



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, May 27, 2021
7:00 PM
Via Zoom

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 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.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89821775487?pwd=Q3dpS0V3ZU5KUUhJRU95NmFJV3U5QT09>

Password: 140168

Or join by 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 +1 253 215 8782 or
+1 346 248 7799 or +1 669 900 9128*

Webinar ID: 898 2177 5487

Password: 140168

- A. Call to Order**
- B. Public Comment (Non Agenda Items)**
- C. Approval of Draft Minutes from April 22, 2021 Plan Commission Meeting**
 - 1) Draft Minutes - April 22, 2021 Plan Commission Meeting
- D. Public Hearing**
 - 1) 21W451 Hill Avenue - Glen Oak Country Club Paddle Court & Winter Sports Complex - Consideration of a request for a Special Use Permit, Zoning Variations, and an Exterior Appearance Application
- E. Trustee's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjournment**



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

Meeting 5/27/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1155)**

DOC ID: 2021-1155

Draft Minutes - April 22, 2021 Plan Commission Meeting

Statement of the Issue:

See Attached Minutes.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 4-22-21 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
SPECIAL PLAN COMMISSION MEETING
April 22, 2021

Call to Order and Roll Call

The meeting was called to order at 7:00 p.m. by Chairperson Mary Loch, who delivered remarks outlining procedures for the evening's meeting which, due to the disaster declaration related to Covid-19 and public health concerns, is being conducted by video conference. She described the Plan Commission's function and provisions for public comment at the meeting, listed the meeting topics, and introduced participants Trustee Liaison Bill Enright, Community Development Director Staci Springer, Planning Manager Kelly Purvis, Planner Katie Ashbaugh and Recording Secretary Barbara Dutton.

Roll call commenced. Present: Chairperson Loch and Plan Commissioners Lloyd Berry, Laura Brown, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann and Jamie Vondruska. Absent: Plan Commissioner Mohammed Saeed.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Heming-Littwin, and seconded by Commissioner Mulherin. The motion carried with seven (7) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Fanella, Rodemann and Vondruska, and Chairperson Loch voted, "yes." Commissioner Brown did not enter a vote.

Public Comment Non-Agenda Items

Eighteen-year Village resident Rick Scheck praised work put forth to develop the Comprehensive Plan.

Approval of March 18, 2021 Plan Commission Meeting Minutes

Commissioner Mulherin moved to approve the draft minutes of the March 18, 2021 Plan Commission meeting; seconded by Commissioner Vondruska. The motion passed with seven (7) yes votes and (0) no votes as follows: Commissioners Mulherin, Vondruska, Berry, Fanella, Heming-Littwin, Rodemann, and Chairperson Loch voted "yes." Commissioner Brown did not enter a vote.

Approval of March 25, 2021 Plan Commission Meeting Minutes

Commissioner Mulherin moved to approve the draft minutes of the March 25, 2021 Plan Commission meeting; seconded by Commissioner Rodemann. The motion passed with eight (8) yes votes as follows: Commissioners Mulherin, Rodemann, Berry, Brown, Fanella, Heming-Littwin and Vondruska, and Chairperson Loch voted, "yes."

A Pre-Application to discuss the potential Minor Subdivision for the Property Located at 919 Ellynwood Avenue

Staff Introduction

Planner Ashbaugh reviewed the process for the potential subdivision of the property at 919 Ellynwood Avenue into two lots, necessary to allow for development envisioned – specifically, constructing a

second house. She described the subject property, which is located on the south side of Ellynwood Avenue just north of the railroad tracks, is zoned R1 and carries two property identification numbers. She explained that, under contiguous ownership, the property is defined as one zoning lot (and for which, such a split and development requires public review). Approximately 150 feet wide and 26,653 SF in area, the property has a single-family home on the eastern half. The proposed split would render the resultant lots substandard per Zoning District requirements, and in comparison to surrounding lots in the District: Lots to the east, west, and across the street all meet size requirements for the R1 District. Because spot zoning is not allowed, Planner Ashbaugh explained, changing the zoning to R2 (a designation with a 66-ft.-width requirement applied nearby) is not an option. The rural streetscape, she noted, presents costs for extending the sanitary sewer to both lots. Planner Ashbaugh summarized, the Petitioner seeks feedback as to whether the Plan Commission would endorse the proposed sizes of the two lots and their compatibility with the surrounding properties; sees hardship in meeting minimum R1 standards; and would support relief from regulations governing underground utilities, street lights, trees, and road features.

Petitioner's Presentation

Nick Ftikas (of Stafford and Lockwood Ltd.), counsel to Petitioner Mike Decker, said that the proposed split to create two 75-ft.-wide lots from one 150-ft. wide lot would leave the subdivided lots short of the technical requirements for an R1 lot, but pointed to R2 lots to the west that he said are held to "a slightly smaller standard" of 66 feet. He argued that the proposed split would maintain consistency in both width and area with these. Mr. Decker related that he bought the property during the pandemic and was told he wouldn't have an issue with his plan to build. He learned that this is not the case and is hoping an exception can be made. He stressed that he would be willing to cooperate to make the lot physically buildable.

Commissioner Rodemann asked if the west part of the lot has any services, such as a septic field, to serve the existing house, to which Mr. Decker said that to his knowledge, "No." Commissioner Rodemann further wondered if extended sanitary lines to both would have to go "hand in hand." Mr. Ftikas responded that he believes this to be correct. Commissioner Heming-Littwin asked if the existing house has a septic field. Mr. Decker said it has a septic tank. Planner Ashbaugh said that the house is connected to water, but sewer would need to be extended to serve both lots. In follow up to a suspicion voiced by Development Director Springer, Planner Ashbaugh clarified that the sewer main can't be extended without a lift station, but that the challenge posed would need further engineering review. Commissioner Brown asked if the Petitioner would redevelop both lots. Mr. Decker replied, just the vacant lot, and said that the existing house will stay. Commissioner Heming-Littwin asked if sewer would be expected to be extended to the second lot. Planner Ashbaugh indicated it would need to serve both properties and that engineering would need to be evaluated – with regard to terrain – so that Public Works could recommend the best solution. Commissioner Heming-Littwin asked if a lot split would cause any setback issues with the existing house. Citing setback calculations, Planner Ashbaugh said the existing house, which is currently non-conforming, would be conforming if the lot was split. Chairperson Loch asked about setback relative to the existing house to the west. Mr. Decker, figuring a buffer of 14

feet, noted that a new house could be configured to be amenable. Planner Ashbaugh emphasized the need for vehicle maneuverability in a driveway.

Commissioner Discussion

Commissioner Mulherin said he can't justify the proposed rezoning of this property to the neighbors, and that as logical as the subdivision might be, he doesn't know that it meets any hardship standard, and noted that the action is for the purpose of investment. Asking what is to stop others from trying to do the same thing, he said he could not support the Petitioner's request. Commissioner Heming-Littwin concurred, adding that people choose to live in that neighborhood because of the larger lots. Chairperson Loch said she concurs also, and suspects concurrence among the Commission. The Petitioner thanked for the Commission for their feedback.

Public Hearing to consider a Zoning Text Amendment and a Special Use Permit to allow a co-working office with business events at the property located at 411 N. Main Street

A motion to open the Public Hearing to consider a Zoning Text Amendment and a Special Use Permit to allow a co-working office with business events at the property located at 411 N. Main Street was made and seconded by Commissioners Heming-Littwin and Mulherin, respectively. The motion passed with eight (8) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann and Vondruska, and Chairperson Loch voted, "yes."

Staff Introduction

Village Planner Katie Ashbaugh and Planning Manager Kelly Purvis, 535 Duane Street, were sworn in. The former reviewed the Public Hearing notice undertaken, and referenced the associated pre-app held on March 18, 2021. She reviewed the location on the east side of Main Street, just north of Hillside, in the C5A Central Retail District, adjacent to C5B zoning, across the street from C5A, and near R2 residential. She referenced the 2001 Comprehensive Plan objective to continue to create a pedestrian-oriented environment, and related that the subject property is a 5,350 SF building that housed the former McMae's restaurant and has two apartments on the upper floor. The Petitioners, she continued, operate in a business in Park Ridge of the type they envision for the 411 N. Main property. She reviewed associated amenities of the proposed business to be called "Brick & Mortar." She noted that there is no minimum parking requirement for the use, which is expected to include networking events. Planner Ashbaugh displayed photos conveying the "industrial aesthetic" of the Park Ridge operation, as well as conceptual floor plans – indicating a possible recording studio in the basement – for the proposed Glen Ellyn location. The Petitioners, she explained, are seeking a Zoning Text Amendment to add "co-working office with business events" to the C5A list of Special Uses and to obtain a Special Use Permit. Commissioner Fanella asked if the rooftop space depicted would be open or enclosed. Planner Ashbaugh replied that the Petitioner didn't clarify this, and suggested the question be directed to them.

Petitioner's Presentation

Petitioners Andrew Nast, 11 N. Northwest Hwy., Park Ridge, IL, 60068 and Adam Clabaugh, 616 S. Delphia Ave., Park Ridge, IL 60068, were sworn in. Mr. Nast stated that Brick & Mortar would like the rooftop – which, he said wouldn't be enclosed – to be usable space, but would work within confines

imposed by the Village. Commissioner Vondruska observed what looked to be a lot of mechanical equipment on the roof, and asked about the recording studio mentioned. Mr. Nast said Brick & Mortar would like to move the rooftop equipment around, and that the recording space would be a podcast booth. Commissioner Berry asked what treatment is envisioned initially for the façade. Mr. Nast said that a modern aesthetic is applicable to the brand and concepts but that Brick & Mortar is “nimble” and would seek input from the “Appearance Committee.” Chairperson Loch pointed out that the Plan Commission is the “Appearance Committee,” but wondered what Staff might have advised. Planning Manager Purvis clarified that the petitioners are seeking approval of the text amendment and special use, prior to developing formal plans for the exterior renovations. These, she noted would be presented to the Village at a later date.

Commissioner Rodemann asked what “business events” might look like. Mr. Nast responded that typical events would range in form and size, naming networking as a function, adding that Brick & Mortar would be looking to bring in speakers that could benefit the community; he listed potential topics, and said he hopes for experts that could contribute to an “incubationesque-type of platform.” Commissioner Rodemann pressed for more details. Mr. Nast said activity would not be “band playing on the rooftop” (unless that is what the Village wants) but rather 10-20 people and business focused type events. He pointed out that Brick & Mortar would have a significant investment in the property, which it would aim to protect. Commissioner Rodemann asked, in light of these plans, why a description of a modified Special Use is even needed. Planning Manager Purvis explained that Staff believed one was warranted given the substantial volume of events expected and the possession of a liquor license; in other words, the operation is “not just an office.” Commissioner Rodemann asked if it would be considered a social club. Planning Manager Purvis replied, this is not necessarily the case, but that it would be a co-working office space that does entertain business events, as well.

Exclaiming that he didn’t recall a liquor license being mentioned in the Pre-App, Commissioner Mulherin presented his law firm as an example of a business hosting a social event. Chairperson Loch said she didn’t remember mention of a liquor license either, but Commissioner Heming-Littwin recalled discussion distinguishing between licenses for selling alcohol as opposed to having liquor onsite and being served. Commissioner Mulherin didn’t think just serving alcohol was a licensed activity. Community Development Director Springer, 535 Duane Street, Glen Ellyn, was sworn in. She recollected that discussion focused on a “BYOB”-type license, and noted that there are no extra liquor licenses to be had in the Village. While one could be created to fit Brick & Mortar’s approach, she said she is unclear as to intention of the Petitioner with regard to alcohol. Commissioner Mulherin stated that introducing this proposition “just brought in a hornet’s nest.” He said that he likes the business model described, but suggested that liquor licensing presents a concern. Mr. Nast stated that Brick & Mortar is not interested in getting a liquor license at this time, to which Commissioner Mulherin advised, “Drop it.” Commissioner Heming-Littwin asked the Petitioners if they’d spoken to any business owners in the neighborhood. Mr. Nast said, “Yes,” and that a restaurateur was “thrilled” with Brick & Mortar’s concept and anticipated a synergistic relationship. Planning Manager Purvis asked for clarification on “happy hour” events, of which she assumed alcohol would be a part. Mr. Nast said happy hours were “not really a make or break” for the concept, but wondered if these would be a possibility.

Director Springer, who said that Brick & Mortar members would not be able to park in the customer-only parking spaces, stated that this is the first time she's heard of the rooftop activity. Such, she said, is similar to back patio activity, hence noise and hours of operation are matters of concern. But, because the Code only has a requirement for outdoor patios adjacent to residential, she suggested conditions for hours of operation be added to any approval of the Special Use. Seeking a starting point for determining hours, Commissioner Fanella asked what hours of operation had been established for the Pedway. Director Springer stated that these patio hours are until 10 on weeknights (Sunday-Thursday) and 11 p.m. on weekends (Friday and Saturday). Planner Ashbaugh interjected that there is a variety of ways to regulate outdoor spaces, listing zoning and via liquor license approaches, but that nothing in her research is relevant to rooftop activity in the downtown. Director Springer thought the Village would probably take a zoning approach.

Sworn in, Meredith Hannah, Village Economic Development Coordinator, 535 Duane Street, commented on parking: She stated that the Police said that Enclave members (a similar downtown use) would have to park in the lots, blue dot spaces or other parking locations in the downtown besides on-street spaces, a policy that would also apply to Brick & Mortar. Referring to "specific, unique" examples of liquor licenses, Ms. Hannah said the Village would need to understand what type of liquor license Brick & Mortar is interested in, and see if there is a license classification that already meets that need or if a new classification would need to be created. Commissioner Fanella related that she has attended events at a boutique at which drinks were served and wondered if the host had a license. Ms. Hannah stated that a distinction lies in whether an event is private or public, the former not needing a license. Director Springer noted that a function open to passers-by might be catered by a licensed, insured enterprise. Chairperson Loch asked whether a liquor license would be needed in the case of Brick & Mortar members serving themselves alcohol or hosting a get-together. Mr. Nast said liquor onsite is not imperative, and that the business is successful in Park Ridge without happy hours. He said a quarterly gathering – a few bottles of beer on a Thursday afternoon – would be nice, but for an event would look to a local restaurant to provide service. Reiterating that pursuing a liquor license can be problematic, Commissioner Mulherin advised the Petitioner to avoid doing so, and to keep such out of Brick & Mortar publicity, as well as to study the prospect with legal counsel and the Village if they ever do decide to seek a liquor license. Referencing his facility management experience relative to alcohol in office buildings – where beer or wine have been complimentary, limited to two drinks, with an attendant present – Commissioner Berry wondered if Brick & Mortar envisioned speaking events at which members and perhaps their invited guests would enjoy wine and appetizers, and asked if the Petitioner anticipates selling alcohol or just allowing it on the premises. Mr. Clabaugh replied, if anything, it would be the latter, with – if possible – members enjoying a beer on Brick & Mortar during an hour during which members can get to know one another. Commissioner Vondruska sought clarity as to whether Staff had indicated that BYOB would be acceptable on occasion. Director Springer asked if such activity would require a BYOB license. Economic Coordinator Hannah stated that is the case, citing a liquor license that had been created for hosting 12 or 24 events a year. Commissioner Berry asked if a stipulation could be added to the proposed language, saying that for anybody that is going to use the new definition of co-working space any serving of alcohol is subject to Village and Liquor Commissioner approval. Director Springer indicated that it is automatically included, so if the Commission *didn't* want

alcohol associated with the Co-working Use, such language would have to be added to the definition, though she thought this seems restrictive since all other offices have the ability to get liquor licenses if they want. Commissioner Heming-Littwin asked if Brick & Mortar people would be expected to use Central Business District employee parking. Economic Development Coordinator Hannah said this was her understanding, as well as pointed out that commuter lots along the tracks are free and open to anyone after 11 a.m. Director Springer also noted that space in the parking structure and in the lot will be available after a certain hour.

Public Comment

None.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Mulherin, the motion passed with eight (8) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann and Vondruska, and Chairperson Loch voted, “yes.”

Commissioner Discussion

Commissioner Heming-Littwin stated that the biggest issue she has is with the proposed rooftop space, because of the apartments in close proximity, and suggested that a condition be placed restricting rooftop use to early hours. Thinking that the Petitioner would still have to go before the Village for approval to improve the rooftop space, Commissioner Vondruska wondered if this concern might be covered by language in the draft motion for the project. Chairperson Loch said she would be fine with the rooftop being used for business functions until 8 p.m.; Commissioner Heming-Littwin agreed, but said she would like to see parameters that distinct from restaurant seating requirements. Noting that the floor plans provided are conceptual and not expected to be attached to the ordinance, Planner Ashbaugh explained that the Commission isn’t necessarily approving a rooftop space, since only use is being considered, and that standard conditional language in the motion for approval – which doesn’t specify floor plans – dictates that use must conform to testimony. Commissioner Heming-Littwin thought language referring to outdoor space above ground level would be helpful, since guidance only exists for ground-level space. Agreeing with her concern, Commissioner Mulherin suggested language stipulating that hours of use of any outdoor space be established by the Village. Chairperson Loch said that would be fine. She then asked who is assessing the façade design. Planning Manager Purvis explained that façade plans would come before the Plan Commission for exterior approval and, that at this point, the Commission is only considering zoning approvals. Commissioners present expressed comfort with the Zoning Text Amendment and the Special Use Permit sought.

Commissioner Heming-Littwin moved for the following:

After conducting a public hearing and deliberating on the request of Andrew Nast and Adam Clabaugh of Brick & Mortar, LLC of the property at 411 N. Main Street for approval of a Special Use Permit to allow a co-working office with business events, the Plan Commission hereby makes the following findings of fact:

1. The proposed will be harmonious in accordance with the general objectives, within the objective of the Comprehensive Plan or Zoning Code.
2. The proposed project is designed and shall be maintained so to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhoods.
4. The proposed will be served adequately by existing public facilities.
5. The proposed use will not create excessive additional requirements at public cost for public facilities.
6. The use will not include activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons or property or the general welfare.
7. The project will have vehicular approaches because it doesn't have any.
8. The project will not increase flood damage.
9. The project will not result in the destruction or loss or damage of natural, scenic or historic features.

Therefore, the Plan Commission recommends that the Village Board approve a Special Use Permit in accordance with Section 10-10-14 of the Glen Ellyn Zoning Code to allow a co-working office with business events at 411 N. Main Street subject to the following conditions:

- A. That the co-working office with business events use, to be known as "Brick & Mortar" substantially conform with the testimony presented at the Plan Commission public hearing on April 22, 2021; and
- B. In the event of the use of outdoor use above grade level, hours of use would need to be established by the Village prior to use of the outdoor space.

Seconded by Commissioner Mulherin, the motion passed by roll call vote, with eight (8) yes votes and zero (0) no vote as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann and Vondruska, and Chairperson Loch voted "yes."

A Public Hearing to consider a Zoning Variation to allow the removal of two parking stalls on the property located at 486 Pennsylvania Avenue to allow outdoor seating

A motion to open the Public Hearing to consider a Zoning Variation to allow the removal of two parking stalls on the property located at 486 Pennsylvania Avenue to allow outdoor seating was made and seconded by Commissioners Mulherin and Rodemann, respectively. The motion carried with eight (8) yes votes and zero (0) no votes as follows: Commissioners Mulherin, Rodemann, Berry, Brown, Fanella, Heming-Littwin and Vondruska, and Chairperson Loch voted "yes."

Staff Presentation

Planning Manager Purvis and Community Development Director Staci Springer, 535 Duane Street, Glen Ellyn, were sworn in. Planning Manager Purvis stated that the Petitioner, owner of restaurant and pub Two Hound Red, is seeking a variation from Zoning Code Section 10-4-17-2(G), to allow 15 parking stalls

where 45 would be required for a restaurant use, though due to a parking provision in the C5B District, only 30 are mandated on the site. A variation to allow 17 parking stalls on the property was previously granted in 2017. The subject property, she stated, is located on the north side of Pennsylvania Avenue, between Glenwood Avenue and Main Street, and is surrounded by residential to the north and commercial properties to the east, west and south. The property, she continued, is approximately .42 acres and formerly held Schmid's Pharmacy, which was renovated to accommodate Two Hound Red, which can seat 135 guests. The property currently has 13 perpendicular parking stalls on the east side of the site and 4 parallel spaces on the west side of the lot. Original renovation plans for the restaurant specified an outdoor rooftop dining space, subsequently found to be infeasible due to the cost of installing an elevator to meet ADA requirements.

Planning Manager Purvis stated that part of the hardship presented in the Petitioner's application centers on the narrow sidewalks, which don't allow adequate space for a clear pedestrian path and outdoor dining. The Petitioner, she said, has noted that two public parking lots are in walking distance of the restaurant, and is proposing removing two parking stalls to make room for an outdoor dining area with an awning, concept illustrations for which she displayed. She pointed out planned barrier spots, and drew attention to an accessible route that needs to remain free and clear of obstructions. She displayed an image of current outdoor seating (as arranged during COVID), and listed suggested conditions of approval – including maintaining the drive aisle – for the variation requested to allow for a more permanent structure.

Commissioner Rodemann asked if plans for the structure call for lighting and heating, or whether it is merely a temporary structure. Relating that the Petitioner intends to install concrete foundations for the awning structure, Planning Manager Purvis said it is definitely more of a permanent-type structure. She stated that she hadn't discussed heating with the Petitioner, but said lighting is planned. The Commissioner asked what the accessible path serves. Development Director Springer stated that it is supposed to be from the accessible parking spaces to the front door, but she thought it has been established as a safe path of travel, as well, for anyone parking in the lot to get from the parking spaces to the building, and is also a path of travel for people leaving the building in an emergency situation. Commissioner Heming-Littwin asked what would be used to protect diners. Planning Manager Purvis stated that concrete barriers were suggested by staff and noted that the barriers would need to be more substantial in nature.

Petitioner's Presentation

Sworn in, Tim Rodine, 486 Pennsylvania Avenue, explained that to expand outdoor dining in COVID times, the Petitioner is looking to eliminate two parking spots they don't see used as often. Two Hound Red, he stated, is looking to offer three-season dining, but he said he wouldn't envision anything more than the plastic-type enclosure to keep out rain and cold, and added that the Petitioner has no plans to make the space fully enclosed. He thinks that the available public parking is adequate for the restaurant's limited operating schedule, and asserted that the proposed takes potential rooftop dining to the ground floor, further away from nearby residences.

Public Comment

None.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Mulherin, the motion passed with eight (8) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann and Vondruska, and Chairperson Loch voted “yes.”

Commissioner Discussion

Observing that the Petitioner is handicapped in outdoor seating by the size of the sidewalk, Commissioner Rodemann articulated that the proposed plan is a “smart move.” He stated that he is not overly concerned by the loss of two parking spaces, since the restaurant is near to public parking. He added that he is a little concerned about the appearance of concrete barriers, but said that protection of diners is essential. He thought planters might perhaps be an alternative solution. Commissioner Berry said he is supportive of the proposal, citing as an example of a flexible enclosed dining approach a Chicago restaurant with which he is familiar. Commissioner Vondruska voiced support of the proposed plan, saying it would visually benefit the side of the building for which it’s proposed.

Commissioner Heming-Littwin moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, Jon With, for approval of a Zoning Variation to allow 15 parking stalls on the property at 486 Pennsylvania Avenue where 45 parking stalls are required for a restaurant use, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on April 22, 2021, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That all outstanding items from the original remodeling project permit be closed out prior to the issuance of a building permit for the awning structure.
3. That the barriers surrounding the outdoor dining area include landscape plantings.
4. That all tables, chairs, barriers and parts of the awning remain within the limits of the existing parking spaces.
5. That no obstructions shall be permitted in the accessible route.

The motion carried by roll call vote, with eight (8) yes votes and zero (0) no vote as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Brown, Fanella, Rodemann and Vondruska, and Chairperson Loch voted “yes.”

Other Business

None.

Trustee's Report

Liaison Bill Enright recognized the effort put forth to develop the Comprehensive Plan. He reported that the document is currently under review by the Board, which appreciates the work done to produce it.

Chairman's Report

Chairperson Loch wished good luck to Planner Ashbaugh, who is set to leave her post with the Village for a planning position in Evanston.

Staff Report

Planning Manager Purvis related that she has nothing to schedule for the next meeting date. Community Development Director Springer gave updates on the Village Garage and the Apex apartment building projects. She reported that May 1st is the scheduled opening of the former, for which she listed parking area designations and pedestrian access routes from the garage to downtown streets. The latter, she said, is in the pre-cast phase. She said a portion of the Apex public parking garage is to open before the apartment building is constructed.

Adjournment

Chairperson Loch adjourned the meeting at 9:22 p.m.

Respectfully submitted,

Barbara Dutton-Thomas

Recording Secretary

Reviewed by Planning Manager, Kelly Purvis



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

Meeting 5/27/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1154)**

DOC ID: 2021-1154

21W451 Hill Avenue - Glen Oak Country Club Paddle Court & Winter Sports Complex - Consideration of a request for a Special Use Permit, Zoning Variations, and an Exterior Appearance Application

Statement of the Issue:

See Attached Staff Report.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. PC STAFF REPORT
2. 1. Aerial Image
3. 2. Zoning & Location Map
4. 3. Village Boundary Map - Country Club
5. 4. Public Hearing Notice
6. 5. Mailing List
7. 6. Map of Properties Notified
8. 7. Applicable Sections from Comp Plan
9. 8. Application for a Special Use Permit
10. 9. Application for a Variation
11. 10. Exterior Appearance Application
12. 11. Supplemental Application Information

13. 12. Plat of Survey Set
14. 13. Architectural Plans
15. 14. Civil Plans
16. 15. Elevations, Floor Plans, Renderings
17. 16. Proposed Materials
18. 17. Landscape Plan
19. 18. Photometric Information
20. 19. Paddleball Courts Lighting Measurements Comparison
21. 20. Light Fixture Cut Sheets
22. 21. Sight Distance Exhibit
23. 22. Lot Coverage Exhibit
24. 23. IDNR Clearance
25. 24. Land Use Report
26. 25. Findings of Fact
27. 26. Motion to Approve

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Kelly Purvis, Planning Manager

DATE: May 20, 2021

FOR: May 27, 2021 Plan Commission Meeting

SUBJECT: Glen Oak Country Club Paddle Courts & Winter Sports Complex to be located at 21W451 Hill Avenue

PETITIONER: The petitioner is Jim Cardamone, General Manager of the Glen Oak Country Club on behalf of the owners.

REQUEST: The petitioner is requesting approval of a Special Use Permit, Zoning Variations and an Exterior Appearance application to allow the construction of a winter sports complex which will include a paddle court facility, to be located on the property at 21W451 Hill Avenue. The specific requests are noted below.

1. A Special Use Permit in accordance with Section 10-4-3(B)5 of the Glen Ellyn Zoning Code to allow a private recreational facility where buildings and parking facilities do not occupy more than 10 percent of the site area.
2. The following Zoning Variations from the Glen Ellyn Zoning Code:
 - a. A variation from Section 10-5-5(B)4 to allow a 42 foot setback from the property line where 48.7 feet is required for recreational equipment on the property.
 - b. Section 10-4-3(G)2 to allow 250 parking stalls where 1,646 parking stalls are required, based upon the gross land area of the site.

Please note, the petitioner has revised the lighting plan; the variation request for the illumination level at the property line that was in the public hearing notice has been eliminated.

3. Exterior Appearance approval.

**LOCATION/
ZONING:**

The subject property is located on the south side of Hill Avenue along the Village's eastern border in the CR Conservation Recreation Zoning District. The surrounding zoning and land uses are as follows.

Surrounding Land Uses

Zoning

North:	Single Family Residential	R-4 DuPage County
Northeast:	Prairie Path	CR
South:	Single Family Residential	R2 District
East:	ComEd Right-of-Way	Lombard
East:	Forest Preserve Property	Lombard
Northwest:	Single Family Residential	R2 District
West:	Single Family Residential	R2 District

PUBLIC Notice of the public hearing was published in the May 15, 2021 edition of the Daily

HEARNG: Herald. Property owners within 250 feet of the subject property were notified by mail of the public hearing and a placard was placed on the site.

COMP

PLAN: The 2001 Comprehensive Plan identifies the property as “Parks and Open Space” (pg. 12) and notes that Village should “enhance parks, open space and public buildings as focal points and landmarks” (pg. 15). The property was unincorporated in 2001; there is no additional information in the plan related to this site.

BACKGROUND: The subject property is a 151.32 acre golf course comprised of several parcels of land, a portion of which was annexed into the Village in 2014 (see attached Village Boundary Map showing the portion of the property within the Village limits). The remainder of the property, which is unincorporated, contains the majority of the golf course’s facilities including a clubhouse, pool, 18-hole golf course, a driving range and short practice facility, skeet and trap shooting range and lodge facility, and several dining facilities including formal dining rooms, casual dining rooms, a cocktail lounge, a golfer’s grill, two outdoor dining terraces and two additional rooms that can be utilized for private events. The site has been home to the Glen Oak Country Club for 110 years.

PROJECT

SUMMARY: The petitioner is proposing to construct an approximately 16,000 square foot, two-story winter sports facility which will include 4 heated outdoor paddle courts, a gathering hall with various lounge areas, a bar, an outdoor dining space with a grill, and 3 golf simulators (on the lower level, below grade). The portion of the property where the winter sports complex is proposed to be constructed is within the Village’s limits and is currently unimproved. The facility is expected to be open from 9:00 AM – 11:00 PM with peak usage of the facility taking place November through March (paddle court season). If fully utilized there could be up to 32 players using the paddle courts (rotating as only four can be on a court at one time). The lower level golf simulators can accommodate up to 12 people at a time. The paddle courts would be primarily used in the evening hours from 5:00 PM to 11:00 PM. The proposed winter sports complex will be compatible in materials and design with the existing clubhouse on the site.

Additional information about the project is provided below.

Site Access

Two new curb cuts are proposed on Hill Avenue to provide direct access to the facility. The driveway will be one-way east bound with the entrance to the west of the facility. The Village's traffic consultant reviewed the proposed plans and has indicated that the sight distances for the driveway are acceptable.

Parking

Seven parallel parking stalls are proposed in front of the facility, one of which will be an ADA compliant stall. The existing parking lot serving the main clubhouse is connected to the facility by a walking path, and will provide overflow parking for the facility. While a parking variation is required for the number of parking stalls on the site, staff feels that the 250 parking spaces provided on the property are adequate to meet the demand of the golf course facilities. The Code requirement is based upon the gross land area, which in this case is over 150 acres. All parking stall dimensions for the proposed stalls meet the Village's Code requirements.

Lighting

The petitioner is proposing several exterior light fixtures including bollards for the walking path, paddle court lighting, building fixtures, and lighting to illuminate the proposed signage. All proposed fixtures meet the Village's shielding requirements. See attached, light fixture cut sheets.

The Village's consultant, JJ Benes and Associates reviewed the proposed lighting for the paddle courts and noted the following:

The platform tennis courts are located approximately 50 feet south of the Hill Avenue right-of-way. Residential uses are located north across Hill Avenue right-of-way.

The accepted authority on lighting design is the Illuminating Engineering Society of North America (IESNA). The national standards for outdoor sports lighting are in their Technical Report RP-6-15. According to that document, appropriate lighting for platform tennis varies with the class of play as follows:

- | | | |
|-------------|---|-------|
| • Class II | Competition play up to 5,000 spectators | 50-fc |
| • Class III | Competition play with some spectators | 30-fc |
| • Class IV | Competition or recreation play, no spectators | 20-fc |

At the time of the review, the average levels of illumination were proposed to be above 70-fc on the paddle courts. The consultant recommended lighting levels consistent with Class III or IV as more appropriate and suggested house side shields may be necessary to cut off direct light to the residential properties. The Village's consultant recommend that the Village not approve the proposed

lighting plan.

The petitioner has revised their lighting plan for the paddle courts and are now proposing an average of 50-fc on the courts. They have also submitted a specification sheet for shielding of the paddle court fixtures. They hired an engineer to review the illumination levels of four surrounding area paddle court facilities. The average illumination levels of each are provided below and the engineer's analysis is attached.

- Ruth Lake – Average 141- fc
- Hinsdale – Average 30 – fc
- LaGrange – Average 55 – fc
- Maryknoll – Average 31 - fc

The updated photometric plan and paddle court illumination comparison were submitted to Village staff on May 21, 2021. These documents have been shared with the Village's consultant. Staff will provide an updated recommendation at the Plan Commission meeting as it relates to the paddle court lighting. The illumination levels at the property line are compliant with the Village requirements. The petitioner has indicated that light usage on the paddle courts will be limited to 11:00 PM.

Screening

The Village Code requires screening of parking lots with 4 or more parking spaces. The petitioner is proposing to install 50 Miss Kim Manchurian Lilac bushes along the driveway to provide the required screening.

Landscaping

In addition to the parking lot screening proposed, the Country Club will plant a combination of shade trees, ornamental trees, shrubs, perennials, and grasses. Several of the proposed landscape materials are listed in the Village's recommended plant list in the Exterior Appearance Guidelines, and all landscaping proposed meets the minimum size requirements (see attached landscaping plan).

Setbacks

The setback requirement for recreational equipment is a minimum of 10 percent of the lot width from all property lines. The County Club property has a lot width of approximately 487 feet; therefore the paddle courts must be setback from all property lines a minimum of 48.7 feet. The petitioner is requesting a variation from this requirement to allow a 42 foot setback from the property line to the closest point of the structure.

