

ORDINANCE NO. O2025-27

**AN ORDINANCE APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN AND PRELIMINARY PLAT OF SUBDIVISION, AND CONDITIONALLY APPROVING A REZONING, CERTAIN MODIFICATIONS FROM THE WARRENVILLE ZONING ORDINANCE, AND SPECIAL USE PERMITS TO ALLOW AN AUTOMOBILE LAUNDRY, DRIVE-THROUGH, AND OUTDOOR EATING AND DRINKING PATIO (DREAM CLEAN; STARBUCKS – 30W063 and 30W081 ESTES STREET)**

WHEREAS, the Leland M. Stahelin Irrevocable Trust and the Michael A. Stahelin Irrevocable Trust (collectively, the **“Stahelin Parcel Owner”**) are the current title holders of that certain real property consisting of three lots of record and approximately 3.59 acres, commonly known as 3S063 Estes Street, Warrenville, Illinois, and legally described on **Exhibit A (“Stahelin Parcel”)**; and

WHEREAS, the City of Warrenville (**“City”**) is the current title holder of that certain real property consisting of a single lot of record and approximately 0.46 acres, commonly known as 3S081 Estes Street, Warrenville, Illinois, and legally described on **Exhibit A (“City Parcel”)** (collectively, the Stahelin Parcel and the City Parcel are the **“Property”**); and

WHEREAS, the Property is currently vacant and unimproved and located in the R-2 Medium-Low Density Single Family Residential District (**“R-2 District”**) of the City; and

WHEREAS, DCCW Warrenville, LLC is the contract purchaser of the Property; and

WHEREAS, Dream Clean Holdings LLC, an affiliate of DCCW Warrenville, LLC (collectively, **“Dream Clean”**) desires to resubdivide the Property into three lots of record as follows (**“Proposed Resubdivision”**): (i) a 1.2-acre parcel at the north-west corner of the Property located on Barkley Avenue and Estes Street (**“Lot 1”**); (ii) a 0.85-acre parcel at the north-east corner of the Property located on Estes Street and Route 56 (**“Lot 2”**); and (iii) a 1.95-acre parcel on the southern portion of the Property along Duke Parkway (**“Lot 3”**); and

WHEREAS, Dream Clean and Joseph Development LLC (**“Joseph Development”**) (collectively, Dream Clean and Joseph Development are the **“Applicant”**) have entered into a contract pursuant to which Dream Clean will convey Lot 2 to Joseph Development after Dream Clean obtains title to the Property; and

WHEREAS, the Applicant desires to rezone Lot 1 from the R-2 District to the B-2 Community Retail District (**“B-2 District”**); and Lot 2 and Lot 3 from the R-2 District to the B-4 Motorist Service District (**“B-4 District”**) (collectively, the **“Proposed Rezoning”**); and

WHEREAS, the Applicant desires to develop the Property with (i) a 22-foot-wide access drive off of Barkley Avenue, landscaping improvements, and an unimproved portion reserved for future development, all on Lot 1; (ii) a 2,050-square foot one story commercial building with drive through facility to be operated as a Starbucks (**“Starbucks Building”**), signage, a patio, landscaping improvements, and an access point on Estes Avenue, all on Lot 2 (collectively, the **“Starbucks Development”**); and (iii) a 6,500-square-foot car wash building (**“Car Wash Building”**), 19 vacuum stalls, an off-street parking area with eight spaces for employee parking, a tire inflation station with two parking spaces, drive aisles, and queueing lane, signage, landscaping improvements, stormwater improvements, a right-in-right-out access point on Duke

Parkway, and a prairie grass open space amenity, all located on Lot 3 (collectively, the **“Dream Clean Development”**) (collectively, (i) through (iii) are the **“Property Improvements”**); and

WHEREAS, the Applicant further desires to improve the Estes Avenue right-of-way with full curb and gutter, install public sidewalk along the Property frontages within the Estes Avenue and Route 56 public right-of-way, and plant 12 street trees along the south side of the Estes Street right-of-way (collectively, the **“Public Improvements”**) (collectively, the Property Improvements and Public Improvements are the **“Proposed Development”**); and

WHEREAS, the Subdivision Control Ordinance for the City of Warrentville, as amended, is codified as Title 11 of the Warrentville City Code (**“City Code”**), as amended (**“Subdivision Ordinance”**); and

WHEREAS, the City of Warrentville Zoning Ordinance, as amended, is codified as Title 10 of the City Code, as amended (**“Zoning Ordinance”**); and

WHEREAS, pursuant to Table 3A of the Zoning Ordinance, planned developments, drive throughs, eating and drinking patios, and automobile laundries are permitted in the B-4 District only pursuant to a special use permit approved by the City Council, accordance with Section 7C of the Zoning Ordinance; and

WHEREAS, in order to construct the Proposed Development, pursuant to the applicable sections of the Zoning Ordinance and Subdivision Ordinance, the Applicant, with the consent of the City and the Stahelin Parcel Owner, filed an application with the City for (i) approval of a preliminary planned unit development plan for the Property (**“Preliminary PUD Plan”**); (ii) approval of a preliminary plat of subdivision for the Proposed Resubdivision; (iii) conditional approval of the Proposed Rezoning; (iv) conditional approval of certain modifications from the Zoning Ordinance within the planned unit development (**“Proposed Zoning Modifications”**); and (v) conditional approval of special use permits to allow a planned development on the Property, a drive through and eating and drinking patio on Lot 2, and to allow an automobile laundry on Lot 3 (collectively, the **“Proposed Special Use Permits”**) (collectively (i) through (v) are the **“Requested Relief”**); and

