



Agenda  
Village of Glen Ellyn  
Plan Commission Meeting  
Thursday, December 17, 2020  
7:00 PM  
Virtual Meeting via Zoom

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Meeting Procedures Statement

*This meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Plan Commission because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Plan Commission has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, Commissioners of the Plan Commission, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster. The Zoom information is below.*

*Please click the link below to join the webinar:*

<https://us02web.zoom.us/j/81948691855?pwd=MWNKUE9jUTZNaGpxSXJEWUdTMGZuUT09>

*Passcode: 242709*

*Or iPhone one-tap:*

*US: +13126266799,,81948691855#,,,,,0#,,242709# or  
+16465588656,,81948691855#,,,,,0#,,242709#*

*Or Telephone: Dial(for higher quality, dial a number based on your current location):*

*US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128 or +1 253  
215 8782 or +1 346 248 7799*

*Webinar ID: 819 4869 1855*

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*International numbers available: <https://us02web.zoom.us/j/81948691855?pwd=MWNKUE9jUTZNaGpxSXJEWUdTMGZuUT09>*

- A. Call to Order**
- B. Chairperson's Statement of Remote Meeting Procedures**
- C. Public Comment (Non Agenda Items)**
- D. Allow Remote Participation of Plan Commission Members (roll call vote)**
- E. New Business**
  - 1) A Public Hearing to consider an Amendment to the Glen Ellyn Civic Center Campus Planned Unit Development with Deviations and Exterior Appearance Approval to allow changes associated with the construction of the Civic Center Pedway
- F. Trustee's Report**
- G. Chairperson's Report**

- H. Staff Report**
- I. Other Business**
- J. Adjournment**



**Glen Ellyn Plan  
Commission**  
535 Duane Street  
Glen Ellyn, IL 60137

Meeting 12/17/2020 7:00 PM  
Department: Community Development  
Department Head: Staci Springer  
Category: Public Hearing  
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID  
# 2020-766)**

**DOC ID: 2020-766**

**A Public Hearing to consider an Amendment to the Glen Ellyn  
Civic Center Campus Planned Unit Development with Deviations  
and Exterior Appearance Approval to allow changes associated  
with the construction of the Civic Center Pedway**

**Statement of the Issue:**

Please see the attached staff report.

**Analysis:**

Please see the attached staff report.

**Budget Impact:**

Please see the attached staff report.

**Action Requested:**

Please see the attached staff report.

**Attachments:**

1. Staff Report
2. Aerial Photo
3. Zoning - Location Map
4. Public Hearing Notice
5. Address List for the Public Hearing Notice
6. Location Map for Notification
7. Certificate of Publication
8. Petitioner's Application for Preliminary PUD Approval - 12-9-2020
9. Petitioner's Application for Final PUD Approval, Phase 2 - 12-9-2020
10. Petitioner's Application for Exterior Appearance Approval - 12-9-2020
11. Proof of Ownership
12. Affidavit of Authorization

13. IDNR Report
14. Quantitative Summary & List of Deviations
15. Construction Schedule - 11-23-20
16. Alta Survey - 7-2-19
17. C-001 - Topographic Survey - 12-9-2020
18. C-100 - Demo Plan - 12-9-2020
19. C-200 - Final PUD Plan Phase 2 - 12-9-2020
20. C-201 - GECC Amd PUD Plan - 12-9-202
21. C-300 - Site Utility Plan - 12-9-2020
22. C-400 - Grading-Paving Plan - 12-9-2020
23. L-100 - Landscape Plan - 12-9-2020
24. A-202 - Main St Rendering - 10-22-2020
25. A-203 - Elevation - 421 N. Main - 11-9-2020
26. Illustrative Renderings for Village Board, 10-29-2020
27. EP01A - Photometrics - Courtyard W - 12-9-2020
28. EP01B - Photometrics - Courtyard N - 12-9-2020
29. Light Fixture Cutsheets



## STAFF REPORT

**TO:** The Glen Ellyn Plan Commission

**FROM:** Katie Ashbaugh, AICP, Planner

**DATE:** December 11, 2020

**SUBJECT:** *December 17, 2020, Plan Commission Meeting*  
Public Hearing to consider an Amendment to the Glen Ellyn Civic Center Campus Planned Unit Development with Deviations and Exterior Appearance Approval to allow changes associated with the construction of the Civic Center Pedway.

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**PETITIONER:** The petitioner is M.A. Mortenson Company (Mortenson), on behalf of the Village of Glen Ellyn, owner of the properties located at 535 Duane Street and 423 N. Main Street, and on behalf of Ariel Darmoni, owner of the property located at 421 N. Main Street.

**REQUEST:** The petitioner is requesting a recommendation of approval of the following:

*For 535 Duane Street and 423 N. Main Street*

1. An Amendment to the Special Use Permit for a Preliminary Planned Unit Development for Phase Two, as approved by Ordinance 6753, and a Final Planned Unit Development Plan for Phase Two on the properties located at 535 Duane Street and 423 N. Main Street per Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following zoning deviations from the Glen Ellyn Zoning Code:
  - a. Section 10-5-5(B)(4) #39 to allow mechanical equipment to be screened by a material that does not match the walls of the principal structure on the zoning lot;
  - b. Section 10-5-13(M)(1)(c) to allow certain light fixtures to not be shielded on the tops and sides;
  - c. Section 10-5-13(M)(2)(a)(1) to allow foot-candle levels adjacent to residential uses located on North Main Street to the south of the subject properties to exceed 0.5 foot-candles and be no greater than 11.7 foot-candles for security and safety purposes;
  - d. Section 10-5-13(M)(2)(a)(2) to allow foot-candle levels adjacent to nonresidential uses located on North Main Street to exceed 3.0 foot-candles and be no greater than 11.7 foot-candles for security and safety purposes;
  - e. Section 10-5-13(M)(2)(a)(2) to allow foot-candle levels adjacent to nonresidential uses located on North Main Street to the north of the subject properties to exceed 3.0 foot-candles and be no greater than

- 39.5 foot-candles for security and safety purposes; and
- f. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review; and

*For 421 N. Main Street*

- 3. Exterior Appearance Approval for the north wall of the building located at 421 N. Main Street (adjacent to the pedway).

**PUBLIC  
NOTICE:**

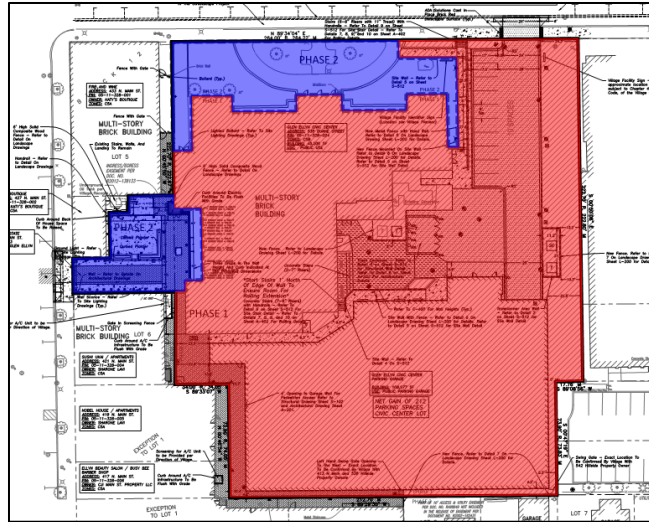
Notice of the public hearing was published in the December 2, 2020 edition of the Daily Herald and mailed to property owners within 350 feet of the subject properties. A placard was placed on each property's frontages, one on Duane Street and one on Main Street.

**PHASING PLAN/  
SITE  
CONDITIONS**

The Glen Ellyn Civic Center Planned Unit Development (PUD), is comprised of both 535 Duane Street and 423 N. Main Street. The subject properties are located on the south side of Duane Street, midblock between Main Street and Forest Avenue, and on the east side of Main Street between Duane Street and Hillside Avenue, respectively. The total site is 1.78 acres, with approximately 264 feet of frontage on Duane Street and approximately 23 feet of frontage along Main Street. The PUD project was separated into two phases which are described below.

On January 27, 2020, the Village Board adopted Ordinance 6753 to grant preliminary and final PUD approval for Phase 1 to allow for the construction of the Civic Center Parking Garage. Phase 1 of the PUD consists of approximately one and a half acres and covers about 89 percent of the 535 Duane Street property. It is shaded in red below. The Civic Center Parking Garage is currently under construction with an expected completion date of May 1, 2020.

Phase 2, for which preliminary PUD approval has been granted, and for which an amendment to the preliminary PUD approval and a final PUD approval is now proposed, consists of just over a quarter of an acre (0.27 acres) and includes the remaining eleven percent of the 535 Duane Street property (0.20 acres) located north of the Civic Center building, and the entire 423 N. Main Street property (0.07 acres) located west of the Civic Center building. It is shaded in blue below. In spring 2020, the vacant former Shonkwiler building located at 423 N. Main Street was demolished and the property is now vacant. The proposed amendments to the original preliminary PUD approval apply only to the area within Phase 2. These amendments are described in the Project Summary section below. No changes to Phase 1 of the PUD are proposed as part of this request.



Phase 1: red, Phase 2: blue

#### Surrounding Land Uses

North: Commercial

South: Commercial, Apartments  
Single Family Residential

East: Church (First United Methodist Church)

West: Commercial, Apartments

#### Zoning

C5A and C5B

C5A and C5B

R2

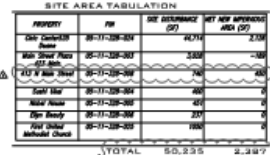
C5B

C5A

Please see Attachment 2, Zoning & Location Map.

### **PROJECT SUMMARY:**

Mortenson, on behalf of the Village, is proposing a pedestrian connection to the parking garage ('pedway'), an outdoor seating area (that could allow for outdoor dining), some planter boxes, and landscaping improvements as well as mechanical equipment screening. The majority of the proposed work is within the limits of Phase 2 of the Glen Ellyn Civic Center Campus PUD, however, due to the nature of the project, there is some work proposed on adjacent private properties. All work proposed on private property will be subject to the approval of the appropriate agreements and easements before building permit issuance. If the Village is not able to obtain the necessary easements to make the improvements shown on the adjacent private property (outside of the scope of the PUD) staff may adjust the construction plans to accommodate changes to off-site improvements as necessary to implement the improvements on Village property. Below is a graphic illustrating the various uses within Phase 2 and adjacent property ownership.



- Outside of black outline and darker shades, privately-owned

### *Pedestrian Access to the Parking Garage*

The proposed pedway will serve as the pedestrian path to the west tower of the parking garage, which leads to a staircase. It is also a path to the open-air access on the west elevation of the parking garage, located directly behind 421 N. Main Street (Nobel House). This open-air access point connects directly to the ADA parking stalls on the at-grade parking level. This pedway is intended to serve downtown employees, customers, and visitors, as well as downtown residents of the adjacent apartments.

*Exterior Appearance (Attachments 23, 25)*

The requested Exterior Appearance approval is related exclusively to the improvements proposed on the north wall of the 421 N. Main Street building (Sushi Ukaï). The Village Board has extensively reviewed the proposed design and materials of the wall. The proposed brick is to match as closely as possible the existing brick of the 421 N. Main Street building. The proposed light fixtures are compatible with those installed elsewhere on the Civic Center Campus and the downtown (Attachment 27).

*Lighting (Attachments 26-28)*

The petitioner is requesting deviations from the exterior illumination standards to allow higher foot-candle levels along the north lot line adjacent to the former Katy's Boutique and Fire & Wine, and the south lot line adjacent to Sushi Ukai. Section 10-5-13(M)(2)(a)(1) requires no more than 0.5 foot-candles at the property line at ground-level when adjacent to residential uses. Section 10-5-13(M)(2)(a)(2) requires no more than 3.0 foot-candles at the property line at ground-level when adjacent to nonresidential uses.

The highest foot-candle level on the north lot line adjacent to a nonresidential use is 39.5 foot-candles. This area is directly behind the Fire & Wine building located at 433 N. Main Street. The highest foot-candle level on the south lot line adjacent to nonresidential uses on the first floor (Sushi Ukai) and residential uses on the upper floors (apartments) located at 421 N. Main Street is 11.7 foot-candles. Three deviations in total are required for the proposed foot-candle levels. Staff notes that the proposed illumination levels at the property lines are due to lighting being placed throughout the pedway to provide safe illumination levels after dark.

The petitioner is also requesting a deviation from the light fixture shielding requirement, to allow the in-ground light fixtures and the wall sconces encroaching onto the 423 N. Main Street property (affixed to the 421 N. Main Street north wall) to not be shielded. The in-ground light fixtures specifically are to aesthetically enhance the 427 N. Main Street wall (former Katy's building) and the 421 N. Main Street building wall, as well as to provide safe illumination levels after dark. Please refer to Attachment 28 to view the proposed light fixtures. One deviation is required for the proposed light fixtures.

*Landscaping & Screening (Attachment 22)*

The petitioner is proposing concrete and brick pavers as the primary materials throughout the pedway. The area fronting on Main Street will include concrete with a brick paver pathway accent leading from Main Street down the middle of the pedway. The open space seating area behind the former Katy's building will be concrete, while brick pavers are proposed along with the majority of the rest of the pedway. The brick pavers selected for this project will be the brick pattern and colors approved as part of the downtown streetscape project.

The mechanical units on Village-owned property will be screened with a 6-foot tall, composite wood fence with a gate in lieu of a screening wall of materials matching the Civic Center, brick, and limestone. One deviation is required for the proposed screening of the mechanical units.

In the window well along the west side of the Civic Center, a combination of geraniums, coral belles, and hostas are proposed. Surrounding the outdoor seating area, custom landscape planters are also proposed.

*Refuse*

Any garbage containers installed in the project area will match the street furniture approved as part of the downtown streetscape improvements.

*Signs*

Any signs installed in the project area will match those installed elsewhere in the downtown as part of the Village-wide wayfinding project.

*Illustrative Renderings (Attachment*

Staff has attached several illustrative renderings of different parts of the pedway. These renderings are only meant to provide the Plan Commission with some idea of how the area is laid out and could potentially be used. These renderings are not part of the formal PUD approval.

**PROJECT  
BENEFITS:**

The proposed project aligns with many of the recommendations in the Village's long term plans and could have many potential benefits, including:

*Site Function & Design Benefits*

1. The project provides attractive onsite amenities for use by the public, as well as the Village, Innovation DuPage, and Business Development Center employees.
2. Existing stormwater drainage issues will be corrected with the installation of new stormwater management infrastructure per the DuPage County Stormwater Ordinance and Village stormwater requirements.
3. The proposed outdoor seating area and pedway will provide direct pedestrian access from Main Street businesses to the parking garage.
4. The proposed outdoor seating area and pedway may also be used for outdoor seating or other small events.
5. The proposed outdoor seating area and pedway will also provide an area that can be used for public art installations on both a permanent or temporary basis, creating a destination south of the railroad tracks.

Staff Recommendations

Staff would suggest the following conditions be considered by the Plan Commission if the project is recommended for approval:

1. That the project be constructed, maintained, and operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That before the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting, and approved by the Police, Fire, Public Works, and Community Development Departments;
3. That any changes to pavement materials approved concerning the Village Board approved streetscape design be permitted, provided that stormwater calculations are consistent with those approved on the attached plans or are otherwise approved by the Village's Senior Civil

- Engineer;
4. That the plant materials to be installed in the custom planters surrounding the outdoor seating area be installed seasonally at the discretion of the Streets/Utilities Division of the Public Works Department; and
  5. That all required temporary construction and perpetual easements on private property be secured before the issuance of any building permits.

**PLAN  
COMMISSION  
ACTION:**

The Plan Commission should consider the petitioner's requests for approval of the following:

1. An Amendment to the Special Use Permit for a Preliminary Planned Unit Development for Phase Two, as approved by Ordinance 6753, on the properties located at 535 Duane Street and 423 N. Main Street per Section 10-10-15 of the Glen Ellyn Zoning Code;
2. A Final Planned Unit Development Plan for Phase 2 as demarcated on the Attachments 18, 19, and other related plans submitted for this request; and
3. Exterior Appearance Approval for the 421 N. Main Street wall enhancements.

Upon considering each of these requests, the Commission should make a recommendation to the Village Board for approval, approval with conditions, or denial. Staff suggests that the Plan Commission consider the conditions of approval as listed herein.

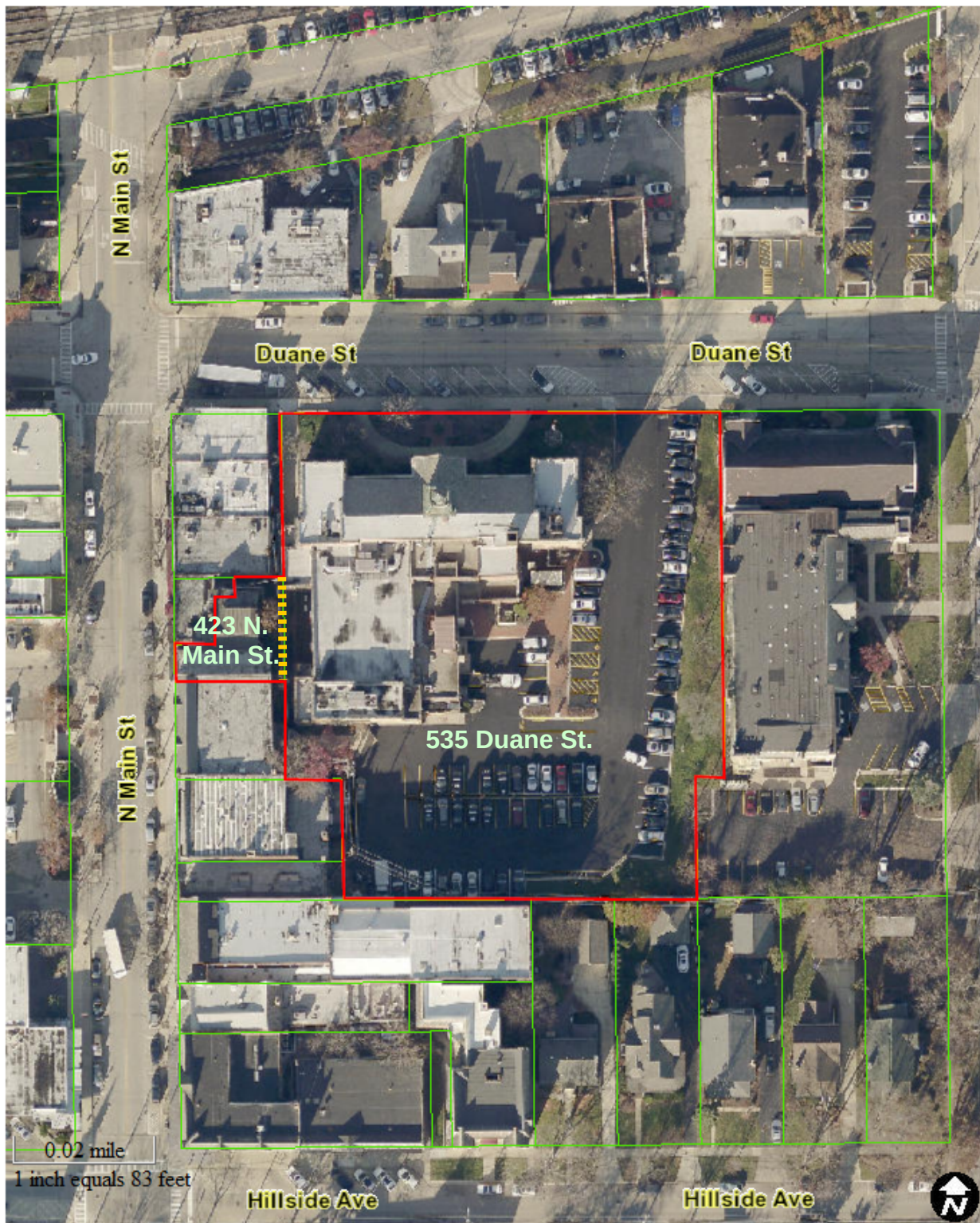
**ATTACHMENTS:**

1. Aerial Photo
2. Zoning & Location Map
3. Public Hearing Notice
4. Address List for the Public Hearing Notice
5. Location Map for Notification
6. Certificate of Publication
7. Petitioner's Application for Preliminary PUD Approval
8. Petitioner's Application for Final PUD Approval, Phase 2
9. Petitioner's Application for Exterior Appearance Approval
10. Proof of Ownership
11. Affidavit of Authorization
12. IDNR Report
13. Quantitative Summary & List of Deviations (titled "Zoning Information" by Petitioner)
14. Construction Schedule, 11/23/2020
15. Alta Survey, dated 7/2/2019
16. C-001, Topographic Survey, 12/9/2020
17. C-100, Demolition Plan, 12/9/2020
18. C-200, Preliminary Planned Unit Development Plan, 12/9/2020
19. C-201, Final Planned Unit Development Plan, Phase 2, 12/9/2020
20. C-300, Utility Plan, 12/9/2020

