

PAVING LEGEND

	HMA PAVEMENT 1.5" HMA N-50 SURFACE 2" HMA N-50 BINDER 10" AGGREGATE BASE
	HEAVY DUTY CONCRETE 8" CONCRETE CLASS PV 4" AGGREGATE BASE
	SIDEWALK 6" CONCRETE CLASS SI 4" AGGREGATE BASE

SITE DATA TABLE - PROPOSED DREAM CLEAN AND STARBUCKS
ROUTE 59 AND DUKE PARKWAY, WARRENVILLE, IL
PIN 04-33-403-003,006,007,008

SITE AREA = 4.02 ACRES

BUILDING SETBACKS

FRONT - EAST	40 FEET
REAR - WEST	20 FEET
SIDE - NORTH	40 FEET
SIDE - SOUTH	15 FEET

LAND USE DATA - LOT 1

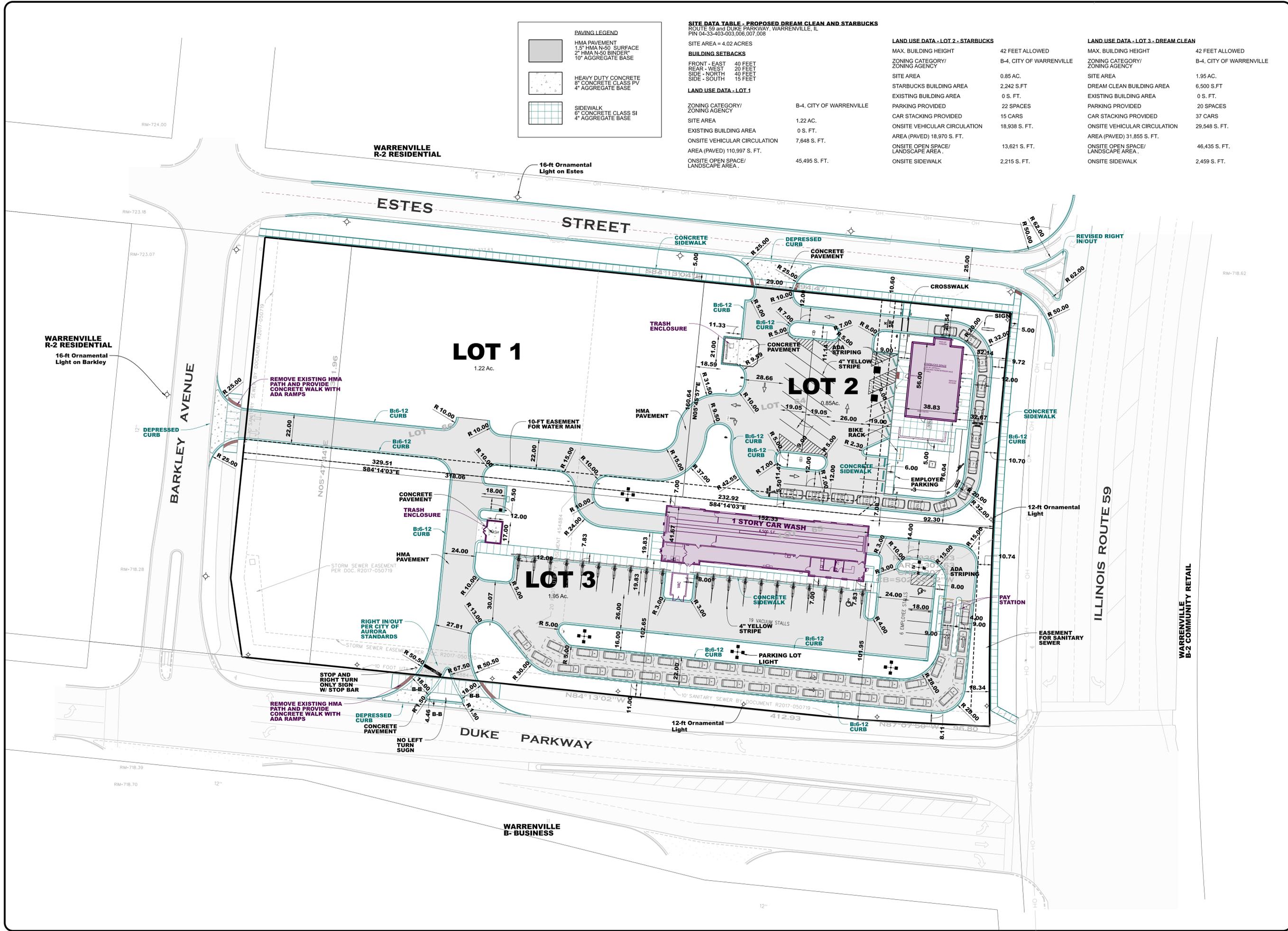
ZONING CATEGORY/ ZONING AGENCY	B-4, CITY OF WARRENVILLE
SITE AREA	1.22 AC.
EXISTING BUILDING AREA	0 S. FT.
ONSITE VEHICULAR CIRCULATION	7,648 S. FT.
AREA (PAVED) 110,997 S. FT.	
ONSITE OPEN SPACE/ LANDSCAPE AREA	45,495 S. FT.

LAND USE DATA - LOT 2 - STARBUCKS

MAX. BUILDING HEIGHT	42 FEET ALLOWED
ZONING CATEGORY/ ZONING AGENCY	B-4, CITY OF WARRENVILLE
SITE AREA	0.85 AC.
STARBUCKS BUILDING AREA	2,242 S.FT
EXISTING BUILDING AREA	0 S. FT.
PARKING PROVIDED	22 SPACES
CAR STACKING PROVIDED	15 CARS
ONSITE VEHICULAR CIRCULATION	18,938 S. FT.
AREA (PAVED) 18,970 S. FT.	
ONSITE OPEN SPACE/ LANDSCAPE AREA	13,621 S. FT.
ONSITE SIDEWALK	2,215 S. FT.

LAND USE DATA - LOT 3 - DREAM CLEAN

MAX. BUILDING HEIGHT	42 FEET ALLOWED
ZONING CATEGORY/ ZONING AGENCY	B-4, CITY OF WARRENVILLE
SITE AREA	1.95 AC.
DREAM CLEAN BUILDING AREA	6,500 S.FT
EXISTING BUILDING AREA	0 S. FT.
PARKING PROVIDED	20 SPACES
CAR STACKING PROVIDED	37 CARS
ONSITE VEHICULAR CIRCULATION	29,548 S. FT.
AREA (PAVED) 31,855 S. FT.	
ONSITE OPEN SPACE/ LANDSCAPE AREA	46,435 S. FT.
ONSITE SIDEWALK	2,459 S. FT.



DREAM CLEAN
R. 59 AND DUKE PARKWAY
WARRENVILLE, IL 60555

Prepared For:
Dream Clean Operating Company
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Wilmette, IL 60091
email: mzaeveluk@dreamclean.com

DREAM CLEAN
CAR WASH

WMA
Over 100 Years of Service to Clients

WEBSTER, MCGRATH & AHLBERG, LTD.
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2100 MANCHESTER RD, BUILDING A, SUITE 203
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PH: (847) 351-1100
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BY	
REVISION DESCRIPTION	Revised per City review
DATE	04/15/25
REV#	
Section-Township-Range	
DuPage: T 39N R 09E	
JOB #	41516
SURV:	CB
DRAWN:	BMB
REVIEW:	SMR
SCALE:	1"=30'
DATE:	02-10-25
SHEET NAME	

SITE PLAN
SHEET # SP-1