



NOTICE OF PUBLIC HEARING

True North Energy, LLC is requesting approval of a Special Use Permit to operate an automobile service station, approval of variations the Zoning Code, and approval of variations to the Sign Code, to accommodate a gas station and convenience store for property located at 825 North Main Street. The subject property is located at the southeast corner of Main Street and St. Charles Road in the C2 Community Commercial District, and is legally described as follows:

PARCEL 1: LOT 1 IN FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1958 AS DOCUMENT 867790, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER IN THE SOUTH LINE OF SAID SECTION 2, AND RUNNING THENCE NORTH ALONG QUARTER SECTION LINE 6.50 CHAINS (429.0 FEET) TO THE CENTER OF ST. CHARLES ROAD; THENCE SOUTH 88 DEGREES WEST ALONG SAID CENTER LINE OF ROAD 96.32 FEET TO THE NORTHWEST CORNER OF MILLER'S SUBDIVISION, AS OCCUPIED AND MONUMENTED, BEING A SUBDIVISION IN THE SOUTH HALF OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1948 AS DOCUMENT 552071 AND CORRECTION CERTIFICATE RECORDED DECEMBER 5, 1948 AS DOCUMENT 559493 FOR PLACE OF BEGINNING; THENCE CONTINUE WESTERLY ON SAID CENTER LINE 78.50 FEET TO ITS INTERSECTION WITH THE EAST LINE, IF EXTENDED NORTH, OF FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1958, AS DOCUMENT 867790; THENCE SOUTHERLY ON SAID EAST LINE AND EAST LINE, IF EXTENDED, OF FIVE CORNERS SUBDIVISION 262.87 FEET TO A POINT IN THE NORTH LINE OF FOREST GLEN ADDITION, A SUBDIVISION OF PART OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1924 AS DOCUMENT 170220; THENCE EASTERLY ON THE NORTH LINE OF SAID FOREST GLEN ADDITION 89.32 FEET TO THE SOUTHWEST CORNER OF SAID MILLER'S SUBDIVISION AS CORRECTED THENCE NORTHERLY ON THE WEST LINE OF SAID MILLER'S SUBDIVISION 253.68 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 1 IN MILLER'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL

MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1948 AS DOCUMENT 552071, AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 5, 1948 AS DOCUMENT 559493, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-02-419-001; 05-02-419-006; 05-02-419-007

Before the Glen Ellyn Village Board can consider the request for a Special Use Permit and Zoning Variations, the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on **Thursday, February 23, 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 listed above in order to develop the property as depicted on the plans on file with the Planning & Development Department.

The Plan Commission will consider the following Variations from the Zoning Code:

1. A variation from Section 10-4-14(G) to allow 15 parking spaces on the site in lieu of the minimum number of 16 parking spaces required.
2. A variation from Section 10-5-5(B)4 of the Zoning Code to allow a fence with a height of six feet to be located in front of the principal structure in lieu of the maximum height of four feet permitted.
3. A variation from Section 10-5-13(M)2 of the Zoning Code to allow lighting levels to be as much as 6.3 foot candles at the west property line and as much as 6.8 foot candles at the north property line, in lieu of the maximum light level of 3.0 foot candles at both property lines.
4. A variation from the light poles spacing requirements in Section 10-5-13(M)2(c)1 of the Zoning Code to allow the proposed light poles to be located closer than the minimum required separation distance of 68' with a distance of as little as 56' between two of the poles.
5. A variation from the driveway approach separation on arterials under Section 10-5-11(J) to allow a proposed drive on St. Charles Road to have a separation distance of 160' from the driveway to the east in lieu of the minimum distance of 200'.
6. A variation from the curb flare requirements of Section 10-5-11(E) to allow 20' radii at the Main Street drive in lieu of the required 25' radii.
7. A variation from Section 10-5-5(C)1 to allow an impervious surface setback of as little as 6' in lieu of the required 6.9'.
8. 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.

Before the Glen Ellyn Village Board can consider the request for variations to the Sign Code, the Architectural Review Commission must conduct a public hearing. The Architectural Review Commission will conduct a public hearing on **Wednesday, February 22, 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 requested Sign Variations to construct the proposed signs as depicted on the plans on file with the Planning & Development Department.

The Architectural Review Commission will consider the following Variations to the Sign Code:

1. A variation from Section 4-5-9(A)4 to allow a total of thirty-nine (39) wall signs in lieu of the maximum number of two (2) wall signs permitted to allow one (1) sign on the front elevation of the convenience store, two (2) signs on the gas pump canopy, and three (3) signs on each of the twelve (12) gas pumps.
2. A variation from Section 4-5-9(A)4 to allow a total wall signage area of 154.88 square feet in lieu of the maximum 84.67 square feet of total wall signage permitted.
3. A variation from Section 4-5-9(A) to allow the total signage area of 188.85 square feet in lieu of the maximum 150 square feet of total signage permitted on a corner lot.
4. A variation from Section 4-5-15 to allow an electronic message board in the C2 zoning district where one would otherwise be prohibited.
5. A variation from Section 4-5-5(G) to allow a red illuminated band on the fascia of the gas pump canopy which would otherwise be prohibited.
6. Any other relief from the Village of Glen Ellyn Sign Code necessary to construct the signage as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. 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



