Agenda
Village of Glen Ellyn
Historic Preservation Commission Meeting
Thursday, January 21, 2021
7:00 PM
Virtual meeting via Zoom
You are invited to a Zoom webinar.
When: Jan 21, 2021 07:00 PM Central Time (US and Canada)
Topic: Glen Ellyn Historic Preservation Commission Meeting - 01/21/21

Please click the link below to join the webinar:
https://us02web.zoom.us/j/81729196208
Or iPhone one-tap :
US: +13126266799,,81729196208# or +13017158592,,81729196208#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782
Webinar ID: 817 2919 6208
International numbers available:
https://us02web.zoom.us/u/ktaJwHmQ

This meeting will be conducted by 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 Historic Preservation Commission has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, Commissioners, 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.

A. Call Historic Preservation Commission Meeting to Order

B. Approval of Draft Minutes from December 17, 2020

1) Approval of Draft Minutes from December 17, 2020

C. Public Comment (Non Agenda Items)

D. Old Business

E. New Business

1) Historical Society Plaques Update
2) Mapping Project Updates
3) Review of 507 Pennsylvania Avenue Window Proposal

F. Historical Society Business

G. Chairman's Report

H. Village Board Trustee Report

I. Staff Report

1) Staff Report and Updates

J. Confirmation of Next Meeting Date and Adjournment

Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
December 17, 2020
7:00PM
Glen Ellyn Civic Center Zoom Call

Board or Commission:	Historic Preservation	**Date:**	December 17, 2020
Meeting:	Regular	**Called to Order:**	7:07 p.m.
Quorum:	Yes	**Adjourned:**	8:09 p.m.

MEMBER ATTENDANCE:

Tim F. Loftus	Chairman	Present
Nathan A. Darga	Commissioner	Present
Phil Hartweg	Commissioner	Present
Penn French	Commissioner	Present – late arrival
Ian Hood	Commissioner	Absent
Lisa Sallasser	Commissioner	Present
Kimberly A. Veum-Welsh	Commissioner	Absent
Also Present:		
Cole Jackson	Associate Planner – Staff Liaison	Present
Kelly Purvis	Village Planner – Staff Liaison	Absent
Bill Enright	Trustee Liaison	Absent
Karen Hall	Executive Director of the Historical Society	Present
Elisa Pollina	Recording Secretary	Present
Public Present:		
Brendan Moriarty	369 N. Main Street	

A. CALL TO ORDER

The December 17, 2020 regular meeting of the Historic Preservation Commission was called to order by Chairman Loftus at 7:07 PM at the Glen Ellyn Civic Center via Zoom Call.

B. Chairperson's Statement of Remote Meeting Procedures: Chairman Loftus reads a statement detailing remote meeting procedures.

C. Allow Remote Participation of Historic Preservation Commissioners (roll call vote): Commissioner Darga motions to allow remote participation of the Historic Preservation Commissioners; Commissioner Hartweg seconds the motion.

MOVE TO ALLOW REMOTE PARTICIPATION OF HPC MEETING 11/19/2020
RESULT: Motion Unanimously Carried
MOVER: Commissioner Darga
SECONDER: Commissioner Hartweg
AYES: Loftus, Sallasser, Hartweg, And Darga

D. PUBLIC COMMENT – None

E. APPROVAL OF MINUTES FROM NOVEMBER 19, 2020 MEETING (roll call vote)

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 11/19/2020
RESULT: Motion Unanimously Carried
MOVER: Commissioner Hartweg
SECONDER: Commissioner Sallasser
AYES: Loftus, Sallasser, Hartweg, and Darga

F. NEW BUSINESS

1. *Request for an Alteration to the Landmark Home at 369 N. Main Street* – Associate Planner Jackson explains the process for an alteration to a landmarked home. He states anytime a landmark property owner wants to make alterations to its property it must go before the HPC. If the HPC thinks it is within its parameters the HPC can approve the alteration. Associate Planner Jackson reviews the property's history with the HPC. The property at 369 N. Main Street submitted the Landmark application May 2012. HPC approved Landmark application June 2012 based on the following criteria:

1. The property is an example of Queen Anne bungalow style of architecture and was built in 1921
2. It exemplifies an architectural type or style distinguished by its original stucco siding and traditional front gable roof with a low-pitched front roof, with a large covered front porch with massive stucco columns
3. The property is an outstanding and unique example of the Bungalow style of architecture
4. Its unique location fronts the east side of Main Street, at the intersection of Main Street and Phillips Avenue, representing an established and familiar visual feature of the neighborhood

July 2012 the village board approved Ordinance 6056 landmarking the property.

