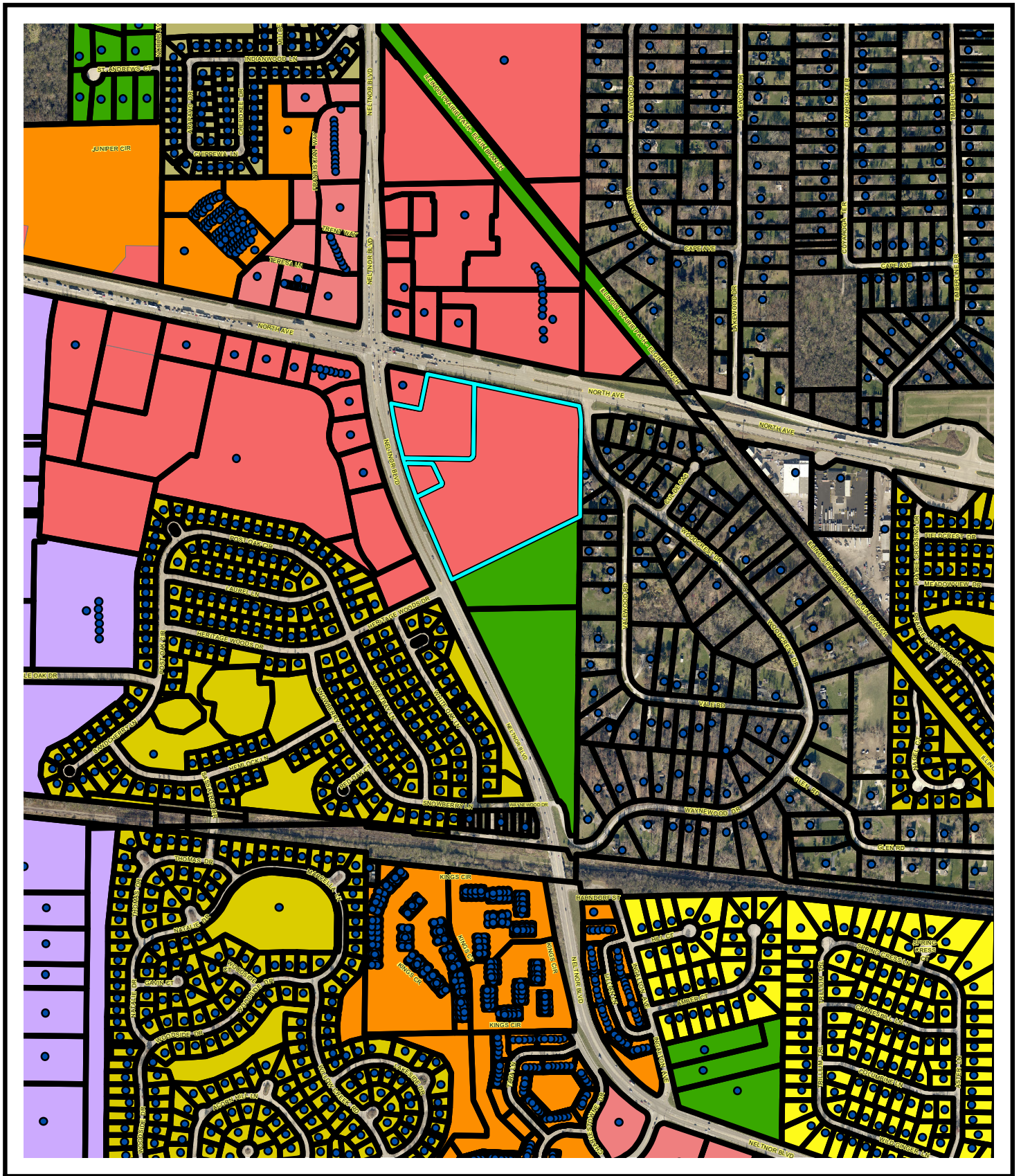


Exhibit B - Zoning Map



1 inch = 833 feet