Wetland & Floodplain

According to the Village's Senior Civil Engineer, the existing wetland-bottom basin that was constructed in conjunction with a 2015 permit on the Country

Club property has not yet met performance standards established with its initial construction, and the proposed work for the paddle courts includes modification of the overflow weir at the perimeter of that basin. The Village's wetland/environmental consultant, Engineering Resource Associates, met with the Country Club staff this spring to provide guidance toward compliance and suggested that the Country Club hire a company for maintenance and monitoring. During permit review of the paddle courts project, the Village staff will ask that the Country Club present an updated maintenance and monitoring plan for the pond prepared by an environmental professional.

All proposed work for the winter sports complex project occurs outside of the wetland, floodplain, and the required buffer areas on the Glen Oak Country Club site. The floodplain is approximately 300 feet away from the project area, and wetlands identified on DuPage County's wetland inventory are about 400 feet away.

Exterior Appearance

Staff reviewed the proposed exterior appearance of the winter sports complex facility and found the façade to be in substantial conformance with the Village's Exterior Appearance Guidelines. Specifically, the following criteria are met.

- 1.1 The construction will be compatible with the character of the site, adjacent development and the adjacent streetscape;
- 1.12 The grading will be minimized to preserve the character of the site;
- 1.14 The architectural style will not conflict with adjacent buildings;
- 1.15 The building will maintain the rhythm of the street and continuity of its landscaping;
- 1.3 The building design will not be so unique or harshly different in its design so as to narrowly constrain potential reuse if the original use changes; the proposed facility closely matches that of the existing clubhouse on the site;
- 1.5 The roof is scaled to the building;
- 1.5.1 The roof is of a material, color and texture appropriate to the building structure and use;
- 1.5.2 The roof edge and wall are clearly differentiated;
- 1.5.3 The roof is scaled to the face of the building, does not dominate the elevation or lack a feeling of closure and protection;
- 1.6 The entrances of the building are readily identifiable from the parking area and pedestrian approaches;
- 1.7 The architectural character of all sides of the building relate to the principal elevation;
- 1.8 The colors of the building complement each other, with no more than two or three colors on each façade;
- 1.8.1 A natural, neutral color has been selected for the primary exterior façade material, with contrasting trim colors for windows and door surrounds;
- 1.8.2 The light fixtures, downspouts, railing, and signage coordinate with,

rather than dominate the color scheme for the building;

- 1.8.3 The roof top mechanical equipment should be screened by the mansard style roof; however, after construction, if any mechanical equipment is visible from the right-of-way it will be required to be screened.

Staff therefore suggests that the Plan Commission make a recommendation to approve the Exterior Appearance for the proposed winter sports facility.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is requested to conduct a public hearing to consider the petitioner's applications for approval of the a Special Use Permit, Zoning Variations and Exterior Appearance to allow the construction of a winter sports complex on the subject property. The Plan Commission should make a recommendation to the Village Board for approval, approval with conditions, or denial. In deliberating this recommendation, the Plan Commission should consider the criteria is Section 10-10-12 and Section 10-10-14 of the Zoning Code and the Village's Appearance Review Guidelines. Staff has prepared draft findings of fact for a recommendation of approval (attached). Plan Commissioners should feel free to modify the findings based upon information provided at the public hearing. If Commission members wish to recommend denial of any of the requests and would like staff to prepare a motion to deny, please contact staff in advance of the meeting. A draft motion to approve has been attached for the Plan Commission's review and use.

Staff would recommend the Plan Commission consider the following conditions of approval:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That the photometric plan be amended to show an average illumination level of 30-fc on the paddle courts, in accordance with the recommendation of the Village's lighting consultant;
3. That it is the obligation of the property owner to install, maintain and replace all landscape materials in accordance with the approved landscape plan on a continuing basis; and
4. That should any rooftop mechanical units be visible from the public right-of-way or adjacent properties following construction, such equipment shall be appropriately screened from view. Screening material shall be submitted to the Community Development Department for review and approval prior to installation.

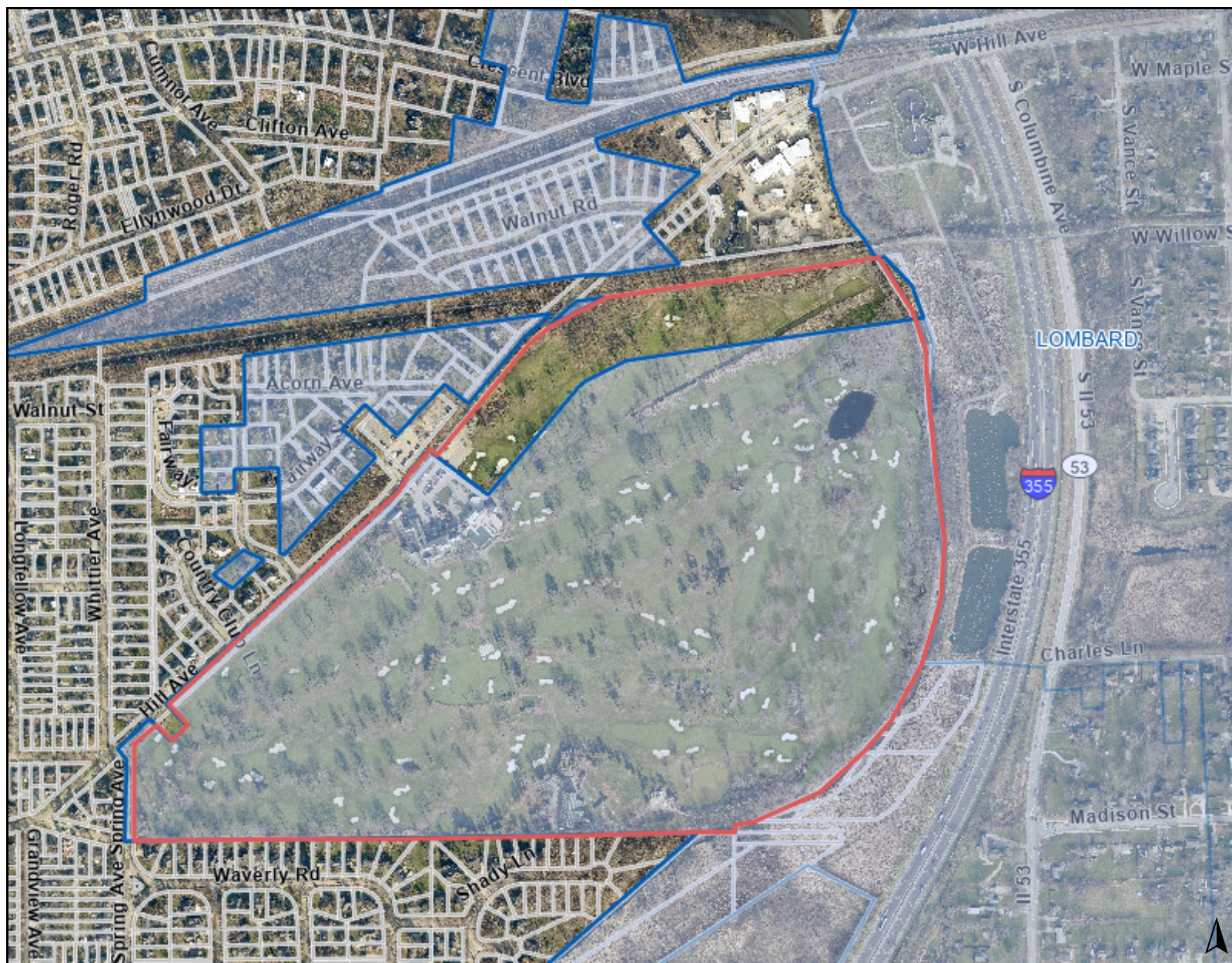
The Plan Commission may also wish to consider whether there should be a limitation on the hours the paddle courts can be illuminated on week nights. The petitioner has proposed a shut off time of 11:00 PM on all nights of the week.

ATTACHMENTS:

1. Aerial Photo
2. Zoning & Location Map
3. Village Boundary Map
4. Public Hearing Notice
5. Mailing List for Public Hearing Notice
6. Map of Properties Notified of the Public Hearing
7. Applicable Sections of the Comprehensive Plan
8. Application for a Special Use Permit
9. Application for Zoning Variations
10. Application for Exterior Appearance Approval
11. Supplemental Application Information
12. Plat of Survey
13. Architectural Plans
14. Civil Plans
15. Floor Plans, Elevations, Renderings
16. Proposed Materials
17. Landscape Plan
18. Photometric Information
19. Paddle Court Lighting Measurement Comparison
20. Light Fixture Cut Sheets
21. Sight Distance Exhibit
22. Lot Coverage Exhibit
23. IDNR Clearance
24. Land Use Report
25. Findings of Fact
26. Motion to Approve

CC: Staci Springer, Community Development Director
Amy McKenna, Senior Civil Engineer
Jim Cardamone, Glen Oak Country Club
Mark Christensen, Glen Oak Country Club

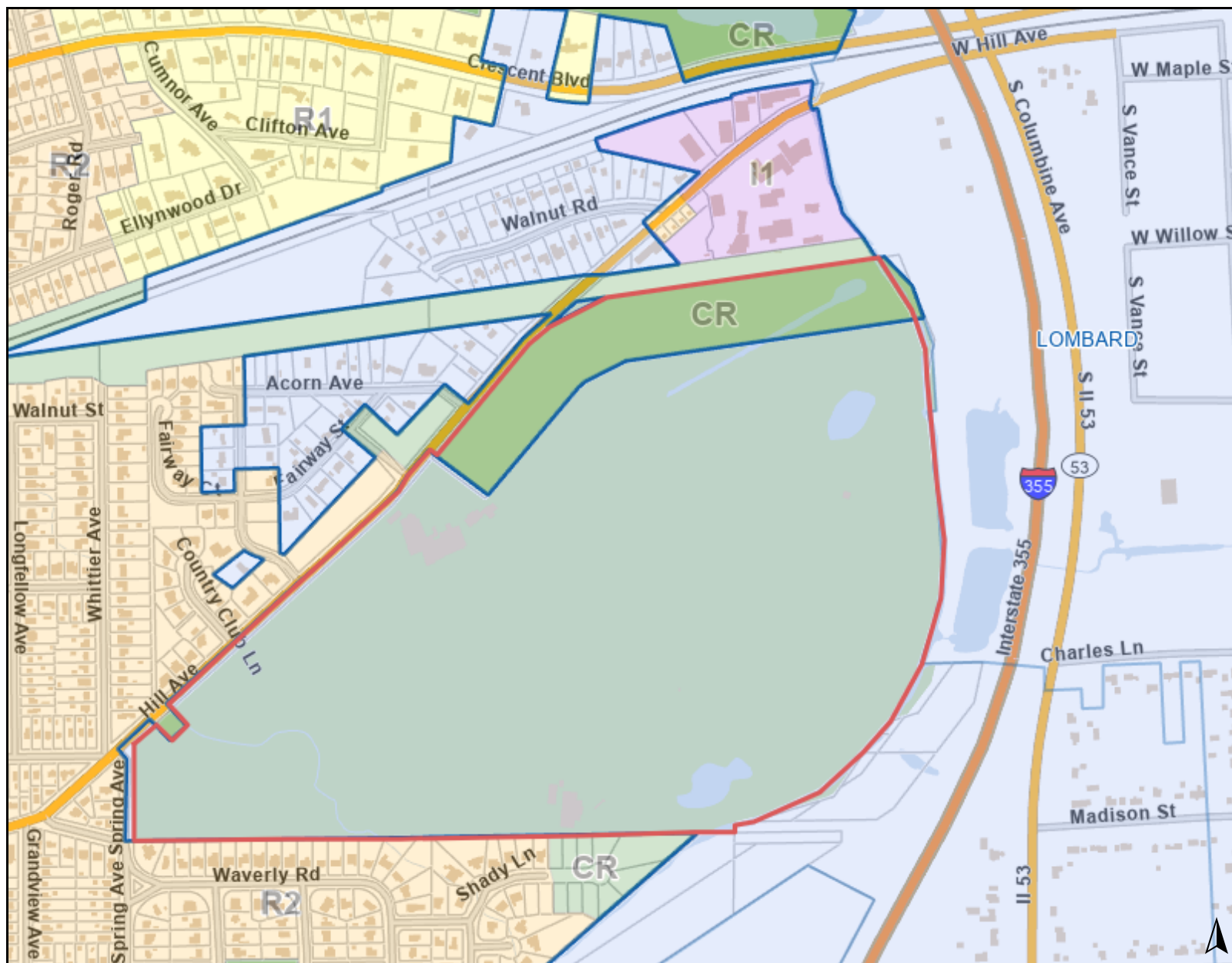
X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Hill\Hill 21W451, Glen Oak Paddle, SUP\PC STAFF REPORT.doc

**Legend**

0 1000 2000
ft

Print Date: 5/21/2021**Notes**

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

**Legend**

Zoning and Development

Zoning

- CR: Conservation/Recreation District
- I1: Light Industrial District
- R1: Single Family Residential District
- R2: Single Family Residential District

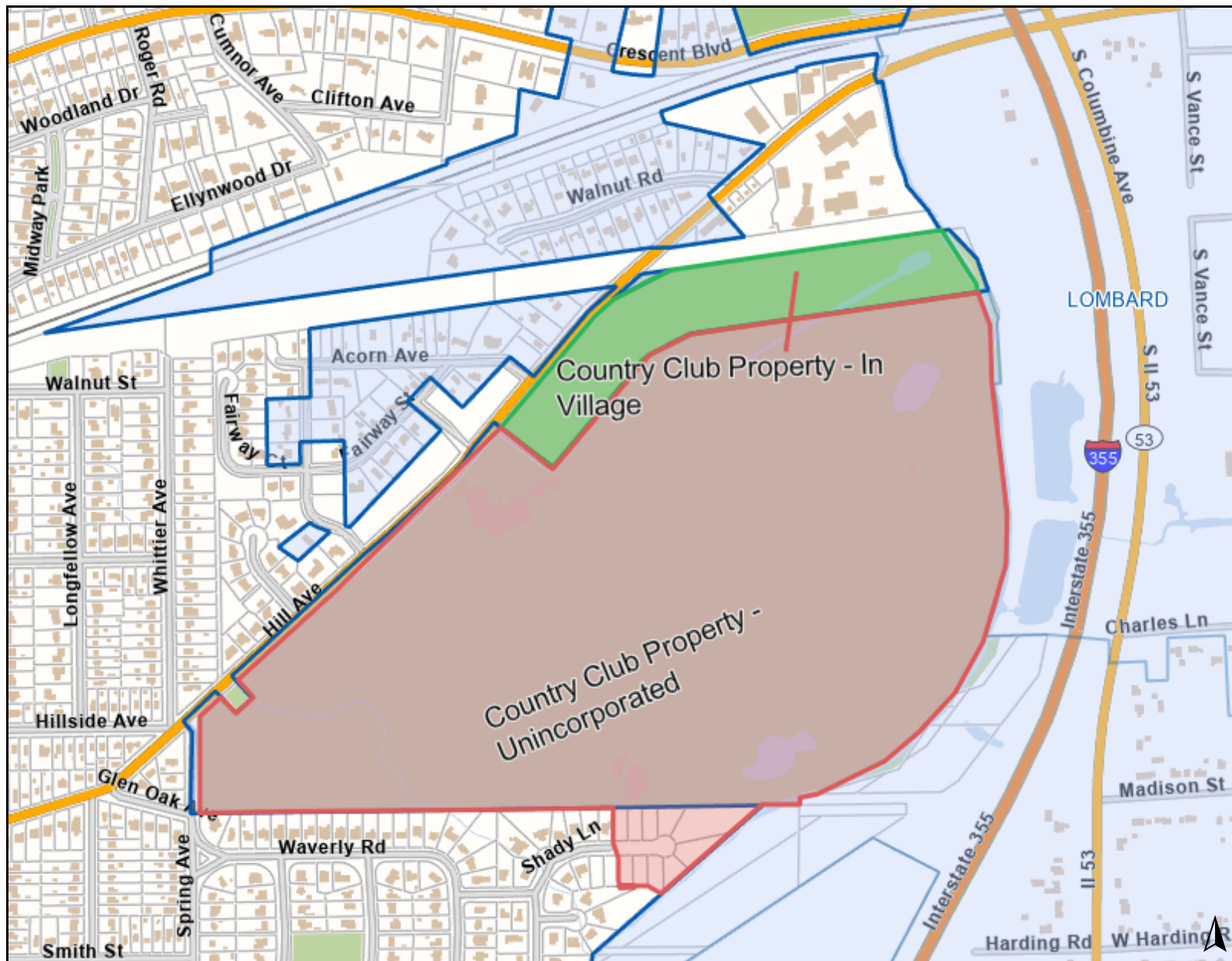
0 1000 2000
ft

Print Date: 5/21/2021

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

GIS Consortium Village Boundary Map



Legend

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

NOTICE OF PUBLIC HEARING

James Cardamone, General Manager of the Glen Oak Country Club, is petitioning on behalf of the Glen Oak Country Club for approval of a Special Use Permit, Zoning Variations and the Exterior Appearance application, to allow the construction of a winter sports complex which will include heated paddle ball courts, indoor and outdoor lounge areas, and indoor golf simulators. The project is proposed on the north side of the Glen Oak Country Club property located at 21W451 Hill Avenue in the Conservation Recreation District.

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, May 27, 2021, 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. A Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow the Glen Oak Country Club to construct a private recreational facility on the subject property in the CR District.
2. The following Zoning Variations in accordance with Section 10-10-12 of the Zoning Code:
 - a. A variation from Section 10-5-5(B)4 to allow a 42 foot setback from the property line where 48.7 feet is required for recreational equipment on the property.
 - b. Section 10-4-3(G)2 to allow 250 parking stalls where 1,646 parking stalls are required, based upon the gross land area of the site.
 - c. Section 10-5-13(M)2(a)(2) to allow an intensity of light on a portion of the property (as measured at ground level at the property line) not to exceed 4.1 foot-candles in lieu of the maximum permitted illumination level of 3 foot-candles.

The subject property is commonly known as 21W451 Hill Avenue and legally described as follows:

THAT PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF HILL AVENUE WITH A LINE THAT IS 300.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF ACORN AVENUE; THENCE NORTH 40 DEGREES 01 MINUTES 08 SECONDS EAST, 675.42 ALONG THE SAID SOUTH LINE TO AN ANGLE POINT THEREIN; THENCE NORTH 48 DEGREES 20 MINUTES 23 SECONDS EAST, 117.33 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF TRIANGULAR PARCEL CONVEYED PER DEED RECORDED IN BOOK 88, PAGE 165; THENCE NORTH 62 DEGREES 47 MINUTES 02 SECONDS EAST, 297.13 FEET ALONG THE SOUTHEASTERLY LINE OF SAID TRIANGULAR PARCEL TO SOUTH LINE OF ILLINOIS PRAIRIE PATH (FORMERLY KNOWN AS THE AURORA, ELGIN AND CHICAGO RAILWAY RIGHT OF WAY); THENCE NORTH 81 DEGREES 46 MINUTES 41 SECONDS

EAST, 1236.97 FEET ALONG SAID SOUTH LINE OF THE ILLINOIS PRAIRIE PATH TO THE CENTERLINE OF EAST BRANCH OF DUPAGE RIVER AS LOCATED IN JULY OF 2003 (THE FOLLOWING 2 COURSES ARE ALONG SAID CENTERLINE OF RIVER); THENCE SOUTH 32 DEGREES 49 MINUTES 40 SECONDS EAST, 288.57 FEET; THENCE SOUTH 19 DEGREES 27 MINUTES 36 SECONDS EAST, 38.37 FEET TO A LINE THAT IS 300.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF ILLINOIS PRAIRIE PATH; THENCE SOUTH 81 DEGREES 46 MINUTES 41 SECONDS WEST, 1314.41 FEET ALONG SAID PARALLEL LINE TO A LINE THAT IS 300.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH AFOREMENTIONED SOUTHEASTERLY LINE OF TRIANGULAR PARCEL CONVEYED PER DEED RECORDED IN BOOK 88, PAGE 165; THENCE SOUTH 62 DEGREES 47 MINUTES 02 SECONDS WEST, 208.93 FEET ALONG SAID PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID TRIANGULAR PARCEL TO A LINE THAT IS 300.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH AFOREMENTIONED SOUTH LINE OF HILL AVENUE (THE FOLLOWING 2 COURSES ARE ALONG SAID LINE THAT IS PARALLEL WITH THE SOUTH LINE OF HILL AVENUE); THENCE SOUTH 48 DEGREES 20 MINUTES 23 SECONDS WEST, 57.49 FEET; THENCE SOUTH 40 DEGREES 01 MINUTES 08 SECONDS WEST, 639.49 FEET TO A LINE THAT IS 300.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF ACORN AVENUE, AFORESAID; THENCE NORTH 53 DEGREES 14 MINUTES 45 SECONDS WEST, 300.49 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-403-006

To view select plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. The full set of applications and Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Kelly Purvis, Planning Manager at kpurvis@glenellyn.org. All plans and a staff report will be posted on the Village's website no later than Friday, May 21, 2021, 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 comments regarding this request can be submitted in advance of the meeting to Kelly Purvis, Planning Manager. All public comments received by 4:30 pm on Thursday, May 27, 2021 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/89821775487?pwd=Q3dpS0V3ZU5KUUhJRU95NmFJV3U5QT09>

Password: 140168

Or join by 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 +1 253 215 8782 or
+1 346 248 7799 or +1 669 900 9128

Webinar ID: 898 2177 5487

Password: 140168

[illegible]

ELLIOT & ELLIOT LLC	21W171		HILL AVE	GLEN ELLYN	IL	60137
ELLIOT & ELLIOT LLC	21W171		HILL AVE	GLEN ELLYN	IL	60137
ELLIOT ELLIOT LLC	21W171		HILL AVE	GLEN ELLYN	IL	60137
ELLIOT ELLIOT LLC	21W171		HILL AVE	GLEN ELLYN	IL	60137
ELLIOT ELLIOT LLC	21W171		HILL AVE	GLEN ELLYN	IL	60137
ELLIOT ELLIOT LLC	21W171		HILL AVE	GLEN ELLYN	IL	60137
FEINE, AUGUST & KRISTY	919		WAVERLY RD	GLEN ELLYN	IL	60137
FESSENBECKER, PAUL G	393		GRANDVIEW	GLEN ELLYN	IL	60137
FIEBRANDT, D & B SOCHNUK	21W333		WALNUT RD	GLEN ELLYN	IL	60137
FILMER, DANIEL E & JANE	390		SPRING AVE	GLEN ELLYN	IL	60137
FIRSTAR BK TRUST CO	104	N	OAK PARK AVE	OAK PARK	IL	60301
FLETCHER JR, D & L LANDO	1020		MEMORY CT	GLEN ELLYN	IL	60137
FOREST PRESERVE DIST			PO BOX 5000	WHEATON	IL	60187
FOREST PRESERVE DISTRICT			PO BOX 5000	WHEATON	IL	60189
FOREST PRESERVE DISTRICT			PO BOX 5000	WHEATON	IL	60187
FOSSEN, J & B LASZEWSKI	871		GLEN OAK AVE	GLEN ELLYN	IL	60137
GALITZ, R CLIFF & LINDA	880		HILLSIDE AVE	GLEN ELLYN	IL	60137
GARRETT, CHERYL & STEPHEN	930		NEWTON AVE	GLEN ELLYN	IL	60137
GE HILL AVE PROPERTIES	1N712		BOB O LINK DR	WINFIELD	IL	60190
GILL, SEAN P	372		WOODSTOCK AVE	GLEN ELLYN	IL	60137
GILLESPIE, JANET M	286		LETORT RD	MILLERSVILLE	PA	17551
GLEN HILL LLC	21W171		HILL AVE	GLEN ELLYN	IL	60137
GLEN HILL LLC	21W171		HILL AVE	GLEN ELLYN	IL	60137
GLEN HILL LLC	21W171		HILL AVE	GLEN ELLYN	IL	60137
GLEN HILL LLC	21W171		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451		HILL AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB INC	21W451		HILL	GLEN ELLYN	IL	60137
GOGOLA, RICHARD & GLORIA	21W373		WALNUT RD	GLEN ELLYN	IL	60137
GRIFFIN, DANIEL & WENDY	965		WAVERLY RD	GLEN ELLYN	IL	60137
HALL, JEFF & VERONICA	440		WHITTIER AVE	GLEN ELLYN	IL	60137
HARRIS, KARMEN G	948		WAVERLY	GLEN ELLYN	IL	60137
HARRIS, MARK & ANN MARIE	21W340		HILL AVE	GLEN ELLYN	IL	60137
HEAD, N GUY & MARILYN J	461		WHITTIER AVE	GLEN ELLYN	IL	60137
HENNESSEY, MICHAEL & J K	924		WAVERLY RD	GLEN ELLYN	IL	60137
HERBST, STEPHEN N	932		WAVERLY RD	GLEN ELLYN	IL	60137
HINRICHS, JERRY & E WINE	1032		SHADY LN	GLEN ELLYN	IL	60137
HOBAN, KAREN M	1028		SHADY LN	GLEN ELLYN	IL	60137
HOLOWINSKI, MACIEJ	27		WALNUT RD	GLEN ELLYN	IL	60137
HOPKINS, B WAYNE & M	988		WAVERLY RD	GLEN ELLYN	IL	60137
ICK, MARK R	465		WHITTIER AVE	GLEN ELLYN	IL	60137
INGOLD, MAUREEN E	376		SPRING AVE	GLEN ELLYN	IL	60137
JJE PROPERTIES LLC	930		NEWTON AVE	GLEN ELLYN	IL	60137
JOHNSEN, DAVID & MARY	1016		SHADY LN	GLEN ELLYN	IL	60137
JTM FAIRWAY LLC	201		MAIN ST	ROSELLE	IL	60172
JTM FAIRWAY LLC	201		MAIN ST	ROSELLE	IL	60172
KANAS, DIANA	938		WAVERLY RD	GLEN ELLYN	IL	60137
KELLY, TIMOTHY	1023		SHADY LN	GLEN ELLYN	IL	60137
KILINSKI, JEFFREY & MARIA	389		GRANDVIEW AVE	GLEN ELLYN	IL	60137
KING, COREY T	1022		SHADY LN	GLEN ELLYN	IL	60137
KRATKY, ANDREW & JILLIAN	980		HILL AVE	GLEN ELLYN	IL	60137
KUMMER, BRUCE	883		HILL AVE	GLEN ELLYN	IL	60137

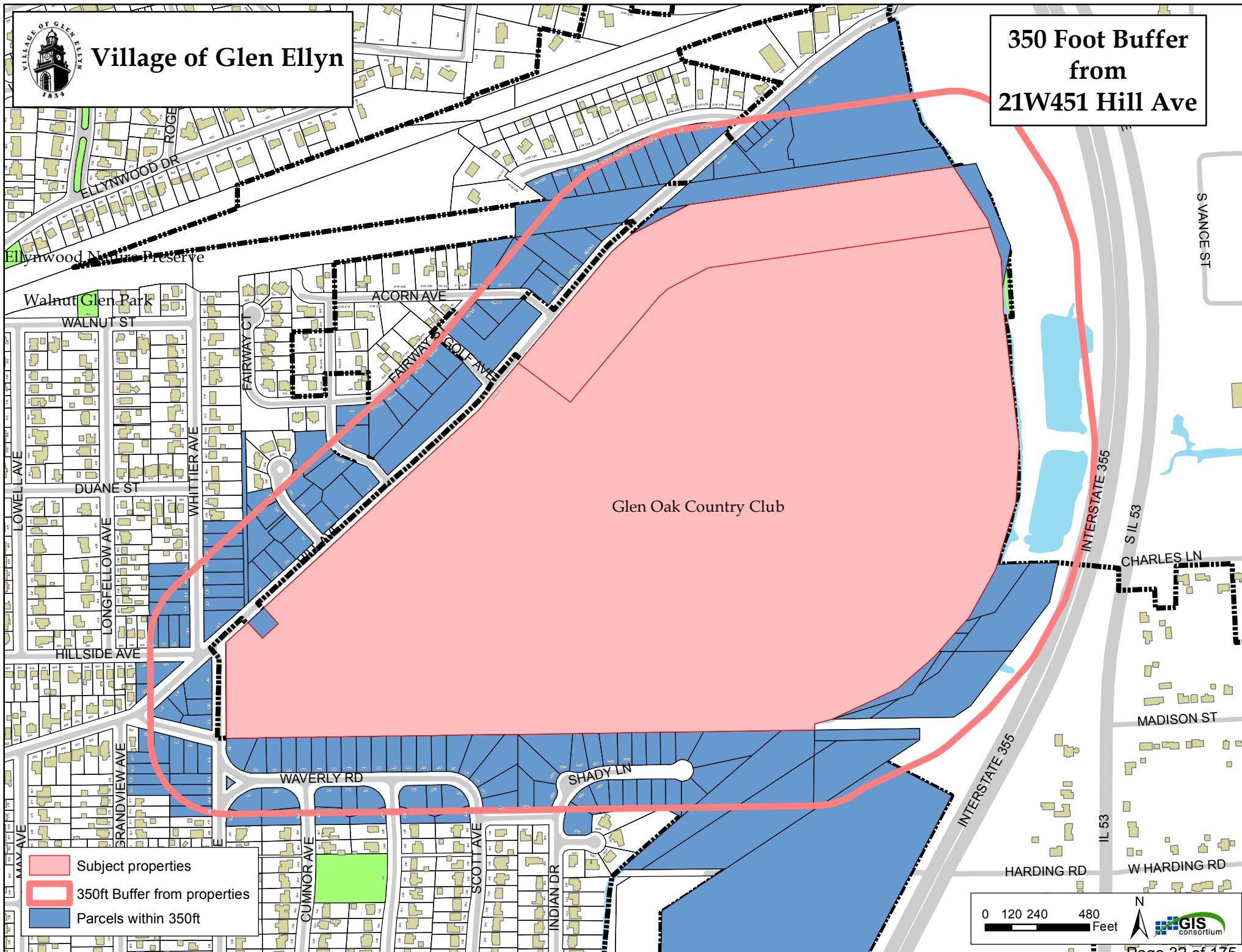
LAWSON, DENNIS	470		COUNTRY CLUB LN	GLEN ELLYN	IL	60137
LAWSON, DENNIS J & KATHRYN	470		COUNTRY CLUB LN	GLEN ELLYN	IL	60137
LEWINSKI, MARCEL & JOHARA	21W360		HILL AVE	GLEN ELLYN	IL	60137
LIND, LARRY & TERI	21W451		FAIRWAY AVE	GLEN ELLYN	IL	60137
LONG, THOMAS & MARY BETH	978		WAVERLY RD	GLEN ELLYN	IL	60137
LOTT, JASON	385		GRANDVIEW AVE	GLEN ELLYN	IL	60137
MC GILLOWAY, MARTINA	372		SPRING AVE	GLEN ELLYN	IL	60137
MC INERNEY, JUDY	945		WAVERLY RD	GLEN ELLYN	IL	60137
MC KIBBEN, GREGORY & L	973		WAVERLY RD	GLEN ELLYN	IL	60137
MELLINGER, GEOFFREY & J	21W335		WLANUT RD	GLEN ELLYN	IL	60137
MIKOS, KENNETH	369		SPRING AVE	GLEN ELLYN	IL	60137
MILTON TOWNSHIP HWY DEPT	23W040		POSS ST	GLEN ELLYN	IL	60137
MONICK, THOMAS L	1012		SHADY LN	GLEN ELLYN	IL	60137
NACHREINER, ROBERT & D K	960		WAVERLY RD	GLEN ELLYN	IL	60137
NEILSEN JR, JEFFREY & L	1033		SHADY LN	GLEN ELLYN	IL	60137
NEILSEN JR, JEFFREY & L	1033		SHADY LN	GLEN ELLYN	IL	60137
NEILSEN JR, JEFFREY & L	1033		SHADY LN	GLEN ELLYN	IL	60137
NELSON, LARRY J & V	1028		MEMORY CT	GLEN ELLYN	IL	60137
NICHOLL, JAMES & JOAN	940		WAVERLY RD	GLEN ELLYN	IL	60137
NIEDERT, GERALD & TERESA	111	N	WHEATON AVE	WHEATON	IL	60187
O BRIEN, M & J FULLERTON	480		COUNTRY CLUB LN	GLEN ELLYN	IL	60137
O'DEA, R MICHAEL	885		GLEN OAK AVE	GLEN ELLYN	IL	60137
OFRIA, J & N RICHMOND	881		GLEN OAK AVE	GLEN ELLYN	IL	60137
OLSEN, ALLEN	21W363		WALNUT ST	GLEN ELLYN	IL	60137
OLSON, LAVERNE M	375		WINDSOR AVE	GLEN ELLYN	IL	60137
PALATINUS, STEPHEN	891		GLEN OAK	GLEN ELLYN	IL	60137
PETERSON, MARK P & SUSAN	887		HILL AVE	GLEN ELLYN	IL	60137
PHILLIPS & JOHNSTON INC	21W179		HILL AVE	GLEN ELLYN	IL	60137
PHILLIPS & JOHNSTON INC	21W179		HILL AVE	GLEN ELLYN	IL	60137
PIHLSTROM, MICHAEL & S	1014		SHADY LN	GLEN ELLYN	IL	60137
POLLCI, SYLVIO J	964		WAVERLY RD	GLEN ELLYN	IL	60137
PONES, STEPHEN & JULIE	898		HILL AVE	GLEN ELLYN	IL	60137
POPE, JOHN & ELAINE	21W489		FAIRWAY	GLEN ELLYN	IL	60137
POST, M & M LECOCQ	416		SPRING AVE	GLEN ELLYN	IL	60137
REGENNITTER, C B & E E	450		WHITTIER AVE	GLEN ELLYN	IL	60137
RIGHETTI, ANDRZEJ & J	21W461		FAIRWAY	GLEN ELLYN	IL	60137
ROSE, MARK R	449		WHITTIER AVE	GLEN ELLYN	IL	60137
RUSSELL, STEPHEN W	974		WAVERLY RD	GLEN ELLYN	IL	60137
SACKETT, ROBB & MARY	977		WAVERLY RD	GLEN ELLYN	IL	60137
SALBEGO, TERRAN & LORINDA	21W471		FAIRWAY AVE	GLEN ELLYN	IL	60137
SCHEFFLER GREEN, JULIE A	882		HILLSIDE AVE	GLEN ELLYN	IL	60137
SCHWALLIE, JOSEPH & KRIS	471		COUNTRY CLUB LN	GLEN ELLYN	IL	60137
SIEVERS, CRAIG & BRIDGET	461		COUNTRY CLUB LN	GLEN ELLYN	IL	60137
STINSON, THOMAS	21W424		ACORN AVE	GLEN ELLYN	IL	60137
STIRB, LILIANA V	453		WHITTIER AVE	GLEN ELLYN	IL	60137
STOBIERSKI, DONN & JULIE	920		HILL AVE	GLEN ELLYN	IL	60137
STONE, CHRISTOPHER & M	432		WHITTIER	GLEN ELLYN	IL	60137
STONE, WILLIAM F & HELEN	912		WAVERLY RD	GLEN ELLYN	IL	60137
STRINGER, RANDAL & KAREN	380		SPRING AVE	GLEN ELLYN	IL	60137
TAYLOR, ELMORE & MARGARET	916		WAVERLY RD	GLEN ELLYN	IL	60137
TOWNSHIP OF MILTON	1492	N	MAIN ST	WHEATON	IL	60187
UREVIG, KATHERINE	873		HILLSIDE AVE	GLEN ELLYN	IL	60137
VALLUZZI, JAYSON & WENDY	471		WHITTIER	GLEN ELLYN	IL	60137
VILLAGE OF GLEN ELLYN	535		DUANE ST	GLEN ELLYN	IL	60137
VILLAGE OF LOMBARD	255	E	WILSON ST	LOMBARD	IL	60148
WAGNER, COURTNEY	872		HILL AVE	GLEN ELLYN	IL	60137
WARD, ALEX & KARIN	21W410		ACORN AVE	GLEN ELLYN	IL	60137
WEBB, JOHN	498		COUNTRY CLUB LN	GLEN ELLYN	IL	60137
WEBB, MARY ELLEN	450		COUNTRY CLUB LN	GLEN ELLYN	IL	60137
WEBB, MARY ELLYN	450		COUNTRY CLUB LN	GLEN ELLYN	IL	60137
WEIL, MICHAEL & JENNIFER	986		WAVERLY RD	GLEN ELLYN	IL	60137
WILHITE, GARY	950		HILL AVE	GLEN ELLYN	IL	60137
WITTMAN, CRAIG & JILL	384		SPRING AVE	GLEN ELLYN	IL	60137