Since its landmarked status the property was sold to new owners, Brendan and Kirsten Moriarty. The new owners have requested an alteration to its property. They would like to replace one kitchen window, three dining room windows, two-bedroom windows facing Main Street, and one-bedroom window facing Philips Avenue. Staff Planner Jackson shows the HPC photos of the property (see attached). Brandan Moriarity asks the HPC if they can get approval for all the windows they want to replace. In the short term he is looking to replace the kitchen and 1st floor windows. The windows upstairs would be completed later. This project will be done in phases due to the cost. Chairman Loftus asks Moriarty if the style of the windows will be used on all windows. Moriarty replies yes. He adds, we had Home Depot come out and they recommended the windows we are choosing, stating they would look the same from the street as the old windows. Commissioner Darga asks Moriarty if the decorative feature in the old window is in the glass. Moriarty replies yes, they are built into the window. Chairman Loftus asks if the manufacture can provide a snap-in to the new window that gives the same decorative look as the old windows. Moriarty replies, he will look into that. Chairman Loftus asks Moriarty which windows he plans on replacing now. Moriarty replies the windows on the Phillips Avenue side. Chairman Loftus states, how about we give you approval for the Phillips side windows now; and then that will give you and the HPC more time to do research on the mullions needed for the balance of the windows. Chairman Loftus adds we want to work with you and help you maintain the look of the home. Moriarty thanks the HPC.

Commissioner Darga motions to approve the request for an alteration to the landmarked home at 369 N. Main Street for the replacement of the North side, Phillips Avenue side windows only. Commissioner Hartweg seconds the motion.

Chairman Loftus thanks Brendan Moriarty for coming before the HPC.

G. OLD BUSINESS – None

H. **HISTORICAL SOCIETY BUSINESS** – Executive Director Hall reports we are going to have a Scavenger Hunt this month in the downtown for families.

I. CHAIRMAN REPORT – Chairman Loftus reports we had a meeting this week about the storybook map and what we looked at fit our budget. We were shown the National Register Listings and Local Landmarks for Wilmette. Chairman Loftus shows the HPC the map. He adds this map is web based and we could do this with our website and it would be easy to access. He adds Commissioner Sallasser and I thought we could take our 43 Landmarks and expand the descriptions on them. He asks the HPC for their input. Commissioner Darga thinks it is great and adds we can add the details on the GE properties in an expanded way. Once we have all this, we can build on it. Commissioner Hartweg thinks it's a good program. Chairman Loftus adds we would need to get better photos. He asks Staff Planner Jackson if we need to retake the photos. Jackson replies, we need to retake some of the photos. He adds he will review all the information and get back to the HPC.

J. VILLAGE BOARD TRUSTEE REPORT – No report.

K. STAFF REPORT – Associate Planner Jackson reports the Civic Center parking garage ped-way is being discussed at the planning commission. Part of the project has been approved. They want to put pavers there as well as outdoor seating and a mural.

Commissioner Veum-Welsh would like to resign from the commission to pursue other things. We will need to fill this position. We have some applications to review. We will not be actively looking to fill our Student Commissioner position at this time.

President McGinley is resigning at the end of the year. Trustee Pryde will be President Pro-Tem until the April election. Depending on when Commissioner Veum-Welsh resigns, the new president would appoint this vacancy.

Streetscape survey results are coming in. A lot of the materials in the survey are evenly split. Jackson adds he only saw 2 comments on the historical markers. He adds please comment on those. Public Works wants to know if the HPC is fine with the Historical Society leading the historical markers effort and once complete the HPC can approve.

Chairman Loftus asks if there is a need to have a January meeting. Staff Planner Jackson adds typically we go over the goals for 2021. He asks if we can push the goals back to the end of summer instead of January so we can request funding at that time which coincides with budget approval.

L. ADJOURNMENT & NEXT MEETING DATE - A motion to adjourn the meeting was made by Commissioner Hartweg and seconded by Commissioner Darga.
The meeting was adjourned at 8:09 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Cole Jackson, Staff Liaison

Glen Ellyn Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/21/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Cole Jackson

AGENDA ITEM (ID # 2021-827)

DOC ID: 2021-827

Historical Society Plaques Update

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Staff Report - Historical Society Plaques Update

MEMORANDUM

TO: Historic Preservation Commission

FROM: Cole Jackson, Associate Planner

DATE: January 21, 2021

RE: Streetscape Plaque Project Update

Background

At the November 2019 Historic Preservation Commission meeting, the Glen Ellyn Historical Society presented information about integrating historic plaques into the Village's streetscape and utility project. At the January 21 meeting, the Glen Ellyn Historical Society will present additional information about the project.

Glen Ellyn Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/21/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Cole Jackson

AGENDA ITEM (ID # 2021-828)

DOC ID: 2021-828

Mapping Project Updates

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Staff Report - Mapping Project

MEMORANDUM

TO: Historic Preservation Commission

FROM: Cole Jackson, Associate Planner

DATE: January 21, 2021

RE: Historic Preservation Commission 2021 Initiatives

Background

At the November 2019 Historic Preservation Commission meeting, the Commission discussed creating an ESRI story map of landmark properties. The story map is meant to meet the Commission's 2021 goals. The Commission discussed creating write-ups for each landmark property and potentially providing new photos. For the January 21 meeting, staff has prepared a folder with a copy of each landmark ordinance to help in writing new descriptions.

