

ORDINANCE NO. O2025-28

**AN ORDINANCE AUTHORIZING THE EXECUTION OF
A PURCHASE AND SALE AGREEMENT WITH DCCW WARRENVILLE, LLC
FOR THE SALE OF CITY-OWNED PROPERTY LOCATED AT
30W081 ESTES STREET**

WHEREAS, the City is a home rule municipal corporation pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the State of Illinois has adopted tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time ("**TIF Act**"); and

WHEREAS, pursuant to its powers and in accordance with the TIF Act, and pursuant to Ordinance Nos. 3032, 3033, and 3034, adopted October 3, 2016, which are incorporated into this Ordinance by reference, the Warrenville Southwest/Route 59 Corridor Tax Increment Financing District ("**TIF District**") was formed as a TIF district for a 23-year period; and

WHEREAS, the City is the owner of at certain 19,911-square-foot parcel of real property, and all appurtenances thereto, located on Barkley Avenue between Estes Street and Duke Parkway, commonly known as 30W081 Estes Street, Warrenville, Illinois, , and legally described on **Exhibit A**, attached to and made a part of this Ordinance ("**Property**"); and

WHEREAS, the Property, which is currently vacant and unimproved, is located within the TIF District; and

WHEREAS, pursuant to and in accordance with the TIF Act, the Ordinances establishing the TIF District, and the City's home rule authority, the Corporate Authorities of the City are empowered under Sections 4(c) of the TIF Act, 65 ILCS 5/11-74.4-4(c), to convey real property owned by the City within the TIF District in furtherance of the Redevelopment Plan and Project for the TIF District, including for the conveyance of the Property; and

WHEREAS, the City desires to convey the Property in furtherance of the Redevelopment Plan and Project for the TIF District to DCCW Warrenville, LLC ("**Buyer**"); and

WHEREAS, the City desires to convey the Property to the Buyer on the terms set forth in a purchase and sale agreement ("**Agreement**"); and

WHEREAS, prior to adoption of this Ordinance, the City published notice of the proposed conveyance of the Property, made public disclosure of the terms of the disposition, and invited alternative bids and proposals; and

WHEREAS, the Mayor and the City Council have determined that it is in the best interest of the City to convey the Property to the Buyer to ensure that redevelopment within the TIF District continues;

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 Agreement. The Mayor and the City Council hereby approve the Agreement with the Buyer for the conveyance of the Property from the City to the Buyer, in substantially the form attached to this Ordinance as **Exhibit B**, and in a final form to the approved by the City Administrator and the City Attorney. The Mayor, City Clerk, and City Administrator are hereby authorized and directed to convey the Property pursuant to the terms and conditions of the final Agreement.

SECTION 3: Authorization to Execute Documents. The Mayor and the City Clerk are hereby authorized to execute and seal, on behalf of the City, the final Agreement and the Mayor, City Administrator, City Clerk, and City Attorney, and such other officials as may be necessary, are hereby authorized to execute all agreements, legal instruments and other documents required to effectuate the intent of this Ordinance.

SECTION 4: Effective Date. This Ordinance shall be in full force and effect following its passage and approval in the manner provided by law.

PASSED THIS _____ day of _____, 2025.

APPROVED THIS _____ day of _____, 2025.

VOTES: AYES _____ NAYS _____ ABSENT _____ ABSTAIN _____

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 67 IN ROBERT BARTLETT'S GREEN ACRES, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 33 AND IN THE WEST 1/2 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEDICATED FOR RIGHT-OF-WAY PURSUANT TO ORDINANCE RECORDED JUNE 1, 2017 AS DOCUMENT NUMBER R2017-053823 IN DUPAGE COUNTY, ILLINOIS.

PIN: 04-33-403-008

Commonly known as: 30W081 Estes Street, Warrenville, Illinois

EXHIBIT B
AGREEMENT

**REAL ESTATE PURCHASE AND SALE AGREEMENT
By and Between**

CITY OF WARRENVILLE, an Illinois municipal corporation

and

DCCW WARRENVILLE, LLC, a Delaware limited liability company

Property:

TIF District #4 – Southwest/Route 59 Corridor– an approximately 19,911 square foot parcel of vacant land located on Barkley Avenue between Estes Street and Duke Parkway, Warrenville, Illinois.

PIN:04-33-403-008

Commonly known as: 30W081 Estes Street, Warrenville, Illinois

TABLE OF EXHIBITS

| | | |
|-----------|----|--|
| EXHIBIT A | -- | Legal Description of the Property |
| EXHIBIT B | -- | Legal Description of the Adjacent Property |
| EXHIBIT C | -- | Proposed Tentative Plat of Subdivision |
| EXHIBIT D | -- | Proposed Development Plan |

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (“**Agreement**”) is made and entered into as of the Effective Date (as defined in Section 15 below), by and between the **CITY OF WARRENVILLE**, an Illinois municipal corporation (“**City**”), and **DCCW WARRENVILLE, LLC**, a Delaware limited liability company (“**Dream Clean**”) (collectively, City and Dream Clean are the “**Parties**”, and individually a “**Party**”).

Section 1. Recitals.

A. City is the record owner of an approximately 19,911 square foot parcel of real property located east of and on Barkley Avenue between Estes Street and Duke Parkway, Warrenville, Illinois, commonly known as 30W081 Estes Street, and as legally described in the attached **Exhibit A** (“**Property**”).

B. Dream Clean is the contract purchaser of approximately 3.6 acres of real property located directly adjacent to and east of the Property, commonly known as 30W063 Estes Street, Warrenville, Illinois, and legally described in the attached **Exhibit B** (the “**Adjacent Property**”).

C. Dream Clean and Joseph Development (“**Joseph Development**”) have entered into an agreement pursuant to which Joseph Development will purchase from Dream Clean an approximately 0.85-acre portion of the Adjacent Property located at the corner of Illinois Route 59 and Estes Street, and depicted and labeled as Lot 2 on the proposed tentative plat of subdivision attached as **Exhibit C** (the “**Retail Site**”).

D. The Property and the Adjacent Property are collectively referred to herein as the “**Development Property**”. Dream Clean and Joseph Development are collectively referred to herein as “**Developer**”.

E. Developer intends to acquire the Development Property and develop it a manner consistent with the City’s Southwest District Plan, which is a part of the City’s Comprehensive Plan for the area (“**Development**”). The proposed Development Plan, attached as **Exhibit D**, includes a conceptual site plan, conceptual plat of subdivision (“**Conceptual Plat**”), and conceptual elevation rendering that provide a general depiction of the Development. The Development will incorporate, without limitation, the following attributes:

1. An approximately 2,050-square-foot commercial building designed to accommodate a drive-through coffee shop or similar use, featuring a covered patio area at the southwest corner of Estes Street and Route 59 with outdoor seating, approximately 22 parking stalls, and associated landscaping and access drives on the Retail Site;
2. A commercial building to accommodate an approximately 6,500-square-foot car wash facility, with a stacking lane, approximately six employee parking stalls at the northwest corner of Duke Parkway and Route 59, and approximately 20 vacuum stalls on the Adjacent Parcel (the “**Car Wash Site**”), which Car Wash Site is labeled Lot 3 on the Conceptual Plat and will be accessed via a right-in/right-out access point on Duke Parkway and a full access point on Barkley Avenue;
3. An approximately $\frac{3}{4}$ -acre area designated as “future development” intended to accommodate a daycare, medical office, fitness center or other

commercial use, with associated parking, outdoor space, landscaping, and access drives on the Adjacent Parcel (the "**Future Commercial Site**"), which Future Commercial Site is labeled Lot 1 on the Conceptual Plat; and

4. Storm water detention facilities, as required, on the Car Wash Site; and
5. Public improvements, including a sidewalk on the south side of Estes Street between Barkley Avenue and Route 59; a sidewalk on the west side of Route 59 between Estes Street and Duke Parkway; widening of Estes Street; reconstruction of a right-in, right-out of Estes Street at Route 59; City standard lighting along the multi-use path on east side of Barkley Avenue and north side of Duke Parkway and along the sidewalk on the south side of Estes Street and along the west side of Route 59; water, storm and sanitary sewer main extension (as necessary); and other public improvements (collectively, the "**Public Improvements**").