WHEREAS, a public hearing by the Plan Commission to consider the Requested Relief was duly published in the *Daily Herald* on March 5, 2025, was convened on March 20, 2025, and continued to May 8, 2025, during which hearing evidence and testimony was received by the Plan Commission; and

WHEREAS, on May 8, 2025, the Plan Commission adopted Findings of Fact Project Number SUP-2025-0011, recommending that the Mayor and the City Council approve the Requested Relief; and

WHEREAS, the Mayor and the City Council have determined that, subject to and contingent upon, the conditions, restrictions, and provisions of this Ordinance, (i) the Preliminary PUD Plan complies with the required standards for planned developments as set forth in Section 8 of the Zoning Ordinance; (ii) the Proposed Resubdivision complies with the required standards for subdivision as set forth in Article 6 of the Subdivision Ordinance; (iii) the Proposed Rezoning complies with the criteria for map amendments and rezonings as set forth in Section 7.B and Table 7B of the Zoning Ordinance; and (iv) the Special Use Permits comply with the required standards for special uses as set forth in Section 7C of the Zoning Ordinance; and

WHEREAS, consistent with the Plan Commission recommendation, and pursuant to the City's power under applicable law, including its home rule powers under the Illinois Constitution of 1970, the Mayor and the City Council have determined that it is in the best interest of the City and the public to approve the Requested Relief, in accordance with, and subject to and contingent upon, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

**SECTION 1: Recitals.** The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

**SECTION 2: Approval of Preliminary PUD Plan.** In accordance with Section 8 of the Zoning Ordinance, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, the Preliminary PUD Plan, which consist of (i) the Site Plan, consisting of one sheet, prepared by Webster McGrath & Ahlberg, Ltd., with a latest revision date of April 15, 2025 ("***Preliminary Site Plan***"), attached to this Ordinance as ***Exhibit B***, and (ii) the documents referred to collectively as the "***Preliminary PUD Documents***" and listed on ***Exhibit C*** attached to this Ordinance, is hereby approved. The Preliminary Site Plan, the Preliminary PUD Documents, Exhibit B and Exhibit C, are, by this reference, made a part of this Ordinance.

**SECTION 3: Approval of Preliminary Plat of Subdivision.** In accordance with Article 6 of the Subdivision Ordinance, and subject to, and contingent upon, the conditions, restrictions, and provision set forth in this Ordinance, the preliminary plat of subdivision titled, "Dream Clean Resubdivision," consisting of one sheet, prepared by Webster, McGrath & Ahlberg, Ltd., and with a latest revision date of April 11, 2025, a copy of which is attached to and made a part of this Ordinance as ***Exhibit D ("Preliminary Plat")*** is hereby approved.

**SECTION 4: Conditional Approval of Proposed Rezoning.** At the request of Applicant, and pursuant to Section 7.B and Table 7B of the Zoning Ordinance, the City Council has considered, on a conditional and preliminary basis, the factors relevant to the approval of map amendments and has determined that the procedure for the review of map amendments has been satisfied. The Proposed Rezoning is hereby conditionally approved, subject to the approval of a final plat of subdivision for the Property ("***Final Plat***") and final planned unit development plan for the Proposed Development ("***Final PUD Plan***") and to the conditions and restrictions set forth in this Ordinance.

**SECTION 5: Conditional Approval of Proposed Zoning Modifications.** In accordance with Section 8.C of the Zoning Ordinance, and subject to the conditions, restrictions, and provisions of this Ordinance, and subject to the approval of a Final Plat for the Property and Final PUD Plan for the Proposed Development, the following Zoning Modifications are hereby conditionally approved:

A. Lot 2 Modifications

1. Front Yard Setback. Reduce the front yard setback, as set forth in Table 4C of the Zoning Ordinance, from 40 feet to 32.13 feet.

2. Front Yard Setback Adjacent to Residentially Zoned Lots. Reduce the front yard setback for all other pavement across from residentially zoned lots, as set forth in

Table 5B of the Zoning Ordinance, from 15 feet to approximately 10.57 feet along the north side of Lot 2.

3. Foundational Landscaping. Reduce the minimum required foundational landscaping, as set forth in Section 11.H of the Zoning Ordinance, from a cumulative of approximately 2,000 square feet to 396 square feet along the north half of the Starbucks Building.

B. Lot 3 Modifications.

1. Reduce the minimum lot width, as set forth in Table 4C of the Zoning Ordinance, from 150 feet to 146.98 feet.

2. Reduce the minimum interior side yard, as set forth in Table 4C of the Zoning Ordinance, from 10 feet to approximately 7.2 feet.

3. Reduce the minimum corner side yard setback of pavement across from non-residentially zoned lots, as set forth in Table 5B of the Zoning Ordinance, from 15 feet to approximately 7.5 feet.

4. Reduce the minimum required foundational landscaping, as set forth in Section 11.H of the Zoning Ordinance, from a cumulative of approximately 3,910 square feet to approximately 1,513 square feet located on the north and east sides of the Car Wash Building.

**SECTION 6: Conditional Approval of Proposed Special Use Permits**. At the request of Applicant, and pursuant to Section 7C of the Zoning Ordinance, the City Council has considered, on a conditional and preliminary basis, the factors relevant to the approval of special use permits and has determined that the procedure for the review of special use permits has been satisfied. The Proposed Special Use Permits are hereby conditionally approved, subject to the approval of a Final Plat for the Property and Final PUD Plan for the Proposed Development, and to the conditions and restrictions set forth in this Ordinance.