Commission Action

Goals for the Commission meeting include receiving updates from commission members on the status of the project and discussing the next steps.

Attachment: Copy of 2020 Historic Preservation Commission goals

Glen Ellyn Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/21/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Cole Jackson

AGENDA ITEM (ID # 2021-840)

DOC ID: 2021-840

Review of 507 Pennsylvania Avenue Window Proposal

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 507 Pennsylvania Avenue Review
2. Proposed Elevations
3. Existing Conditions Photos

MEMORANDUM

TO: Historic Preservation Commission

FROM: Kelly Purvis, AICP, Planning Manager
Cole Jackson, Associate Planner

DATE: January 29, 2021

FOR: January 21, 2021 Historic Preservation Commission Meeting

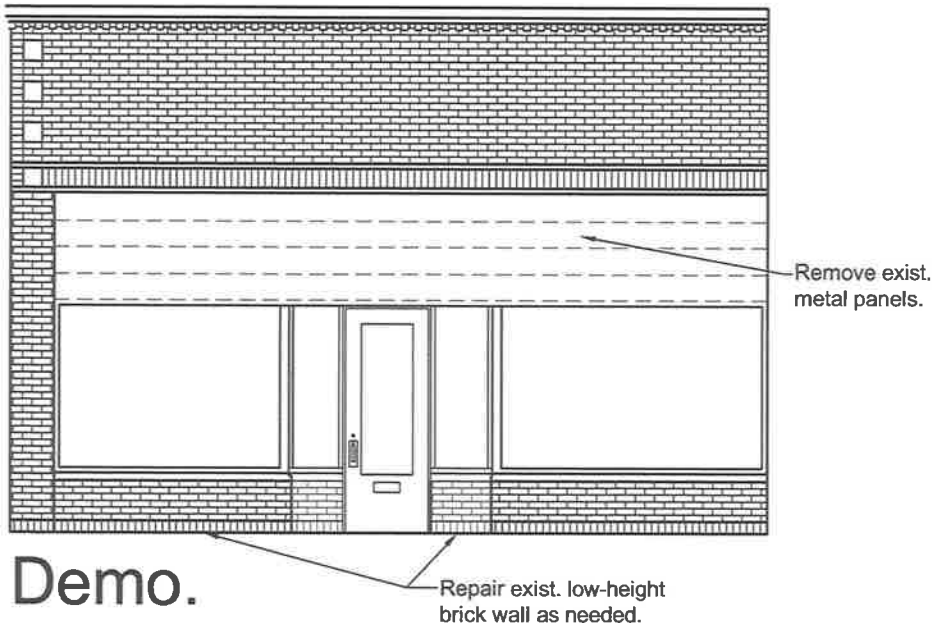
SUBJECT: 507 Pennsylvania Avenue Exterior Appearance Review Application

Background: Kane Tran, owner of the property at 507 Pennsylvania Avenue, is requesting exterior appearance approval for modifications to the existing building at 507 Pennsylvania Avenue. The subject property is an interior lot between N Main Street and Glenwood Avenue. The property is in the C5A Central Business Retail Zoning District and is a contributing structure to the Glen Ellyn Downtown North Historic District. The applicant proposes to remove the metal panels behind the awning and replace it with windows (see elevations). No other significant exterior changes are proposed. The applicant is making these changes to prepare the space for a bubble tea café. The property is one of two storefronts in the building (the other being 509 Pennsylvania). The applicant is only proposing this change to the storefront at 507 Pennsylvania. Community Development staff are concerned that this will result in an asymmetrical design that does not meet the exterior appearance guidelines.

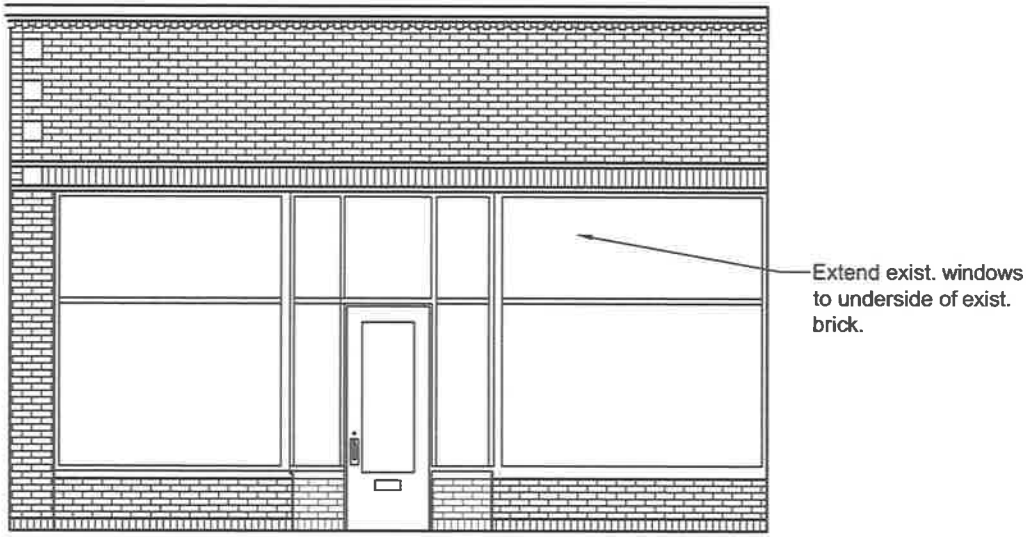
While the Historic Preservation Commission's review is not required per the Village Code, staff is requesting the Historic Preservation Commission review the request. The Exterior Appearance Guidelines include a standard that downtown projects follow the "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" from the U.S. Department of the Interior, National Park Service (standard 3.1). Staff is asking the Commission to review the request and make a recommendation concerning the appropriateness of the request in relation to the rehabilitation or exterior appearance guidelines.