F. City and Dream Clean desire to enter into this Agreement in order to memorialize their respective rights and responsibilities regarding the conveyance of the Property.

G. City and Dream Clean acknowledge and agree that City, as a municipal entity, cannot execute this Agreement unless and until it is approved by a duly adopted ordinance at a regular or special meeting of the Warrenville City Council ("**City Council**").

Section 2. Incorporation of Recitals. The foregoing recitals are hereby incorporated into this Agreement as substantive terms of this Agreement.

Section 3. Sale of Property.

A. City agrees to sell to Dream Clean, and Dream Clean agrees to purchase from City, upon the terms and conditions set forth in this Agreement, fee simple title to the Property, together with (i) all privileges, rights, easements, hereditaments and appurtenances thereto belonging, (ii) all right, title and interest of City in and to any streets, alleys, passages and other rights of way included therein, and (iii) any improvements located upon the Property.

B. **Purchase Price:** The purchase price for the purchase of the Property by Dream Clean is \$90,000.00 ("**Purchase Price**"). The Purchase Price will be paid by Dream Clean to City on the Closing Date, subject to the prorations and adjustments set forth herein, by wire transfer or other immediately available funds.

C. **Earnest Money and Escrow.** Within three business days after the Effective Date, Dream Clean will deposit the amount of \$15,000.00 as earnest money ("**Earnest Money**") with Chicago Title Insurance Company ("**Title Company**"), 10 S. LaSalle St., Chicago, Illinois 60603, to be held in escrow ("**Closing Escrow**") pursuant to mutually acceptable strict joint order escrow instructions.

D. **Interest on Earnest Money.** None, unless Dream Clean pays the Title Company investment fees, in Dream Clean's sole discretion.

Section 4. Property Information, Title and Survey.

A. **Property Information:** Within five business days after the Effective Date, City will deliver to Dream Clean copies of all of the following pertaining to the Property to the extent such

items are in its possession or control (and not previously delivered to Dream Clean): (i) title insurance policies; (ii) existing survey(s); and (ii) any environmental reports or wetlands studies (collectively, "**Deliveries**"). City makes no representation or warranty regarding accuracy or completeness of the Deliveries or the content or subject matter thereof.

B. Title Commitment. Within 10 business days after the Effective Date, City will instruct the Title Company to issue a title commitment for an owner's policy of title insurance ("**Title Commitment**") and deliver the Title Commitment and copies of all underlying title documents listed therein to Dream Clean.

C. Surveys and Plats.

1. **Survey.** Within 30 days after the Effective Date, Dream Clean, at its sole cost and expense, will obtain an ALTA/NSPS standard survey ("**Survey**") of the Property prepared by a surveyor registered and licensed in the jurisdiction the Property is located. The Survey will be certified to City, Dream Clean, and Title Company. Dream Clean will deliver a copy of the Survey to City.
2. **Plat of Resubdivision.** Dream Clean, at its sole cost and expense, will provide to City, in connection with Dream Clean's submittal of documentation for the Preliminary Approvals (as defined in Section 8 below), a draft Plat of Resubdivision ("**Plat**") of the Development Property for City approval. The Plat must include the dedication of permanent easements to City necessary and sufficient to grant the City the right to maintain, alter, repair, remove, or abandon in place the Public Improvements. The Plat will be recorded after approval by City but immediately prior to Closing; provided, however, that that Plat will not be recorded without the prior written consent of the Parties.

D. Review of Title Commitment and Survey.

1. **Identification of Unpermitted Exceptions and Commitment to Cure.** Dream Clean has until 30 days prior to the end of the Due Diligence Period (as defined in Section 5 below)(the "**Title Review Period**") to review the Title Commitment and Survey, and satisfy itself with the status of title to the Property. Dream Clean must send written notice to City (the "**Title Objection Notice**") identifying any matter identified in the Title Commitment or Survey that Dream Clean determines will adversely affect the Property (the "**Unpermitted Exceptions**"), and City may elect, by written notice to the Dream Clean, to (a) cure or remove each Unpermitted Exception, or (b) cause the Title Company to insure over the Unpermitted Exceptions.
2. **Option to Close or Terminate.** If, in its response to the Title Objection Notice, City does not make a commitment to clear the Unpermitted Exceptions, then Dream Clean, within 10 days after receiving the response, may send City a written notice (a "**Closing/Termination Notice**") electing to either: (i) proceed with the Closing, in which case Dream Clean will be deemed to have accepted the uncleared or uninsured Unpermitted Exceptions and will accept the Deed at the Closing subject to the same, or (ii) terminate this Agreement. If the Dream Clean fails to give City a

Closing/Termination Notice as provided above within 10 days after the expiration of the Title Review Period, Dream Clean will be deemed to have elected to proceed with the Closing and will accept the uncleared or uninsured Unpermitted Exceptions.

3. **Permitted Exceptions.** Any matter of record shown in the Title Commitment that is (i) not objected to by Dream Clean in a Title Objection Notice, or (ii) is an uncleared or uninsured Unpermitted Exception that is deemed accepted by Dream Clean pursuant to Section 4.D.2, is a “**Permitted Exception.**”
4. **Effect of Termination.** In the event of a termination pursuant to Section 4.D.2 neither Party will have any claim or obligation under this Agreement, except for those rights, liabilities, and obligations that expressly survive the termination of this Agreement.

Section 5. Due Diligence Period.

A. **Due Diligence Period and License.** During the period that begins on the Effective Date and ends on the 180th day after the Effective Date (“**Due Diligence Period**”), Dream Clean may conduct all investigations, inspections, reviews, and analyses of or with respect to the Property as they desire (“**Due Diligence Activities**”). The Due Diligence Activities may include, without limitation, reviews of the Deliveries, the Title Commitment, the Survey, and the Environmental Assessments (as defined below). City grants to Dream Clean a license during the Due Diligence Period, for the use of Dream Clean and its agents and contractors, to conduct Due Diligence Activities on the Property, at any time upon one day’s prior notice to City. Notice may be by email.

B. **Environmental Assessment.** Beginning on the Effective Date, Dream Clean may cause to be performed one or more (i) environmental assessments, reviews, or audits, including without limitation a Phase I site assessment, of or related to the Property, (ii) tests or borings of the soil on the Property for any reason, and (iii) other investigations or analyses concerning the environmental and physical condition of the Property, including without limitation, wetland studies and depressional storage analysis (collectively, “**Environmental Assessments**”).

C. **Restoration.** If any Due Diligence Activities damage the Property, and the Closing does not occur, then Dream Clean must restore the Property to a condition that is substantially the same as its condition prior to the performance of such Due Diligence Activities.

D. **Insurance.** Dream Clean agrees that it will cause it and any person accessing the Property pursuant to this Agreement to be covered by not less than \$2,000,000 commercial general liability insurance (with a contractual liability endorsement, insuring its indemnity obligation under this Agreement), insuring all activity and conduct of such person while exercising such right of access and naming City as an additional insured, issued by a licensed insurance company qualified to do business in Illinois and otherwise reasonably acceptable to City.

E. **Indemnity.** Dream Clean agrees to indemnify, defend, and hold harmless City and its officials, employees, contractors, and agents from any loss, injury, damage, cause of action, liability, claim, lien, cost or expense, including reasonable attorneys’ fees and costs, caused directly, or indirectly by any act or omission of Dream Clean or its employees, agents, representatives, contractors or consultants conducting Due Diligence Activities. The indemnity in this Section will survive Closing or any termination of this Agreement.