**SECTION 7: Conditions**. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the City Code, the Zoning Ordinance or any other rights the Owner or Applicant may have, the approvals granted in Sections 2, 3 and 4 of this Ordinance are hereby expressly subject to and contingent upon the conditions, concepts, restrictions, limitations, and provisions set forth in this Section (collectively, the "**Conditions**").

A. Submission of the Final PUD Plan and Final Plat. Within the applicable timeframe provided in Section 2.B.8.c(3) of the Zoning Ordinance, the Applicant must work diligently to do all work necessary to apply for and present to the City a Final PUD Plan and a Final Plat, which must be in substantial conformance with the Preliminary PUD Plan and Preliminary Plat, respectively, and otherwise comply with the provisions of the Zoning Ordinance, Subdivision Ordinance, City Code, and the Conditions set forth in this Section. Once approved, the redevelopment, use, operation, and maintenance of the Property must comply with the ordinance

approving the Final PUD Plan except for minor changes and site work approved in accordance with applicable City ordinances and standards.

B. Civil Engineer Review. The Applicant must comply with the review comments and recommendations outlined in the Preliminary Engineering Review Memo – Dream Clean Carwash / Starbucks Review #2, consisting of four pages, and dated April 30, 2025, attached to and, by this reference, made a part of this Ordinance as **Exhibit E (“Engineering Review Memo”)**.

C. Landscape Maintenance Plan and Calendar. A detailed landscape maintenance plan and maintenance calendar for the proposed landscaping on the Property shall be provided with the Final PUD Plan application.

D. Landscape Covenant Agreement. A Landscape Covenant Agreement satisfying the requirements of Section 11.B.4 of the Zoning Ordinance must be prepared, executed and recorded with the DuPage County Recorder of Deeds before the City issues a building permit for the Proposed Development. Both the approved final planned unit development landscape plan must be referenced in, and become part of, the Landscape Covenant Agreement.

E. Electrical Vehicle Charging Stations. The Final PUD Plan must comply with the City Code requirements set forth in Ordinance No. O2025-21 that require the installation of two level-two electrical vehicle charging stations as part of the Starbucks Development.

F. Future Traffic Impact Study. The ordinance approving the Final PUD Plan will require the Applicant to obtain an updated traffic impact study 12 months after the Starbucks Development and the Dream Clean Development commence operations.

G. Signs. All signs proposed for the Proposed Development as part of the Final PUD Plan must comply with the Sign Ordinance of the City of Warrenville, codified as Chapter 14 of the City Code.

H. Purchase and Sale Agreement for the City Parcel. The City and the Applicant must have entered into a fully executed purchase and sale agreement for the sale of the City Parcel from the City to the Applicant before the Applicant applies for approval of the Final Plat and the Final PUD Plan.

I. Development Agreement. Approval of a Final Plan and Final Plat of Subdivision for the Property will be expressly conditioned upon the Applicant entering into a development agreement with the Village, to be prepared by the Village Attorney and subject to the approval of the President and Village Board (**“Development Agreement”**), which Development Agreement will govern and restrict the use and development of the Property.

J. Lot 2 Plans. As part of its application for the Final Plat and Final PUD Plan, the Applicant must submit:

1. Elevation plans for the Starbucks Development, with all materials labeled;
2. Plans showing the location and height of any rooftop mechanical units in order to confirm that the mechanical units are adequately screened by the parapet wall;
3. A sign package; and

4. A plan detail for the proposed dumpster enclosure.

K. Lot 3 Plans. As part of its application for the Final Plat and Final PUD Plan, the Applicant must submit:

1. Data from existing locations that support the proposed approximately 360-foot-long queueing lane; and

2. Revised plans demonstrating that the ground and directional signage shall be updated to meet the maximum size requirement (three square feet).

L. Fees and Security Guaranteeing Completion of Public Improvements. The Applicant must pay/submit all applicable review and inspection fees and the required security guaranteeing completion of all Public Improvements prior to the recording of the ordinance approving the Final PUD Plan for the Proposed Development and prior to the issuance of any building permit for the Proposed Development.

M. DuPage County Traffic Impact Fee. The DuPage County Traffic Impact Fee must be paid prior to the City's issuance of a building permit for the Proposed Development.

**SECTION 8: Effect of Approvals.** The approvals documented in this Ordinance do not authorize the development or improvement of the Property in any manner.

**SECTION 9: Invalidation of Approvals.**

A. If the Applicant fails to comply with any of the terms or conditions set forth in this Ordinance or with the applicable codes and ordinances of the City, then the approvals granted in this Ordinance shall be immediately rendered null, void, and of no further force and effect.

B. If within one year after the approval of this Ordinance the Applicant or Owner has not submitted the Final PUD Plan and Final Plat then the approvals granted in this Ordinance shall automatically become null, void, and of no further force and effect.

**SECTION 10: Amendments.** Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance as applicable to the affected items of relief.

**SECTION 11: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

*[Signatures and Voting Record on Following Page]*

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2025.

