DU PAGE COUNTY
DEVELOPMENT COMMITTEE
FINAL MINUTES
January 21, 2020
Regular Meeting 10:30 AM

ROOM 3500B
421 NORTH COUNTY FARM ROAD
WHEATON, IL  60187

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:32 AM.

   A. Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting

2. ROLL CALL

   PRESENT: Chaplin, Hart, Ozog, Rutledge, Tornatore
   ABSENT: Covert

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

There were no Chairman's Remarks

4. PUBLIC COMMENT

   A. Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

Mark Gil, spoke in favor of Z19-078 FMI Properties, LLC. He has been the owner and operator of the gas station on the property for the past 34 years. He was looking to redevelop the property and has purchased the property just west of the station, where a closed branch of Chase Bank is located. He will be demolishing the bank building and putting up a new structure that will house his tenant, a popular coffee shop. There will be a generous drive through lane for the new restaurant. The gas station will have 12 fueling positions, a convenience store and a car wash. They will be closing 3 existing entrances and adding a new right in/right out entrance and exit will be off of Butterfield Road. He spoke about the Zoning Board of Appeals Hearing, which was well attended and it showed how supportive the community is of this project. The Board voted unanimously to approve the petition.
5. **APPROVAL OF MINUTES**

A. Development Committee - Regular Meeting - Jan 7, 2020 10:30 AM

<table>
<thead>
<tr>
<th>RESULT:</th>
<th>ACCEPTED [UNANIMOUS]</th>
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<tbody>
<tr>
<td>MOVER:</td>
<td>Elizabeth Chaplin, Vice Chair</td>
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<tr>
<td>SECONDER:</td>
<td>Sheila Rutledge, District 6</td>
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<tr>
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REGULATORY SERVICES

A. DC-O-0015-20 ORDINANCE -- Z19-078 – ORDINANCE – FMI Properties, LLC.: The Zoning Board of Appeals recommended to approve the following zoning relief: The Planned Unit Development (PUD) application shall be related to the two (2) proposed land uses within the existing zoning parcel. Furthermore, the applicant is seeking a Conditional Use for the following: • A Conditional Use for a Planned Development for a fuel service station, automobile laundry, and convenience store (Section 37-801.2 and 37-1414). • A Conditional Use Permit for a Drive-Through Establishment (37-801.2) In addition, the following exceptions (variations) shall be noted within the Planned Development: • An exception to the 40-foot setback (to approximately 17.48 feet) along Butterfield Road (Section 37-801.4 – Front Yard) for motor vehicle circulation lanes and monument sign (Section 37-1414); • An exception to the 20-foot westerly setback (to approximately 10 feet) (Section 37-801.4 – Interior Side Yard) for drive-through lane circulation and monument sign; • An exception to the 20-foot southerly setback (to approximately 10 feet) (Section 37-801.4 – Rear Yard Adjacent to Property Line) for automobile laundry facility and drive through lane circulation; • An exception to the 20-foot internal lot line (Section 37-801.4 – Interior Side Yard for site access; and • An exception in Section 37-1203: Schedule of Off-Street Parking Requirements from 49 spaces to 44 total parking spaces provided per site plan. (Milton/ District 4) (Located at the southwest corner of Butterfield Road (Route 58) and Route 53) ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

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7. **OLD BUSINESS**

There was no Old Business
8. **NEW BUSINESS**
   There was no New Business

9. **ADJOURNMENT**
   The meeting was adjourned without objection at 10:43 AM
1. **CALL TO ORDER**

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:34 AM.

   A. Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting

2. **ROLL CALL**

   **PRESENT:** Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore
   **ABSENT:**

3. **CHAIRMAN'S REMARKS - CHAIR TORNATORE**

   Chair Tornatore wished everyone a Happy New Year.

4. **PUBLIC COMMENT**

   A. Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

   Mr. Ken Florey, attorney for the Hur Petition Z19-035 spoke. He explained the Planned Development will be located in unincorporated Oak Brook Terrace. These will be single family homes, which will be very similar in style to the surrounding Subdivision of Berkshire. Both the City of Oak Brook Terrace and the Berkshire HOA are in support of this development. He advised he and Mr. Alec Hur were in attendance to answer any questions the Committee might have.

5. **APPROVAL OF MINUTES**

   A. Development Committee - Regular Meeting - Dec 3, 2019 10:30 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Sheila Rutledge, District 6
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

REGULATORY SERVICES

A. DC-O-0005-20 ORDINANCE -- Z19-035 – ORDINANCE – Hur: The Zoning Board of Appeals did not recommend the following zoning relief, as petition received a tie or favorable vote by a lesser number than the required majority: Conditional Use for a Planned Development, with an exception (variation): 1. In the front setback from 30 feet to approximately 20 feet; 2. Corner setback from 30 feet to approximately 5 feet; 3. Interior side setback from 10 feet to approximately 5 feet; 4. To reduce transition yard on corner side and interior side from 12 feet to approximately 5 feet; 5. To reduce the open space percentage from 30% (thirty percent); 6. To increase the floor area ratio from 0.35 to approximately 0.6; and 7. To reduce the minimum space between buildings from 12 feet to approximately 5 feet. (York/District 2) (Generally located southeast of Meyers Road and 16th Street, at the northwest corner of Essex Drive and Luther Avenue) ZBA VOTE (No Recommendation): 3 Ayes, 3 Nays, 0 Absent

Member Rutledge inquired what the objections were of the Zoning Board of Appeal Members who voted against the Petition. Paul Hoss, Planning & Zoning Administration Coordinator, answered that the dissenting Members of the ZBA, were concerned about the corner unit being in the line of site. The Fire Protection District, the Road District and the City which have jurisdiction over the right-of-way, have no line of site issues. They felt that the unit on the end, could be eliminated, however the development is consistent with the Berkshire Subdivision corner located homes. Paul Hoss added that all of the other roads in the subdivision, except Luther Drive, are private. Member Chaplin inquired if there was a sidewalk or culvert on the corner. Mr. Ken Florey responded that currently the property is a vacant lot, but there will be a sidewalk on that corner. Member Chaplin brought up the Stormwater objections. Mr. Hoss explained that as part of the development, they will need to provide best management practices and some engineering work will need to be done. It was decided that they would hold off on this until they received Zoning relief. These issues will be resolved before permits are issued on the property. With no other questions, Chair Tornatore asked for a roll call vote.

