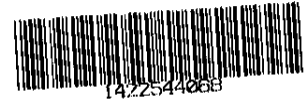


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Doc#: 1422544068 Fee: \$98.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/13/2014 12:57 PM Pg: 1 of 31

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, GLORIA J. LUDWIG, do hereby certify that I am the qualified and acting CITY CLERK* of the City of Des Plaines, Cook County, Illinois, AND THAT AS SUCH, I am the officer duly designated by law to keep the minutes, ordinances, resolutions and proceedings of the City Council of the City of Des Plaines.

I further certify that the attached and foregoing copy of ORDINANCE Z-16-14: AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND MAJOR VARIATIONS FOR THE OPERATION OF A CONVENIENCE MART FUELING STATION IN THE C-3 ZONING DISTRICT AT 885-911 TOUHY AVENUE, DES PLAINES, ILLINOIS (Case #14-024-CU-V) is a true and correct copy of the records of the City of Des Plaines.

IN WITNESS WHEREOF, I hereunto affix my signature and impress hereon the corporate seal of the said City of Des Plaines, Cook County, Illinois, this 11th day of August, 2014.

GLORIA J. LUDWIG, City Clerk
City of Des Plaines, County of Cook

By:

KRISTEN M. LINQUIST, Deputy City Clerk
City of Des Plaines, County of Cook

*Per the provisions of 65 ILCS 5/3.1-20-5
of the Illinois Compiled Statues (2012)

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CITY OF DES PLAINES

ORDINANCE Z - 16 - 14

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND MAJOR VARIATIONS FOR THE OPERATION OF A CONVENIENCE MART FUELING STATION IN THE C-3 ZONING DISTRICT AT 885-911 TOUHY AVENUE, DES PLAINES, ILLINOIS. (Case #14-024-CU-V).

WHEREAS, Speedway, LLC ("*Petitioner*"), submitted applications to the City of Des Plaines Department of Community and Economic Development ("*Department*") for: (i) a conditional use permit to allow a Convenience Mart Fueling Station ("*Conditional Use Permit*") on that certain property commonly known as 885-911 Touhy Avenue, Des Plaines, Illinois ("*Subject Property*"), in accordance with Section 7.3-6.C of the City of Des Plaines Zoning Ordinance of 1998, as amended ("*Zoning Ordinance*"); and (ii) major variations from Table 11.6.B of the Zoning Ordinance to allow wall signs on non-street facing facades and two Electronic Message Board signs (LED pricing) within 250-feet of residences ("*Major Variations*"); and

WHEREAS, the Subject Property is owned by Petitioner; and

WHEREAS, the Subject Property is located in the C-3, General Commercial District ("*C-3 District*"); and

WHEREAS, Convenience Mart Fueling Stations are permitted in the C-3 District only with a conditional use permit; and

WHEREAS, wall signs are only permitted on street facing facades and Electronic Message Board signs (LED pricing) are not permitted within 250-feet of residences; and

WHEREAS, the Petitioner's applications were referred by the Department to the Zoning Board of Appeals of the City of Des Plaines ("*Board*") within fifteen (15) days after the receipt thereof; and

WHEREAS, within ninety (90) days from the date of the Petitioner's applications a public hearing was held by the Board on June 10, 2014 pursuant to notice published in the *Journal* on May 23, 2014; and

WHEREAS, notice of the public hearing was mailed to all property owners within 300 feet of the Subject Property; and

WHEREAS, during the public hearing, the Board heard competent testimony and received evidence with respect to how the Petitioner intended to satisfy and comply with the applicable provisions of the Zoning Ordinance. The Board filed a written report with the City

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Council on June 10, 2014, summarizing the testimony and evidence received by the Board and stating the Board's recommendation, by a vote of 7-0, to approve the Petitioner's application for the Conditional Use Permit, and by a vote of 4-3, to approve the Petitioner's application for the Major Variations; and

WHEREAS, the Petitioner made certain representations to the Board with respect to the proposed Conditional Use Permit and Major Variations, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting this request for the Conditional Use Permit and the Major Variations, all subject to certain terms and conditions; and

WHEREAS, the City Council has considered the written report of the Zoning Board of Appeals, together with the applicable standards for conditional use permits and major variations set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated June 11, 2014, including the attachments and exhibits thereto, and has determined that it is in the best interest of the City and the public to grant the Petitioner's applications in accordance with the provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1. RECITALS. The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting the factual basis for this Ordinance.

SECTION 2. LEGAL DESCRIPTION OF SUBJECT PROPERTY. The Subject Property is legally described as follows:

PARCEL 1

THAT PART OF THE WEST 1/2 OF THE EAST 2/3 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT ON THE WEST LINE OF THE WEST 1/2 OF THE EAST 2/3 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 32, SAID POINT BEING 97.2 FEET SOUTH OF A CROSS IN THE PAVEMENT AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE EAST 2/3 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 265.8 FEET ALONG WEST LINE OF THE WEST 1/2 OF THE EAST 2/3 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE SOUTHEASTERLY 470.7 FEET ALONG A LINE MAKING A LEFT DEFLECTION OF 70 DEGREES 07 MINUTES 00 SECONDS WITH THE PREVIOUSLY DESCRIBED COURSE TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 2/3 OF THE

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NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE NORTH 265.8 FEET ALONG SAID EAST LINE, WHICH MAKES A LEFT DEFLECTION OF 109 DEGREES 50 MINUTES 30 SECONDS, WITH THE LAST DESCRIBED COURSE; THENCE NORTHWESTERLY 470.9 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF LYING NORTH OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 32, WHICH IS 201.8 FEET EAST OF THE NORTHWEST CORNER OF SECTION 32; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 22 DEGREES 14 MINUTES, MEASURED SOUTHEASTERLY FROM SAID NORTH LINE OF NORTHWEST 1/4 OF SECTION 32 TO A POINT DISTANT 60 FEET SOUTH, MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 32, SAID POINT BEING THE POINT OF BEGINNING OF THE LINE HEREIN BEING DESCRIBED; THENCE NORTHEASTERLY IN A STRAIGHT LINE A DISTANCE OF 537.04 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/3 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, DISTANT 50 FEET SOUTH, MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 32.

PARCEL 2

THAT PART OF THE WEST 1/3 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A STEEL PLATE AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE EAST 201.8 FEET ALONG THE NORTH LINE OF SAID SECTION 32, TO THE POINT OF BEGINNING OF THE LINE HEREIN BEING DESCRIBED; THENCE SOUTHEASTERLY 256.7 FEET ALONG A LINE MAKING A RIGHT DEFLECTION OF 22 DEGREES 14 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE TO THE EAST LINE OF THE WEST 1/3 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32.

PARCEL 3

LOT 5 IN O'HARE NORTHWEST OFFICE PARK SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-32-100-008-0000, 09-32-100-018-0000

Commonly known as 885-911 Touhy Avenue, Des Plaines, Illinois

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SECTION 3. CONDITIONAL USE PERMIT. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 5 of this Ordinance, the City Council hereby grants the Petitioner the Conditional Use Permit to allow for the operation of a Convenience Mart Fueling Station on the Subject Property. The Conditional Use Permit granted by this Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

SECTION 4. MAJOR VARIATIONS. The City Council finds that the Major Variations satisfy the standards set forth in Section 3.6-8 of the Zoning Ordinance and, pursuant to the City's home rule powers, finds that the Major Variations are otherwise necessary and appropriate. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 5 of this Ordinance, the City Council hereby grants the Major Variations for the Subject Property to the Petitioner.

SECTION 5. CONDITIONS. The Conditional Use Permit granted in Section 3 and the Major Variations granted in Section 4 of this Ordinance shall be, and are hereby, expressly subject to and contingent upon the following conditions, restrictions, limitations, and provisions:

A. **Compliance with Plans and Codes.** The development, use, and maintenance of the Subject Property shall be in strict compliance with the following documents and plans, except for minor changes and site work approved by the Director of the Department in accordance with all applicable City codes, ordinances, and standards, including, without limitation, Sections 3.4-8, "Limitations on Conditional Uses," and 3.4-9, "Effect of Approval," of the Zoning Ordinance:

1. That certain "ALTA/ACSM Land Title Survey" prepared by W-T Land Surveying, Inc., consisting of one sheet, and with a latest revision date of October 10, 2013, attached to, and by this reference made a part of, this Ordinance as **Exhibit A.**; and

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2. Those certain Proposed Speedway Plans, titled "Store No. 4250 Rebuild," prepared by Corporate Design + Development Group, LLC, consisting of thirteen sheets, with a latest revision date of May 9, 2014, May 21, 2014 (L1 - Landscape Plan), and May 13, 2014 (Goal Post Sign Details), attached to, and by this reference made a part of, this Ordinance as **Group Exhibit B**.
3. Those certain Photometric Plans, titled "Speedway #4250 Des Plaines, IL," prepared by Red Leonard Associates, consisting of four sheets, with a latest revision date of April 2, 2014, attached to, and by this reference made a part of, this Ordinance as **Group Exhibit C**.