WOLLRAB, EDWARD & PENNY	443	WHITTIER AVE	GLEN ELLYN	IL	60137
ZATSORENKO, ALEXANDER V	26	WALNUT RD	GLEN ELLYN	IL	60137
ZEISS, MICHAEL &CATHERINE	21W311	WALNUT	GLEN ELLYN	IL	60137



Village of Glen Ellyn

350 Foot Buffer
from
21W451 Hill Ave

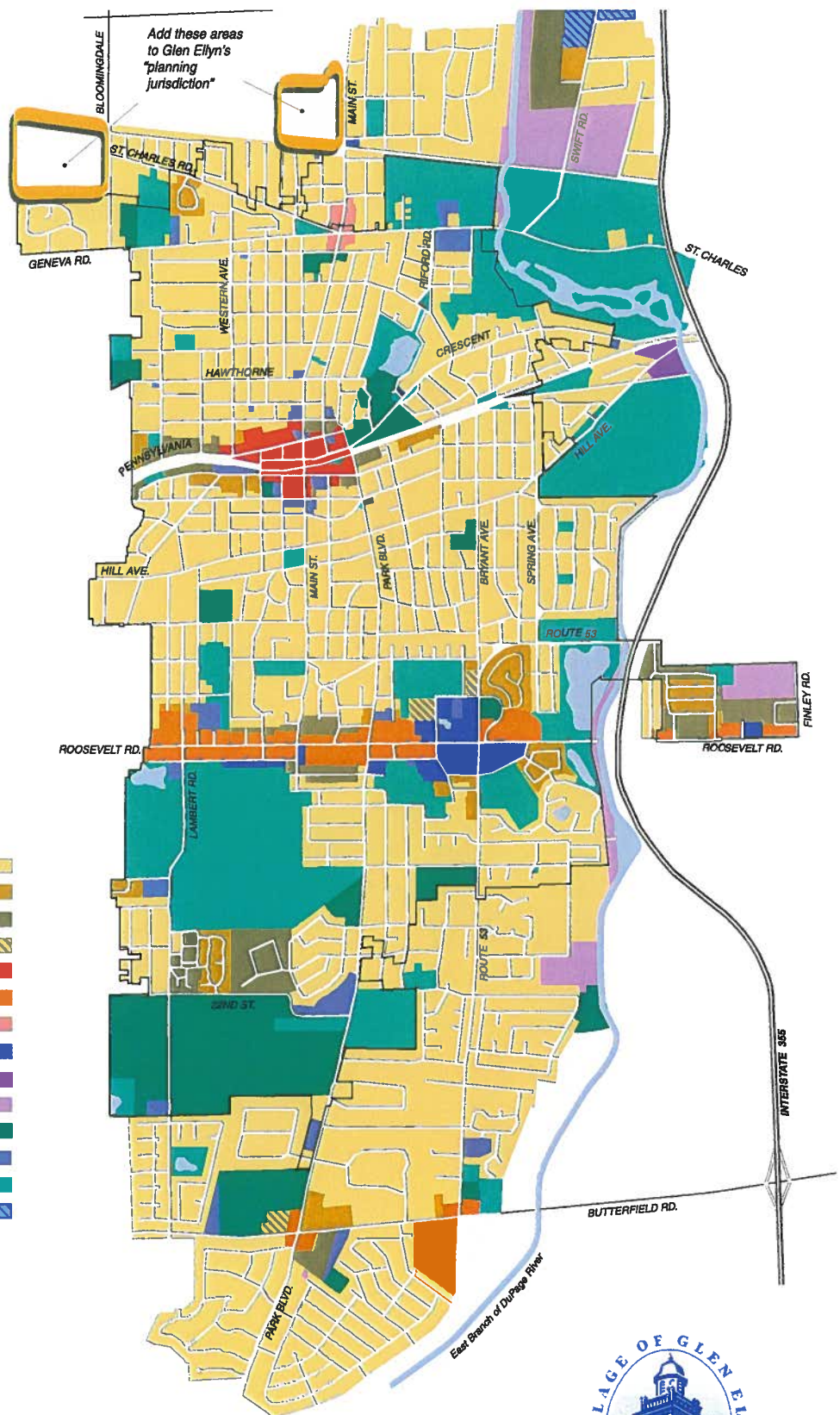


Community Wide Plan

The Community-Wide Plan provides an overall framework for improvement and development within Glen Ellyn over the next 10 to 15 year period. It establishes long-range policies for key aspects of the Village, consistent with the recently prepared Comprehensive Plan Vision Statement and Goals and Objectives. The Plan strives to maintain and enhance the unique and distinguishing features of the community, improve and upgrade areas that are beginning to decline, and promote compatible new development and redevelopment in selected locations.

Map Legend:

- Single-Family Detached Residential
- Low-Density Attached Residential
- Medium-Density Residential
- Senior Residential
- Downtown Glen Ellyn
- Service Commercial
- Neighborhood Commercial
- Office
- Light Industry
- Utilities
- Schools
- Public/Semi-Public
- Parks and Open Space
- Mixed-Use Development Area

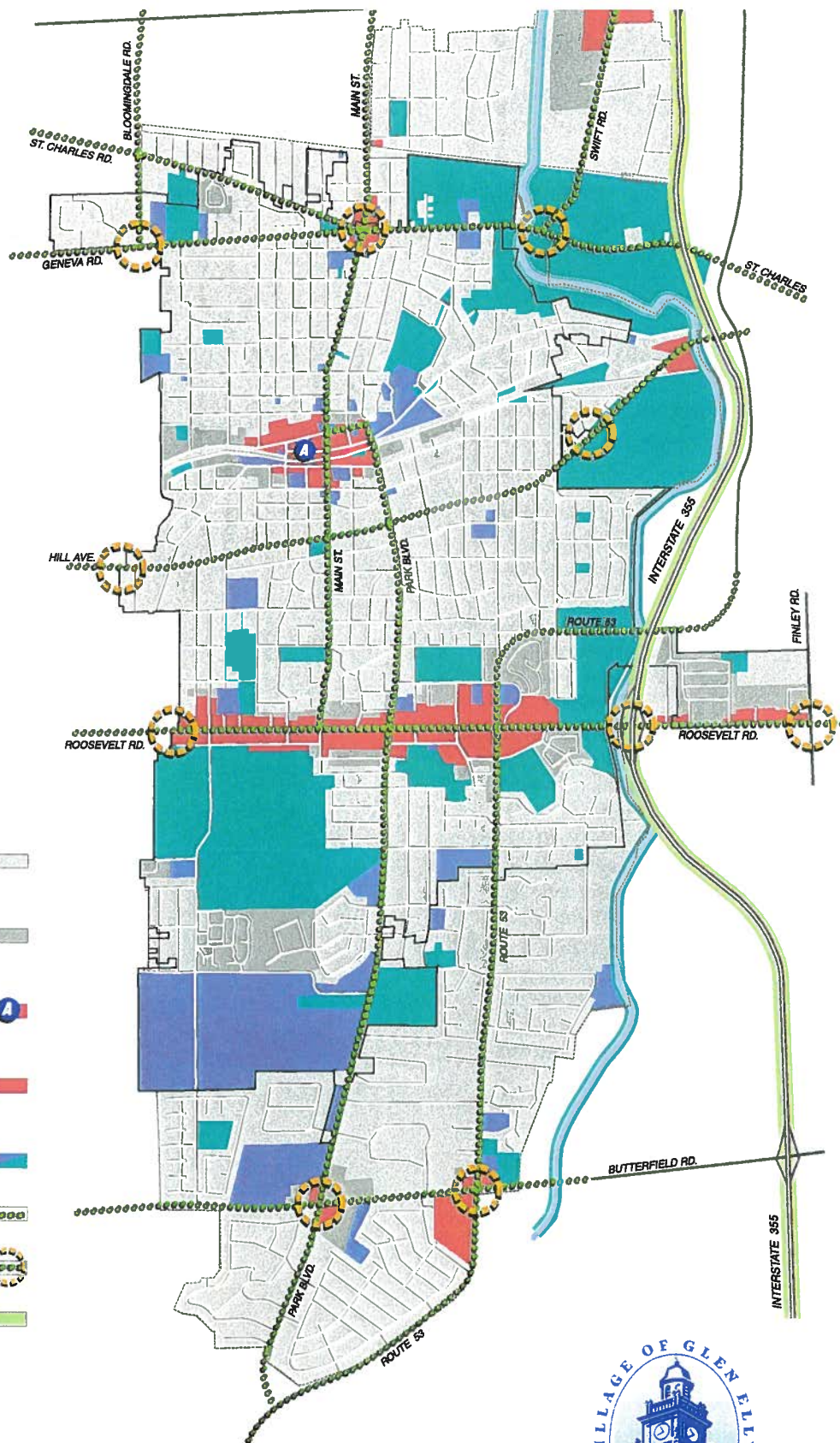


Community Character

The Community-Wide Plan emphasizes the need to protect and enhance Glen Ellyn's established image and appearance. Each component of the Plan strives to ensure that future improvements and developments are compatible with and complement the traditional character of the community. Figure 3 summarizes several of the features mentioned in the Plan that contribute to the appearance and character of Glen Ellyn. The Plan promotes increased public awareness of this important aspect of Glen Ellyn and encourages new discussion and consideration of "community character" in the future.

Map Legend:

- Maintain the traditional distinguishing characteristics of existing neighborhoods. 
- Ensure that new residential development is compatible with existing neighborhoods. 
- Reinforce the historic scale, character and pedestrian orientation of Downtown. 
- Improve the appearance of other commercial, business and mixed-use areas. 
- Enhance parks, open spaces and public buildings as focal points and landmarks. 
- Upgrade the appearance of Route 53 and other major street corridors. 
- Improve community "gateways" and "wayfinding" signage. 
- Work with the Tollway Authority to enhance the I-355 corridor. 



RECEIVED

APR 22 2021

VILLAGE OF GLEN ELLYN



VILLAGE OF GLEN ELLYN

Special Use Permit Application Packet

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

APPLICATION FOR SPECIAL USE PERMIT

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: 4/22/21 Application No: _____

Name of Applicant: Glen Oak Country Club

Address of Applicant: 21W451 Hill Avenue, Glen Ellyn, IL 60137

Business Phone: (630) 469-5600 _____ Fax: (630) 469-5858 _____

Home Phone: _____ Mobile Phone: _____

Email: jcardamone@glenoakcountryclub.org

Property Interest of Applicant: Owner _____

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: See Above

Address of Owner: _____

Business Phone: _____ Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: _____

Address: _____

Legal Description of Property: See Attached

Permanent Index No. (PIN): _____ Zoning: CR

Lot Dimensions: _____ Lot Area: _____

Present Use: Golf Course, Shooting Club, Swimming Pool, Clubhouse for Dining and Social Gatherings.

Requested Use/Construction: Winter Sports Complex – Paddle Tennis, Golf Simulators and Gathering Rooms.

Estimated Date to Begin New Use/Construction: 2nd Quarter of 2021

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

Meg Boyle, Chipman Design Architecture

1350 East Touhy Avenue, First Floor East

Des Plaines, IL 60018

(847) 298-6900

Narrative Statement evaluating the economic effects on 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, and 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:

The Winter Sports Complex will be close to the Swimming Pool and have similar impact on surrounding property. Existing entrances and exits will be used from Hill Avenue. It is expected the simulator facility in the lower level will be used primarily in months of November through April, when the weather is colder and the golf course is not in use. Paddle tennis has a season starting in November and ending in March. If the complex is fully utilized it is expected that up to 32 players may be using the paddle courts (rotating as only four can be on a court at one time, while twelve in the maximum in the simulator area. Simulators are expected to be used between 9 am and 9 pm, with heavier use happening on Fri-Sun. Paddle hours tend to be primarily in the evenings between 5 pm and 11pm, but there could be some use during daylight hours. It is not expected that noise will be an issue with the paddle, and certainly no different than the similar paddle facilities in Glen Ellyn. There is very limited residential adjoining the complex and the use should be quite compatible with the area.

Describe How the Special Use:

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 Winter Sports complex is completely in accordance with the intentions of the CR (Conservation Recreation) zoning district, and will enhance the golf club experience of its Members and guests, many of which are residents of Glen Ellyn. The architectural design of the building and surrounding landscaping will be similar to the existing clubhouse, and will be very compatible with the neighborhood. Furthermore, by enhancing the overall Glen Oak facilities, The

Winter Sports complex ensures the further long term viability of the club, golf course and hence the green area and open space benefitting the entire Glen Ellyn community.

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 architectural design of the Winter Sports complex building and surrounding landscaping will be similar to the existing clubhouse, and will be very compatible with the neighborhood and aligns well with the character of the general vicinity, of which Glen Oak is a major factor. Furthermore, by enhancing the overall Glen Oak facilities, The Winter Sports complex ensures the further long term viability of the club, golf course and hence the green area and open space benefitting the entire Glen Ellyn community.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:
The 155 acres of Glen Oak Country Club is a substantial asset and a compatible use for the present and future neighbors, and is typically viewed as an asset by residential 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:
Immediately South of and adjacent to Hill Avenue, Glen Ellyn with the same public facilities now serving Glen Oak Country Club.

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:
No additional costs for the Village and it will increase the tax revenue for the Village,

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:
No, and in this regard is just like the Village Links.

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:
Existing Entrance and exits to and from Hill Avenue will be used. Existing parking for Club Members and guests will be used.

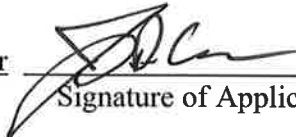
8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:
It will not, it is located immediately east of the existing retention pond required by the Village of Glen Ellyn.
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:
No, perfectly compatible with current natural, scenic and historical features of major importance to the community.

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.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

_____	<u>Jeffrey Barrett, Club President</u>	_____
Date	Print Name	Signature of Applicant
<u>4-22-21</u>	<u>James D. Cardamone, General Manager</u>	
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant

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

RECEIVED

MAR 09 2021

VILLAGE OF GLEN ELLYN

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 21W451 HILL AVENUE Glen Ellyn, IL 60137
(AKA - GLEN OAK COUNTRY CLUB)

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Community Development Department.

You may attach separate sheets if additional space is needed for the following answers.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: JIM CARDAMONE, CCM, CCE

Address: 21W451 HILL AVENUE

Home Phone No.: 630-348-4330 Cell Phone No.: _____

Fax No.: 630-469-8585

E-mail: jcardamone@glenoakcountryclub.org

Ownership Interest in the Property in Question:

Jim Cardamone is the General Manager of Glen Oak Country Club, a privately owned Club with 270 Equity Members which is governed by a 12 person Board of Director's.

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

Owner is applicant

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

see applicant

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

☐ YES

☒ NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

☐ YES

☒ NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 21W451 HILL AVENUE

Permanent tax index number: 05-12-403-006

Legal description:

INCLUDED ON SEPARATE PAGE (GLEN OAK COUNTRY CLUB)

Zoning classification: CONSERVATION RECREATION

Lot size: _____ ft. x _____ ft. Area: 6,581,480.4 sq. ft.

Present use:

GLEN OAK COUNTRY CLUB

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

INCLUDED ON SEPARATE PAGE

Estimated date to begin construction: JUNE 2021

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Architect: Chipman Design Architecture
1350 East Touhy Avenue, First Floor East
Des Plaines, IL 60018
ekivland@chipman-design.com
p: 847.298.6900

Engineer : SPACECO, Inc.
Phone: 847-696-4060
9575 W. Higgins Road, Suite 700, Rosemont, IL 60018

Brett Duffy

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

The parcel upon which the improvements are to be placed is a stand alone parcel within the confines of the entire Glen Oak Property. The setback variation is requested due to the tight geographical constraints, with the building needing to be set back as far as possible from the 9th fairway on the golf course, for safety and good practice. It will also eliminate the need to remove many existing trees. With regard to the overall parking requirement, the code does not appear to have taken the size of a golf course such as Glen Oak into consideration. The club will have a total of 250 stalls, and the Winter Sports complex will be used in the off season when the bulk of that parking is not required.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

It would be functionally not feasible for safety reasons to push the Winter Sports complex closer to the fairway, nor would it be at all feasible or financially to add hundreds of additional parking stalls. The costs of such stalls would prohibit the ability to construct this project.

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The request is due to the unique nature of our use, and the size of the overall golf course property in question, which we believe had not been contemplated in the drafting of the ordinance.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

The proposed use will become ancillary to the existing club, and will blend and be compatible with the current architecture of the existing clubhouse and pool building.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

Without these variations, the project will not be financially feasible. The club cannot have the Winter Sports complex located any closer to the 9th fairway than shown on the submittal documents.

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

We believe our property is quite distinct from any other property in a similar district.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

profitability is not a goal at all. The improvements are intended to service the 500 members of Glen Oak.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

Glen Oak has not done anything that might have created this hardship. We are dealing with an existing condition.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

We believe the high quality architecture of the building will be very compatible with the neighborhood, and the lighting levels of the courts are designed to minimize impact to adjoining property owners.

6. Provide evidence that the proposed variation will not:

a. Impair an adequate supply of light and air to adjacent property;

adjoining properties are several hundred feet from the complex and across Hill Ave. See plans

b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

adjoining properties are several hundred feet from the complex and across Hill Ave. The building will also be served by Fire sprinklers. See plans

c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

adjoining properties are several hundred feet from the complex and across Hill Ave. See plans

d. Diminish or impair property values within the neighborhood;

adjoining properties are several hundred feet from the complex and across Hill Ave. The complex should enhance values in the neighborhood. See plans

e. Unduly increase traffic congestion in the public streets and highway;

the plans have addressed traffic concerns

f. Create a nuisance; or

the paddle courts will be managed in way similar to those existing in the village along Rt53 south of Roosevelt. They will not be a nuisance.

g. Results in an increase in public expenditures.

The should be no additional public expenditures needed.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

see plans, and as addressed previously.

8. Please add any comments which may assist the commission in reviewing this application.

Glen Oak feels strongly this new Winter Sports Complex will be an asset to the village, as it will be enhancing the feature in Glen Ellyn enjoyed by many Glen Ellyn residents.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

03/05/2021

Date

James D. Cardamone

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

1. CODE DESCRIPTION

TABLE 10-5-5(B)4 - PERMITTED OBSTRUCTIONS AND ACCESSORY STRUCTURES IN REQUIRED SETBACKS

Recreational equipment

Limitations: Must be located 10% of lot width away from any property line.

1. **VARIANCE REQUESTED** – The lot width of the Glen Oak Country Club as measured at the 50-foot setback from the front lot line along Spring Road is approximately 487-feet in length. This requires that proposed sports complex have a minimum setback of 48.7-feet. The applicant is requesting relief from the requirement by asking that the minimum setback required be 42-feet.

2. CODE DESCRIPTION

10-4-3. - CR Conservation/Recreation District

(G)Parking and loading requirements:

2.Private recreational facility: One space for each 4,000 square feet of gross land area.

2. **VARIANCE REQUESTED** - The approximate property holdings is 6,591,500 S.F. (151.32 acres) and required 1,646 parking stalls per the above referenced code. The Country Club has 243 existing stalls and there are 7 proposed stalls for a total of 250 stalls. The applicant is requesting relief from the requirement by asking that the required number of stalls be reduced from 1,646 to 250 for the Country Clubs use.

3. CODE DESCRIPTION:

Section 10-5-13(M)2(a)(2) Exterior Illumination Standards:

2.(a) Intensity of light (at lot line as measured at ground level):

(1) Adjacent to a non-residential use: three foot-candles.

3. **VARIANCE REQUESTED** –the property adjoins a public right-of-way (Hill Ave). The applicant is requesting relief from the requirement for foot-candle limits for ‘Adjacent to a non-residential use’ as in this instance the property shares a property line with the Hill Avenue ROW, and in only one location adjoining the ROW the footcandle level exceeds 3 FC, and in that case by a small amount. Please see the photometric study completed that shows the light spill at property line and 5 feet from the subject property boundary line is less than 3 foot-candles except in the locations noted. The applicant would also like to stress that the court lighting causing the

lighting spill at the property line is not intended to be on-all-night site lighting, and will be limited in use with light shut off at 11:00pm.

RECEIVED

MAR 09 2021

VILLAGE OF GLEN ELLYN

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: _____ B: Application No. _____

C. Project Name: **Glen Oak Country Club Paddle Court Project**

D. Project Description:

The Paddle Court Project will be a two story facility adding the amenities of Paddle Tennis, indoor golf training simulators, and a socializing area for the Members of Glen Oak Country Club and guests

E. Address of Property: **21w451 Hill Avenue, Glen Ellyn, IL 60137**

F. Permanent Index No.: _____ G. Zoning: **CR**

H. Name of Applicant: **Glen Oak Country Club, Jim Cardamone**

I. Address of Applicant: **21w451 Hill Avenue, Glen Ellyn, IL 60137**

J. Phone No. (Business): **630-348-4330** (Home) _____

K. (Mobile) **847-942-2304** (Other) _____

L. Fax No.: **630-469-5858**

M. E-mail Address of Applicant: **jcardamone@glenoakcountryclub.org**

N. Name of Property Owner: **Glen Oak Country Club Members**

O. Address of Property Owner: **Same as Above**

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 architectural style was chosen to replicate the additional buildings already located on the property. These include the main Clubhouse, Caddyshack, and Pool/Halfway House Buildings.

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

The existing property has a French Provincial /Manor style main club house is defined by exterior stucco in an white/ pale gray/ limestone color with limestone sills at the divided (or simulated) lite windows. The windows are punched openings and are green in color. The mansard and/or hip roof is a mixed blue slate tiles with copper gutters and down spouts. The bead board soffits visible are the same color as the windows.

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

The French Provincial style of the club is timeless and classic with clean lines and crisp edges, and has been recognizable since the 1600 - 1700s. So we wanted the new structure to continue that ethos by using the distinct features and materials of the exiting structure so new reinforces the old, and the property is viewed as a cohesive community.

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

We are not proposing any deviations from the Appearance Review Guidelines. Chapter 6 of the guidelines states that institutional properties should evoke a "sense of stability, permanence and character". We believe that by matching the existing clubhouse we are proposing those elements per the guidelines.

Signature: _____



Date: **03/05/21**

AFFIDAVIT OF AUTHORIZATION

I, James D. Cardamone owner of the property described as
Glen Oak Country Club

verify that Mark Christensen

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

15 day of January, 2021
Oliana Karlis

Notary Public



Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is James D, Cardamone, and I hold the position of General Manager for Glen Oak Country Club ("*Applicant*").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("*Application*") the Applicant filed with the Village of Glen Ellyn ("*Village*").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: _____

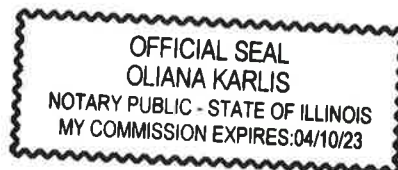
Title: _____

Applicant's Name: James D. Cardamone

Subscribed and sworn to me this

5 day of March, 2021.

Olivia Karlis
Notary Public



REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____
Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: Glen Oak Country Club Winter Sports Complex
- II. OWNER:
- A. Owner of Property: Glen Oak Country Club
- B. Owner's Address: 21W451 Hill Avenue, Glen Ellyn, IL 60137
- C. Owner's Work Phone Number: (630) 469-5600 _____ Fax: _____
- D. Owner's Home Phone Number: _____
- E. Owner's E-mail: jcardamone@glenoakcountryclub.org
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- III. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: James D. Cardamone
- B. Petitioner's Address: 21W451 Hill Avenue, Glen Ellyn, IL 60137
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: (630) 469-5600
- E. Petitioner's E-mail: jcardamone@glenoakcountryclub.org
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: 21W451 Hill Avenue, Glen Ellyn, IL 60137
- B. Acreage of Parcel: _____
- C. Permanent Index Number(s): _____
- D. Legal Description (Please attach)
- V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses

by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Community Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Community Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Community Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Community Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Community Development Director for a refund of his or her remaining escrow balance. The Community Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the

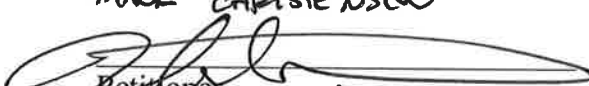
execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.

MARK CHRISTENSEN

Petitioner
James D. Cardamone

Owner

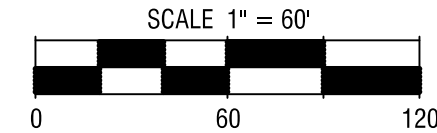
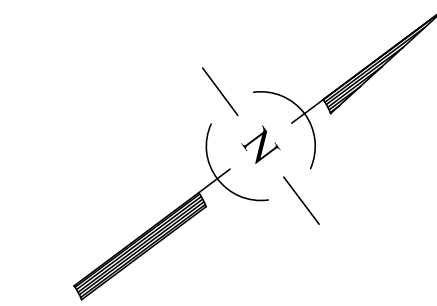
Date: 1.15.21

Village of Glen Ellyn

By: _____
Community Development Director

Date: _____

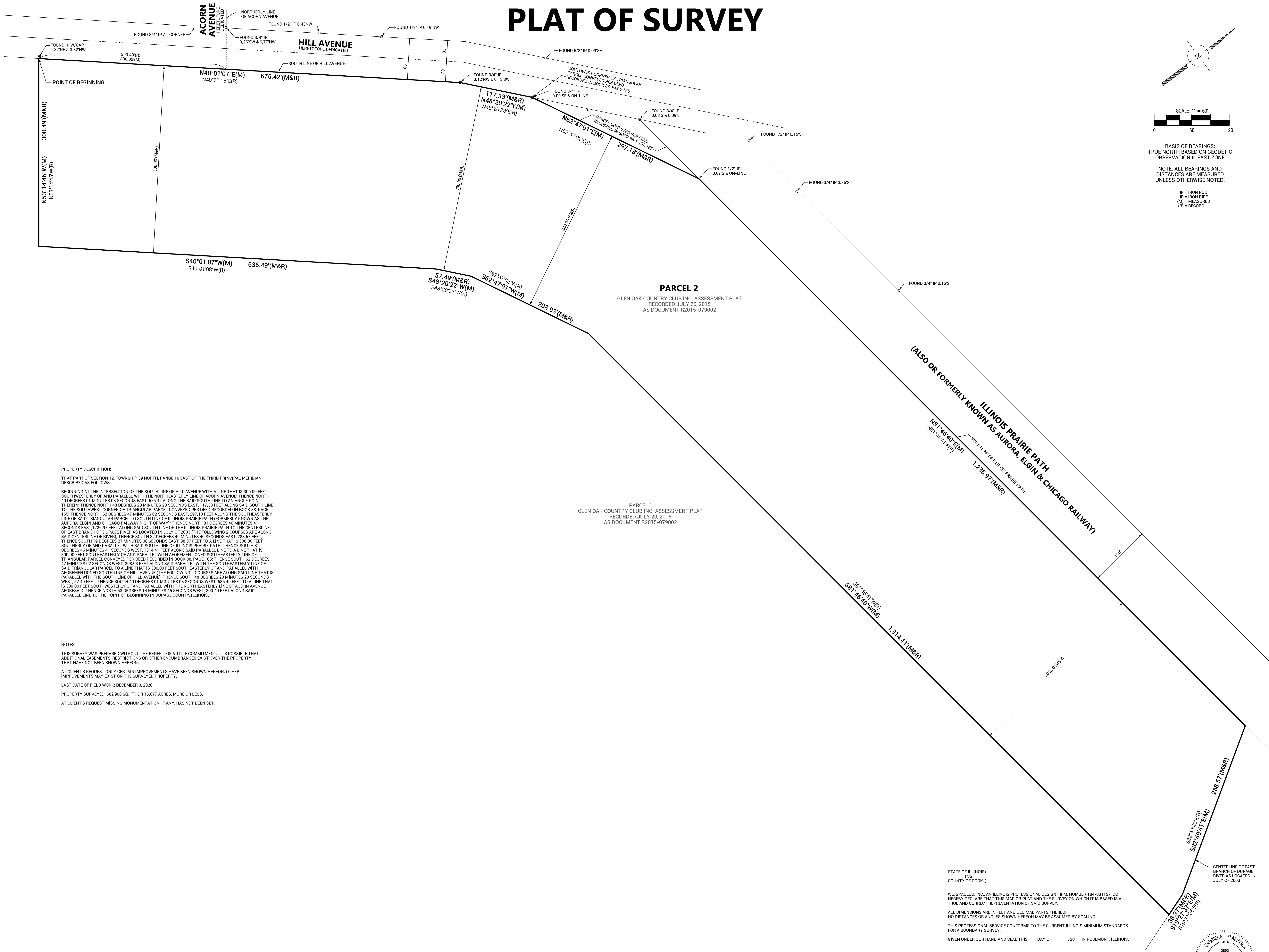
PLAT OF SURVEY



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD



PROPERTY DESCRIPTION:
THAT PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF HILL AVENUE WITH A LINE THAT IS 300.00 FEET
SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF ACORN AVENUE; THENCE NORTH
40 DEGREES 01 MINUTES 08 SECONDS EAST, 675.42 ALONG THE SAID SOUTH LINE TO AN ANGLE POINT
THEREIN; THENCE NORTH 48 DEGREES 20 MINUTES 23 SECONDS EAST, 117.23 FEET ALONG SAID SOUTH LINE
TO THE SOUTHWEST CORNER OF TRIANGULAR PARCEL CONVEYED PER DEED RECORDED IN BOOK 88, PAGE
165; THENCE NORTH 62 DEGREES 47 MINUTES 02 SECONDS EAST, 297.13 FEET ALONG THE SOUTHEASTERLY
LINE OF SAID TRIANGULAR PARCEL TO SOUTH LINE OF ILLINOIS PRAIRIE PATH (FORMERLY KNOWN AS THE
AURORA, ELGIN AND CHICAGO RAILWAY RIGHT OF WAY; THENCE NORTH 81 DEGREES 46 MINUTES 41
SECONDS EAST, 1236.97 FEET ALONG SAID SOUTH LINE OF THE ILLINOIS PRAIRIE PATH TO THE CENTERLINE
OF EAST BRANCH OF DUPAGE RIVER AS LOCATED IN JULY OF 2003 (THE FOLLOWING 2 COURSES ARE ALONG
SAID CENTERLINE OF RIVER); THENCE SOUTH 32 DEGREES 49 MINUTES 46 SECONDS EAST, 288.57 FEET;
THENCE SOUTH 19 DEGREES 27 MINUTES 36 SECONDS EAST, 38.37 FEET TO A LINE THAT IS 300.00 FEET
SOUTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF ILLINOIS PRAIRIE PATH; THENCE SOUTH 81
DEGREES 46 MINUTES 41 SECONDS WEST, 1314.41 FEET ALONG SAID PARALLEL LINE TO A LINE THAT IS
300.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH AFOREMENTIONED SOUTHEASTERLY LINE OF
TRIANGULAR PARCEL CONVEYED PER DEED RECORDED IN BOOK 88, PAGE 165; THENCE SOUTH 62 DEGREES
47 MINUTES 02 SECONDS WEST, 208.93 FEET ALONG SAID PARALLEL WITH THE SOUTHEASTERLY LINE OF
SAID TRIANGULAR PARCEL TO A LINE THAT IS 300.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH
AFOREMENTIONED SOUTH LINE OF HILL AVENUE (THE FOLLOWING 2 COURSES ARE ALONG SAID LINE THAT IS
PARALLEL WITH THE SOUTH LINE OF HILL AVENUE); THENCE SOUTH 48 DEGREES 20 MINUTES 23 SECONDS
WEST, 57.49 FEET; THENCE SOUTH 40 DEGREES 01 MINUTES 08 SECONDS WEST, 636.49 FEET TO A LINE THAT
IS 300.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF ACORN AVENUE,
AFORESAID; THENCE NORTH 53 DEGREES 14 MINUTES 45 SECONDS WEST, 300.49 FEET ALONG SAID
PARALLEL LINE TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

NOTES:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT
ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY
THAT HAVE NOT BEEN SHOWN HEREON.
AT CLIENT'S REQUEST ONLY CERTAIN IMPROVEMENTS HAVE BEEN SHOWN HEREON. OTHER
IMPROVEMENTS MAY EXIST ON THE SURVEYED PROPERTY.
LAST DATE OF FIELD WORK: DECEMBER 3, 2020.
PROPERTY SURVEYED: 682,906 SQ. FT. OR 15.677 ACRES, MORE OR LESS.
AT CLIENT'S REQUEST MISSING MONUMENTATION, IF ANY, HAS NOT BEEN SET.