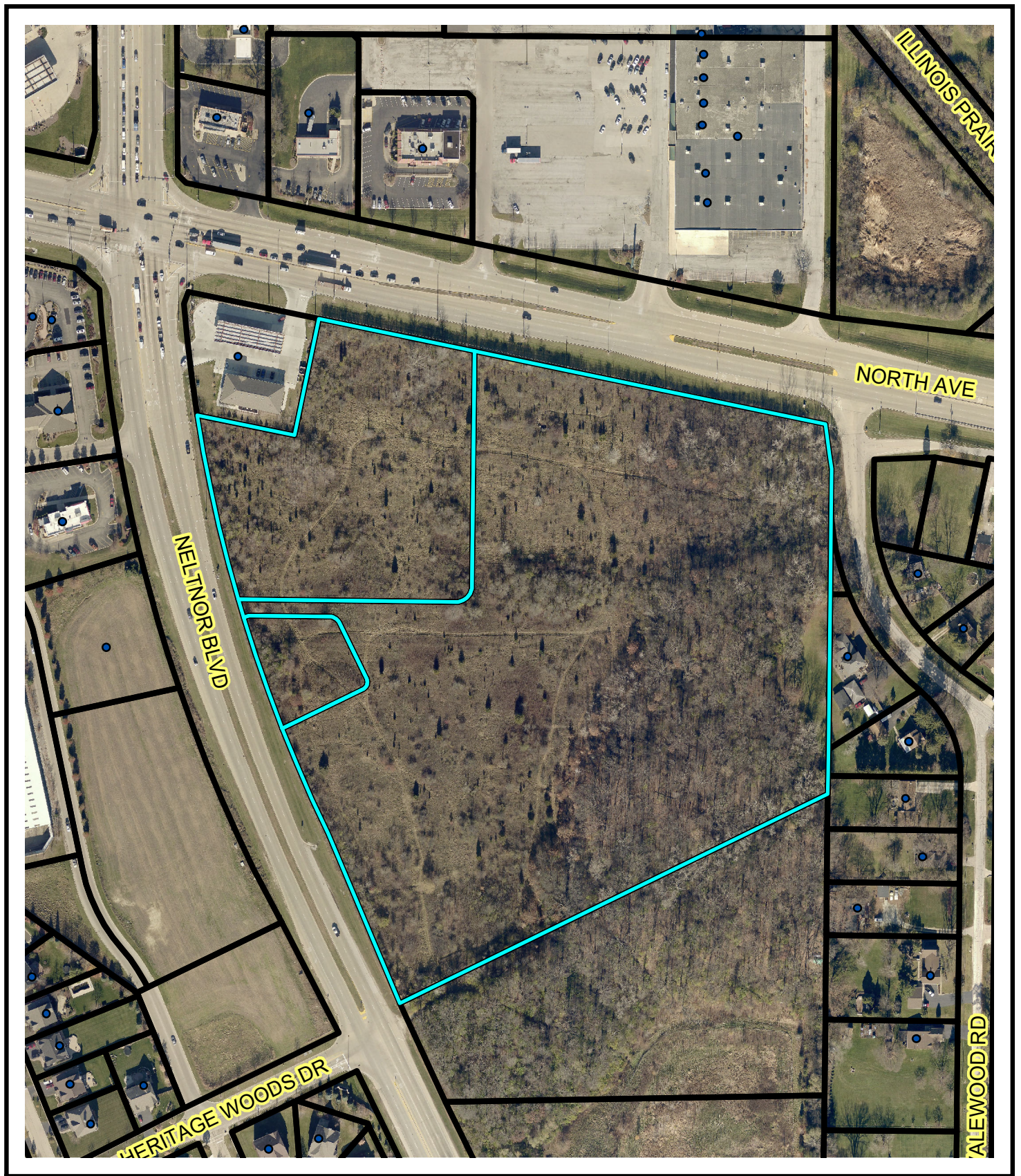


Exhibit C - Aerial Photo



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.