Attachments:
Existing Conditions Photo
Proposed Elevations

X:\Plandev\PLANNING\HPC\Agenda and Info Material Scans\2021\January\507 Pennsylvania Avenue Village Board Memo.doc


Remove exist.
metal panels.
Repair exist. low-height
brick wall as needed.

Demo.


Extend exist. windows
to underside of exist.
brick.

New

Existing Conditions

Neighboring Storefront

Exiting Metal Panels

Existing Storefronts

Glen Ellyn Historic Preservation Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/21/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Cole Jackson

AGENDA ITEM (ID # 2021-829)

DOC ID: 2021-829

Staff Report and Updates

Statement of the Issue:

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. January 21, 2021 Staff Report
2. Loftus Email
3. Civic Center Pedway Plans

Staff Report

TO: Glen Ellyn Historic Preservation Commission

FROM: Cole Jackson, Associate Planner

DATE: January 21, 2021

RE: Informational Staff Report

1. Annual Historic Preservation Awards

Each year the Historic Preservation Commission reviews projects completed within the previous year for its annual Historic Preservation Awards. Entries are accepted for residential (single-family and multi-family), commercial and institutional buildings. The Commission discusses the merits of each application and selects recipients for the following awards:

- *Restoration of the Year Award*: The Restoration of the Year Award is presented annually in recognition of an outstanding effort to restore the exterior of a home or building in a manner fitting its historic character while adhering to Glen Ellyn's restoration guidelines and contributing to the preservation of Glen Ellyn history. Entries are judged on the extent to which the exterior restoration is in keeping with the home's historic character.
- *Remodeling Project of the Year Award:* The Remodeling Project of the Year Award is presented annually in recognition of an outstanding effort to remodel the exterior of a home or building in a manner maintaining or improving the architectural integrity and contributing to the preservation of Glen Ellyn history. Entries are judged on the extent to which the exterior remodel is in keeping with the home's character.
- *Streetscape Compatibility Award*: The Streetscape Compatibility Award is presented annually in recognition of an outstanding effort to construct a new home or building in an architectural style and scale that contributes to the preservation of Glen Ellyn's historic streetscapes. A home can be of any age to qualify for this award. Entries are judged on their compatibility with the existing streetscape, in terms of architectural style and scale.
- *Architectural Details Award*: The Architectural Details Award is presented annually in recognition of an outstanding effort to restore an exterior detail element of a home, building or property in a manner fitting its historic character, and contributing to the preservation of Glen Ellyn history. Entries are judged on the compatibility of the element with the historic character of the home or building.

Staff is preparing public outreach to gather nominations for the 2020 awards. Nominations from the Commission are welcome and staff appreciates any help from the Commission with promoting the awards to builders, homeowners, and others eligible for nomination. The nomination form will be available on the Historic Preservation Commission's page on the Village website.

2. Update on 369 N Main Street

At the December Historic Preservation Commission meeting, the Commission reviewed a request for alterations to the landmark property at 369 N Main Street. The Commission permitted alterations for all proposed windows except the second-floor window. On January 3, Chairman

Loftus provided information about appropriate replacement window options to the applicant. A copy of the email providing that information is attached.

3. Development/Project Updates

On Monday, January 11 the Village Board reviewed and approved plans for the Civic Center Pedway. The Pedway will connect the Civic Center parking garage with Main Street. The Pedway will also provide new opportunities for outdoor dining. Please see attached rendering and plans.

On January 14, the Plan Commission held a public hearing concerning the demolition of the existing building at 414 Pennsylvania in order to construct an orthodontics office. The Village Board is expected to review the request on February 8. On January 28, the Plan Commission will hold a public hearing concerning the Glen Ellyn Food Pantry proposed for 41-55 N Park Blvd. The Plan Commission will also hold a public hearing concerning a special use permit to allow a single-family home in the existing building at 454 Duane Street.