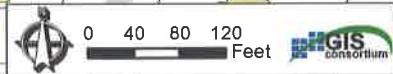
Village of Glen Ellyn

350 Foot Buffer
from
825 N Main Street



Legend

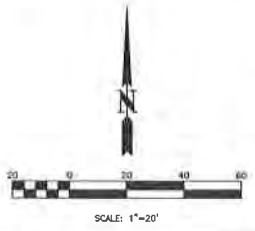
- 825 N Main Street
- 350 Ft Buffer from 825 N Main Street
- Parcels within 350 ft



OPERATOR: CAL JULIE 1-800-822-0123
 24 HOURS
 WITH THE PROGRAM: 2000
 COUNTY: ILLINOIS
 DISTRICT: 13TH DISTRICT
 SEC. & 1/4 SEC. NO.: 8.124.138.10
 48 HOURS BEFORE YOU DIG
 602.0000 24, 24 & 300.0000

SPECIAL NOTE:
 Existing grades and improvements are shown from the best information available and shall be verified in the field by the contractor after the start of construction. Any discrepancies with the plan shall be immediately reported to the engineer.

NOTES FOR SIGNS AT ST. CHARLES ROAD SIGN:
 THE APPLICANT/CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY EXISTING TRAFFIC SIGNS DAMAGED DUE TO THE DEVELOPMENT.
 ALL EXISTING TRAFFIC SIGNS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RELOCATED BY THE COUNTY'S SIGN SHOP.



NOTE 1A: USE EXISTING EXTERIOR CONCRETE CURB AND GUTTER. REPLACE WITH CONCRETE CURB AND GUTTER MATCHING EXISTING EXTERIOR CURB AND GUTTER. NEW FLOW LINE SHALL MATCH EXISTING FLOW LINE. SEE DETAIL SHEET C-4.

NOTE 1B: EXISTING EXTERIOR CONCRETE CURB AND GUTTER. REPLACE WITH CONCRETE CURB AND GUTTER MATCHING EXISTING EXTERIOR CURB AND GUTTER. NEW FLOW LINE SHALL MATCH EXISTING FLOW LINE. SEE DETAIL SHEET C-4.

NOTE 1C: EXISTING EXTERIOR CONCRETE CURB AND GUTTER. REPLACE WITH CONCRETE CURB AND GUTTER MATCHING EXISTING EXTERIOR CURB AND GUTTER. NEW FLOW LINE SHALL MATCH EXISTING FLOW LINE. SEE DETAIL SHEET C-4.