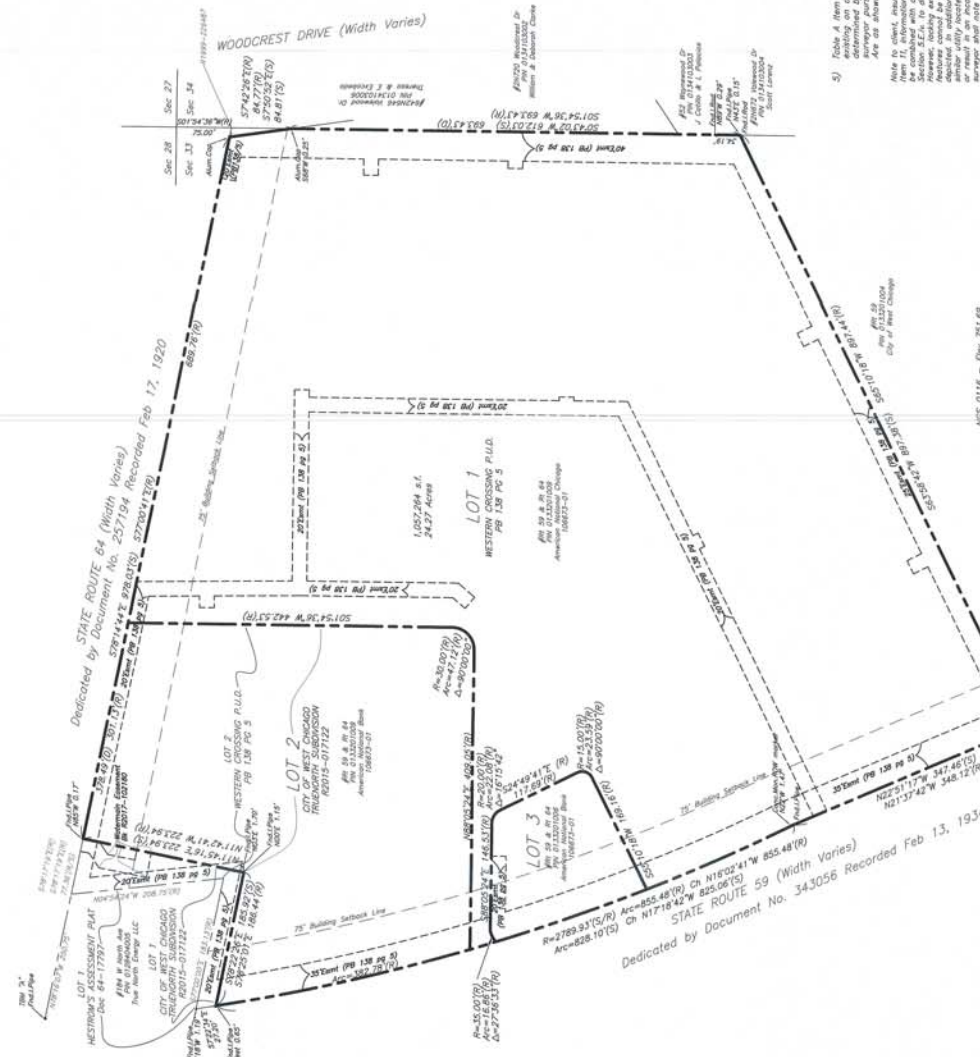
QuikTrip Crossing will contain six (6) commercial lots ranging from 1.15 acres to 5.88 acres in size. The subdivision will also accommodate a detention tract where a regional detention facility will be designed to serve the entire development.