Attached: January 3, 2021 email from Chairman Loftus
Civic Center Pedway rendering

CC: Staci Springer, Community Development Director
Kelly Purvis, Planning Manager

Cole Jackson

From: Moriarty, Brendan K <bmoriarty@chubb.com>
Sent: Tuesday, January 5, 2021 9:25 AM
To: Tim Loftus
Cc: Cole Jackson
Subject: RE: [EXTERNAL] Window Information

Thank you Tim!

I really appreciate this information!

Brendan

Brendan Moriarty, ARM, CIH, CPCU, CSP, MSPH
Vice President, Casualty Executive Field Specialist, North America Risk Engineering

525 West Monroe Street, Suite 700, Chicago, Illinois 60661, United States
M 630-567-1276
E bmoriarty@chubb.com

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From: Tim Loftus <timloftus@yahoo.com>
Sent: Sunday, January 3, 2021 9:34 PM
To: Moriarty, Brendan K <bmoriarty@chubb.com>
Cc: Cole Jackson <cjackson@glenellyn.org>
Subject: [EXTERNAL] Window Information

Brendan,

I have attached some information on windows to help you make a decision on the front windows. There are several possibilities from repair to replacement with windows of different materials. The Simonton windows you were looking at do have grilles available for their windows. You may be able to get them to provide a grille to match the existing front windows. A company called Creative Millwork has an extensive line of grilles of various styles. You might also consider wood replacements for the front as the major manufacturers, Pella, Weathershield, Marvin, and Anderson can provide windows and grilles to match the existing windows. I have also attached the Village of Glen Ellyn

Historic Preservation Guidelines to also provide some guidance. Feel free to call me as we are here to help you in any way we can.

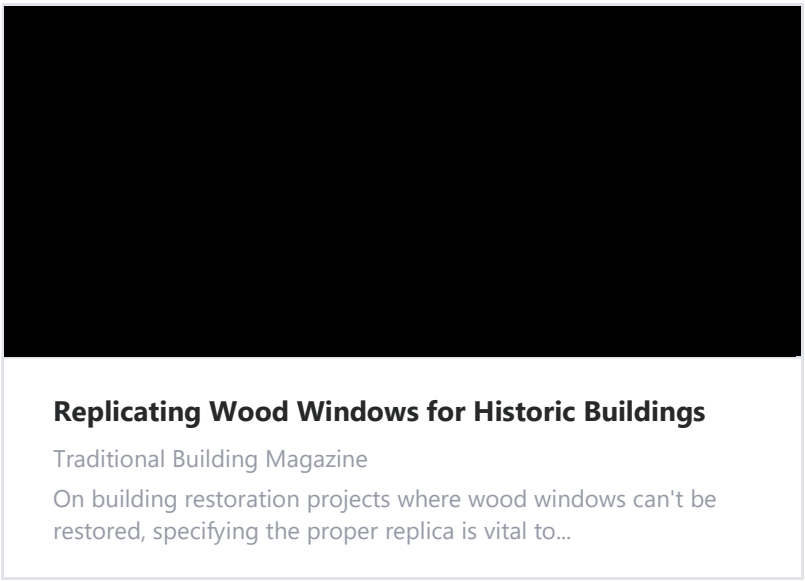
Tim Loftus
Chair of the Glen Ellyn Historic Preservation Commission
630-728-1101

http://glenellyn.org/DocumentCenter/View/406/Historic-Preservation-Maintenance-and-Alteration-Guidelines-PDF

Information on restoring and rehabbing existing windows
http://glenellynpreservation.org/site/restore_rehab.html

Traditional Building magazine

Replicating Wood Windows for Historic Buildings



Replicating Wood Windows for Historic Buildings

Traditional Building Magazine

On building restoration projects where wood windows can't be restored, specifying the proper replica is vital to...

Pella windows
https://www.pellabranch.com/blog/global-blogs/replacement-windows-for-historic-homes/

Bob Yapp on windows and some options
https://www.youtube.com/watch?v=bOgmRfW1bk4&feature=emb_title

Simonton windows

Vinyl Double Hung Replacement Windows | Simonton Windows & Doors

Vinyl Double Hung Replacement Windows | Simonton Windows & Doors

Simonton offers vinyl double hung replacement windows in custom sizes to meet your needs. Choose from a variety ...

Replacement Window Manufacturer - Vinyl Replacement Windows & Doors | Si...

Recognized for quality, Simonton is a trusted replacement window manufacturer offering premium energy-efficient ...