21. C-400, Grading & Paving Plan, 12/9/2020
22. L-100, Landscape Plan, 12/9/2020
23. A-202 - Main Street Rendering, 10/22/2020
24. A-203 – Elevation, 421 N. Main Street, 11/9/2020
25. Illustrative Renderings for Village Board, 10/29/2020
26. Photometrics - Courtyard W, EP01A, 12-9-2020
27. Photometrics - Courtyard W, EP01A, 12-9-2020
28. Light Fixture Cut Sheets

**CC:** Staci Springer, AICP, Community Development Director  
Steve Witt, AIA, Building & Zoning Official  
Amy McKenna, PE, CFM, Development Civil Engineer  
Rich Daubert, PE, Professional Engineer  
Kelly Purvis, AICP, Planning Manager  
Candace Small, AIA, Design Phase Manager, Mortenson



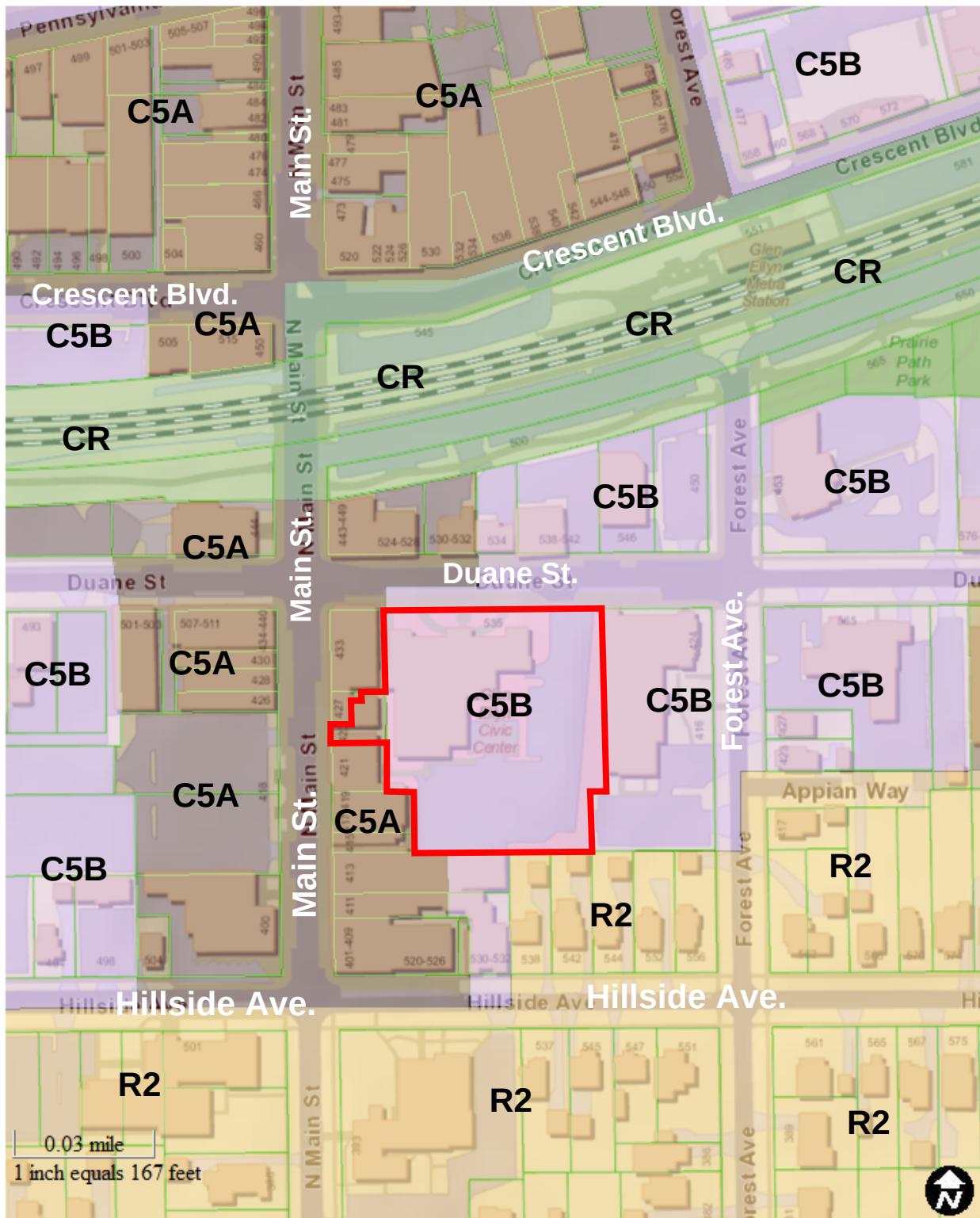


Map created on December 3, 2019.

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Map created on December 6, 2019.

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## **NOTICE OF PUBLIC HEARING**

M.A. Mortenson Company, the petitioner, is requesting approval of an Amendment to a previously approved Special Use for a Planned Unit Development with zoning deviations on the properties located at 535 Duane Street and 423 N. Main Street on behalf of the property owner, the Village of Glen Ellyn. The requests are associated with the proposed construction of a public pedway immediately to the west of the Glen Ellyn Civic Center. The proposed public space will be paved with a combination of concrete and brick pavers to serve as a pedestrian connection from Main Street to the public parking garage currently under construction. The properties are approximately 1.78 acres in total.

Before the Glen Ellyn Village Board can consider the requests, the Plan Commission must conduct a public hearing. The Plan Commission will consider the requests on **Thursday, December 17, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The Plan Commission will consider the petitioner's requests for approval of the following:

1. An Amendment to the Special Use Permit for a Planned Unit Development, as approved by Ordinance 6753, on the properties located at 535 Duane Street and 423 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following zoning deviations from the Glen Ellyn Zoning Code:
  - a. Section 10-5-5(B)(4) #39 to allow mechanical equipment to be screened by a material that does not match the walls of the principal structure on the zoning lot;
  - b. Section 10-5-13(M)(1)(c) to allow certain light fixtures to not be shielded on the tops and sides;
  - c. Section 10-5-13(M)(2)(a)(1) to allow foot-candle levels adjacent to residential uses located on North Main Street to the south of the subject properties to exceed 0.5 foot-candles and be no greater than 11.7 foot-candles for security and safety purposes;
  - d. Section 10-5-13(M)(2)(a)(2) to allow foot-candle levels adjacent to nonresidential uses located on North Main Street to the south of the subject properties to exceed 3.0 foot-candles and be no greater than 11.7 foot-candles for security and safety purposes;
  - e. Section 10-5-13(M)(2)(a)(2) to allow foot-candle levels adjacent to nonresidential uses located on North Main Street to the north of the subject properties to exceed 3.0 foot-candles and be no greater than 39.5 foot-candles for security and safety purposes; and
  - f. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.

The subject properties are legally described as follows:

### **535 DUANE STREET**

LOTS 3 AND 4 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88055, IN DUPAGE COUNTY, ILLINOIS; AND

LOT 1 (EXCEPT THE SOUTH 19.96 FEET OF THE WEST 212.80 FEET THEREOF AND



EXCEPT THE WEST 100.00 FEET THEREOF) IN SUBDIVISION OF LOT 6 IN BLOCK 12 IN ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-328-024; and

**423 N. MAIN STREET**

THE EAST 29.2 OF THE NORTH 11.1 FEET OF THE SOUTH 62.83 FEET AND THE EAST 41.7 FEET OF THE SOUTH 51.73 FEET AND ALSO THE SOUTH 22.5 FEET OF THE WEST 24.3 FEET OF LOT 5 IN BLOCK 12 OF THE COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN THE VILLAGE OF GLEN ELLYN, IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88055, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-328-003

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at [kashbaugh@glenellyn.org](mailto:kashbaugh@glenellyn.org). All plans and a staff report will be posted on the Village's website no later than Friday, December 11, 2020, on the Agendas and Minutes page, linked here, <http://www.glenellyn.org/734/Village-Agendas-Minutes>.

On June 12, 2020, Governor Pritzker signed PA 101-0640 (SB2135) into law. This new law amends the Open Meetings Act ILCS 120 to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place. The COVID-19 disaster declaration satisfies this condition, allowing Plan Commission members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Plan Commission.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting either via the Plan Commission public comment form, linked here, <https://glenellynil.seamlessdocs.com/f/publiccommentplan> or via email to Katie Ashbaugh, Planner, at [kashbaugh@glenellyn.org](mailto:kashbaugh@glenellyn.org). All public comments received by 4:30 pm on Thursday, December 17, 2020 will be read into the record at the public hearing. The public may also observe and participate in the meeting in progress on Zoom. The Zoom information is provided below.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81948691855?pwd=MWNKUE9jUTZNaGpxSXJEWUdTMGZuUT09>

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Or iPhone one-tap:

US: +13126266799,,81948691855#,,,,,0#,,242709# or  
+16465588656,,81948691855#,,,,,0#,,242709#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

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Webinar ID: 819 4869 1855

Passcode: 242709

International numbers available: <https://us02web.zoom.us/j/kd7S1URJDI>

400 MAIN LLC  
OR CURRENT PROPERTY OWNER  
1111 E TOUHY AVE 230  
DES PLAINES, IL 60018

493 DUANE ST LLC  
OR CURRENT PROPERTY OWNER  
1900 S HIGHLAND 107  
LOMBARD, IL 60148

AIM DUANE LLC  
OR CURRENT PROPERTY OWNER  
600 ENTERPRISE DR 120  
OAK BROOK, IL 60523

BODE, LINCOLN & GAIL  
OR CURRENT PROPERTY OWNER  
566 HILLSIDE AVE  
GLEN ELLYN, IL 60137

BROSNAN, PATRICK & RITA  
OR CURRENT PROPERTY OWNER  
545 HILLSIDE AVE  
GLEN ELLYN, IL 60137

CORHIRT GE LLC  
OR CURRENT PROPERTY OWNER  
26W271 DURFEE  
WHEATON, IL 60187

DVORAK, FRANCES  
OR CURRENT PROPERTY OWNER  
7433 SHELLRIDGE TERR  
LAKE WORTH, FL 33467

GLEN ELLYN BIBLE CHURCH  
OR CURRENT PROPERTY OWNER  
501 HILLSIDE  
GLEN ELLYN, IL 60137

HANSEN, BARBARA A  
OR CURRENT PROPERTY OWNER  
551 HILLSIDE AVE  
GLEN ELLYN, IL 60137

KATYS BOUTIQUE  
OR CURRENT PROPERTY OWNER  
427 MAIN ST  
GLEN ELLYN, IL 60137

413 MAIN ST LLC  
OR CURRENT PROPERTY OWNER  
1 W DUNDEE RD 200  
BUFFALO GROVE, IL 60089

561 HILLSIDE LLC  
OR CURRENT PROPERTY OWNER  
189 LOWELL AVE  
GLEN ELLYN, IL 60137

ALLISON, ALEXANDER C  
OR CURRENT PROPERTY OWNER  
537 HILLSIDE AVE  
GLEN ELLYN, IL 60137

BRAZIER, JONATHAN B  
OR CURRENT PROPERTY OWNER  
547 HILLSIDE AVE  
GLEN ELLYN, IL 60137

CITIGROUP INC  
OR CURRENT PROPERTY OWNER  
PO BOX 30508  
TAMPA, FL 33630

DIOCESE OF JOLIET  
OR CURRENT PROPERTY OWNER  
16555 WEBER RD  
CREST HILL, IL 60403

FIRST UNITED METHODIST  
OR CURRENT PROPERTY OWNER  
424 FOREST AVE  
GLEN ELLYN, IL 60137

GLEN ELLYN BIBLE CHURCH  
OR CURRENT PROPERTY OWNER  
390 MAIN ST  
GLEN ELLYN, IL 60137

HENSHAW, MARGOT DAY  
OR CURRENT PROPERTY OWNER  
530 DUANE  
GLEN ELLYN, IL 60137

KREISSLER, TODD & ANNA  
OR CURRENT PROPERTY OWNER  
542 HILLSIDE AVE  
GLEN ELLYN, IL 60137

428 NORTH MAIN STREET LLC  
OR CURRENT PROPERTY OWNER  
428 N MAIN ST  
GLEN ELLYN, IL 60137

565 DUANE LLC  
OR CURRENT PROPERTY OWNER  
5645 W 35TH ST  
CICERO, IL 60804

BEN ENTELA LLC  
OR CURRENT PROPERTY OWNER  
220 W CENTRAL AVE  
LOMBARD, IL 60148

BRICKS ON MAIN LLC  
OR CURRENT PROPERTY OWNER  
411 N MAIN ST  
GLEN ELLYN, IL 60137

CJI MAIN ST PROPERTY LLC  
OR CURRENT PROPERTY OWNER  
1800 PADDOCK CT  
NAPERVILLE, IL 60565

DUPAGE COUNTY HWY DEPT  
OR CURRENT PROPERTY OWNER  
130 N COUNTY FARM RD  
WHEATON, IL 60187

FLAHERTY, MICHAEL & JILL  
OR CURRENT PROPERTY OWNER  
280 HAWTHORNE ST  
GLEN ELLYN, IL 60137

GLEN ELLYN PARK DIST  
OR CURRENT PROPERTY OWNER  
185 SPRING AVE  
GLEN ELLYN, IL 60137

HILL, DYER & CASEY  
OR CURRENT PROPERTY OWNER  
556 HILLSIDE AVE  
GLEN ELLYN, IL 60137

LAGERLOEFF, KIMBERLY S  
OR CURRENT PROPERTY OWNER  
544 HILLSIDE AVE  
GLEN ELLYN, IL 60137

LAVI, SHARONE  
OR CURRENT PROPERTY OWNER  
5070 N KIMBERLY AVE C  
CHICAGO, IL 60630

RHODES, GREGORY & DONNA  
OR CURRENT PROPERTY OWNER  
538 HILLSIDE AVE  
GLEN ELLYN, IL 60137

SHOUB, SCOTT  
OR CURRENT PROPERTY OWNER  
711 DUANE ST  
GLEN ELLYN, IL 60137

ST MARKS EPISCOPAL CHURCH  
OR CURRENT PROPERTY OWNER  
393 N MAIN ST  
GLEN ELLYN, IL 60137

THIEME, REBECCA  
OR CURRENT PROPERTY OWNER  
417 FOREST AVE  
GLEN ELLYN, IL 60137

WHARTON, E DALE & HELEN M  
OR CURRENT PROPERTY OWNER  
23W469 SPYGLASS CT  
NAPERVILLE, IL 60540

MILLONZI, ROYP  
OR CURRENT PROPERTY OWNER  
552 HILLSIDE AVE  
GLEN ELLYN, IL 60137

ROSCH, JOHN  
OR CURRENT PROPERTY OWNER  
497 MAIN ST  
GLEN ELLYN, IL 60137

SIMONEIT, DANIEL J  
OR CURRENT PROPERTY OWNER  
504 HILLSIDE  
GLEN ELLYN, IL 60137

SWADE, PAUL  
OR CURRENT PROPERTY OWNER  
478 TEQUESTA DR 218  
TEQUESTA, FL 33469

US BANK CORP  
OR CURRENT PROPERTY OWNER  
2800 E LAKE ST  
MINNEAPOLIS, MN 55406

RAY WHALEN BUILDERS INC  
OR CURRENT PROPERTY OWNER  
PO BOX 3380  
GLEN ELLYN, IL 60137

SGE LLC  
OR CURRENT PROPERTY OWNER  
5248 N GLENWOOD  
CHICAGO, IL 60640

SOLEM, PAMELA H  
OR CURRENT PROPERTY OWNER  
1305 HEATHERTON DR  
NAPERVILLE, IL 60563

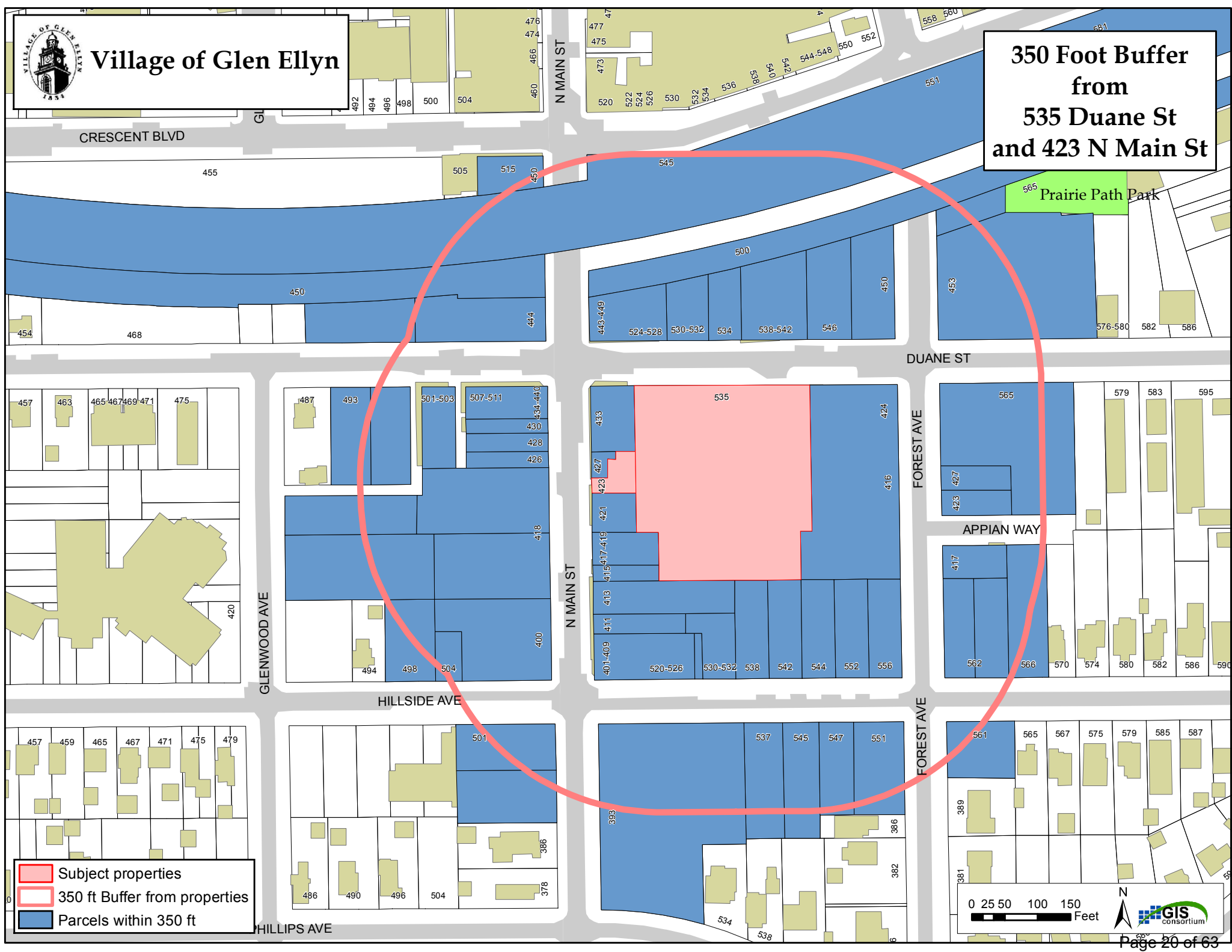
TERMOSJ LLC  
OR CURRENT PROPERTY OWNER  
1315 CINDY LN  
SANDWICH, IL 60548

VLAHOS, JOHN S  
OR CURRENT PROPERTY OWNER  
4N602 MOUNTAIN ASH DR  
WAYNE, IL 60184



# Village of Glen Ellyn

**350 Foot Buffer  
from  
535 Duane St  
and 423 N Main St**





# NOTICE OF PUBLIC HEARING

M.A. Mortenson Company, the petitioner, is requesting approval of an Amendment to a previously approved Special Use for a Planned Unit Development with zoning deviations on the properties located at 535 Duane Street and 423 N. Main Street on behalf of the property owner, the Village of Glen Ellyn. The requests are associated with the proposed construction of a public pedway immediately to the west of the Glen Ellyn Civic Center. The proposed public space will be paved with a combination of concrete and brick pavers to serve as a pedestrian connection from Main Street to the public parking garage currently under construction. The properties are approximately 1.78 acres in total.

Before the Glen Ellyn Village Board can consider the requests, the Plan Commission must conduct a public hearing. The Plan Commission will consider the requests on Thursday, December 17, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.

The Plan Commission will consider the petitioner's requests for approval of the following:

1. An Amendment to the Special Use Permit for a Planned Unit Development, as approved by Ordinance 6753, on the properties located at 535 Duane Street and 423 N. Main Street in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.

2. The following zoning deviations from the Glen Ellyn Zoning Code:

a. Section 10-5-5(B)(4) #39 to allow mechanical equipment to be screened by a material that does not match the walls of the principal structure on the zoning lot;

b. Section 10-5-13(M)(1)(c) to allow certain light fixtures to not be shielded on the tops and sides;

c. Section 10-5-13(M)(2)(a)(1) to allow foot-candle levels adjacent to residential uses located on North Main Street to the south of the subject properties to exceed 0.5 foot-candles and be no greater than 11.7 foot-candles for security and safety purposes;

d. Section 10-5-13(M)(2)(a)(2) to allow foot-candle levels adjacent to nonresidential uses located on North Main Street to the south of the subject properties to exceed 3.0 foot-candles and be no greater than 11.7 foot-candles for security and safety purposes;

e. Section 10-5-13(M)(2)(a)(2) to allow foot-candle levels adjacent to nonresidential uses located on North Main Street to the north of the subject properties to exceed 3.0 foot-candles and be no greater than 39.5 foot-candles for security and safety purposes; and

f. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.

The subject properties are legally described as follows:

535 DUANE STREET  
LOTS 3 AND 4 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88055, IN DUPAGE COUNTY, ILLINOIS; AND

LOT 1 EXCEPT THE SOUTH 19.96 FEET OF THE WEST 212.80 FEET THEREOF AND EXCEPT THE WEST 100.00 FEET THEREOF IN SUBDIVISION OF LOT 6 IN BLOCK 12 IN ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-328-024; and

423 N. MAIN STREET

THE EAST 272 OF THE NORTH 11.1 FEET OF THE SOUTH 62.83 FEET AND THE EAST 41.7 FEET OF THE SOUTH 51.73 FEET AND ALSO THE SOUTH 22.5 FEET OF THE WEST 24.3 FEET OF LOT 5 IN BLOCK 12 OF THE COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN THE VILLAGE OF GLEN ELLYN, IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88055, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-328-003

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at [kashbaugh@glenellyn.org](mailto:kashbaugh@glenellyn.org). All plans and a staff report will be posted on the Village's website no later than Friday, December 11, 2020, on the Agendas and Minutes page, linked here, <http://www.glenellyn.org/734Village-Agendas-Minutes>. On June 12, 2020, Governor Pritzker signed PA 101-0640 (SB2135) into law. This new law amends the Open Meetings Act ILCS 120 to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place. The COVID-19 disaster declaration satisfies this condition, allowing Plan Commission members to participate electronically in meetings of this time. The public is welcome to observe and participate in all meetings of the Plan Commission.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting either via the Plan Commission public comment form, linked here, <https://glenellyn.il.seamlessdocs.com/publiccommentplan> or via email to Katie Ashbaugh, Planner, at [kashbaugh@glenellyn.org](mailto:kashbaugh@glenellyn.org). All public comments received by 4:30 pm on Thursday, December 17, 2020 will be read into the record at the public hearing. The public may also observe and participate in the meeting in progress on Zoom. The Zoom information is provided below.

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/81948691855?pwd=MWNKUE9lUjZNG0pXc0lWU0tMGZuUT09>

Passcode: 242709

Or iPhone one-tap:

US: +1312626799, 81948691855 or +1465588656, 81948691855 or +1465588656, 81948691855

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 7999 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 819 4869 1855

Passcode: 242709

International numbers available:

<https://us02web.zoom.us/j/81948691855>

Published in Daily Herald December 2, 2020 (4555194)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

## DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DuPage County DAILY HERALD. That said DuPage County DAILY HERALD is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12/02/2020 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY Danula Baity  
Designee of the Publisher and Officer of the Daily Herald

Control # 4555194

**APPLICATION FOR APPROVAL OF  
PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN**

CLEAR PAGE

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider this Application for approval of a Preliminary Planned United Development Plan (PUD), as described below.

Date Filed: 10/11/19 Application No. PUD ordinance 6753

Type of PUD: Commercial  
(Residential, Commercial, Other)

Name of Applicant: M.A. Mortenson Company

Address of Applicant: 300 Park Blvd., Suite 100, Itasca, IL 60143

Business Phone: 847.981.8600 (Mobile): \_\_\_\_\_

Email: \_\_\_\_\_ (Fax): 847.981.8667

Property Interest of Applicant: Design-Builder  
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): Village of Glen Ellyn

Address: 423 N. Main Street, 535 Duane Street, Glen Ellyn, IL 60137

Legal Description of Property:

**Please see next page for legal description.**

Zoning Classification: C5B, C5A

Property Size/Area: 423 N. Main Street - 0.070 acres  
535 Duane Street- 1.713 acres

Present Use: 423 N Main Street - Vacant commercial storefront & multifamily housing (now demolished);  
535 Duane Street - State municipal government / institutional use with public parking garage  
under construction

Requested Use/Construction:

**Pedestrian pedway**

Estimated Date to Start Construction: 02/2021

**Legal Description of Property:**

423 N. MAIN STREET, GLEN ELLYN, IL 60137

THE EAST 29.2 FEET OF THE NORTH 11.1 FEET OF THE SOUTH 62.83 FEET AND THE EAST 41.7 FEET OF THE SOUTH 51.73 FEET AND ALSO THE SOUTH 22.5 FEET OF THE WEST 24.3 FEET OF LOT 5 IN BLOCK 12 OF THE COUNTY CLERK'S 5TH ASSESSMENT DIVISION, IN THE VILLAGE OF GLEN ELLYN, IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1906 AS DOCUMENT NO. 88055, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-328-003

535 DUANE STREET, GLEN ELLYN, IL 60137

LOTS 3 AND 4 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88055, IN DUPAGE COUNTY, ILLINOIS;

LOT 1 (EXCEPT THE SOUTH 19.96 FEET OF THE WEST 212.80 FEET THEREOF AND EXCEPT THE WEST 100.00 FEET THEREOF) IN SUBDIVISION OF LOT 6 IN BLOCK 12 IN ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-328-024

*(You may attach separate sheets as needed to answer any of the following questions)*

**Narrative Statement** evaluating the economic effects of adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

This submission is to amend the original approved PUD Ordinance 6753 to include the following changes to Phase 2:

1. Utility pedestal screening
2. Fencing around exit from 427 N. Main Street located on Village property
3. Pavers in the pedway towards Main Street
4. Exterior facade enhancements on 421 N. Main on Village property, footprint encroachment on to 425 N. Main shown on plans.
5. Downspout tie into storm sewer
6. Landscaping and railing west of the Civic Center Building

The proposed amendments to the PUD Ordinance 6753 will allow for a safe and attractive pedestrian connection to the public parking garage approved in Phase 1. The proposed development is an essential component of the Village Downtown Strategic Plan, which was adopted in 2009, and outlines the goal of the Village to "Create an economically-viable Downtown that is attractive to citizens and businesses". Neighboring properties in the Central Business District will benefit from the increased parking available through the public parking garage approved in Phase 1 and proposed pedway connections to the garage to meet their business growth needs.

The pedway connection primary function will be for pedestrian connections to Main Street. Additional amenities in the pedway may include outdoor seating and artwork in the future.

Any work shown in adjacent properties not owned by the Village is being permitted via easement agreements.

### **Describe How the PUD:**

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

The proposed use will not only be in harmony with the general and specific purposes for which the code was enacted, they will be taking the intent of the code much further. By pursuing this Planned Unit Development (PUD), the Village of Glen Ellyn will be supporting the current downtown commercial area with the parking they desperately need to maintain and expand their businesses and will be providing the Village with critical civic activity and commuter parking needs. The pedway connection will provide safe and visually appealing access to this parking that is convenient for the Main Street businesses and residents.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The proposed pedestrian pedway will be harmonious and appropriate with the existing character of the downtown by:

1. Compatibility with the downtown in its' design, and by taking inspiration from the surrounding architecture, most significantly, the Civic Center.
2. Providing design quality, by the incorporation of a historic vocabulary and use of quality materials such as clay brick masonry and precast concrete created to emulate limestone of the adjacent architecture.
3. The pedway brick ties to the streetscape and existing buildings.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

The proposed pedway will serve as connection to the parking garage. Like the downtown Village sidewalks, the pedway will be lit to levels acceptable for safety and security to not create a hazardous area for existing and future neighbors.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

The Glen Ellyn Fire Department has been involved in the design process for the proposed development and has indicated the pedway and parking garage can be adequately serviced. The Village Engineering Staff has also been involved in the design process of the proposed development and is in agreement with drainage, water, and sewer design intent. The previously submitted traffic impact study for the garage notes that any additional traffic to the surrounding roadways will perform at acceptable levels.

5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village:

Since the Village is developing and will own the proposed development, the Village will incur the costs of development and maintenance. The proposed development will assist in expanding the economic welfare of the Village by assisting in the economic development of the Downtown.

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

The proposed development will be designed to conform to applicable building codes, which regulate the life safety and welfare of the general public. The pedway will not have any impact on vehicular traffic as it is for pedestrians only.

7. Will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

The proposed pedway is for pedestrians only to create connections from the parking garage to existing sidewalks.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

The proposed project reduces overland flow to the adjacent properties. The proposed development is located on existing developed and impervious surface and will connect to the existing on-site storm sewer. Per village engineering staff, the existing downstream storm sewer is of sufficient capacity to accommodate the changes to the site due to the proposed development.

9. Will not result in destruction, loss or damage of natural, scenic or historical features of major importance to the community:

The proposed pedway will not result in destruction, loss or damage of natural, scenic or historical features of major importance, and will, as proposed enhance the historic features of the downtown by providing a development which takes its inspiration from the historic vocabulary of its surroundings.

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

|               |                      |                                                                                     |
|---------------|----------------------|-------------------------------------------------------------------------------------|
| 12/09/2020    | <b>Candace Small</b> |  |
| _____<br>Date | _____<br>Print Name  | _____<br>Signature of Applicant                                                     |
| _____<br>Date | _____<br>Print Name  | _____<br>Signature of Applicant                                                     |
| _____<br>Date | _____<br>Print Name  | _____<br>Signature of Applicant                                                     |

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED  
BY COMPLETING THIS APPLICATION IN DETAIL**

**APPLICATION FOR APPROVAL OF  
FINAL PLANNED UNIT DEVELOPMENT PLAN**

CLEAR PAGE

Date filed: 10/11/19 Application No. \_\_\_\_\_

Common Name of PUD: Glen Ellyn Civic Center Public Parking Garage

Type of PUD: Commercial  
(Residential, Commercial, Other)

Name of Applicant: M.A. Mortenson Company

Address of Applicant: 300 Park Blvd, Suite 100, Itasca, IL 60143

Business Phone: 847.981.8600 (Mobile): \_\_\_\_\_

Email: \_\_\_\_\_ (Fax): 847.981.8667

Property Interest of Applicant: Design-Builder  
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): Village of Glen Ellyn

Address: 423 N. Main Street, 535 Duane Street, Glen Ellyn, IL 60137

Legal Description of Property:

**Please see next page for legal description.**

Zoning Classification: C5B, C5A Property Size/Area: 535 Duane Street- 1.713 acres  
423 N. Main Street - 0.070 acres

Requested Use/Construction:

**Pedestrian pedway**

Date of Preliminary PUD Plan Approval: 12/12/19

Estimated Date to Start Construction: 02/01/21

12/09/2020  
Date

*Condace Small*  
Signature of Applicant



**Legal Description of Property:**

423 N. MAIN STREET, GLEN ELLYN, IL 60137

THE EAST 29.2 FEET OF THE NORTH 11.1 FEET OF THE SOUTH 62.83 FEET AND THE EAST 41.7 FEET OF THE SOUTH 51.73 FEET AND ALSO THE SOUTH 22.5 FEET OF THE WEST 24.3 FEET OF LOT 5 IN BLOCK 12 OF THE COUNTY CLERK'S 5TH ASSESSMENT DIVISION, IN THE VILLAGE OF GLEN ELLYN, IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1906 AS DOCUMENT NO. 88055, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-328-003

535 DUANE STREET, GLEN ELLYN, IL 60137

LOTS 3 AND 4 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88055, IN DUPAGE COUNTY, ILLINOIS;

LOT 1 (EXCEPT THE SOUTH 19.96 FEET OF THE WEST 212.80 FEET THEREOF AND EXCEPT THE WEST 100.00 FEET THEREOF) IN SUBDIVISION OF LOT 6 IN BLOCK 12 IN ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-328-024

**EXTERIOR APPEARANCE REVIEW  
APPLICATION**

Please complete and return this form to the Planning and Development Department, 535 Duane St.,  
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

**I. APPLICATION INFORMATION:**

CLEAR PAGE

A. Date Filed: 12/09/20 B: Application No. \_\_\_\_\_

C. Project Name: Glen Ellyn Civic Center Public Parking Garage

D. Project Description:

**Pedestrian pedway**

E. Address of Property: 421 N. Main Street, 423 N. Main Street, 535 Duane Street, Glen Ellyn, IL 60137

F. Permanent Index No.: See below G. Zoning: C5B, C5A

H. Name of Applicant: M.A. Mortenson Company

I. Address of Applicant: 300 Park Blvd, Suite 100, Itasca, IL 60143

J. Phone No. (Business): 847.981.8600 (Home) \_\_\_\_\_

K. (Mobile) \_\_\_\_\_ (Other) \_\_\_\_\_

L. Fax No.: 847.981.8667

M. E-mail Address of Applicant: candace.small@mortenson.com

N. Name of Property Owner: Village of Glen Ellyn

O. Address of Property Owner: 535 Duane Street, Glen Ellyn, IL 6013

P. Phone No. (Business): \_\_\_\_\_ (Home) \_\_\_\_\_

Q. E-Mail Address of Property Owner: \_\_\_\_\_

**II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:**

**(You may attach separate sheets as needed to answer any of the following questions)**

R. Please explain why the proposed architectural style was chosen.

**The proposed style of the north wall on 421 N. Main Street building, footprint located on Village owned property, is intended to reflect the Glen Ellyn Main Street architectural vocabulary.**

Building PINs  
421 N Main - 05-11-328-004 423 N Main - 05-11-328-003  
535 Duane - 05-11-328-024

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

**Buildings in the surrounding area are a mix of turn of the century storefronts, mid-century storefronts, the Glen Ellyn Civic Center, and the Downtown Parking Ramp presently under construction. The predominant existing exterior materials include clay masonry and smooth stone.**

T. Please explain how the project complies with the Appearance Review Guidelines:

**The cladding of the proposed Pedway façade complies with the Guidelines by the use of architectural vocabulary and detailing similar to what is seen on existing historic Main Street along with the use of masonry, stone, brick pavers, and historical lighting in similar fashion as seen on historic Main Street facades. Public art is intended to be included in the future.**

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

**A deviation from the Appearance Review Guidelines to not have the lights shielded is proposed. The proposed light fixtures were selected to highlight the proposed art opportunities on the North wall of 421 N. Main Street, reflect the historical character of downtown, and provide safe lighting levels for the pedestrians utilizing the pedway space.**

Signature: Camdace Small Date: 11/23/20

**QUIT CLAIM DEED**

ILLINOIS STATUTORY

R96 133067

96 AUG 12 PM 2:00

## MAIL TO:

Paul R. Miller

Village of Glen Ellyn

535 Duane Street

Glen Ellyn, IL 60137-4699

RECORDER  
DU PAGE COUNTY*Blaney*

## NAME &amp; ADDRESS OF TAXPAYER:

Village of Glen Ellyn

535 Duane Street

Glen Ellyn, IL 60137-4698

RECORDER'S STAMP

THE GRANTOR(S) Board of Education of School District No. 41  
 of the Village of Glen Ellyn County of DuPage State of Illinois  
 for and in consideration of Ten (\$10.00) DOLLARS  
 and other good and valuable considerations in hand paid,  
 CONVEY(S) AND QUIT CLAIM(S) to the Village of Glen Ellyn, a municipal corporation

(GRANTEE'S ADDRESS) 535 Duane Street  
 of the Village of Glen Ellyn County of DuPage State of Illinois  
 all interest in the following described real estate situated in the County of DuPage, in the State of Illinois,  
 to wit:

*15/2*  
*K*  
 Lot 4 in Block 12 in County Clerk's Fifth Assessment Division, in  
 Section 11, Township 39 North, Range 10, East of the Third Principal  
 Meridian in DuPage County

NOTE: If additional space is required for legal - attach on separate  
 8-1/2" x 11" sheet with a minimum of 1/2" clear margin on all sides.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 05-11-328-024

Property Address: 535 Duane Street, Glen Ellyn, Illinois 60137-4699

Dated this 15th day of July  
 (Seal)

*DESQ* 1996

(Seal)

Dean E. Clark - President, Board of Education

(Seal)

*Scott R. Baldwin*

(Seal)

Scott R. Baldwin - Secretary, Board of Education

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF  Chicago Title Insurance Company

CTIC Form No. 1160



STATE OF ILLINOIS } ss.  
County of DuPage }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT  
Dean E. Clark and Scott R. Baldwin  
personally known to me to be the same person s whose names are subscribed to the foregoing instrument,  
appeared before me this day in person, and acknowledged that he/ they signed, sealed and delivered the  
instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the  
right of homestead.\*

Given under my hand and notarial seal, this 15th day of July, 19 96.

My commission expires on September 28, 19 98.

Virginia E Sturm  
Notary Public

OFFICIAL SEAL  
VIRGINIA E STURM  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. SEPT 28, 1998

IMPRESS SEAL HERE

Du Page COUNTY - ILLINOIS TRANSFER STAMP

\* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Mark A. Balkin  
140 South Dearborn  
Chicago, IL 60603

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
B SECTION 4,

REAL ESTATE TRANSFER ACT

DATE:

8-7-96

G. White  
Signature of Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: ( 55 ILCS 5/3-5020)  
and name and address of the person preparing the instrument: ( 55 ILCS 5/3-5022).

