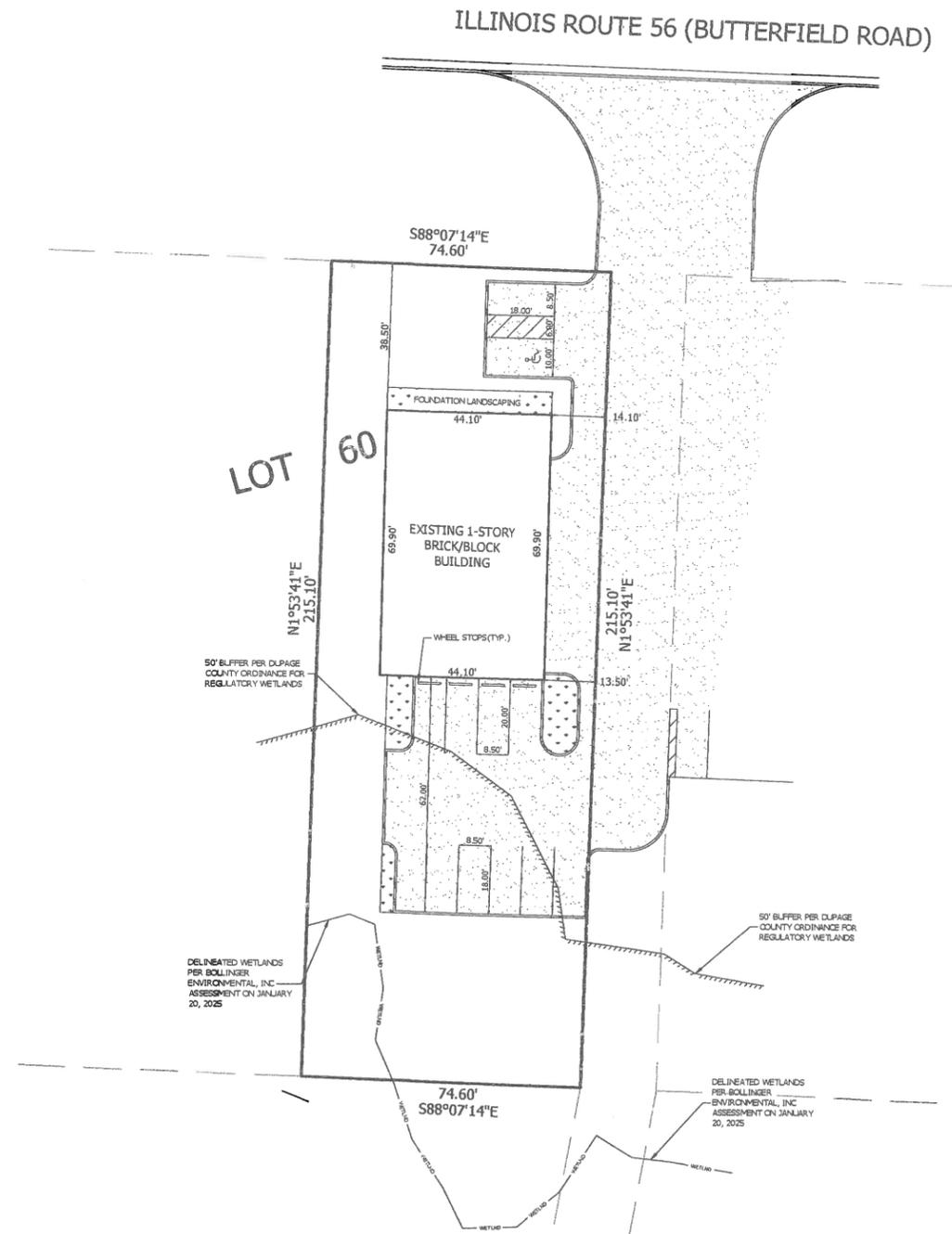
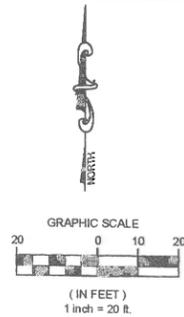


SITE PLAN

LEGAL DESCRIPTION

THE EAST 74.6 FEET (MEASURED ALONG THE NORTH AND SOUTH LINES) OF LOT 60 IN SECOND ADDITION TO WARRENVILLE ESTATES, BEING A PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO A RESUBDIVISION OF LOTS 45 TO 49, INCLUSIVE, OF FIRST ADDITION TO WARRENVILLE ESTATES, ACCORDING TO THE PLAT OF SECOND ADDITION TO WARRENVILLE ESTATES, AFORESAID, RECORDED OCTOBER 7, 1936, AS DOCUMENT 373758, IN DUPAGE COUNTY, ILLINOIS.