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]

205 0116 - One 750 ft.
 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 station. The monument is a 3.5 inch (9 cm) brass disk on the
 East end of the north line. The monument is
 3.0 ft (0.9 M) below path level.
 BM 3 - Elev = 794.24
 Found into Iron pipe located N78°16'W 250.75 ft
 from station. The monument is 10.0 ft. Eastern right
 of way of State Route 150 as shown.
 1 Flood Hazard - Zone "X": area of minimal flood
 hazard, Federal Emergency Management Agency
 1704-0200372 Effective date 8/1/2019
 3 Solids shown on record plat, no zoning provided
 There are no buildings, this is vacant property.

[illegible][illegible]

2)	Declaration of Covenants and Restrictions, dedicated for public use as shown
3)	Covenants and Restrictions, dedicated for public use as shown
4)	Covenants R88-141471 - et seq. terms, conditions
5)	Restrictions, dedicated for public use as shown
6)	Terms, conditions R88-141471 - et seq. that this
7)	Cross Access Easement
8)	Terms and provisions of the Cross Access Easement for water
9)	Easement for water

We hereby certify that a boundary survey in accordance with the provisions of the Surveyors' and Land Surveyors' Act, R.S.O. 1990, Chapter S. 2, was conducted by the undersigned on or about the 14th day of May, 2014, in accordance with the provisions of the Surveyors' and Land Surveyors' Act, R.S.O. 1990, Chapter S. 2, and the current Illinois minimum standards for boundary surveys.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the State of Illinois at Springfield, Illinois, on the 14th day of May, 2014.

Date of Plot of Survey: _____

 JAMES M. WHEAT, Surveyor

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court in St. Louis County, Missouri, this 31st day of January, 2022.

Date of Plot of Survey: January 30, 2022

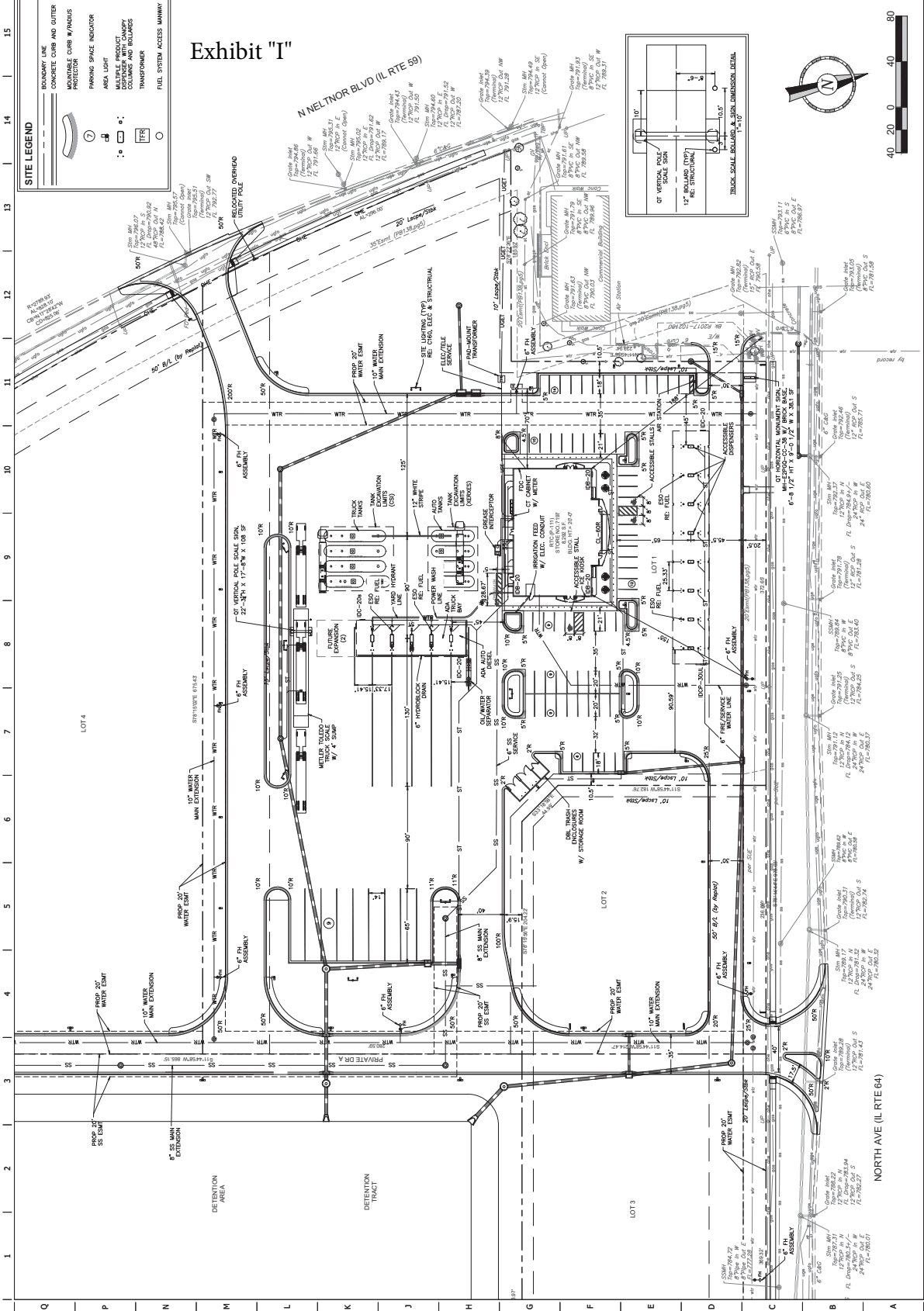
[Signature]

