

1333 Half Day Road

Bucky's Gas Station, Car Wash and Convenience Store
Redevelopment



Neighborhood Meeting
November 23, 2015
5:30 pm – 7:00 pm
Public Services Center



Background

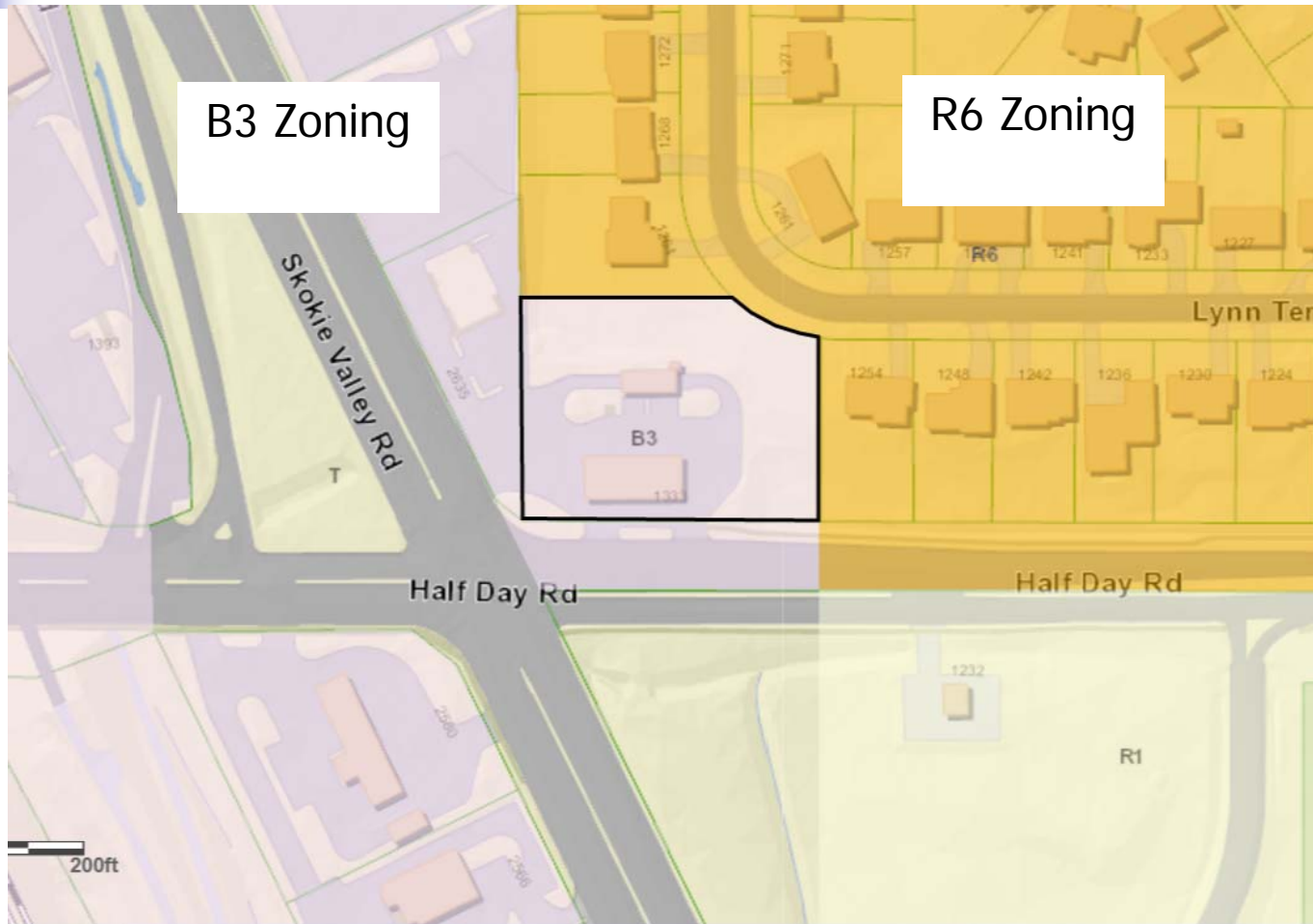
- Developer: Buchanan Energy, LLC, Omaha, Nebraska
- Zoning District: B3 Highway Commercial District
- The Bucky's redevelopment preliminary development plan was originally approved by City Council in May 2013
- The preliminary approval was based on recommendations from the Plan Commission and the Design Review Comm.
- Project construction did not proceed in 2013 for various reasons and the approval lapsed
- The Bucky's redevelopment was re-approved in May 2015
- During both sets of hearings there was no testimony offered (but for one resident at a DRC meeting). All hearings were legally noticed consistent with the City's regulations