VOTES: AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_ ABSTAIN \_\_\_\_\_

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

## **EXHIBITS**

**Exhibit A – Legal Description of the Property**

**Exhibit B – Preliminary Site Plan**

**Exhibit C – Preliminary PUD Documents**

**Exhibit D – Preliminary Plat of Subdivision**

**Exhibit E – Engineering Review Memo**

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE CITY PARCEL**

LOT 67 IN BARTLETT'S GREEN ACRES, BEING A SUBDIVISION OF THE EAST ½ OF SECTION 33 AND IN THE WEST ½ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT 454884, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number: 04-33-403-008

Commonly known as: 30W081 Estes Street

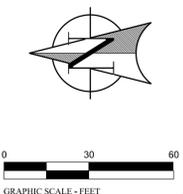
**LEGAL DESCRIPTION OF THE STAHELIN PARCEL**

LOTS 64, 65, AND 66 IN BARTLETT'S GREEN ACRES, BEING A SUBDIVISION OF THE EAST ½ OF SECTION 33 AND IN THE WEST ½ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT 454884, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Numbers: 04-34-403-003, 04-33-403-006, 04-33-403-007

Commonly known as: 30W063 Estes Street

**EXHIBIT B**  
**PRELIMINARY SITE PLAN**



**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**

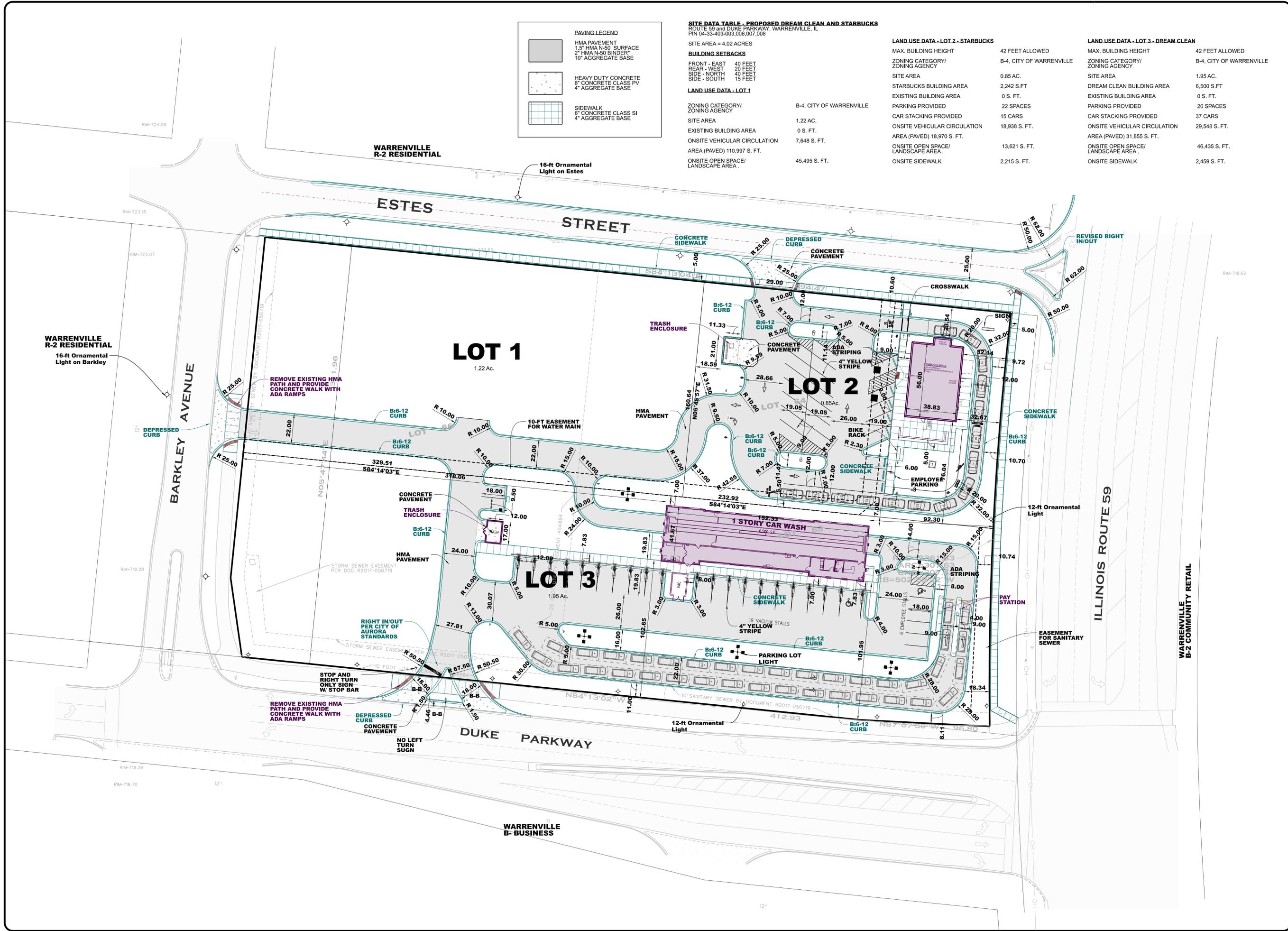
ZONING CATEGORY/ ZONING AGENCY	B-4, CITY OF WARRENVILLE
SITE AREA	1.22 AC.
EXISTING BUILDING AREA	0 S. FT.
ONSITE VEHICULAR CIRCULATION	7,648 S. FT.
AREA (PAVED) 110,997 S. FT.	
ONSITE OPEN SPACE/ LANDSCAPE AREA	45,495 S. FT.