MAKIN WILEY & ASSOCIATES, P.C. PLUS 015 007237 PRO
Expiration: November 30, 2022

STATE OF MISSOURI
JUDICIAL COUNCIL OF THE JUDICIAL BRANCH
JAN 31 2022
MAKIN WILEY & ASSOCIATES, P.C.
JAN 31 2022

2129





SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/ RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT
- CONCRETE CURB AND GUTTER
- TRANSFORMER
- FUEL SYSTEM ACCESS MANNING

Exhibit "T"

PROJECT NO. 17-177

DARLA K. HOLMAN
ARCHITECT

MDG
Midwest Design Group
Kansas City
Shawnee, KS 66206-0003
913.448.8883

QuikTrip No. 7197

176 W NORTH AVENUE
WEST CHICAGO, DUPAGE CO., ILLINOIS 60185

QTR

6. SERVICES (SEE SPECIFICATIONS)
7. MATERIALS (SEE SPECIFICATIONS)
8. CONSTRUCTION (SEE SPECIFICATIONS)

DESIGNED BY: J. L. DUNN
CHECKED BY: J. L. DUNN
REVIEWED BY: J. L. DUNN

VERSION: 0.01
DATE: 08-17-2022

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 08-17-2022

C101

SHEET TITLE
Q1 SITE PLAN

SHEET NUMBER

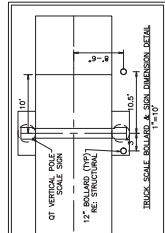
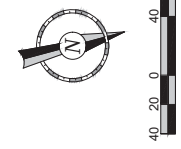
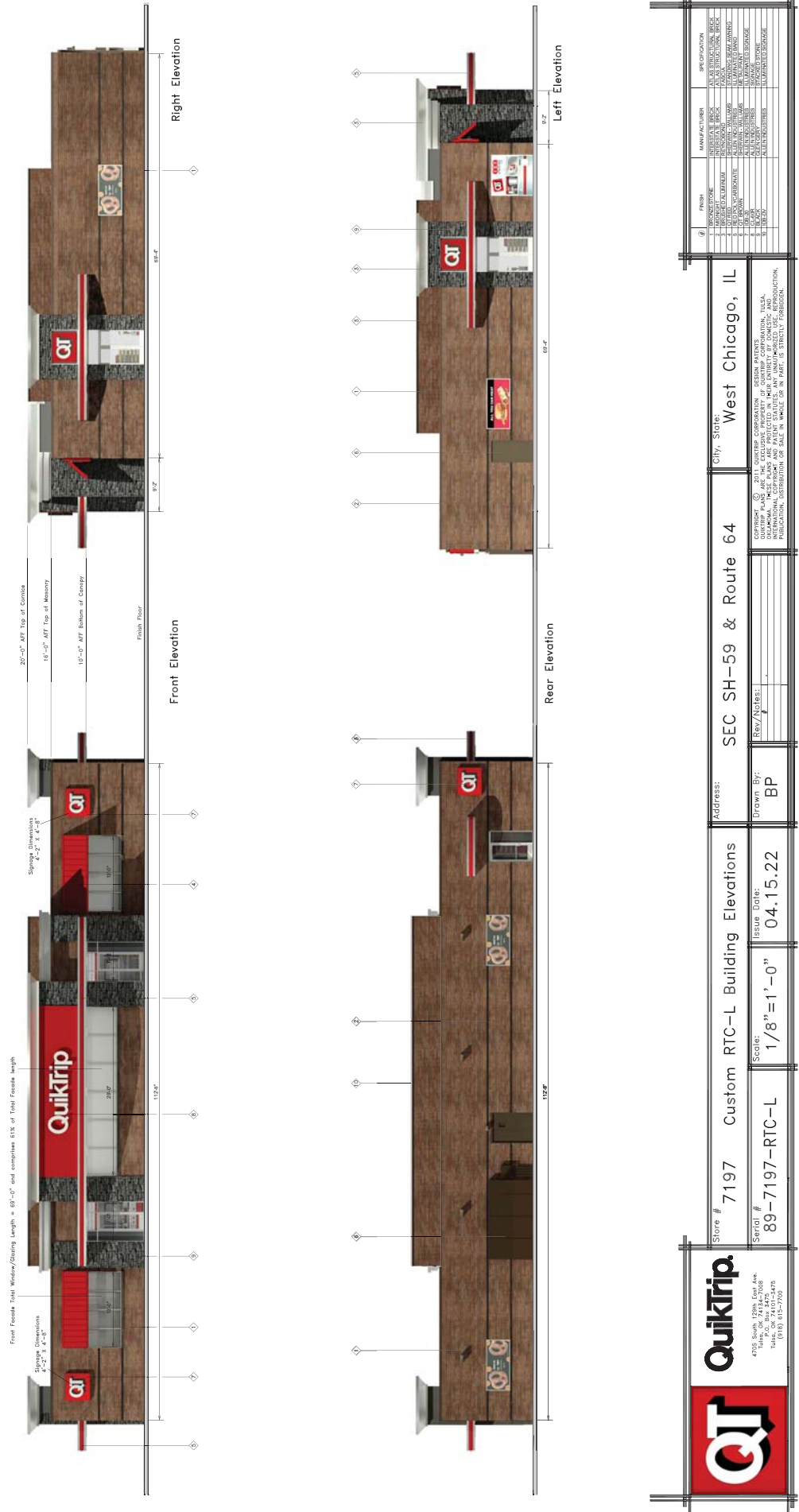