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Sheila Rutledge, District 6
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore
B. DC-O-0006-20 ORDINANCE -- Z19-067 - ORDINANCE – LaPlant: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: Variation to increase the height of a detached garage from 15’ to approximately 22’. (Winfield/District 6) (Located approximately 230 feet east of Prince Crossing Road and Hawthorne Lane, on the south side of Hawthorne Lane) ZHO Recommendation to Approve

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C. DC-O-0007-20 ORDINANCE -- Z19-070 – ORDINANCE – Ward: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: 1. Variation to allow an approximately 6ft tall and 100% close/opacity fence to remain within the first 10 ft of the corner side property line. 2. Conditional Use to allow an existing shed to remain less than 30 ft from the corner side property line (approximately 23.99 ft) where it has existed for at least 5 years. (Bloomingdale/District 1) (Located approximately 800 feet east of Swift Road and Sidney Avenue, on the north side of Sidney Avenue) ZHO Recommendation to Approve

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D. DC-O-0008-20 ORDINANCE -- Z19-073 – ORDINANCE – Valles: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: 1. Variation to reduce the front yard setback from 30 feet to approximately 18.9 feet; 2. Variation to reduce the corner side yard setback from 30 feet to approximately 28.7 feet; 3. Variation to reduce the rear yard setback from 25 feet to approximately 18.6 feet, in order to remodel and build additions (including 2nd floor) to an existing single-family house. (Addison/District 1) (Generally located southwest of Route 83 and Lake Street, approximately 740 feet south of Lake Street on McNair Avenue) ZHO Recommendation to Approve

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<td>Sadia Covert, District 5</td>
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<td>AYES:</td>
<td>Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore</td>
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E. DC-O-0009-20 ORDINANCE -- Z19-074 – ORDINANCE – Granbom: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: 1. Conditional Use to allow existing deck and brick fireplace to remain less than 3 ft. from interior side property line, where it has existed for at least 5 years; 2. Conditional Use to allow existing shed to remain less than 30 ft. (approximately 3 ft) from corner side property line, where it has existed at least 5 years; and 3. Variation to allow 6’6”/100% closed (opacity) fence within the corner side yard, as public right of way was never improved (Ridgeland Ave.). (Winfield/ District 6) (Located approximately 700 feet east of Route 59 and Lee Road, on the south side of Lee Road) ZHO Recommendation to Approve

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

F. DC-O-0010-20 ORDINANCE -- Z19-075 – ORDINANCE – Sands: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: Conditional Use to allow an existing shed to remain less than 3 ft. from interior side property line (approximately 2 ft.) and rear property line (approximately 2.5 ft.), when located entirely in the rear yard, where it has existed for at least 5 years. (York/ District 2) (Generally located north west of 39th Street and Fairview Avenue, approximately 630 feet north of 39th street on Douglas Road) ZHO Recommendation to Approve

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

G. DC-O-0011-20 ORDINANCE -- Z19-080 – ORDINANCE – Fecarotta: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: 1. Variation to increase the height of a detached accessory building (pool house) from 15’ to approximately 18’10”; 2. Variation to increase the square feet for a detached accessory building from 850 sq. ft. to approximately 1,004 sq. ft. (Downers Grove/ District 3) (Located approximately 350 north of 63rd Street on the east side of Woodward Avenue) ZHO Recommendation to Approve

Member Covert inquired about the increased height of the pool house. Jessica Infelise, Zoning Administration Coordinator, responded that the Petitioner explained that the house was built with no basement, is has a detached two car garage. There is really no storage place for the homeowner. The first floor will be utilized to house pool supplies and the second level will be used for children's toys and other household storage.
RESULT: APPROVED [UNANIMOUS]
MOVER: Greg Hart, District 3
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

H. DC-O-0012-20 ORDINANCE -- Z19-081 -- ORDINANCE -- Zoeller: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: Conditional Use to allow a shed and patio to be closer than 30’ to corner lot property line (shed approximately 24’ and patio approximately 2’), as they have existed for more than 5 years. (Milton/ District 4) (Generally located southeast of County Farm Road and Jewell Road, at the southeast corner of Prairie Avenue and Cedar Court) ZHO Recommendation to Approve

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Sheila Rutledge, District 6
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

I. DC-O-0013-20 ORDINANCE -- Z19-082 -- ORDINANCE -- Barrido: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: 1. A Variation to increase the total area of detached accessory buildings from required 850 sq. ft. to approximately 1,240 sq. ft., for existing shed and detached garage; and 2. Conditional Use to allow existing shed to remain less than 10 feet (approximately 2.7 feet) from interior side property line, where it has existed for at least 5 years. (Addison/ District 1) (Generally located northwest of Central Avenue and Woodland Avenue, at the southeast corner of White Pine Road and Cedar Street) ZHO Recommendation to Approve

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Mary Ozog, District 4
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

J. DC-O-0014-20 ORDINANCE -- Z19-084 -- ORDINANCE -- Rushing: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: Variation to allow a 6’6”/ 100% closed (opacity) fence within the corner side yard setback. (Bloomingdale/ District 1) (Located southeast of Irving Park Road and Harvey Road, at the Northeast corner of Harvey Road and Temple Drive) ZHO Recommendation to Approve
RESULT: APPROVED [UNANIMOUS]
MOVER: Sadia Covert, District 5
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

K. DC-R-0028-20 RESOLUTION -- To Approve the sale of County owned property located at 22W126 VALLEY VIEW DR GLEN ELLYN IL 60137 (PIN: 0502203017) as surplus property pursuant to Resolution DC-R-0094-18 R

Assistant State's Attorney Anthony Hayman explained that the County previously acquired this parcel as part of the Clean and Lien Program. The house was dilapidated and there was garbage in the yard. The County tore down the home and cleaned up the property. They decided to put the property on the market and got an offer that came close to the fair market value. Paul Hoss explained that the money to fund the project was provided by a grant from the Illinois Housing Development Authority. The County will reimburse the State Treasury from the proceeds from this sale and whatever is left over will go back into the Clean and Lien Program. Chair Tornatore asked for a roll call vote.