STATE OF ILLINOIS)
COUNTY OF COOK)
WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO
HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A
TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.
GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF ____ 20__ IN ROSEMONT, ILLINOIS.

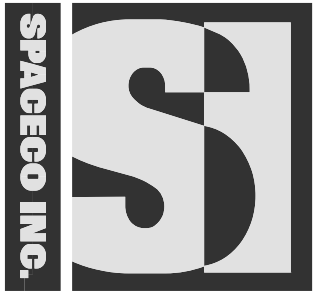
GABRIELA PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES: 11-30-2022
(VALID ONLY IF EMBOSSED SEAL AFFIXED)
COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT
ANY DISCREPANCIES AT ONCE. REFER TO DEED OR
TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



PREPARED FOR:
GLEN OAK GOLF CLUB
21W451 HILL AVENUE
GLEN ELLYN, IL 60137

FOR REVIEW
PURPOSES ONLY

REVISIONS:

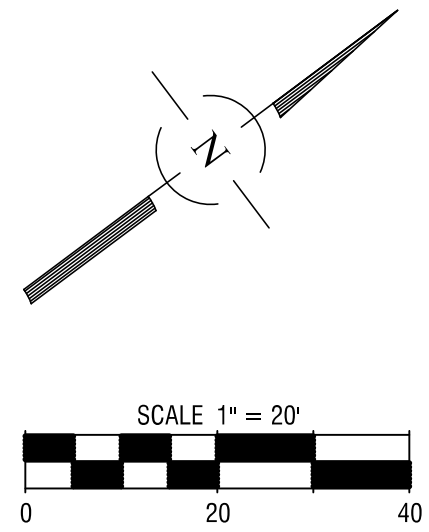


CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 12/08/2020
JOB NO: 8160.04
FILENAME: 8160.04SUR-01
SHEET 1 OF 3

PLAT OF SURVEY



LEGEND

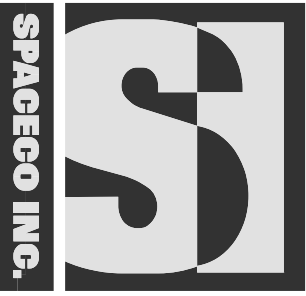
	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	OVERHEAD WIRES ON UTILITY POLES
	FIBER OPTIC LINE
	RAILROAD
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	STORM MANHOLE
	CATCH BASIN
	MANHOLE
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE UPRIGHT
	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	VALVE AND VAULT
	WATER VALVE
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	STORMWATER HEAD
	BOLLARD
	MANHOLE
	STORM MANHOLE
	SPOT ELEVATION
	RIGHT OF WAY MONUMENT
	IRON STAKE
	IRON PIPE
	CUT DRESS



PREPARED FOR:
GLEN OAK GOLF CLUB
21W451 HILL AVENUE
GLEN ELLYN, IL 60137

FOR REVIEW
PURPOSES ONLY

REVISIONS:



CONSULTING ENGINEERS	DATE: 12/08/2020
SITE DEVELOPMENT ENGINEERS	JOB NO: 8160.04
LAND SURVEYORS	FILENAME: 8160.04SUR-01
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065	SHEET 2 OF 3

[illegible][illegible][illegible][illegible][illegible]



KEY PLAN

SCALE
N.T.S.

4

GENERAL NOTES

1. DEMOLISH AND REMOVE EXISTING LANDSCAPING WHERE INDICATED, OR AS REQUIRED FOR INSTALLATION OF ALL NEW WORK. FIELD VERIFY EXTENT OF WORK.
2. FILL ALL EXCAVATION WITH SUITABLE FILL UNDER SUPERVISION OF A SOILS ENGINEER.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE GEOMETRICS & SITE WORK.
4. COORDINATE ALL GRADE AND FINISH FLOOR ELEVATIONS WITH CIVIL ENGINEERING DRAWINGS.
5. NOTIFY VILLAGE ENGINEER PRIOR TO ANY WORK ON PUBLIC WAY OR PUBLIC UTILITIES.
6. COORDINATE WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTOR.
7. FOR AREAS OF WORK, CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID AND COVER ALL WORK TO BE PERFORMED AS REQUIRED FOR A COMPLETE JOB.
8. ALL UTILITY COMPANIES SHALL BE CONTRACTED BY THE CONTRACTOR AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION.
9. NO ADDITIONAL UTILITIES ARE TO REMAIN IN AREA OF NEW WORK.
10. ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND O.S.H.A. REQUIREMENTS
11. FIELD VERIFY ALL DIMENSIONS.
12. WHERE REQUIRED, CONCRETE WALKS, PAVEMENTS, ETC. SHALL BE NEATLY SAW CUT AND PATCHED TO BLEND IN WITH ADJACENT SURFACES.
13. THE LIMITS OF ALL PAVEMENT AND CURB REMOVAL SHALL BE SAW CUT.
14. ALL EXTERIOR CONCRETE WALKING SURFACES SHALL RECEIVE A NON-SLIP BROOM FINISH AND BE PITCHED SLIGHTLY TO PREVENT WATER ACCUMULATION.
15. VERIFY LOCATION OF UNDER SLAB, UTILITIES, PLUMBING, ELECTRICAL, ETC. PRIOR TO ANY CUTTING, CORING EXCAVATION, ETC.
16. ANY PARKWAYS THAT ARE DISTURBED SHALL BE REPAIRED TO ORIGINAL CONDITIONS.
17. EXISTING LANDSCAPE IRRIGATION SYSTEM EXISTS AT PERIMETER OF EXISTING BUILDING. G.C. SHALL LOCATE AND PROPERLY DISCONNECT SYSTEM WHERE REQUIRED. PRIOR TO DEMOLITION FOR RE-CONNECTION BY OWNER FOR NEW LANDSCAPE AREA AT NEW ADDITION. COORDINATE WITH OWNER.
18. ALL NEW LANDSCAPING SHALL BE BY OWNER.

SCALE
N.T.S.

3

KEY NOTES

SCALE
N.T.S.

2



SITE PLAN

SCALE
1/32" = 1'-0"

1

CLIENT INFORMATION:



PROJECT NAME:
NORTH SPORTS COMPLEX

PROJECT ADDRESS:
21W451 HILL AVENUE
GLEN ELLYN, IL 60137

DRAWING ISSUE:
S U P REV PER VILLAGE
05-14-2021

S U P SUBMISSION
01-15-2021

PRICING SET
01-26-2021

S U P REV PER VILLAGE
03-05-2021

S U P REV PER VILLAGE
04-13-2021

S U P REV PER VILLAGE
05-14-2021

PROFESSIONAL STAMP:

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN MY OFFICE AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL LAWS, RULES, REGULATIONS AND ORDINANCES OF GLEN ELLYN, IL, RELATING TO STRUCTURES AND BUILDINGS.

ARCHITECT INFORMATION:
CHIPMAN DESIGN ARCHITECTURE INC
1350 S. TOWNWAY AVE.
FIRST FLOOR EAST
BOX PLAINFIELD, IL 60137
PHONE: 815.298.6900

CONSULTANT INFORMATION:

CONSULTANT INFORMATION:

CONSULTANT INFORMATION:

CONSULTANT INFORMATION:

SCALE: AS NOTED

DRAWN BY: MM / CO / EK

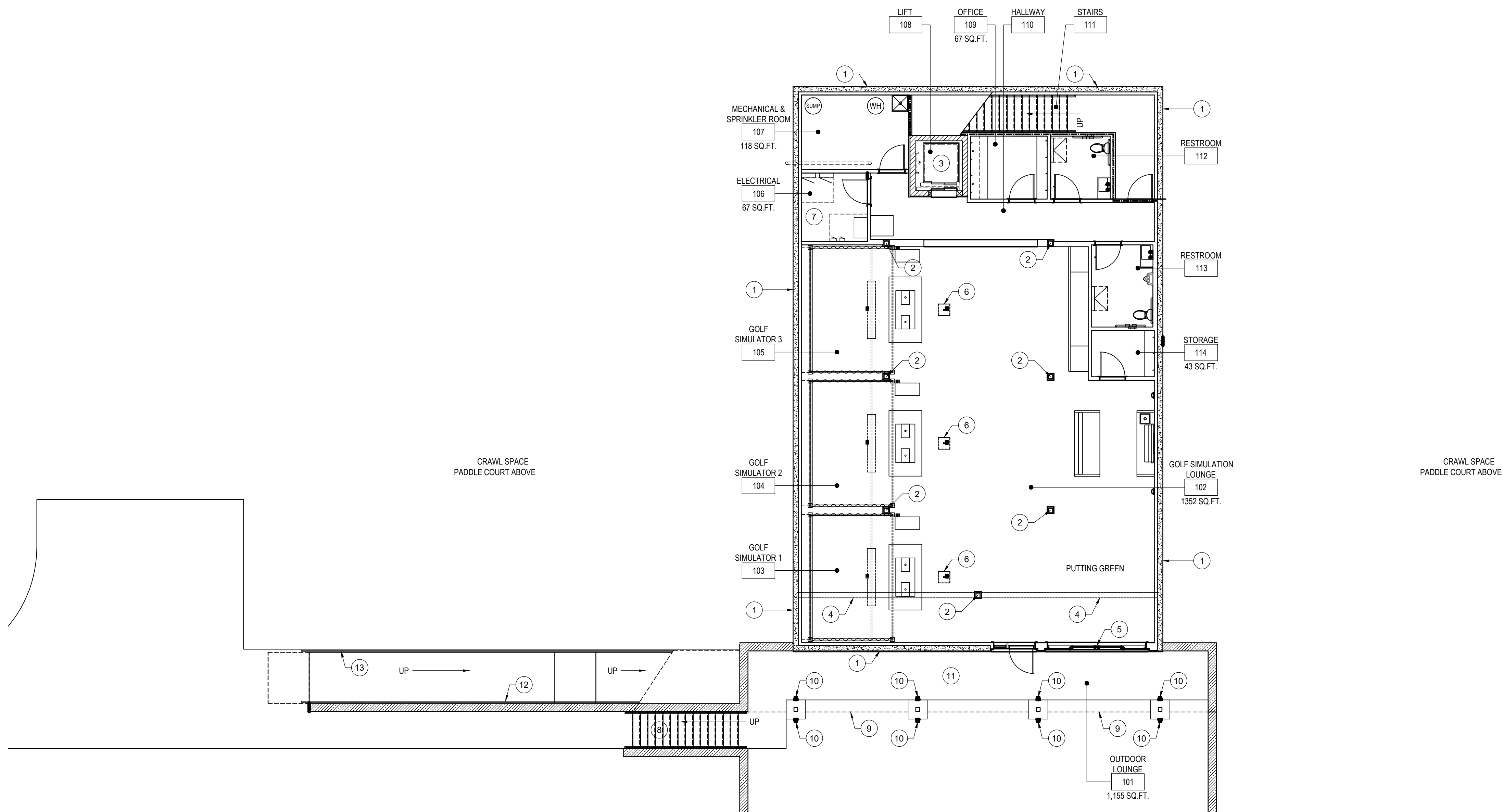
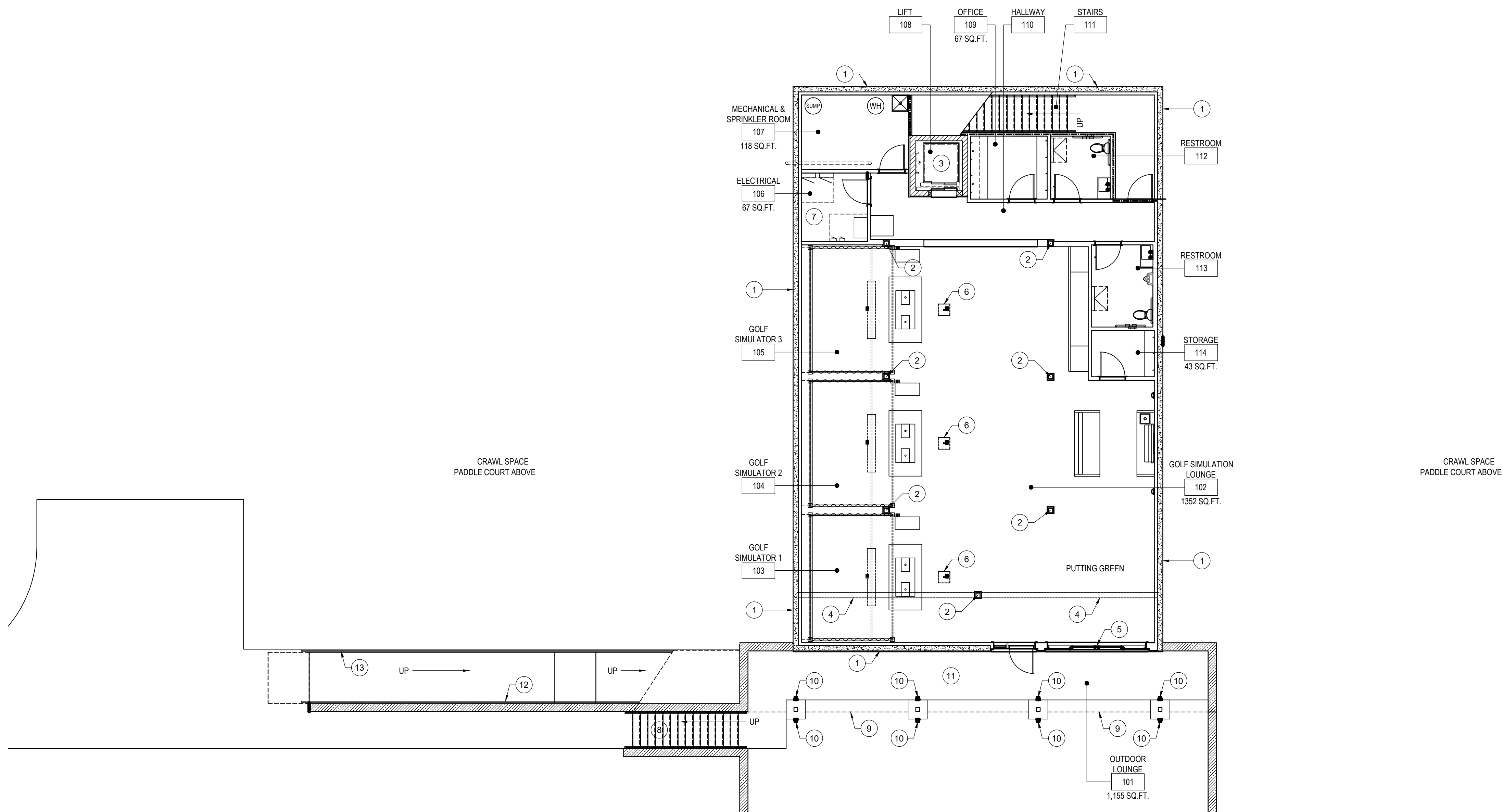
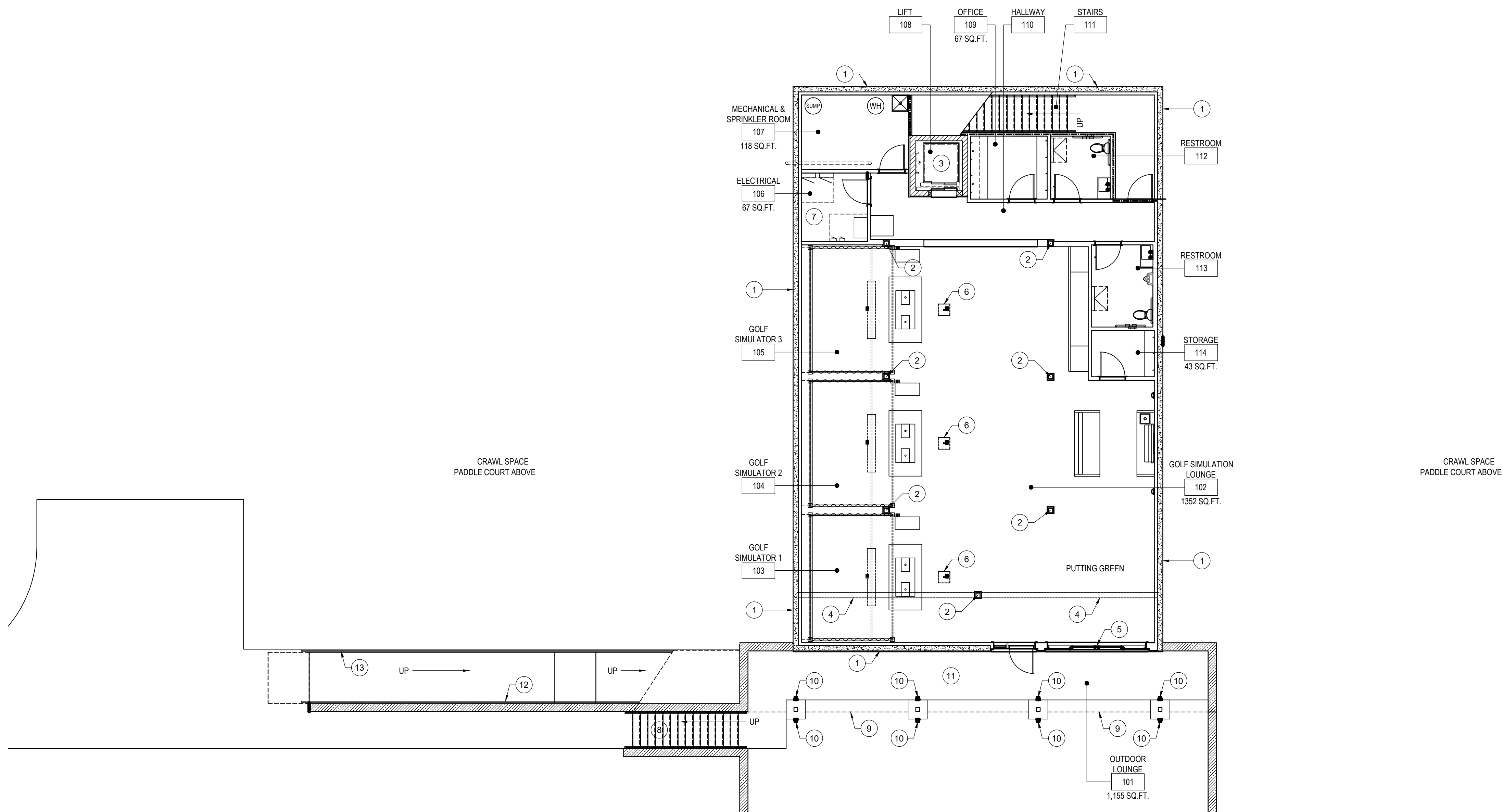
JOB NO: 20-6450.00

SHEET TITLE:

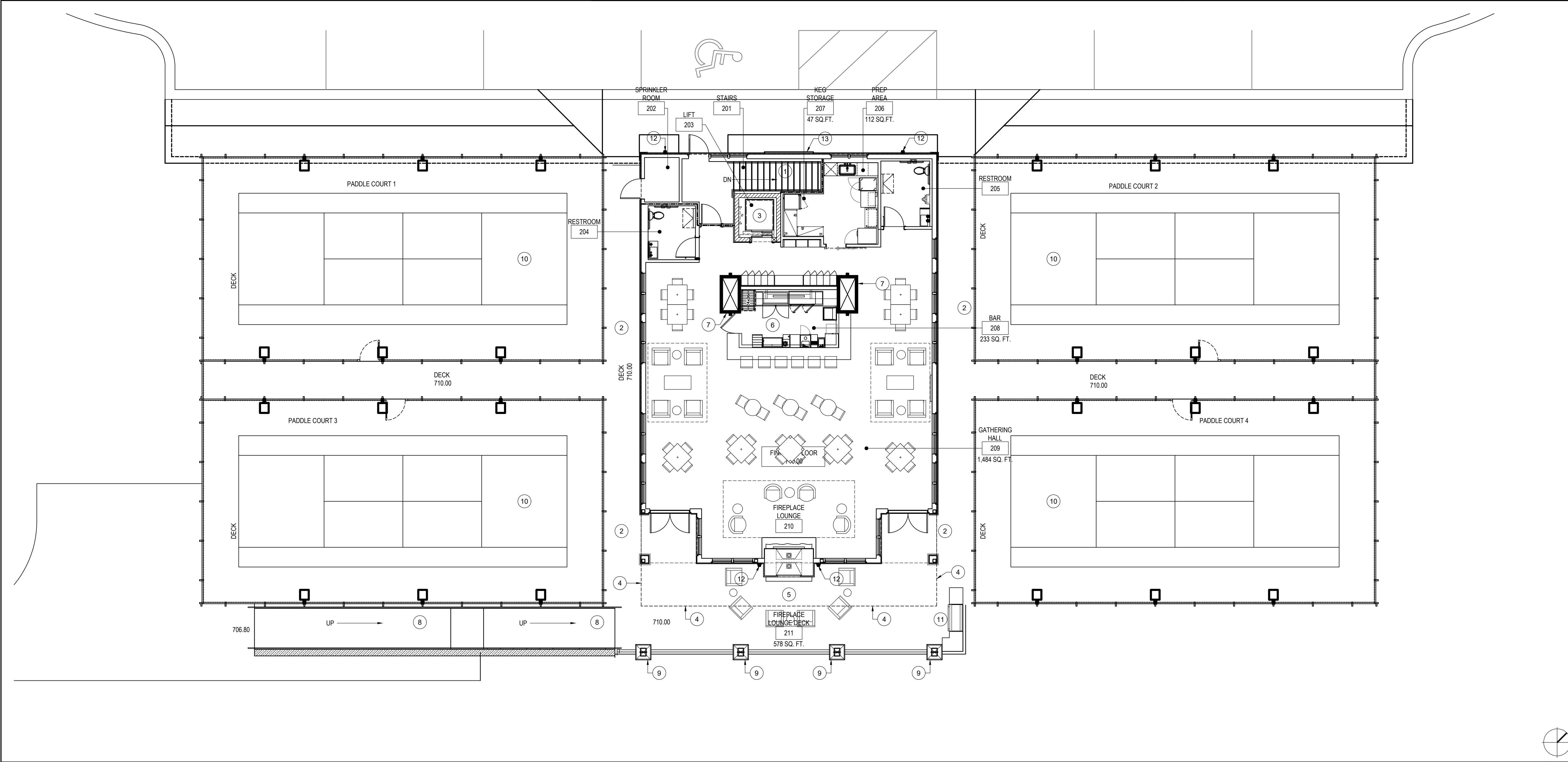
SITE PLAN

SHEET NUMBER:

A010

NEW FULL HEIGHT WALL RATED SHAFT WALL POURED CONCRETE FOUNDATION WALL CMU WALL CONSTRUCTION MASONRY RETAINING WALL WALLTYPE; SEE SHEET A030 DOOR TYPE; SEE SHEET A020 1. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N. 2. SEE SHEET A020 FOR DOOR AND HARDWARE SCHEDULES. 3. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED. 4. IN CASE OF DISCREPANCIES OR CONFLICTS, NOTIFY ARCHITECT IMMEDIATELY. 5. ALL WOOD IN CONTACT WITH CONCRETE AND AT EXTERIOR LOCATIONS MUST BE PRESSURE TREATED MOISTURE RESISTANT WOOD. 6. ALL WALL CONSTRUCTION FACING PLUMBING FIXTURE AREAS MUST UTILIZE MOISTURE RESISTANT GYPSUM BOARD, U.O.N. 7. ALL INTERIOR TRIM TO BE CLASS 2, FLAME SPREAD 76-200 WITH MAXIMUM SMOKE DEVELOPED OF 450. ALL DECORATIVE MATERIALS SHALL BE NONCOMBUSTIBLE OR MAINTAIN FLAME RESISTANCE IN ACCORDANCE WITH SECTION 807.2. 8. ALL COMBUSTIBLE INTERIOR FINISH & TRIM ITEMS ARE TO BE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BASE. 9. GENERAL CONTRACTOR TO CONFIRM ROUGH OPENING SIZES NOTED ON FLOOR PLAN A210 AND A211 AND VERIFY WITH CABINET VENDOR PRIOR TO FRAMING. 10. G.C. TO PROVIDE BACKING AT ALL WALL MOUNTED MILLWORK, REFER TO INTERIOR ELEVATIONS & MILLWORK DETAILS FOR ADDITIONAL INFO. AND COORDINATE W/ MILL WORKER. 11. VENDOR TO CALCULATE SHELVING AND HARDWARE QUANTITIES 12. FREESTANDING CABINETS REQUIRE ASSEMBLY BY G.C. 13. REFER TO ALL DETAIL REFERENCES FOR INSULATION TO BE INSTALLED. 14. ALL CONSEALED BATT & BLANKET INSULATION TO BE USED IN THE WALL IS TO HAVE A FLAME SPREAD RATING OF 75 OR LESS & A SMOKE-DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84. 15. SEE SHEET A600 FOR PARTITION TYPES AND DETAILS 16. REFER TO SHEET G004 FOR ACCESSIBILITY INFORMATION 17. SEE SHEET A030 FOR FINISH SCHEDULE 18. COORDINATE WITH ALL ENLARGED FLOOR PLANS LEGEND SCALE N.T.S. 4 GENERAL NOTES SCALE N.T.S. 3 KEY DESCRIPTION 1 EXTERIOR POURED CONCRETE FOUNDATION WALLS - REFER TO WALL SECTIONS AND STRUCTURAL DRAWINGS - COORDINATE FOOTING LOCATION WITH UNDERGROUND PLUMBING AND INVERT CONNECTIONS 2 STRUCTURAL COLUMNS - REFER TO STRUCTURAL DRAWINGS FOR COLUMN SIZE, MATERIAL AND FOOTING REQUIREMENTS 3 LIFT ELEVATOR FOR ADA ACCESS - PROVIDE PIT DEPTH AND OVERRUN HEIGHT AS REQUIRED BY MANUFACTURER 4 LINE OF EXTERIOR WALL ABOVE 5 EXTERIOR FOLDING PATIO DOOR (PELLA OR APPROVED EQUAL) - ALUMINUM CLAD WOOD; 6 OVERHEAD PROJECTOR LOCATION DESIGNATED BY MANUFACTURER REQUIREMENTS - ELECTRICAL AND DATA LINES TO BE SUPPLIED PER MANUFACTURER REQUIREMENTS 7 ELECTRICAL PANELS - REFER TO ELECTRICAL DWGS LULA ELEVATOR MACHINE ROOM CONTROL EQUIPMENT AND POWER PANELS - REFER TO ELECTRICAL DWGS AND LULA ELEVATOR SHOP DRAWINGS 8 POURED CONCRETE EXERIOR STAIRS UP TO GRADE; PROVIDE 1 1/2" PAINTED METAL RAILING ATTACHED TO RETAINING WALL MASONRY PER CODE REQUIREMENTS 9 LINE OF EXTERIOR BALCONY ABOVE 10 EXTERIOR LIGHTING AT PIER CONSTRUCTION 11 RECESSED OVERHEAD LIGHTING TO BE EXTERIOR RATED 12 42" HIGH GUARD RAILING WITH 36" HAND RAIL ABOVE RAMP SUFACE. RAILING TO MATCH BALCONY RAILING MADE OF POWDER COATED ALUMINUM 13 36" HAND RAIL ABOVE RAMP SUFACE. RAILING TO MATCH BALCONY RAILING MADE OF POWDER COATED ALUMINUM CLIENT INFORMATION:  PROJECT NAME: NORTH SPORTS COMPLEX PROJECT ADDRESS: 21W451 HILL AVENUE GLEN ELLYN, IL 60137 DRAWING ISSUE: S U P REV PER VILLAGE 05-14-2021 S U P SUBMISSION 01-15-2021 PRICING SET 01-26-2021 S U P REV PER VILLAGE 03-05-2021 S U P REV PER VILLAGE 04-13-2021 S U P REV PER VILLAGE 05-14-2021 PROFESSIONAL STAMP: I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN MY OFFICE AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL LAWS, RULES, REGULATIONS AND ORDINANCES OF GLEN ELLYN, IL, RELATING TO STRUCTURES AND BUILDINGS. ARCHITECT INFORMATION: CHIPMAN DESIGN ARCHITECTURE INC 1350 S. TOWNWAY AVE. FIRST FLOOR EAST DES PLAINES, IL 60018 PHONE: 847.298.6900 CONSULTANT INFORMATION: CONSULTANT INFORMATION: CONSULTANT INFORMATION: CONSULTANT INFORMATION: SCALE: AS NOTED DRAWN BY: MM / CO / EK JOB NO: 20-6450.00 SHEET TITLE: CONSTRUCTION PLAN - FIRST FLOOR SHEET NUMBER: A200 SCALE 1/8" = 1'-0" 1 <tr><td colspan="3">CONSTRUCTION PLAN - FIRST FLOOR</td><td colspan="2"></td><td colspan="2"></td></tr>			CONSTRUCTION PLAN - FIRST FLOOR						
CONSTRUCTION PLAN - FIRST FLOOR									