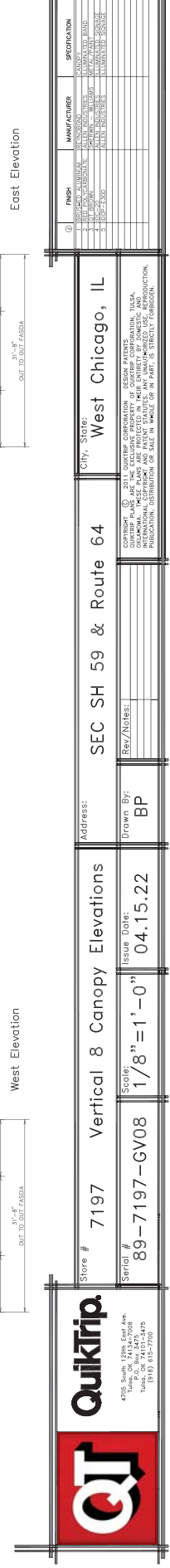
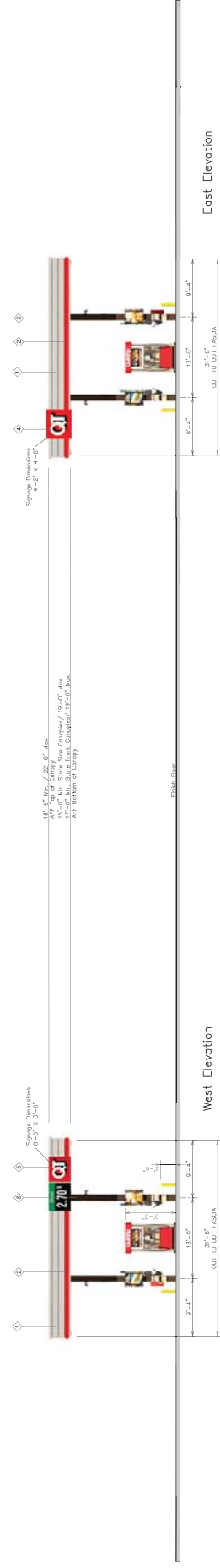
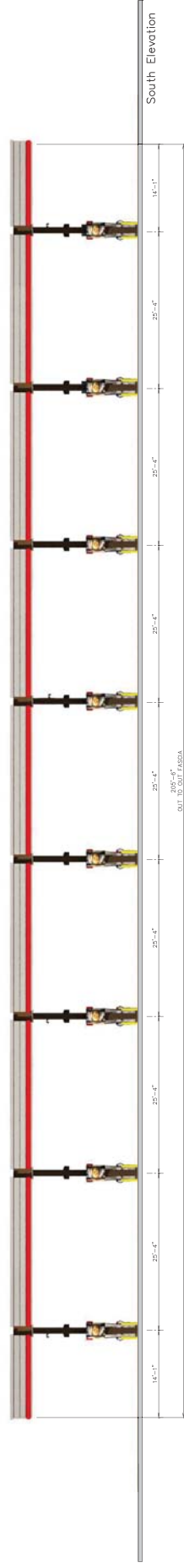
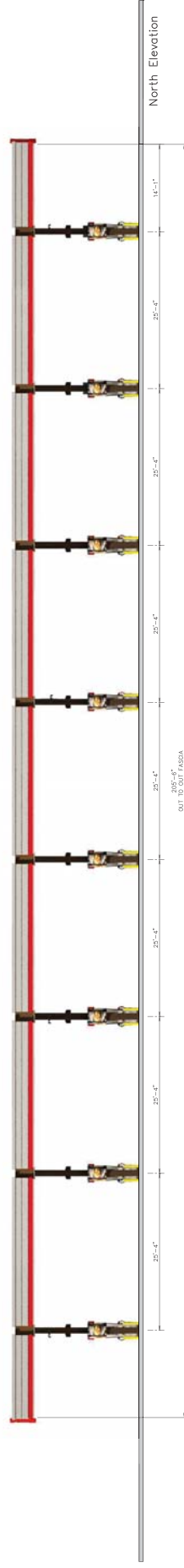
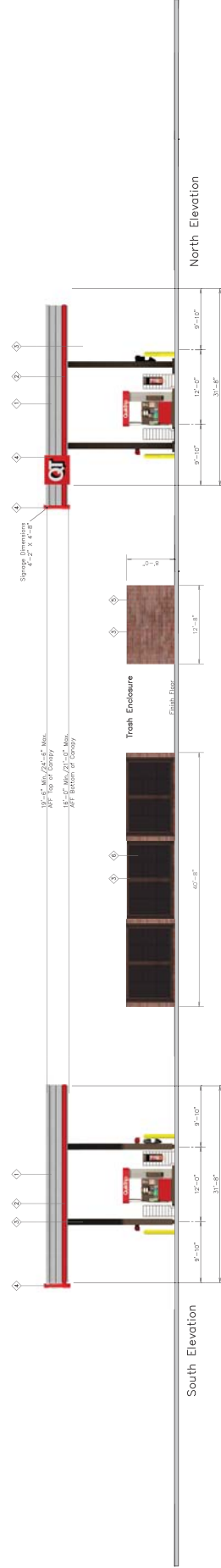
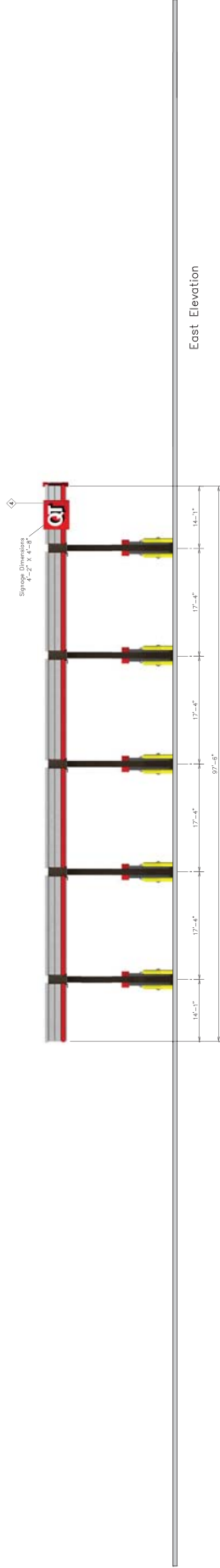
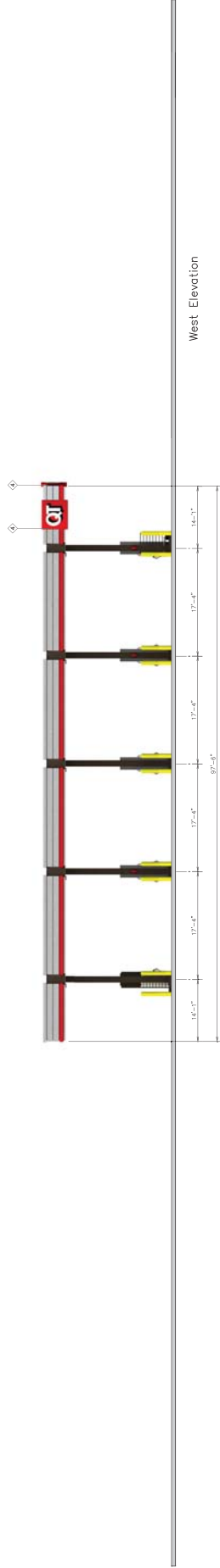


Exhibit "L"









4700 South 129th East Ave.
Tulsa, OK 74116-0001
Tel: (918) 435-1472
Fax: (918) 435-1473
Toll Free: (800) 435-1473
(918) 615-7700

Store # 7197

4 Bay Diesel Canopy

Address: SEC SH 59 & Route 64

City, State: West Chicago, IL

Serial # 89-7197-GV08

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

Issue Date: 04.15.22

Drawn By: BP

Rev/Notes:

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FINISH	MANUFACTURER	SPECIFICATION
1. EXTERIOR WALLS	QUICKTRIP	QUICKTRIP 2011
2. EXTERIOR ROOF	QUICKTRIP	QUICKTRIP 2011
3. EXTERIOR FLOOR	QUICKTRIP	QUICKTRIP 2011
4. EXTERIOR CEILING	QUICKTRIP	QUICKTRIP 2011
5. EXTERIOR LIGHTS	QUICKTRIP	QUICKTRIP 2011
6. EXTERIOR VENTS	QUICKTRIP	QUICKTRIP 2011



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