F. **Termination.** If for any reason whatsoever Dream Clean determines that the Property is not satisfactory, then Dream Clean may terminate this Agreement by delivering notice of such termination to City on or before the expiration of the Due Diligence Period. If Dream Clean fails to give such notice of termination as aforesaid, Dream Clean will be deemed to have waived its rights under this Section, and this Agreement will remain in full force and effect. In the event Dream Clean delivers such notice of termination on or before the expiration of the Due Diligence Period, the Earnest Money will be returned to Dream Clean and neither party hereunder will have any further rights, liabilities, or obligations, under this Agreement, except for those matters contained herein which expressly survive such termination.

Section 6. Representations and Warranties.

A. **Dream Clean-General Representations and Warranties.** Dream Clean represents and warrants to City that, as of the date hereof and as of the Closing Date:

- (i) Dream Clean is a limited liability company duly organized and validly existing under the laws of the State of Delaware with the right to do business in the State of Illinois;
- (ii) Dream Clean has the requisite power and authority to enter into and perform the terms of this Agreement and the execution and delivery of this Agreement and the consummation of the transactions contemplated hereby have been duly authorized by all necessary company action and authority, do not violate any agreement to which Dream Clean is a Party, and no other proceedings on Dream Clean's part are necessary in order to permit Dream Clean to consummate the transaction contemplated hereby;
- (iii) On the Closing Date, Dream Clean, or its designated assignee in accordance with Section 14.F below, will be in good standing under the laws of the State of Illinois;
- (iv) The execution and performance of this Agreement has been authorized by Dream Clean and, to Dream Clean's knowledge, the execution of this Agreement by Dream Clean will not result in a breach of, violate any term or provision of, or constitute a default under, any certificate of formation, operating agreement, indenture, deed to secure debt, deed of trust, mortgage, lease or other document by which Dream Clean is bound;
- (v) No petition in bankruptcy (voluntary or otherwise), assignment for the benefit of creditors, or petition seeking reorganization or arrangement or other action under federal or state bankruptcy law is pending against Dream Clean; and
- (vi) Each person executing this Agreement on behalf of Dream Clean is fully authorized to do so and, by doing so, to bind Dream Clean to its obligations under this Agreement.

At City's request, Dream Clean must reconfirm all representations and warranties set forth in this Section 6 as true, accurate, and complete on and as of the Closing.

B. **City-General Representations and Warranties.** City represents and warrants to Dream Clean that, as of the date hereof and as of the Closing Date:

- (i) City is a municipal corporation duly organized and validly existing under the laws of the State of Illinois;
- (ii) City has the power to own and dispose of the Property and to engage in the transactions contemplated in this Agreement;
- (iii) City is in good standing under the laws of the State of Illinois;
- (iv) City has not entered into any agreements or granted any options pursuant to which any third party has the right to acquire all or any portion of the Property or any interest therein.
- (v) There are not now and will not be at the Closing any leases, tenancies, licenses, concessions, franchises, options or rights of occupancy or purchase, service, maintenance, or other contracts that will be binding upon Dream Clean or the Property after the Closing.
- (vi) The Property is not affected by or subject to: (a) any pending or, to the best of City's knowledge, threatened condemnation suits, or similar proceedings, (b) other pending or, to the best of City's knowledge, threatened claims, charges, complaints, petitions, or unsatisfied orders by or before any administrative agency or court, or (c) any pending or, to the best of City's knowledge, threatened claims, suits, actions, complaints, petitions, or unsatisfied orders by or in favor of any party whatsoever;
- (vii) City is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code;
- (viii) City has the requisite power and authority to enter into and perform the terms of this Agreement and the execution and delivery of this Agreement and the consummation of the transactions contemplated hereby have been duly authorized by City Council, do not violate any agreement to which City is a Party, and no other proceedings on City's part are necessary in order to permit City to consummate the transaction contemplated hereby; and;
- (ix) Each person executing this Agreement on behalf of City is fully authorized to do so and, by doing so, to bind City to its obligations under this Agreement.

As used in this Agreement, the phrases "best of City's knowledge," "City's actual knowledge," "City's knowledge" and any similar phrase means the current actual knowledge of Cristina White, City Administrator; provided, however, Ms. White will not have any personal liability in connection with, or arising out of, this Agreement.

At Dream Clean's request, City must reconfirm all representations and warranties set forth in this Section 6 as true, accurate, and complete on and as of the Closing.

If Dream Clean has or obtains knowledge prior to a Closing that any of City's representations or warranties contained herein are or become untrue or inaccurate in any respect, and nonetheless elects to proceed with Closing without requiring the correction of the representation or warranty or without terminating this Agreement for breach, such representations or warranties (as the case may be) will be deemed to be automatically modified to take into

account any changes in facts or circumstances which caused such representations or warranties to become untrue or inaccurate, and Dream Clean will be deemed to have irrevocably waived the right to make a claim for City's breach of such representations and/or warranties. For purposes hereof, Dream Clean will be deemed to have actual knowledge of all matters, facts and circumstances described or disclosed in the Title Commitment, Survey and other Deliveries made available to Dream Clean.

C. **Survival; Indemnification.** The representations and warranties in this Section 6 will survive the Closing for one year.

D. **Disclaimer of Warranties.** Dream Clean and City acknowledge that Dream Clean will inspect the Property pursuant to the terms hereof, and will acquire the Property "**AS IS, WHERE IS**" without any obligation of City, except as expressly set forth herein to the contrary, to perform any repairs, improvements, maintenance or other work to the Property or any part thereof, and without, except as expressly set forth herein to the contrary, any warranties, express or implied, of any kind from City, including but not limited to, warranties of fitness, merchantability, fitness for a particular purpose, habitability, tenantability or environmental condition. City expressly disclaims any representations and warranties with respect to the Property, except as specifically set forth in this Agreement, including any representations by any brokers or salesmen, and Dream Clean does hereby acknowledge that, in purchasing the Property, Dream Clean is relying only upon those representations of City concerning the Property expressly set forth as such in this Agreement. Further, in the event Dream Clean purchases the Property, Dream Clean hereby waives any claim it may have against City as to matters related to the Property or City of which Dream Clean has knowledge at the Closing. This provision will expressly survive the Closing.

Section 7. Covenants and Agreement. City agrees that from the Effective Date until the Closing:

- (i) City may not make, enter into, grant, amend, extend, renew or grant any waiver or consent under any lease, tenancy, easement, license or other agreement allowing the use or occupancy of all or any portion of the Property, without Dream Clean's prior written consent;
- (ii) City may not enter into or amend any contracts, agreements or undertakings that will be binding upon Dream Clean or the Property, without the Dream Clean's prior written consent;
- (iii) City may not create, or allow the creation of, any encumbrance on the title of the Property, without Dream Clean's prior written consent (except for any Permitted Exceptions);
- (iv) City may not take any action, directly or indirectly, to encourage, initiate, or engage or participate in discussions or negotiations with any third Party concerning a potential sale of all or any portion of, or any interest in, the Property; and
- (v) City must continue to maintain and keep the Property in its current condition, use commercially reasonable efforts to comply with all Applicable Laws (as defined in Section 14.I below) materially affecting it, and pay taxes on it as they become due.

Section 8. Conditions Precedent to Closing.

A. **Closing Contingencies.** Dream Clean’s obligation to close on the Property is subject to each and all of the following conditions being satisfied, unless waived in writing by Dream Clean (collectively, the “**Closing Contingencies**”):

1. The Property will not be affected by eminent domain proceedings at the time of the Closing;
2. The Property will be free and clear of any leases, licenses, or possessory rights of any third party at the time of the Closing;
3. Title Company has irrevocably committed to issue and deliver an owner’s title policy dated as of the date and time of recordation of the Deed subject only to the Permitted Exceptions;
4. All of City’s representations and warranties are be true and correct and City will have performed all covenants which City is required to perform under the Agreement;
5. There is no material adverse change in the environmental condition of the Property that first occurs due to new contamination arising after the expiration of the Due Diligence Period;
6. Execution by City and Developer of the Development Agreement (as defined in Section 8.B.1(ii) below);
7. Developer will have obtained all Governmental Approvals (as defined in Section 8.B.1 below); and
8. The Plat has been recorded.
9. Dream Clean has closed on the purchase of the Adjacent Property.