PLAN DATA:

Total Site Area	+/-0.37 Acres
Existing Building Size	+/-3,075 Sq. Ft.
Proposed Use	Automotive Detail Shop
No. of Service Bays	4
Total Proposed Parking	12 Spaces

COMMONLY KNOWN AS:
29w719 BUTTERFIELD ROAD
WARRENVILLE, IL 60555
PIN 04-34-300-002

PROPOSED AUTO DETAILING SHOP			
SCALE: 1"=20'	FIELDWORK DATE: 02/18/2025	REVIEW FIELDWORK DATE:	DRAWN BY: CRR
ROGINA ENGINEERS & SURVEYORS, LLC. 1225 Channahon Road, Joliet, Illinois 61570-0777 FAX 815/729-0782 Professional Design Firm License No. 184-006843 - Exp. 4/30/2025			
STEVEN J. BARNES ARCHITECTS			FILE NO: 6890.02

SUB ARCH, ORDERED FLAG
ENGINEERS RECORD & VERIFY
MARCH 2025

ALTA / NSPS LAND TITLE SURVEY

PARCEL 1
 THAT PART OF LOT 60 (EXCEPT THE EAST 74.60 FEET MEASURED ALONG THE NORTH AND SOUTH LINES AND ALSO EXCEPT THE WESTERLY 25.00 FEET THEREOF) IN SECOND ADDITION TO WARRENVILLE ESTATES, BEING A PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A RESUBDIVISION OF LOTS 48 TO 49, INCLUSIVE, OF FIRST ADDITION TO WARRENVILLE ESTATES, ACCORDING TO THE PLAN OF SECTION ADDITION TO WARRENVILLE ESTATES, RECORDED OCTOBER 7, 1938 AS DOCUMENT NUMBER 373758, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES PER DOCUMENT NUMBER R2011-081263, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 60 (EXCEPT THE EAST 74.60 FEET MEASURED ALONG THE NORTH AND SOUTH LINES AND ALSO EXCEPT THE WESTERLY 25.00 FEET THEREOF) IN SECOND ADDITION TO WARRENVILLE ESTATES, BEING A PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A RESUBDIVISION OF LOTS 48 TO 49, INCLUSIVE, OF FIRST ADDITION TO WARRENVILLE ESTATES, ACCORDING TO THE PLAN OF SECTION ADDITION TO WARRENVILLE ESTATES, RECORDED OCTOBER 7, 1938 AS DOCUMENT NUMBER 373758, IN DUPAGE COUNTY, ILLINOIS.

PER OUTCLAIM DEED DOCUMENT # R2011-082114 & DEDICATION DOCUMENT #R2011-081263

PARCEL 2
 THE EAST 74.60 FEET (MEASURED ALONG THE NORTH AND SOUTH LINES) OF LOT 60 IN SECOND ADDITION TO WARRENVILLE ESTATES, BEING A PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A RESUBDIVISION OF LOTS 48 TO 49, INCLUSIVE, OF FIRST ADDITION TO WARRENVILLE ESTATES, ACCORDING TO THE PLAN OF SECTION ADDITION TO WARRENVILLE ESTATES, RECORDED OCTOBER 7, 1938 AS DOCUMENT NUMBER 373758, IN DUPAGE COUNTY, ILLINOIS.

PER WARRANTY DEED DOCUMENT #2014-020758

NOTES:
 1. SITE BENCHMARK - NORTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE EAST SIDE OF IL RT. 60, APPROX. 33' SOUTH OF THE SOUTHWEST CORNER OF THE SURVEYED PROPERTY, ELEVATION=716.32' (NAVD83)

2. PERMANENT INDEX NUMBER (P.I.N.):
 04-34-300-025 - OWNER: SPEEDWAY LLC
 04-34-300-002 - OWNER: ABUL K. MOLLA, AND AYESHA K. MOLLA

3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

4. PROPERTY AREA:
 PARCEL 1: 0.7778 ACRES (33,872 SQUARE FEET)
 PARCEL 2: 0.3884 ACRES (16,048 SQUARE FEET)
 TOTAL AREA: 1.1460 ACRES (49,916 SQUARE FEET)

5. FIELD WORK COMPLETED: NOVEMBER 14th, 2017

6. PARCEL 1 WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER H05473120-38-CH12 HAVING AN EFFECTIVE DATE OF JANUARY 31, 2011.