B. Additional Conditions. The development, use, and maintenance of the Subject Property shall be subject to and contingent upon the following additional conditions:

1. Prior to occupancy, the applicant shall complete site improvements in accordance with the Proposed Speedway Plans, including without limitation the Site and Landscape Plans set forth in Group Exhibit B, with the exceptions that the fence along the east property line shall be eight feet in height and the trees along the east property line shall be a minimum of eight feet in height at the time of planting.
2. All landscaping materials shall be maintained in good condition so as to present a healthy and orderly appearance, and plant material not in this condition shall be replaced when necessary and shall be kept free of refuse and debris.
3. All parking areas shall be surfaced and striped to meet all applicable Building Code hard surface requirements.

SECTION 6. NONCOMPLIANCE.

A. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of, any of the provisions of this Ordinance shall be fined not less than seventy five dollars (\$75.00) or more than seven hundred and fifty dollars (\$750.00) for each offense. Each and every day that a violation of this Ordinance is allowed to remain in effect shall constitute a complete and separate offense. In addition, the appropriate authorities of the City may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel

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compliance with its terms. Any person, firm or corporation violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

B. In the event that the Petitioner fails to develop or maintain the Subject Property in accordance with the plans attached as Group Exhibit B, the requirements of the Zoning Ordinance or the conditions set forth in Section 5 of this Ordinance, the Conditional Use Permit granted in Section 3 of this Ordinance and the Major Variations granted in Section 4 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 4.7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the C-3 General Commercial District. Further, in the event of such revocation of the Conditional Use Permit and the Major Variations, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 4.7 of the Zoning Ordinance is provided to the Petitioner.

SECTION 7. EFFECTIVE DATE.

A. This Ordinance shall be in full force and effect only after the occurrence of the following events:

1. its passage and approval by the City Council in the manner provided by law;

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2. its publication in pamphlet form in the manner provided by law;
3. the filing with the City Clerk by the Petitioner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance, and demonstrating the Petitioner's consent to its recordation. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as **Exhibit D**; and
4. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.

B. In the event that the Petitioner does not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 7.A.3 of this Ordinance, within 60 days after the date of passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion to declare this Ordinance null and void and of no force or effect.

SECTION 8. SEVERABILITY. If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

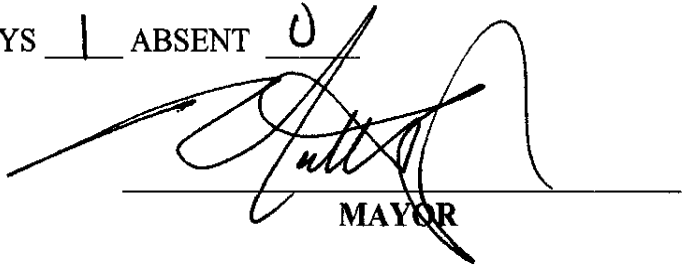
[SIGNATURE PAGE FOLLOWS]

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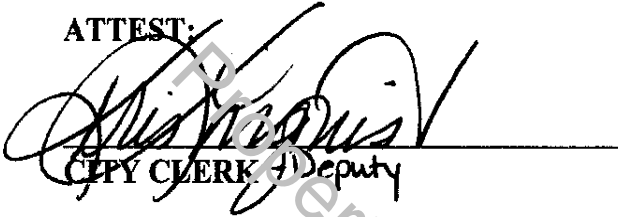
PASSED this 21st day of July, 2014.

APPROVED this 21st day of July, 2014.

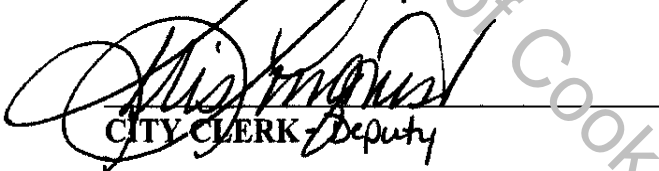
VOTE: AYES 7 NAYS 1 ABSENT 0


MAYOR

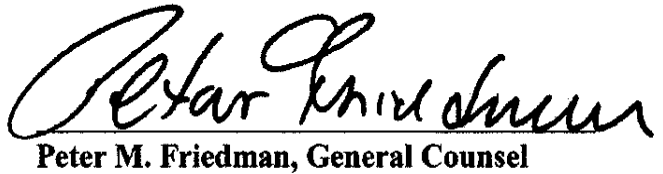
ATTEST:


CITY CLERK Deputy

Published in pamphlet form this 28th day of July, 2014.

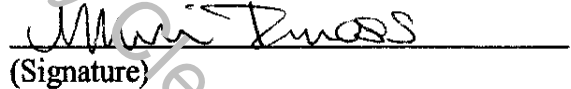

CITY CLERK Deputy

Approved as to form:


Peter M. Friedman, General Counsel

I, Melanie Floss, being the owner or other party in interest of the property legally described within this Ordinance, having read a copy of the Ordinance, do hereby accept, concur and agree to develop and use the Subject Property in accordance with the terms of this Ordinance.

Dated: 8/11/2014


(Signature)

Legal\Ord\Special\CU\DP-Ordinance Approving a Conditional Use Permit (CUP) & Major Variation for Convenience Mart Fueling Station at 885-911 Touhy Ave

#30797379_v2

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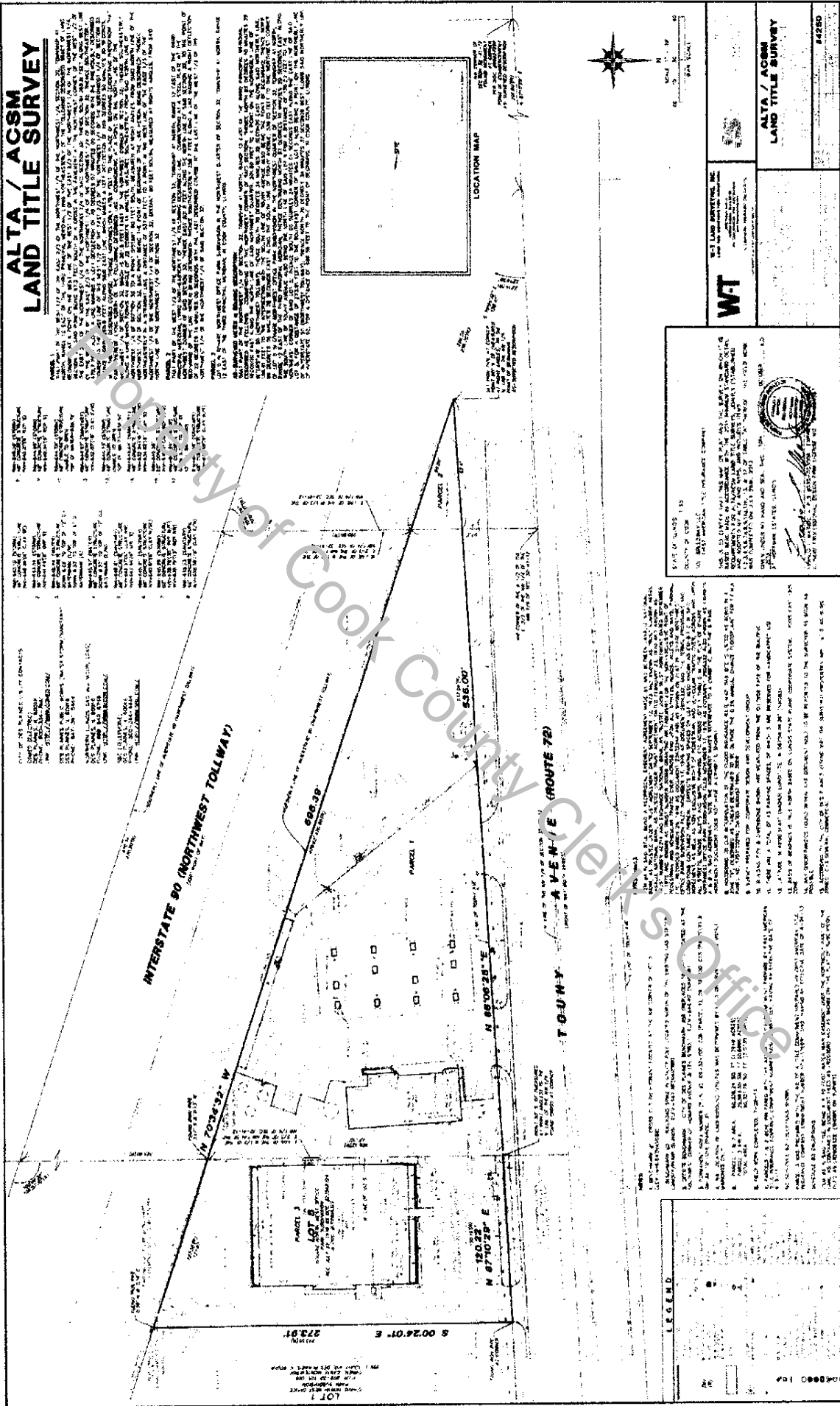