They do offer removable window "grids" in different patterns

Creative Millwork offers numerous style window grilles

Decorative Window Grille Patterns | Creative Millwork
https://www.creativemillwork.com/window-grilles/decorative-grilles/patterns

Decorative Window Grille Patterns | Creative Millwork

Decorative window grille pattern information

http://replacementwindowsconnect.com/manufacturers/

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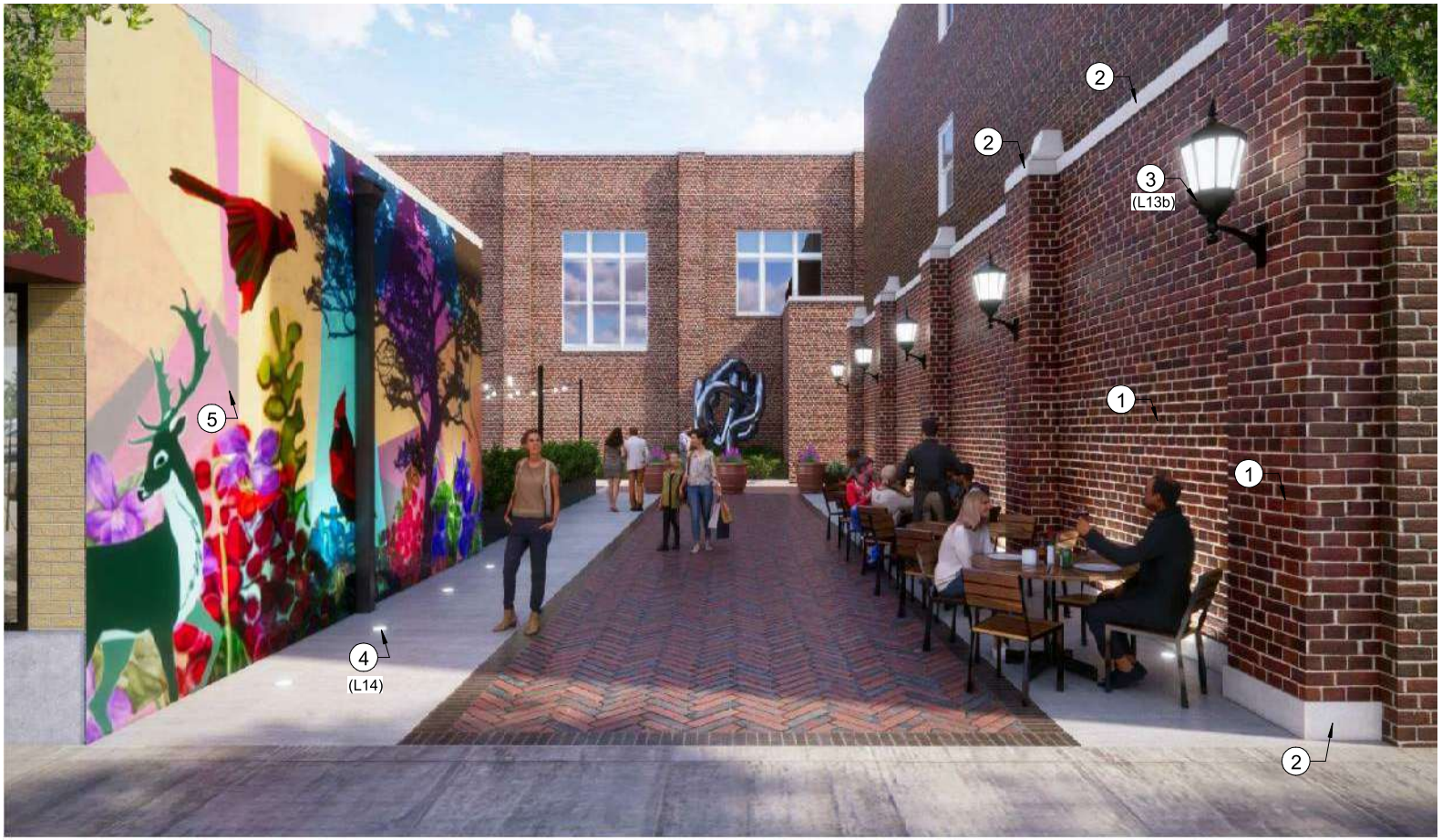