QUIT CLAIM DEED  
ILLINOIS STATUTORY

FROM

Board of Education of School  
District No. 41

TO

Village of Glen Ellyn, a  
municipal corporation

R96-133067

## AFFIDAVIT OF AUTHORIZATION

I, Mark Franz, Village Manager of the Village of Glen Ellyn, a municipal corporation, owner of the properties commonly known as 423 N. Main Street and 535 Duane Street, Glen Ellyn, Illinois, legally described as follows:

423 N. MAIN STREET, GLEN ELLYN, IL 60137

THE EAST 29.2 FEET OF THE NORTH 11.1 FEET OF THE SOUTH 62.83 FEET AND THE EAST 41.7 FEET OF THE SOUTH 51.73 FEET AND ALSO THE SOUTH 22.5 FEET OF THE WEST 24.3 FEET OF LOT 5 IN BLOCK 12 OF THE COUNTY CLERK'S 5<sup>TH</sup> ASSESSMENT DIVISION, IN THE VILLAGE OF GLEN ELLYN, IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1906 AS DOCUMENT NO. 88055, IN DUPAGE COUNTY, ILLINOIS.

535 DUANE STREET, GLEN ELLYN, IL 60137

LOTS 3 AND 4 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88055, IN DUPAGE COUNTY, ILLINOIS;

LOT 1 (EXCEPT THE SOUTH 19.96 FEET OF THE WEST 212.80 FEET THEREOF AND EXCEPT THE WEST 100.00 FEET THEREOF) IN SUBDIVISION OF LOT 6 IN BLOCK 12 IN ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

verify that Candace Small, Design Phase Manager of MA Mortenson Co.

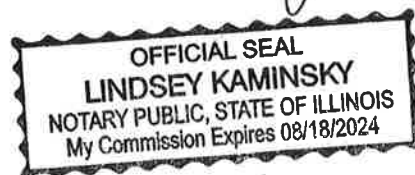
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

  
OWNER SIGNATURE

Subscribed and sworn to before me this

11 day of December, 20 20  


Notary Public





**Applicant:** Mortenson  
**Contact:** Candace Small  
**Address:** 300 Park Blvd.  
Suite 100  
Itasca, IL 60143

**IDNR Project Number:** 1907276  
**Date:** 01/30/2019

**Project:** Glen Ellyn Parking Garage  
**Address:** 535 Duane Street, Glen Ellyn

**Description:** 4 story above grade, 1 story below grade precast parking garage structure located behind the Village of Glen Ellyn Civic Center.

## Natural Resource Review Results

### Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

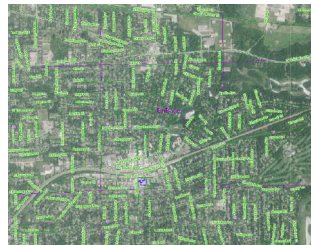
**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

### Location

The applicant is responsible for the accuracy of the location submitted for the project.

**County:** DuPage

**Township, Range, Section:**  
39N, 10E, 11



**IL Department of Natural Resources**  
**Contact**  
Bradley Hayes  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
Village of Glen Ellyn  
Staci Springer  
535 Duane Street  
Glen Ellyn, Illinois 60137

### Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

## Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

## Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

## Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



### Zoning Information

The current site is positioned in the following zoning district:

- 535 Duane St. – C5B: Central Business District, Central Service Sub-district
- 423 N. Main St. – C5A: Central Retail Core Sub-district
  - *(10-3-1) The C5 district constitutes the historic business area of the Village. The C5 district is comprised of two separate and distinct subdistricts: the C5A Central Retail Core and the C5B Central Service. A principal purpose of this district is to maintain and protect the primary retail core of the "downtown", generally bounded by Pennsylvania, Forest, Hillside and Glenwood (C5A subdistrict). This compact area should be intensely developed and oriented to pedestrian shopping. Outside this retail core area, the remainder of the C5 district (C5B subdistrict) is intended to accommodate necessary service uses and consolidated parking, while allowing for the gradual and planned expansion of the retail core. Within the C5 district, all unimproved land or additions to existing structures which increase the square footage of a structure that is 4,000 square feet or greater, or increase a structure any size by more than 25 percent must be developed as a planned development, composed of permitted and/or special uses in the C5 district, and meeting all applicable requirements of the "planned unit development regulations" and "administrative procedures" herein;*

#### Surrounding Zoning Districts – 535 Duane St.

North: C5A and C5B

East: C5B

South: C5A and C5B (abutting 413 Main) and R2 (abutting 538 and 542 Hillside)

West: C5A

#### Surrounding Zoning Districts – 423 N. Main St.

North: C5A

East: C5B

South: C5A

West: C5A

### Zoning Deviations

All zoning deviations granted under Ordinance 6753 remain unchanged. Additional deviations requested to amend the Preliminary Planned Unit Development are as follows:

- a. Section 10-5-5(B)(4) #39 to allow mechanical equipment to be screened by a material that does not match the walls of the principal structure on the zoning lot;
- b. Section 10-5-13(M)(1)(c) to allow certain light fixtures to not be shielded on the tops and sides;
- c. Section 10-5-13(M)(2)(a)(1) to allow foot-candle levels adjacent to residential uses located on North Main Street to the south of the subject properties to exceed 0.5 foot-candles and be no greater than 11.7 foot-candles for security and safety purposes;
- d. Section 10-5-13(M)(2)(a)(2) to allow foot-candle levels adjacent to nonresidential uses located on North Main Street to the south of the subject properties to exceed 3.0 foot-candles and be no greater than 11.7 foot-candles for security and safety purposes;

- e. Section 10-5-13(M)(2)(a)(2) to allow foot-candle levels adjacent to nonresidential uses located on North Main Street to the north of the subject properties to exceed 3.0 foot-candles and be no greater than 39.5 foot-candles for security and safety purposes; and
- f. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.

### **Quantitative Summary (10-10-15-B-1-g)**

- Gross site area = 77,662.24 sq. ft. (1.78 ac.)
- Total gross floor area of parking structure (Parking) = 108,977 sq. ft.
- Total gross floor area of existing Civic Center (Office) = 45,206 sq. ft.
- Floor Area Ratio: FAR =  $154,183 / 77,662.24 = 1.99$
- PUD Lot 1 Area (Zoned C5B) = 74,634.24 sq. ft. (1.71 ac.)
- PUD Lot 2 Area (Zoned C5A) = 3,028 sq. ft. (0.07 ac.)
- PUD Phase 1 Area = 66,064 sq. ft.
- PUD Phase 2 Area = 11,598.24 sq. ft.
- Parking – New stalls provided on 535 Duane St. site:
  - Parking Structure: 277 stalls
  - North surface Lot: 10 Stalls
- Parking – Lost stalls on 535 Duane St. site:
  - Existing surface lot: 75 stalls
- Parking – Net parking gain on 535 Duane St. site:
  - Total Parking Provided: 212 stalls
- Parking on-street:
  - Lost stalls on Duane due to project (note count is same under existing conditions and future streetscape conditions): 1 stall
  - Lost stalls on Main due to project (note count is same under existing conditions and future streetscape conditions): 2 stalls
- Parking – 535 Duane St. + on-street:
  - Net stall increase for Village of Glen Ellyn Parking due to garage project = 209 stalls.
- Parking – Number of parking stalls required in accordance with Section 10-4-17-2(G)
  - Civic Center = 45,206 sq. ft. / 250 s.f. = 181 stalls
- Area of open space = 6,970 sq. ft.

|                                                                         |  |                 |              |               |  |
|-------------------------------------------------------------------------|--|-----------------|--------------|---------------|--|
| <b>Glen Ellyn Parking Garage</b>                                        |  |                 |              |               |  |
| Pedway Schedule                                                         |  |                 |              |               |  |
| 11/23/2020                                                              |  |                 |              |               |  |
| <b>M.A. Mortenson Company</b>                                           |  |                 |              |               |  |
| <b>Job No. 18090015</b>                                                 |  |                 |              |               |  |
|                                                                         |  |                 |              |               |  |
| <b>Activity</b>                                                         |  | <b>Duration</b> | <b>Start</b> | <b>Finish</b> |  |
|                                                                         |  |                 |              |               |  |
|                                                                         |  |                 |              |               |  |
| <b>Pedway Improvements</b>                                              |  |                 |              |               |  |
| <b>Preconstruction</b>                                                  |  |                 |              |               |  |
| Present Concepts to Village Board / Approve Concepts                    |  | 1               | 10/26/2020   |               |  |
| Develop Drawings for PUD                                                |  | 10              | 11/2/2020    | 11/13/2020    |  |
| Mortenson Submittal #1 to Village                                       |  | 1               | 11/9/2020    |               |  |
| Mortenson/Village Submittal #1 Comment Review                           |  | 1               | 11/17/2020   |               |  |
| Mortenson Submittal #2 to Village                                       |  | 1               | 11/23/2020   |               |  |
| Public Hearing Notice to Daily Herald for PUD amendment public hearing  |  | 1               | 11/30/2020   |               |  |
| Public Hearing Notice Published                                         |  | 1               | 12/2/2020    |               |  |
| Plan Commission staff report and meeting materials distributed & posted |  | 1               | 12/10/2020   |               |  |
| <b>PUD Approval - Plan Commission Special Meeting</b>                   |  | 1               | 12/17/2020   |               |  |
| <b>Final Village Board Approval - Village Board Meeting</b>             |  | 1               | 1/11/2021    |               |  |
| Submit Drawings for Permit                                              |  | 1               | 1/12/2021    |               |  |
| Permit Review / Responses                                               |  | 25              | 1/12/2021    | 2/16/2021     |  |
| <b>Permit Issued</b>                                                    |  |                 | 2/16/2021    |               |  |
| Out to Bid                                                              |  | 10              | 12/23/2020   | 1/6/2021      |  |
| Scope / Award Contracts                                                 |  | 5               | 1/7/2021     | 1/14/2021     |  |
| Procure Material                                                        |  | 40              | 1/15/2021    | 3/12/2021     |  |
| <b>Construction</b>                                                     |  |                 |              |               |  |
| Excavation                                                              |  | 5               | 2/1/2021     | 2/5/2021      |  |
| Foundations                                                             |  | 10              | 2/8/2021     | 2/19/2021     |  |
| Underground Electrical                                                  |  | 10              | 2/22/2021    | 3/5/2021      |  |
| Katy Wall Improvements                                                  |  | 5               | 3/8/2021     | 3/12/2021     |  |
| Sushi Wall Improvements                                                 |  | 15              | 3/15/2021    | 4/2/2021      |  |
| Rough Grading and Paving                                                |  | 5               | 4/5/2021     | 4/9/2021      |  |
| Electrical Trim                                                         |  | 5               | 4/12/2021    | 4/16/2021     |  |
| Landscaping / Pavers                                                    |  | 15              | 4/12/2021    | 4/30/2021     |  |
| Screenings / Aesthetic Improvements                                     |  | 15              | 4/12/2021    | 4/30/2021     |  |
|                                                                         |  |                 |              |               |  |
|                                                                         |  |                 |              |               |  |

# ALTA/NSPS LAND TITLE SURVEY

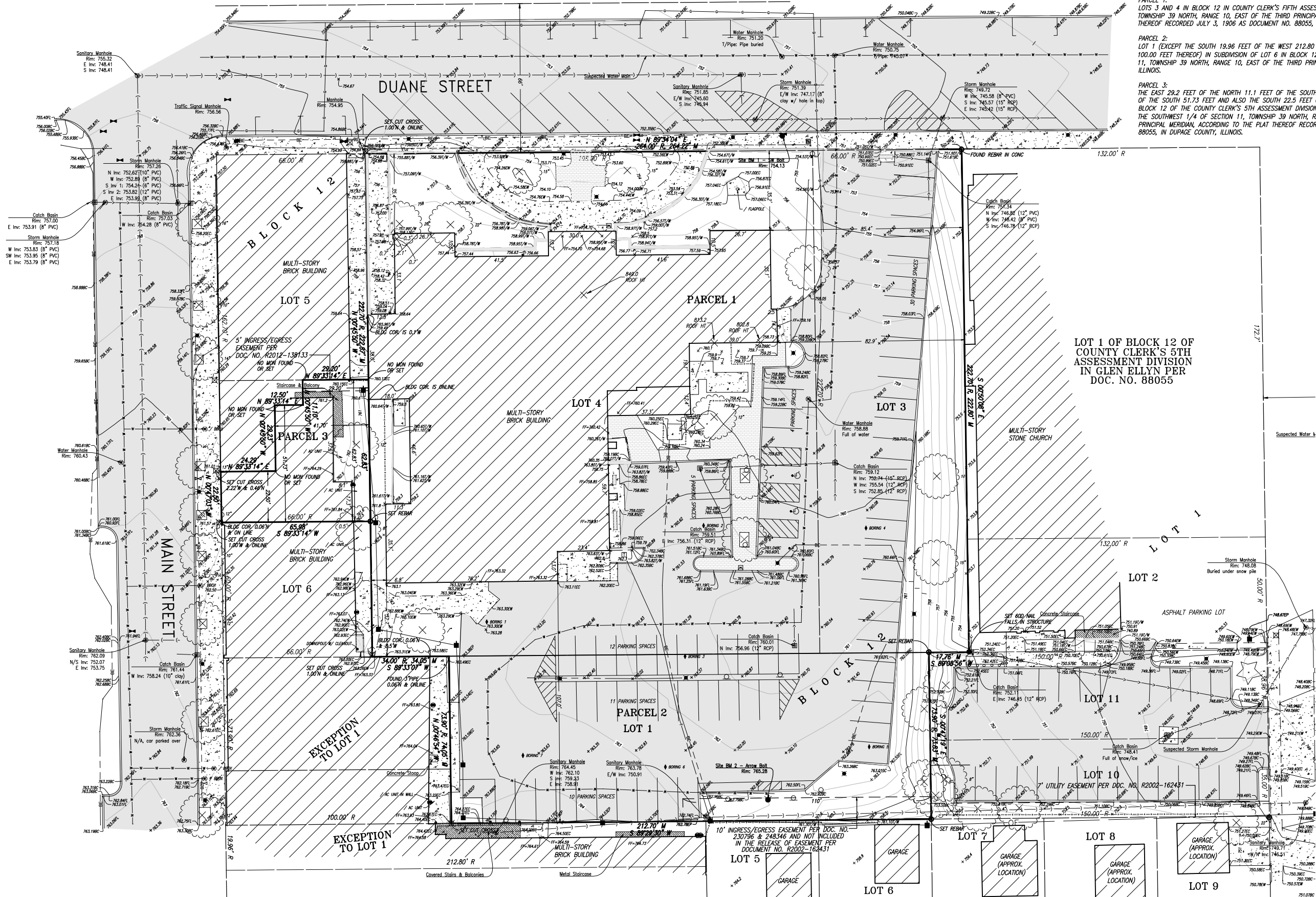
Legal Description

Scale: 1" = 20'

PARCEL 1:  
LOTS 3 AND 4 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88055, IN DUPAGE COUNTY, ILLINOIS;

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**DLZ**  
INDUSTRIAL SURVEYING, INC.  
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431  
TELEPHONE (815) 725-8840 FAX (815) 725-8849

## BENCHMARKS:

BENCHMARK - DK3188 SURVEY DISK LOCATED AT THE SOUTHWEST CORNER OF MAIN STREET AND CRESCENT BLVD.  
ELEVATION = 745.28 NAVD 88

SITE BM1 - SOUTHWEST BOLT ON FIRE HYDRANT AS SHOWN HEREON  
ELEVATION = 754.13 NAVD 88

SITE BM2 - ARROW BOLT ON FIRE HYDRANT AS SHOWN HEREON  
ELEVATION = 765.28 NAVD 88

GLEN ELLYN

**M.A. MORTENSON COMPANY**  
**GLEN ELLYN PARKING GARAGE**

**535 DUANE ST**  
**ALTA/NSPS LAND TITLE SURVEY**

ILLINOIS

DRAWN: CSH

CHK'D: ECC

DESIGNED: -

APPR'D: ECC

DATE: 07/02/19

SCALE: 1" = 20'

PROJECT NUMBER

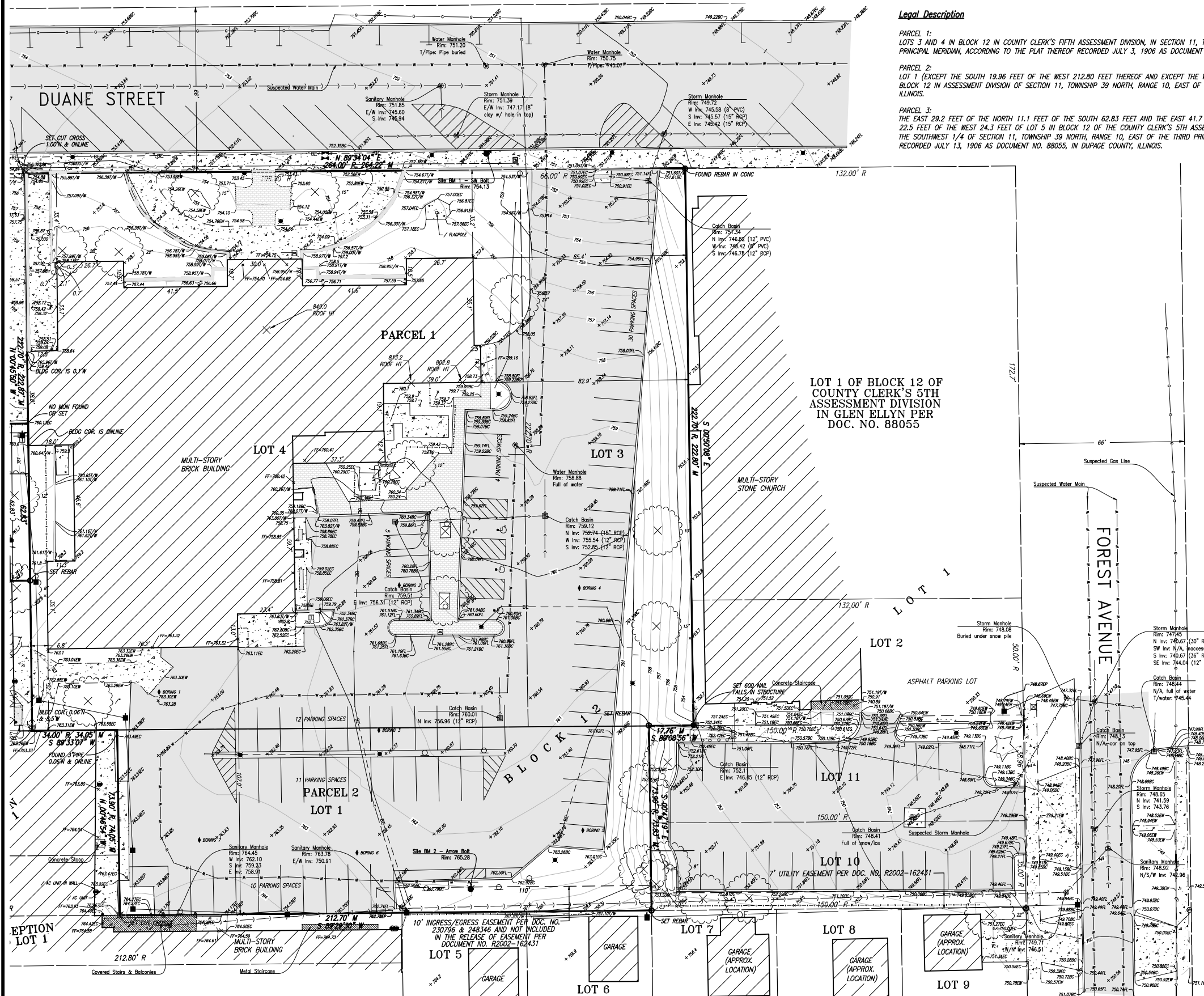
**1950-7005**

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SHEET **1**  
OF **2**  
DRAWING NUMBER  
**7005ALTA**



# ALTA/NSPS LAND TITLE SURVEY



## Legal Description

PARCEL 1:  
LOTS 3 AND 4 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88055, IN DUPAGE COUNTY, ILLINOIS;