Exhibit A

UNOFFICIAL COPY

	Speedway	COVER SHEET REBUILD 885 E. TOUHY AVENUE COOK COUNTY DES PLAINES, ILLINOIS	#0004250 #106564 <table border="1"> <tr><td>DATE</td><td></td></tr> <tr><td>SCALE</td><td></td></tr> <tr><td>PROJECT</td><td></td></tr> <tr><td>CLIENT</td><td></td></tr> <tr><td>DESIGNER</td><td></td></tr> <tr><td>CHECKER</td><td></td></tr> <tr><td>DATE</td><td></td></tr> </table>	DATE		SCALE		PROJECT		CLIENT		DESIGNER		CHECKER		DATE	
DATE																	
SCALE																	
PROJECT																	
CLIENT																	
DESIGNER																	
CHECKER																	
DATE																	

Property of Cook County Clerk's Office

STORE No. 4250
 REBUILD
 C3900- RIGHT HAND QUIK-BRIK V1.0
 885 E. TOUHY AVENUE
 COOK COUNTY
 DES PLAINES, IL

OWNER:
Speedway

500 SPEEDWAY DRIVE
 ENON, OH 45323
 937-864-3000

PROJECT MANAGEMENT:

CORPORATE
 DESIGN + DEVELOPMENT
 GROUP, LLC
 500 SPEEDWAY DRIVE
 ENON, OH 45323
 937-864-3000
 WWW.CDDGROUP.COM

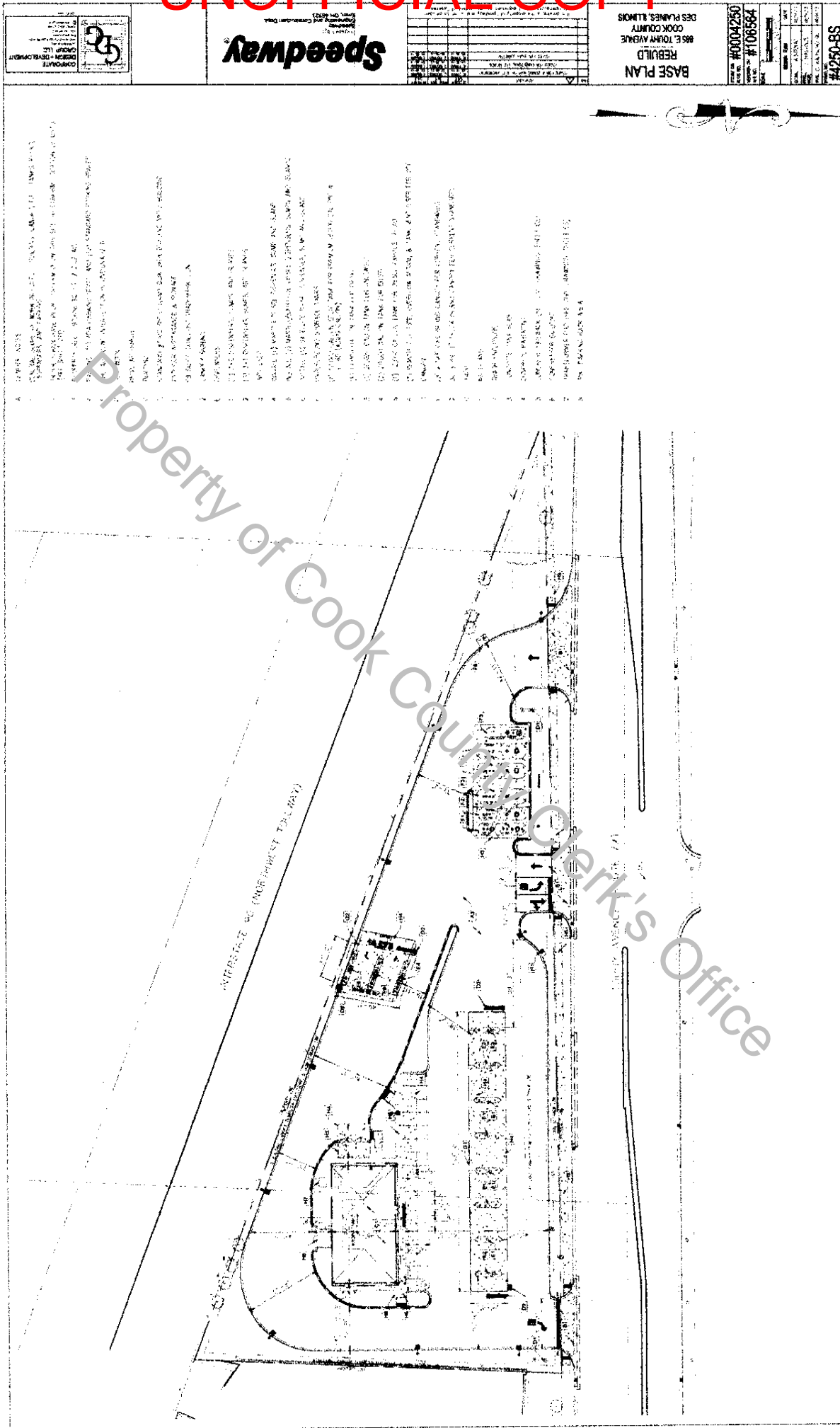
CIVIL ENGINEER:

W.T. CIVIL ENGINEERING, LLC
 1000 N. WILSON AVENUE
 CHICAGO, ILLINOIS 60642
 (773) 233-1100
 WWW.WTCIVIL.COM

SITE



UNOFFICIAL COPY



DESIGNER: [Firm Name]
 PROJECT: [Project Name]
 SHEET: [Sheet Number]

- 1. GENERAL NOTES
- 2. SEE SHEET [Number] FOR [Detail]
- 3. ALL DIMENSIONS ARE IN FEET AND INCHES
- 4. FINISH GRADES TO BE SHOWN ON ALL AREAS
- 5. EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED
- 6. NEW UTILITIES TO BE INSTALLED AS SHOWN
- 7. SEE SPECIFICATIONS FOR MATERIALS AND METHODS
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
- 9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES
- 11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
- 13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES
- 15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT



DESIGNER: [Firm Name]
 PROJECT: [Project Name]
 SHEET: [Sheet Number]

Speedway
 Building and Construction Division

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/11
2	ISSUED FOR CONSTRUCTION	11/01/11
3	ISSUED FOR OCCUPANCY	12/15/11

DESIGNER: [Firm Name]
 PROJECT: [Project Name]
 SHEET: [Sheet Number]