MATERIALS LEGEND

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

SHIVEHATTERY
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

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

DATE	11/09/2020	SCALE	N.T.S.
DRAWN	JN / MG	APPROVED	VPR
FIELD BOOK			
REFERENCE DRAWING			A-202

PROJECT NO.
7182780

ISSUED FOR
ZONING PH 2
SUBMITTAL NO. 1

A-202

11/8/2020 7:38:34 AM
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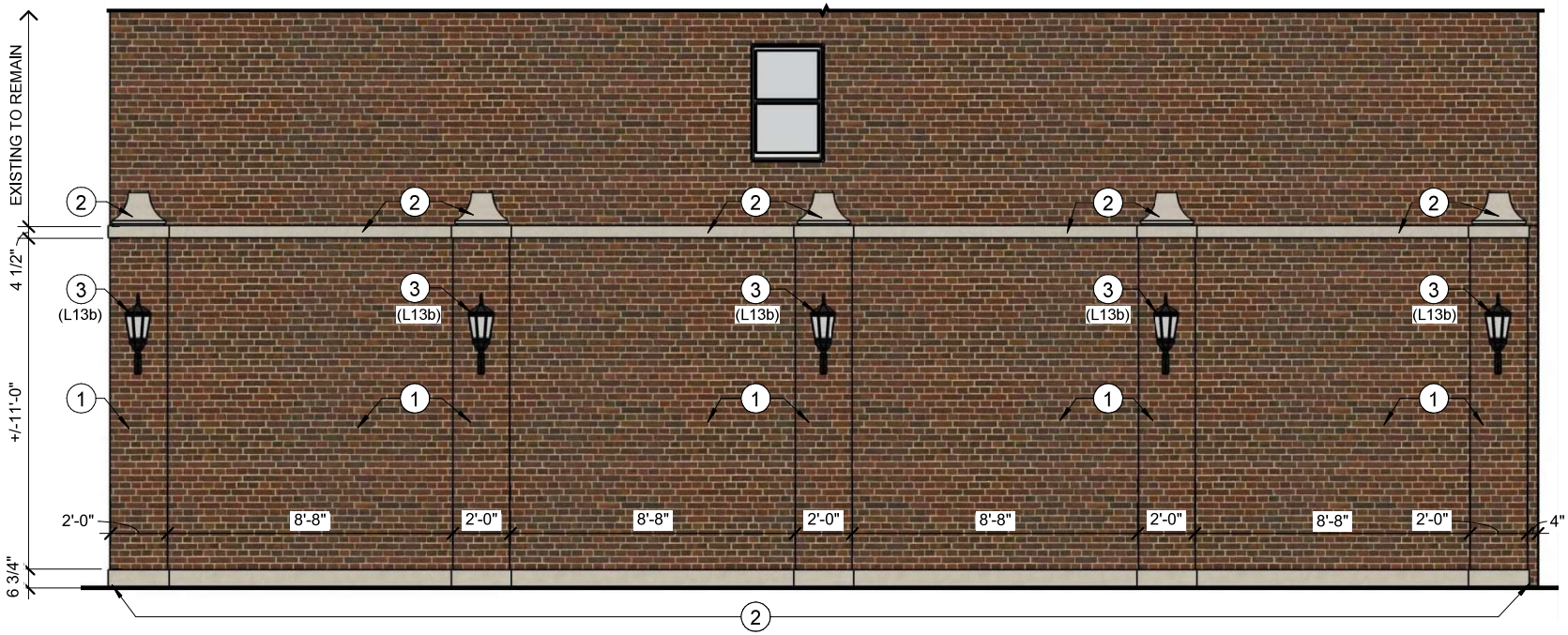
Autodesk Revit 2019



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
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TO BE DETERMINED	TO BE DETERMINED	⑤	WALL MURAL / ART INSTALLATION

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312.324.5500 | www.shive-hattery.com
Iowa | Illinois | Indiana Illinois Firm Number: 184-000214

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

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

PROJECT NO.
7182780

ISSUED FOR
ZONING PH 2
SUBMITTAL NO. 1

A-203

11/9/2020 4:49:47 PM
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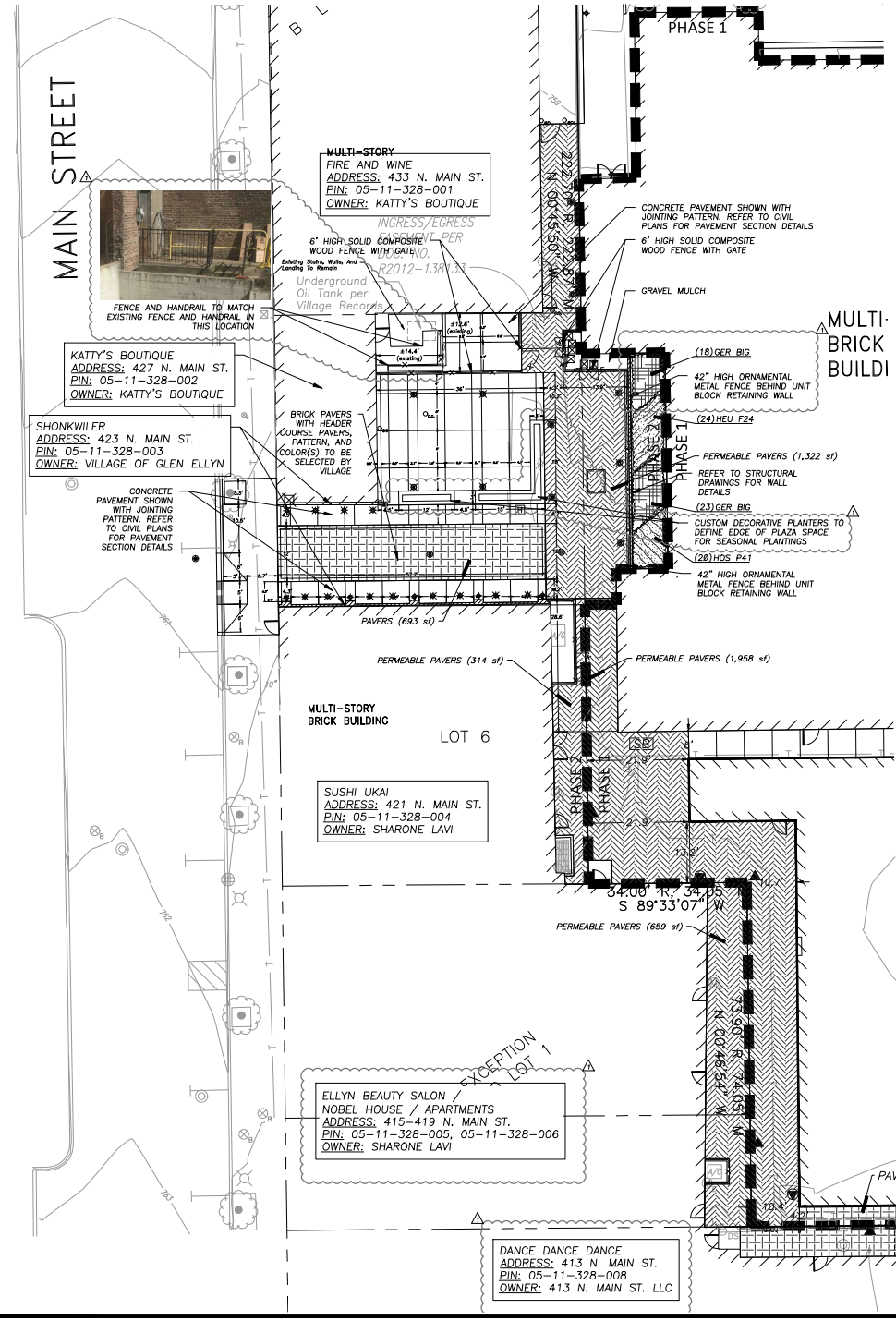
Autodesk Revit 2019