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Sadia Covert, District 5
AYES: Chaplin, Covert, Hart, Ozog, Rutledge, Tornatore

7. OLD BUSINESS
There was no Old Business

8. NEW BUSINESS
There was no New Business

9. ADJOURNMENT
Without Objection the Meeting was Adjourned at 10:54 AM
M E M O R A N D U M

TO: DuPage County Development Committee
FROM: DuPage County Zoning Board of Appeals
DATE: January 9, 2020
RE: Z19-078 FMI Properties, LLC. (Milton/ District 4)

Development Committee: January 21, 2020:

Zoning Board of Appeals Meeting: January 9, 2020: The Zoning Board of Appeals approved the following zoning relief:

The Planned Unit Development (PUD) application shall be related to the two (2) proposed land uses within the existing zoning parcel. Furthermore, the applicant is seeking a Conditional Use for the following:

- A Conditional Use for a Planned Development for a fuel service station, automobile laundry, and convenience store (Section 37-801.2 and 37-1414).
- A Conditional Use Permit for a Drive-Through Establishment (37-801.2)

In addition, the following exceptions (variations) shall be noted within the Planned Development:

- An exception to the 40-foot setback (to approximately 17.48 feet) along Butterfield Road (Section 37-801.4 – Front Yard) for motor vehicle circulation lanes and monument sign (Section 37-1414);
- An exception to the 20-foot westerly setback (to approximately 10 feet) (Section 37-801.4 – Interior Side Yard) for drive-through lane circulation and monument sign;
- An exception to the 20-foot southerly setback (to approximately 10 feet) (Section 37-801.4 – Rear Yard Adjacent to Property Line) for automobile laundry facility and drive through lane circulation;
- An exception to the 20-foot internal lot line (Section 37-801.4 – Interior Side Yard for site access; and
- An exception in Section 37-1203: Schedule of Off-Street Parking Requirements from 49 spaces to 44 total parking spaces provided per site plan.
Subject to the following conditions:
1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-078 FMI Properties, LLC. dated December 17, 2019.

2. That the Conditional Use for the drive-through, quick-service-restaurant shall only permit a Class A Restaurant use.

3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

4. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.

5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

Dissenting Opinion:

FINDINGS OF FACT:
1. That petitioner testified that he seeks the subject zoning relief to redevelop two (2) properties at the southeast corner of Butterfield Road (Route 58) and Route 53, from an existing BP Gas Station and existing Chase Bank, into a Planned Development.

   • Furthermore, that petitioner seeks to redevelop the subject properties by redesigning the BP Gas Station with new gas pumps, convenience store, and car wash, and to redevelop the Chase Bank property as a Quick Service Restaurant (QSR) with a drive-through lane.

2. That petitioner testified that he has owned the existing BP Gas Station property since 2010 and the existing Chase Bank property since 2018.

   • Furthermore, that petitioner testified that he has worked at the existing BP Gas Station since 1985, purchased the business in 1990, and then purchased the land and buildings in 2010.

3. That petitioner testified that the proposed gas station will have a fueling four (4) court comprised of twelve (12) fueling positions, with extra wide dispensing space at 30-feet between each fueling station.
• That petitioner testified that the proposed gas station’s convenience store will be approximately 3,800 sq. ft., with an 800 sq. ft. outdoor patio area.

• Additionally, that petitioner testified that the proposed car wash will be located behind the proposed convenience store, with access provided by two (2) lanes, and that the proposed car wash will also include ten (10) vacuum stations with compressed air for tires.

• That petitioner testified that the proposed car wash lanes will allow for a queue of fifteen (15) vehicles, compliant with the DuPage County Zoning Ordinance.

4. That petitioner testified that he has an agreement with a national chain restaurant to be located at the site of the existing Chase Bank.

• As such, that petitioner testified that the existing Chase Bank building will be demolished and replaced with a new, 2,200 sq. ft. building with a drive-through lane and outdoor seating area.

• That petitioner testified that the proposed drive-through lane will allow for a queue of nineteen (19) vehicles.

5. That petitioner testified that he proposes to close three (3) existing entrances and change access to the proposed development, by creating a new right-in-right-out on Route 58 (Butterfield Road) with access to both the proposed gas station and quick service restaurant.

• As such, that petitioner testified that the proposed development with be safer for all modes of traffic due to the proposed ingress and egress changes.

6. That petitioner testified that he has created a landscape plan for the proposed development, which includes 49 trees, 285 shrubs, 211 ornamental grasses, 700 perennials, and 3 vines.

7. That the Zoning Board of Appeals finds that petitioner has met and resolved all standards for the approval of a Conditional Use.