SCHEDULE 9 EXCEPTIONS
 ITEM 9 - EASEMENT IN FAVOR OF ILLINOIS BELL PER GRANT RECORDED OCTOBER 23, 1941 AS DOCUMENT NO. 430414. DOCUMENT DOES NOT GIVE AN EXACT DESCRIPTION OF SAID EASEMENT, THEREFORE IT IS NOT PLOTTABLE, BUT APPEARS TO FALL ALONG THE SOUTH LINE OF BUTTERFIELD RD.

ITEM 10 - EASEMENT IN FAVOR OF THE CITY OF WARRENVILLE PER DOC. #R08-008716. EASEMENT IS SHOWN.

PARCEL 2 WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 170058303P, HAVING AN EFFECTIVE DATE OF MARCH 31, 2017.

SCHEDULE 9 EXCEPTIONS
 ITEM F 18 - EASEMENT IN FAVOR OF ILLINOIS BELL PER GRANT RECORDED OCTOBER 23, 1941 AS DOCUMENT NO. 430414. DOCUMENT DOES NOT GIVE AN EXACT DESCRIPTION OF SAID EASEMENT, THEREFORE IT IS NOT PLOTTABLE, BUT APPEARS TO FALL ALONG THE SOUTH LINE OF BUTTERFIELD RD.

ITEM G19 - ORDER RECORDED JANUARY 2, 1989 AS DOCUMENT NO. R08-00867 ESTABLISHING FEDERAL AID ROUTE 131 (BUTTERFIELD ROAD) AS A FREEWAY AND PROVIDING ACCESS BETWEEN SAID FREEWAY AND ADJUTING LANDS IS TO BE PERMITTED ONLY AT ENTRANCES PROVIDED FOR THAT PURPOSES UNDER PERMITS FROM SAID DEPARTMENT. SAID DOCUMENT IS NOT PLOTTABLE.

ITEM H20 - DRIVEWAY PERMIT RECORDED 11/14/1999 AS DOC. NO. R06-044710. SAID DOCUMENT IS NOT PLOTTABLE.

ITEM I21 - RIGHTS OF THE PUBLIC ADJOURNING LAND OWNER TO HAVE MAINTAIN THE NATURAL FLOW OF WATER OF THE DUPAGE RIVER AND ANY OTHER STREAMS OR CREEKS PER DEED RECORDED 2/26/1954 AS DOC. NO. 708833. DOCUMENT NOT PLOTTABLE.

ITEM M24 - ENCROACHMENT EASEMENT AGREEMENT RECORDED 3/9/2015, AS DOCUMENT NO. R2015-022282. EASEMENT AREA IS SHOWN ON DOCUMENT, BUT IT NOT DIMENSIONED. APPROXIMATE EASEMENT AREA IS SHOWN ON THIS SURVEY.

ITEM N25 - ORDINANCE APPROVING VACATION OF PROPERTY (CITY RIGHT OF WAY) RECORDED 11/25/2015 AS DOC. #R2015-126350. VACATION IS SHOWN ON THE SURVEY BUT WE ARE UNSURE OF A PORTION OF SAID VACATION SHOULD BE INCLUDED AS PART OF THE SURVEYED PROPERTY.

7. ACCORDING TO THE CITY OF WARRENVILLE ZONING MAP PARCEL 1 IS ZONED: B-4 MOTORIST SERVICE PARCEL 2 IS ZONED: B-2 COMMUNITY RETAIL

8. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. PANEL NO. 17043C0408H DATED FEBRUARY 16, 2004

9. BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.

10. THERE ARE 10 PARKING STALLS ON THE SURVEYED PROPERTY OF WHICH 1 IS RESERVED FOR HANDICAPPED USE.

11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

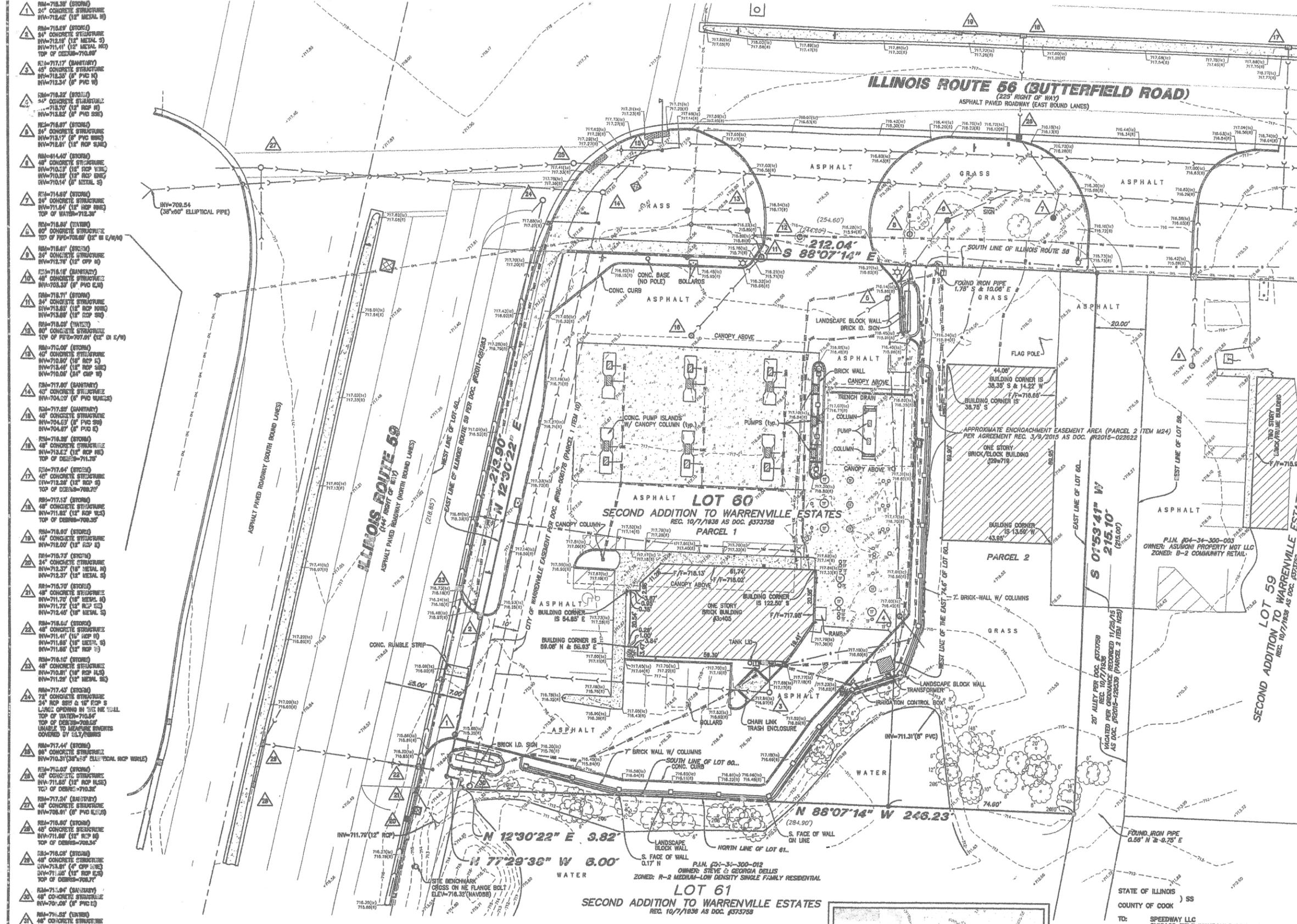
12. THERE WAS NO EVIDENCE OF RECENT STREET WORK OR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