Exhibit B

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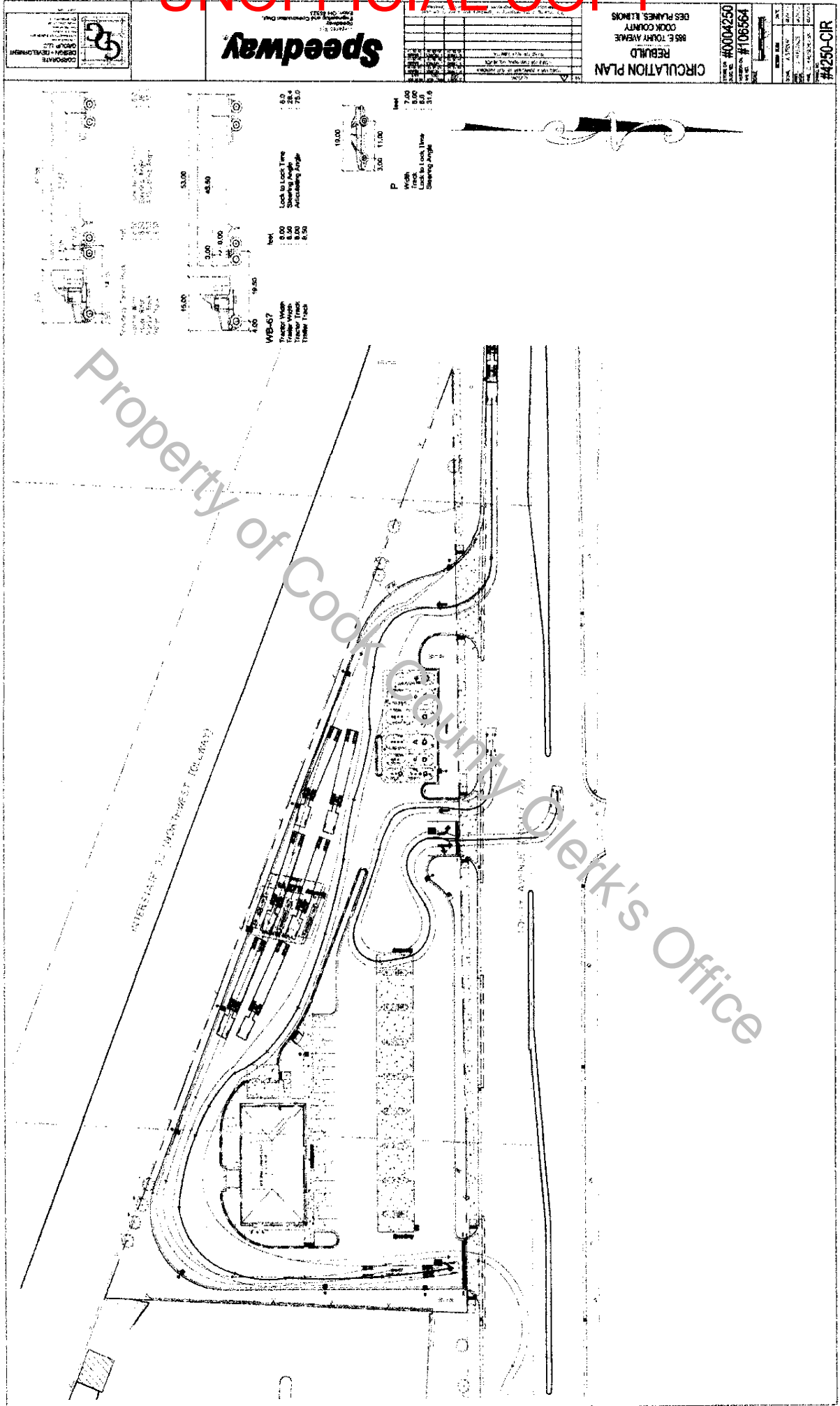



Exhibit B

UNOFFICIAL COPY



REBUILD
DES PLAINES, ILLINOIS
 886 E. TOLSON AVENUE
 COOK COUNTY

REBUILD
DES PLAINES, ILLINOIS
 886 E. TOLSON AVENUE
 COOK COUNTY

SPCS & DETAILS
 #0004250
 #106564

Specifications

SECTION 05100 - PAINTS AND COATINGS

1.01 - PAINTS AND COATINGS

A. Section Includes:

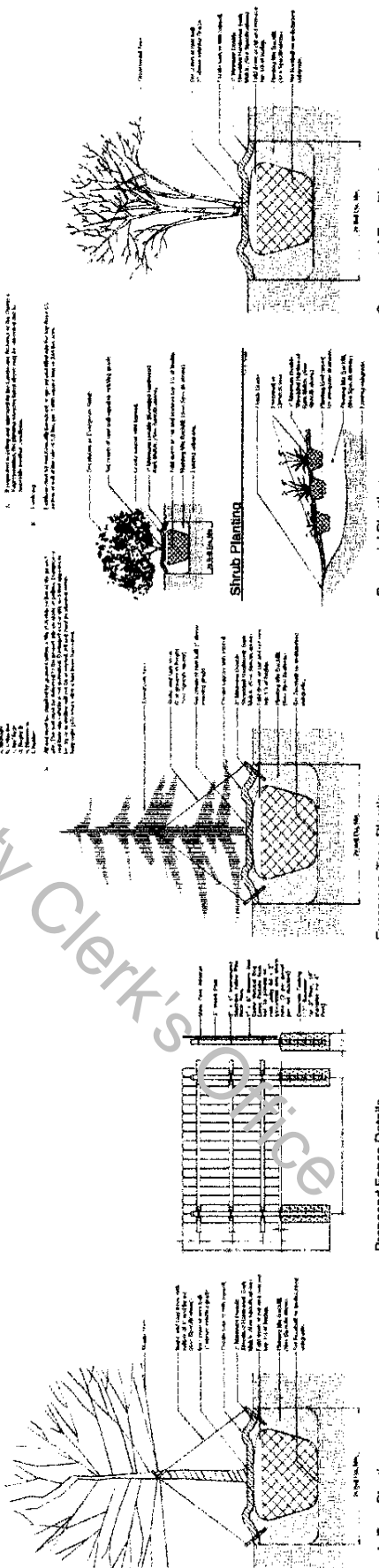
1. Exterior and interior wall and ceiling finishes.
2. Primers and sealers.
3. Undercoats.
4. Topcoats.

B. Related Sections:

1. 05200 - WALLS AND PARTITIONS
2. 05300 - CEILING
3. 05400 - FLOORING

C. Work Includes:

1. Preparation of surfaces.
2. Application of primers and sealers.
3. Application of undercoats.
4. Application of topcoats.












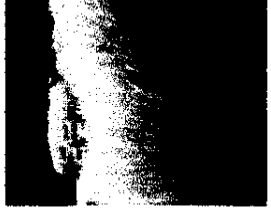

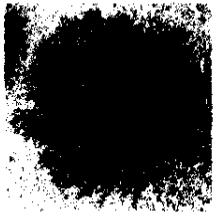



Shade Tree Planting

Evergreen Tree Planting

Perennial Planting


Ornamental Tree Planting

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		<p>PLANT IMAGES REBUILD 805 E. TOWNE AVENUE COOK COUNTY DES PLAINES, ILLINOIS</p>	<p>PROJECT #0004250 DATE #106564</p>	<p>DATE: 10/14/14 BY: [Signature] SCALE: 1/8" = 1'-0" SHEET: 16 OF 17 PROJECT: #4250-L3</p>
<p>Shade Trees</p>  <p><i>Cercidiphyllum japonicum</i> (Katsura Tree)</p>  <p><i>Celtis occidentalis</i> 'Chicago' (Chicago Elm)</p>  <p><i>Chaetochloa thymoides</i> 'Sunburst' (Sunburst Honeylocust)</p>	<p>Ornamental Trees</p>  <p><i>Amelanchier canadensis</i> (Shadbush)</p> <p>Perennials</p>  <p><i>Salix purpurea</i> 'Magnus' (Purple Concrete)</p>  <p><i>Hemerocallis</i> 'Stella de Oro' (Stella-de-Oro Daylily)</p>	<p>Evergreen Trees</p>  <p><i>A. concolor</i> 'Japanese Sparrow' (Sparrow Chinese Juniper)</p> <p>Ornamental Grasses</p>  <p><i>Calamagrostis canadensis</i> 'Star' (Hemlock-wood Field Grass)</p>	<p>Evergreen Shrubs</p>  <p><i>Juniperus chinensis</i> 'Kaleidoscope' (Kaleidoscope Compact Pillar Juniper)</p>  <p><i>Ber. glabra</i> 'Shamrock' (Shamrock Hollyhock)</p>	
<p>Deciduous Shrubs</p>  <p><i>Forsythia viridissima</i> 'Bronze' (Bronze Forsythia)</p>  <p><i>Forsythia glandulosa</i> 'Appalachian' (Dwarf Bottle Brush)</p>	<p>Deciduous Shrubs</p>  <p><i>Apyracnum kalmianum</i> 'Aurea' (Kalm St. Johns Wort)</p>	<p>Deciduous Shrubs</p>	<p>Deciduous Shrubs</p>	

All Images are Copyright of Horticulture Professional, Wilson Nursery, Amber Wilcox Nursery, Blaine Creek Nursery and Dave's Garden.