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Scale: 1" = 20'

## LEGEND

|   |                             |          |                            |
|---|-----------------------------|----------|----------------------------|
| ✕ | CUT CROSS                   | XXXX     | GROUND SPOT ELEVATION      |
| ⊗ | STORM MANHOLE               | XXXXXX   | HARD SURFACE ELEVATION     |
| ⊙ | SANITARY MANHOLE            | XXXXXXC  | EDGE OF CONCRETE ELEVATION |
| ⊖ | WATER MANHOLE               | XXXXXXE  | EDGE OF PAVEMENT ELEVATION |
| ⊕ | CATCH BASIN                 | XXXXXXF  | EDGE OF WALK ELEVATION     |
| ○ | MANHOLE                     | XXXXXXG  | ELEVATION AT FLOWLINE      |
| ⊖ | WATER SHUTOFF VALVE         | XXXXXXH  | BACK OF CURB ELEVATION     |
| ⊖ | FIRE HYDRANT                | XXXXXXI  | TOP OF WALL ELEVATION      |
| ⊖ | LIGHT POLE                  | XXXXXXJ  | EXISTING CONTOUR           |
| ⊖ | POWER POLE                  | ---      | STORM LINE                 |
| ⊖ | TELEPHONE PEDESTAL          | ---      | SANITARY LINE              |
| ⊖ | GAS SHUTOFF VALVE           | ---      | WATER LINE                 |
| ⊖ | MANHOLE                     | ---      | FENCE                      |
| ⊖ | ELECTRIC METER              | ---      | BURIED ELECTRIC LINE       |
| ⊖ | GLY ANCHOR                  | ---      | OVERHEAD ELECTRIC LINE     |
| ⊖ | BOLLARD                     | ---      | TELEPHONE LINE             |
| ⊖ | DECIDUOUS TREE W/ DIAMETER  | ---      | GAS LINE                   |
| ⊖ | CONIFEROUS TREE W/ DIAMETER | ---      | FIBER OPTIC LINE           |
| ⊖ | SOIL BORING                 | ---      | PROPERTY LINE              |
| ⊖ | DOWNSPOUT                   | ---      | EASEMENT                   |
| ⊖ |                             | CONCRETE | GRATING                    |
| ⊖ |                             | PAVEMENT | WALL                       |
| ⊖ |                             | BUILDING | STAIR/BALCONY AREAS        |
| ⊖ |                             | BRICK    |                            |

## Notes:

- Parcels 1 and 2 were prepared with the benefit of Property Insight's Easement Search, Order No. 66670411-JMM Dated March 27, 2019. Parcel 3 did not have a title search done, therefore all easements affecting Parcel may not be shown hereon.
- This Survey was fielded on January 25, 2019. Topography Survey of an area requested by the Client.
- The horizontal datum is the Illinois State Plane Coordinate System East NAD 83 and the vertical datum is NAVD 88.
- For building restrictions as established by local ordinances not shown hereon, consult your local municipal authorities.
- Do not scale dimensions from this map.
- Call J.U.L.I.E. at 1-800-892-0123 for field location of all underground utilities prior to any digging or construction.
- Utilities and improvements shown hereon based on visible field verified structures and utility markings by others.
- Compare all points in field prior to any construction and report any discrepancies to surveyor at once.
- The Surveyed Parcels lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as graphically depicted on FEMA Flood Insurance Rate Map Number 17043C0503H, Effective Date December 16, 2004.
- The Surveyed Parcels are also known as P.L.N. 05-11-328-024 and 05-11-328-003.
- Parcel 1 is subject to the Terms and Conditions contained in the Communications Site Lease Agreement made between Village of Glen Ellyn and Nextel Communications. The Lease Space lies in the attic of the clock tower, per Document No. R2000-199153 dated December 20, 2000, and Memorandum of Agreement dated February 1, 2001 as Document No. R2001-017654.
- Parcels 1 & 2 are subject to the Terms and Conditions contained in the Memorandum of License Agreement made between Village of Glen Ellyn and Chicago SMSA Limited Partnership dated May 11, 2012 as Document No. R2012-128459.
- Parcel 3 is subject to the Terms and Conditions contained in the Easement Agreement between Shonkwiler and Trust #3376, Recorded October 3, 2012 as Document No. R2012-138133.
- Parcels 1 & 2 Local Address is 535 Duane Street and Parcel 3 is 423 N. Main Street, Glen Ellyn, IL 60137.
- Utilities shown on Main Street were marked under J.U.L.I.E. Dig Ticket A1752874.
- The Local Address for Parcels 1 and 2 is 535 Duane Street, Glen Ellyn, IL 60137 and Parcel 3 is 423 Main Street, Glen Ellyn, IL 60137.
- Parcels 1 and 2 contain 1.713 acres more or less, Parcel 3 contains 0.070 acres more or less.
- The surveyed parcels contain 72 regular parking spaces and 3 handicap spaces.

State of Illinois

County of Will

Certified to:

Village of Glen Ellyn, an Illinois Municipal Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), and 19 of Table 'A' thereof.

The Field work completed on June 25th, 2019.

Dated this 2nd day of July, 2019.

Eric C. Cox, Illinois Professional Land Surveyor No. 035-3604  
Renewal Date: November 30, 2020  
DLZ Professional Design Firm 184.002815



**DLZ**  
INDUSTRIAL SURVEYING, INC.  
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431  
TELEPHONE (815) 725-8840 FAX (815) 725-8849

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GLEN ELLYN

**M.A. MORTENSON COMPANY  
GLEN ELLYN PARKING GARAGE**

**535 DUANE ST  
ALTA/NSPS LAND TITLE SURVEY**

ILLINOIS

DRAWN: CSH  
DESIGNED: -  
DATE: 07/02/19  
SCALE: 1" = 20'  
PROJECT NUMBER  
**1950-7005**

| REVISION | BY | DATE |
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SHEET **2**  
OF **2**  
DRAWING NUMBER  
**7005ALTA**

**TOPOGRAPHIC SURVEY**

**Legal Description**

LOTS 3 AND 4 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS 1788-45 DOCUMENT NO. 88055, IN GLEN COUNTY, ILLINOIS, AND LOT 1 (EXCEPT THE SOUTH 10.94 FEET OF THE WEST 212.80 FEET THEREOF AND EXCEPT THE WEST 100.00 FEET THEREOF) IN SUBDIVISION OF LOT 6 IN BLOCK 12 IN ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPLAGE COUNTY, ILLINOIS.

**Legend**

LOT 1 OF BLOCK 12 OF COUNTY CLERK'S 5TH ASSESSMENT DIVISION IN GLEN ELLYN PER DOC. NO. 88055

**Notes**

- The Survey was fielded on January 25, 2018. Topography Survey of an area requested by the Client.
- The horizontal datum is the Illinois State Plane Coordinate System East Zone NAD 83 and the vertical datum is NAVD 83.
- For building restrictions as established by local ordinances not shown hereon, consult your local municipal authorities.
- Do not scale dimensions from this map.
- Call JULLIE at 1-800-892-0123 for field location of all underground utilities prior to any digging or construction.
- Utilities and improvements shown hereon based on visible field structures and utility markings by others.
- Compare all points in field prior to any construction and report any discrepancies to surveyor at once.
- The Surveyed Parcel was performed without the benefit of a current Title Commitment and does not purport to show all easements affecting said Parcel.
- The Surveyed Parcel lies within Zone X (area determined to be outside the 0.2% annual chance floodplain) as graphically depicted on FEMA Flood Insurance Rate Map Number 170400200A, Effective Date December 16, 2004.
- The Surveyed Parcel is also known as P.L.N. 05-11-328-024.

**State of Illinois** ss \_\_\_\_\_  
County of Will ss \_\_\_\_\_  
I, Eric C. Cox, an Illinois Land Surveyor, do hereby certify that the existing conditions shown hereon as a true and correct representation thereof.

**Field Work Completed on February 14, 2019**  
Jared this 14th day of February, 2019

**Eric C. Cox**  
Illinois Professional Land Surveyor No. 035-3004  
Renewed Date November 30, 2020  
B.L.Z. Industrial Surveying, Inc. Professional Design Firm 1840202815

**DLZ INDUSTRIAL SURVEYING, INC.**  
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431  
TELEPHONE (815) 725-8840 FAX (815) 725-8849

**70050**

Design Builder:

**Mortenson**  
M. A. MORTENSON COMPANY  
300 Park Boulevard, Suite 100  
Brea, CA 92613  
Tel: 949.281.8600  
www.mortenson.com



---

Design Consultants:



**WALKER  
CONSULTANTS**

Parking Consultant / Structural Engineer

2695 Greenpoint Parkway, Suite 600  
Northridge, CA 91329  
Tel: 818.877.2540  
www.walkerconsultants.com  
LICENSE NO. 184.000477-0006



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Architect / MEP - FP Engineer

440 North Wirth Street, Suite 320  
Chicago, IL 60654  
Tel: 312.324.5050  
www.shive-hattery.com  
LICENSE NO. 184.000274-04015

---



**ERIKSSON  
ENGINEERING  
ASSOCIATES, LTD.**

Civil Engineering / Landscape Architecture

140 Commerce Drive, Suite A  
Croydon, BC V9C 3S0  
Tel: 604.721.4000  
www.eriksson.ca  
LICENSE NO. 184.000235-0002



**TMC INC.**  
055200681  
052.09.20.01

---



EXPIRATION DATE: 11.30.21



---



**VILLAGE OF GLEN ELYNN  
PUBLIC PARKING GARAGE**

535 Duane Street  
Glen Elynn, IL 60137

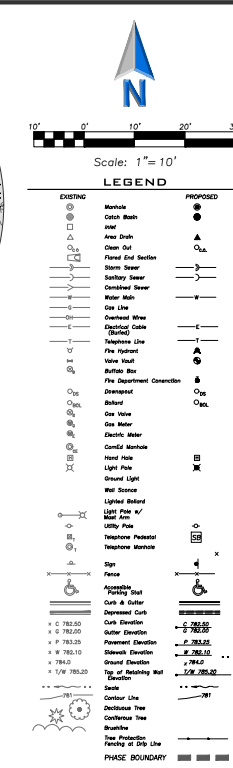
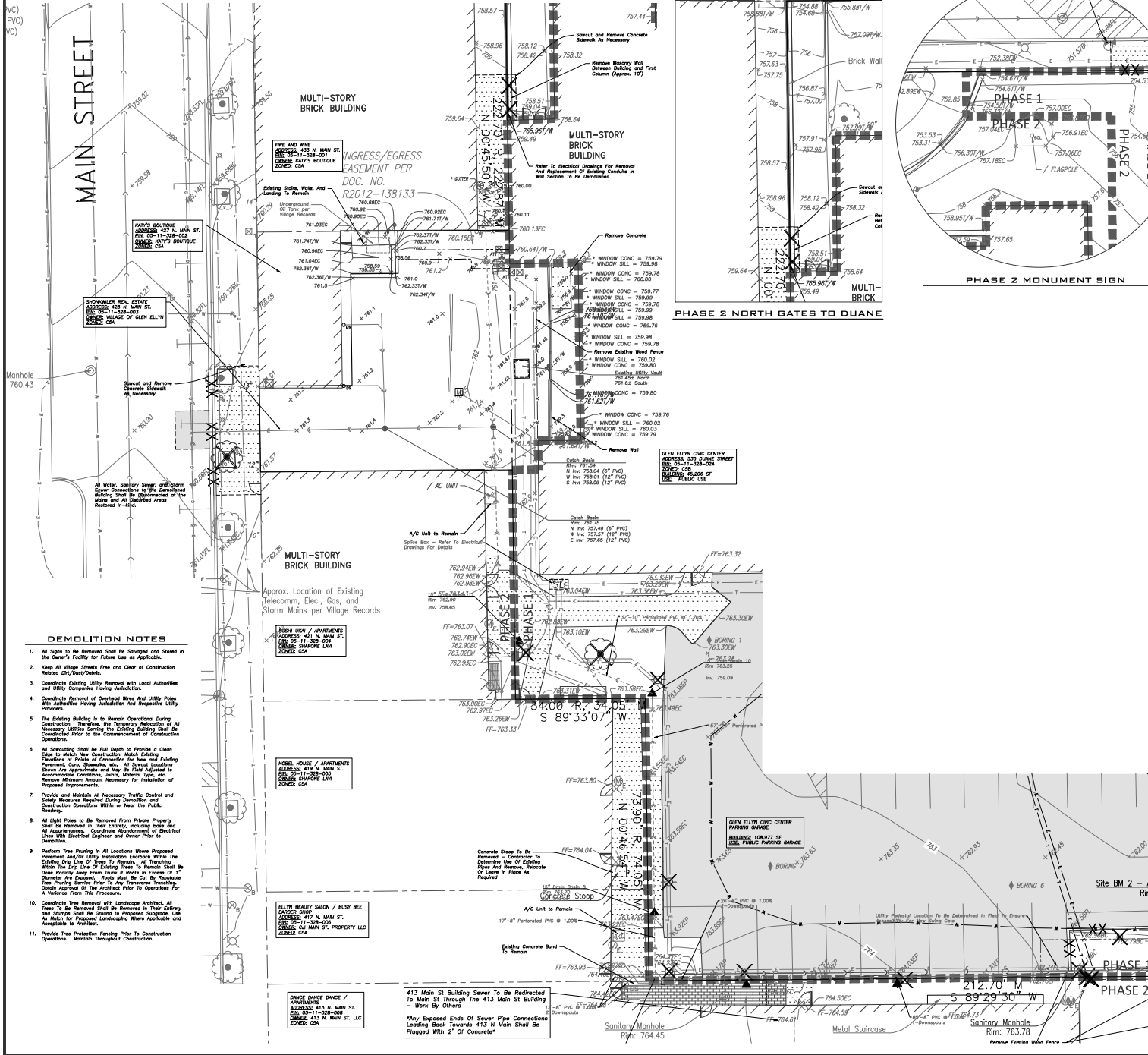
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| MARK                                                                                                                                                              | DATE         | DESCRIPTION                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------|
|                                                                                                                                                                   |              | REVISIONS                   |
|                                                                                                                                                                   | ISSUE        | ZONING PH 2 SUBMITTAL NO. 3 |
|                                                                                                                                                                   | PROJECT NO.  | 11434609                    |
|                                                                                                                                                                   | DESIGNED BY: | SDC                         |
|                                                                                                                                                                   | CHECKED BY:  | 106                         |
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| <p>REVISION TITLE</p> <p><b>TOPOGRAPHIC SURVEY</b></p>                                                                                                            |              |                             |

C-001



(VC)  
(PVC)  
(VC)



**GENERAL NOTES**

- The Location of Existing Underground Utilities, Such as Mechanical, Sewer, Gas Lines, Etc., as Shown on the Plans, has been Determined From the Best Available Information. The Contractor Shall Be Responsible for Verifying the Location, Depth, and Condition of All Utilities Before Construction. However, the Owner and the Engineer do Not Assume Responsibility for the Location, Depth, and Condition of Utilities Shown on the Plans. The Contractor Shall Be Responsible for Verifying the Location, Depth, and Condition of Utilities Shown on the Plans. The Contractor Shall Be Responsible for Verifying the Location, Depth, and Condition of Utilities Shown on the Plans.
- Notify the Engineer Without Delay of Any Obstacles or Conditions That May Affect the Construction of the Project.
- Notify the Owner, Engineer, and the Village of Glen Ellyn of Any Changes or Modifications to the Construction of the Project.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work as Shown Herein Shall Be Restored to Original Condition or Better.
- It is the Contractor's Responsibility to Obtain All Necessary Permits and Approvals from the Village of Glen Ellyn and the State of Illinois.
- The Contractor Shall Be Responsible for Obtaining All Necessary Permits and Approvals from the Village of Glen Ellyn and the State of Illinois.
- The Contractor Shall Be Responsible for Obtaining All Necessary Permits and Approvals from the Village of Glen Ellyn and the State of Illinois.
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- The Contractor Shall Be Responsible for Obtaining All Necessary Permits and Approvals from the Village of Glen Ellyn and the State of Illinois.

Design Builder:  
**Mortenson**  
M. A. MORTENSON COMPANY  
300 Park Boulevard, Suite 100  
Chicago, IL 60604  
(312) 551-8000  
www.mortenson.com

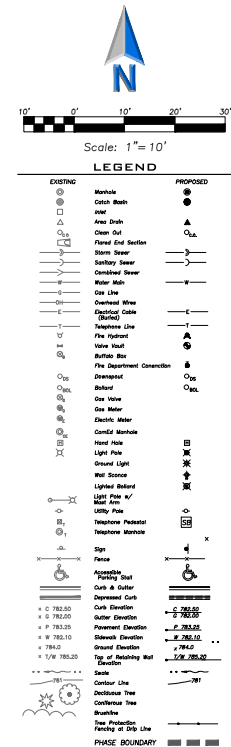
Design Consultants:  
**WALKER CONSULTANTS**  
2600 Greenport Parkway, Suite 600  
Chicago, IL 60604  
(312) 551-2000  
www.walkerconsultants.com  
LICENSE NO. 184-000947-0006

Parking Consultant / Structural Engineer  
**SHIVE-HATTERY**  
ARCHITECTURE+ENGINEERING  
Architect / MEP - FP Engineer  
440 North Wells Street, Suite 320  
Chicago, IL 60610  
(312) 324-5500  
www.shivehattery.com  
LICENSE NO. 184-000214-0015

**ERIKSSON ENGINEERING ASSOCIATES, LTD.**  
Civil Engineering / Landscape Architecture  
140 Commonwealth Drive, Suite A  
Glenview, IL 60025  
(847) 722-2004  
www.eriksson.com  
LICENSE NO. 184-000220-0002

**VILLAGE OF GLEN ELLYN**  
1834  
VILLAGE OF GLEN ELLYN  
PUBLIC PARKING GARAGE  
535 Duane Street  
Glen Ellyn, IL 60137

12/29/2020 ZONING PH 2 SUBMITTAL NO. 3  
11/02/2020 ZONING PH 2 SUBMITTAL NO. 3  
11/02/2020 ZONING PH 2 SUBMITTAL NO. 3  
MARK DATE DESCRIPTION  
REVISIONS  
ISSUE 20200403 SUBMITTAL NO. 3  
REVISION DATE: 12/29/2020  
PROJECT NO: 31446020  
DRAWN BY: TDS  
CHECKED BY: BDC  
COMMENTS: ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION FROM WALKER CONSULTANTS.  
SHEET TITLE  
SITE DEMOLITION PLAN  
C-100



| SITE AREA TABULATION                     |               |                          |                                 |
|------------------------------------------|---------------|--------------------------|---------------------------------|
| PROPERTY                                 | PIN           | SITE DISTURBANCE<br>(SF) | NET NEW IMPERVIOUS<br>AREA (SF) |
| Glenn Elvin Civic<br>Center 53.5 Durane  | 05-11-328-024 | 46,200                   | 2,214                           |
| Fire and Wine<br>433 N Main St           | 05-11-328-001 | 331                      | 0                               |
| Katy's Boutique<br>427 N Main St         | 05-11-328-002 | 76                       | 0                               |
| Main Street Plaza<br>423 N Main St       | 05-11-328-003 | 3,025                    | 335                             |
| Suzuki Ukai<br>421 N Main St             | 05-11-328-004 | 400                      | -87                             |
| Nashville House<br>419 N Main St         | 05-11-328-005 | 451                      | -451                            |
| Dlyn Beauty<br>417 N Main St             | 05-11-328-006 | 237                      | -208                            |
| Dance, Dance, Dance<br>413 N Main Street | 05-11-328-008 | 784                      | 506                             |
| First United Methodist<br>Church         | 05-11-328-025 | 1,050                    | 0                               |
| <b>TOTAL</b>                             |               | <b>50,235</b>            | <b>2,311</b>                    |

### GENERAL NOTES

- [illegible]

Design Builder:



**Mortenson**  
M. A. MORTENSON COMPANY

300 Park Boulevard, Suite 100  
Rosca, IL 60143  
Tel 847.381.8800  
[www.mortenson.com](http://www.mortenson.com)

Design Consultants:

 **WALKER**  
CONSULTANTS

Parking Consultant / Structural Engineer

2895 Greenspoint Parkway, Suite 600  
Hoffman Estates IL 60169  
Tel. 847.597.2640  
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[www.shive-hattery.com](http://www.shive-hattery.com)  
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Civil Engineering / Landscape Architecture

145 Commerce Drive, Suite A  
Graylake, IL 60030  
Tel 847.223.4804  
www.eea-llc.com

LICENSE NO. 184.003220-0002

VILLAGE OF GLEN ELLYN  
PUBLIC PARKING GARAGE535 Duane Street  
Glen Ellyn, IL 60137[illegible]TABLE 1  
TOWNSHIP BY 3 SUBSETTAL NO. 3

|             |                             |
|-------------|-----------------------------|
| ISSUE:      | ZONING PH 2 SUBMITTAL NO. 3 |
| ISSUE DATE: | 12/09/2020                  |

|             |            |
|-------------|------------|
| PROJECT NO: | 31-8445.00 |
|-------------|------------|

|           |            |
|-----------|------------|
| DRAWN BY: | TDB        |
| DATE:     | 03/03/2011 |

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FINAL PLANNED UNIT

DEVELOPMENT PLAN - PHASE 2

\_\_\_\_\_

---

C-200

C-200



|  |                                                                                                                                 |
|--|---------------------------------------------------------------------------------------------------------------------------------|
|  | Asphalt Pavement Section in Right-of-Way Main Existing Flow Direction or Restore per State Roadway Paving Requirements          |
|  | Concrete Driveway Section<br>B* Portland Cement Concrete<br>Type IMA Reinforcement<br>B* Aggregate Base Course, Type B, Crushed |
|  | Concrete Paving Section<br>B* Portland Cement Concrete<br>Type IMA Reinforcement<br>B* Aggregate Base Course, Type B, Crushed   |
|  | Concrete Sidewalk Section<br>B* Portland Cement Concrete<br>Type IMA Reinforcement<br>B* Aggregate Base Course, Type B, Crushed |
|  | Permeable Paver Section<br>Refer to Section Details                                                                             |
|  | Brick Paver Sidewalk Section<br>Refer to Section Details                                                                        |
|  | Gravel Section<br>B* Aggregate DOT CA-7 Gradation                                                                               |

Stormwater Overlaid Flow Path

| PROPERTY                                 | PIN           | SITE DISTURBANCE<br>(SF) | NET NEW IMPERVIOUS<br>AREA (SF) |
|------------------------------------------|---------------|--------------------------|---------------------------------|
| Glen Ellyn Civic<br>Center 535 Duane     | 05-11-328-024 | 46,200                   | 2,214                           |
| Fire and Wine<br>433 N Main St           | 05-11-328-001 | 331                      | 0                               |
| Katy's Boutique<br>427 N Main St         | 05-11-328-002 | 76                       | 0                               |
| Main Street Plaza<br>423 N Main St       | 05-11-328-003 | 3,025                    | 335                             |
| Sushi Umi<br>417 N Main St               | 05-11-328-004 | 400                      | -87                             |
| Nobel House<br>419 N Main St             | 05-11-328-005 | 451                      | -451                            |
| Elyn Beauty<br>417 N Main St             | 05-11-328-006 | 237                      | -208                            |
| Dance, Dance, Dance<br>413 N Main Street | 05-11-328-008 | 784                      | 508                             |
| First United Methodist<br>Church         | 05-11-328-025 | 1050                     | 0                               |
| TOTAL                                    |               | 50,235                   | 2,311                           |

- Gross Site Area = 77,662.52 Sq. Ft. (1.78 AC)
- Common Open Space = 6,370.50 Sq. Ft.
- Total Area of Impervious Surfaces (Paving) = 10,837.50 Sq. Ft.
- Total Gross Floor Area of Existing Buildings (Office) = 45,256.50 Sq. Ft.
- Area Ratio: Floor to Land = 154.83/77,662.52 = 1.99
- PID Lot 1 Area (Zone C50) = 74,524.54 Sq. Ft. (1.71 AC)
- PID Phase 1 Area = 46,800.50 Sq. Ft. (1.07 AC)
- PID Phase 2 Area = 11,509.24 Sq. Ft.
- **Paving - New Streets On Site**
  - Parking Structures: 277 Spaces
  - North Surface Lot: 10 Spaces
  - Paving - Land Surface Lot: 10 Spaces
  - Existing Surface Lot: 75 Spaces
  - Paving -**Net** Parking Space On Site:
    - City Center Parking: 212 Spaces
- **Parking-On-Street**
  - Existing Spaces On-Street Due To Project (Note Count is Same Under
  - Existing Conditions and Future Street Conditions): 1 Stall
- **Land Surface Lot**
  - Existing Spaces On-Street Due To Project (Note Count is Same Under
  - Existing Conditions and Future Street Conditions): 2 Spaces
- **Parking -City Center**
  - City Center Parking On-Street:
  - Net Total Existing Spaces On-Street Due To City Center Parking Due To Project: 209 Spaces
- **Net Total Existing Parking Spaces Required per Section 10-17-17.03**

1. All Dimensions Contained Herein Reference Book of Civil, Civil & Highway Map, City of Chicago, Department of Streets and Sanitation, Department of Public Works, Department of Planning and Development, Department of Transportation and Infrastructure and Outside Office of Building Foundation, University of Chicago, and Chicago Police Department.
2. All Permitted Driveway Shall Be 4" Wide Yellow Paint Pavement. All Cross Street Striping Shall Be 45° At 1'-0" Center.
3. All Accessible Parking Space (20'-0") Must Be Placed at the Center of the Space and Within 5'-0" of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Signs and Traffic Signs.
6. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-1/8" H, 11 Gauge Steel, Embedded 42" Minimum into Ground.

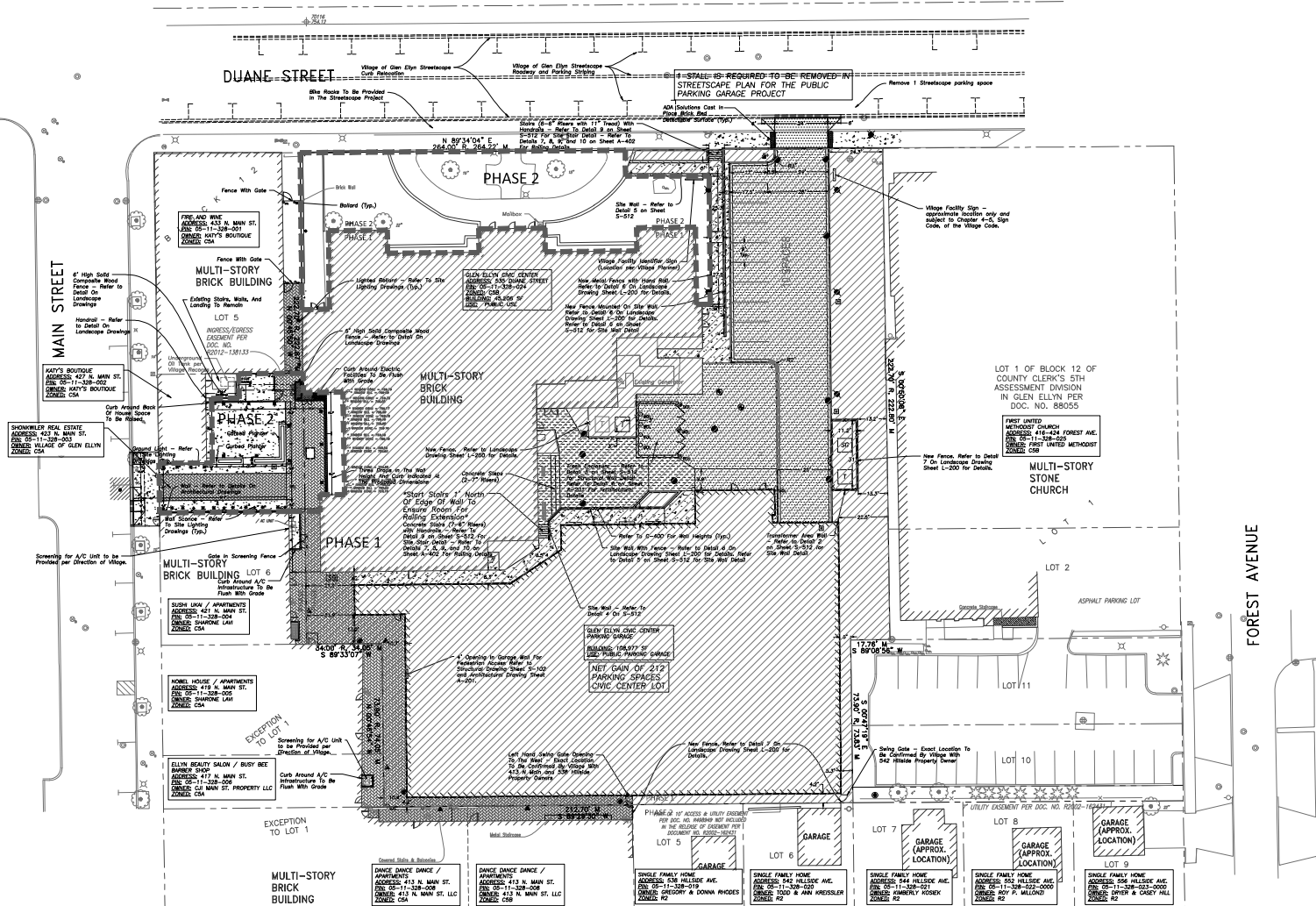
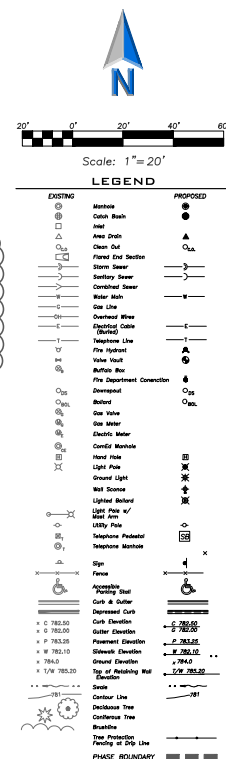


## PHASING LEGEND

PHASE 1  
No Changes From  
C-201 and C-  
11/14/2019 As  
Ordinance 6753

PHASE 2  
Amended As Sh

PHASE 3  
Amended As Sh

[illegible]

  
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VILLAGE OF GLEN ELLYN  
PUBLIC PARKING GARAGE

535 Duane Street  
Glen Ellyn, IL 60137

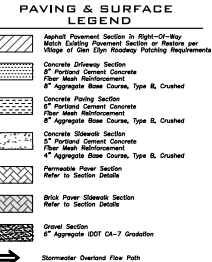
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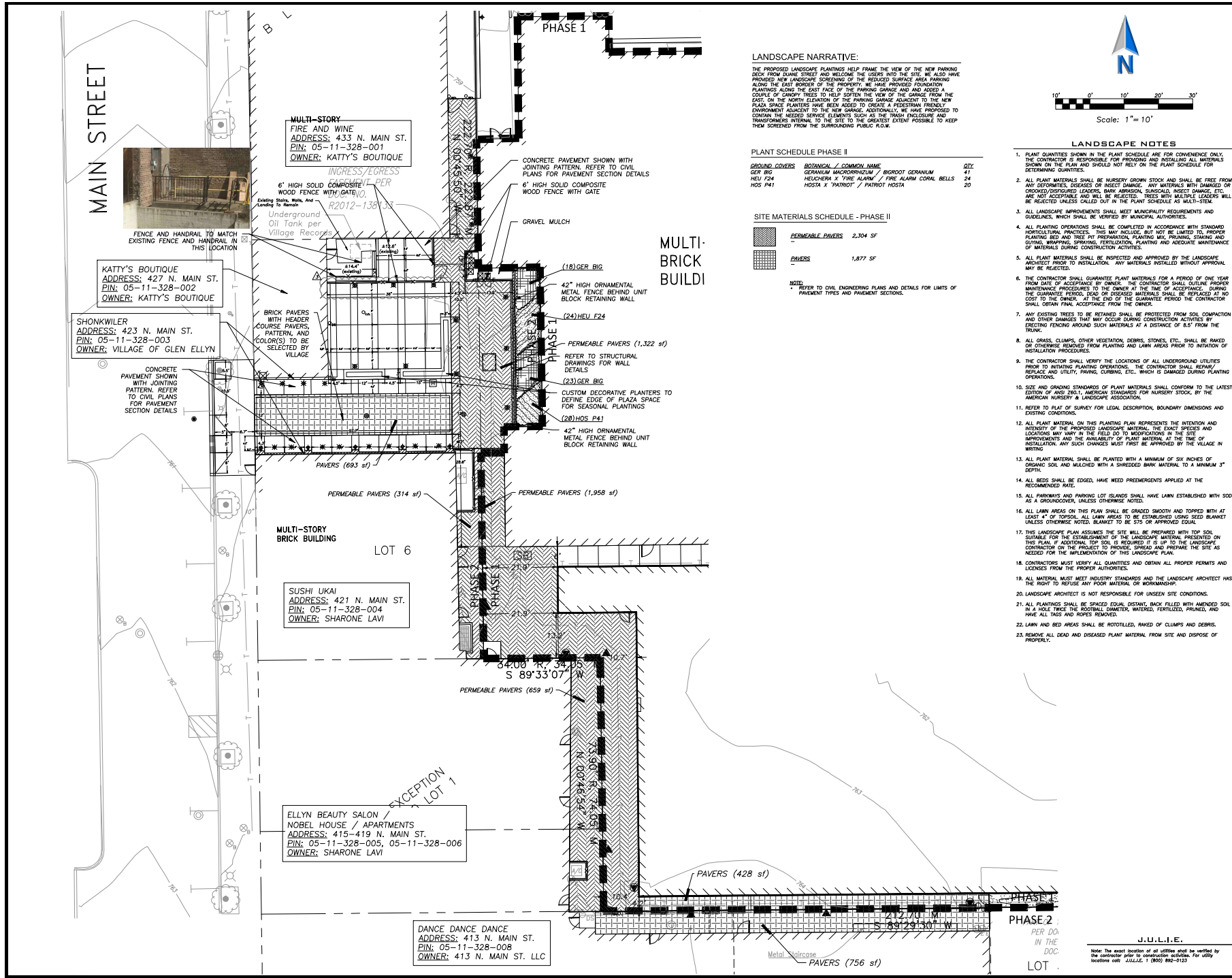
SHEET TITLE:  
GLEN ELLYN CMC CENTER  
CAMPUS AMENDED  
PRELIMINARY PLANNED UNIT  
DEVELOPMENT PLAN

C-201





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**Design Builder:**

**Mortenson**  
M. A. MORTENSON COMPANY  
300 Park Boulevard Suite 100  
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Tel: 630.891.8000  
www.mortenson.com

**Design Consultants:**

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**VILLAGE OF GLEN ELLYN**  
1834  
535 Duane Street  
Glen Ellyn, IL 60137

**VILLAGE OF GLEN ELLYN PUBLIC PARKING GARAGE**

| MARK | DATE       | REVISION                                                                                                                                               |
|------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| A    | 11/09/2020 | ISSUE                                                                                                                                                  |
|      | 11/09/2020 | ISSUE DATE: 12/09/2020                                                                                                                                 |
|      | 11/09/2020 | PROJECT NO.: 31-846-80                                                                                                                                 |
|      | 11/09/2020 | DRAWN BY: 893                                                                                                                                          |
|      | 11/09/2020 | CHECKED BY: 893                                                                                                                                        |
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|      | 11/09/2020 | SHEET TITLE: LANDSCAPE PLAN                                                                                                                            |

**L-100**

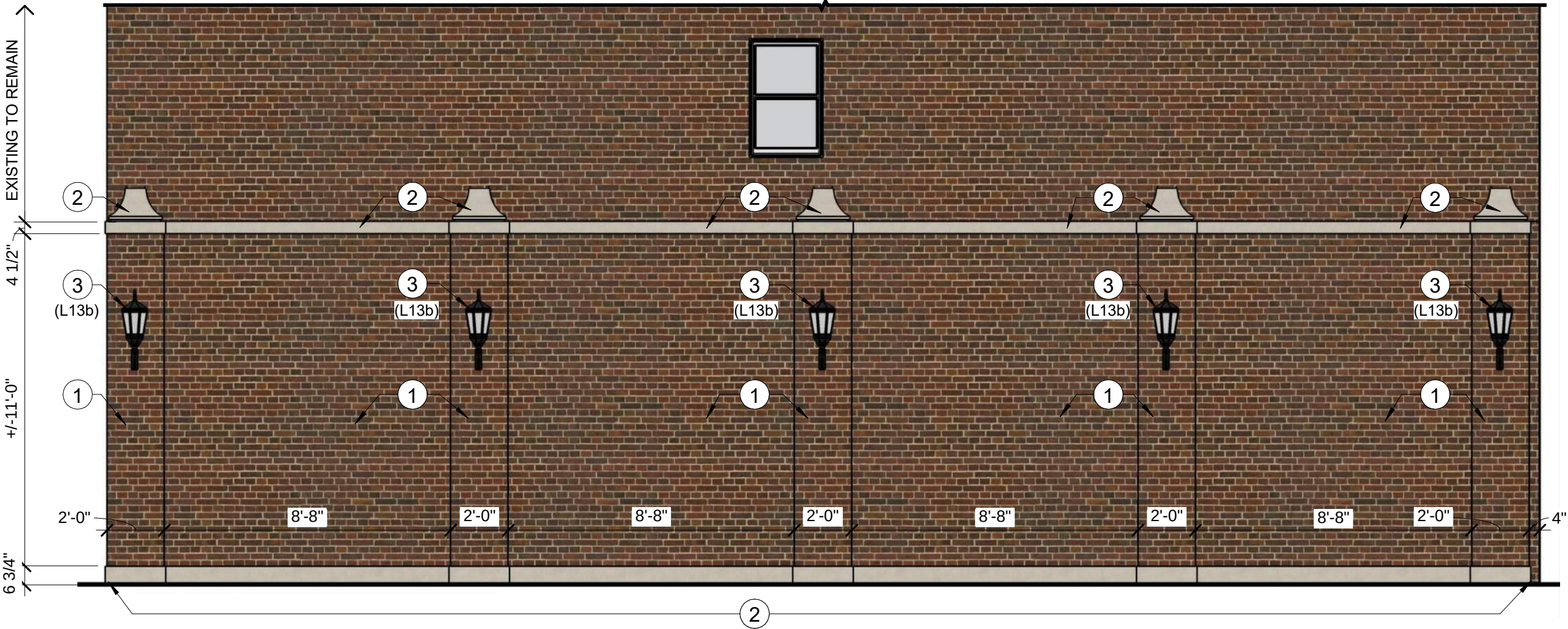


OPTION 1



GLEN ELLYN PLAZA DESIGN  
425 N. MAIN ST, GLEN ELLYN, IL | OCTOBER 22, 2020





COURTYARD ELEVATION - VIEWING SOUTH

MATERIALS LEGEND

| MATERIAL                     | COLOR                                                  | MATERIAL SPEC | PURPOSE                                                        |
|------------------------------|--------------------------------------------------------|---------------|----------------------------------------------------------------|
| BRICK - RUNNING BOND PATTERN | RED/ BLACK BLEND TO MATCH EXISTING ADJACENT WALL BLEND | ①             | TYPICAL BRICK FACADE MATERIAL                                  |
| CAST STONE                   | MATCH INDIANA BUFF LIMESTONE ON ADJACENT WALL          | ②             | TYPICAL "STONE" FACADE MATERIAL                                |
| METAL LIGHT FIXTURE          | BLACK PAINTED                                          | ③ (L#)        | TYPICAL WALL-MOUNTED LIGHT FIXTURE FINISH - SEE LIGHTING SCOPE |
| METAL LIGHT FIXTURE          | STAINLESS STEEL                                        | ④ (L#)        | TYPICAL AT-GRADE LIGHT FIXTURE FINISH - SEE LIGHTING SCOPE     |
| TO BE DETERMINED             | TO BE DETERMINED                                       | ⑤             | WALL MURAL / ART INSTALLATION                                  |

GLEN ELLYN PARKING RAMP

VILLAGE OF GLEN ELLYN  
535 DUANE STREET  
GLEN ELLYN, ILLINOIS 60137

| DATE       | SCALE    | N.T.S.            | FIELD BOOK |
|------------|----------|-------------------|------------|
| 11/09/2020 | JN / MG  | VP                | VP         |
| DRAWN      | APPROVED | REFERENCE DRAWING | A-203      |

PROJECT NO.  
7182780

ISSUED FOR  
ZONING PH 2  
SUBMITTAL NO. 1

A-203

**SHIVE-HATTERY**  
ARCHITECTURE + ENGINEERING  
440 North Wells Street, Suite 320 | Chicago, Illinois 60654  
312.324.5500 | www.shive-hattery.com  
Iowa | Illinois | Indiana Illinois Firm Number: 184-000214



# Outdoor Dining and Pedway Rendering



*Concept idea, some elements shown are a private property expense*

5



Mortenson

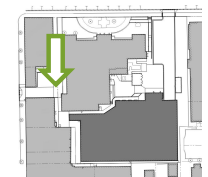


WALKER SHIVEHATTERY  
CONSULTANTS ARCHITECTURE+ENGINEERING





# Outdoor Dining and Pedway Rendering



*Concept idea, some elements shown are a private property expense*



# Outdoor Dining and Pedway Rendering



*Concept idea, some elements shown are a private property expense*

7



Mortenson



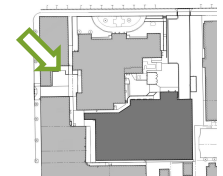
WALKER  
CONSULTANTS

SHIVEHATTERY  
ARCHITECTURE + ENGINEERING





# Outdoor Dining and Pedway Rendering



*Concept idea, some elements shown are a private property expense*

SHONKWILER REAL ESTATE  
ADDRESS: 423 N. MAIN ST.  
PIN: 05-11-328-003  
OWNER: VILLAGE OF GLEN ELLYN  
ZONED: C5A

KATY'S BOUTIQUE  
ADDRESS: 427 N. MAIN ST.  
PIN: 05-11-328-002  
OWNER: KATY'S BOUTIQUE  
ZONED: C5A

| Luminaire Schedule |                                |     |       |            |             |
|--------------------|--------------------------------|-----|-------|------------|-------------|
| Tag                | Label                          | Qty | ILF   | Lum. Watts | Lum. Lumens |
| L14                | PDX4_9LED_WHT41K_MVOLT_FLIC_MP | 12  | 0.900 | 10.58      | 554         |
| L15                | DSXB_LED_12C_700_30K_ASY (1)   | 2   | 0.900 | 31         | 2173        |
| L13b               | S640LEDH-1L40T5-MDL04-CSA      | 8   | 0.900 | 24.8       | 3120        |
| L15ct              | L15ct-DSXB_LED_16C_700_30K_SY  | 10  | 0.900 | 39         | 2801        |

| Calculation Summary |             |       |      |      |     |
|---------------------|-------------|-------|------|------|-----|
| Label               | CalcType    | Units | Avg  | Max  | Min |
| Alleyway 1          | Illuminance | Fc    | 6.40 | 16.9 | 1.7 |
| Alleyway 2          | Illuminance | Fc    | 4.24 | 39.5 | 0.8 |
| Courtyard           | Illuminance | Fc    | 9.14 | 38.4 | 0.0 |
| Front Sidewalk      | Illuminance | Fc    | 1.57 | 6.0  | 0.2 |

SUSHI UKAI / APARTMENTS  
ADDRESS: 421 N. MAIN ST.  
PIN: 05-11-328-004  
OWNER: SHARONE LAVI  
ZONED: C5A

LOT 6

SB



1 ELECTRICAL PHOTOMETRICS COURTYARD AND ALLEYWAY 1  
1/4" = 1'-0"

Design Builder:

**Mortenson**  
M. A. MORTENSON COMPANY  
300 Park Boulevard, Suite 100  
Evanston, IL 60119  
Tel: 847.887.8000  
www.mortenson.com

Design Consultants:

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145 Commons Drive, Suite A  
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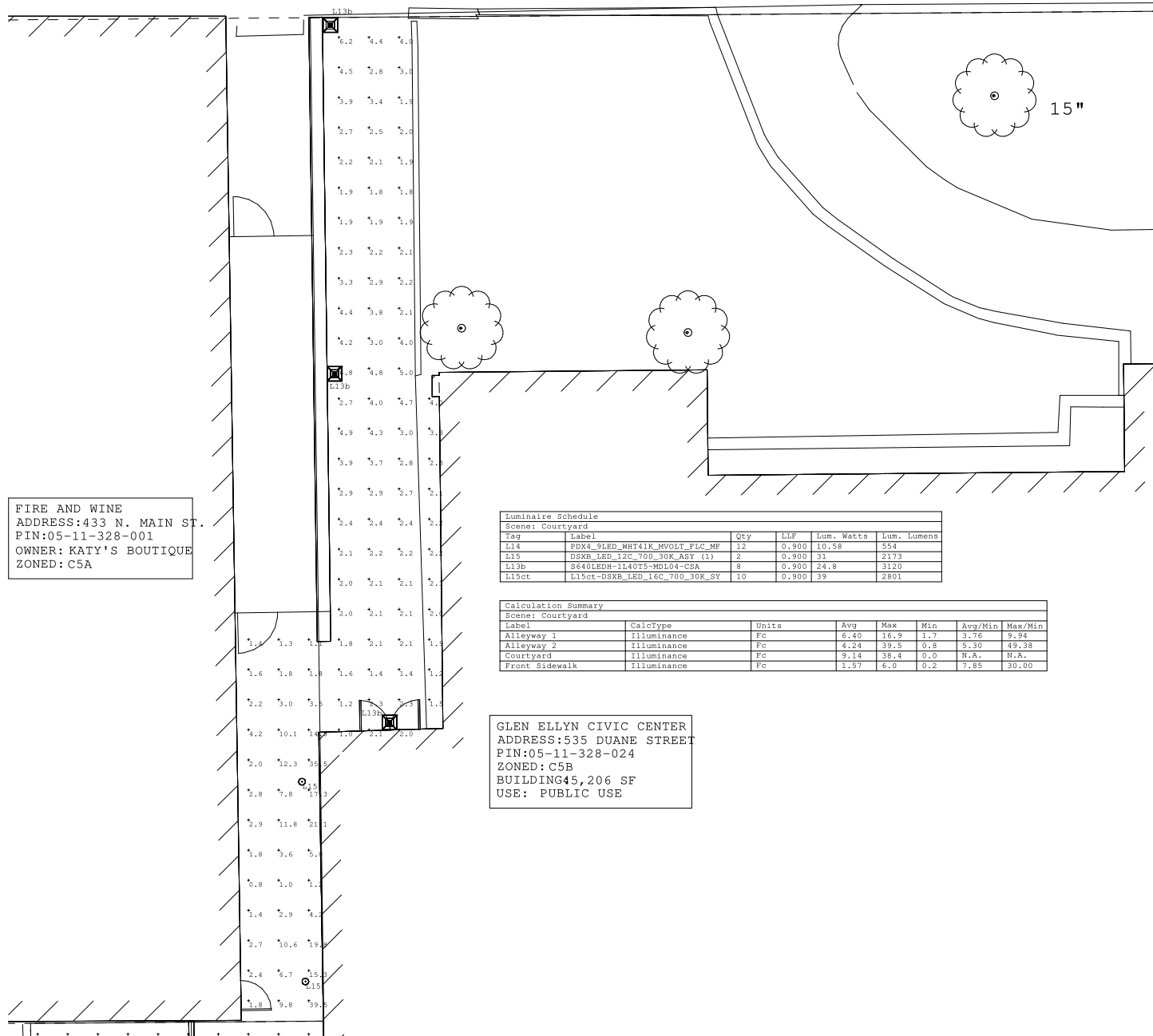
**VILLAGE OF GLEN ELLYN**  
PUBLIC PARKING GARAGE  
535 Duane Street  
Glen Ellyn, IL 60137

ISSUE: ZONING PH 2 SUBMITTAL NO. 2  
ISSUE DATE: 11/09/2020  
PROJECT NO: 31-00848J0  
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SHEET TITLE:  
ELECTRICAL COURTYARD  
PHOTOMETRICS

EP01A





| Luminaire Schedule |                                |     |       |            |             |
|--------------------|--------------------------------|-----|-------|------------|-------------|
| Scene: Courtyard   |                                |     |       |            |             |
| Tag                | Label                          | Qty | LLF   | Lum. Watts | Lum. Lumens |
| L14                | PDX4 9LED_WHT41K_MVOLT_FL_C_MF | 12  | 0.900 | 10.58      | 554         |
| L15                | DSXB_LED_12C_700_30K_ASH (1)   | 2   | 0.900 | 31         | 2173        |
| L13b               | S640LEDH-114075-MDL04-C5A      | 8   | 0.900 | 24.8       | 3120        |
| L13ct              | L15ct-DSXB_LED_16C_700_30K_SY  | 10  | 0.900 | 39         | 2801        |

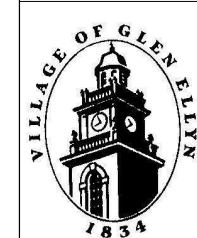
| Calculation Summary |             |       |      |      |     |         |         |
|---------------------|-------------|-------|------|------|-----|---------|---------|
| Scene: Courtyard    |             |       |      |      |     |         |         |
| Label               | CalcType    | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
| Alleyway 1          | Illuminance | Fc    | 6.40 | 16.9 | 1.7 | 3.76    | 9.94    |
| Alleyway 2          | Illuminance | Fc    | 4.24 | 39.5 | 0.8 | 5.30    | 49.38   |
| Courtyard           | Illuminance | Fc    | 9.14 | 38.4 | 0.0 | N.A.    | N.A.    |
| Front Sidewalk      | Illuminance | Fc    | 1.57 | 6.0  | 0.2 | 7.85    | 30.00   |

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VILLAGE OF GLEN ELLYN  
 PUBLIC PARKING GARAGE

535 Duane Street  
 Glen Ellyn, IL 60137

| NO. | DATE       | DESCRIPTION                |
|-----|------------|----------------------------|
| 1   | 11/25/2020 | ZONING P&E SUBMITTAL NO. 2 |
| 2   | 11/25/2020 | ZONING P&E SUBMITTAL NO. 2 |
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ISSUE: ZONING P&E 2 SUBMITTAL NO. 2  
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SHEET TITLE  
 ELECTRICAL COURTYARD  
 PHOTOMETRICS

EP01B



# D-Series LED Bollard



d<sup>series</sup>

## Specifications

**Diameter:** 8" Round  
(20.3 cm)

**Height:** 42"  
(106.7 cm)

**Weight (max):** 27 lbs  
(12.25 kg)



Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

## Ordering Information

**EXAMPLE:** DSXB LED 16C 700 40K SYM MVOLT DDBXD

| DSXB LED        |                                 |                           |                                                      |                                    |                           |                                                                                                               |                                                                     |                                         |
|-----------------|---------------------------------|---------------------------|------------------------------------------------------|------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------|
| Series          | LEDs                            | Drive current             | Color temperature                                    | Distribution                       | Voltage                   | Control options                                                                                               | Other options                                                       | Finish <i>(required)</i>                |
| <b>DSXB LED</b> | <b>Asymmetric</b>               | 350 350 mA                | <b>30K</b> 3000 K                                    | <b>ASY</b> Asymmetric <sup>1</sup> | <b>MVOLT</b> <sup>5</sup> | <b>Shipped installed</b>                                                                                      | <b>Shipped installed</b>                                            | <b>DWHXD</b> White                      |
|                 | <b>12C</b> 12 LEDs <sup>1</sup> | 450 450 mA <sup>3,4</sup> | <b>40K</b> 4000 K                                    | <b>SYM</b> Symmetric <sup>2</sup>  | <b>120</b> <sup>3</sup>   | <b>PE</b> Photoelectric cell, button type                                                                     | <b>SF</b> Single fuse (120, 277, 347V) <sup>4,7</sup>               | <b>DNAXD</b> Natural aluminum           |
|                 |                                 | 530 530 mA                | <b>50K</b> 5000 K                                    |                                    | <b>208</b> <sup>3</sup>   |                                                                                                               | <b>DF</b> Double fuse (208, 240V) <sup>4,7</sup>                    | <b>DDBXD</b> Dark bronze                |
|                 | <b>Symmetric</b>                | <b>700</b> 700 mA         | <b>AMBPC</b> Amber phosphor converted                |                                    | <b>240</b> <sup>3</sup>   | <b>DMG</b> 00-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) | <b>H24</b> 24" overall height                                       | <b>DBLXD</b> Black                      |
|                 | <b>16C</b> 16 LEDs <sup>2</sup> |                           | <b>AMBLW</b> Amber limited wavelength <sup>3,4</sup> |                                    | <b>277</b> <sup>3</sup>   |                                                                                                               | <b>H30</b> 30" overall height                                       | <b>DDBTXD</b> Textured dark bronze      |
|                 |                                 |                           |                                                      |                                    | <b>347</b> <sup>4</sup>   |                                                                                                               | <b>H36</b> 36" overall height                                       | <b>DBLBXD</b> Textured black            |
|                 |                                 |                           |                                                      |                                    |                           | <b>ELCW</b> Emergency battery backup <sup>6</sup>                                                             | <b>FG</b> Ground-fault festoon outlet                               | <b>DNATXD</b> Textured natural aluminum |
|                 |                                 |                           |                                                      |                                    |                           |                                                                                                               | <b>L/AB</b> Without anchor bolts                                    | <b>DWHGXD</b> Textured white            |
|                 |                                 |                           |                                                      |                                    |                           |                                                                                                               | <b>L/AB4</b> 4-bolt retrofit base without anchor bolts <sup>8</sup> |                                         |

## Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB<sup>8</sup>

## NOTES

- Only available in the 12C, ASY version.
- Only available in the 16C, SYM version.
- Only available with 450 AMBLW version.
- Not available with ELCW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- MRAB U not available with L/AB4 option.

## Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

| Light Engines        | Drive Current | System Watts | 3000 K |     |   |   |   | 4000 K |     |   |   |   | 5000 K |     |   |   |   | Limited Wavelength Amber |     |   |   |   |
|----------------------|---------------|--------------|--------|-----|---|---|---|--------|-----|---|---|---|--------|-----|---|---|---|--------------------------|-----|---|---|---|
|                      |               |              | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G | Lumens                   | LPW | B | U | G |
| Asymmetric (12 LEDs) | 350           | 16           | 1,194  | 75  | 1 | 0 | 1 | 1,283  | 80  | 1 | 0 | 1 | 1,291  | 81  | 1 | 0 | 1 |                          |     |   |   |   |
|                      | 530           | 22           | 1,719  | 78  | 1 | 0 | 1 | 1,847  | 84  | 1 | 0 | 1 | 1,859  | 85  | 1 | 0 | 1 |                          |     |   |   |   |
|                      | 700           | 31           | 2,173  | 70  | 1 | 0 | 1 | 2,335  | 75  | 1 | 0 | 1 | 2,349  | 76  | 1 | 0 | 1 |                          |     |   |   |   |
|                      | Amber 450     | 16           |        |     |   |   |   |        |     |   |   |   |        |     |   |   |   | 348                      | 22  | 1 | 0 | 1 |
| Symmetric (16 LEDs)  | 350           | 20           | 1,558  | 78  | 1 | 0 | 0 | 1,674  | 84  | 1 | 0 | 0 | 1,685  | 84  | 1 | 0 | 0 |                          |     |   |   |   |
|                      | 530           | 28           | 2,232  | 80  | 2 | 0 | 1 | 2,397  | 86  | 2 | 0 | 1 | 2,412  | 86  | 2 | 0 | 1 |                          |     |   |   |   |
|                      | 700           | 39           | 2,802  | 72  | 2 | 0 | 1 | 3,009  | 77  | 2 | 0 | 1 | 3,028  | 78  | 2 | 0 | 1 |                          |     |   |   |   |
|                      | Amber 450     | 20           |        |     |   |   |   |        |     |   |   |   |        |     |   |   |   | 419                      | 21  | 1 | 0 | 1 |

**Note:** Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

## Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours          | 0    | 25,000 | 50,000 | 100,000 |
|--------------------------|------|--------|--------|---------|
| Lumen Maintenance Factor | 1.00 | 0.98   | 0.97   | 0.95    |

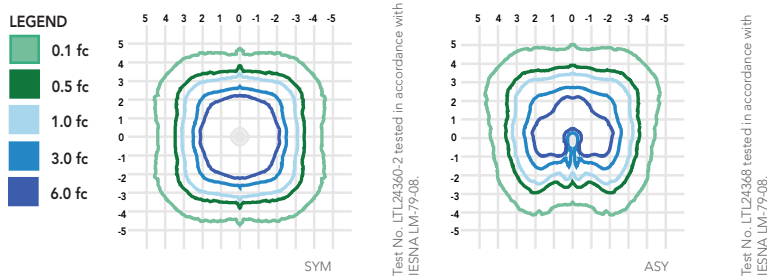
## Electrical Load

| Light Engines | Drive Current (mA) | System Watts | Current (A) |       |       |       |       |
|---------------|--------------------|--------------|-------------|-------|-------|-------|-------|
|               |                    |              | 120         | 208   | 240   | 277   | 347   |
| 12C           | 350                | 16W          | 0.158       | 0.118 | 0.114 | 0.109 | 0.105 |
|               | 530                | 22W          | 0.217       | 0.146 | 0.136 | 0.128 | 0.118 |
|               | 700                | 31W          | 0.296       | 0.185 | 0.168 | 0.153 | 0.139 |
|               | Amber 450          | 16W          | 0.161       | 0.120 | 0.115 | 0.110 | 0.106 |
| 16C           | 350                | 20W          | 0.197       | 0.137 | 0.128 | 0.121 | 0.114 |
|               | 530                | 28W          | 0.282       | 0.178 | 0.162 | 0.148 | 0.135 |
|               | 700                | 39W          | 0.385       | 0.231 | 0.207 | 0.185 | 0.163 |
|               | Amber 450          | 20W          | 0.199       | 0.139 | 0.130 | 0.123 | 0.116 |

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Bollard homepage](#).