STANDARDS FOR CONDITIONAL USES:
1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development; and specifically that the granting of the Conditional Use will not:
a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed development will be built pursuant to the current building codes; that lighting will be provided via energy-efficient LED lights built pursuant to the current building and zoning codes; and that petitioner will increase the amount of landscaping on the subject properties to enhance the subject properties located at the corner of Route 58 and Route 53.

b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that he will receive a building permit from the County for the proposed development, and that it will be built pursuant to the current building codes.

c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the proposed development will be an added benefit to the surrounding area, as the development will improve the corner of Route 58 and Route 53 through new construction, new access and egress points, and improved landscaping.

d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that he has proposed to close three entrances and create a new right-in-right-out into the proposed development from Route 58 (Butterfield Road), which will allow for safer access to and from the development, while also providing safe access onto Route 58.

e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the DuPage County Stormwater Department does not object to the proposed development but may require additional information at the time of permit application, and that petitioner will receive a building permit from the County for the proposed development, which will be built pursuant to the current building codes.

f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the DuPage County Stormwater Department does not object to the proposed development but may require additional information at the time of permit application, and that petitioner will receive a building permit from the County for the proposed development, which will be built pursuant to the current building codes.

g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the proposed development will be an added benefit to the area, as the development will create and provide safe access to and from Route 58 (Butterfield Road); will enhance the surrounding area through the new construction of a BP Gas Station.
and Quick Service Restaurant; and that the proposed development will increase beautification/landscaping at the intersection of Route 58 and Route 53.

**PETITIONER’S DEVELOPMENT FACT SHEET**

**GENERAL ZONING CASE INFORMATION**

<table>
<thead>
<tr>
<th>CASE#/PETITIONER</th>
<th>Z19-078 FMI Properties, LLC.</th>
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<td>• An exception to the 20-foot southerly setback (to approximate 10 feet) (Section 37-801.4 – Rear Yard Adjacent to Property Line) for automobile laundry facility and drive through lane circulation;</td>
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**OWNER**

FMI PROPERTIES, LLC., 2S780 IL ROUTE 53, GLEN ELLYN, IL 60137

**ADDRESS/LOCATION**

2S780 IL ROUTE 53, GLEN ELLYN, IL 60137

**PIN**

05-26-404-010 and 05-26-404-007

**TWSP/CTY. BD. DIST.**

Milton   District 4

**ZONING/LUP**

B-1 Local Business   Local Commercial

**AREA**

2.19 acres (95,396 sq. ft.)

**UTILITIES**

Water and Sewer

**PUBLICATION DATE**

Daily Herald: November 6, 2019

**PUBLIC HEARING**

November 21, 2019, Continued to December 17, 2019

**ADDITIONAL INFORMATION:**

Building: No Objections.

DUDOT: No Comment.

Health: Our office has no jurisdiction in this matter.

Stormwater: No Objections with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)
Public Works: Our office has no jurisdiction in this matter.

EXTERNAL:
Village of Glen Ellyn: No Comment.
Village of Downers Grove: “The Village of Downers Grove has no comments.”
Village of Lombard: “2S780 IL ROUTE 53, GLEN ELLYN, IL 60137 is not within our planning boundary, therefore we have no comments.”
City of Wheaton: No Comment.
Milton Township: No Objection.
Township Highway: Our office has no jurisdiction in this matter.
Lisle-Woodridge Fire Dist.: “N/A”
Sch. Dist. 89: No Comment.
Forest Preserve: “The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you.”

GENERAL BULK REQUIREMENTS:

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<tr>
<td>Front Yard</td>
<td>40 FT</td>
<td>APPROX. 15 FT</td>
<td>APPROX. 13 FT</td>
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<tr>
<td>Int. Side Yard</td>
<td>20 FT</td>
<td>APPROX. 4 FT</td>
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<tr>
<td>Corner Side Yard</td>
<td>30 FT</td>
<td>APPROX. 8 FT</td>
<td>APPROX. 20 FT</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>20 FT</td>
<td>APPROX. 8 FT</td>
<td>APPROX. 10 FT</td>
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</table>

LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
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<tr>
<td>Subject</td>
<td>B-1 Local Business</td>
<td>Commercial</td>
<td>Local Commercial</td>
</tr>
<tr>
<td>North</td>
<td>Butterfield Road and beyond R-3 SF RES and B-1 Local Business</td>
<td>Commercial and Residential</td>
<td>Local Commercial and 0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>B-1 Local Business</td>
<td>Commercial</td>
<td>Local Commercial</td>
</tr>
<tr>
<td>East</td>
<td>IL-53 and beyond Village of Downers Grove</td>
<td>Forest Preserve</td>
<td>Village of Downers Grove</td>
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<tr>
<td>West</td>
<td>B-1 Local Business</td>
<td>Commercial / Banquet Hall</td>
<td>Local Commercial</td>
</tr>
</tbody>
</table>
6.A.a

Packet Pg. 20

October 9, 2019

Ms. Jessica Infelise
Zoning Administration Coordinator
DuPage County Building and Zoning Department
421 N. County Farm Road
Wheaton, Illinois 60187

Re: BP Wash-N-Go Redevelopment – SW Corner of Butterfield Road and IL Route 53
   Conditional Use – Planned Unit Development (PUD)
   Glen Ellyn, Illinois

Dear Ms. Infelise:

The applicant (FMI Properties, LLC) is seeking a Conditional Use Permit for a Planned Unit Development (PUD) of the property located at the southwest corner of Butterfield Road and IL Route 53 in unincorporated DuPage County. The two (2) existing lots (PIN No. 05-26-404-010 and PIN No. 05-26-404-007) are currently Zoned B-1 (Local Business) within DuPage County. The surrounding zoning classifications consist of Forest Preserve to the east, B-1 (Local Business) to the south, B-1 (Local Business) to the west, B-1 (Local Business) to the northeast, and R-3 (Single Family) to the northwest.