13. THERE WAS NO EVIDENCE OF DELINEATED WETLANDS ON THE SURVEYED PROPERTY.

14. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

15. LATITUDE: N 41°49'11.84" (NAD83) LONGITUDE: W 089°12'11.92" (NAD83)

16. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

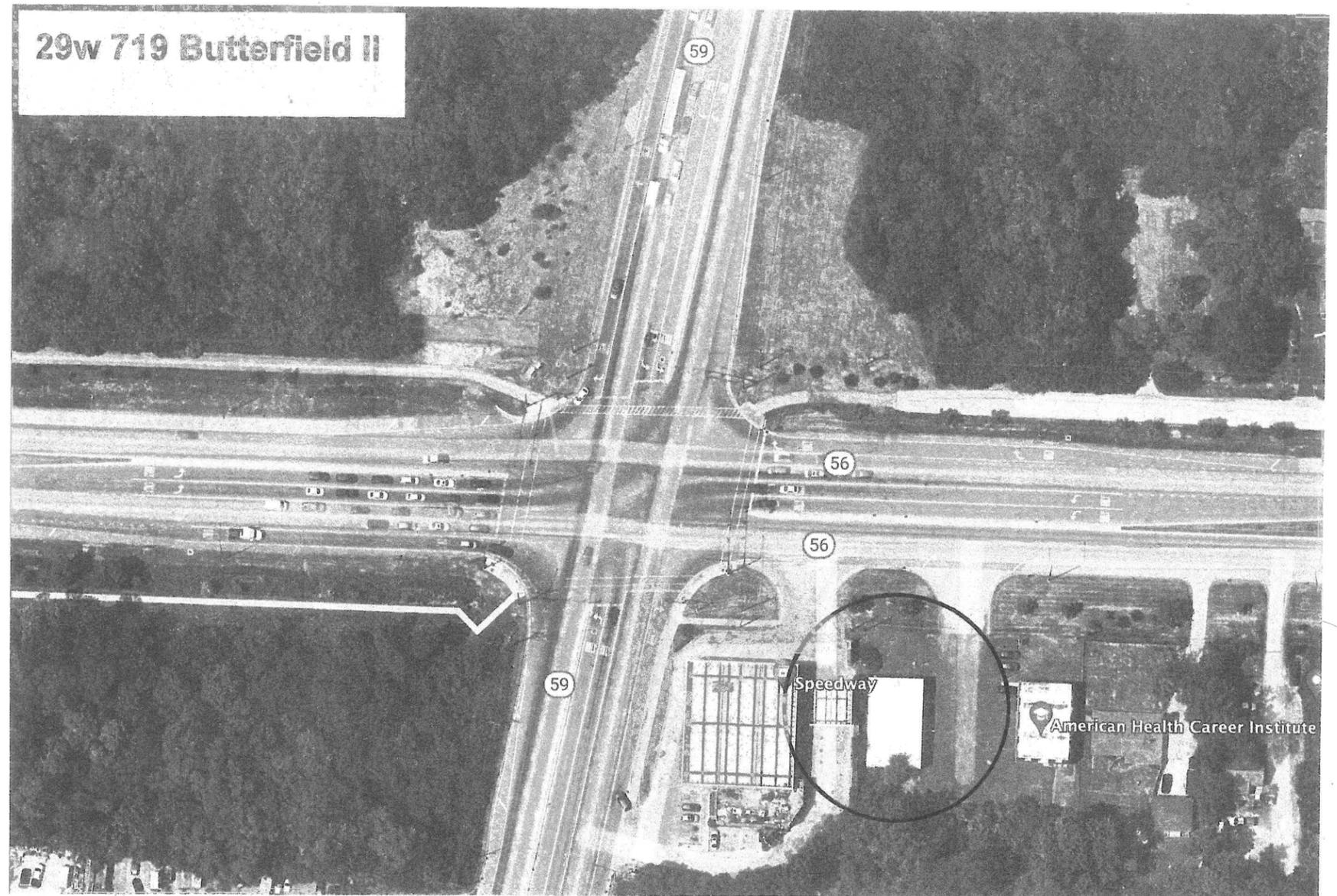


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 NV=730.32 (12" METAL S)
- 121. 34" CONCRETE STRUCTURE
 NV=730.37 (12" METAL S)
 NV=730.42 (12" METAL S)
- 122. 34" CONCRETE STRUCTURE
 NV=730.47 (12" METAL S)
 NV=730.52 (12" METAL S)
- 123. 34" CONCRETE STRUCTURE
 NV=730.57 (12" METAL S)
 NV=730.62 (12" METAL S)
- 124. 34" CONCRETE STRUCTURE
 NV=730.67 (12" METAL S)
 NV=730.72 (12" METAL S)
- 125. 34" CONCRETE STRUCTURE
 NV=730.77 (12" METAL S)
 NV=730.82 (12" METAL S)
- 126. 34" CONCRETE STRUCTURE
 NV=730.87 (12" METAL S)
 NV=730.92 (12" METAL S)
- 127. 34" CONCRETE STRUCTURE
 NV=730.97 (12" METAL S)
 NV=731.02 (12" METAL S)
- 128. 34" CONCRETE STRUCTURE
 NV=731.07 (12" METAL S)
 NV=731.12 (12" METAL S)
- 129. 34" CONCRETE STRUCTURE
 NV=731.17 (12" METAL S)
 NV=731.22 (12" METAL S)
- 130. 34" CONCRETE STRUCTURE
 NV=731.27 (12" METAL S)
 NV=731.32 (12" METAL S)
- 131. 34" CONCRETE STRUCTURE
 NV=731.37 (12" METAL S)
 NV=731.42 (12" METAL S)
- 132. 34" CONCRETE STRUCTURE
 NV=731.47 (12" METAL S)
 NV=731.52 (12" METAL S)
- 133. 34" CONCRETE STRUCTURE
 NV=731.57 (12" METAL S)
 NV=731.62 (12" METAL S)
- 134. 34" CONCRETE STRUCTURE
 NV=731.67 (12" METAL S)
 NV=731.72 (12" METAL S)
- 135. 34" CONCRETE STRUCTURE