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

### CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

### FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

### ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

### WARRANTY

Five-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



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DSXB-LED  
Rev. 10/30/18



# D-Series LED Bollard



d-series

## Specifications

**Diameter:** 8" Round  
(20.3 cm)

**Height:** 42"  
(106.7 cm)

**Weight (max):** 27 lbs  
(12.25 kg)



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## Ordering Information

**EXAMPLE:** DSXB LED 16C 700 40K SYM MVOLT DDBXD

| DSXB LED        |                                               |                                                                            |                                                                                                                                                |                                                                  |                                                                                                                               |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                       |
|-----------------|-----------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Series          | LEDs                                          | Drive current                                                              | Color temperature                                                                                                                              | Distribution                                                     | Voltage                                                                                                                       | Control options                                                                                                                                                                                                                             | Other options                                                                                                                                                                                                                                                                                                                                                                                | Finish (required)                                                                                                                                                                                     |
| <b>DSXB LED</b> | <b>Asymmetric</b><br>12C 12 LEDs <sup>1</sup> | 350 350 mA<br>450 450 mA <sup>3,4</sup><br>530 530 mA<br><b>700</b> 700 mA | <b>30K</b> 3000 K<br><b>40K</b> 4000 K<br><b>50K</b> 5000 K<br>AMBPC Amber phosphor converted<br>AMBLW Amber limited wavelength <sup>3,4</sup> | ASY Asymmetric <sup>1</sup><br><b>SYM</b> Symmetric <sup>2</sup> | MVOLT <sup>5</sup><br><b>120</b> <sup>3</sup><br>208 <sup>5</sup><br>240 <sup>5</sup><br>277 <sup>5</sup><br>347 <sup>4</sup> | <b>Shipped installed</b><br><b>PE</b> Photoelectric cell, button type<br><b>DMG</b> 00-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)<br><b>ELCW</b> Emergency battery backup <sup>6</sup> | <b>Shipped installed</b><br><b>SF</b> Single fuse (120, 277, 347V) <sup>4,7</sup><br><b>DF</b> Double fuse (208, 240V) <sup>4,7</sup><br><b>H24</b> 24" overall height<br><b>H30</b> 30" overall height<br><b>H36</b> 36" overall height<br><b>FG</b> Ground-fault festoon outlet<br><b>L/AB</b> Without anchor bolts<br><b>L/AB4</b> 4-bolt retrofit base without anchor bolts <sup>8</sup> | DWHXD White<br>DNAXD Natural aluminum<br>DDBXD Dark bronze<br><b>DBLXD</b> Black<br>DDBTXD Textured dark bronze<br>DBLBXD Textured black<br>DNATXD Textured natural aluminum<br>DWHGXD Textured white |

## Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB<sup>8</sup>

## NOTES

- Only available in the 12C, ASY version.
- Only available in the 16C, SYM version.
- Only available with 450 AMBLW version.
- Not available with ELCW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- MRAB U not available with L/AB4 option.



## Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

| Light Engines           | Drive Current | System Watts | 3000 K |     |   |   |   | 4000 K |     |   |   |   | 5000 K |     |   |   |   | Limited Wavelength Amber |     |   |   |   |
|-------------------------|---------------|--------------|--------|-----|---|---|---|--------|-----|---|---|---|--------|-----|---|---|---|--------------------------|-----|---|---|---|
|                         |               |              | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G | Lumens | LPW | B | U | G | Lumens                   | LPW | B | U | G |
| Asymmetric<br>(12 LEDs) | 350           | 16           | 1,194  | 75  | 1 | 0 | 1 | 1,283  | 80  | 1 | 0 | 1 | 1,291  | 81  | 1 | 0 | 1 |                          |     |   |   |   |
|                         | 530           | 22           | 1,719  | 78  | 1 | 0 | 1 | 1,847  | 84  | 1 | 0 | 1 | 1,859  | 85  | 1 | 0 | 1 |                          |     |   |   |   |
|                         | 700           | 31           | 2,173  | 70  | 1 | 0 | 1 | 2,335  | 75  | 1 | 0 | 1 | 2,349  | 76  | 1 | 0 | 1 |                          |     |   |   |   |
|                         | Amber 450     | 16           |        |     |   |   |   |        |     |   |   |   |        |     |   |   |   | 348                      | 22  | 1 | 0 | 1 |
| Symmetric<br>(16 LEDs)  | 350           | 20           | 1,558  | 78  | 1 | 0 | 0 | 1,674  | 84  | 1 | 0 | 0 | 1,685  | 84  | 1 | 0 | 0 |                          |     |   |   |   |
|                         | 530           | 28           | 2,232  | 80  | 2 | 0 | 1 | 2,397  | 86  | 2 | 0 | 1 | 2,412  | 86  | 2 | 0 | 1 |                          |     |   |   |   |
|                         | 700           | 39           | 2,802  | 72  | 2 | 0 | 1 | 3,009  | 77  | 2 | 0 | 1 | 3,028  | 78  | 2 | 0 | 1 |                          |     |   |   |   |
|                         | Amber 450     | 20           |        |     |   |   |   |        |     |   |   |   |        |     |   |   |   | 419                      | 21  | 1 | 0 | 1 |

**Note:** Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

## Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours          | 0    | 25,000 | 50,000 | 100,000 |
|--------------------------|------|--------|--------|---------|
| Lumen Maintenance Factor | 1.00 | 0.98   | 0.97   | 0.95    |

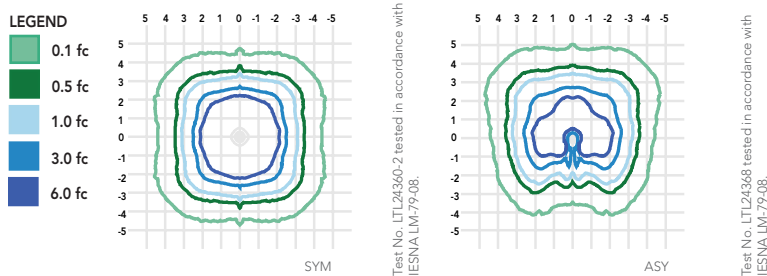
## Electrical Load

| Light Engines | Drive Current (mA) | System Watts | Current (A) |       |       |       |       |
|---------------|--------------------|--------------|-------------|-------|-------|-------|-------|
|               |                    |              | 120         | 208   | 240   | 277   | 347   |
| 12C           | 350                | 16W          | 0.158       | 0.118 | 0.114 | 0.109 | 0.105 |
|               | 530                | 22W          | 0.217       | 0.146 | 0.136 | 0.128 | 0.118 |
|               | 700                | 31W          | 0.296       | 0.185 | 0.168 | 0.153 | 0.139 |
|               | Amber 450          | 16W          | 0.161       | 0.120 | 0.115 | 0.110 | 0.106 |
| 16C           | 350                | 20W          | 0.197       | 0.137 | 0.128 | 0.121 | 0.114 |
|               | 530                | 28W          | 0.282       | 0.178 | 0.162 | 0.148 | 0.135 |
|               | 700                | 39W          | 0.385       | 0.231 | 0.207 | 0.185 | 0.163 |
|               | Amber 450          | 20W          | 0.199       | 0.139 | 0.130 | 0.123 | 0.116 |

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Bollard homepage](#).

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

### CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

### FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

### ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

### WARRANTY

Five-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



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DSXB-LED  
Rev. 10/30/18



# S640LED SEVILLE SERIES

LED

EPA  
2.5 (ft<sup>2</sup>)  
WEIGHT  
25 LBS

7 YEAR  
WARRANTY

LUMEN  
RANGE  
2,240 to  
7,080

LIFE SPAN  
L70  
MINIMUM  
100,000  
HOURS

UL  
LISTED

CLICK  
FOR FAQ's

JOB NAME \_\_\_\_\_

FIXTURE TYPE \_\_\_\_\_

MEMO \_\_\_\_\_

## BUILD A PART NUMBER

ORDERING EXAMPLE: **2A-S640LED-SF-IL40T3-MDL10-SV1.5-R-PE/480PM/3610FP4/SCC/BKT**

| Mounting Config. | Fixture | Fitter | LED | CCT | Type | Driver | Lens | Option Control Receptacle | Option Control | Option Fuse | Option Internal Lens | Option Hang-straight | Option House Side Shield | Option Finial | Arm See Arm Spec Sheets | Pole See Pole Spec Sheets | Finish |
|------------------|---------|--------|-----|-----|------|--------|------|---------------------------|----------------|-------------|----------------------|----------------------|--------------------------|---------------|-------------------------|---------------------------|--------|
|                  |         |        |     |     |      |        |      |                           |                |             |                      |                      |                          |               |                         |                           |        |

### Mounting Configuration

(Click here to link to mounting configuration specification page)

|        |        |                     |                      |
|--------|--------|---------------------|----------------------|
| • IW   | • 2A90 | • 4A                | • 450PB <sup>2</sup> |
| • PT   | • 2APT | • 4APT              | • SH44 <sup>3</sup>  |
| • 1A   | • 3A   | • 1AM               | • CH44 <sup>3</sup>  |
| • 1APT | • 3A90 | • 2AM               | • CAT                |
| • 2A   | • 3APT | • 44PB <sup>1</sup> |                      |

W = Wall Mount PT = Post Top A = Arm Mount AM = Arm Mid-Mount PB = Pier Base SH = Stem Hung CH = Chain Hung CAT = Catenary

<sup>1</sup> For use with "FB" fitter only

<sup>2</sup> For use with "SF" fitter only

<sup>3</sup> Include overall drop length in inches after designation for stem/chain application (IE: CH44 - 48")

### Fixture

• S640LED • **S640LEDH<sup>4</sup>**

<sup>4</sup> Not for use with PT or PB mounting configuration.

### Fitter<sup>5</sup>

• SF (Standard Fitter)  
• FB (Frog Base Fitter)

<sup>5</sup> Not for use with S640LEDH unit.

### LED

• IL

### CCT - Color Temperature (K)

• 27(00) • 30(00) • 35(00) • 40(00) • 50(00)

### Type

• T2 • **T3** • T4 • T5

### Driver

• MDL04 (120v-277v, 420mA)  
• MDH04 (347v-480v, 420mA)  
• **MDL07** (120v-277v, 700mA)  
• MDH07 (347v-480v, 700mA)  
• MDL10 (120v-277v, 1050mA)  
• MDH10 (347v-480v, 1050mA)

Lens (Click here to link to lens option specification page)

• CSA (Clear Seeded Acrylic)  
• **CTA** (Clear Textured Acrylic)  
• SV1 (Flat Soft Vue Light Diffused Acrylic)  
• SV1.5 (Flat Soft Vue Medium Diffuse Acrylic)  
• SV2 (Flat Soft Vue Moderate Diffused Acrylic)  
• SV4 (Flat Soft Vue Maximum Diffused Acrylic)  
• GCSA (Gradient Frosted Clear Seeded Acrylic)

### Options (Click here to view accessories sheet)

• R7<sup>6</sup> 7-Pin control receptacle only  
• PE7<sup>7</sup> Twist-Lock Photocontrol (120v-277v)  
• PE3<sup>7</sup> Twist-Lock Photocontrol (347v)  
• PE4<sup>7</sup> Twist-Lock Photocontrol (480v)  
• SC7<sup>8</sup> Shorting Cap  
• FHD<sup>8</sup> Double Fuse and Holder  
• SVID Soft Vue Light Diffuse, Internal Dome Lens  
• SV2D Soft Vue Moderate Diffuse, Internal Dome Lens  
• HSHS<sup>9</sup> Standard Horizontal Hangstraight, Spike Finial  
• HSHN<sup>9</sup> Standard Horizontal Hangstraight, No Finial  
• HSHB<sup>9</sup> Standard Horizontal Hangstraight, Ball Finial  
• EZ<sup>9</sup> Vertical Hangstraight, Large, "EZ" Mount  
• HSS 90° House Side Shield (Single Lens Panel)  
• B<sup>10</sup> Ball Finial  
• S<sup>10</sup> Spike Finial  
• CUP<sup>10</sup> Cast Cupola Finial

<sup>6</sup> Not for use with EZ, HSV or CAT mount, or 'S', 'B' or 'CUP' finial.

<sup>7</sup> Not for use with PT, PB, SH, CH or CAT mounting configuration.

<sup>8</sup> Ships loose for installation in base.

<sup>9</sup> Not for use with PT, AM, PB, SH or CH mounting configuration.

<sup>10</sup> Not for use with S640LEDH.

### Arm (Click here to link to arm specification page)

See Arms & Wall Brackets specification sheets.

• 480 • 6236 • TA • 779

### Pole (Click here to link to pole specification page)

See Pole specification sheets.

### Finish (Click here to view paint finish sheet)

#### Standard Finishes<sup>11</sup>

• **BKT** Black Textured  
• WHT White Textured  
• PGT Park Green Textured  
• ABZT Architectural Medium Bronze Textured  
• DBT Dark Bronze Textured

<sup>11</sup> Smooth finishes are available upon request.

#### Custom Finishes<sup>12</sup>

• CM Custom Match  
• OI Old Iron  
• RT Rust  
• WBR Weathered Brown

• CD Cedar  
• WBK Weathered Black  
• TT Two Tone

<sup>12</sup> Custom colors require upcharge.

### Sternberg Select Finishes

• VG Verde Green  
• SI Swedish Iron  
• OWGT Old World Gray Textured

## Specifications

### Fixture

The Seville is a medium scale 4 sided traditional lantern. The luminaire shall be made of heavy wall cast aluminum alloy. The luminaire shall be provided with a cast aluminum roof with integral heat sync to provide maximum life and performance for the LED light source. The S640LEDH version includes a lensed bottom for more efficient light output. The Luminaire shall be UL listed in US and Canada.

### Fitter

The fitter or base shall be heavy wall cast aluminum, alloy for high tensile strength. The Standard fitter fits a pole or tenon with a height ranging from 3" to 5". The Frog Base fitter fits a 3" tall pole or tenon.

### LED's

The luminaire shall use high output, high brightness LED's, consisting of a two piece assembly complete with Chip on Board (COB) LED component and COB holder frame. The LED's and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating of 1 to 3 mils. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 4000K (5000K, 3000K,

See next page



# SternbergLighting

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# S640LED SEVILLE SERIES

LED

3500K or 2700K option) color temperature with a minimum of 70 CRI. Consult factory for custom color CCT. The luminaire shall have a minimum \_\_\_\_\_ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

## Optics

The luminaire shall be provided with individual, molded silicone refractor type optics applied to each COB (Chip On Board) LED assembly. The optic shall be at least 92% efficient while providing superior thermal, UV and impact resistance for the COB assembly. The optic ensures precise light control while providing cutoff control that limits or contains up-light. The luminaire shall provide Type \_\_\_\_ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

## Electronic Driver

The LED driver shall be U.L. Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload, overheat and short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be a high efficiency driver with a THD less than 20% and a high power factor greater than .9. It shall be dimming capable using a 0-10V signal, consult factory for more information.

## Photocontrols

**Twist-Lock Style:** The photocontrol shall be mounted externally on the fixture and pre-wired to driver. The twist lock type photocontrol is instant on with a 3-6 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

## Warranty

Seven-year limited warranty. See product and finish warranty guide for details.

## Finish

Refer to website for details.

## Performance of S640LED (Based on CSA lens)

| Model #     | T2 DELIVERED LUMENS | EFFICACY (LPW) | T3 DELIVERED LUMENS | EFFICACY (LPW) | T4 DELIVERED LUMENS | EFFICACY (LPW) | T5 DELIVERED LUMENS | EFFICACY (LPW) | WATTAGE |
|-------------|---------------------|----------------|---------------------|----------------|---------------------|----------------|---------------------|----------------|---------|
| 1L40T_MDL10 | 5370                | 91.0           | 5455                | 92.5           | 5240                | 88.8           | 6300                | 106.8          | 59      |
| 1L30T_MDL10 | 5235                | 88.7           | 5315                | 90.1           | 5105                | 86.5           | 6140                | 104.1          | 59      |
| 1L27T_MDL10 | 4755                | 80.6           | 4830                | 81.9           | 4640                | 78.6           | 5580                | 94.6           | 59      |
| 1L40T_MDL07 | 3955                | 98.9           | 3995                | 99.9           | 3885                | 97.1           | 4510                | 112.8          | 40      |
| 1L30T_MDL07 | 3855                | 96.4           | 3895                | 97.4           | 3785                | 94.6           | 4395                | 109.9          | 40      |
| 1L27T_MDL07 | 3500                | 87.5           | 3535                | 88.4           | 3440                | 86.0           | 3995                | 99.9           | 40      |
| 1L40T_MDL04 | 2545                | 101.8          | 2575                | 103.0          | 2485                | 99.4           | 2845                | 113.8          | 25      |
| 1L30T_MDL04 | 2480                | 99.2           | 2510                | 100.4          | 2420                | 96.8           | 2775                | 111.0          | 25      |
| 1L27T_MDL04 | 2255                | 90.2           | 2280                | 91.2           | 2200                | 88.0           | 2520                | 100.8          | 25      |

## Performance of S640LEDH (Based on CSA lens)

| Model #     | T2 DELIVERED LUMENS | EFFICACY (LPW) | T3 DELIVERED LUMENS | EFFICACY (LPW) | T4 DELIVERED LUMENS | EFFICACY (LPW) | T5 DELIVERED LUMENS | EFFICACY (LPW) | WATTAGE |
|-------------|---------------------|----------------|---------------------|----------------|---------------------|----------------|---------------------|----------------|---------|
| 1L40T_MDL10 | 6555                | 111.1          | 6685                | 113.3          | 6745                | 114.3          | 7080                | 120.0          | 59      |
| 1L30T_MDL10 | 6390                | 108.3          | 6515                | 110.4          | 6575                | 111.4          | 6900                | 116.9          | 59      |
| 1L27T_MDL10 | 5805                | 98.4           | 5920                | 100.3          | 5970                | 101.2          | 6270                | 106.3          | 59      |
| 1L40T_MDL07 | 4635                | 115.9          | 4755                | 118.9          | 4740                | 118.5          | 4985                | 124.6          | 40      |
| 1L30T_MDL07 | 4515                | 112.9          | 4635                | 115.9          | 4620                | 115.5          | 4860                | 121.5          | 40      |
| 1L27T_MDL07 | 4105                | 102.6          | 4210                | 105.3          | 4195                | 104.9          | 4415                | 110.4          | 40      |
| 1L40T_MDL04 | 2910                | 116.4          | 2975                | 119.0          | 2980                | 119.2          | 3120                | 124.8          | 25      |
| 1L30T_MDL04 | 2835                | 113.4          | 2900                | 116.0          | 2905                | 116.2          | 3040                | 121.6          | 25      |
| 1L27T_MDL04 | 2575                | 103.0          | 2635                | 105.4          | 2640                | 105.6          | 2760                | 110.4          | 25      |

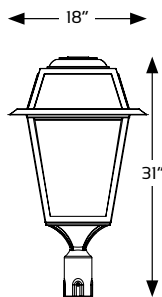


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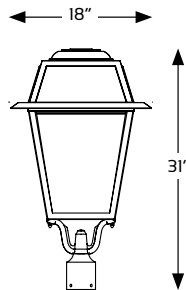
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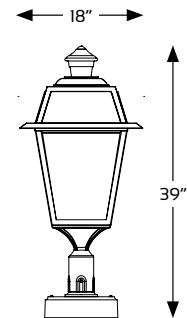
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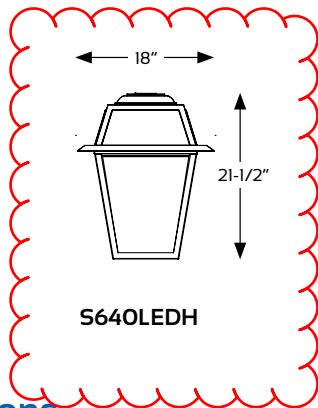
S640LED-SF



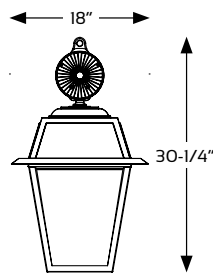
S640LED-FB



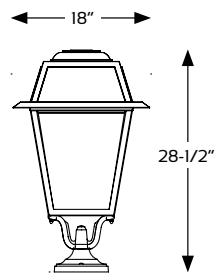
S640LED-SF-CUP



S640LEDH

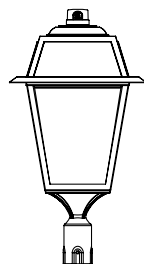


CAT-S640LEDH



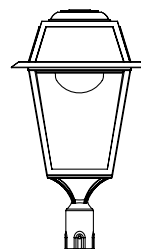
44PB-S640LED-FB

## Options



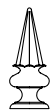
R-PE

Optional Twist-lock  
Photocontrol



SVDI

Optional Soft Vue  
Medium Diffuse,  
Internal Dome Lens



S

Optional Spiked Finial  
2-1/2"W x 6-3/8"H



B

Optional Ball Finial  
3"W x 4-3/8"H



CUP

Optional Cupola Finial  
4-3/4"W x 4-3/8"H



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