The Planned Unit Development (PUD) application shall be related to the two (2) proposed land uses within the existing zoning parcel. Furthermore, the applicant is seeking a Conditional Use Permit for the following:

- A Conditional Use for a Planned Development for a fuel service station, automobile laundry, and convenience store (Section 37-801.2 and 37-1414)
- A Conditional Use Permit for a Drive-Through Establishment (Section 37-601.2)

In addition, the following variances shall be noted within the Planned Unit Development (PUD) application:

- An exception to the 40 foot setback along Butterfield Road (Section 37-801.4 – Front Yard) for motor vehicle circulation lanes and monument sign (Section 37-1414)
- An exception to the 20 foot westerly setback (Section 37-801.4 – Interior Side Yard) for drive-through lane circulation and monument sign
- An exception to the 20 foot southerly setback (Section 37-801.4 – Rear Yard Adjacent to Property Line) for automobile laundry facility and drive through lane circulation
- An exception to the 20 foot internal lot line (Section 37-801.4 – Interior Side Yard) for site access

Section 37-1203: Schedule of Off-Street Parking Requirements

- QSR Required = Fifteen (15) parking spaces per each 1,000 square feet
- Automobile Service Station = Four (4) parking spaces per 1,000 square feet
- Automobile Laundries (Automatic) = One (1) parking space per two (2) employees
- Total Parking Required = QSR + Service Station + Laundry = 33 + 15 + 1 = 49 Spaces
- Total Parking Provided per Site Plan = 49
Therefore, please note the following "Standards for Zoning Relief":

**#6. STANDARDS FOR ZONING RELIEF**

THE ZONING BOARD OF APPEALS IS REQUIRED TO MAKE FINDINGS AND RECOMMENDATIONS BASED ON THE FOLLOWING REQUIRED EVIDENCE PRESENTED BY THE PETITIONER:

**VARIATION:** Section: 37-1411

A. That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance
   Response: There is an existing business located at the subject property, and the existing facility does not adhere to the strict letter of the regulations within the current DuPage County Zoning Ordinance. Carrying out the strict letter of the regulations of the current DuPage County Zoning Ordinance may be detrimental to the existing owner’s current business.

B. That the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.
   Response: The owner’s reconstructed facility will be in harmony with the general purpose and intent of the Zoning Ordinance. The parking and setback variances noted in this application are consistent with the property owner’s existing site and business operation. Furthermore, the parking and setback variances noted above are consistent with the adjacent developments neighboring the subject property.

C. That the granting of the Variation will not:
   1. Impair an adequate supply of light and air to the adjacent property
      Response: The setback and parking variances noted above will not impair an adequate supply of light and air to the adjacent property.
   2. Increase the hazard from fire or other dangers to said property
      Response: The setback and parking variances will not increase the hazard from fire or other dangers to the said property.
   3. Diminish the value of land and buildings throughout the County
      Response: The parking and setback variances will not diminish the value of land and buildings throughout the County.
   4. Unduly increase traffic congestion in the public streets and highways
      Response: The parking and setback variances will not unduly increase traffic congestion in the public streets and highways.
   5. Increase the potential for flood damages to adjacent property
      Response: The parking and setback variances will not increase the potential for flood damages to the adjacent property. All improvements will
6. It is recommended to design and permit in accordance with the DuPage County Stormwater Ordinance.

6.2 Incurred additional public expense for flood protection, rescue or relief
Response: The parking and setback variances will not incur additional public expenses for flood protection, rescue, or relief.

7. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County
Response: The parking and setback variance will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

CONDITIONAL USE: Section 37-1413

A. The granting of any Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s Comprehensive Plan for development, and specifically that the granting of the Conditional Use will not:

1. Impair an adequate supply of light and air to the adjacent property
Response: The conditional use for the fuel service station, automobile laundry, convenience store, and drive-through will not impair and adequate supply of light and air to the adjacent property.

2. Increase the hazard from fire or other dangers to said property
Response: The conditional use for the fuel service station, automobile laundry, convenience store, and drive-through will not increase the hazard from fire or other dangers to said property.

3. Diminish the value of land and buildings in the vicinity of the proposed Conditional Use
Response: The conditional use for the fuel service station, automobile laundry, convenience store, and drive-through will not diminish the value of land and buildings in the vicinity of the proposed conditional use.

4. Unduly increase traffic congestion in the public streets and highways
Response: The conditional use for the fuel service station, automobile laundry, convenience store, and drive-through will not increase congestion in the public streets and highways.

5. Increase the potential for flood damages to adjacent property
Response: The conditional use for the fuel service station, automobile laundry, convenience store, and drive-through will not increase the potential for flood damages to the adjacent property.

6. Incurred additional public expense for fire protection, rescue or relief
Response: The conditional use for the fuel service station, automobile laundry, convenience store, and drive-through will not incur additional public expenses for fire protection, rescue, or relief.
laundry, convenience store, and drive-through will not incur additional public expense for the fire protection, rescue, or relief.

7. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County, nor will it otherwise create a nuisance.

Response: The conditional use for the fuel service station, automobile laundry, convenience store, and drive-through will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County, nor will it otherwise create a nuisance.

Should you have any questions or require additional clarification, please do not hesitate to contact me at 630-925-1216.

Yours truly,
MANHARD CONSULTING, LTD.

[Signature]

Steven M. Shanholtzer, P.E.
Senior Project Manager
DuPage County Zoning Board of Appeals  
c/o Zoning Staff  
Jack T. Knuepfer Bldg.  
421 N County Farm Rd  
Wheaton, IL 60187  

Brian Benesch  
971 Chapel Court North  
Glen Ellyn, IL 60137  

Rec. Case: Z19-078 FMI Properties, LLC  

Greetings:

Please accept this letter as my support for the above referenced case. Suffice it to say, Mr. Gil has gone above and beyond the call of duty by reaching out to folks residing well outside the notice distance requirements prescribed in the zoning ordinance. Such action speaks volumes of his desire to solicit the opinions of even those who based on their distance might be less frequent visitors to his business. This is something very much appreciated. Further, as a long time owner of the establishment (34 years) and member of the surrounding community, Mr. Gil without question is extremely enthusiastic and firmly committed to putting his capital at risk to produce a product that greatly exceeds the community’s needs and expectations.

Importantly, based on the pending design’s rendering, scope and characteristics, the new establishment would undoubtedly be aesthetically appealing and expand much needed and desired services (especially the enlarged and enhanced cash wash) as well as provide for the long overdue redevelopment of the area adjacent to the location, which unfortunately has become the victim of banking industry’s retrenchment and remains an eyesore. Further, the project would essentially put the finishing touches on the intersection’s revitalization, which as you know began with the reconstruction and expansion of the Mobile station on the northwest side and continues with the Butterfield Park District’s work on the northeast side. Thus, I implore you to approve the above referenced case as I’ve frequented the intersection for nearly 13 years and believe that its revitalization is long overdue.

Sincerely,

Brian Benesch
Mr. William Hope  
Bill Hope Company  
586 W Thunderbird Trail  
Carol Stream, IL 60188  
(630) 664-8229  

November 11, 2019  
DuPage County Zoning Board of Appeal  
Jack T. Knuepfer Building  
421 N County Farm Road  
Wheaton, IL 60187  
RE: Case Z19-078 FMI Properties, LLC  
Proposed Wash-N-Go Redevelopment Project

Dear Zoning Staff,

I would like to offer my support for Mr. Gil's proposed project located at 25780 IL Route 53 in Glen Ellyn, IL and his plans to expand the Wash-N-Go business currently there. I have worked in the gas and convenience business since the early 1980's and I have known Mark Gil for nearly all of that time. Mark has always been one in the industry to have done things "Right". It is my sincerest belief he will develop this site to meet the needs of his customers and the community in the best possible way.

Sincerely,

Mr. William Hope

Owner
Bill Hope Company
November 12, 2019

DuPage County Zoning Board of Appeals
C/o Zoning Staff
Jack T. Knuepfer Bldg.
421 N. County Farm Rd.
Wheaton, IL 60187
Re: CASE Z19-078 FMI PROPERTIES, LLC

Dear Sir or Madam,

I am writing in support of Case: Z19-078 FMI Properties, LLC.

My wife and I have lived in DuPage County for 36 years now. We raised a family here. In short, we have a hard time even thinking about living anywhere else.

This is because of many factors, but we regard certain people and places as our extended family. One such person and place is Mark Gill and his BP Amoco on the SW corner of Rt. 53 and Rt. 55 in Glen Ellyn. Mark runs his business with an eye on ALWAYS doing the right thing for his employees and customers. He has made thousands of friendships along the way and you constantly see the same clients utilizing his store. People just keep returning.

The proposed expansion to the BP Wash and Go Store and Car Wash will enable even more folks to visit and experience this special place. The idea of another food/restaurant choice on this corner is greatly needed.

We ask that you SUPPORT the business enhancements/expansion proposed. With the current climate in Illinois to "PACK UP and MOVE AWAY", we must not discourage the entrepreneurial spirit that Mark Gill embodies.

Respectfully,

Russ and Pat Boone
DuPage County Zoning Board of Appeals  
c/o Zoning Staff  
Jack T Knuepfer Bldg.  
421 N County Farm Rd.  
Wheaton, IL 60187

Brian Benesch  
971 Chapel Court North  
Glen Ellyn, IL 60137

Re: Case: Z19-078 FMI Properties, LLC

Greetings:

Please accept this letter as my support for the above referenced case. Suffice it to say, Mr. Gil has gone above and beyond the call of duty by reaching out to folks residing well outside the notice distance requirements prescribed in the zoning ordinance. Such action speaks volumes of his desire to solicit the opinions of even those who based on their distance might be less frequent visitors to his business. This is something very much appreciated. Further, as a long-time owner of the establishment (34 years) and member of the surrounding community, Mr. Gil without question is extremely enthusiastic and firmly committed to putting his capital at risk to produce a product that greatly exceeds the community’s needs and expectations.

Importantly, based on the pending design’s rendering, scope and characteristics, the new establishment would undoubtedly be aesthetically appealing and expand much needed and desired services (especially the enlarged and enhanced cash wash) as well as provide for the long overdue redevelopment of the area adjacent to the location, which unfortunately has become the victim of banking industry’s retrenchment and remains an eyesore. Further, the project would essentially put the finishing touches on the intersection’s revitalization, which as you know began with the reconstruction and expansion of the Mobile station on the northwest side and continues with the Butterfield Park District’s work on the northeast side. Thus, I implore you to approve the above referenced case as I’ve frequented the intersection for nearly 13 years and believe that its revitalization is long overdue.

Sincerely,

[Signature]

Brian Benesch
November 13, 2019

DuPage County Zoning Board of Appeals
c/o Zoning Staff
Jack T. Knuepfer Bldg.
421 N. County Farm Rd.
Wheaton, IL 60187

Re: Z19-078 FMI Properties, LLC.

Dear DuPage County Zoning Board of Appeals:

A hearing will be held at 6 pm on Thursday, November 21, 2019 regarding the captioned case, which is a hearing regarding variances needed for a remodeling of BP Wash-N-Go on the SE corner of Butterfield Rd. and Rt. 53 in Glen Ellyn.

I am a customer of BP Wash-N-Go, as well as a concerned citizen and voter who lives in the vicinity of Butterfield Rd. and Rt. 53. The proposed changes to BP Wash-N-Go will increase the scale of the gas station, car wash, and convenience store on the premises, but not hugely. There will not be a material change to the sort of business conducted there. Granted, the old Chase bank branch will be converted to a quick service restaurant, but I do not see this as a major change. There used to be a commercial establishment at the location, and there will be again.

For good or ill, gas stations are still needed in our area (although the remodeled BP Wash-N-Go will have electric car charging stations), and will be for the foreseeable future. As gas stations go, BP Wash-N-Go is a pretty good one. They have free tire air and car vacuums. That is an increasingly rare amenity that I regularly take advantage of at BP Wash-N-Go. The remodeled Wash-N-Go will have more free air and vacuum stations than are currently available. At times, I have had to wait to fill my tires with air (because the service is so popular), so more air stations will be a plus for me.

I also periodically get my car washed at Wash-N-Go. It keeps my car looking good and protects it from salt that would otherwise damage my car's body. The car wash price at Wash-N-Go is reasonable, and coupons are often available in local advertising circulars to further reduce that.

The owner-operator of Wash-N-Go, Mark Gil, is a pretty nice guy and a help to the community. When we have a block party (Fall Oktoberfest) in Glen Ellyn Woods (where I live), Mark often provides free door prizes and sometimes food as well. He has been known to help motorists change a tire at his gas station (at no charge), even though it is not a service station, just a gas station-car wash. Mark is just that sort of a guy: energetic and helpful. Mark also supports his customers with greetings on their birthdays on his small sign along Butterfield Rd. It enhances the sense of community that is so often lacking in our modern world.

For all these reasons, I support granting a variance to allow the proposed development.

Sincerely,

[Signature]

Scott Zapel
3 South 208 Mulberry Lane
Glen Ellyn, IL 60137
Charmagne & John Amish
630-267-5660 & 630-544-9060

Currently (1 year):
2132 Mystic Ridge Rd.
Knoxville, TN 37922

Formerly (18 years):
21W632 Buckingham Rd.
Glen Ellyn, IL 60137

November 11, 2019
DuPage County Zoning Board of Appeals
e/o Zoning Staff
Jack T. Knuepfer Bldg.
421 N. County Farm Rd.
Wheaton, IL 60187

Re: CASE: Z19-078 FMI Properties, LLC

Dear Sir or Madam,

We are writing in support of CASE: Z19-078 FMI Properties, LLC.

As of 2018, we lived at the above Glen Ellyn address for 18 years. The addition of a quick-service restaurant as well as the expanded BP Wash-N-Go would be a very welcomed addition to the Butterfield Road segue. Over the course of those 18 years, we have not seen much development along that parcel of land on Butterfield Road. We believe this is a much needed expansion and beautification for the South Glen Ellyn area. The new, state-of-the-art upgrades including the electric vehicle charging stations could possibly invite new potential residents to the area. The BP Wash-N-Go could be the first business a prospective home buyer would encounter. We can’t think of a better first impression to welcome a potential resident to our wonderful Glen Ellyn community than Mark Gil’s BP Wash-N-Go!

Mark Gil has been a pillar in the community and who supports Glen Ellyn functions, schools, park districts, troops, etc. Mark has been a very good neighbor and we strongly support Mark Gil as the small business owner to better our community! Mark Gil takes exceptional pride in his establishment; as the BP Wash-N-Go is always clean, things are always in working order, he employs people who are always pleasant, helpful and gracious; and he beautifies the property with attractive flowers.

Please seriously consider the addition of CASE: Z19-078 FMI Properties, LLC.

We would like to thank you for your time and consideration in support of and moving forward with the redevelopment of CASE: Z19-078 FMI Properties, LLC for the betterment of the South Glen Ellyn community.

Sincerely,

Charmagne & John Amish
VIA FIRST CLASS MAIL

November 11, 2019

Paul & Debra Matker
22W320 Butterfield Rd
Glen Ellyn, IL 60137

DuPage County Zoning Board of Appeals
c/o Zoning Staff
Jack T. Knuepfer Bldg.
421 N. County Farm Rd.
Wheaton, IL 60187

Re: Z19-078 FMI Properties, LLC

To Whom It May Concern:

The purpose of this letter is to provide written strong support for the proposed enhancements at the BP Wash and Go on the corner of Route 53 and Butterfield Rd. in Glen Ellyn, IL.

We have been residents of Glen Ellyn for the past twenty plus years. My commute to my office in Glen Ellyn puts me on this road and corner every working day. The gas station is my primary source of gas. I have known the owner (Mark Gil) for the past fifteen years as well, our son worked there in high school, and we have done some fundraising activities together over the years. I, without hesitation, find Mark to be one of the finest individuals this community has. More importantly he runs a sound business that puts the customers he serves first. I grew up in Chicago when they still would pump your gas. They knew their customers. Most gas stations today have part-time staff and absent owners. Not at Mr. Gil’s BP. He is there almost every day and he always makes time to chat when we see each other or other members of our family. That’s the “Neighborhood Feel”. Mark has been known to even help dry our cars or help pump the gas. Unheard of today at most gas stations you visit. Finally, I have witnessed his kindness to others as well including many PADS people who stop by his store.

Accordingly, it is with great honor that I write in support of his business’ expansion. This would allow the business to maintain both a personal and professional advantage. It would allow it to grow to compete with others who have built the same. I can hardly wait to hear what retail store may be going on the Chase property if approved. Without a doubt it would enhance that corner, bring revenue to the area and make it a more attractive business. If any enhancement should be approved, I am confident that it will be with integrity, with the community at the center and customers at its heart.

Upon review, if you should have any questions and/or would need further opinion, please do not hesitate to contact us at 630-469-2716.

Warm Regards,

[Signature]

Paul & Debra Matker
November 12, 2019

DuPage County Zoning Board of Appeals
c/o Zoning Staff
Jack T. Knuepfer Bldg.
421 N. County Farm Rd.
Wheaton, IL 60187

Case: Z19-078 FMI Properties, LLC

Dear Zoning Staff:

I have been a resident, along with my wife, in the Butterfield East community for the past 41 years.

As a 2017 recipient of the Community Service Award from the Illinois Park and Recreation and Illinois Association of Park Districts I know about community work and enhancements.

The proposed development of the BP Wash-N-Go / Quick-Service Restaurant would be a great enhancement and service for the surrounding communities. A place were DuPage County can be proud of.

I have received and witnessed what great customer service from the current owner and staff members.