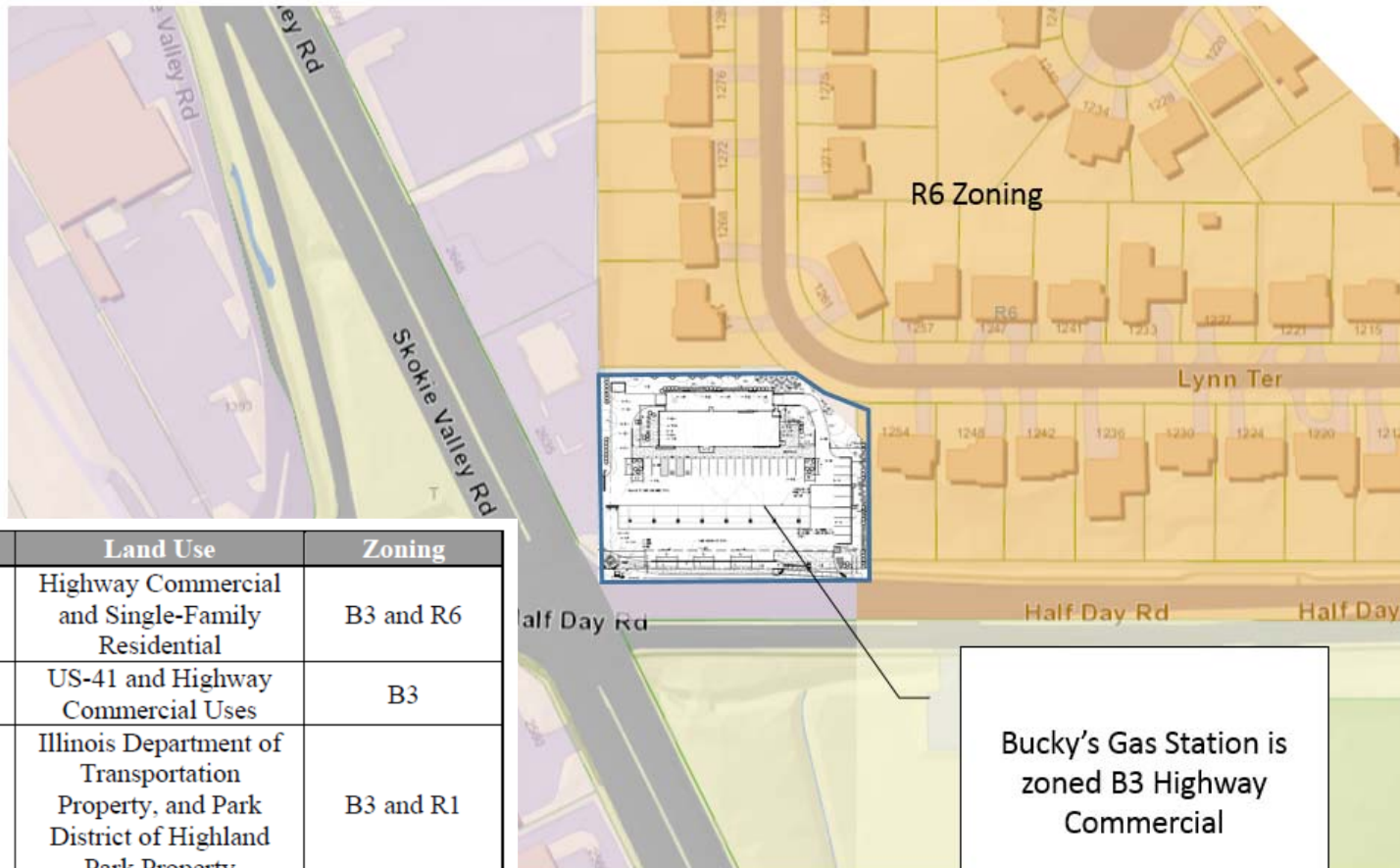
Former Gas Station/Car Wash Facility

HALF DAY ROAD (IL RTE 22)

Subject Area Zoning



Commercial Site Adjacent to Single Family Residential



Direction	Land Use	Zoning
North	Highway Commercial and Single-Family Residential	B3 and R6
West	US-41 and Highway Commercial Uses	B3
South	Illinois Department of Transportation Property, and Park District of Highland Park Property	B3 and R1
East	Single-Family Residential	R6



Property Uses

Prior Use:

- Gasoline Station with 5 pumps
- Attendant Kiosk
- Motor Vehicle Washing Facility

Future Use:

- Gasoline Station with 8 pumps (18 ft. tall)
- 4,700 sq. ft. Convenience Food Mart (17 ft. tall)
- Motor Vehicle Washing Facility (17 ft. tall)
- 238 sq. ft. of outdoor sales (propane, deicer and mulch)



Tree Removal

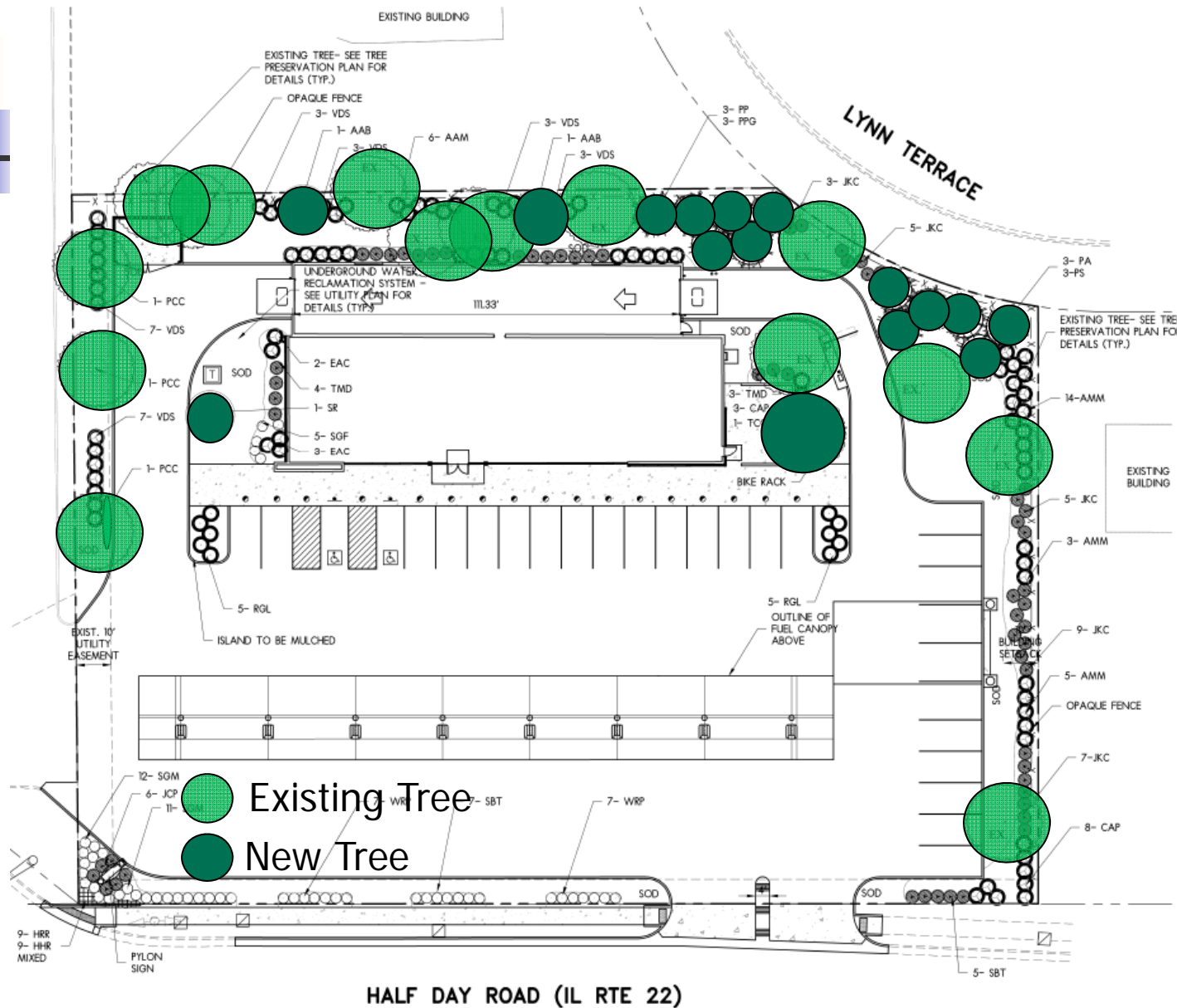
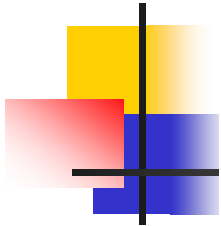
- As part of the development review, it was estimated that a minimum of 61 trees will need to be removed
 - 31 are classified as “Key Trees”
 - 23 of the Key Trees are classified in average condition
 - 8 of the Key Trees are classified in poor or dead/diseased/hazardous condition
 - The remaining 30 non-Key Trees were assessed to be diseased and hazardous, mostly due to their susceptibility to Emerald Ash Borer and DED
 - The City Forester has reviewed the tree removal plans and identified that removal fees and 213 inches of replacement will be required on or off-site



Approved Fencing

- The portion of property abutting Lynn Terrace is considered front yard for the Bucky's property
- The Code limits the height of front yard fences to 4 ft.
 - An 8 ft. tall wood fence has been approved adjacent to Lynn Terrace
 - Relief was granted in this location to permit the taller screening fence

Landscape Plan w/Existing and New Trees Shown





Construction Timeline

- Construction: Now until June 2016
- Demolition & Tank Install: December 2015
- Weather Hiatus: 8.5 Weeks
- Restart Construction: March 1, 2016
- Landscape Installation: May 9, 2016
- Estimated Completion (CO): June 8, 2016



Screening

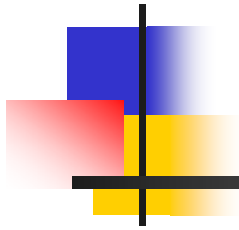
- Increase tree height from 8 to 12 feet
- Increase the quantity of trees along the perimeter of property where applicable
- Requested plant material will be evergreen.

Next Steps & Questions



1333 Half Day Road

Bucky's Gas Station, Car Wash and Convenience Store
Redevelopment



Neighborhood Meeting
November 23, 2015