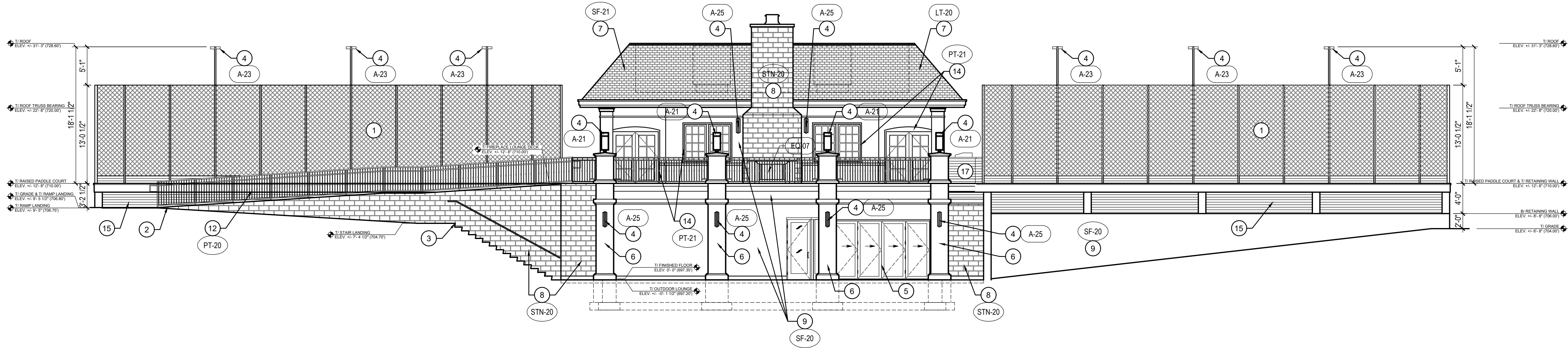
			NEW FULL HEIGHT WALL RATED SHAFT WALL POURED CONCRETE FOUNDATION WALL CMU WALL CONSTRUCTION MASONRY RETAINING WALL WALLTYPE; SEE SHEET A030 DOOR TYPE; SEE SHEET A020 1. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N. 2. SEE SHEET A020 FOR DOOR AND HARDWARE SCHEDULES. 3. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED. 4. IN CASE OF DISCREPANCIES OR CONFLICTS, NOTIFY ARCHITECT IMMEDIATELY. 5. ALL WOOD IN CONTACT WITH CONCRETE AND AT EXTERIOR LOCATIONS MUST BE PRESSURE TREATED MOISTURE RESISTANT WOOD. 6. ALL WALL CONSTRUCTION FACING PLUMBING FIXTURE AREAS MUST UTILIZE MOISTURE RESISTANT GYPSUM BOARD, U.O.N. 7. ALL INTERIOR TRIM TO BE CLASS 2, FLAME SPREAD 76-200 WITH MAXIMUM SMOKE DEVELOPED OF 450. ALL DECORATIVE MATERIALS SHALL BE NONCOMBUSTIBLE OR MAINTAIN FLAME RESISTANCE IN ACCORDANCE WITH SECTION 807.2. 8. ALL COMBUSTIBLE INTERIOR FINISH & TRIM ITEMS ARE TO BE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BASE. 9. GENERAL CONTRACTOR TO CONFIRM ROUGH OPENING SIZES NOTED ON FLOOR PLAN A210 AND A211 AND VERIFY WITH CABINET VENDOR PRIOR TO FRAMING. 10. G.C. TO PROVIDE BACKING AT ALL WALL MOUNTED MILLWORK; REFER TO INTERIOR ELEVATIONS & MILLWORK DETAILS FOR ADDITIONAL INFO. AND COORDINATE W/ MILL WORKER. 11. VENDOR TO CALCULATE SHELVING AND HARDWARE QUANTITIES 12. FREESTANDING CABINETS REQUIRE ASSEMBLY BY G.C. 13. REFER TO ALL DETAIL REFERENCES FOR INSULATION TO BE INSTALLED. 14. ALL CONSEALED BATT & BLANKET INSULATION TO BE USED IN THE WALL IS TO HAVE A FLAME SPREAD RATING OF 75 OR LESS & A SMOKE-DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84. 15. SEE SHEET A030 & A031 FOR PARTITION TYPES AND DETAILS 16. SEE SHEET G005a & G005b FOR RESPONSIBILITY MATRIX 17. REFER TO SHEET G004 FOR ACCESSIBILITY INFORMATION 18. SEE SHEET G005a-b FOR FINISH SCHEDULE 19. COORDINATE WITH ALL ENLARGED FLOOR PLANS LEGEND SCALE N.T.S. 4 GENERAL NOTES SCALE N.T.S. 3 KEY NOTES SCALE N.T.S. 2	KEY DESCRIPTION 1 CARPETED STAIRS DOWN TO LOWER LEVEL WITH PAINTED METAL WALL MOUNTED TUBE RAILINGS PER CODE 2 DECK FROM BUILDING TO PADDLE COURT - DECKING SHALL BE SAME MATERIAL AT PADDLE COURT DECKING (ALUMINUM PLANKS) - DECK SUPPORT STRUCTURE TO BE DESIGN FOR ASSEMBLY LIVE LOADING - REFER TO STRUCTURAL DWGS 3 LIFT ELEVATOR FOR ADA ACCESS - PROVIDE PIT DEPTH AND OVERRUN HEIGHT AS REQUIRED BY MANUFACTURER 4 LINE OF OUTSIDE EXTERIOR WALL BELOW 5 OUTDOOR DECK WITH PREFABRICATED GAS FIREPLACE; FRAME WALL CONSTRUCTION SHALL HAVE THIN STONE CLADDING; REFER TO MECHANICAL DWGS FOR GAS PIPING AND SHUT OFF INFORMATION 6 CATERER'S BAR WITH COMMERCIAL KITCHEN EQUIPMENT PER OWNER SELECTIONS 7 MEP SHAFTS FOR PIPE AND DUCT WORK RUNS 8 POURED CONCRETE RAMP DOWN TO GRADE WITH CURBED SIDE AND PAINTED METAL PIPE RALING PER CODE REQUIRMENTS 9 FRAME CONSTRUCTION PIERS WITH STUCCO COATING TO MATCH BUILDING; STONE TOP OF PIER WITH LIGHT FIXTURE 10 RAISED AND HEATED PADDLE COURTS; GC SHALL REFER TO VENDOR SHOP DRAWINGS FOR SUPER-STRUCTURE CONSTRUCTION AND FOUNDATIONS; COURTS SHALL BE POLE LIT AND HAVE COATED CHAIN LINK FENCING TO CONTAIN PLAY 11 EXTERIOR GAS GRILL AT STONE COUNTER OVER NON-COMBUSTIBLE CLAD FRAME CONSTRUCTION 12 EXTERIOR WALL SCNCE LIGHT FIXTURES; WALL MOUNTED FIXTURES AT WALKWAYS SHALL BE MIN. 6'-8" HIGH FROM TOP OF WALK 13 EXTERIOR SIGNAGE WITH SPOT LIGHTS	CLIENT INFORMATION: Glen Oak COUNTRY CLUB ESTABLISHED 1911 · GLEN ELLYN, ILLINOIS PROJECT NAME: NORTH SPORTS COMPLEX PROJECT ADDRESS: 21W451 HILL AVENUE GLEN ELLYN, IL 60137 DRAWING ISSUE: S U P REV PER VILLAGE 05-14-2021 S U P SUBMISSION 01-15-2021 PRICING SET 01-26-2021 S U P REV PER VILLAGE 03-05-2021 S U P REV PER VILLAGE 04-13-2021 S U P REV PER VILLAGE 05-14-2021 PROFESSIONAL STAMP: I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN MY OFFICE AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL LAWS, RULES, REGULATIONS AND ORDINANCES OF GLEN ELLYN, IL RELATING TO STRUCTURES AND BUILDINGS. ARCHITECT INFORMATION: CHIPMAN DESIGN ARCHITECTURE INC 1330 S. TOWNHILL AVE. FIRST FLOOR EAST DES PLAINES, IL 60018 PHONE: 847.298.6900 CONSULTANT INFORMATION: CONSULTANT INFORMATION: CONSULTANT INFORMATION: CONSULTANT INFORMATION: SCALE: AS NOTED DRAWN BY: MM / CO / EK JOB NO: 20-6450.00 SHEET TITLE: CONSTRUCTION PLAN - SECOND FLOOR SHEET NUMBER: A201
--	--	--	---	--	---



CONSTRUCTION PLAN - SECOND FLOOR			SCALE 1/8" = 1'-0"	1	
----------------------------------	--	--	-----------------------	---	--

KEY	DESCRIPTION	KEY	DESCRIPTION
(SF-20)	STUCCO FINISH AND COLOR - MATCH EXISTING CLUB HOUSE	(1)	CHAIN LINKED FENCE SURROUNDING RAISED AND HEATED PADDLE COURTS
(SF-21)	FAUX SLATE ROOF SHINGLES - MATCH EXISTING CLUB HOUSE	(2)	RAMP ACCESS TO FIREPLACE LOUNGE DECK
(SF-22)	EXTERIOR SIGNAGE ON NORTH ELEVATION, APPROXIMATE SIZE: 48" W X 48" H	(3)	STAIR ACCESS TO FIRST FLOOR OUTDOOR LOUNGE
(STN-20)	THIN VENEER STONE	(4)	EXTERIOR LIGHTING
(PT-20)	POWDER COATED ALUMINUM BRONZE RAILING TO MATCH BALCONY RAILING	(5)	EXTERIOR FOLDING PATIO DOOR
(PT-21)	SOFFIT WINDOW & DOOR TRIM - PAINT TO MATCH EXISTING CLUB HOUSE	(6)	PIERS WITH STUCCO COATING TO MATCH BUILDING
(PT-22)	DOWNSPOUTS - PAINT TO MATCH EXISTING CLUB HOUSE	(7)	FAUX SLATE ROOF SHINGLES
		(8)	THIN VENEER STONE FACADE
		(9)	STUCCO COATING
		(10)	STAIR EXIT DOOR
		(11)	EXTERIOR GAS GRILL AT STONE COUNTER
		(12)	42" HIGH GUARD RAILING WITH 36" HAND RAIL ABOVE RAMP SURFACE - RAILING TO MATCH BALCONY RAILING MADE OF POWDER COATED ALUMINUM
		(13)	DOWNSPOUT
		(14)	SOFFIT WINDOW/DOOR TRIM
		(15)	SKIRT BOARD MATERIAL BY PADDLE COURT VENDOR, SIMILAR OR EQUAL TO IN COLOR AND FINISH TO 'TIMBERTECH' WEATHERED TEAK COMPOSIT DECKING BOARDS
		(16)	EXTERIOR SIGNAGE
		(17)	'TIMBERTECH' WEATHERED TEAK DECK BOARD SIDING AT STAINLESS STEEL GRILL STAND; EXTERIOR CABINETRY SHALL BE ACCESSIBLE WITH STAINLESS STEEL DOORS/ HARDWARE
		(18)	SPRINKLER ROOM DOOR
FINISH SCHEDULE		SCALE	5
		N.T.S.	
1.			
GENERAL NOTES		SCALE	4
		N.T.S.	
		KEY NOTES	3
		N.T.S.	

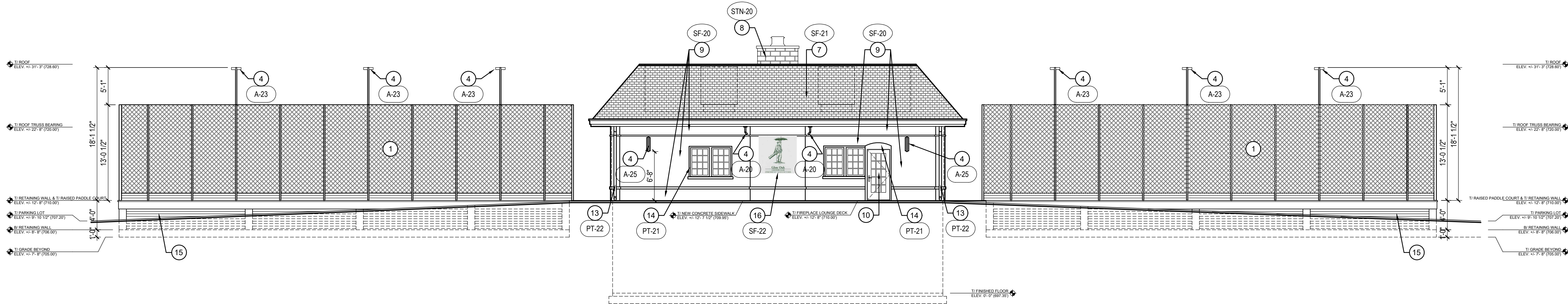
CLIENT INFORMATION:	
	
PROJECT NAME: NORTH SPORTS COMPLEX	
PROJECT ADDRESS: 21W451 HILL AVENUE GLEN ELLYN, IL 60137	
DRAWING ISSUE: S U P REV PER VILLAGE 05-14-2021	
S U P SUBMISSION 01-15-2021	
PRICING SET 01-26-2021	
S U P REV PER VILLAGE 03-05-2021	
S U P REV PER VILLAGE 04-13-2021	
S U P REV PER VILLAGE 05-14-2021	



SOUTH ELEVATION

SCALE
1/8" = 1'-0"

2



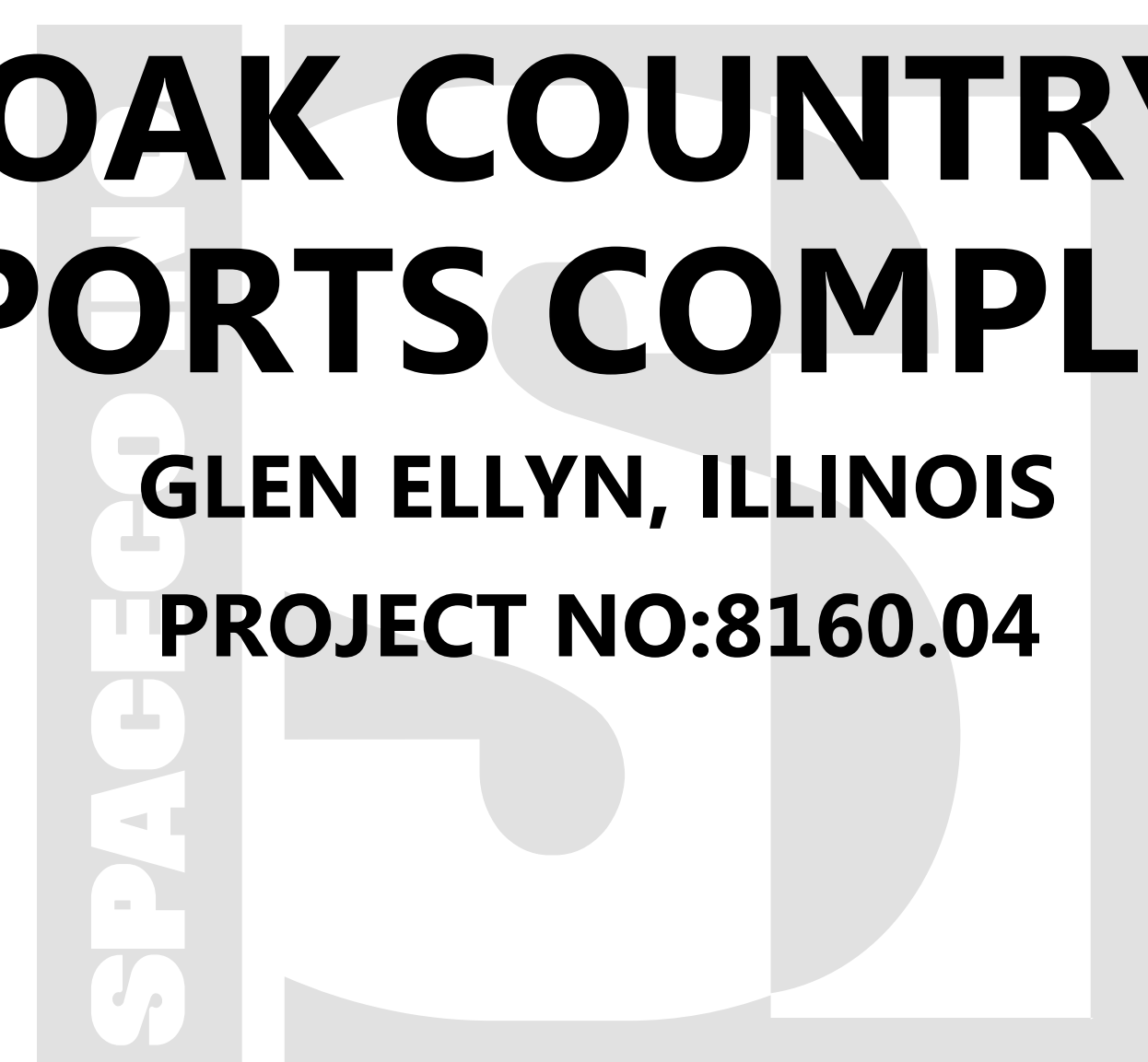
NORTH ELEVATION

SCALE
1/8" = 1'-0"

1

PROFESSIONAL STAMP:	
I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED IN MY OFFICE AND UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL LAWS, RULES, REGULATIONS AND ORDINANCES OF GLEN ELLYN, IL, RELATING TO STRUCTURES AND BUILDINGS. ARCHITECT INFORMATION: CHIPMAN DESIGN ARCHITECTURE INC. 1330 S. TOWNSHAW AVE. FIRST FLOOR EAST DES PLAINES, IL 60018 PHONE: 847.298.6900	
CONSULTANT INFORMATION:	
CONSULTANT INFORMATION:	
CONSULTANT INFORMATION:	
CONSULTANT INFORMATION:	
SCALE: AS NOTED DRAWN BY: MM / CO / EK JOB NO: 20-6450.00	
SHEET TITLE: EXTERIOR ELEVATIONS - NORTH / SOUTH	
SHEET NUMBER: A400	

OAK COUNTRY
SPORTS COMPLEX
GLEN ELLYN, ILLINOIS
PROJECT NO:8160.04



OAK COUNTRY
SPORTS COMPLEX
GLEN ELLYN, ILLINOIS
PROJECT NO:8160.04

GLEN OAK COUNTRY CLUB
21W451 HILL AVENUE
GLEN ELLYN, IL 60137
PH: 630-348-4330

CHIPMAN DESIGN ARCHITECTURE
1350 EAST TOUHY AVENUE, FIRST FLOOR EAST
DES PLAINES, IL 60018
PH: 847-298-6900

COUNTY DuPAGE
CITY, TOWNSHIP GLEN ELLYN, MILTON
SEC. & ¼ SEC. NO. SEC. 12, T39N, R10E

ELEVATION:

DESCRIPTION: SEE SHEET TS1 FOR
BENCHMARK INFORMATION

SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

#	SHEET #	REMARKS	DATE
1	3,4,5,6,9	REVISIONS PER VILLAGE COMMENTS	03/05/21
2	ALL	ARCHITECTURAL REVISIONS TO COURTS	04/09/21

[illegible][illegible]

Brett M. Duffy

ENGINEER
BRETT M. DUFFY, P.E.

ILLINOIS REGISTRATION NO.: 062-053198
EXPIRATION DATE: 11/30/2021

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2021

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT
THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

04/09/2021
DATE

ILLINOIS PROFESSIONAL ENGINEERING
BRETT M. DUFFY
NO. 062-053198
ILLINOIS

**GLEN OAK COUNTRY CLUB
21W451 HILL AVENUE
GLEN ELLYN, ILLINOIS**

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
8160.04TITLE

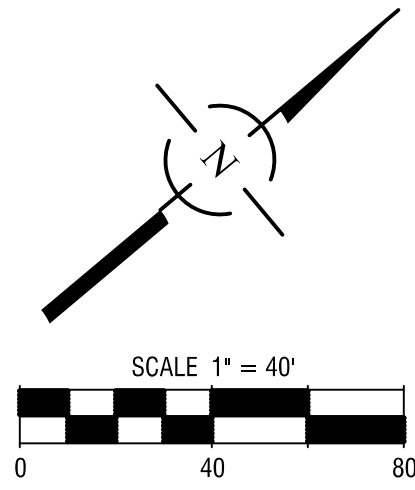
DATE:
01/12/2021

JOB NO.
8160.04

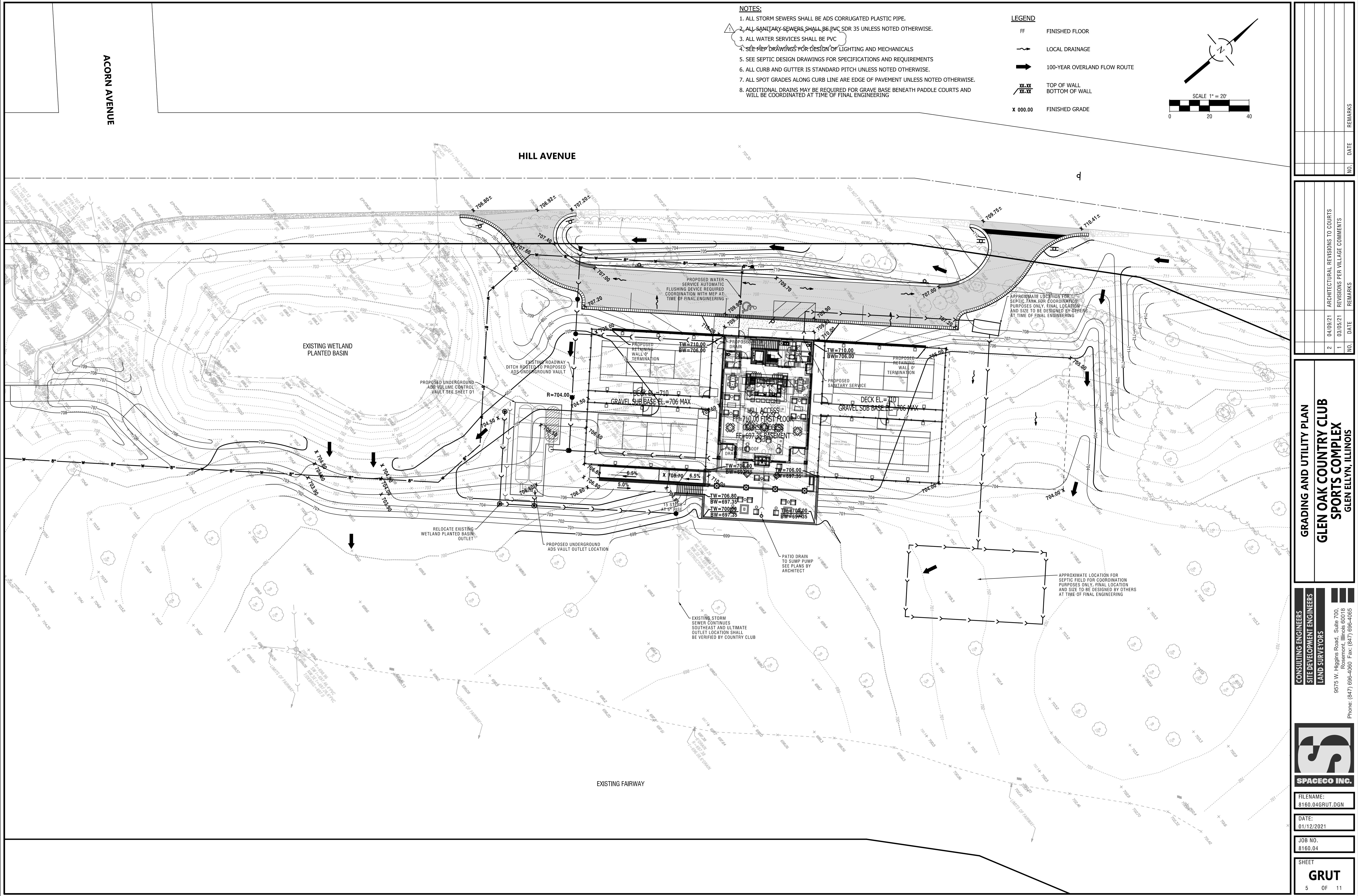
SHEET



SITE BENCHMARK #3:
TOP OF 18" CMP - MARKED IN PAINT - SOUTH SIDE OF HILL
AVENUE - NORTHEAST OF ACORN AVENUE.
ELEVATION = 704.95 NAVD88





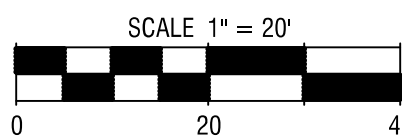


NOTES:

1. ALL STORM SEWERS SHALL BE ADS CORRUGATED PLASTIC PIPE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
3. ALL WATER SERVICES SHALL BE PVC
4. SEE MEP DRAWINGS FOR DESIGN OF LIGHTING AND MECHANICALS
5. SEE SEPTIC DESIGN DRAWINGS FOR SPECIFICATIONS AND REQUIREMENTS
6. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
7. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
8. ADDITIONAL DRAINS MAY BE REQUIRED FOR GRAVE BASE BENEATH PADDLE COURTS AND WILL BE COORDINATED AT TIME OF FINAL ENGINEERING

LEGEND

- FF FINISHED FLOOR
- LOCAL DRAINAGE
- 100-YEAR OVERLAND FLOW ROUTE
- XX-XX TOP OF WALL
XX-XX BOTTOM OF WALL
- X 000.00 FINISHED GRADE



GRADING AND UTILITY PLAN
GLEN OAK COUNTRY CLUB
SPORTS COMPLEX
GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
8160.04GRUT.DGN

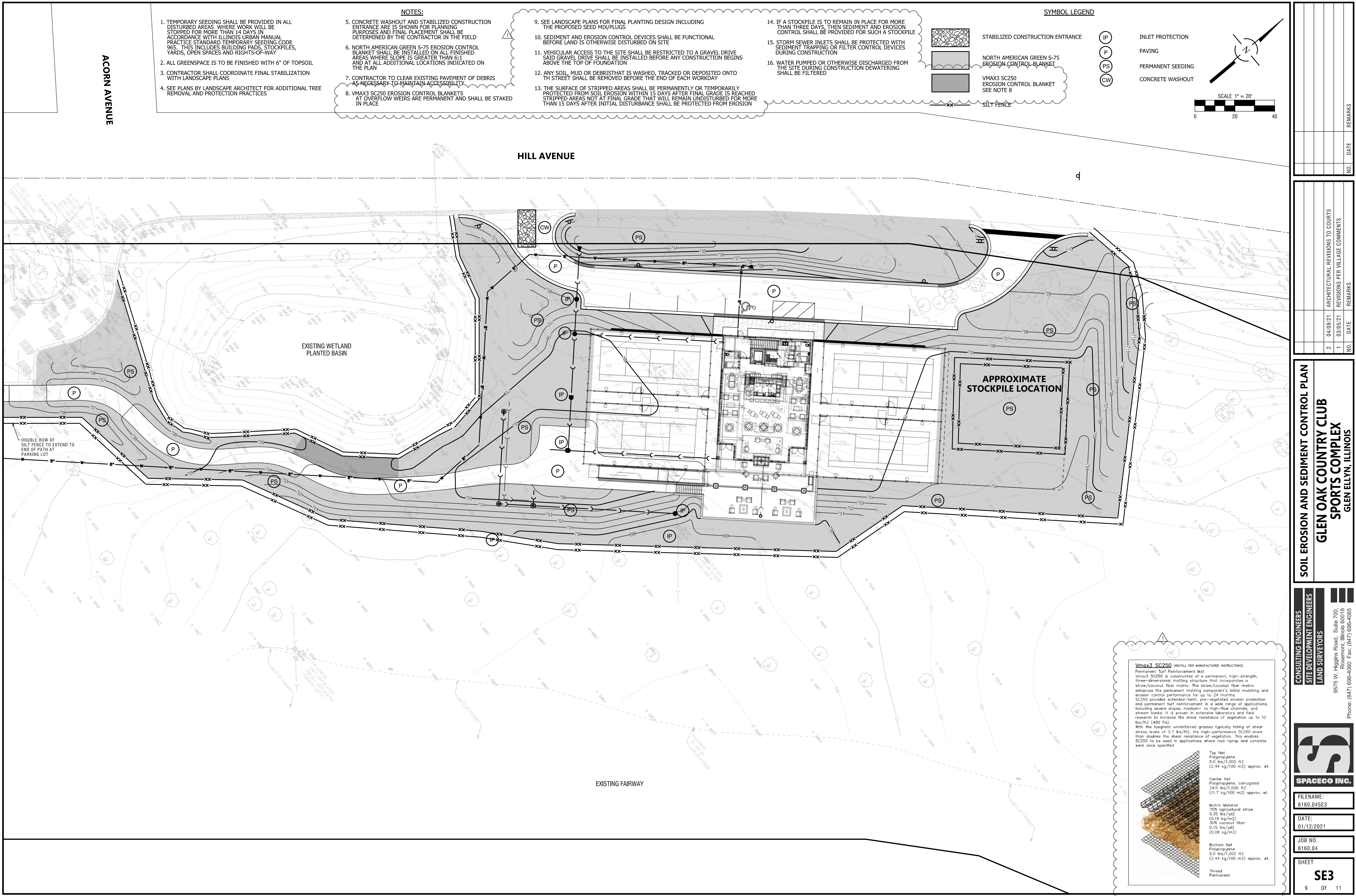
DATE:
01/12/2021

JOB NO.
8160.04

SHEET
GRUT
5 OF 11

NO.	DATE	REMARKS
2	04/09/21	ARCHITECTURAL REVISIONS TO COURTS
1	03/05/21	REVISIONS PER VILLAGE COMMENTS

NO.	DATE	REMARKS



PROPOSED LAYOUT		PROPOSED ELEVATIONS		PART TYPE		TYPICAL LAYOUT		DESCRIPTION		INVERT / MAX FLOW	
12	STORMPIPE (MC-1000 CHAMBER)	MINIMUM ALLOWABLE FINISH (TOP OF PAVEMENT/GRADY)	722.25	1	PRE-FABRICATED END CAP	A	34" BOTTOM CORNER END CAP PART# MC3000B9123	TYPE OF ALL 34" BOTTOM CONNECTIONS AND ISOLATOR BLUE ROWS	1.26'		
13	BOTTOMPIPE (MC-1000 TIE PIPE)	MINIMUM ALLOWABLE FINISH (TOPPED WITH TRAFFIC)	723.75	2	PRE-FABRICATED END CAP	B	12" BOTTOM CORNER END CAP PART# MC3000B9123	TYPE OF ALL 12" BOTTOM CONNECTIONS	1.35'		
14	STORM ABOVE	MINIMUM ALLOWABLE GRADE (TOP OF ROAD CONC/PAVED)	725.25	3	ISOLATOR	C	ISOLATOR PUMP (ACCESS ONLY) PART# MC3000A4RMP	12" x 12" BOTTOM MOUNTED AND TIE	1.35'		
15	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	4	ISOLATOR	D	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
16	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	5	ISOLATOR	E	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
17	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	6	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
18	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	7	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
19	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	8	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
20	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	9	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
21	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	10	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
22	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	11	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
23	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	12	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
24	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	13	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
25	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	14	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
26	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	15	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
27	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	16	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
28	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	17	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
29	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	18	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
30	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	19	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
31	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	20	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
32	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	21	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
33	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	22	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
34	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	23	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
35	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	24	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
36	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	25	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
37	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	26	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
38	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	27	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
39	STORM BELOW (IN)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)	725.25	28	ISOLATOR	F	30" DIAMETER (24" Ø" SLUMP MM)	30" DIAMETER DESIGNED BY ENGINEER	1.35'		
40	STORM BELOW (OUT)	MINIMUM ALLOWABLE FINISH (TOP OF FINISH PAVEMENT)</									

[illegible][illegible]

DETAIL 1			
GLEN OAK COUNTRY CLUB SPORTS COMPLEX GLEN ELYN, ILLINOIS			
2	04/09/21	AI	R
	NO. DATE		

Section 2721

Engineered Surface Drainage Products

GENERAL

PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc. or prior approved equal.

MATERIALS

The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1774 cell class 12454.