Let's not get this development escape.

Sincerely,

Joseph F. Grubauskas, Jr.
21W246 Audubon Rd.
Lombard, IL 60148
DuPage Co. Zoning Board of Appeals
C/o Zoning Staff
Jack Knuepfer Bldg
421 N. County Farm Rd.
Wheaton IL 60187

Case: Z19-078 FMI Properties, LLC

Board Members

As a long time residents of Glen Ellyn and DuPage County we are writing in support of the proposed changes for BP Wash and Go at Butterfield and Pte S3.

The owner has been a supporter of other local businesses and the community for many years. And will continue to be part of the community with this expanded operation.

These changes will provide options for residents especially on the south end of Glen Ellyn. It will also drive more people to spend money in DuPage County. There is a long stretch of Butterfield with no businesses or food choices. As it is located next to the Forest Preserve property and golf course to the east and a subdivision to the west it would seem to be a good location for expanded food choices and a expanded convenience store easily accessible especially eastbound on Butterfield.

The community will have more access to quick food choices and convenience items in addition to driving more taxes to the county and Village. We urge the board to approve this request.

Sincerely

William and Colleen Jochum
559 Prince Edward rd
Glen Ellyn
ZBA

11-12-2019

I would for you to please let case Z19-078 FMI properties LLC for the corner of Route 53 and Butterfield Road. I've been living in the Valley View for 30 yrs in Feb. I think it would be a great addition for our community.

Sincerely,

[Signature]
April 13, 2019

To Whom It May Concern:

(DuPage Co. Zoning Board)

Case: 219-078 (FMI Properties LLC)

My husband and I (Mr. and Mrs. Valentini, Peter and Donna, respectively) have been a resident of

Grace Villa for the past 34 years. We consider Mark to be a good friend and a terrific business person who is
]

definitely an asset to our community. We most heartedly support his new endeavor!

Thank you for taking our letter in consideration for his new business.

Sincerely,

[Signature]

[Name]
Nov. 12, 2019

DuPage Co. Zoning Board of Appeals,
Jack T. Knuepfer Bldg.
421 N. County Farm Rd.
Winfield, IL 60187

Re: Z19-078 FMI Properties, LLC
Nov. 21, 2019

We urge you to approve the
residential mobile home park
for proceed with his plans to expand
his business on the Corner of
Butterfield Rd. & Rt 53 in DuPage County.

We think it is a wonderful plan
and a great improvement to our
Community. Mr. Gil is a much
respected business man who has
been a generous help to many of us
and always encourages us to
support our projects.

Robert & Jacqueline Demby
Ann & Elijay Woods
DuPage County Zoning Board of Appeals  
c/o Zoning Staff  
Jack T. Knuepfer Bldg.  
421 N. County Farm Rd.  
Wheaton, IL 60187  

CASE: Z19-078 FMI Properties, LLC  

To Whom It May Concern:  

Please accept this letter of support for the redevelopment of the BP Wash N-Co property located at 25780 IL-53, Glen Ellyn, IL 60137. On behalf of Parent Petroleum, I would like to express my sincerest endorsement for the site owner and operator, Mr. Mark Gil. As the fuel supplier for the location, our two organizations have a longstanding relationship. In that time, Mr. Gil has proven himself to be a strong operator and an individual of tremendous integrity, with an unwavering ethos.  

No doubt, with the contemplated enhancement of the location, Mr. Gil’s business will provide an even greater impact to the community and its constituents.  

Should you have any questions, kindly reach out to me directly at (630) 659-3917 or rfuelling@parentpetroleum.com.  

Very truly,  

Ryan M. Fuelling  
President - Parent Petroleum Inc.  

CC: Mr. Mark Gil
Regarding: Mark Gil and the Amoco Car wash Expansion

Good Afternoon,

I am writing to support Mark Gil in his expansion plans. As a realtor in the community I appreciate when I observe someone who gives back to his community. He has the energy, the right attitude and the business spirit that we like in Glen Ellyn.

Bob Toren
Cell: 630-254-8468 (call or text)
Email: bobtoren@kw.com
November 13, 2019

VIA FIRST CLASS MAIL

DuPage County Zoning Board of Appeals
Zoning Staff
Jack T. Knuepfen Building
421 N. County Farm Road
Wheaton, IL 60187

Re: Z19-078 FMI Properties, LLC

To Whom It May Concern:

The purpose of this letter is to provide written strong support for the proposed enhancements at the BP Wash and Go on the corner of Route 53 and Butterfield Rd. in Glen Ellyn, IL.

I have been a resident of Glen Ellyn for the past four years. My commute to my office in Oakbrook Terrace puts me on this road and corner every working day. The gas station is my primary source of gas. I have known the owners for the past four years as well, our children go to school together and we have worked on various philanthropic and fundraising activities together over the years. I, without hesitation, find Mark Gil to be one of the finest individuals this community has, more importantly he runs a sound business that puts the customers he serves first. I grow up in a small rural farming community whereby up until recently we could still have full services provided. While that practice has since gone, it is not uncommon for this to be done at our very own BP Wash and Go. There have been times when I have had all three kids crazy in the car, and there is Mark, pumping gas or filling my tires when low. I have witnessed this kindness to others as well. In today’s society that level of courtesy and kindness is not always prevalent as it should be.

Accordingly, it is with great honor that I write in support of his business’ expansion. This would allow the business to maintain both a personal and professional advantage. It would allow it to grow and compete with others who have built the same. I can hardly wait to hear what restaurant may be going on the Chase property if approved. Without a doubt it would enhance that corner, bring revenue to the area and make it a more attractive business at that corner. If any enhancement should be approved it is this one for I am confident that it will be done with integrity, community at the center and customers at its heart.

Upon review, if you should have any questions and/or would need further opinion, please do not hesitate to contact me.

Respectfully submitted,

Sara Groom Boucek