If a Closing Contingency is not satisfied because of a default by Dream Clean, City will have all of its rights under Section 14.

B. **Issuance of Governmental Approvals.** The Parties agree that the Development may not be commenced except upon the issuance by City, in its governmental capacity, of zoning and subdivision approvals, as required and governed by the applicable provisions of the City Code of the City of Warrenville, Illinois, as amended (“**City Code**”), including, without limitation (i) Title 11 of the City Code, known as the Subdivision Regulations for the City of Warrenville, Illinois (“**Subdivision Regulations**”), and (ii) The City of Warrenville Zoning Ordinance (“**Zoning Ordinance**”).

1. With respect to the required zoning, subdivision, and related approvals for the Development, the Parties agree that the following approvals will be required (collectively, the “**Governmental Approvals**”):
 - (i) Preliminary approvals, including approval of a preliminary plat of resubdivision preliminary plan for planned unit development, and

any other preliminary approvals required for the Development (collectively, the “**Preliminary Approvals**”);

- (ii) A development agreement between the Parties, in form provided by the City and acceptable to the City Attorney, incorporating terms and conditions mutually agreed upon by Developer and the City (the “**Development Agreement**”)(the Parties acknowledge that City may enter into either a single development agreement with Dream Clean and Joseph Development or two separate agreements);
 - (iii) Final approvals, including approval of the final Plat, final site plan, final plan for the planned unit development, special use permits for a drive through and automotive laundry, Zoning Map amendment, and any other final approvals required for the Development (collectively, the “**Final Approvals**”); and
 - (iv) Other approvals from the City deemed necessary by City or Developer in order to allow the Development.
2. Developer must file all applications for the approval of the Preliminary Approvals on or before the expiration of the Due Diligence Period. The applications must be for a development in substantial conformance with the description of the Development set forth in Section 1.C of this Agreement and with the exhibits to this Agreement. At no cost or expense to City, City agrees to be a co-applicant for the Governmental Approvals, in its capacity as a current owner of the Property. Developer must diligently pursue receipt of all Governmental Approvals for the Development.
 3. Developer must execute a Development Escrow Agreement with the City for the purpose of reimbursing the City for certain eligible costs related to the review and preparation of documents related to the Government Approvals and deposit the required cash escrow prior to the any public hearing for the consideration of any of the Government Approvals.
 4. Developer and City agree to negotiate in good faith and use commercially reasonable efforts to address and resolve all issues necessary to finalize the Development Agreement prior to the end of the Due Diligence Period. Developer must apply for approval of the Development Agreement and the Final Approvals within the timeframe require by the Zoning Ordinance.
 5. Developer must comply with all City rules and procedures for consideration of Governmental Approvals, including City staff review, Plan Commission public hearing and recommendation, and City Council approval, all at Developer’s sole cost and expense with respect to the Development. City must process all Governmental Approvals applications in accordance with the applicable provisions of the City Code. Dream Clean acknowledges and agrees that this Agreement is not to be deemed or interpreted as requiring City Council to approve any or all of the Governmental Approvals, and that the granting or denial of the Governmental Approvals will be at the sole and absolute discretion of the City Council. The date on which the Final

Approvals are granted by City and the statutory appeal period set forth in Section 11-13-25 of the Illinois Municipal Code (65 ILCS 5/11-13-25) has expired without an appeal or suit with respect to such Governmental Approvals having been filed by an arms-length third-party, or, if filed, with such suit or appeal dismissed or resolved finally and conclusively in favor of such Governmental Approvals, and, at the expiration of such appeal period, or at the conclusion of such appeal or suit, the Governmental Approvals will not have been further changed or withdrawn by the appropriate officials of the City of Warrenville and any other applicable governmental entities is referred to herein as the **“Governmental Approvals Date”**. If there is an appeal or challenge of the Governmental Approvals by an arms-length third-party, then City and Dream Clean will cooperate, in good faith, in defending such appeal or challenge. For the avoidance of doubt, if there is an appeal or challenge of the Governmental Approvals by an arms-length third-party that results in the invalidation of one or more of the Governmental Approvals, then Dream Clean’s sole remedy will be to notify City and Title Company that this condition precedent has failed, whereupon the Title Company must return to Dream Clean the Earnest Money, and thereafter this Agreement will terminate and be null and void and of no further force and effect, and neither Dream Clean nor City will have any further rights, duties, liabilities or obligations to the other, except for such obligations and agreements of, and indemnifications by, the Parties which expressly survive such termination.

6. If Developer applies for all necessary Governmental Approvals by the deadlines set forth in this Section 8 and City Council denies one or more of the required Governmental Approvals, then either Party may terminate this Agreement by providing written notice to the other Party, whereupon Title Company will return to Dream Clean the Earnest Money, and neither Party will have any further liability, obligations or rights under this Agreement other than those which expressly survive the Closing or earlier termination of this Agreement.

Section 9. [Reserved]

Section 10. Closing.

A. City must convey fee simple title to the Property to Dream Clean by delivery of a Special Warranty Deed (**“Deed”**) in recordable form conveying fee simple title to the Property, subject only to Permitted Exceptions and the terms of the Development Agreement. City must deliver full and complete possession of the Property to Dream Clean upon Closing. City must deliver the Property to Dream Clean in its condition as of the Effective Date except for ordinary wear and tear.

B. Closing Time, Place; Closing Escrow.

1. **Closing.** The Closing will occur no later than the 30th calendar day following the later of (a) the Governmental Approvals Date; and (b) the date that, if filed, any suit or appeal challenging the Approvals has been

dismissed or resolved finally and conclusively in favor of such Approvals, or such earlier time as the Parties mutually agree (the “**Closing Date**”).

2. The Closing will be at the office of the Title Company at 10 S. LaSalle Street, Chicago, Illinois 60603. The Parties need not physically attend the Closing.
3. **Closing Escrow.** On or before the Closing, the Parties will establish an escrow in the usual form of deed and money escrow agreement then in use by Title Company with such changes made as may be necessary to conform with the provisions of this Agreement.

C. Closing Deliveries.

1. At the Closing, City will deliver or cause to be delivered to Dream Clean the following, in each case, fully executed (as applicable), in form and substance reasonably satisfactory to Dream Clean:
 - a. Evidence reasonably satisfactory to the Title Company of the authority of City to consummate the Closing;
 - b. The Deed and other instruments of transfer and conveyance transferring the Property, free of all liens other than the Permitted Exceptions;
 - c. To the extent required by the Title Company, a “gap” undertaking in customary form and substance for the “gap” period” through the Closing Date or the date of recording, as the case may be;
 - d. A current form of ALTA Statement in customary form and substance as required by the Title Company;
 - e. Real estate transfer declarations or exemptions required of City by Applicable Laws;
 - f. A non-foreign affidavit sufficient in form and substance to relieve Dream Clean of any and all withholding obligations under Section 1445 of the Internal Revenue Code;
 - g. The Development Agreement, executed by City and in a recordable form; and
 - h. A closing statement itemizing and approval all receipts and disbursements made in connection with the Closing (the “**Closing Statement**”).
2. At the Closing, Dream Clean must pay the balance of the Purchase Price to City, and deliver or cause to be delivered to City the following, in each case, fully executed (as applicable), in form and substance reasonably satisfactory to City:
 - a. A counterpart to the Closing Statement;

- b. All other documents, certificates, forms and agreements required by this Agreement or Applicable Law or customarily required by the Title Company, in order to close the transaction; and
- c. The Development Agreement, executed by Dream Clean (or Developer, if applicable), in recordable form.

D. **Closings Costs.** At the Closing, City will pay the premium for an ALTA Standard Owner's Policy of Title Insurance with extended coverage and the cost of transfer taxes due on the sale of the Property, if any. Dream Clean will pay the additional costs for all endorsements to its title policy, the costs of the Survey, the cost of any inspections conducted by Dream Clean and any third-party reports ordered by Dream Clean, including without limitation all Environmental Assessments and wetlands studies, and the costs of any reliance letters in favor of Dream Clean from the consultants that prepared any third-party reports. City and Dream Clean will divide equally recording and escrow fees.

E. **Prorations.** City represents that the Property currently is exempt from real estate taxes and State, County, and City real estate transfer taxes because of the ownership of the Property by City and, therefore, no real estate taxes or real estate transfer taxes should be due or payable at the Closing. All other charges and fees customarily prorated and adjusted in similar transactions will be prorated as of Closing Date

Section 11. Condemnation. City will give Dream Clean written notice of any condemnation of the Property. If, prior to the Closing, any portion of the Property is condemned, Dream Clean will have the option of terminating this Agreement by delivering written notice of such termination to City within 10 business days after Dream Clean has received written notice from City of the condemnation. If, prior to the Closing, a portion of the Property is condemned, and Dream Clean does not exercise its right of termination as set forth in this Section 11, the proceeds of any condemnation award or payment must be paid to Dream Clean and City will assign to Dream Clean its title and interest in any unpaid awards or payments.

Section 12. Brokers. City and Dream Clean each represents and warrants to the other that it knows of no broker or other person or entity who has been instrumental in submitting or showing the Property to Dream Clean. If any broker or other person asserts a claim against one of the parties for a broker's commission, finder's fee, or similar payment in connection with the transactions contemplated in this Agreement, then that Party must indemnify and hold harmless the other Party from and against any damage, liability or expense, including costs and reasonable attorneys' fees that that Party incurs because of such claim.

Section 13. Patriot Act.

A. **Definitions.** All capitalized words and phrases and all defined terms used in the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) ("**Patriot Act**") and in other statutes and all orders, rules and regulations of the United States government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including, but not limited to, Executive Order 13224 effective September 24, 2001, and the USA FREEDOM Act dated June 2, 2015 are collectively referred to as the "Patriot Rules" and are incorporated into this Section.

B. **Representations and Warranties.** The Parties hereby represent and warrant, each to the other, that each and every "person" or "entity" affiliated with each respective Party or that has an economic interest in each respective Party or that has or will have an interest in the

transaction contemplated by this Agreement or in any property that is the subject matter of this Agreement or will participate, in any manner whatsoever, in the purchase and sale of the Property is, to the best of Dream Clean' or City's knowledge:

- (i) Not a "blocked" person listed in the Annex to Executive Order Nos. 12947, 13099 and 13224 (the "**Annex**");
- (ii) In full compliance with the requirements of the Patriot Rules and all other requirements contained in the rules and regulations of the Office of Foreign Assets Control, Department of the Treasury ("**OFAC**");
- (iii) Operated under policies, procedures and practices, if any, in compliance with the Patriot Rules and available to each other for review and inspection during normal business hours and upon reasonable prior notice;
- (iv) Not in receipt of any notice from the Secretary of State or the Attorney General of the United States or any other department, agency or office of the United States claiming a violation or possible violation of the Patriot Rules;
- (v) Not listed as a Specially Designated Terrorist or as a blocked person on any lists maintained by the OFAC pursuant to the Patriot Rules or any other list of terrorists or terrorist organizations maintained pursuant to any of the rules and regulations of the OFAC issued pursuant to the Patriot Rules or on any other list of terrorists or terrorist organizations maintained pursuant to the Patriot Rules;
- (vi) Not a person who has been determined by competent authority to be subject to any of the prohibitions contained in the Patriot Rules, and
- (vii) Not owned or controlled by or now acting and or will in the future act for or on behalf of any person or entity named in the Annex or any other list promulgated under the Patriot Rules or any other person who has been determined to be subject to the prohibitions contained in the Patriot Rules.

C. **Mutual Notice; Termination.** Each Party covenants and agrees that in the event it receives any notice that it or any of its beneficial owners or affiliates or participants become listed on the Annex or any other list promulgated under the Patriot Rules or indicted, arraigned, or custodially detained on charges involving money laundering or predicate crimes to money laundering, the Party that receives such notice must immediately notify the other (the "**Non-Blocked Party**") and the effect of the issuance of a notice pursuant to the Patriot Rules is that the Non-Blocked Party may elect to either: (i) obtain permission from OFAC to proceed with the Closing, in which case the Closing Date will be delayed until such permission is obtained, or (ii) send written notice to the other Party terminating this Agreement, in which event the Parties will have no further rights or obligations under this Agreement, except for those rights, liabilities or obligations that survive a termination of this Agreement.

Section 14. General Provisions.

A. **Integration; Modification.** This Agreement constitutes the entire agreement between the Parties pertaining to the purchase and sale of the Property and supersedes all prior agreements, understandings, and negotiations pertaining thereto. This Agreement may be

modified only by a written amendment or other agreement that is lawfully approved and executed by the Parties.

B. Further Actions. The Parties agree to execute all documents and take all other actions consistent with this Agreement that are reasonably necessary to consummate the transactions contemplated in this Agreement.

C. Confidentiality. The Parties must keep all negotiations, information, and documents related to this Agreement (including without limitation any appraisals or financial information) (collectively, "**Negotiation Information**"), strictly confidential and may not disclose (and will cause its attorneys consultants, and agents not to disclose) Negotiation Information to any third Party, without the other Party's prior written consent, which consent may be granted or withheld. The obligations of this Section will survive Closing or the termination of this Agreement. Prior to the Closing, all press releases or other dissemination of information to the media or responses to requests from the media for information relating to the transaction contemplated herein will be subject to the prior written consent of both Parties. The foregoing sentence does not apply to public disclosures of City pursuant to the Illinois Freedom of Information Act (5 ILCS 140/1 *et seq.*), the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*), or other Applicable Laws. After Closing, this covenant will terminate and will no longer be binding on either Party.

D. Interpretation.

(i) **Presumption.** There is no presumption that this Agreement is to be construed for or against either Party as the principal author of the Agreement. Instead, this Agreement is to be interpreted in accordance with the general tenor of the language in an effort to reach the intended result.

(ii) **Headings and Exhibits.** The Section headings in this Agreement are used as a matter of convenience and do not define, limit, construe or describe the scope or intent of the text within such headings. The following Exhibits attached hereto are incorporated herein as an integral part of this Agreement:

| | | |
|-----------|----|--|
| EXHIBIT A | -- | Legal Description of the Property |
| EXHIBIT B | -- | Legal Description of the Adjacent Property |
| EXHIBIT C | -- | Proposed Tentative Plat of Subdivision |
| EXHIBIT D | -- | Proposed Development Plan |

(iii) **Non-Waiver.** Except as expressly provided in this Agreement, the mere failure by a Party to insist upon the strict performance of any obligation of this Agreement or to exercise any right or remedy related to a default thereof will not constitute a waiver of its rights. If a Party waives a right under this Agreement, that waiver is not to be deemed a waiver of any other right.

(iv) **Severability.** If any provision of this Agreement is invalid or unenforceable against any Party under certain circumstances, then this Agreement will be deemed to be amended by deleting such provision. This Agreement will be enforceable, as amended, to the fullest extent allowed by Applicable Laws and so long as the amendment does not result in a failure of consideration.

- (v) **Time.** Time is of the essence in the performance of this Agreement. If any date upon which action is required under this Agreement is a Saturday, Sunday, or legal holiday, the date will be extended to the first business day after such date that is not a Saturday, Sunday or legal holiday.

E. Enforcement.

- (i) **Default.**

- a. **Dream Clean' Default.** If Dream Clean (i) fails to perform an obligation under this Agreement, or (ii) any representation or warranty made by Dream Clean hereunder is untrue when made or becomes materially untrue as the result of an act or omission of Dream Clean, and does not, within five days after receiving written notice from City of such failure, either (i) cure such failure or cause such representation or warranty to become materially true or (ii) if such failure cannot reasonably be cured within five days, commence and diligently pursue a cure for such failure and, in any case, cure such failure within ten (10) business days, then Dream Clean will be in default of this Agreement, and City may terminate this Agreement, keep the Earnest Money as liquidated damages. Without limiting City's rights under the preceding sentence, if (i) a representation or warranty made by Dream Clean becomes materially untrue, but not as the result of an act or omission of Dream Clean, or (ii) a condition precedent to City's obligation to proceed with Closing is not satisfied, then City may terminate this Agreement, whereupon the Earnest Money must be promptly returned to Dream Clean, and the Parties will have no further rights or obligations under this Agreement, except for those rights, liabilities or obligations that survive a termination of this Agreement.
- b. **City's Default.** If City (i) fails to perform an obligation under this Agreement or (ii) any representation or warranty made by City hereunder is untrue when made or becomes materially untrue as the result of an act or omission of City and City does not, within five days after receiving written notice from Dream Clean of such failure, either (i) cure such failure or cause such representation or warranty to become materially true or (ii) if such failure cannot reasonably be cured within five days or if such action cannot reasonably be completed within five days, commence and diligently pursue a cure for such failure and, in any case, cure such failure within 10 business days, then City will be in default of this Agreement and Dream Clean may (i) terminate this Agreement and receive a return of the Earnest Money, or (ii) pursue any other remedy available at law or equity, including without limitation an action for specific performance, or (iii) waive such breach or default and proceed to Closing. Without limiting Dream Clean' rights under the preceding sentence, if (i) a representation or warranty made by City becomes materially untrue, but not as the result of an act or omission of City, or (ii) a condition precedent to Dream Clean's obligation to proceed with a Closing is not satisfied, then Dream Clean may terminate this Agreement, whereupon the Earnest Money must be promptly

returned to Dream Clean, and the Parties will have no further rights or obligations under this Agreement, except for those rights, liabilities or obligations that survive a termination of this Agreement.

- (ii) In the event that a Party elects to seek specific performance, it hereby agrees that it will bring such action within 60 days after the scheduled Closing Date, or else such remedy will be deemed waived. If the Party does not institute an action for specific performance within 60 days after the scheduled Closing Date, time being of the essence, then such Party will be deemed to have waived its right to pursue specific performance.

F. Assignability/Successors and Assigns. Dream Clean's rights under this Agreement are intended to be personal to Dream Clean and may not be assigned by Dream Clean to any other person or entity without prior written consent of City, which consent may be granted or withheld in City's sole and absolute discretion; provided, however, that Dream Clean may assign the Agreement to an Affiliate of Dream Clean or a joint venture in which an Affiliate of Dream Clean is a partner or member. For purposes of this Agreement, "Affiliate" means persons or entities that directly or indirectly control or are controlled by, or are under common control with, Dream Clean. Any assignment made without City's prior written approval will be void. No assignment will release Dream Clean from any obligation or liability under this Agreement. This Agreement is binding upon and inures to the benefit of the parties hereto and their respective successors and assigns.

G. Prevailing Party Attorney Fees. In any litigation filed to enforce this Agreement, the prevailing Party will be entitled to recover from the other Party its reasonable attorney's fees, litigation expenses, and court costs at trial and on appeal that are incurred in such litigation. The "prevailing Party" is to be determined by the court hearing such matter.

H. Venue. Venue for any litigation concerning the enforcement of this Agreement will be in the 18th Judicial Circuit Court in DuPage County, Illinois.

I. Compliance with Applicable Laws; Governing Law. In performing their obligations under this Agreement, the Parties will comply with all applicable federal, state, and local statutes, regulations, requirements, ordinances, and other laws ("**Applicable Laws**"). The internal laws of the State of Illinois, without regard to its conflict of laws rules, govern the interpretation of this Agreement.

J. Execution of Agreement. The Parties may execute this Agreement in multiple counterparts, all of which taken together will constitute a single Agreement binding on the Parties, notwithstanding that the Parties are not signatories to the same counterpart. This Agreement will be deemed fully executed, and effective as of the Effective Date, when each Party has executed at least one counterpart. Any signature of a Party to this Agreement that is sent by that Party to the other Party via a telefax transmission or via an email transmission in a PDF format will be deemed a binding signature hereto. Each Party must deliver an original signature to the other Party upon the other Party's request.

K. Notices. Any notice or communication required or permitted to be given under this Agreement must be in writing and must be delivered (1) personally, (2) by a reputable overnight courier, (3) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (4) by electronic internet mail ("**e-mail**"). E-mail notices will be deemed valid and received by the addressee thereof when delivered by e-mail and acknowledged by the addressee. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon

actual receipt. By notice complying with the requirements of this Section, each Party will have the right to change the address or the addressee, or both, for all future notices and communications to such Party, but no notice of a change of addressee or address will be effective until actually received.

Notices and communications to City must be addressed to, and delivered at, the following address:

City of Warrenville
Attention: Cristina White, City Administrator
3S258 Manning Avenue
Warrenville, Illinois 60555
Email: cwhite@warrenville.il.us

With a copy to:

Elrod Friedman LLP
325 N. LaSalle St., Ste. 450
Chicago, Illinois 60654
Attention: Brooke Lenneman
E-mail: brooke.lenneman@elrodfriedman.com

Notices and communications to Dream Clean must be addressed to, and delivered at, the following address:

Dream Clean Operating Company LLC
625 Green Leaf Avenue
Wilmette, Illinois 60091
Attention: Daniel Raleigh and Mitch Zaveduk
Email: draleigh@dreamcleancw.com and mzaveduk@dreamcleancw.com

With a copy to:

Zukowski, Rogers, Flood & McArdle
50 N. Virginia Street
Crystal Lake, Illinois 60014
Attention: Craig s. Krandel
Email: ckrandel@zrfmlaw.com

Any notice will be deemed given upon actual receipt. Nothing in this Section will be deemed to invalidate a notice that is actually received, even if it is not given in strict accordance with this Section.

L. **No Partnership.** Nothing contained in the Agreement may be construed to create a partnership or joint venture between the Parties.

M. **No Recordation.** The Parties agree not to record this Agreement or any memorandum hereof.

N. **Uncontrollable Delay.** Each Party's obligation to perform any covenant or satisfy and condition contained herein by a date, deadline or milestone contained herein will be extended,

on a day for day basis, by the number of days by which the performance of such covenant or satisfaction of such condition (as the case may be) is delayed due to Uncontrollable Delays. As used herein, the term “**Uncontrollable Delay**” will mean any period of delay in Party’s performance of any covenant or satisfaction of any condition contained in this Agreement caused by any of the following events: (i) acts of God, (ii) war, riot and other civil unrest, (iii) fire or physical casualty to any of the Property, (iv) worker strikes, (v) shortages in building materials or supplies, (vi) changes in laws, regulations or interpretations thereof, (vii) delays caused by the other Party, (viii) except as a result of acts or omissions of Dream Clean, failure of any governmental authority having jurisdiction over the Property to issue any required license or permit (including, without limitation, any delays in the issuance of any Governmental Approvals), (ix) the condemnation of any of the Property, (x) any delays caused by the other Party’s breach of this Agreement, or (xi) public health emergencies, including, without limitation, the COVID-19 pandemic, and any “lockdown,” “stay at home,” “shelter in place” or isolation, social distance, quarantine or similar orders promulgated by any governmental authorities with respect to any such public health emergencies. Notwithstanding anything to the contrary contained herein, in no event will Uncontrollable Delay be deemed to extend a Party’s obligation to pay sums due by such Party pursuant to this Agreement.

O. **No Third Party Beneficiary.** The provisions of this Agreement are and will be for the benefit of City and Dream Clean only and are not for the benefit of any third party, and, accordingly, no third party will have the right to enforce the provisions of this Agreement.

Section 15. Effective Date. This Agreement will be deemed dated and become effective on the date that is the later to occur of (a) the date that the authorized signatory of City signs this Agreement, and (b) the date that the authorized signatory of Dream Clean signs this Agreement.

Section 16. Right of Reverter.

A. If Dream Clean fails to (i) obtain a building permit for vertical construction for either the Retail Site or the Car Wash Site, and (ii) complete the first inspection for the applicable Site, within 18 months of the Closing Date, City will have the right to require that ownership of the Property revert to City (“**Right of Reverter**”). Upon City’s exercise of such Right of Reverter, Dream Clean (or any successor owner) will cooperate with the City to take all necessary actions to re-subdivide the Property out of the Development Property and promptly execute and deliver a special warranty deed, duly executed and acknowledged in recordable form, reconveying fee simple title to the Property to City, subject only to those exceptions contained in the Deed to Dream Clean (or any designated assignee)(plus any exceptions entered into after such date between Dream Clean and City).

B. If Dream Clean (or any successor owner) fails to execute and deliver the necessary documents to effectuate the reversion, City will have the right to take any necessary legal action, including specific performance, to confirm and enforce the reversion, and City will be entitled to recover reasonable attorney’s fees and court costs incurred in connection with such enforcement.

C. The Right of Reverter will be documented in the Deed conveying title to the Property from the City to Dream Clean and will be binding upon Dream Clean and its successors and assigns as a covenant running with the land.

D. Upon reversion, City will pay Dream Clean an amount equal to the Purchase Price that Dream Clean originally paid City for the Property.

E. If City has not exercised the Right of Reverter, and Dream Clean (i) obtains a building permit for vertical construction for either the Retail Site or the Car Wash Site, and (ii) completes the first inspection for such site, on the Property within 18 months of the Closing Date, the Right of Reverter will automatically terminate and be of no further force or effect. The City will cooperate with Dream Clean to record documentation of the termination at the DuPage County Recorder's Office.

(Signatures Appear on Following Page)

IN WITNESS WHEREOF, City and Dream Clean have executed this Agreement on the dates set forth below, effective as of the date first set forth above.

CITY OF WARRENVILLE,
an Illinois municipal corporation

By: _____

Name: Andrew Johnson

Title: Mayor

DCCW WARRENVILLE, LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

LOT 67 IN ROBERT BARTLETT'S GREEN ACRES, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 33 AND IN THE WEST 1/2 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEDICATED FOR RIGHT-OF-WAY PURSUANT TO ORDINANCE RECORDED JUNE 1, 2017 AS DOCUMENT NUMBER R2017-053823 IN DUPAGE COUNTY, ILLINOIS.

PIN: 04-33-403-008

Commonly known as: 30W081 Estes Street, Warrenville, Illinois

EXHIBIT B
LEGAL DESCRIPTION OF THE ADJACENT PROPERTY

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.

PINs: 04-34-403-003, 04-33-403-006, 04-33-403-007

Commonly known as: 30W063 Estes Street, Warrenville, Illinois

EXHIBIT C
PROPOSED TENTATIVE 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 THEREFORE,
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

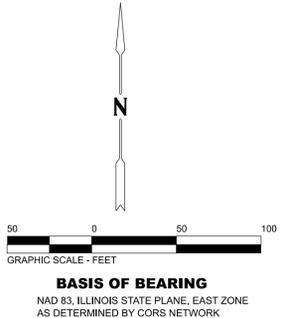
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
THE HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION
SUBMITTED TO THE CITY FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED
BY REFERENCE HEREIN AND TO THE 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

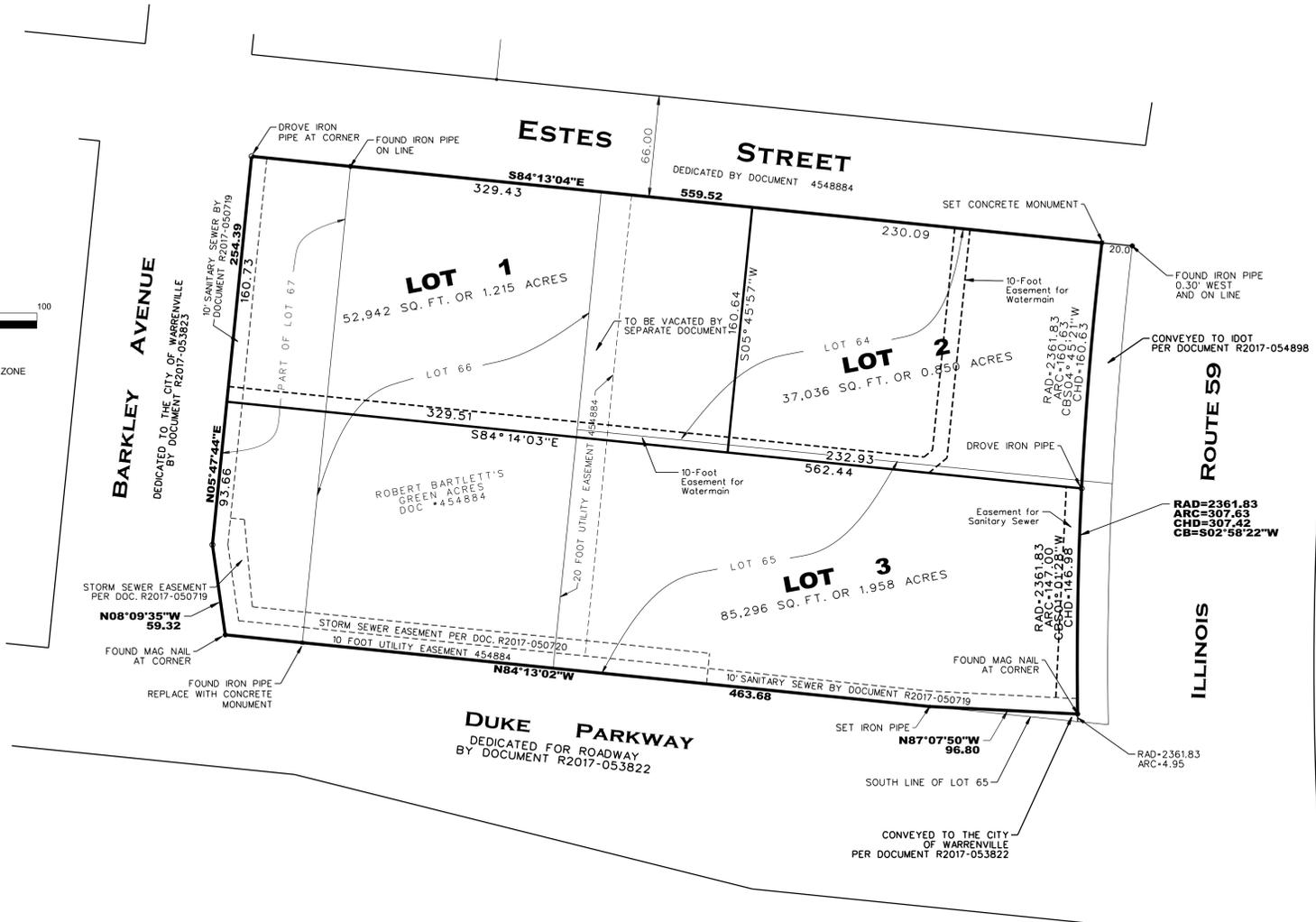
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH
RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION
TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S
"POLICY ON PERMITS FOR ACCESS, DRIVEWAYS TO STATE HIGHWAYS" 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 _____



BASIS OF BEARING
NAD 83, ILLINOIS STATE PLANE, EAST ZONE
AS DETERMINED BY CORS NETWORK



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.

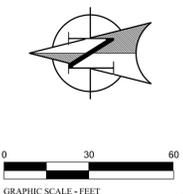
BY: _____
IL PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 668-7603

LINE LEGEND table with symbols for boundary line, lot line, setback line, easement line, and section line.

PLAT OF RESUBDIVISION table with columns for Rev, Date, Description, and By. Includes location, prepared for, job #, date, scale, and sheet #.

**EXHIBIT D
PROPOSED DEVELOPMENT PLAN**

4921-8318-8242, v. 7



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

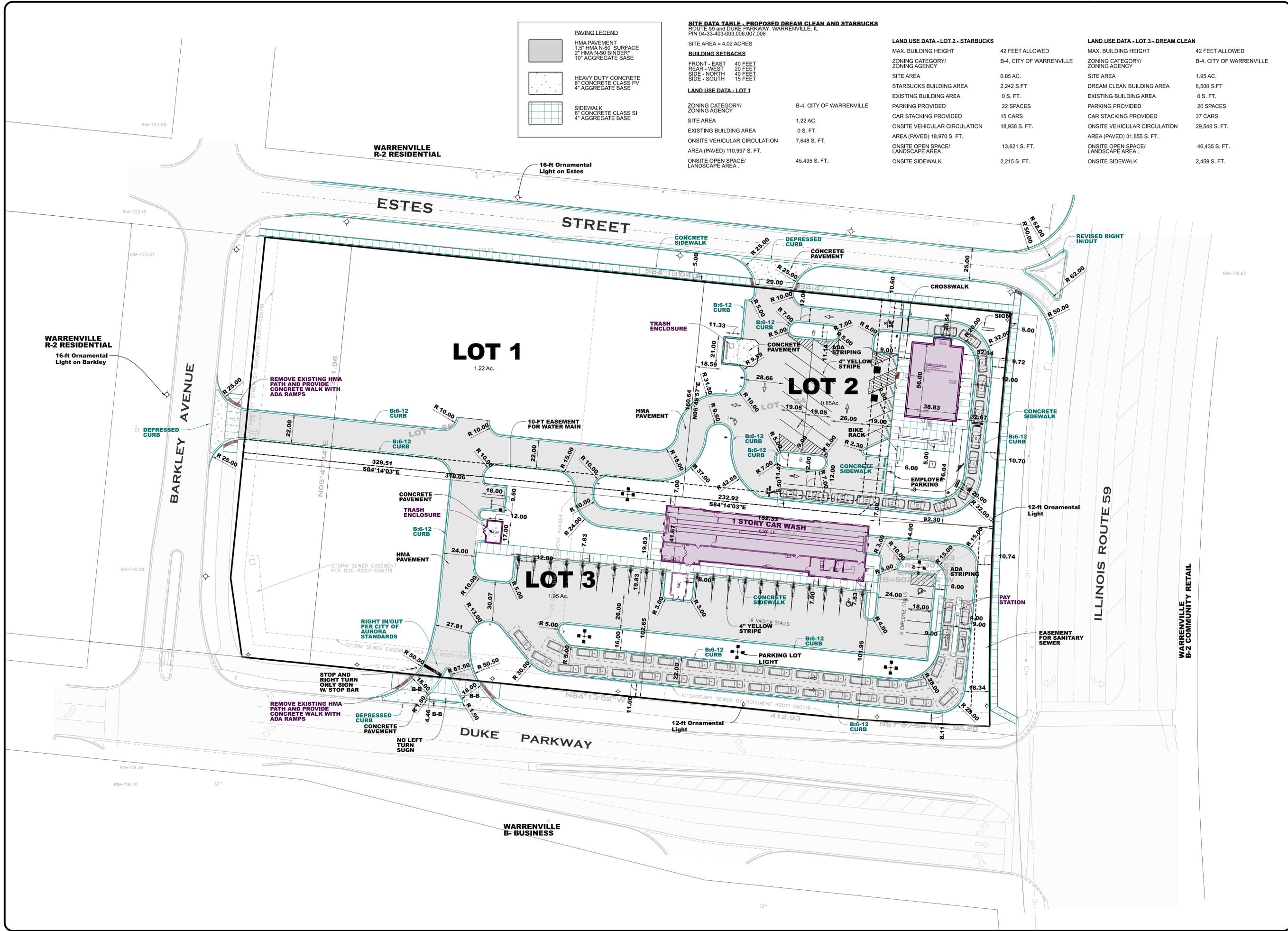
| | |
|--------------------------------------|--------------------------|
| ZONING CATEGORY/ ZONING AGENCY | B-4, CITY OF WARRENVILLE |
| SITE AREA | 1.22 AC. |
| EXISTING BUILDING AREA | 0 S. FT. |
| ONSITE VEHICULAR CIRCULATION | 7,648 S. FT. |
| AREA (PAVED) 110,997 S. FT. | |
| ONSITE OPEN SPACE/ 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: mzaeveluk@dreamclean.com

DREAM CLEAN
CAR WASH

WMA
Over 100 Years of Service to Clients

WEBSTER, MCGRATH & AHLBERG, LTD.
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
2100 MANCHESTER RD, BUILDING A, SUITE 203
WILMETTE, ILLINOIS 60091
PH: (847) 351-1100 FAX: (847) 351-1101
DISCOUNT PERMIT LICENSE NO. 1844003101

BY: _____

REVISION DISCUSSION

| | | |
|------|----------|-------------------------|
| REV# | DATE | DESCRIPTION |
| 01 | 04/15/25 | Revised per City review |

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



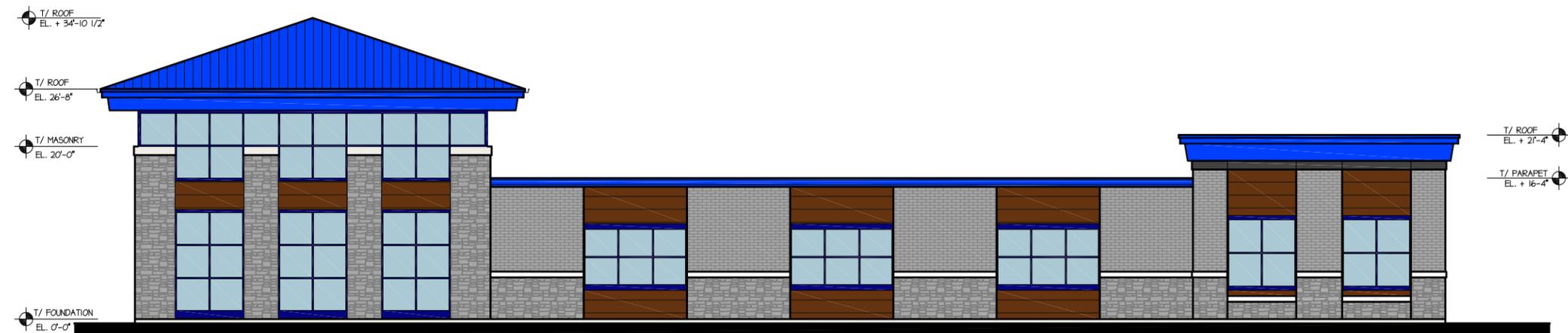
FRONT ELEVATION



SIDE ELEVATION TUNNEL EXIT



SIDE ELEVATION TUNNEL ENTRANCE



BACK ELEVATION



34121 N. US 45, Suite 213
Grayslake, Illinois 60030
Phone 847-336-6600
Fax 847-336-6601

Exterior Elevations

PROPOSED NEW CAR WASH

Dream Clean

WARRENVILLE, ILLINOIS

NOVEMBER 6, 2024
Archamerica Job No. 24086

Renderings



Renderings



NOTE : SHOWN FOR DESIGN INTENT ONLY.



© 2021 STARBUCKS COFFEE COMPANY

STARBUCKS[®]
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575



SHEET TITLE:
**3D RENDERINGS
(EXTERIOR VIEWS)**

SCALE: AS SHOWN

SHEET NUMBER:

G003