 NV=731.77 (12" METAL S)
 NV=731.82 (12" METAL S)
- 136. 34" CONCRETE STRUCTURE
 NV=731.87 (12" METAL S)
 NV=731.92 (12" METAL S)
- 137. 34" CONCRETE STRUCTURE
 NV=731.97 (12" METAL S)
 NV=732.02 (12" METAL S)
- 138. 34" CONCRETE STRUCTURE
 NV=732.07 (12" METAL S)
 NV=732.12 (12" METAL S)
- 139. 34" CONCRETE STRUCTURE
 NV=732.17 (12" METAL S)
 NV=732.22 (12" METAL S)
- 140. 34" CONCRETE STRUCTURE
 NV=732.27 (12" METAL S)
 NV=732.32 (12" METAL S)
- 141. 34" CONCRETE STRUCTURE
 NV=732.37 (12" METAL S)
 NV=732.42 (12" METAL S)
- 142. 34" CONCRETE STRUCTURE
 NV=732.47 (12" METAL S)
 NV=732.52 (12" METAL S)
- 143. 34" CONCRETE STRUCTURE
 NV=732.57 (12" METAL S)
 NV=732.62 (12" METAL S)
- 144. 34" CONCRETE STRUCTURE
 NV=732.67 (12" METAL S)
 NV=732.72 (12" METAL S)
- 145. 34" CONCRETE STRUCTURE
 NV=732.77 (12" METAL S)
 NV=732.82 (12" METAL S)
- 146. 34" CONCRETE STRUCTURE
 NV=732.87 (12" METAL S)
 NV=732.92 (12" METAL S)
- 147. 34" CONCRETE STRUCTURE
 NV=732.97 (12" METAL S)
 NV=733.02 (12" METAL S)
- 148. 34" CONCRETE STRUCTURE
 NV=733.07 (12" METAL S)
 NV=733.12 (12" METAL S)
- 149. 34" CONCRETE STRUCTURE
 NV=733.17 (12" METAL S)
 NV=733.22 (12" METAL S)
- 150. 34" CONCRETE STRUCTURE
 NV=733.27 (12" METAL S)
 NV=733.32 (12" METAL S)
- 151. 34" CONCRETE STRUCTURE
 NV=733.37 (12" METAL S)
 NV=733.42 (12" METAL S)
- 152. 34" CONCRETE STRUCTURE
 NV=733.47 (12" METAL S)
 NV=733.52 (12" METAL S)
- 153. 34" CONCRETE STRUCTURE
 NV=733.57 (12" METAL S)
 NV=733.62 (12" METAL S)
- 154. 34" CONCRETE STRUCTURE