**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  
625 Greenleaf Ave  
Wilmette, IL 60091  
email: mzaive@dreamclean.com

**DREAM CLEAN**  
CAR WASH

WEBSTER, MCGRATH & AHLBERG, LTD.  
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

**WMA**  
Over 100 Years of Service to Clients  
2100 MANCHESTER RD, BUILDING A, SUITE 203  
WILMETTE, ILLINOIS 60091  
PH: (847) 351-1100  
FAX: (847) 351-1101

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**

## EXHIBIT C

### PRELIMINARY PUD DOCUMENTS

1. **Preliminary Site Plan** (See Exhibit B).
2. **Preliminary Plat of Subdivision** (See Exhibit D).
3. **Civil Engineer Memo** (See Exhibit E).
4. **Preliminary Landscape Plan**, consisting of one sheet, prepared by Webster, McGrath & Ahlberg, Ltd., with a latest revision date of April 15, 2025.
5. **Dream Clean Exterior Elevations and Renderings**, consisting of three pages, prepared by Arch America, dated November 6, 2024.
6. **Starbucks Renderings**, consisting of two pages, submitted by Applicant, and undated.
7. **Dream Clean Sign Package**, consisting of eight pages, prepared by IC Signs & Graphics Inc., and dated February 25, 2025.
8. **Preliminary Civil Plan**, consisting of one sheet, prepared Webster, McGrath & Ahlberg, Ltd., with a latest revision date of April 15, 2025.
9. **Auto Turn Exhibit**, consisting of one sheet, prepared by Webster, McGrath & Ahlberg, Ltd., and dated February 10, 2025.
10. **Photometric Plan**, consisting of three sheets, prepared by Arch America, and dated February 18, 2025.
11. **Preliminary Architectural Site Plan**, consisting of one sheet, prepared by Arch America, consisting of one photo, and dated April 4, 2025.

Complete copies of the Preliminary PUD Documents are available for review from Community Development Department. All documents listed in this Exhibit C (regardless of whether the document itself is attached to this Ordinance) shall be deemed incorporated by reference, and made a part of, this Ordinance. All documents listed in this Exhibit C are subject to such further revision as may be required to conform to the conditions stated in Section 7 of this Ordinance.

**EXHIBIT D**

**PRELIMINARY PLAT OF SUBDIVISION**

RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE) SS
I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR \_\_\_\_\_ COUNTY DO
HEREBY CERTIFY THAT INSTRUMENT NUMBER \_\_\_\_\_ WAS FILED FOR
RECORD IN THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY
OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS \_\_\_\_\_
PLEASE TYPE/PRINT NAME \_\_\_\_\_

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS
I, THE UNDERSIGNED, AS COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE
ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES
AGAINST ANY OF THE LAND DEPICTED HEREON.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS \_\_\_\_\_ DAY
OF \_\_\_\_\_, A.D., 20\_\_\_\_.
COUNTY CLERK \_\_\_\_\_
PLEASE TYPE/PRINT NAME \_\_\_\_\_

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS,
HAS REVIEWED AND APPROVED THIS PLAT.
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
MAYOR \_\_\_\_\_
ATTEST: \_\_\_\_\_
CITY CLERK \_\_\_\_\_

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS
I, \_\_\_\_\_ CITY CLERK OF THE CITY OF WARRENVILLE, ILLINOIS HEREBY
CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE
CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_ AND THAT THE REQUIRED
BOND OR OTHER GUARANTEE, HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS
REQUIRED BY THE REGULATIONS OF SAID CITY.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF WARRENVILLE, ILLINOIS.
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
CITY CLERK \_\_\_\_\_

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS
I, \_\_\_\_\_ CITY ENGINEER OF THE CITY OF WARRENVILLE, ILLINOIS, HEREBY CERTIFY THAT
THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREOF,
MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES
HAVING JURISDICTION THEREOF.
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
CITY ENGINEER \_\_\_\_\_
REGISTRATION NUMBER \_\_\_\_\_

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS
THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF WARRENVILLE, ILLINOIS
HAVE REVIEWED AND APPROVED THIS PLAT.
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
CHAIRMAN \_\_\_\_\_
SECRETARY \_\_\_\_\_

SCHOOL DISTRICT BOUNDARY STATEMENT

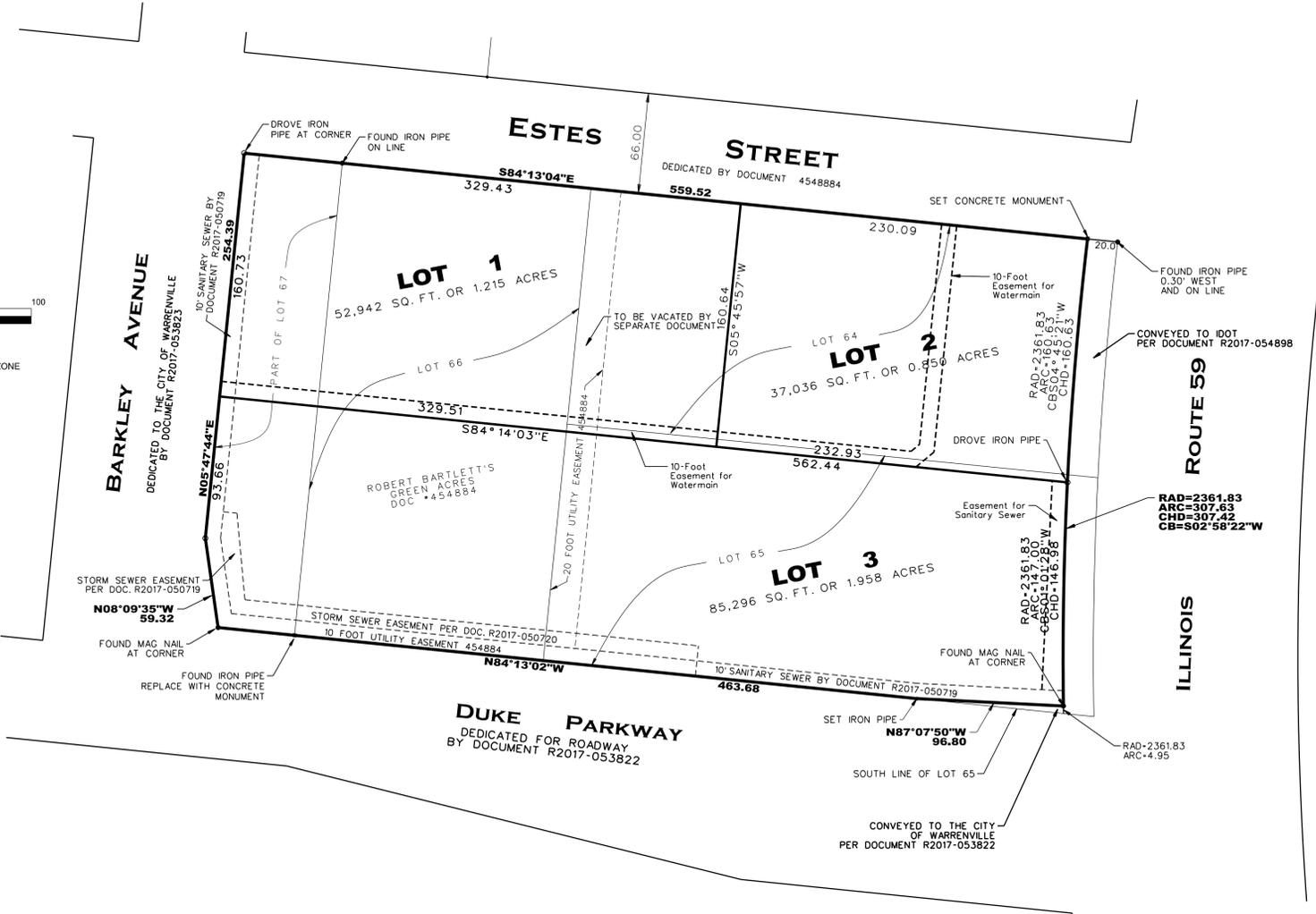
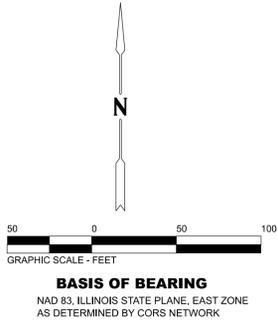
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
THE HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION
SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED
BY REFERENCE HEREIN AND TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT(S) IN
WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:
COMMUNITY UNIT SCHOOL DISTRICT 200, 130 WEST PARK AVE., WHEATON, IL 60189
COMMUNITY COLLEGE DISTRICT: COLLEGE OF DUPAGE 502, 425 FAWELL BLVD, GLEN ELLYN, IL 60137
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.
OWNER \_\_\_\_\_

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH
RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION
TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S
"POLICY ON PERMITS FOR ACCESS, DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.
JOSE RIOS, P.E.
REGION ONE ENGINEER

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS
I, \_\_\_\_\_ COLLECTOR FOR THE CITY OF WARRENVILLE, ILLINOIS DO HEREBY CERTIFY THAT THERE
ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED
INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THE PLAT
DATED AT WARRENVILLE, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
CITY COLLECTOR \_\_\_\_\_



OWNER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT OWNER(S) OF THE LAND HEREIN DESCRIBED OR DULY
AUTHORIZED ATTORNEY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF
THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION
OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT, IF SUCH SURFACE WATER
DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR
COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR
DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE
WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN
SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY
BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
SIGNATURE AND TITLE \_\_\_\_\_
ADDRESS \_\_\_\_\_
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AUTHORIZATION TO RECORD

I, JOEL C. VIETTI, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS,
LICENSE NUMBER 35-3561, DO HEREBY AUTHORIZE THE CITY OF WARRENVILLE,
DUPAGE COUNTY, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT
OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE
WITH ILLINOIS STATUTES CHAPTER 103 PARAGRAPH 2, AS AMENDED.
SIGNED AT WHEATON, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.
WEBSTER, McGRATH AND AHLBERG, LTD.
BY: \_\_\_\_\_
IL PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 668-7603

ACCESS NOTES

- 1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO ILLINOIS ROUTE 59.
2. ALL ACCESS TO ILLINOIS ROUTE 59 SHALL BE FROM INTERNAL CIRCULATION.

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE ) SS
THIS IS TO CERTIFY THAT I, A REGISTERED PROFESSIONAL ENGINEER, CERTIFY
THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE
WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR
ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE
CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND
DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH
THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL
NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH
CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY
BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
WEBSTER, McGRATH AND AHLBERG, LTD.
BY: \_\_\_\_\_ ENGINEER
LICENSE EXPIRATION DATE: NOVEMBER 30, 2025
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 668-7603

PIN
04-33-403-003
04-33-403-006
04-33-403-007
04-33-403-008

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF \_\_\_\_\_)SS
I, \_\_\_\_\_ AN ILLINOIS LIMITED LIABILITY COMPANY AUTHORIZED TO DO
BUSINESS IN ILLINOIS, CERTIFIES THAT IT IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE
SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND
SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES SET FOR AND DOES HEREBY CONSENTS
TO THE SUBDIVISION OF SAID PROPERTY AND THE VARIOUS DEDICATIONS, GRANTS, RESERVATION OF
EASEMENTS, AND RIGHTS OF WAY SHOWN HEREON.
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.
SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_
ADDRESS \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF \_\_\_\_\_) SS
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE,
DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE
IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID
INSTRUMENT AS A FREE AND VOLUNTARY ACT OF THE CORPORATION AND THAT
SAID INDIVIDUAL DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE IS A CUSTODIAN
OF THE CORPORATE SEAL OF SAID CORPORATION AND DID AFFIX SAID SEAL OF SAID CORPORATION
TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE
AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, FOR THE USES AND PURPOSES
THEREIN SET FORTH IN AFORESAID INSTRUMENT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_
A.D., 20\_\_\_\_.
BY: \_\_\_\_\_
NOTARY \_\_\_\_\_
PRINT NAME \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS
THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND
SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOTS 64, 65, 66 AND 67 IN ROBERT BARTLETT'S GREEN ACRES, BEING A SUBDIVISION IN THE EAST HALF
OF SECTION 33 AND THE WEST HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
OCTOBER 20, 1943 AS DOCUMENT 454884, IN DUPAGE COUNTY, ILLINOIS.
EXCEPTING THEREFROM THE EAST 20 FEET OF SAID LOTS 64 AND 65 (AS MEASURED ON THE
NORTH LINE OF LOT 64 AND ON THE SOUTH LINE OF LOT 65) CONVEYED TO IDOT PER THE PLAT OF
DEDICATION RECORDED JUNE 5, 2017 AS DOCUMENT 054898.
AND EXCEPTING THEREFROM A PART OF SAID LOT 65 CONVEYED TO IDOT PER THE PLAT OF
DEDICATION RECORDED JUNE 1, 2017 AS DOCUMENT 053822, IN DUPAGE COUNTY, ILLINOIS,
BEING FURTHER DESCRIBED AS FOLLOWS: THAT PART OF LOT 65 OF ROBERT BARTLETT'S GREEN ACRES
SUBDIVISION, RECORDED AS DOCUMENT 454884, DESCRIBED BY BEGINNING AT THE INTERSECTION OF
THE SOUTH LINE OF SAID LOT 65 WITH A LINE 20 FEET WEST OF AND RADIAL DISTANT FROM THE WESTERLY
RIGHT OF LINE OF ILLINOIS ROUTE 59 PER DOCUMENT 321382; THENCE NORTH 84 DEGREES 13 MINUTES 02 SECONDS
WEST ALONG THE SOUTH LINE OF SAID LOT 65, A DISTANCE OF 97.25 FEET; THENCE NORTH 87 DEGREES 07 MINUTES
59 SECONDS EAST A DISTANCE OF 98.80 FEET TO A POINT ON SAID LINE WHICH IS 20 FEET WEST OF AND RADIAL DISTANT
FROM SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG SAID LINE WHICH IS 20 FEET WEST
OF AND RADIAL DISTANT FROM SAID WESTERLY RIGHT OF WAY LINE, BEING A CURVE TO THE LEFT, HAVING
A RADIUS 2361.83 FEET, CHORD 4.95 FEET, BEARING SOUTH 00 DEGREES 49 MINUTES 07 SECONDS EAST TO THE POINT OF BEGINNING.
AND ALSO EXCEPTING THEREFROM THAT PART OF LOT 67 DEDICATED FOR BARKLEY AVENUE PER
DOCUMENT R2017-053823, IN DUPAGE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN
THE CORPORATE LIMITS OF THE CITY OF WARRENVILLE WHICH HAS AUTHORIZED A COMPREHENSIVE
PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF
ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.
WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONES "UNSHADED X" (AREAS DETERMINED
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DESIGNATED BY THE FLOOD, INSURANCE
RATE MAP (F.I.R.M.) FOR DUPAGE COUNTY AND INCORPORATED AREAS, MAP NUMBER 17043C0129J,
WITH AN EFFECTIVE DATE OF AUGUST 1, 2019.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR
A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS \_\_\_\_\_
DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

WEBSTER, McGRATH AND AHLBERG, LTD.
BY: \_\_\_\_\_
IL PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 668-7603

Table with 2 columns: LINE and LEGEND. Legend includes Boundary Line, Lot Line, Setback Line, Easement Line, and Section Line.

Table with 4 columns: Rev, Date, Description, By. Includes title 'PLAT OF RESUBDIVISION', location 'NORTHWEST CORNER ROUTE 59 AND DUKE PARKWAY WARRENVILLE, IL', prepared for 'DREAM CLEAN OPERATING CO. LLC.', and job details.

EXHIBIT E

**ENGINEERING REVIEW MEMO**

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## **MEMORANDUM**

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Date: April 30, 2025

To: Dream Clean Holdings, LLC

From: Kristine Hocking, P.E., CFM  
Assistant Community Development Director  
City of Warrenville

Re: Dream Clean Carwash / Starbucks  
Engineering/SWM/Public Works Review #2  
**PRELIMINARY ENGINEERING - APPROVED WITH CONDITIONS**

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We have completed our 2<sup>ND</sup> review for the Dream Clean and Starbucks with regards to the DuPage County Stormwater and Flood Plain Ordinance, Warrenville's Subdivision Control and Ordinance, and Public Works requirements. We have reviewed the following documents related to this project:

1. Preliminary Civil Plan, prepared by WMA, dated April 15, 2025.
2. Site Plan, prepared by WMA, dated April 15, 2025.
3. Arch Site Plan, prepared by ArchAmerica, dated April 4, 2025.
4. Plat of Resubdivision, prepared by WMA, dated April 11, 2025.
5. Photometric Plan, prepared by PG Enlighten, dated February 18, 2025.
6. Landscape Plan, prepared by WMA, dated April 15, 2025.
7. Auto Turn Exhibit, prepared by WMA, dated February 10, 2025.
8. Traffic Impact Study, prepared by KLOA, dated April 17, 2025.

### **ENGINEERING SUMMARY**

**ACCESS:** Access is provided to the site via Estes, Barkley and Duke Parkway. The Estes right-in and right-out will be upgraded to account for commercial traffic. A new right-in, right-out is proposed on Duke Parkway. A full access is proposed on Barkley Avenue.

**STORMWATER DETENTION:** Detention has been provided for in the regional stormwater detention pond to the south of Thornton's Gas Station. All storm sewers onsite should be designed to convey the 100-year flow.

**BEST MANAGEMENT PRACTICES:** The regional stormwater detention pond was planted with native vegetation, which satisfies the Stormwater Ordinance requirement for Best Management Practices.

**SPECIAL MANAGEMENT AREAS:** There are no special management areas on the site.

**SEWER & WATER:** There is an existing sanitary sewer and watermain around the site.

**EROSION CONTROL:** Erosion control measures are required for this development. The Applicant should provide proposed erosion control measures on the final engineering plans with the building permit. Standard City Notes shall be incorporated.

**PERMITS:** A City of Warrenville Stormwater and Flood Plain Certification is required due to the site disturbance. City of Warrenville Building Permits will be required as each building is constructed. A Notice of Intent (NOI) must be submitted to the Illinois Environmental Protection Agency (IEPA) before the start of construction. A Notice of Termination must be submitted to the IEPA once the site is fully restored. IEPA sanitary sewer and watermain permits will be required.

**SITE LIGHTING:** A photometric plan was submitted for the entire site including the shared access drive. The fixtures conform to the Zoning Ordinance requirements, however the average footcandles for the shared access drive, parking area, and waiting area all **exceed** the requirements and will have to be updated. *See comments.*

### REVIEW COMMENTS

The reviewed documents have been stamped “APPROVED WITH CONDITIONS”. Please submit Final Engineering plans and a disposition of the comments with the Final PUD submittal.

**GENERAL:**

1. Provide Final Engineering Plans which would include but not limited to layout, utilities, grading, erosion control/SWPP, ADA parking spot and access aisle grades, ADA driveway crossing detail and construction details. Plans shall be stamped by Professional Engineer.
2. Provide a final stormwater memo that compares the impervious area assumed in the original stormwater detention calculations to the impervious area of the proposed Starbucks/Dream Clean site plan and make an assumption for the Lot 1 plan.
3. Provide storm sewer calculations for the 100-year flow.
4. Public sidewalk shall be Class SI with a minimum 6.1 bag mix in accordance with Section 1020 of IDOT Standard Specification and shall include fibrous reinforcement of one-half inch length synthetic fiber added at a rate of 1.5 pounds per cubic yard of concrete.
5. Include Estes Street Cross Section detail.
6. Submit a Stormwater Certification Application (attached)
7. Submit any submittal/correspondence with IDOT permitting.
8. Submit any correspondence with Aurora for the RinRout on Duke Parkway (Permit).

**PRELIMINARY CIVIL PLAN:**

9. Review the ADA parking spots, access aisle, and route to ensure compliance with IAC. Add additional spot grades as necessary.
10. Include revised striping on Route 59 for the right turn lane on final engineering plans.
11. During the building permit, provide a lighting plan with details, conduit, wiring, and connection point to the existing system.

12. To be consistent with the City's Standard Specifications (on City's website), Mac Wrap and external chimney seals will be required on all sanitary manholes, public or private and the water main should be PVC. These shall be noted on the final engineering plans.
13. The valve for the car wash water service should be located as close to the connection to the main as possible and noted on the final engineering plans.
14. Provide a directional signage plan (stop signs, etc).
15. Submit gap analysis for TIF assistance.
16. Include the City's standard erosion control, utility standard specifications, decorative light pole details, sign specs, etc in the final engineering plans. These can be found on the City's Website, under Community Development, Engineering. <https://www.warrenville.il.us/291/Engineering>

#### **TRAFFIC IMPACT AND CIRCULATION:**

17. All previous comments have been addressed. Consider circulation related signage for no right turn on Barkley from site.

#### **PHOTOMETRIC PLAN:**

18. Update the photometric plan to conform to the Zoning Ordinance Performance Standards for Illumination.
  - a. These uses are considered a 'medium' level of activity and require the average to not exceed 2.0 F/C, with average to minimums between 3:1 and 4:1 and the max to min ratio of around 15:1.
  - b. The photometric calculation summary should include labels for the Starbucks parking lot and drive through lane.
  - c. Provide cut sheets for the fixtures to ensure full cutoff lenses and horizontal 90 degrees with no option to tilt.
  - d. Illumination level at north lot line not to exceed 0.1 f/c except at drive aisle.
  - e. Mounting heights shall have a maximum of 26-feet.

#### **SUBDIVISION PLAT:**

19. Include provisions for the new 10-Foot Easement for Watermain (public) as well as the provisions for the easement for sanitary sewer (private).

#### **ESTIMATED FEES:**

20. Submit an EOPCC. This includes roadway improvements, storm sewer, erosion control, public utilities (watermain), street lighting and landscaping.
21. Stormwater Management Review Fee: \$1,500 is required per City code section 8-5-3. This has been paid.
22. Stormwater Inspection Fee: \$500 plus 2.5% of EOPCC for Public Improvements (Stormwater Management & Erosion Control).
23. Final Engineering Review and Inspection: Based upon the EOPCC for Public Improvements (Non-Stormwater Management/Erosion Control).

24. Development Security: 110% of the total EOPCC for Public and Stormwater Improvements. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond.
25. Satisfy the recapture agreement obligations under City Ordinance O2017-11. This amount is estimated around \$73,000 for the Duke Sewer and Water Recapture and \$65,000 for the Duke Roadway Improvement Recapture. Actual amounts will be calculated at time of site development issuance.