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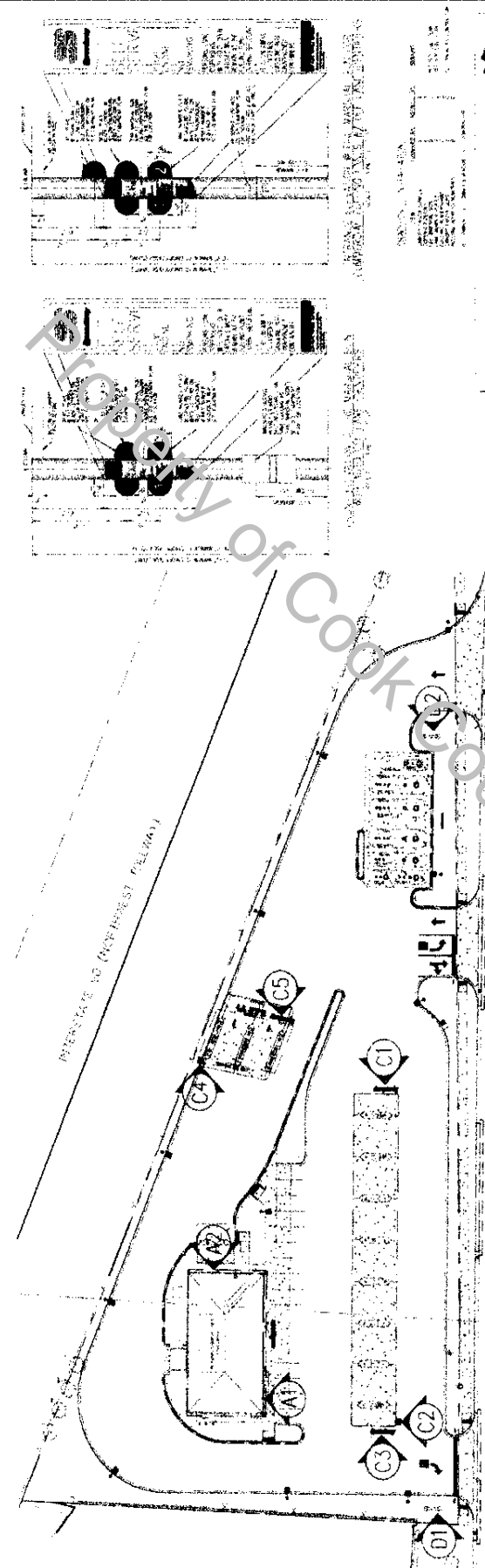


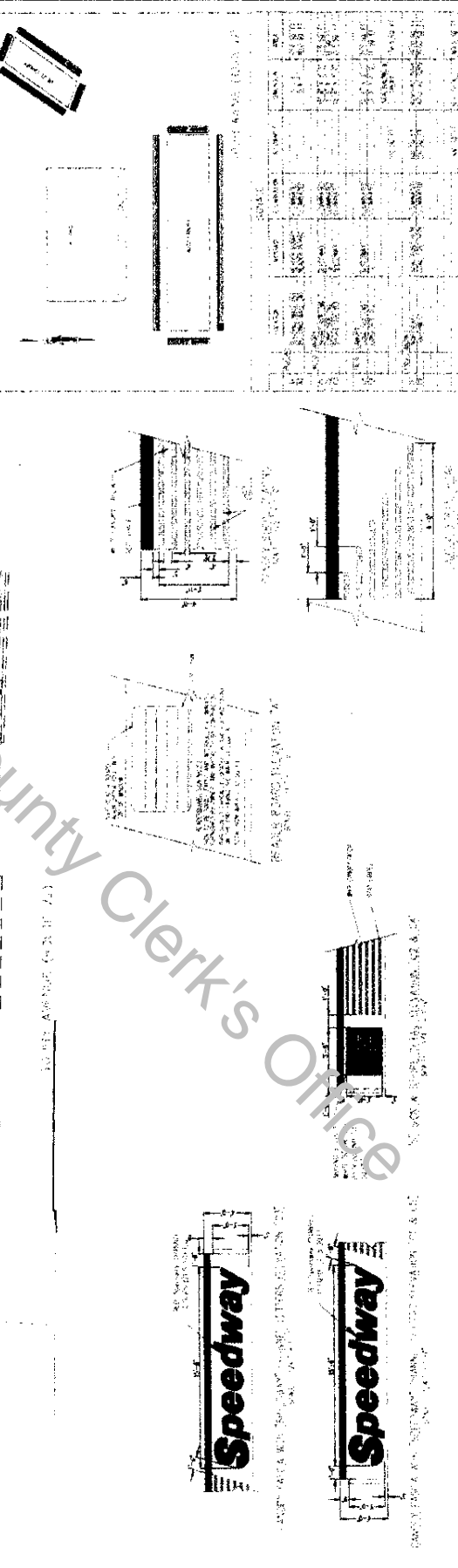
Speedway


REBUILD
DES PLAINES, ILLINOIS
388 E. TOLSON AVENUE
COOK COUNTY

PROJECT #108564


SS-0850-SS







Speedway



Speedway

UNOFFICIAL COPY

PROPERTY OF Cook County Clerk & Office

CP

CONTRACT NO. 1422544068
 PROJECT NO. 1422544068
 CONTRACT DATE: 08/05/14
 PROJECT DATE: 08/05/14
 CONTRACTOR: [REDACTED]

Speedway
 Speedway Construction, Inc.
 1234 N. [REDACTED] ST.
 CHICAGO, IL 60642
 TEL: [REDACTED] FAX: [REDACTED]

MASONRY DWAFSTER
 ENCLOSURE
 REBUILD
 888 E. TOLSON AVENUE
 COOK COUNTY
 DES PLAINES, ILLINOIS

PLAT NO. #0004250
 LICENSE #106564
 ARCHITECT: [REDACTED]
 ENGINEER: [REDACTED]
 SURVEYOR: [REDACTED]
 RECORDING DATE: 08/05/14

SECTIONS & DETAILS

SECTION A-A

GENERAL NOTES

1. REFER TO SHEETS 1422544068-01 THROUGH 1422544068-05 FOR GENERAL NOTES AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDCODE OF AMERICA AND THE IBC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
4. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

PLAN & ELEVATION

FOUNDATION PLAN

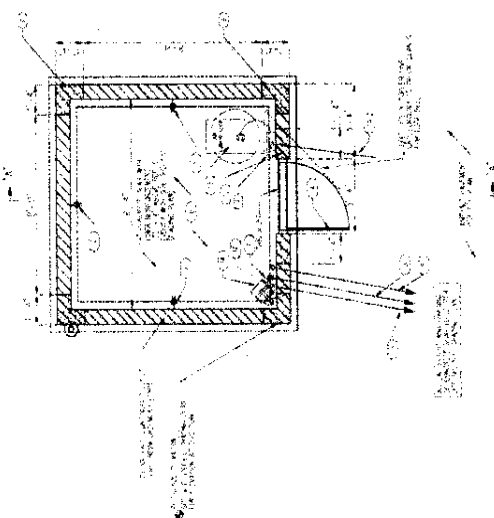
FOUNDATION PLAN

FRONT ELEVATION

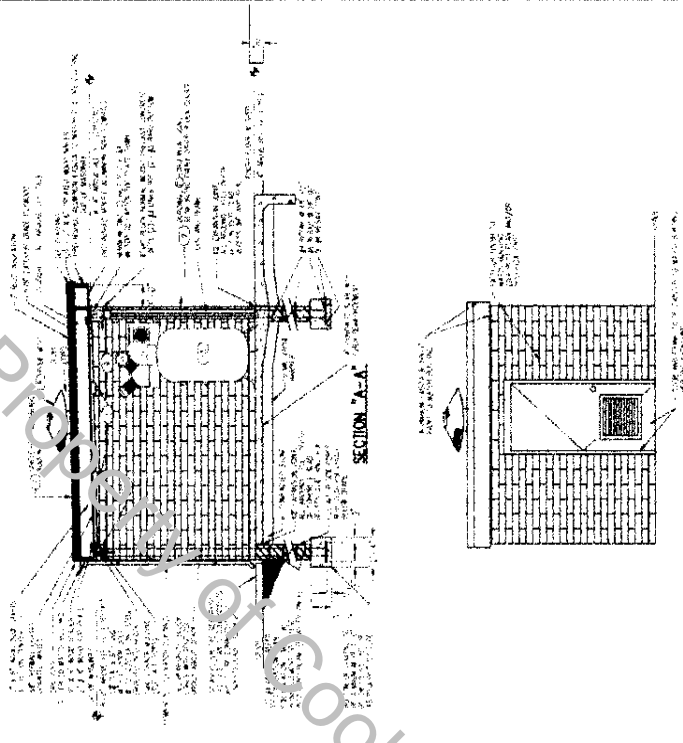
FRONT ELEVATION

UNOFFICIAL COPY

FOUNDATION PLAN



FRONT ELEVATION AND SECTIONS



GENERAL NOTES

CONSTRUCTION NOTES

DOOR AND HARDWARE SCHEDULE

Speedway

DESIGNER: [Name], ARCHITECT: [Name], ENGINEER: [Name]

PROJECT: [Name], ADDRESS: [Address]

DATE: [Date], SHEET: [Number]

CLARK-BRICK SMALL STORAGE SHED REBUILD

888 E. FOURTH AVENUE, COOK COUNTY, ILLINOIS

PROJECT # 0004250, PERMIT # 106564

DATE: [Date], SHEET: [Number]

UNOFFICIAL COPY

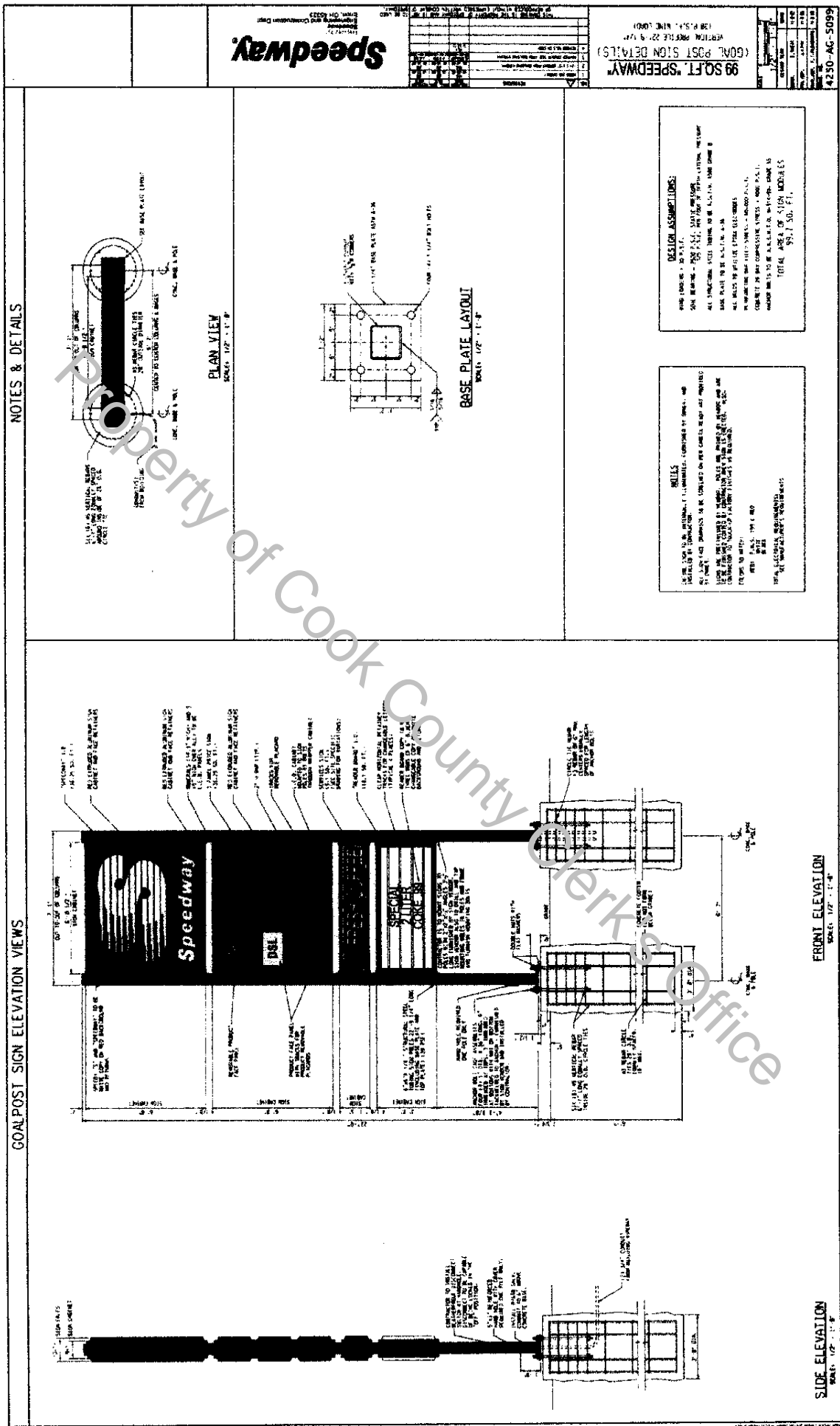


Exhibit B

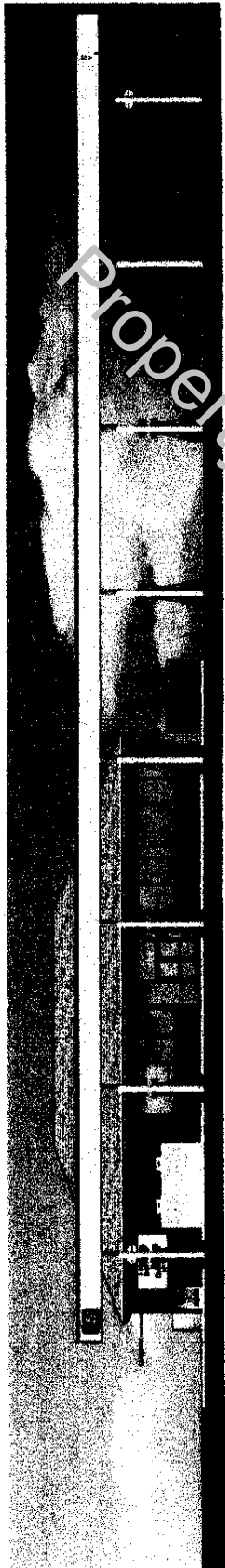
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Speedway
 200 W. CHICAGO AVE
 CHICAGO, IL 60604
 (312) 467-1000
 www.speedway.com

Speedway
 200 W. CHICAGO AVE
 CHICAGO, IL 60604
 (312) 467-1000
 www.speedway.com

NO.	DATE	DESCRIPTION

COLOR ELEVATION
 REBUILD
 88E TOWNS AVENUE
 DES PLAINES, ILLINOIS
 DES PLAINES, ILLINOIS
 #0004250
 #1088664
 #4250-ELEV



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Property of Cook County Clerk's Office

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Speedway

REBUILD EXTERIOR ELEVATION
 136 E. TOWHY AVENUE
 COOK COUNTY
 DES PLAINES, ILLINOIS

#0004250
 #106664

#4250A.4.1

NOTES:



1. EXTERIOR FINISHES - SEE SPEC.
2. ALL SURFACE FINISHES TO BE MATCHED TO EXISTING WHERE APPLICABLE.
3. ALL REPAIRS TO BE MADE TO MATCH EXISTING CONDITIONS.
4. EXISTING STRUCTURAL CONDITIONS TO BE MAINTAINED AND REPAIRED WHERE NECESSARY.
5. ALL CHANGES TO EXISTING CONDITIONS TO BE INDICATED BY DASHED LINES.
6. ALL DIMENSIONS TO BE SHOWN IN FEET AND INCHES.
7. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
8. ALL WORK TO BE ACCORDING TO LATEST EDITIONS OF BUILDING CODES AND STANDARDS.