29W 719 Butterfield Road

Warrenville Illinois

proposed auto detailing shop



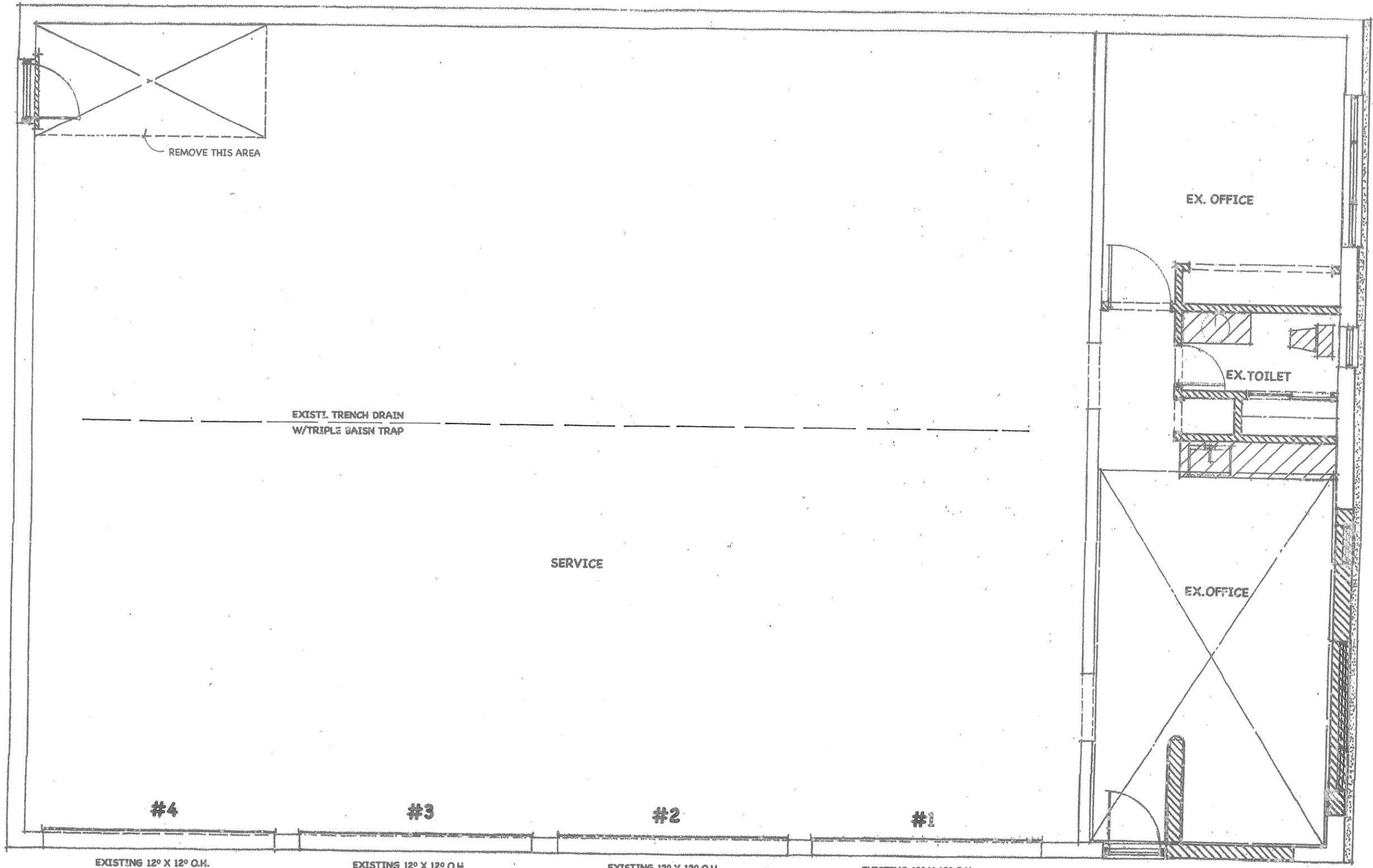


EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

29W 719 Butterfield Road
Warrenville Illinois
proposed auto detailing shop



EXISTING FLOOR PLAN

ITEMS TO BE DELETED & REMOVED 

29W 719 Butterfield Road
Warrenville Illinois
proposed auto detailing shop

SJB THE ARCHITECTURAL NETWORK

ROGINA ENGINEERS & SURVEYORS, L.L.C

January 22, 2024

Ms. Amy Emery, Director of Community and Economic Development
Village of Warrenville
Community and Economic Development Department
3S258 Manning Avenue
Warrenville, IL 60555

Subject: Proposed Auto Detailing Shop, 29w719 Butterfield Road, Warrenville, IL Existing Utilities Needs Letter

Dear Ms. Emery:

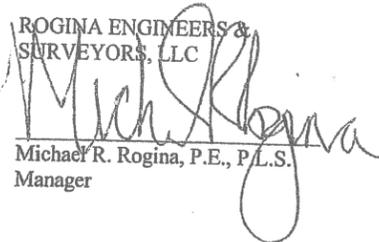
Based upon the request of the subject property's Architect, Steven Barnes, we have reviewed the available utilities for the site and offer the following opinion concerning the adequacy of those utilities for the proposed use of the property as a proposed auto detailing shop with hand washing and no mechanical wash equipment.

We have reviewed the available information provided to us, such as an ALTA/NSPS survey with utility locations, dated 11/17/2017, the existing building's past use as a Warrenville Fire Protection District facility, and proposed employee count of 4 with no customer waiting room. Therefore, we have concluded that adequate sanitary sewer service and water service capacity, electric service, natural gas service and communications service is provided to meet the proposed use of the auto detailing shop.

