

PRELIMINARY P.U.D JET BRITE CARWASH #12

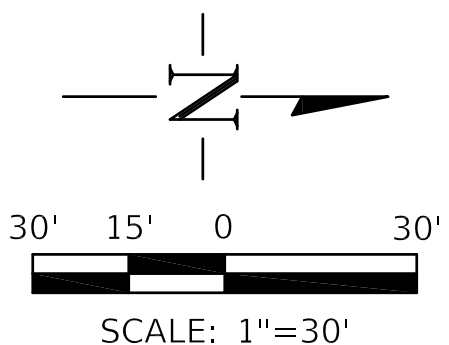
LOTS 21, 22, 23, 24 IN AERO ESTATES UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 25, 1957 AS DOCUMENT 836581 AND CERTIFICATE OF CORRECTION RECORDED JULY 16, 1959 AS DOCUMENT 931776, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA (BOUNDED BY SOLID HEAVY LINES): 99,909± SQ. FT. OR 2.294± ACRES

THE STATEMENT OF INTENT AND CONCEPT:
PETITIONER IS REQUESTING ANNEXATION, REZONING TO B2 WITH A CONDITIONAL USE TO LOCATE A CAR WASH FACILITY WITH THREE (3) AUTOMATED PAYBOOTH LANES AND THIRTY-NINE (39) VACUUM STATIONS IN THE B2 ZONING DISTRICT, AND PRELIMINARY PLAT APPROVAL WITH THE INTENT TO LOCATE ONE (1) ONE-STORY COMMERCIAL BUILDING WITH THREE (3) ACCESSORY STRUCTURES ON THE PROPERTY. THE DEVELOPMENT IS TO BE KNOWN AS JET BRITE CAR WASH. ACCESS WILL BE PROVIDED VIA A RIGHT-IN RIGHT-OUT ON ILLINOIS ROUTE 59 AND A FULL ACCESS ENTRANCE ON 83RD STREET. THE PROPERTY IS CURRENTLY VACANT. NO WETLANDS OR FLOODPLAIN EXIST ON THE PROPERTY. ALL REQUIRED UTILITY CONNECTIONS INCLUDING STORMWATER MANAGEMENT SUFFICIENT FOR THE DEVELOPMENT WILL BE PROVIDED.