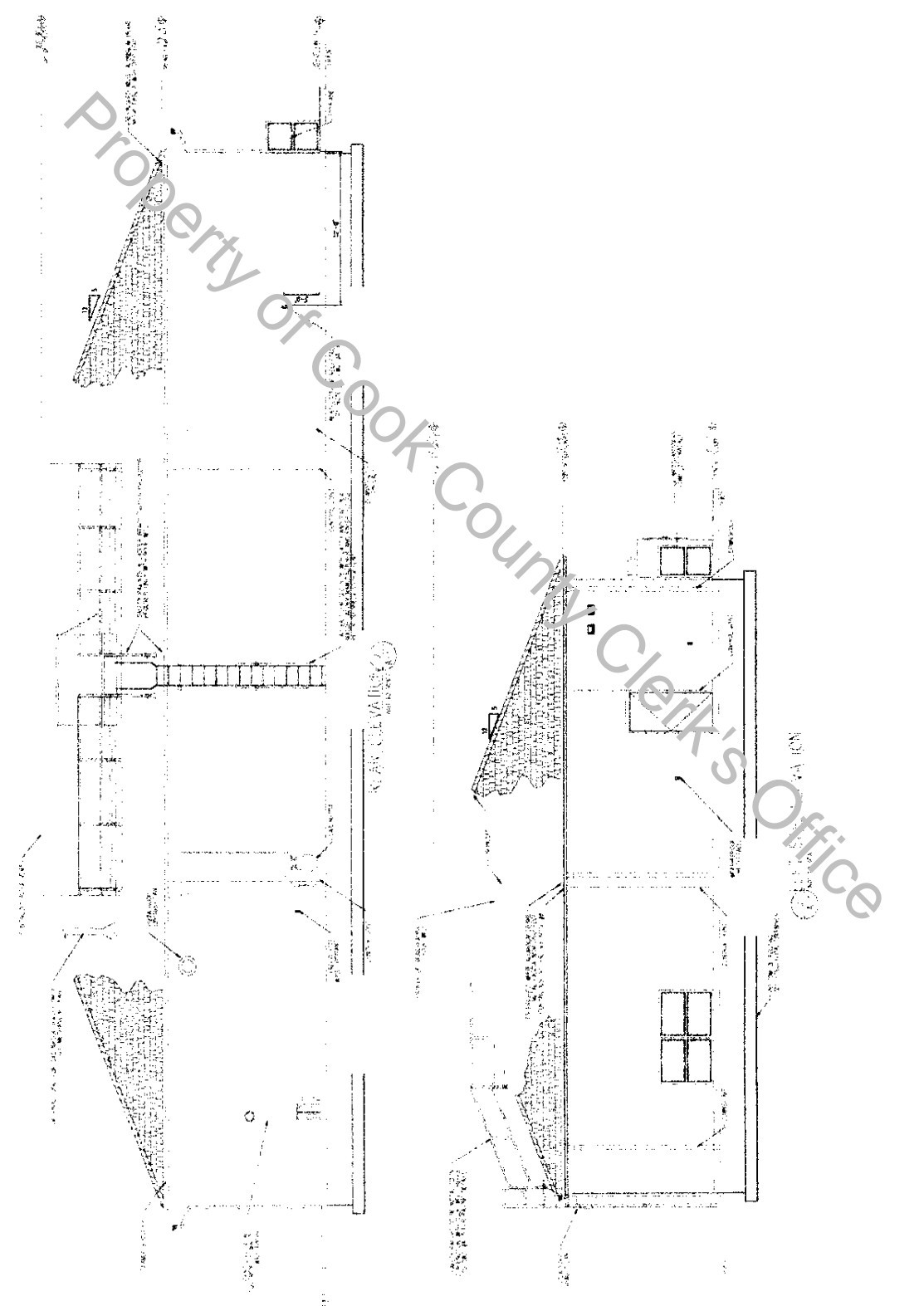
PROPERTY OF COOK COUNTY CLERK'S OFFICE

COOK COUNTY

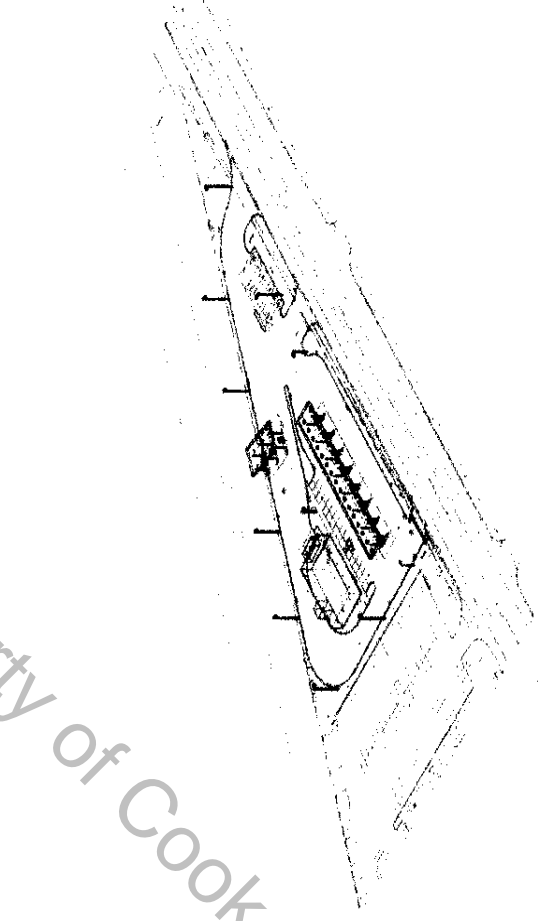
Exhibit B

UNOFFICIAL COPY

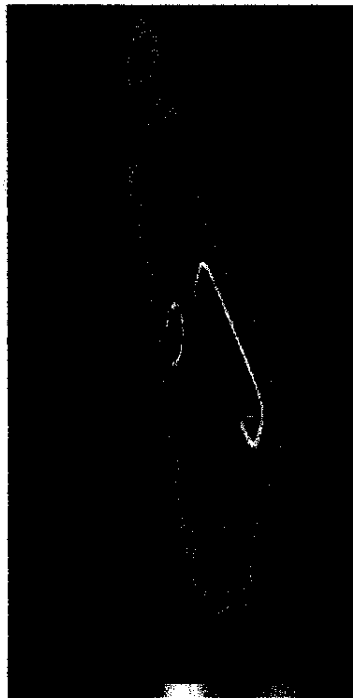
 <p> <small>DESIGNER'S SEAL</small> <small>REGISTERED PROFESSIONAL ENGINEER</small> <small>STATE OF ILLINOIS</small> <small>NO. 000000000</small> <small>EXPIRES 12/31/2024</small> </p>	 <p>Speedway</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td style="font-size: 8px;">REVISION</td><td style="font-size: 8px;">DATE</td><td style="font-size: 8px;">BY</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	REVISION	DATE	BY													<p style="text-align: center;">EXTERIOR ELEVATION</p> <p style="text-align: center;">REBUILD</p> <p style="text-align: center;">846 E. TOWNE AVENUE COOK COUNTY DES PLAINES, ILLINOIS</p> <table border="1" style="width:100%; border-collapse: collapse; font-size: 8px;"> <tr><td>PROJECT #</td><td>#0004250</td></tr> <tr><td>ISSUE #</td><td>#106564</td></tr> <tr><td>DATE</td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	PROJECT #	#0004250	ISSUE #	#106564	DATE					
REVISION	DATE	BY																										
PROJECT #	#0004250																											
ISSUE #	#106564																											
DATE																												



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RL-1872-ST | rfb



ISO VIEW



PLAN VIEW



UNOFFICIAL COPY

AREA LIGHTS

CANOPY LIGHTS

SOFFIT LIGHTS

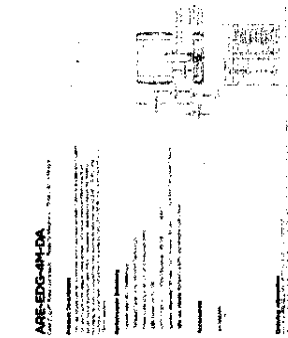
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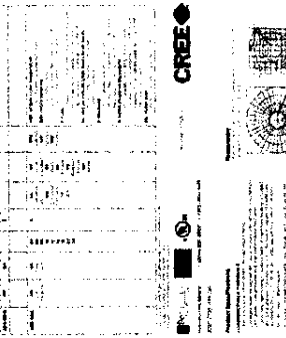
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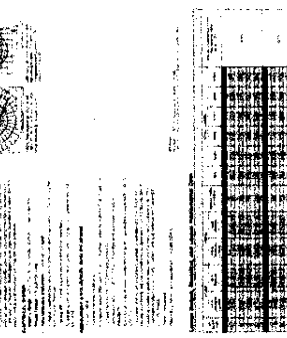
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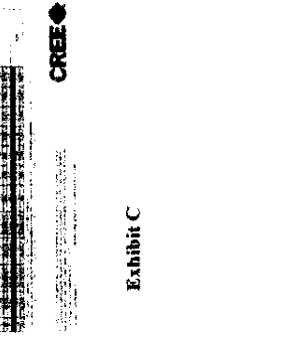
SYMBOL QTY LABEL
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 CPY250-A-DH-F-3-L-WY
 CPY250-A-W-3-L-BZ


SYMBOL QTY LABEL
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 BFT-237-8H-8H-03-D-UL-WH-550

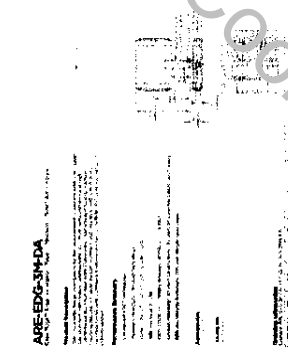
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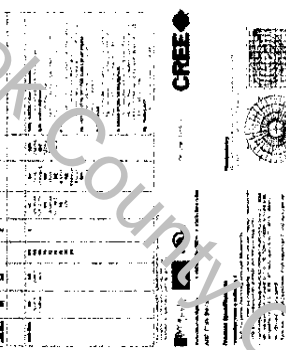
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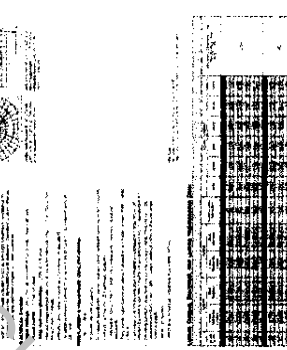
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CPY250-A-DH-F-3-L-WY



CPY250-A-W-3-L-BZ


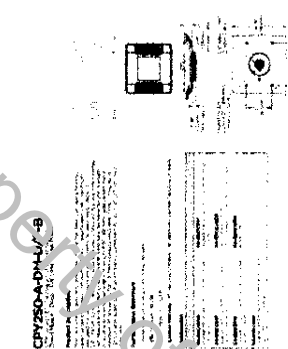
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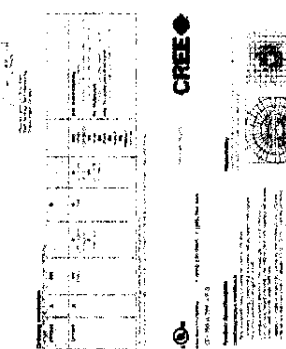
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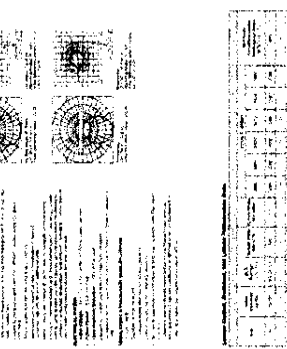
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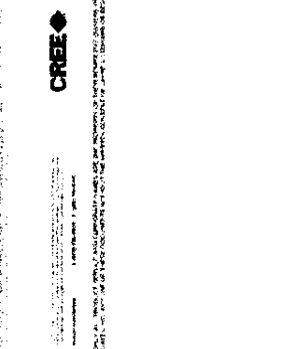
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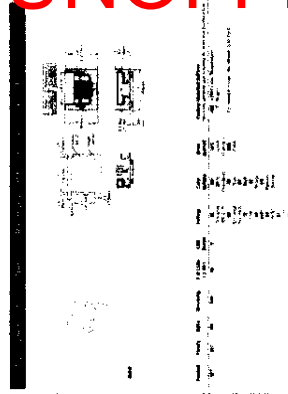
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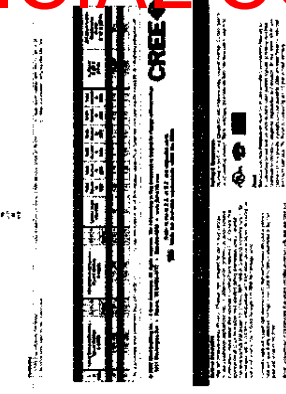
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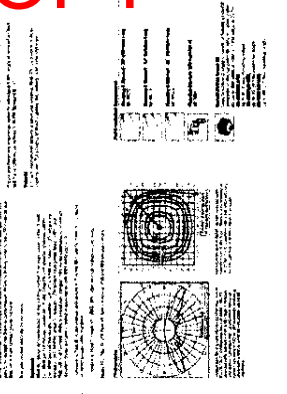
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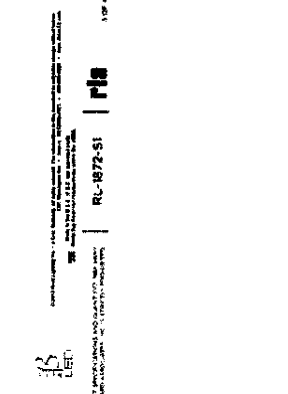
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ARE-EDG-4HB-DA


ARE-EDG-3H-DA


CPY250-A-DH-F-3-L-WY


CPY250-A-W-3-L-BZ


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WALL MOUNTED LIGHTS

SYMBOL CITY LABEL
 5 WA
 SEC-EDS-394-WY1-04-D-UL-RE-350

CREE

1.1.1

Property of Cook County Clerk's Office

Exhibit C

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EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Des Plaines, Illinois ("**City**");

WHEREAS, Speedway, LLC ("**Petitioner**"), applied to the City of Des Plaines for: (i) a conditional use permit ("**Conditional Use Permit**") pursuant to Section 7.3-6.C of the City of Des Plaines Zoning Ordinance of 1998, as amended ("**Zoning Ordinance**") to allow for a convenience mart fueling station on that certain property commonly known as 885-911 Touhy Avenue, Des Plaines, Illinois ("**Subject Property**"); and (ii) major variations to Table 11-6-B of the Zoning Ordinance to allow wall signs on non-street facing facades and two Electronic Message Board signs (LED pricing) within 250-feet of residences ("**Major Variations**"); and

WHEREAS, the Subject Property is owned by Petitioner; and

WHEREAS, the Subject Property is located within the C-3 General Commercial District, in which convenience mart fueling stations are allowed only pursuant to a conditional use permit; and

WHEREAS, in the absence of major variations, wall signs are only permitted on street facing facades and Electronic Message Board signs are not permitted within 250-feet of residences; and

WHEREAS, Ordinance No. Z-16-14 adopted by the City Council of the City of Des Plaines on July 21, 2014 ("**Ordinance**"), grants approval of the Conditional Use Permit and the Major Variations, subject to certain conditions; and

WHEREAS, Petitioner desires to evidence to the City its unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in said Ordinance, and the Petitioner desires to evidence its consent to recording the Ordinance against the Subject Property upon obtaining fee simple title thereto;

NOW, THEREFORE, Petitioner does hereby agree and covenant as follows:

1. Petitioner shall, and does hereby, unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. Z-16-14, adopted by the City Council on July 21, 2014.
2. Petitioner acknowledges and agrees that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Subject Property, or the issuance of any permits for the use and development of the Subject Property, and that the City's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Petitioner against damage or injury of any kind and at any time.

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3. Petitioner acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the procedures required by Section 4.7 of the City's Zoning Ordinance are followed.
4. Petitioner agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Subject Property, and (d) the performance by Petitioner of its obligations under this Unconditional Agreement and Consent.
5. Petitioner shall, and does hereby agree to, pay all expenses incurred by the City in defending itself with regard to any and all of the claims mentioned in this Unconditional Consent and Agreement. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the City.

ATTEST:

SPEEDWAY, LLC

By: *Alexis J. Ludwig*

By: *[Signature]*

SUBSCRIBED and SWORN to
before me this 11th day of
August, 2014.

[Signature]
Notary Public



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CITY OF DES PLAINES

ORDINANCE NO. Z-16-14

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND MAJOR VARIATIONS FOR THE OPERATION OF A CONVENIENCE MART FUELING STATION IN THE C-3 ZONING DISTRICT AT 885-911 TOUHY AVENUE, DES PLAINES, ILLINOIS. (Case #14-024-CU-V)

ADOPTED ON JULY 21, 2014
BY THE CITY COUNCIL
OF THE
CITY OF DES PLAINES

Published in pamphlet form by authority of the City Council of the City of Des Plaines, Cook County, Illinois, this 22nd day of July, 2014.

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

CERTIFICATE

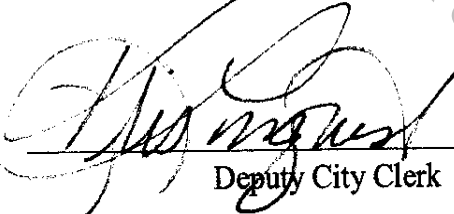
I, Kristen Linquist, certify that I am the duly appointed Deputy Municipal Clerk of the City of Des Plaines, Cook County, Illinois.

I further certify that on July 21, 2014 the Corporate Authorities of such municipality passed and approved Ordinance No. Z-16-14 entitled AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND MAJOR VARIATIONS FOR THE OPERATION OF A CONVENIENCE MART FUELING STATION IN THE C-3 ZONING DISTRICT AT 885-911 TOUHY AVENUE, DES PLAINES, ILLINOIS. (Case #14-024-CU-V) which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. Z-16-14, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on July 22, 2014 and continuing for at least 10 days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Des Plaines, Illinois, this 21st day of July, 2014.

(SEAL)



Deputy City Clerk

Provisional Cook County Clerk's Office