LANDSCAPE NARRATIVE:

THE PROPOSED LANDSCAPE PLANTINGS HELP FRAME THE VIEW OF THE NEW PARKING DECK FROM DUANE STREET AND WELCOME THE USERS INTO THE SITE. WE ALSO HAVE PROVIDED NEW LANDSCAPE SCREENING OF THE REDUCED SURFACE AREA PARKING ALONG THE EAST BORDER OF THE PROPERTY. WE HAVE PROVIDED FOUNDATION PLANTINGS ALONG THE EAST FACE OF THE PARKING GARAGE AND AND ADDED A COUPLE OF CANOPY TREES TO HELP SOFTEN THE VIEW OF THE GARAGE FROM THE EAST, ON THE NORTH ELEVATION OF THE PARKING GARAGE ADJACENT TO THE NEW PLAZA SPACE PLANTERS HAVE BEEN ADDED TO CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT ADJACENT TO THE NEW GARAGE. ADDITIONALLY, WE HAVE PROPOSED TO CONTAIN THE NEEDED SERVICE ELEMENTS SUCH AS THE TRASH ENCLOSURE AND TRANSFORMERS INTERNAL TO THE SITE TO THE GREATEST EXTENT POSSIBLE TO KEEP THEM SCREENED FROM THE SURROUNDING PUBLIC R.O.W.

PLANT SCHEDULE PHASE II

GROUND COVERS	BOTANICAL / COMMON NAME	QTY.
GER BIG	GERANIUM MACRORRHIZUM / BIGROOT GERANIUM	41
HEU F24	HEUCHERA X "FIRE ALARM" / FIRE ALARM CORAL BELLS	24
HOS P41	HOSTA X "PATRIOT" / PATRIOT HOSTA	20

SITE MATERIALS SCHEDULE - PHASE II

	PERMEABLE PAVERS	2,304 SF
	PAVERS	1,877 SF

NOTE:
- REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR LIMITS OF PAVEMENT TYPES AND PAVEMENT SECTIONS.

N

10' 0' 10' 20' 30'

Scale: 1"= 10'

LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE ANY UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOD AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. T (800) 892-0123

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STATE OF ILLINOIS
STEVEN S GREGORY
157-000552
REGISTERED LANDSCAPE ARCHITECT

EXPIRES: 08/31/2021

VILLAGE OF GLEN ELLYN 1834

VILLAGE OF GLEN ELLYN
PUBLIC PARKING GARAGE

535 Duane Street
Glen Ellyn, IL 60137

MARK	DATE	DESCRIPTION
		REVISIONS
2	11/23/2020	ZONING PH 2 SUBMITTAL NO. 2
1	11/09/2020	ZONING PH 2 SUBMITTAL NO. 1

ISSUE: ZONING PH 2 SUBMITTAL NO.2
ISSUE DATE: 11/23/2020
PROJECT NO.: 31-0445.00
DRAWN BY: SSG
CHECKED BY: SC

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SHEET TITLE:
LANDSCAPE PLAN

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