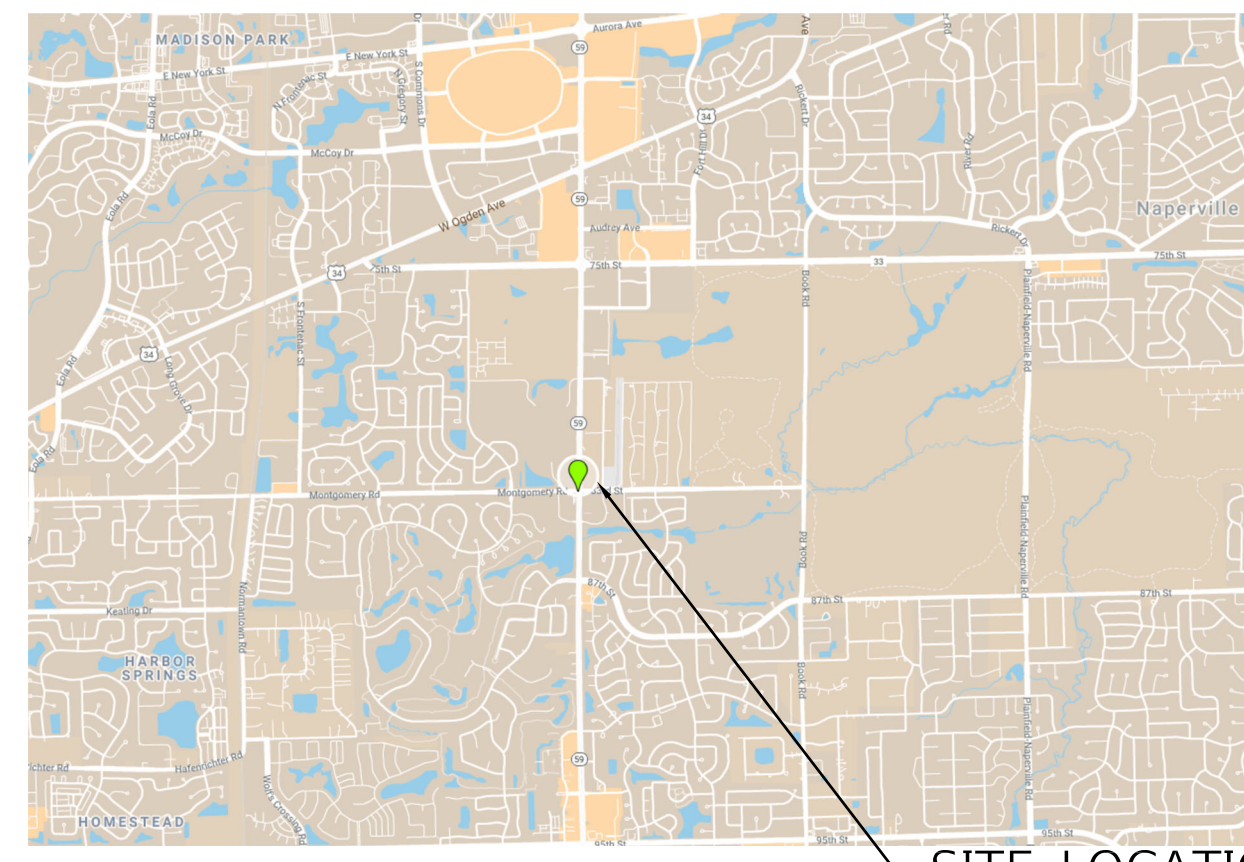
THE JET BRITE CAR WASH MEETS THE INTENT OF THE CITY'S COMPREHENSIVE PLAN AS CITY CORRIDOR AND THE REQUIREMENTS OF A PLANNED UNIT DEVELOPMENT FOR THE PROPOSED LOCATION. SPECIFICALLY, THE DEVELOPMENT PROVIDES A LAYOUT THAT CONSOLIDATES THE OPEN SPACE TO THE EXTERIOR LIMITS OF THE PROPERTY PROVIDING ENHANCED LANDSCAPING USING NATIVE PLANTINGS AND SITE AMENITIES INCLUDING PRIVACY FENCING, BICYCLE RACKS, SIDEWALKS, AND OUTDOOR SEATING. IN ADDITION, AN EARTH TONE BUILDING MATERIAL PALETTE HAS BEEN SELECTED TO SOFTEN THE OVERALL LOOK OF A COMMERCIAL DEVELOPMENT. THE COMBINATION OF THESE FEATURES PROVIDE BEAUTIFICATION TO THE AREA, A SIGNIFICANT BUFFER FOR THE ADJACENT PROPERTIES, AND A DEVELOPMENT THAT COMPLIMENTS THE CHARACTERISTICS OF THE ROUTE 59 CORRIDOR.

- LEGEND**
- BOUNDARY LINE & LIMITS OF ANNEXATION
 - - - MUNICIPAL BOUNDARY LIMITS
 - . . . - . . . PROPOSED MUNICIPAL BOUNDARY LIMITS
 - - - LOT LINE
 - - - ROW LINE
 - - - EASEMENT LINE
 - FOUND MONUMENT
 - RECORDED INFORMATION

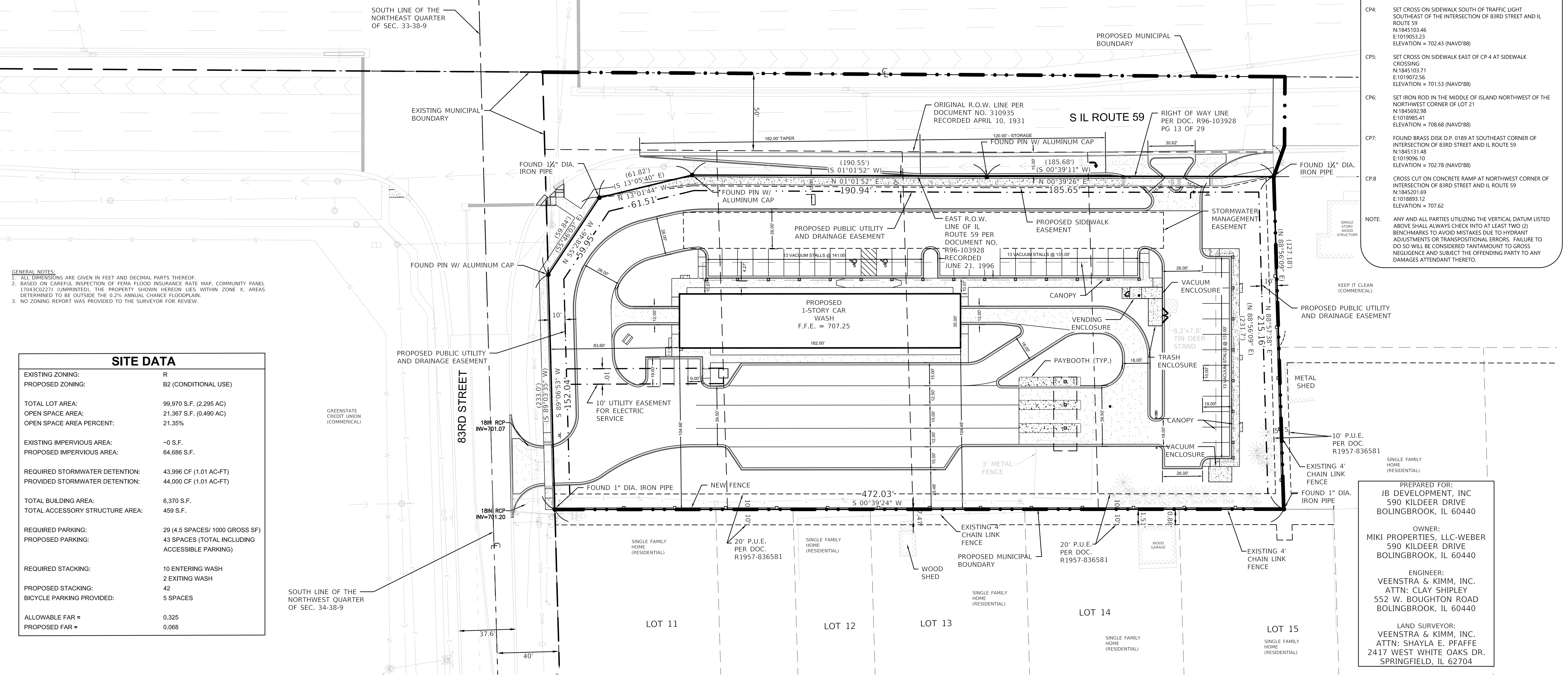


CONTROL/BENCHMARKS

- SOURCE:** CITY OF NAPERVILLE SURVEY MONUMENT 24, BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16"x4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER. ELEVATION = 707.62 (NAVD'88)
- CP1: CUT CROSS ON TOP OF CURB AT PC SOUTHEAST OF LOT 11
N:1845187.17
E:1019482.98
ELEVATION = 705.59 (NAVD'88)
 - CP2: CUT CROSS ON TOP OF CURB AT HYDRANT ACROSS 83RD STREET SOUTH OF LOT 11
N:1845148.11
E:1019354.44
ELEVATION = 704.73 (NAVD'88)
 - CP3: SET P.K. NAIL AT EAST SIDE OF APRON SOUTH OF LOT 24
N:1845190.39
E:1019248.10
ELEVATION = 703.53 (NAVD'88)
 - CP4: SET CROSS ON SIDEWALK SOUTH OF TRAFFIC LIGHT SOUTHEAST OF THE INTERSECTION OF 83RD STREET AND IL ROUTE 59
N:1845103.46
E:1019053.23
ELEVATION = 702.43 (NAVD'88)
 - CP5: SET CROSS ON SIDEWALK EAST OF CP 4 AT SIDEWALK CROSSING
N:1845103.71
E:1019072.56
ELEVATION = 701.53 (NAVD'88)
 - CP6: SET IRON ROD IN THE MIDDLE OF ISLAND NORTHWEST OF THE NORTHWEST CORNER OF LOT 21
N:1845692.98
E:1018985.41
ELEVATION = 708.68 (NAVD'88)
 - CP7: FOUND BRASS DISK D.P. 0189 AT SOUTHEAST CORNER OF INTERSECTION OF 83RD STREET AND IL ROUTE 59
N:1845131.48
E:1019096.10
ELEVATION = 702.78 (NAVD'88)
 - CP8: CROSS CUT ON CONCRETE RAMP AT NORTHWEST CORNER OF INTERSECTION OF 83RD STREET AND IL ROUTE 59
N:1845201.69
E:1018893.12
ELEVATION = 707.62
- NOTE:** ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSCRIPTIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES ATTENDANT THEREOF.