If any additional information is required or we can clarify the review, please do not hesitate to contact me via email at mrogina@rogina.com or phone at 815-729-0777 x108

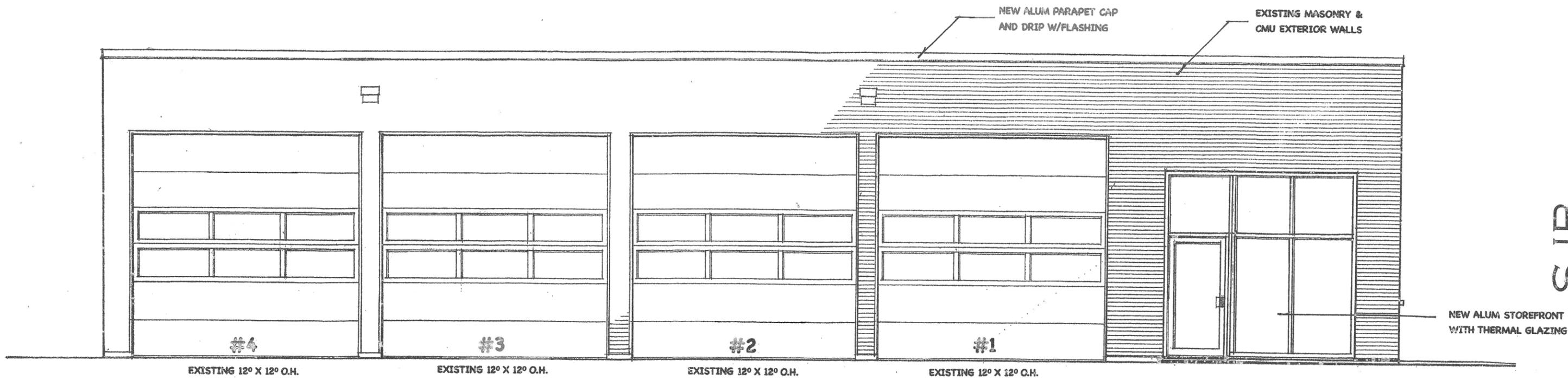
Sincerely,

ROGINA ENGINEERS &
SURVEYORS, LLC

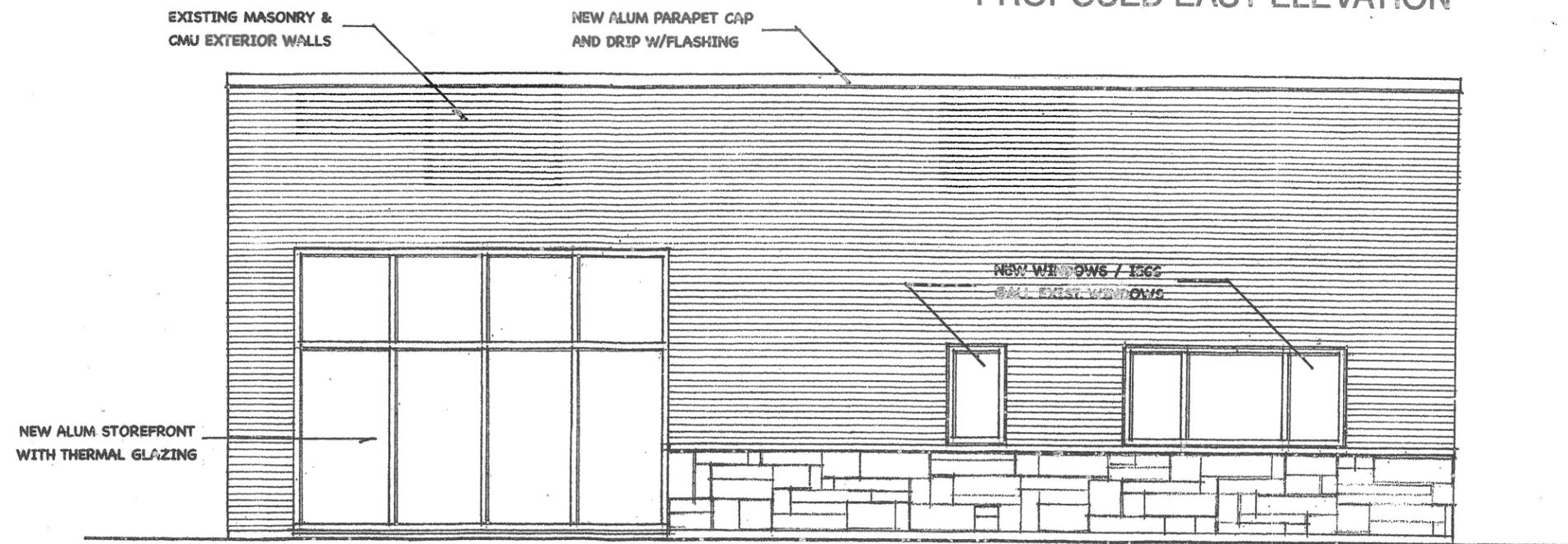

Michael R. Rogina, P.E., P.L.S.
Manager



PROPOSED FLOOR PLAN - REMODELLING



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION