



## NOTICE OF PUBLIC HEARING

Bucks, Inc. is requesting approval of a Zoning Map Amendment to C3 Service Commercial, approval of three Special Use Permits, approval of variations from the Zoning Code, approval of variations from the Subdivision Regulations Code, and approval of variations from the Glen Ellyn Sign Code to accommodate a proposed gas station and convenience store with a car wash and outdoor merchandise for the property located at the southeast corner of Roosevelt Road and Lawler Avenue commonly known as 21w135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue. The property is currently in unincorporated DuPage County zoned as B2 and R4 and is proposed to be annexed to the Village of Glen Ellyn. The property is legally described as follows:

LOTS 7, 8, 9, 10, 11, 12 (EXCEPT THAT PART OF LOT 12 TAKEN FOR HIGHWAYS) 13, 14 AND 15 IN BLOCK TOW IN GLENBARD ACRES HOMESITES, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1923 AS DOCUMENT 162673, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-24-203-010; 05-24-203-011; 05-24-203-012; 05-24-203-029; and 05-24-203-0300

Before the Glen Ellyn Village Board can consider the request for approval of a Zoning Map Amendment, approval of a Special Use Permit, approval of variations from the Zoning Code, and approval from the Subdivision Regulations Code, the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on **Thursday, June 29, 2017 at 7:00 p.m.** in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois to consider the requests in order to develop the property as depicted on the plans on file with the Planning & Development Department. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard.

The Plan Commission will consider the following Special Use Permits and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A Special Use Permit in accordance with Section 10-4-15 (B) of the Zoning Code to allow an automobile car wash.
2. A Special Use Permit in accordance with Section 10-4-15 (B) of the Zoning Code to allow a garage/service station (i.e. Gas Station).
3. A Special Use Permit in accordance with Section 10-4-15 (B) of the Zoning Code to allow outdoor merchandise and storage.

The Plan Commission will consider the following Variations from the Glen Ellyn Zoning Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A variation from Section 10-5-13(M)2(b)(1) of the Zoning Code to allow two (2) light poles to have a separation distance of 35' in lieu of the minimum required distance of 80'.
2. A variation from Section 10-5-8(1) of the Zoning Code to allow two (2) driveways serving the car wash to have a width of 10' and 10.5' in lieu of the minimum required width of 12'.
3. A variation from Section 10-5-5(B)4 to allow a fence to have a height of eight (8) feet in lieu of the maximum permitted height of four (4) feet in front of a principal structure and in lieu of the maximum permitted height of six (6) feet elsewhere on the property.
4. Any other relief necessary from the Zoning Code to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The Plan Commission will consider the following Variations from the Glen Ellyn Subdivision Regulations Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A variation from Section 11-4-7 of the Subdivision Regulations Code to only require a sidewalk on the east side of the Lawler Avenue right-of-way and not require a sidewalk on the west side of the Lawler Avenue right-of-way.
2. A variation from Section 11-4-4(M) of the Subdivision Regulations Code to not require streetlights in the Lawler Avenue right-of-way.
3. A variation from Section 11-4-8 of the Zoning Code to allow only the overhead utilities that are proposed to be relocated to be placed underground and to allow all other overhead utilities on the property and in the adjacent right-of-way to remain above ground in lieu of burying all existing overhead utilities.
4. Any other relief necessary from the Subdivision Regulations Code to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Information related to the requests, including the plans for the proposed project is available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to John Sterrett, Village Planner, 630-547-5249.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.