LOCATION MAP - SITE LOCATION



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 2. BASED ON CAREFUL INSPECTION OF FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 17043C0227J (UNPRINTED), THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 3. NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR FOR REVIEW.

SITE DATA	
EXISTING ZONING:	R
PROPOSED ZONING:	B2 (CONDITIONAL USE)
TOTAL LOT AREA:	99,970 S.F. (2.295 AC)
OPEN SPACE AREA:	21,367 S.F. (0.490 AC)
OPEN SPACE AREA PERCENT:	21.35%
EXISTING IMPERVIOUS AREA:	-0 S.F.
PROPOSED IMPERVIOUS AREA:	64,686 S.F.
REQUIRED STORMWATER DETENTION:	43,996 CF (1.01 AC-FT)
PROVIDED STORMWATER DETENTION:	44,000 CF (1.01 AC-FT)
TOTAL BUILDING AREA:	6,370 S.F.
TOTAL ACCESSORY STRUCTURE AREA:	459 S.F.
REQUIRED PARKING:	29 (4.5 SPACES/ 1000 GROSS SF)
PROPOSED PARKING:	43 SPACES (TOTAL INCLUDING ACCESSIBLE PARKING)
REQUIRED STACKING:	10 ENTERING WASH 2 EXITING WASH
PROPOSED STACKING:	42
BICYCLE PARKING PROVIDED:	5 SPACES
ALLOWABLE FAR =	0.325
PROPOSED FAR =	0.068

PREPARED FOR:
JB DEVELOPMENT, INC
590 KILDEER DRIVE
BOLINGBROOK, IL 60440

OWNER:
MKI PROPERTIES, LLC-WEBER
590 KILDEER DRIVE
BOLINGBROOK, IL 60440

ENGINEER:
VEENSTRA & KIMM, INC.
ATTN: CLAY SHIPLEY
552 W. BOUGHTON ROAD
BOLINGBROOK, IL 60440

LAND SURVEYOR:
VEENSTRA & KIMM, INC.
ATTN: SHAYLA E. PFAFFE
2417 WEST WHITE OAKS DR.
SPRINGFIELD, IL 62704

PLOTTED: Tuesday, January 17, 2023 10:32:22 AM

DATE	REVISIONS	SCALE	AS NOTED
12/15/22	REVISED PER CITY REVIEW 12/5/22	DRAWN	S.D.K.
		CHECKED	L.G.K.
		APPROVED	S.E.D.
		DATE	01/17/23
		ISSUED FOR	ENTITLEMENT

VEENSTRA & KIMM INC.

JET BRITE CAR WASH
ILLINOIS ROUTE 59 AND 83RD STREET, NAPERVILLE, IL

552 W. Boughton Road • Bolingbrook, IL 60440
630-755-0293 • 888-630-2034

PRELIMINARY P.U.D.		DWG. NO. 1
PROJECT		1 OF 1
		#6692

JOB NO. 6692 VEENSTRA & KIMM, INC.; DESIGN FIRM REGISTRATION NUMBER 184-001939