The grates and frames furnished for all surface drainage inlets shall be ductile iron for structure sizes 8", 10", 12", 15", 18", 24", 30" and 36" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

INSTALLATION

The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone and other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, trafficking load, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECIPIER OR POSSESSOR OF THIS PRINT DOES NOT CONVEY, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

3150 VERONA AVE.
BURLINGTON, GA 30518
PHN (770) 933-2445
FAX (770) 933-2400
WWW.NYLOPLAST-USA.COM

DRAWN BY	CJA	MATERIAL	 Nyloplast ADVANCED DRAINAGE SYSTEMS, INC.	3150 VERONA AVE. BURLINGTON, GA 30518 PHN (770) 933-2445 FAX (770) 933-2400 WWW.NYLOPLAST-USA.COM	
DATE	5-18-00	PROJECT NO/NAME			
REVISED BY	MNH	TITLE			
DATE	02-21-16				
DWG SIZE	A	SCALE	1" = 1'	SHEET	1 OF 1
DWG NO.			8 IN - 36 IN DRAIN BASIN SPECIFICATIONS		
			7001-10-01 REV J		

	
SPACECO INC.	
FILENAME: 8160.04DET	9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (647) 696-4100, Fax: (647) 696-4095
DATE: 01/12/2021	CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS
JOB NO. 8160.04	
SHEET D1	

GLEN OAK COUNTRY CLUB

SPORTS COMPLEX SPECIAL USE PERMIT PACKAGE

MAY 13, 2021 REVISED



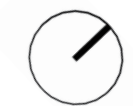
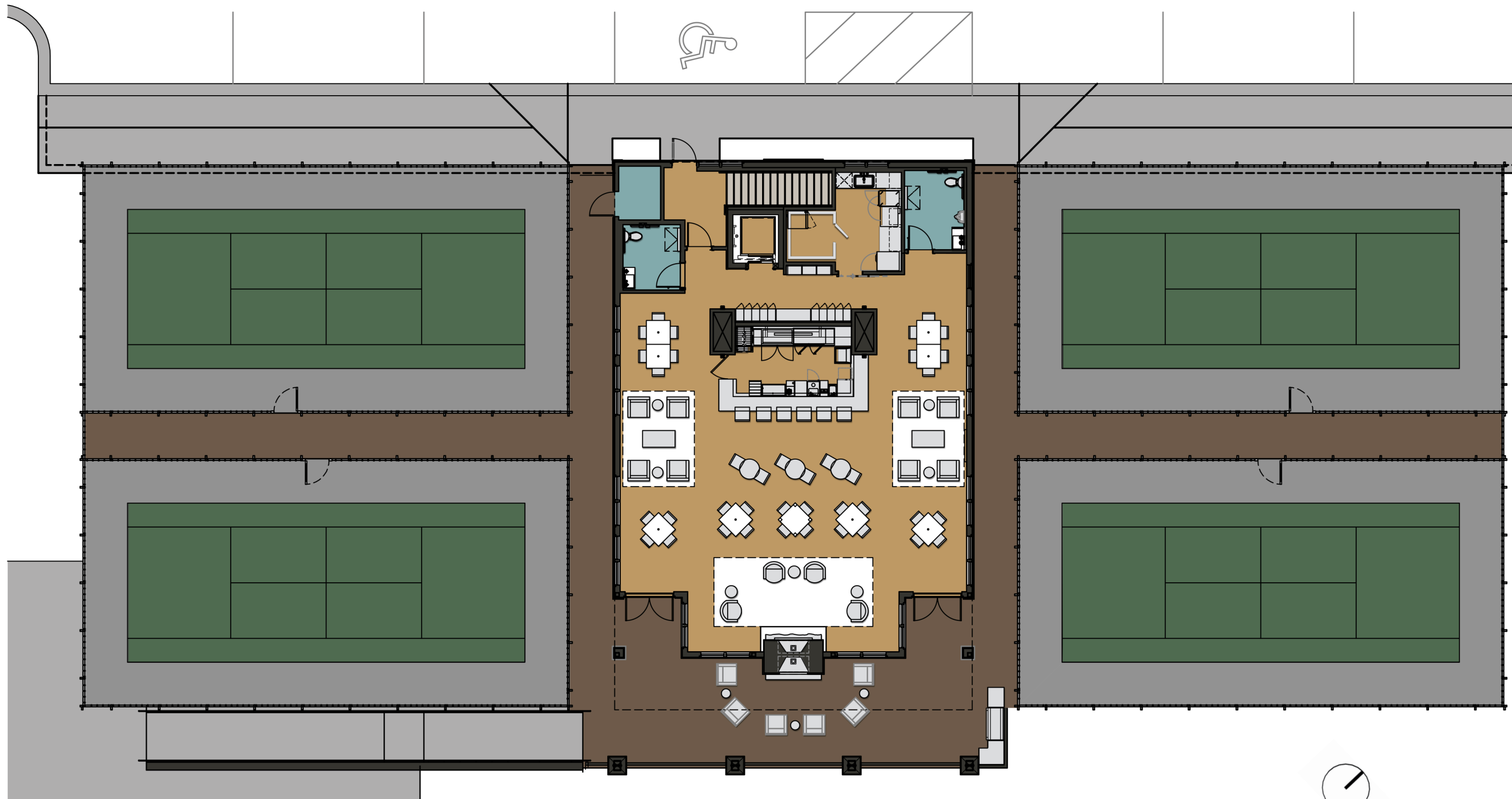
COA



GOCC | Sports Complex | rendered view from the green

May 13, 2021 | Special Use Permit Package | REVISED



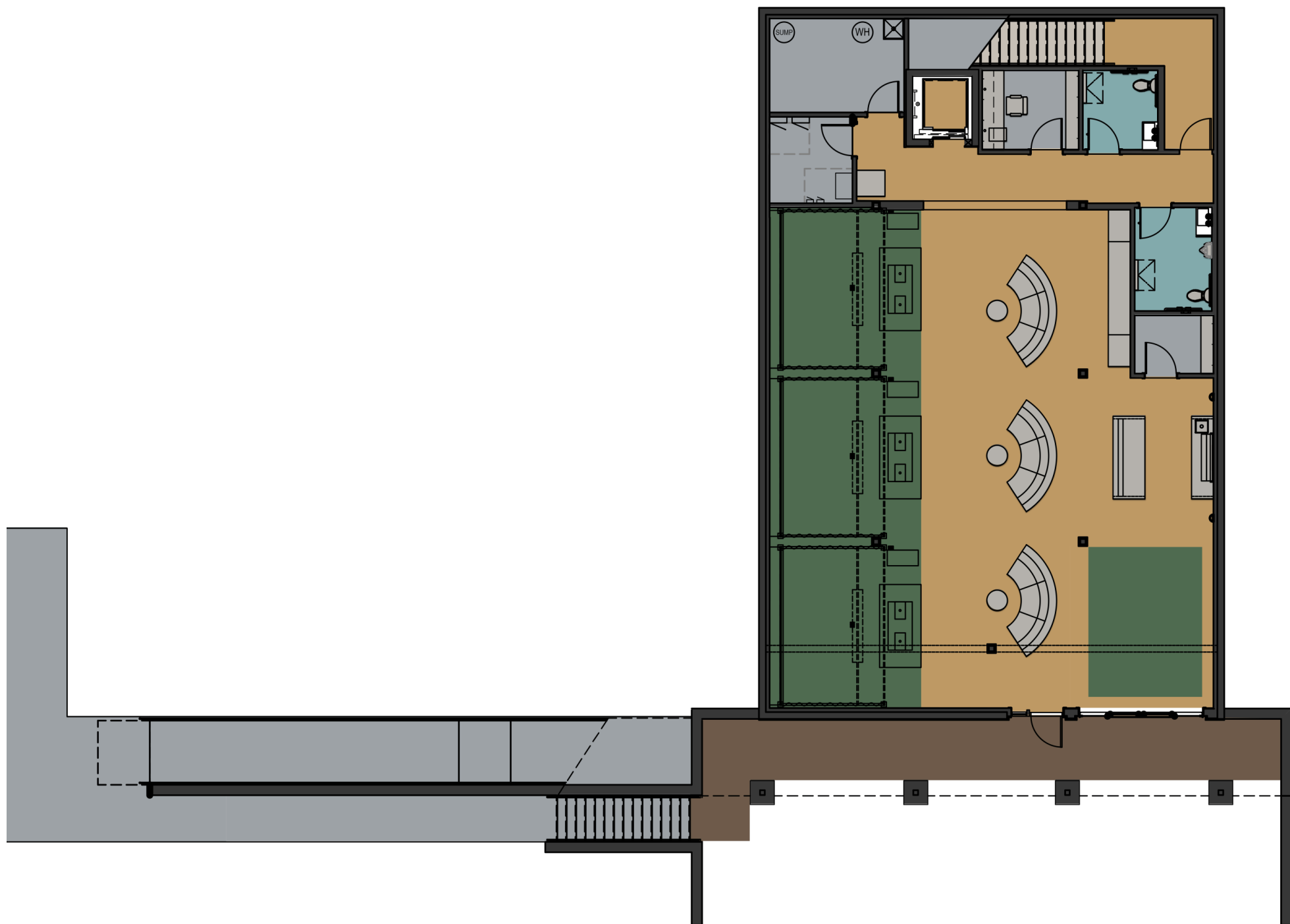


SCALE: NTS

GOCC | Floor Plan Rendered - Second Floor

May 13, 2021 | Special Use Permit Package | REVISED





SCALE: NTS

GOCC | Sports Complex | Floor Plan Rendered - First Floor

May 13, 2021 | Special Use Permit Package | REVISED

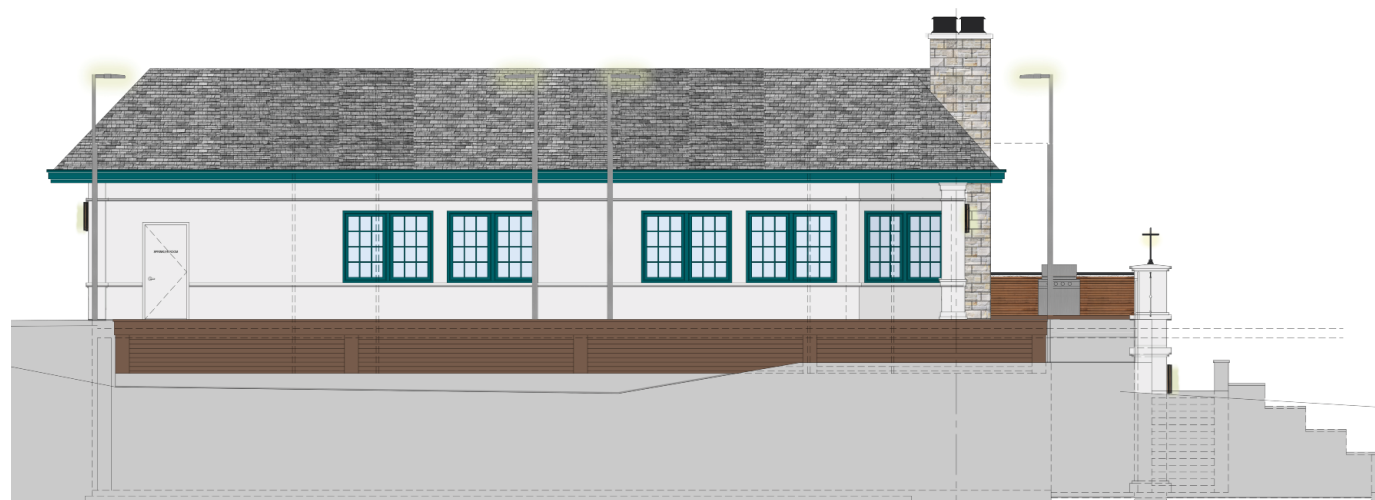




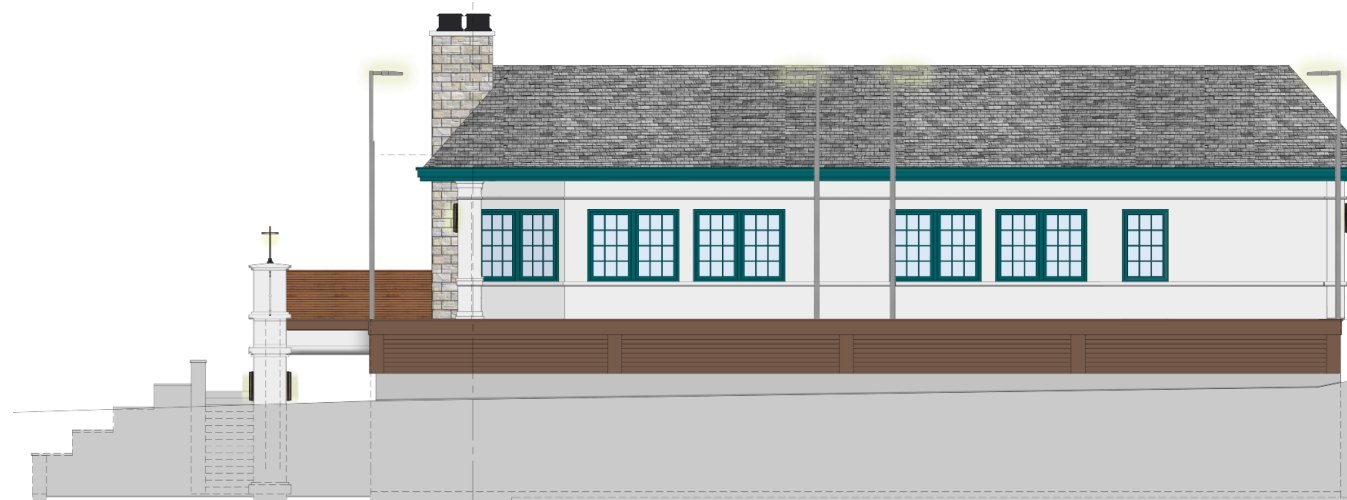
NEW RAISED PADDLE COURT - NORTH ELEVATION



NEW RAISED PADDLE COURT - SOUTH ELEVATION



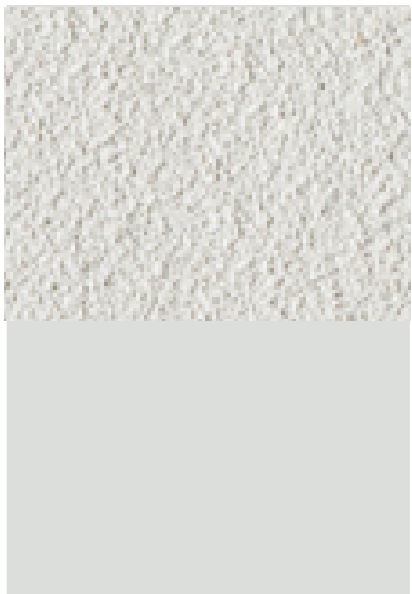
NEW RAISED PADDLE COURT - EAST SIDE ELEVATION



NEW RAISED PADDLE COURT - WEST SIDE ELEVATION



*FINISHES TO MATCH EXISTING CLUB HOUSE AS CLOSE AS POSSIBLE



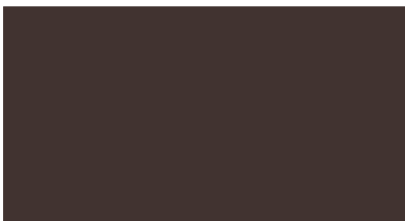
STUCCO FINISH AND COLOR
SF-20



FAUX SLATE ROOF SHINGLES
SF-21



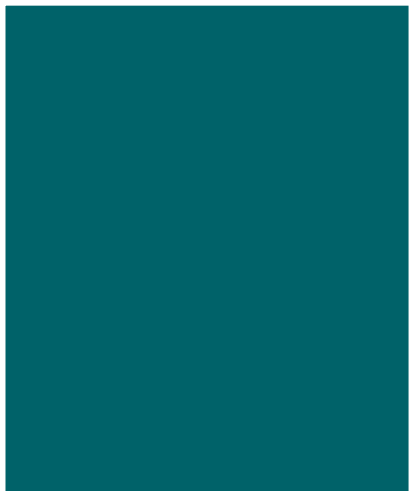
THIN VENEER STONE
STN-20



PAINT TO MATCH
DOWNSPOUTS PT-22



PAINT TO MATCH RAILINGS
PT-20



PAINT TO MATCH SOFFIT
WINDOW TRIM ETC:
PT-21



SIGNAGE ON NORTH ELEVATION
APPROX SIZE: 48"W X 48"H
SF-22

SIGNAGE LIGHTING
A-20



POST LIGHTING
A-21-finishoilrubbed
bronze



OUTDOOR WALL
SCONCE
LT-20



BOLLARD
A-22



GLEN OAK COUNTRY CLUB

THANK YOU



COA

Stuc-O-Flex® Elastomeric Acrylic Finishes

The Rubber Stucco Finish™



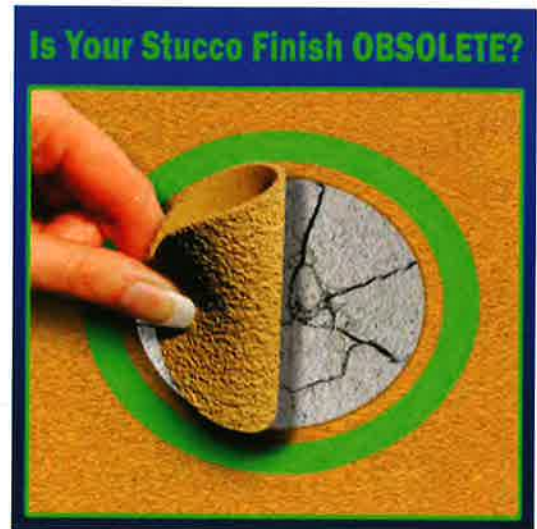
[Comments](#)



Advanced Finish Integrity

Stuc-O-Flex Elastomeric Acrylic Finish provides a protective weathering membrane in a pre-colored, extremely durable, fade and mildew resistant coating. The industry's highest levels of 100% Acrylic Polymer ensures un-matched resistance to surface cracking unlike standard finishes. An unlimited selection of colors (over 10,000) in four distinct aggregate choices create a wide variety of texture opportunities from the heaviest southwest stucco to the more contemporary sand finish.

- Maximum Crack Coverage & Bridging Abilities
- Breathable (WVT) = 13 Perms Average
- Calcium - Marble Aggregates (Prevents Rust)
- No Silica Sand
- Coating Integrity - Exceeds 30 Year Exposure
- Comprehensive ASTM Third Party Testing
- America's First Elastomeric Acrylic Finish
- 500 Million Feet in Service World Wide
- Equally Effective Regardless of Climate
- (-70°F to 180°F)
- Class A Fire Rated
- New Construction, Retrofit or Repair



Stuc-O-Flex vs. Your Stucco Finish

Videos

VIDEO GALLERY ▶



Literature

[Stuc-O-Flex Elastomeric Acrylic Finish - Product Data Sheet](#)

Specifications

Comprehensive

[Portland Cement Plaster \(Stucco\) & Stuc-O-Flex Finishes](#)

Optional Rainscreen Component
Optional Crack Constraint / Fiberglass Mesh – Base Coat

Short Form

[Stuc-O-Flex Finishes over Portland Cement Plaster \(Stucco\)](#)

Test Reports

[Test Reports](#)

Immediate Support: 800-305-1045

Questions/Literature Requests: ✉

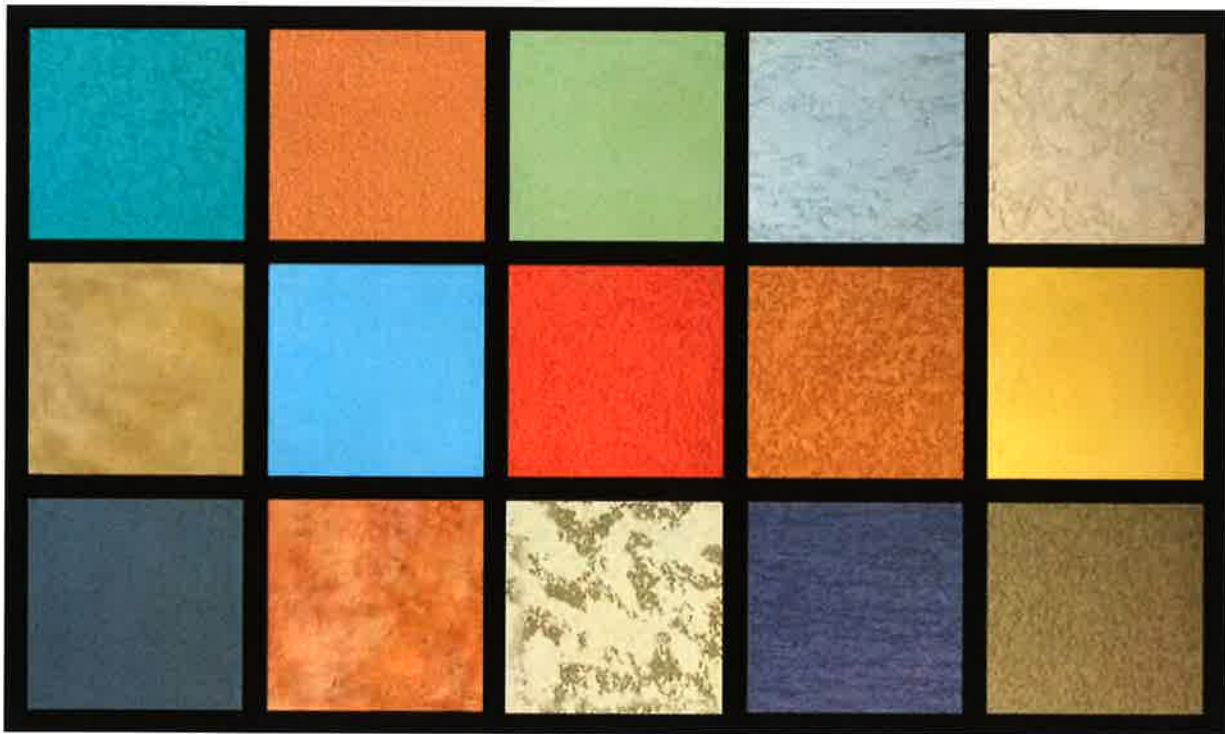
Finish Options



SW 7070
Site White
Interior / Exterior
Location Number: 257-C7



See all textures in [Colors & Textures](#) page.

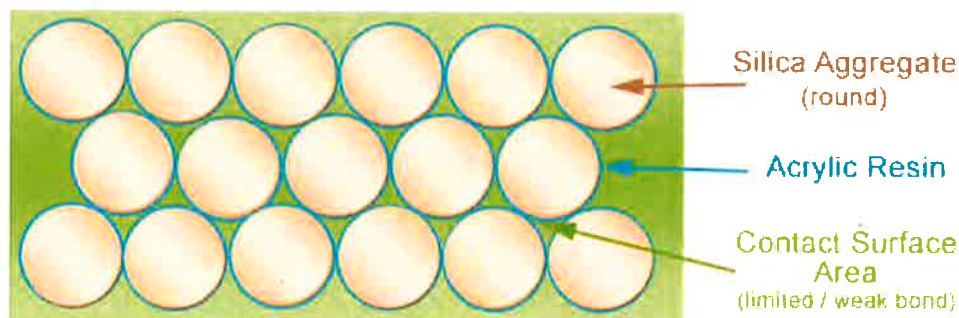


Stuc-O-Flex Product Features

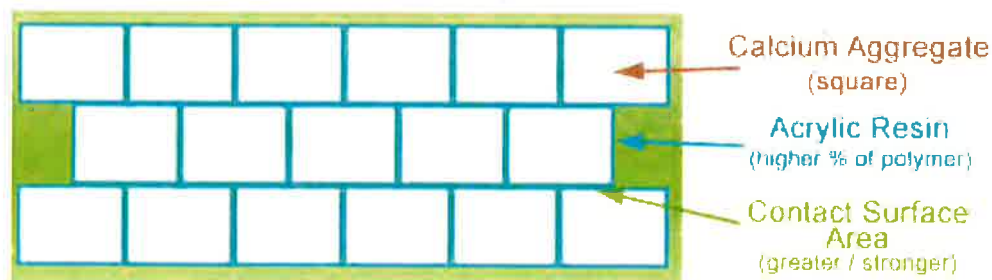
1. Stuc-O-Flex is a water-based material - easy clean up while wet with soap and water.
2. Stuc-O-Flex is safe, similar to water base latex paint.
3. Stuc-O-Flex is class "A" fire rated - will not propagate flame / fire.
4. Stuc-O-Flex is comprised of "100% Acrylic" polymer - best exterior performance.
5. Stuc-O-Flex is manufactured in the United States of America.
6. Easy to apply by trowel, or appropriate spray equipment.
7. Stuc-O-Flex is available in twenty (20) standard colors; over 10,000 computer generated special colors.
8. Uses include renovation, repair and new construction.
9. Washability - Cured Stuc-O-Flex can be cleaned with hot water and soap or appropriate pressure washing.
10. Stuc-O-Flex is chemical resistant against mineral spirits, paint thinner, muratic acid, etc...
11. Stuc-O-Flex can be painted with an acrylic latex paint or Stuc-O-Flex Renew at a later point in time to change the color if desired. Designs can also be painted over Stuc-O-Flex after drying.

12. Applications to most common construction surfaces.
13. Provides a noise reduction coefficient reducing decibel levels when applied to interior walls including restaurants, movie theaters, shopping centers, office buildings, etc...
14. Minimum maintenance required after installation - Wash walls with appropriate power washer or by hand as required.
15. Outstanding color consistency & color retention.
16. Competitively priced.
17. Unlimited textures opportunities in four different sized aggregate choices.
18. Outstanding quality control and consistency in Stuc-O-Flex production.
19. Building code compliant.
20. Stuc-O-Flex is a breathable membrane- 10 -14 perms average (H₂O vapor transmission)
21. Stuc-O-Flex can be either field applied or prefabricated (panelized).
22. Dries in 12 - 24 hours, complete cure in approximately 2 weeks.
23. Provides outstanding hiding power against shadowing from substrate below.
24. Outstanding resistance to environmental impact: freeze - thaw cycles, salt spray, wind driven rain, abrasion & chemical resistance, color retention, UV radiation.
25. A preservative system in the Stuc-O-Flex Finish resists mold & mildew growth.

Common Acrylic Finish



Stuc-O-Flex® Elastomeric Acrylic Finish



Comparison To Competitive Products

1. Up to 33% more acrylic polymer solids than competitive acrylic finishes.
2. Approximately 150 Sq. Ft. per pail coverage for sand finish texture. 20% - 35% more completed wall surface than competitors - per pail.
3. Stuc-O-Flex is made from calcium / marble aggregates, which are pure white and free of foreign materials. Many competitive finishes are manufactured with silica sand that may contain iron, causing the finish to rust on exterior walls.
4. Our finish is the industries First Elastomeric Acrylic Finish; other companies are now trying to duplicate performance characteristics.

5. Stuc-O-Flex finish provides 105% elongation (stretchability).
6. Others make claims of elasticity but have no reports using the same test methods, and ultimately, not the same performance.
7. Some manufacturers use polymers, which they externally plasticize to enhance flexibility. Unfortunately, this plasticizer leaches out very rapidly causing the modified product to become brittle within six months.
8. Geometric shape of aggregates in Stuc-O-Flex Finish is like square boxes - as opposed to round silica (in competitors) - combined with higher polymer solids lend itself to a more resilient material extending service life.
9. High acrylic polymer content enhances abilities for spray application.
10. Outstanding resistance to dirt pick-up.
11. Stuc-O-Flex offers fully Warranty assemblies including a Ten Year Drainage Warranty on "WaterWay" Rainscreen Drainage Systems.

Customer Reviews

[Submit a Review](#)



"Looks as good as the day it was installed " - Alder

Materials Corp. - Anchorage, AK



This review is for: Stuc-O-Flex Elastomeric Acrylic Finish

I drove by that Hilton Hotel the other day. It still looks as good as the day it was installed. What's that been, 16 years?



"The Stucco still looks great " - Homeowner - Oregon



This review is for: Stuc-O-Flex Elastomeric Acrylic Finish

I just wanted to let you know how pleased we are with your exterior finishes. No issues for 12 years! We listed our home and passed all inspections with flying colors. The Stucco still looks great, best decision we ever made!



"Nothing compares" - Tokyo, Japan



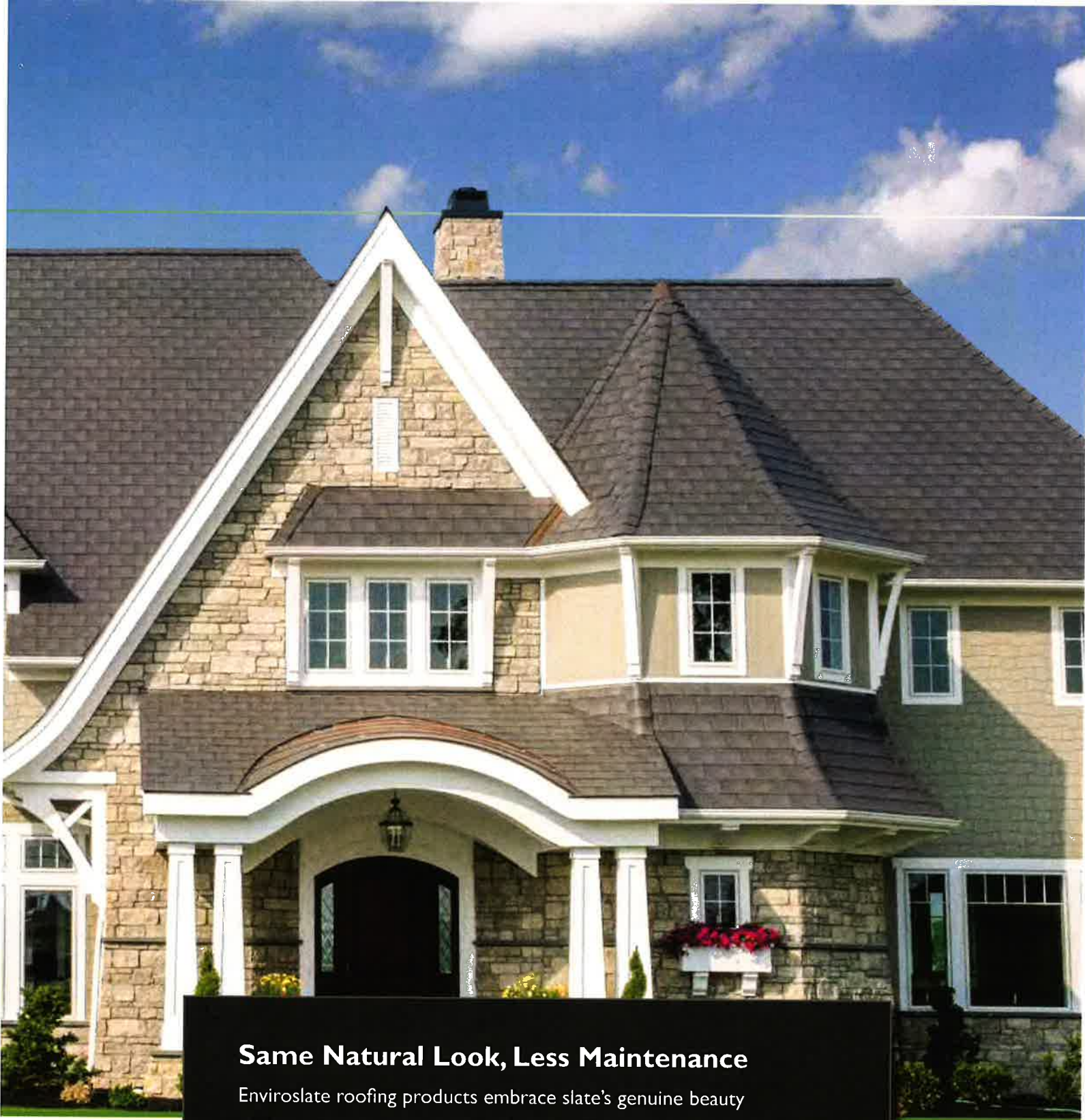
This review is for: Stuc-O-Flex Elastomeric Acrylic Finish

ENVIROSLATE®



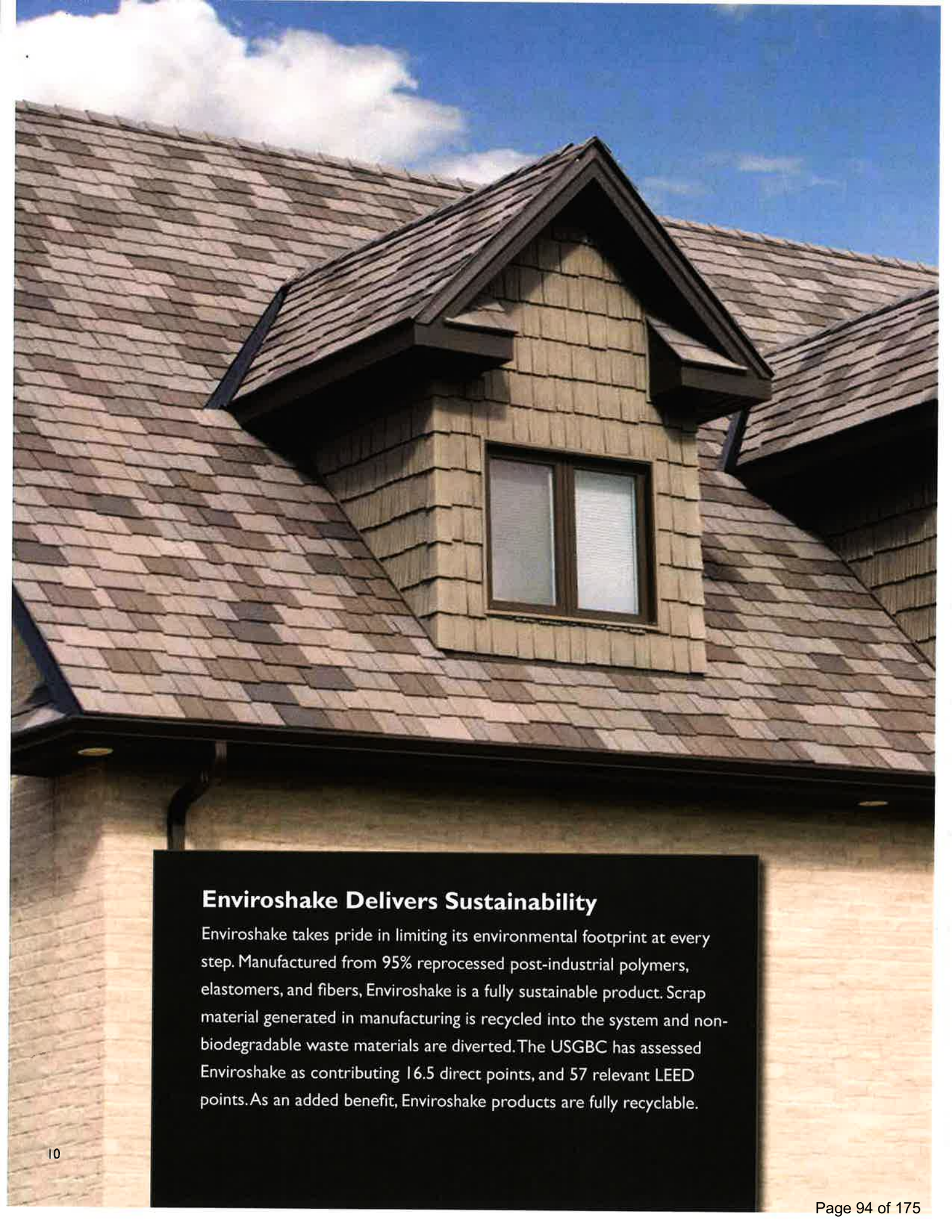
Charcoal Grey Slate

“We live across the street from a prestigious builder in our area... When we were having our Enviroshake roof installed, he liked what he saw and a few months later an Enviroshake roof is now on one of his homes!” – Carol Kranz



Same Natural Look, Less Maintenance

Enviroslate roofing products embrace slate's genuine beauty without the cost, weight, and upkeep. Unlike competing products, Enviroslate is designed to mimic the natural aging process of slate. You can enjoy your Enviroslate roofing system worry-free with added protection against mold, mildew, and insects.



Enviroshake Delivers Sustainability

Enviroshake takes pride in limiting its environmental footprint at every step. Manufactured from 95% reprocessed post-industrial polymers, elastomers, and fibers, Enviroshake is a fully sustainable product. Scrap material generated in manufacturing is recycled into the system and non-biodegradable waste materials are diverted. The USGBC has assessed Enviroshake as contributing 16.5 direct points, and 57 relevant LEED points. As an added benefit, Enviroshake products are fully recyclable.