John Sterrett  
Village Planner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 21w135, SUP, ZV, EA,  
Annex\Public Hearing Notice-Buckys 2.doc



# Village of Glen Ellyn

## 350 ft Foot Buffer from Roosevelt Rd Parcels



- Roosevelt Rd Parcels
- 350 ft Buffer from Roosevelt Rd Parcels
- Parcels within 350 ft

N

0 30 60 90 Feet

1118 1120 1124 1126 1130 1132 1134 1136 1140 1142 1146 1148 1152 1154 1156 1158 1162 1164 1168 1170 1174 1176

BRIGHTON PL

VALLEY RD

BRIAR ST

SURREY DR

ROOSEVELT RD

1080 1090 1100

33 37 19 15 11

1170-1172

1180

1184

46 40 30 20 10

49 45 35 25 15

40 34 26 20 18 14 12

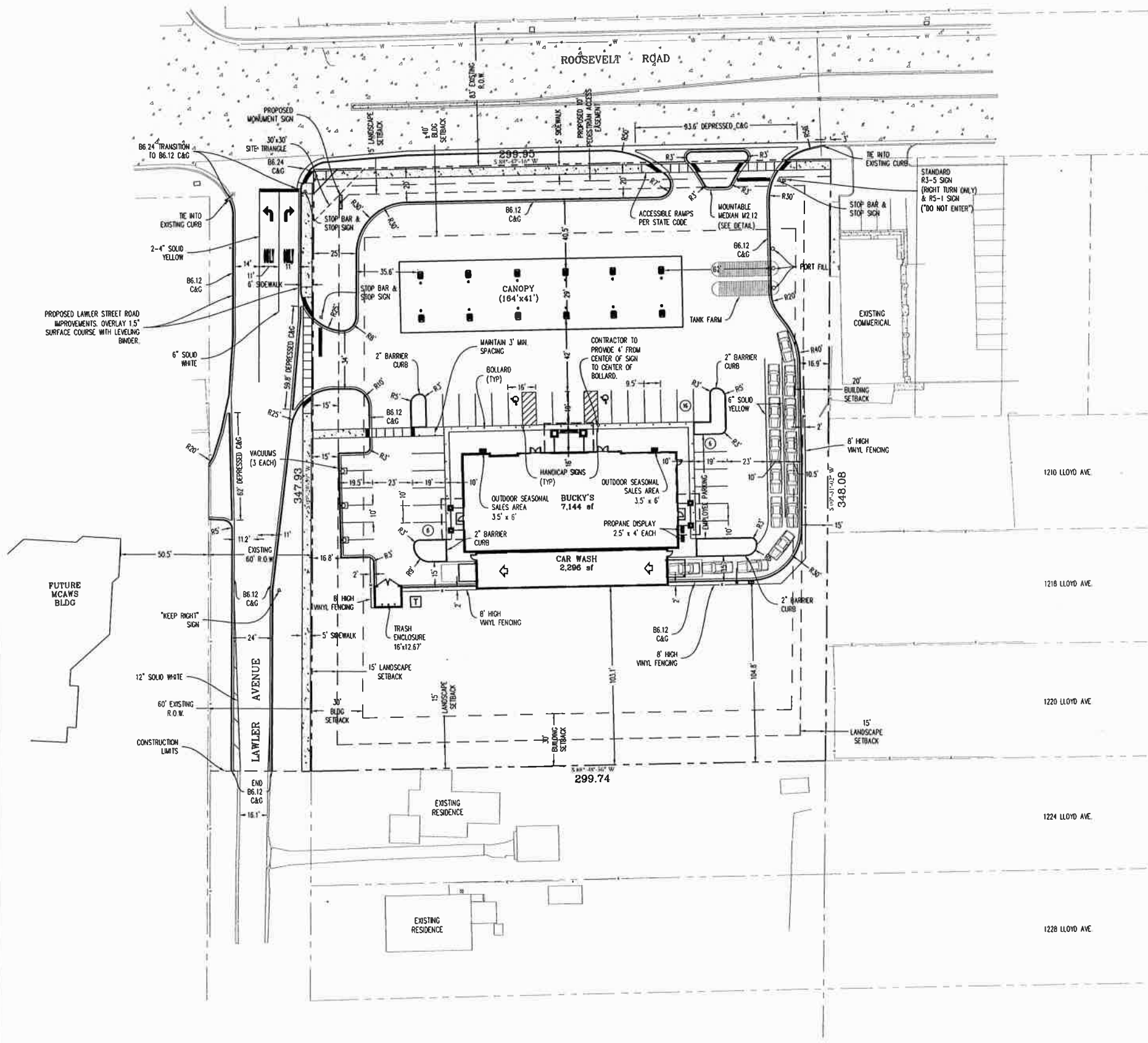
39 35 33 29 27 23 21

Southeast Corner of Roosevelt Road and Lawler Avenue



**RECEIVED**  
**MAY 12 2017**  
 PLANNING DEPARTMENT  
 VILLAGE OF GLEN ELLYN

Scale 1"=30'



**SITE ANALYSIS**

**SITE**  
 SE Corner of Route 38 & Lawler Avenue  
 DuPage County, IL

Proposed Use Convenience Store/Gas Station (Service Station, Outdoor Merchandise & Storage) & Carwash (Automotive Car Wash)  
 Existing Zoning B-2, R-4 Unincorporated DuPage County  
 Required Zoning C3

Parcel Area 104,301 sq ft ±2.39 Acres  
 Building Area 7,144 sq Service Station  
 2,296 sq Automobile Car Wash

**SETBACKS**

	Front Yard (Roosevelt Rd)	Rear Yard (R-4 Res)	Corner Side Yard (Lawler Ave)	Side Yard (R-4 Res)
Building Setback	40' Provided 163.5'	30' 127'	30' 86.5'	20' 86.3'
Impervious Surface Setback	15' Provided 20'	15' 96.1'	15' 15'	15' 15'
Pump Island Setback	40' Provided 60.5'	15' 258.3'	30' 60.6'	15' 96.2'
Canopy Overhang Setback	40' Provided 54.5'	15' 252.3'	30' 49.9'	15' 84.7'
Canopy Pole Setback	40' Provided 67'	15' 264.9'	30' 62.3'	15' 97.1'
Car Wash Setback	40' Provided 220.8'	30' 105.7'	30' 95.4'	20' 92.3'

**PARKING**

Quantity Req'd 25 = 4 x 6,295/1000 Service Station (4 per 1000 of gross floor area)  
 15 Automobile Car Wash (15 reservoir)  
 40 Required

Provided 67 = 26 Standard + 24 Gas Pumps + 2 ADA + 15

Stall Size Required 9.5' x 19' (Standard)  
 Provided 9.5' x 19' (Standard), 10' x 19' (Standard), 16' x 19' (ADA)  
 10' x 19' (Vacuum Stall)

Driveway Width Minimum 23'  
 Provided 23'

**LEGEND**



**SITE NOTES**

- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADI ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
- SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
- CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.W. IN ACCORDANCE W/ ILLINOIS D.O.T. REQUIREMENTS.
- ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVES OR ROADWAYS.
- CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFERENCE COMPATIBILITY.
- ALL CURB AND GUTTER SHALL BE 86-12 UNLESS OTHERWISE NOTED ON PLANS.
- PAVEMENT STRIPING TO BE TRAFFIC YELLOW TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

**REVISIONS**

NO.	DATE	DESCRIPTION
4	5/11/17	PER IDOT COMMENTS
3	5/22/17	PER VILLAGE COMMENTS
2	4/25/17	PER VILLAGE COMMENTS
1	2/22/17	PER VILLAGE COMMENTS

**SITE PLAN**

**BUCKY'S**  
 SEC ROOSEVELT ROAD & LAWLER AVENUE  
 GLEN ELLYN, ILLINOIS

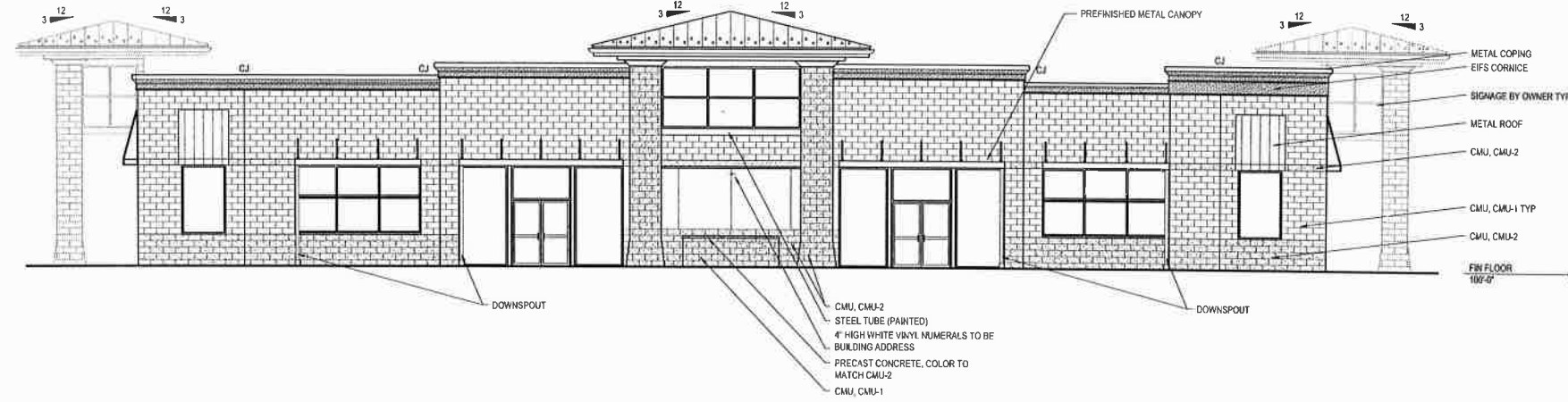
**Craig R. Knoche & Associates**  
 Civil Engineers, P.C.

DATE: 1/25/17  
 FILE: 15-00B C10  
 JOB NO: 940.08

**C1.1**  
 SHEET NO.

BUCKY'S GLEN ELLYN, ILLINOIS

**RECEIVED**  
MAY 12 2017  
PLANNING DEPARTMENT  
VILLAGE OF GLEN ELLYN



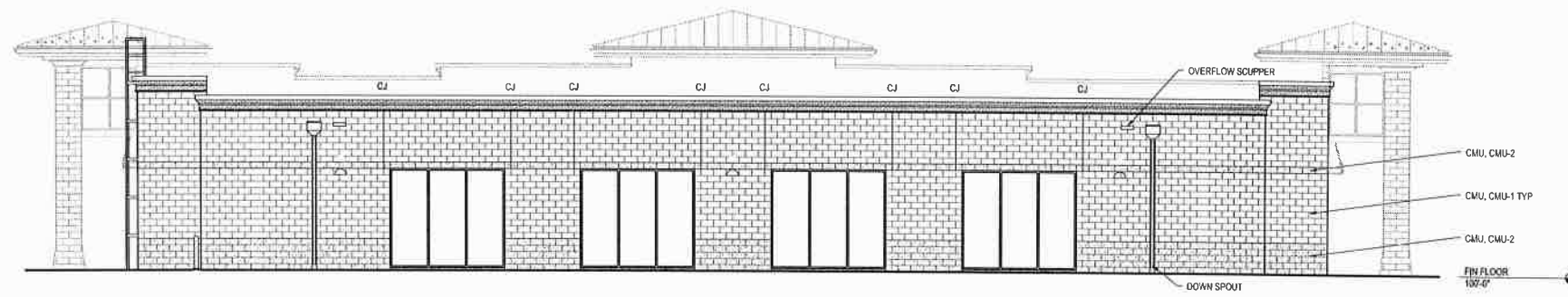
11  
A2.1  
FRONT BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



31  
A2.1  
LEFT BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



33  
A2.1  
RIGHT BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



41  
A2.1  
REAR BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"

**BUCKY'S EXPRESS #940.08**  
ROOSEVELT & LAWLER  
GLEN ELLYN, ILLINOIS

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

Project Number:	1009
Issue Date:	May 11, 2017
Drawn by:	GS
Checked by:	RWE
Sheet Name:	BUILDING ELEVATIONS
Revisions to the Set:	No.   Date
	No.   Date
	No.   Date
	No.   Date
	No.   Date
	No.   Date

**A2.1**

A2.1.dwg | 5/11/2017 | 3:00 PM