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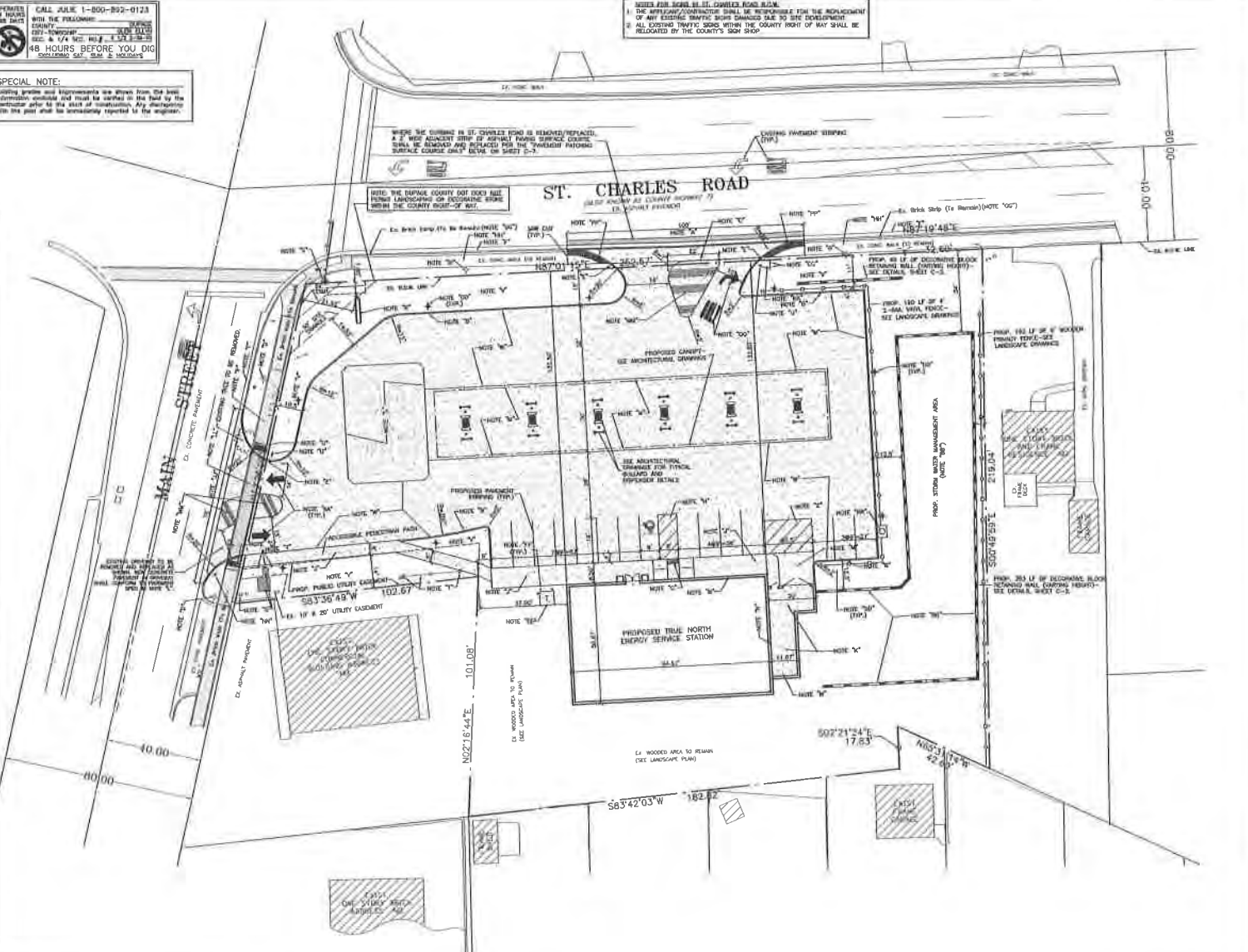
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PARKING MARKING (STIPPLES) FOR PARKING LOTS
 A. After staking is complete and approved as shown on the drawing, the contractor shall mark the parking stalls on the drawing with stippled markings. The stippled markings shall be in accordance with the provisions of the 'Traffic Signs Manual' as published by the Illinois Department of Transportation. The stippled markings shall be in accordance with the provisions of the 'Traffic Signs Manual' as published by the Illinois Department of Transportation.
 B. After staking is complete and approved as shown on the drawing, the contractor shall mark the parking stalls on the drawing with stippled markings. The stippled markings shall be in accordance with the provisions of the 'Traffic Signs Manual' as published by the Illinois Department of Transportation. The stippled markings shall be in accordance with the provisions of the 'Traffic Signs Manual' as published by the Illinois Department of Transportation.
 C. Parking stalls shall be marked with stippled markings in accordance with the provisions of the 'Traffic Signs Manual' as published by the Illinois Department of Transportation. The stippled markings shall be in accordance with the provisions of the 'Traffic Signs Manual' as published by the Illinois Department of Transportation.

NOTE:
 ALL TRAFFIC SIGNS ARE TO BE INSTALLED AT 7' MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF THE SIGN.
NOTE:
 SEE ARCHITECTURAL DRAWINGS FOR COAST GUARDING DIMENSIONS, EXISTING LIGHT FIXTURES, SIGNAGE, COAST GUARDING DETAILS AND LANDSCAPING.
NOTE:
 ALL DIMENSIONS ARE TO THE FACE OF SIDEWALK OR FACE OF CURB UNLESS OTHERWISE NOTED.

SEE THE BLUE LINE DIMENSIONS ON MAIN STREET
 FOR ANY LINE CLOSURES ON MAIN STREET. TEMPORARY COPY SIGNS AND PROVISIONS FOR INGRESS AND EGRESS TO THE PARKING LOTS ON THE EAST SIDE OF MAIN STREET NORTH OF ELM STREET SHALL BE PROVIDED. MAIN STREET LINE CLOSURE COORDINATION AND TRAFFIC ARE SUBJECT TO THE APPROVAL OF THE VILLAGE OF GLEN ELLYN PUBLIC WORKS DEPARTMENT.
NOTE:
 ALL DIMENSIONS ARE TO THE FACE OF SIDEWALK OR FACE OF CURB UNLESS OTHERWISE NOTED.

PARKING PROVIDED	
14	STANDARD STALLS (0')
1	HANDICAP STALLS (16')
15	STALLS PROVIDED

NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
 6720 N. NORTH COUNTY PARKWAY, CHICAGO, ILLINOIS 60630
 TEL: 773-399-8800 FAX: 773-399-8801
 WWW: WWW.NWENGINEERING.COM

SITE PLAN
 TRUE NORTH ENERGY SERVICE STATION
 ST. CHARLES ROAD & MAIN STREET
 GLEN ELLYN, ILLINOIS

NO.	DATE	DESCRIPTION
1	5-21-18	ISSUED FOR PERMIT
2	5-21-18	REVISED PER ILLINOIS DEPARTMENT OF TRANSPORTATION
3	5-21-18	REVISED PER ILLINOIS DEPARTMENT OF TRANSPORTATION
4	5-21-18	REVISED PER ILLINOIS DEPARTMENT OF TRANSPORTATION

DRAWN BY: J. J. J.
 CHECKED BY: J. J. J.
 DATE: 5-21-18
 SCALE: 1"=20'
 409 NO. 16-05

825 North Main Street



Photo courtesy Milton Township Assessor's Office

