

- LEGEND:**
- BOUNDARY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - EXISTING CONTOUR FROM TOPO
 - PROPOSED STORM SEWER
 - EXISTING GAS MAIN
 - EXISTING WATER MAIN
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING OVERHEAD ELECTRIC
 - EX. UNDERGROUND CABLE/TV



0' 20' 40'
11"X17" Scale in Feet

0' 10' 20'
22"X34" Scale in Feet

GENERAL NOTES:

PARKING:
REQUIRED = 1 SPA/400 SF = 27 SPACES
PROVIDED = 55 SPACES (4 ACCESSIBLE)

CURRENT ZONING R-1
PROPOSED RE-ZONING = C-1

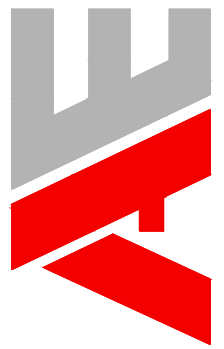
AREA TO BE CONVEYED TO THE CITY OF WYOMING FOR
FUTURE STREET WIDENING OF E. SOUTH ST. ≈ 0.85 ACRES
PROPOSED ACRES ≈ 0.330 ACRES

DESIGN VEHICLE = WB-67 (IDOT ACCESS PERMIT REQ.)

SETBACKS:
FRONT = 0'
SIDE = 0' (UNLESS ADJACENT BUILDINGS ARE ZONED
RESIDENTIAL, THEN 5' MINIMUM)
REAR = 0'

TRAFFIC: AVERAGE DAILY VOLUME OF S. 7TH ST. IS
ESTIMATED TO BE BETWEEN 2,150 AND 3,250 VPD BASED
ON IDOT TRAFFIC INFORMATION.

DETENTION: DETENTION AREA DEPICTED BASED ON DETAINING
THE POST-DEVELOPED 25YR EVENT, RELEASING THE
PRE-DEVELOPED 2YR EVENT AND CONVEYING THE 100YR
EVENT. **FURTHER ANALYSIS IS REQUIRED TO CONFIRM THAT
THE CITY OF WYOMING AND IDOT WILL NOT APPLY MORE
STRINGENT STORM WATER CONTROL REQUIREMENTS.**



CONCEPTUAL EXHIBIT

FAMILY DOLLAR - WYOMING, IL

S. 7TH ST. (IL RT. 91) & E. SOUTH ST.
WYOMING, IL 61491
CLIENT: ILLUMINATE REAL ESTATE

REVISION ISSUED:	NO.	REVISED ITEMS	DATE
1.	1.	CONCEPTUAL EXHIBIT	04/20/2022
2.			



CONCEPTUAL
EXHIBIT

PROJECT NO	XX-XX-XXX
ISSUED FOR CONSTRUCTION	XX-XX-XX
SURVEYED XXX	DESIGNED XXX
DRAWN SML	APPROVED XXX
VERSION	