Color Palette

ENVIROSHAKE



Silvered Cedar



Aged Cedar



Multi-Tone* (Combination of Silvered Cedar & Aged Cedar)

ENVIROSLATE



Onyx Black



Charcoal Grey



Stone Grey



Sage Green



Plum Purple

ENVIROSLATE MULTI-TONE COLORS*



Grey/Charcoal



Green/Grey/Purple

*This picture is a representation of a multi-tone color option, all color combinations are custom. Additional custom colors are available upon request.

Enviroshake®

Quality Engineered Roofing

Unsurpassed Durability with a Lifetime Performance.



Wind Protection

- Meets and exceeds Miami Dade requirements
- Can withstand winds in excess of 180 mph (290 km/h)



Eco-Friendly

- Products made from 95% repurposed materials
- Water runoff is potable
- 100% recyclable



Maintenance Free

- Will not rot, crack, split, or warp
- Mold-, mildew-, and insect-resistant



Lifetime Warranty

- Fully transferable
- Lifetime Protection



Hail Protection

- Highest Hail Impact Rating
- Class IV Impact Resistance



Cost Savings

- Substantial lifetime savings compared to natural cedar
- Avoid costly repairs



Aesthetics

- Unmatched authentic look of cedar and slate
- Enhance overall home appearance

Enviroshake®

Quality Engineered Roofing

The Authentic Look of Slate with Lifetime Performance

PREMIUM

- Unmatched authentic look of slate
- Thick, sculpted edges
- Enhances the overall appearance of your home

ECO-FRIENDLY

- Made from 95% recycled materials
- 100% recyclable
- Water runoff is potable

SUPERIOR COMPOSITE BLEND

- Composite material, reinforced with fibres
- Best-in-class UV Inhibitor Technology
- Tested wind resistance of 180mph

EASY TO INSTALL

- 1/3 the weight of natural slate
- Cuts can be made with a circular saw
- Installed with standard fixings
- Can be installed on battens or boarding
- Does not require roof reinforcement



Made in Canada

What is Enviroslate®?

Enviroslate is a composite roofing product engineered to authentically replicate the look of natural slate roofing.

Established in 1998, Enviroshake is a pioneer in the composite roofing industry in North America, with thousands of installations across North America, the Caribbean, and other international locations.

The Enviroslate composite blend is a mixture of 95% post-industrial plastics, recycled elastomers, and natural wood fibres. Our formula and manufacturing process has led to a product with enhanced durability, longevity, and performance.

Enviroslate® vs. Natural Slate

Maintenance-free

- Not damaged by walking on, falling debris, or hail
- Not damaged by freeze/thaw
- Will not crack, peel, warp or chip
- Resistant to mold, mildew, algae, and insects

Easy to Install

- Can be installed in half the time
- Less waste

Lower Cost

- Less expensive to install

Sustainable

- Made from 95% recycled materials

Technical Information

Size: 20" x 12"

Thickness: 0.325" thick (0.27" at tip)

Weight: 2.1 lbs

Minimum Slope: 3/12

Exposure: 9" for roof pitches > 3/12

Pieces/ft²: 13 (1 bundle)

Testing

Wind: Designed to withstand winds in excess of 180mph

Impact: Class 4 UL 2218 (highest rating available)

UV: No change in physical properties

Stability: -40°F to 160°F

Warranty: Fully-transferable for 50 years†

†50 year warranty for commercial projects. See warranty for full details.

Composite vs. Synthetic

- A more natural slate look
- Reinforced with natural fibre
- Will not discolor
- Best-in-class UV blocker & inhibitor technology
- Minimal thermal expansion

Colors



Charcoal Grey



Stone Grey



Plum Purple



Green



Onyx Black

Custom colors are available upon request.

Contact Us

www.enviroshake.com | 1-866-423-3302

Enviroshake®

Quality Engineered Roofing

PO Box 1462 Chatham, Ontario Canada N7M 5W8

Ph. 1-519-380-9265 • Toll Free 1-866-423-3302

www.Enviroshake.com



Rate It Green™
Buy green confidently.

GreenSpec
LISTED




[PRODUCTS](#)
[GALLERY](#)
[RESOURCES](#)
[CAREERS](#)
[NEWS](#)
[CONTACT US](#)


Stone Properties

Eden Tumbled Country Manor represents several different types of natural colors and textures intended to complement your design. Country Manor is a beautiful blend of 10% Seaface, 40% Rustic Royal Chateau, and 50% Machine Cut Veneer. The added tumbling gives an old world charm to the blend by softening the edges.

Approximately 36 sq. ft. per ton





Availability

Full veneer – 3 ½" to 5" in wall depth

Thin veneer – 1 ½" in wall depth

(+/- ½")



[Home](#) > [Products](#) > [Decking](#) > [TimberTech AZEK](#) > [Vintage Collection®](#)

Vintage Collection®

Truly the best of the best in decking, these capped polymer boards feature sophisticated, natural-looking colors with a subtle wire-brushed, low-gloss finish for an authentic wood look. Boasting the most powerful core and cap technology in the industry, this "Designer Series" of decking makes it easy to transform your outdoor living space into a masterpiece.

Vintage Cypress decking may have limited availability in your market. Please verify with your local dealer before ordering. Use our [Where To Buy tool](#) to find your local dealer.

Color



Color Selected: Weathered Teak®

Sample Size

- ☒ 1' Sample
 - ☐ 1' Sample Narrow Width
 - ☐ 1' Sample Wide Width
 - ☐ 2' Sample



AZEK Decking Advantages

- **No Wood** (SUPERIOR MOLD RESISTANCE)
No wood fillers in core or cap for **best resistance to mold** and other moisture damage.
- **Naturally Cool*** (STAYS COOLER TO THE TOUCH)
Up to **30 degrees cooler** than many competitive composite products.
- **Livable, Durable Decks** (RESISTANT TO SCRATCHES & DENTS)
Scratch- and dent-resistant for a **more durable surface** than many competitive composite and wood products.
- **Spills Happen** (NO PERMANENT STAIN DAMAGE)
50-Year Fade & Stain Warranty which is **twice the length** of most competitors' warranties. Simply clean up sauces, oils, and other household products.
- **Steadfast Color**** (50-YEAR FADE & STAIN WARRANTY)
Shades designed to **retain color**, proven in third-party weather testing.
- **Envable Beauty** (SOPHISTICATED COLOR, TEXTURE)
No. 1 in premium decking with our superior technology and design versatility.
- **More Traction, Fewer Falls** (OUTPERFORMS IN WET AND DRY CONDITIONS)
Up to **40% better slip resistance** than many competitive composite products.
- **Lifetime Warranty** (CONFIDENTLY COVERED)
Unrivaled in the industry with a Lifetime Limited Product Warranty.
- **Majority Recycled Content** (SUSTAINABLE)
Our products are environmentally friendly. **We never cut down any trees to make AZEK Decking.**
- **No Sanding, Staining, or Painting** (LOW MAINTENANCE)
Quit spending your hard-earned money and time on maintaining your beautiful deck.

*Although AZEK Deck products are cooler to the touch than many other deck board products, all decking products will get hot in the sun. Additionally, the darker the decking color, the hotter it will feel. For hotter climates, consider choosing a lighter color.

**Depending on environmental conditions, AZEK Deck colors may appear to change over time as part of the natural weathering process consistent with the warranty guarantees where applicable.



Vintage Collection®

RICH. SOPHISTICATED. STYLISH.

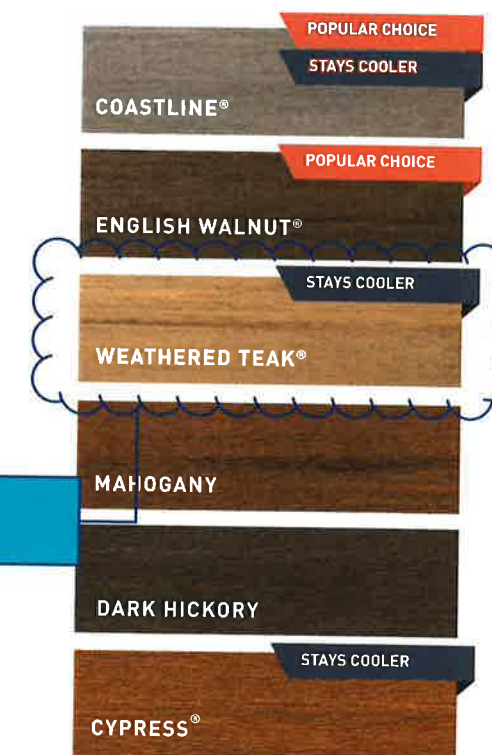
Explore the "Designer Series" of decking to make your outdoor living space a masterpiece. This sophisticated collection features the most natural-looking colors with a subtle wire-brushed, low-gloss finish for a truly authentic wood look.

- Mix it up with stylish narrow (3.5"), standard (5.5"), and wide (7.25") widths available in all colors.

NEW

- **Vintage MAX (1.5")** thick boards available in Coastline. Offering longer spans, these boards are perfect for docks, boardwalks, and many commercial applications.

color selection for
GOCC



Check out the
wire-brushed finish

Deck Design Options

It's no secret — we love good deck designs. From monochromatic coloring to dramatic highlights and every wood grain pattern that mother nature has to offer, TimberTech has any style option you could imagine.



NUANCE OF COLOR

Most TimberTech boards feature color nuances found in real wood. This complex color blending ranges from dramatic highlights and lowlights (that resemble premium hardwoods) to monochromatic (for a painted wood look). The degree of color variation differs by collection to make every deck board unique.

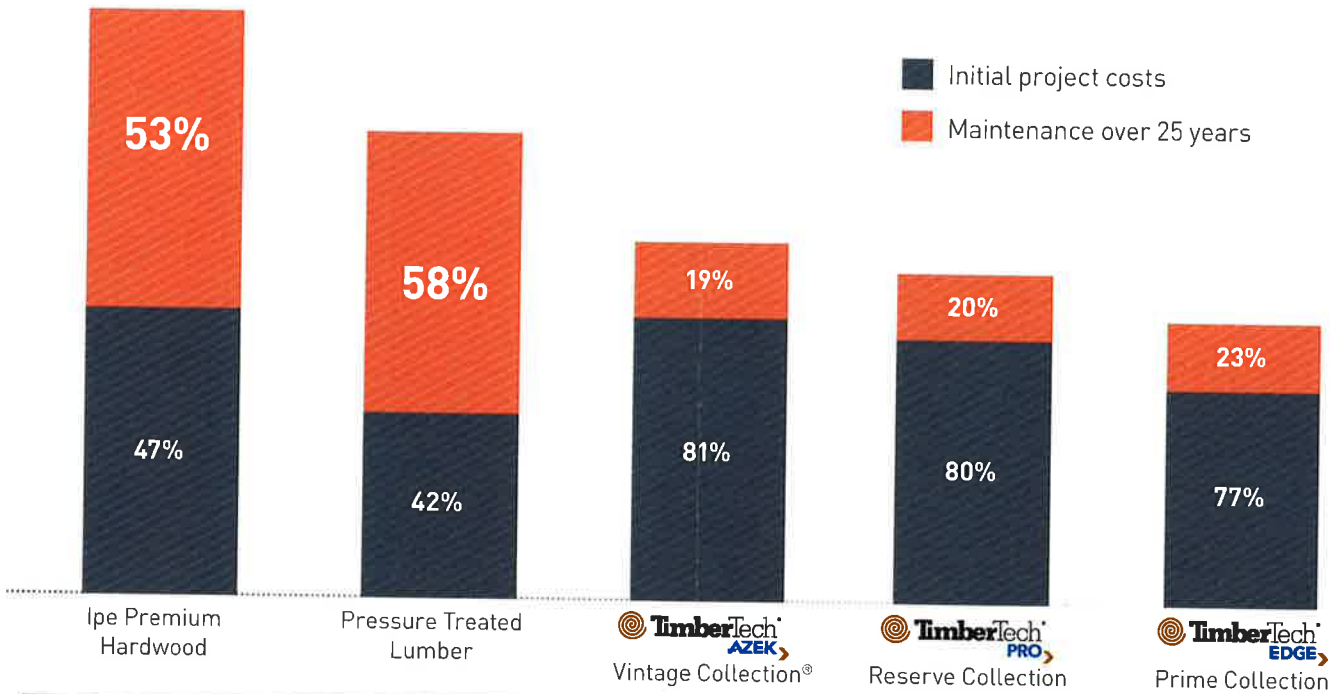
BOARD FINISHES

Discover the warm, charming look of hand-scraped boards. Browse the high-end look of decking with a wire-brushed, low-gloss finish. Stick to a simple straight grain or a classic cathedral grain that are featured in multiple collections. This is where the personality of our boards really shines through.



Cost of Composite vs. Wood

Take the guesswork out of your deck budget. Check out the chart below and see how TimberTech can save you money — and effort — in the long run.



The total cost of installing and maintaining your deck over 25 years is up to **40% less** when you choose TimberTech Decking

Over 25 years you'll spend more money on wood and it's costly upkeep compared to your initial investment in composites. Studies show that wood decks need to be replaced every 10-15 years* — and with today's rising lumber prices, there's never been a smarter time to invest in TimberTech.

To check out our cost calculator, visit [TimberTech.com/design/decking-cost-calculator](https://www.timbertech.com/design/decking-cost-calculator).

Total Deck Project Installation Costs represent the total estimated aggregate costs of an initial deck installation for a 16' x 20' elevated deck including fasteners. Estimated maintenance costs include an assumed annual cleaning of TimberTech products and an assumed maintenance requirement of annual pressure washing and sanding, staining and sealing a pressure treated lumber deck every three years and an Ipe deck every two years to maintain aesthetics.

*According to the May 2016 Freedonia Wood & Competitive Decking Study.

Project
Details
line 2
line 3
line 4

1000LED INC.
McKinney, TX 75069
TEL:877-340-1700
Way,Building A Suite100,
Address:1250 Wattley
Email:info@1000led.com



Date:5/12/2021

Page 1 of 4

Luminaire Schedule

Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp	LLF	Lum. Watts	Total Watts
—□	24	1L-SB20W27-50K-D-T3	200W SHOEBOX	SINGLE	26400	0.998	200	4800

Luminaire Location Summary

SeqNo	Label	X	Y	Z	Orient	Tilt
1	1L-SB20W27-50K-D-T3	363.107	303.612	20	316.297	0
2	1L-SB20W27-50K-D-T3	381.898	285.496	20	136.077	0
3	1L-SB20W27-50K-D-T3	376.79	317.585	20	316.297	0
4	1L-SB20W27-50K-D-T3	395.581	299.469	20	136.077	0
5	1L-SB20W27-50K-D-T3	388.547	330.883	20	316.297	0
6	1L-SB20W27-50K-D-T3	407.338	312.767	20	136.077	0
7	1L-SB20W27-50K-D-T3	389.606	278.919	20	316.297	0
8	1L-SB20W27-50K-D-T3	408.397	260.803	20	136.077	0
9	1L-SB20W27-50K-D-T3	415.046	306.19	20	316.297	0
10	1L-SB20W27-50K-D-T3	433.837	288.074	20	136.077	0
11	1L-SB20W27-50K-D-T3	403.289	292.892	20	316.297	0
12	1L-SB20W27-50K-D-T3	422.08	274.776	20	136.077	0
13	1L-SB20W27-50K-D-T3	440.949	386.423	20	316.297	0
14	1L-SB20W27-50K-D-T3	459.74	368.307	20	136.077	0
15	1L-SB20W27-50K-D-T3	466.389	413.694	20	316.297	0
16	1L-SB20W27-50K-D-T3	485.18	395.578	20	136.077	0
17	1L-SB20W27-50K-D-T3	454.632	400.396	20	316.297	0
18	1L-SB20W27-50K-D-T3	473.423	382.28	20	136.077	0
19	1L-SB20W27-50K-D-T3	467.448	361.73	20	316.297	0
20	1L-SB20W27-50K-D-T3	486.239	343.614	20	136.077	0
21	1L-SB20W27-50K-D-T3	492.888	389.001	20	316.297	0
22	1L-SB20W27-50K-D-T3	511.679	370.885	20	136.077	0
23	1L-SB20W27-50K-D-T3	481.131	375.703	20	316.297	0
24	1L-SB20W27-50K-D-T3	499.922	357.587	20	136.077	0

Project
Details
line 2
line 3
line 4

1000LED INC.

McKinney, TX 75069
TEL:877-340-1700
Way,Building A Suite100,
Address:1250 Wattley
Email:info@1000led.com



Date:5/12/2021

Page 2 of 4

Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	3.30	62.1	0.0	N.A.	N.A.

Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min

LPD Area Summary			
Label	Area	Total Watts	LPD

Luminaire Tag Summary	
Tag	Qty
200W SHOEBOX	24

Project
Details
line 2
line 3
line 4

1000LED INC.

McKinney, TX 75069

TEL:877-340-1700

Way, Building A Suite 100,

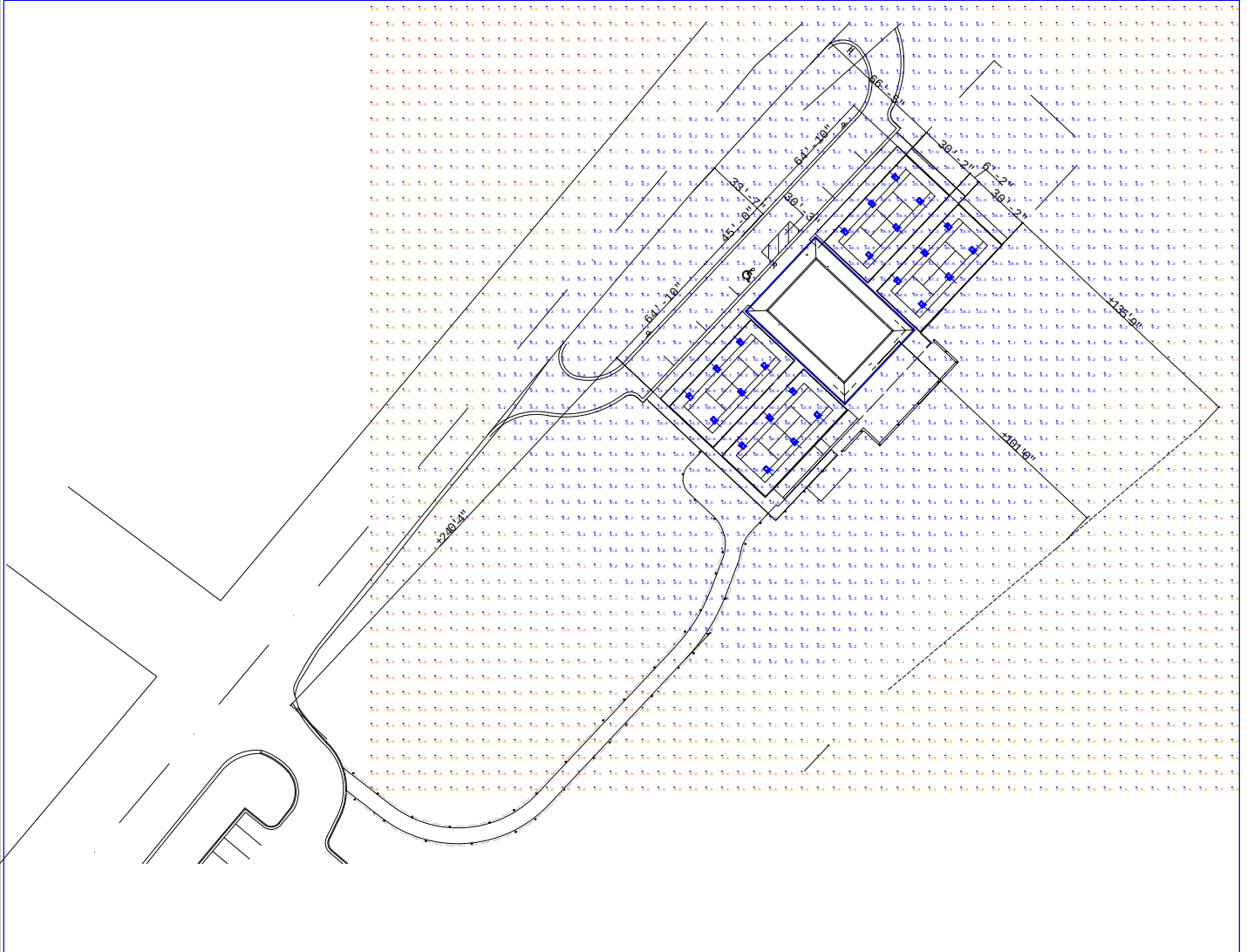
Address:1250 Wattley

Email:info@1000led.com



Date:5/12/2021

Page 3 of 4



View of point by point

Project
Details
line 2
line 3
line 4

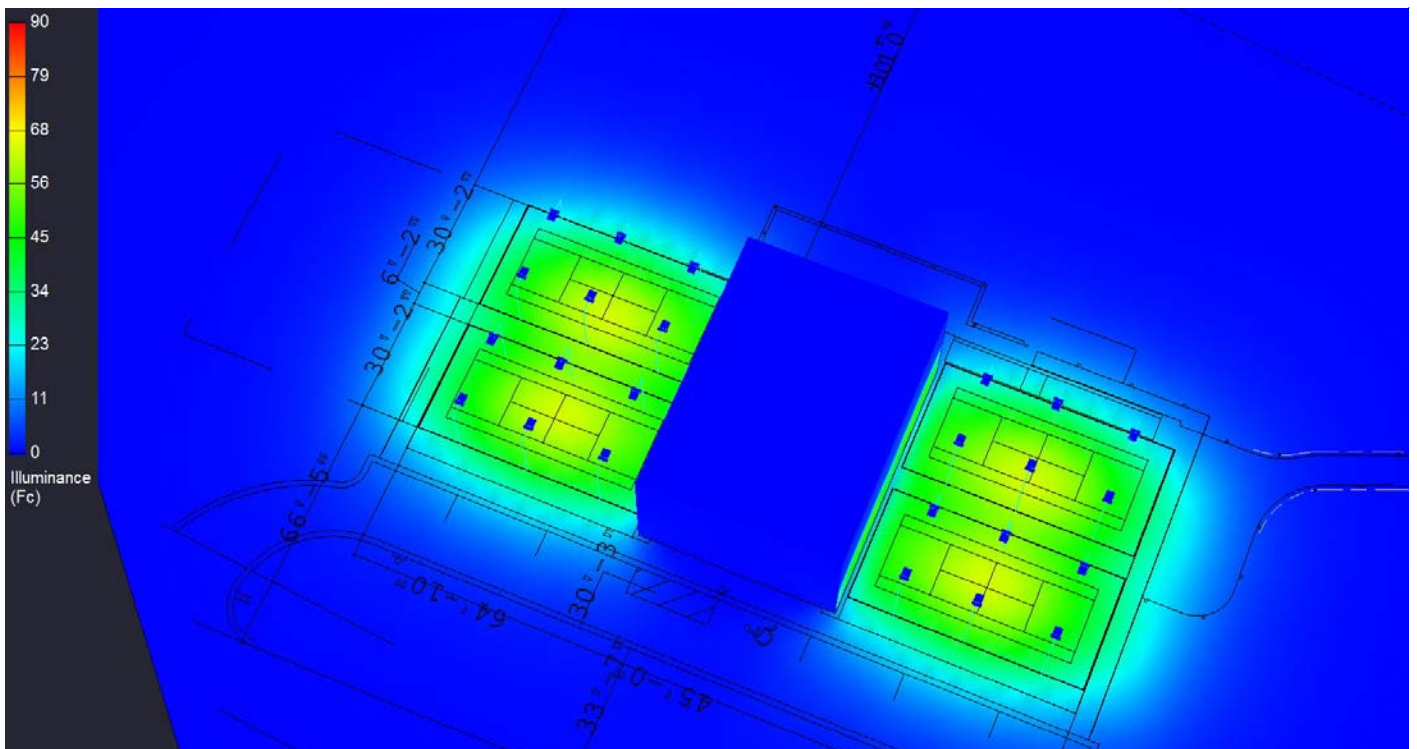
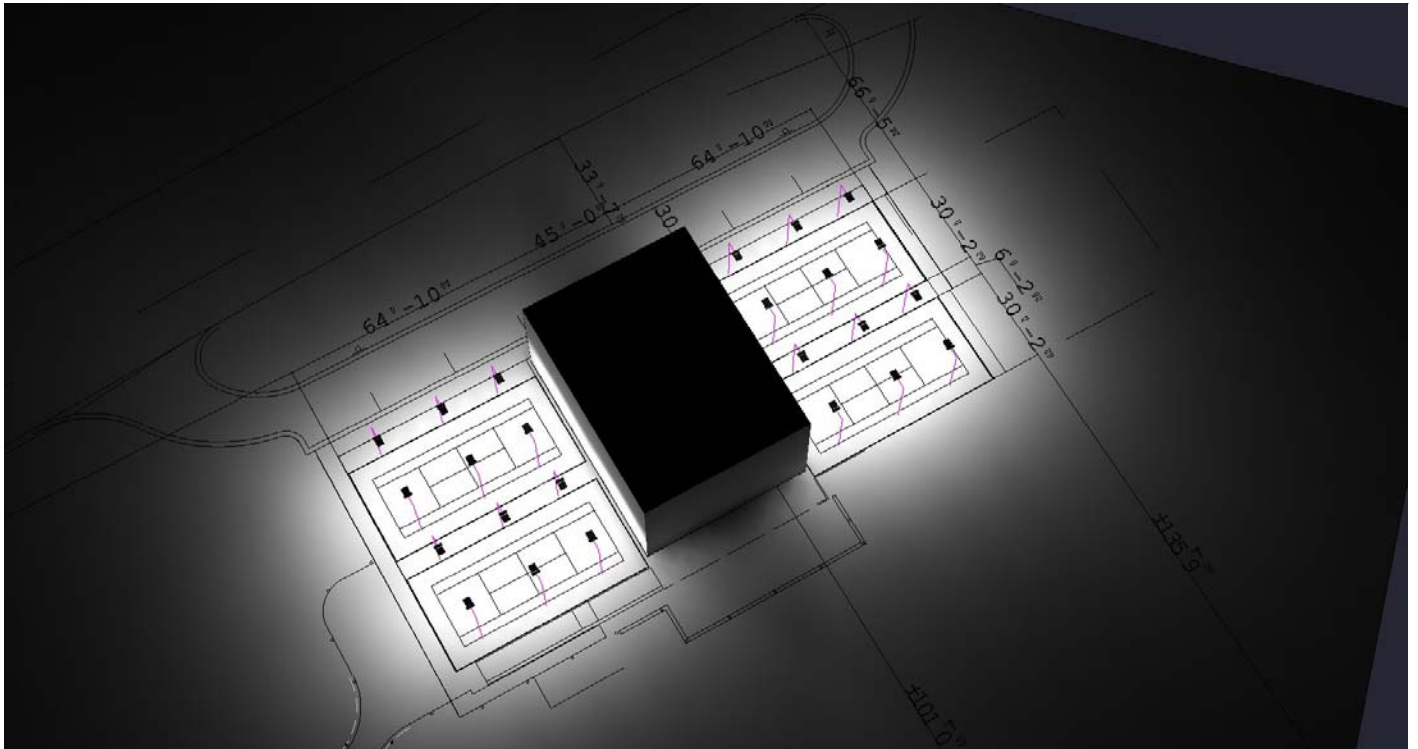
1000LED INC.

McKinney, TX 75069
TEL:877-340-1700
Way,Building A Suite100,
Address:1250 Wattley
Email:info@1000led.com



Date:5/12/2021

Page 4 of 4





Consulting Engineers, LLC
Mechanical - Electrical – Plumbing
Design Firm Registration No. 184.007392-0002

409 S. Highland Ave. Arlington Heights IL 60005 | mhernandez@mghengineering.com | (773) – 314 -7819

May 20, 2021

To: Jim Cardamone, CCM, CCE
General Manager
Glen Oak Country Club
21 W 451 Hill Avenue
Glen Ellyn, IL 60137
630-348-4330

Cc: Mark Christensen & Achala Pradeepkumar

Re: Existing Paddleball Courts Lighting Measurements

Mark and I visited the existing paddleball courts located at:

- Ruth Lake Country Club - 6200 S Madison St, Hinsdale, IL 60521
- Hinsdale Golf Club - 140 Chicago Ave, Clarendon Hills, IL 60514
- La Grange Country Club - 620 S Brainard Ave, La Grange, IL 60525
- Maryknoll Park – 845 Pershing Ave. Glen Ellyn IL 60137

Utilizing a light meter calibrated, and manufactured by LATNEX, model: LUX Led Light Meter LM-50KL, we found the following results, measured at the floor level, as indicated in the following sketches. The illumination levels were measure in foot candles (fc).

The illumination guideline in the USA is the Illuminating Engineering Society of North America (IESNA); however, please keep in mind that these are guidelines of design not rules or codes. Also, after what we saw during our site visits, we will recommend to provide 50ft average for your application, because you will have people of advanced age playing, broadcasting, and spectators during tournament times.

If you have any questions, please do not hesitate to call me at: (773)-314-7819

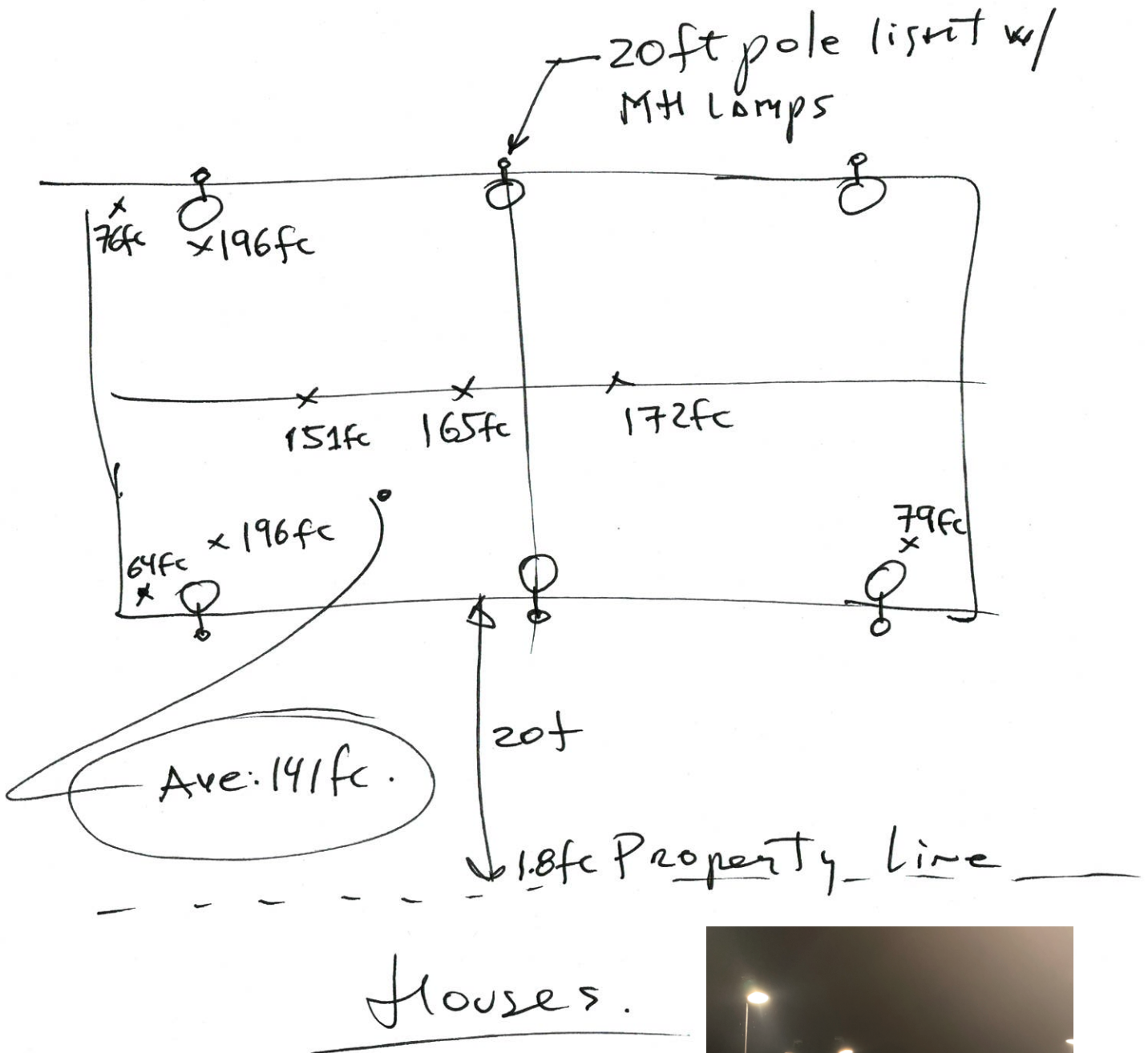
Sincerely,

A handwritten signature in black ink, appearing to read "Manuel G. Hernandez", with a stylized flourish at the end.

Manuel G Hernandez, PE

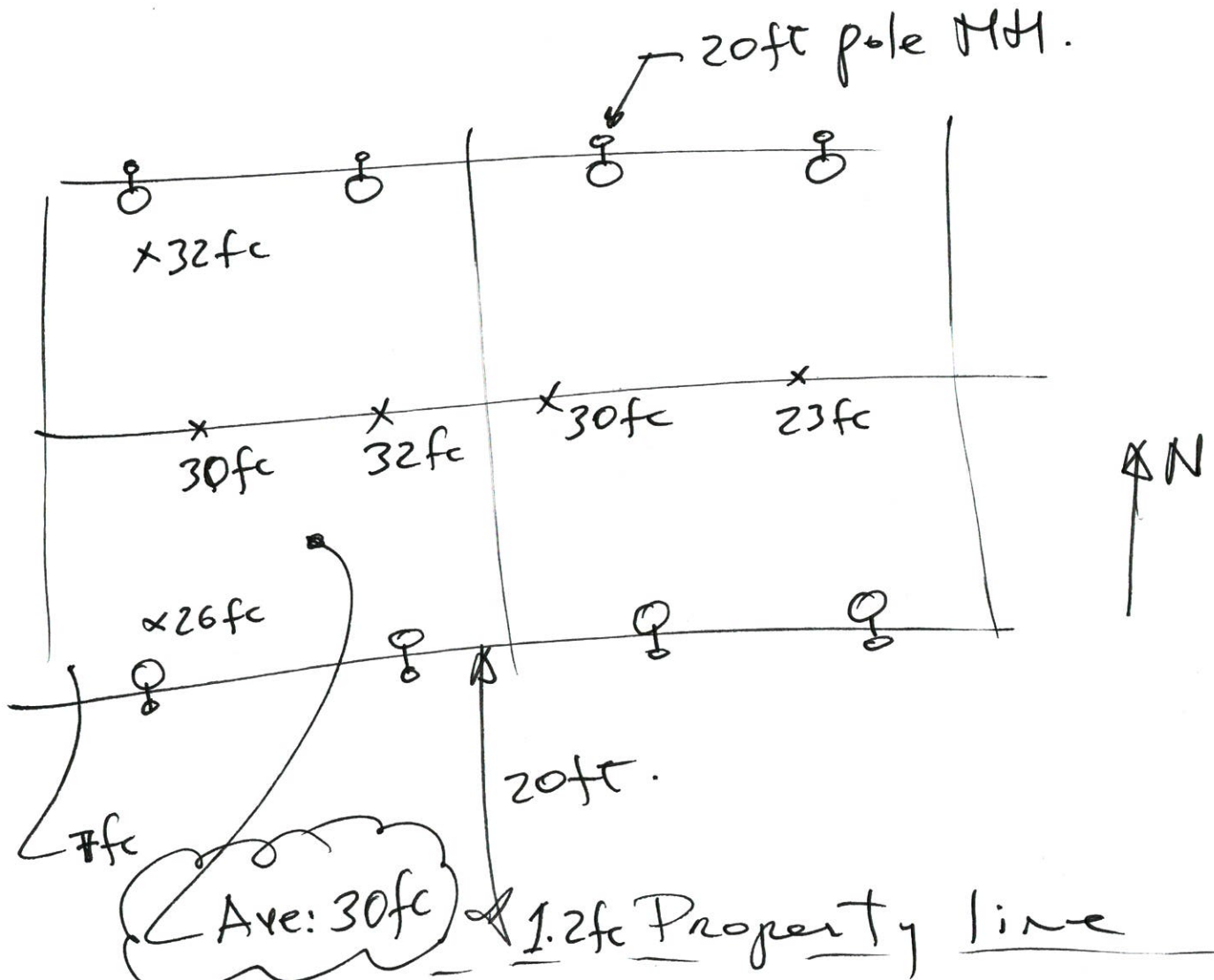
RUTH LAKE

①



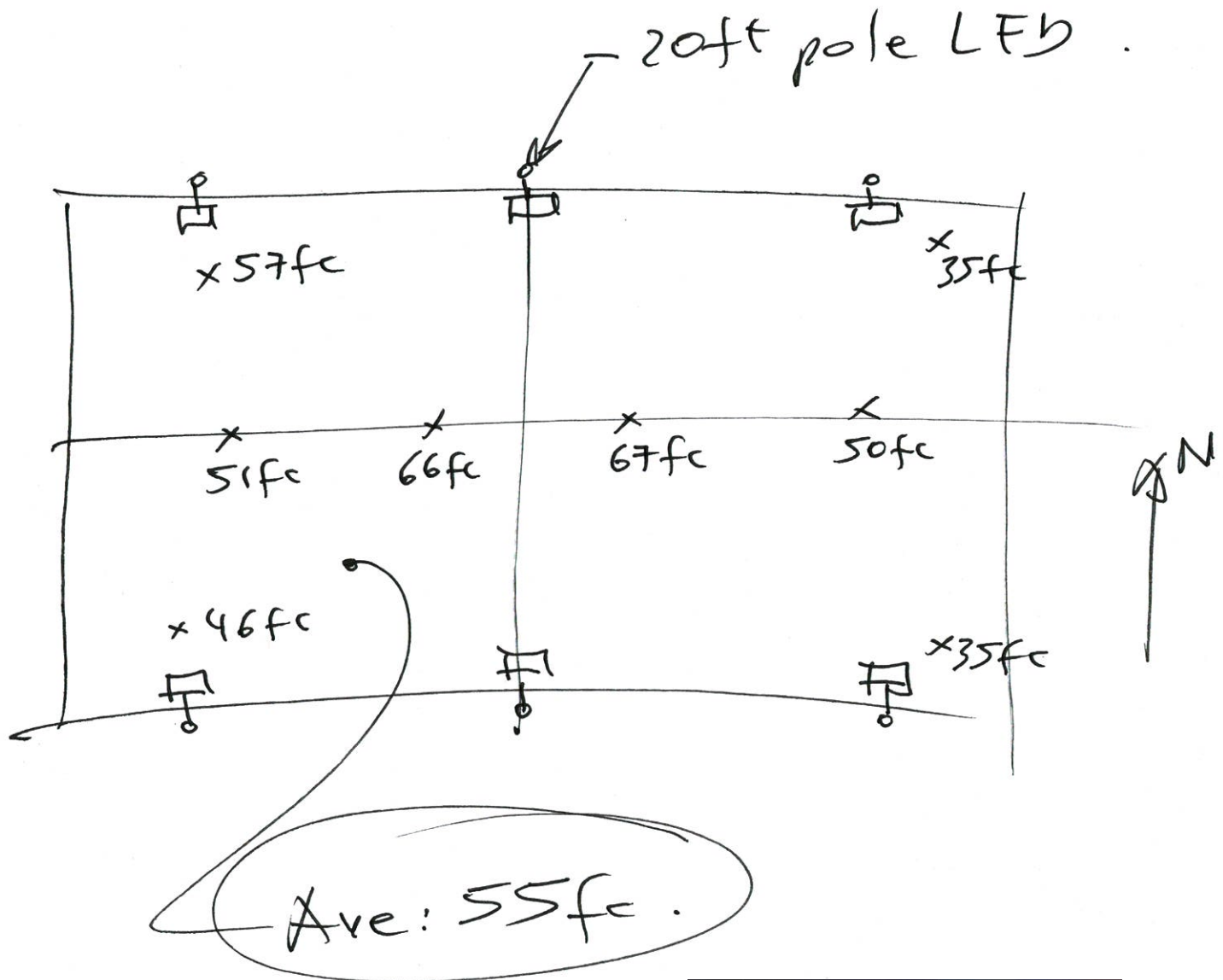
Hinsdale

(2)



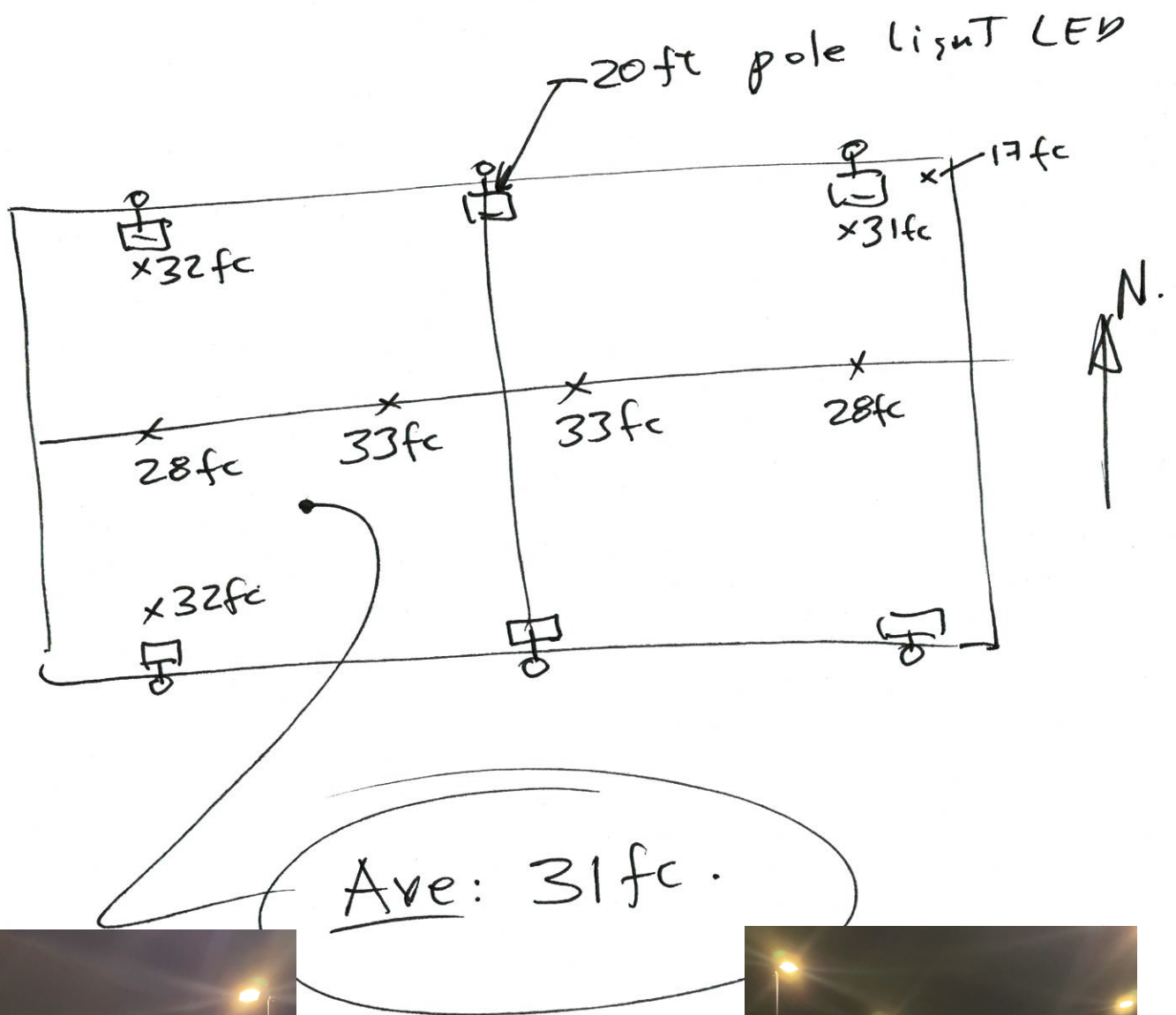
LA GRANGE

③



Mary Knoll Park

4



MODE SINGLE OUTDOOR WALL/CEILING

The Mode Single outdoor LED wall/ceiling light features a minimalist tubular profile with 185° tilt adjustment and 359° rotation for maximum aiming flexibility. Mode Single allows precise illumination when either ceiling or wall mounted.

Mode features

- 185° tilt adjustment and 359° rotation for wide aiming flexibility
- Lockable
- Angle markers for consistent and precise aiming
- IP65 rated with powder coat finishes
- Multiple stem lengths

SPECIFICATIONS

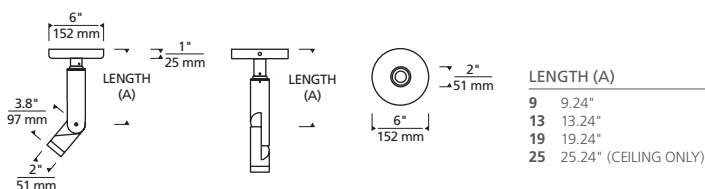
DELIVERED LUMENS	20°: 651.8, 30°: 710.7, 40°: 779, 60°: 724
WATTS	8.6
VOLTAGE	Universal 120V - 277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric
OPTICS	20°, 30°, 40°, and 60°
MOUNTING OPTIONS	Wall or Ceiling
CCT	2700K, 3000K, 3500K or 4000K
CRI	90+
COLOR BINNING	3-Step
BUG RATING	B1-U0-G0 (20° Optic)
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 years
WEIGHT	2.6 lbs.

* Visit techlighting.com for specific warranty limitations and details.



ORDERING INFORMATION

PRODUCT	CRI	COLOR TEMPERATURE	LENGTH (A)	BEAM SPREAD	FINISH	INPUT VOLTAGE
7000WMEDES	9 90 CRI	27 2700K	9 9"	20 20°	Z BRONZE	UNV UNIVERSAL 120-277V
		30 3000K	13 13"	30 30°	H CHARCOAL	
		35 3500K	19 19"	40 40°		
		40 4000K	25 25" (CEILING ONLY)	60 60°		



Mode Single Wall/Ceiling

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

MODE 20° SINGLE

Total Lumen Output: 651.8
Total Power: 8.6
Luminaire Efficacy: 76
Color Temp: 3000K
CRI: 90+
BUG Rating: B1-U0-G0

MODE 30° SINGLE

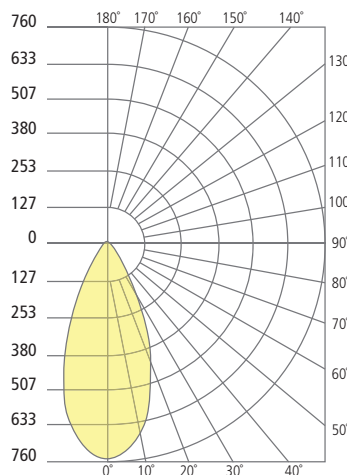
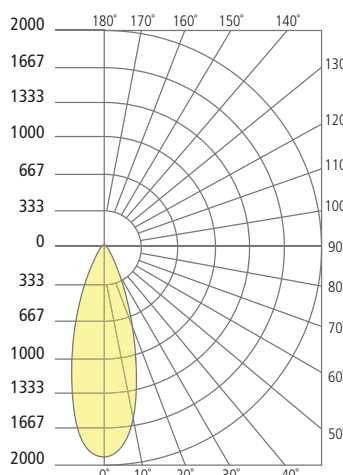
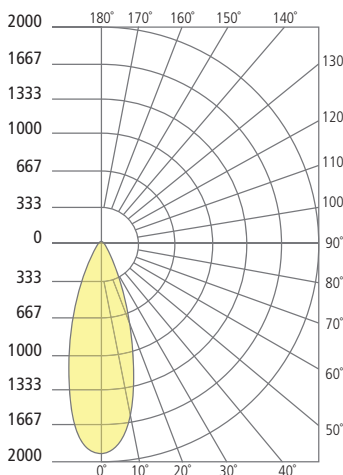
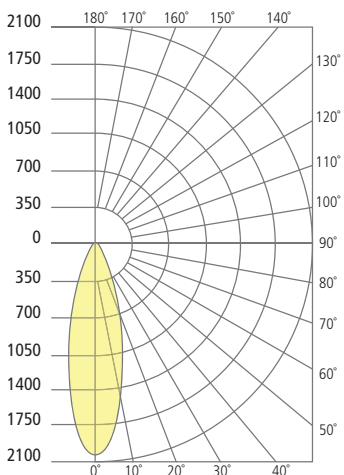
Total Lumen Output: 710.7
Total Power: 8.6
Luminaire Efficacy: 83
Color Temp: 3000K
CRI: 90+
BUG Rating: B1-U0-G0

MODE 40° SINGLE

Total Lumen Output: 779
Total Power: 8.6
Luminaire Efficacy: 90
Color Temp: 3000K
CRI: 90+
BUG Rating: B1-U0-G0

MODE 60° SINGLE

Total Lumen Output: 724
Total Power: 8.6
Luminaire Efficacy: 84
Color Temp: 3000K
CRI: 90+
BUG Rating: B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

Luttrel Square Pier Mounted Post Light

ITEM NUMBER

ZLT951155



BRAND

Z-Lite

DESCRIPTION

The Luttrel Square Pier Mount Post Light offers a sleek, minimalist-inspired style, featuring a dual rectangular design finished in Black or Silver with a Frosted glass diffuser and a square mounting base. Integrated 12 watt LED module. Rated for wet locations. ETL and cUL listed. Available in two sizes. NOTE: Larger version available in Black Only!



Shown in: Black / Frosted

SHADE COLOR	Frosted
BODY FINISH	Black
WATTAGE	27W
DIMMER	Not Dimmable
DIMENSIONS	12"W x 32"H x 14"D
LAMP	1 x LED/27W/120V LED

Technical Information

LUMINOUS FLUX	2295 lumens
LUMENS/WATT	85.00
COLOR RENDERING	90 CRI

ITEM NUMBER	ZLT951155
-------------	-----------

COMPANY

PROJECT

FIXTURE TYPE

APPROVED BY

DATE

Exhibiting a modern, Zen-like design approach, the Syntra outdoor bollard light blends seamlessly into contemporary architecture and landscapes. The symmetric down lighting provides abundant outdoor illumination and the clean, angular aesthetic maintains an understated elegance.

High quality LM80-tested LEDs

for consistent long-life performance and color

Outstanding protection against the elements:

- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

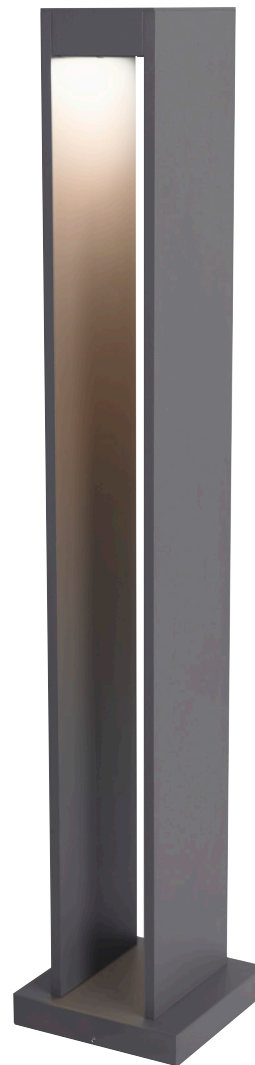
DELIVERED LUMENS	578
WATTS	28.9
VOLTAGE	Universal 120-277V, with integral transient 2.5kV surge protection (driver)
SECONDARY SURGE PROTECTOR	10kA
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS**	Bolt
PERFORMANCE OPTIONS	Photocontrol / In-Line Fuse
CCT	3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B0-U1-G0
DARK SKY	Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years

* Visit techlighting.com for specific warranty limitations and details.

**Bollard base not suitable for branch circuit through wiring.



SYNTRA BOLLARD
shown in bronze

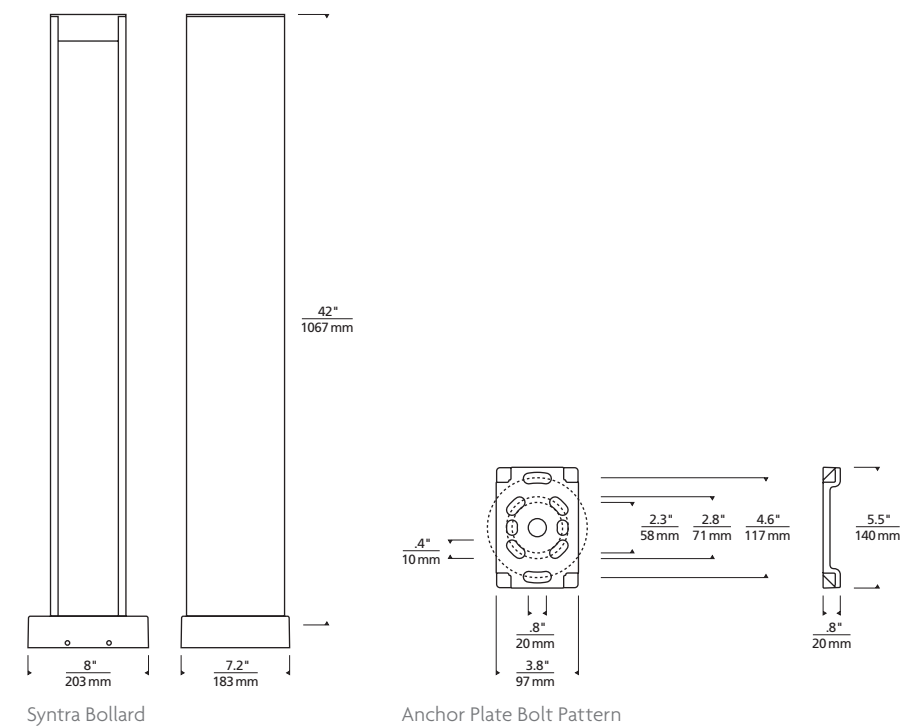


SYNTRA BOLLARD
shown in charcoal

ORDERING INFORMATION

700OBSYN	CRI/CCT	LENGTH	LENS	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
	830 80 CRI, 3000K	42 42"	C FLAT CLEAR	Z BRONZE	UNV 120V-277V	S SYMMETRIC	NONE
	840 80 CRI, 4000K			H CHARCOAL			PC BUTTON PHOTOCONTROL*
							LF IN-LINE FUSE*
							PCLF BUTTON PHOTOCONTROL & IN-LINE FUSE*

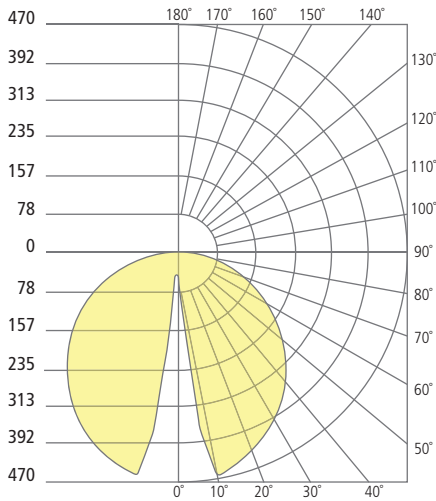
*FOR USE ONLY IN 120V-277V VERSION.



PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

SYNTRA BOLLARD
Total Lumen Output: 578
Total Power: 28.9
Luminaire Efficacy: 19.9
Color Temp: 3000K
CRI: 80+
BUG Rating: BO-U1-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

300W**1000LED[®]****LED SHOEBOX LIGHT****PRODUCT FEATURES:**

- ❖ Optical design, greatly improved the light utilization and evenness
- ❖ High efficiency LED Driver, input voltage AC120-277V & AC277-480V;
- ❖ Cast Aluminum design, better cooling, light quality, LED Tj < 85°C.
- ❖ Photocell Control & Motion Sensor (Optional)

MODEL #	
PROJECT:	
NOTES:	
DATE:	
PREPARED BY:	

Additional Information:

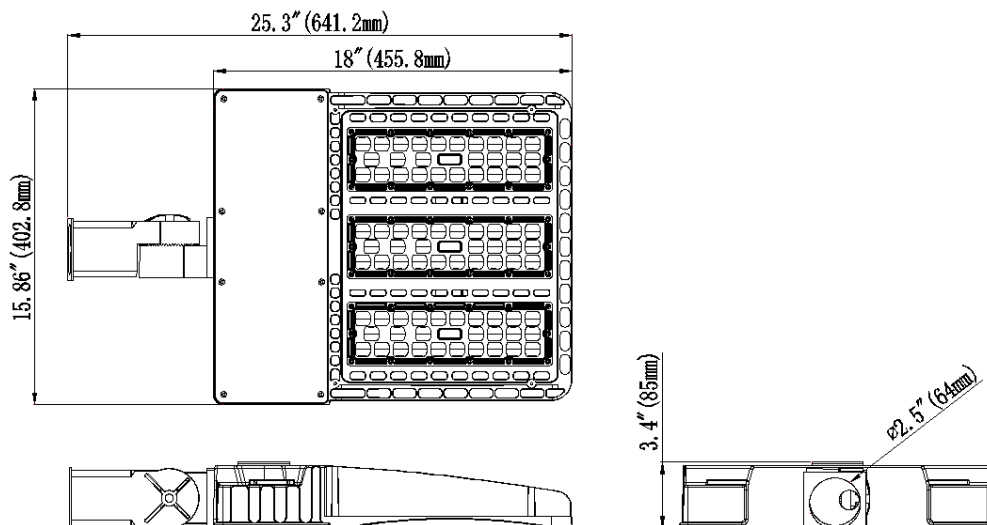
- Power: 300W
- Input: AC 120-277V
- CCT : 5000K
- Output: 39000 LM
- Light Source: LUMILEDS
- Driver: SOSEN

Structure Features:

- Shell Material: Magnesium Alloy
- Color: DARK BRONZE
- Weight: 27 lbs.

**PRODUCT APPLICATIONS:**

The 1000LED SHOEBOX LED Lighting Series can be widely used for Parking Lots, Pedestrian Walkways, Roadways, Tennis Courts, Basketball Courts, Stadiums and Arenas

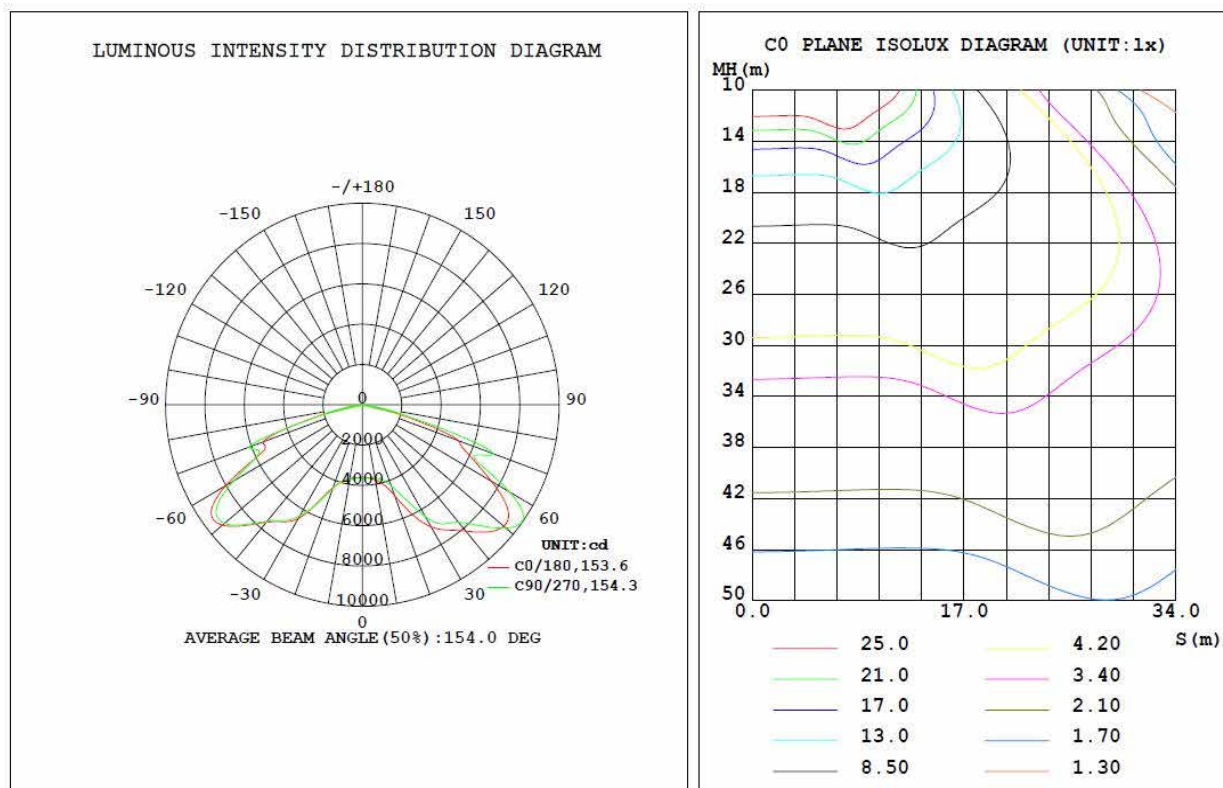


LED SHOEBOX LIGHT

TECHNICAL PARAMETERS:

Type	1L-SB30W27-XXK-Z - T N - U - Y		
Power	300W	Lighting Angle	Type II, Type III, Type V
Input Voltage	AC120-277V AC200-480V	LED Brightness Decay	<5%/6000 hrs
PF	>0.95	Working Life	>50000 hrs
Driver Efficiency	>90%	Working Temperature	-30 - +45℃
Luminous Flux	39000 Lm	Storage Temperature	-40 --+80℃
Color Temperature	3000K/4000K/5000K/5700K	Protection Level	Wet Location/IP65
CRI	Ra>80	Cable	3 core, 18AWG (0.5m)

IRRADIATION AREA: Photometry & Type V



LED SHOEBOX LIGHT

ORDERING INFORMATION:

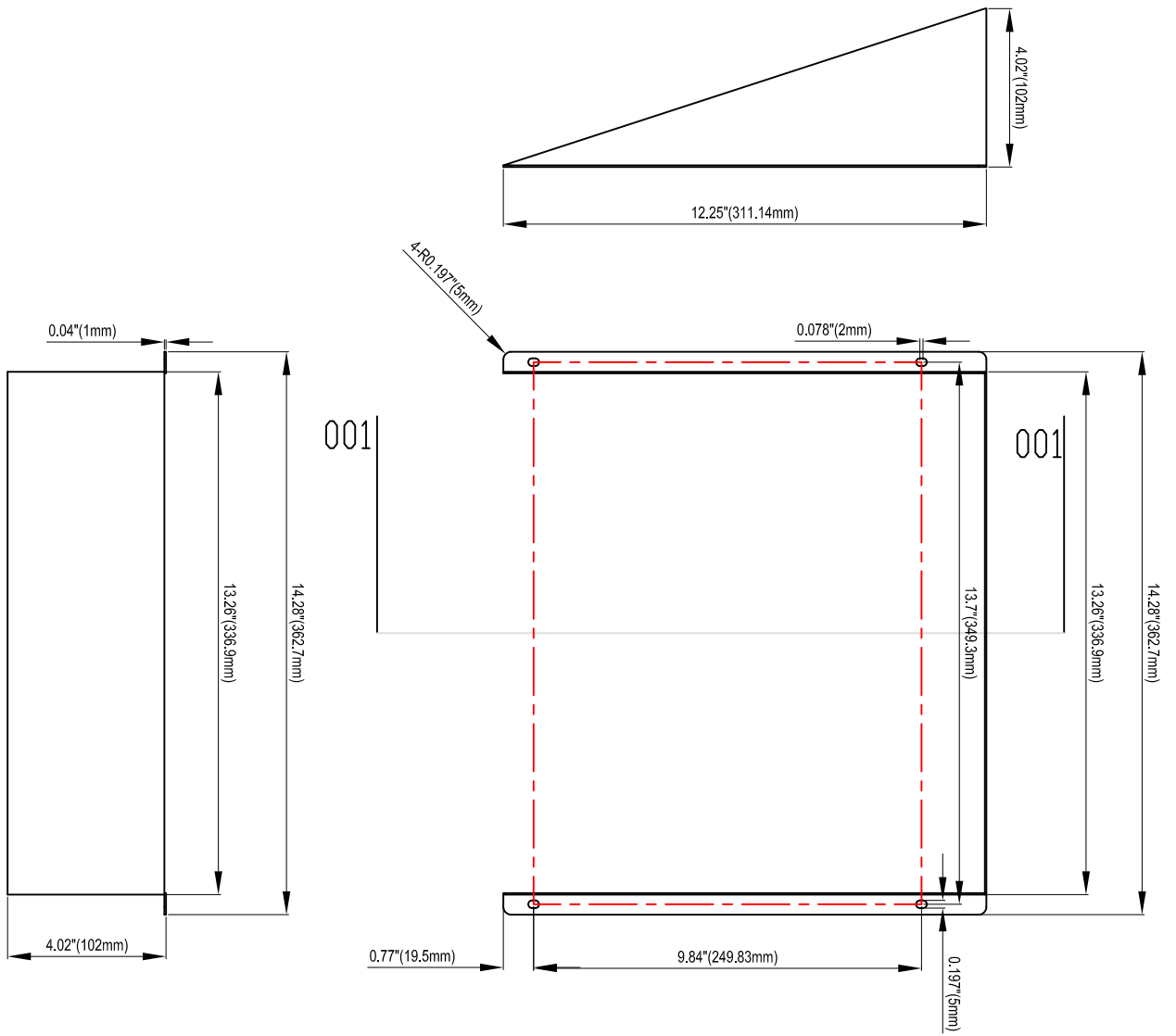
EXAMPLE: 1L-SB 30W 27-40K-D-T5-S-P

1L	SB	30W	27	40K	T5	S	P
Company	Product	Power	Voltage	ColorTemp	IES	Mount	Control
1000LED	SB Shoebox Light	06W (60W) 10W (100W) 15W (150W) 20W (200W) 30W (300W)	27 AC120-277V 48 AC277-480V	40K (4000K) 50K (5000K) 57K (5700K) ± 500K	T2 Type II T3 Type III T5 Type V	S Slip Fitter T Trunnion A Arm	P 120-277V Photocell 10V Dimming 1-10V P 120-277V

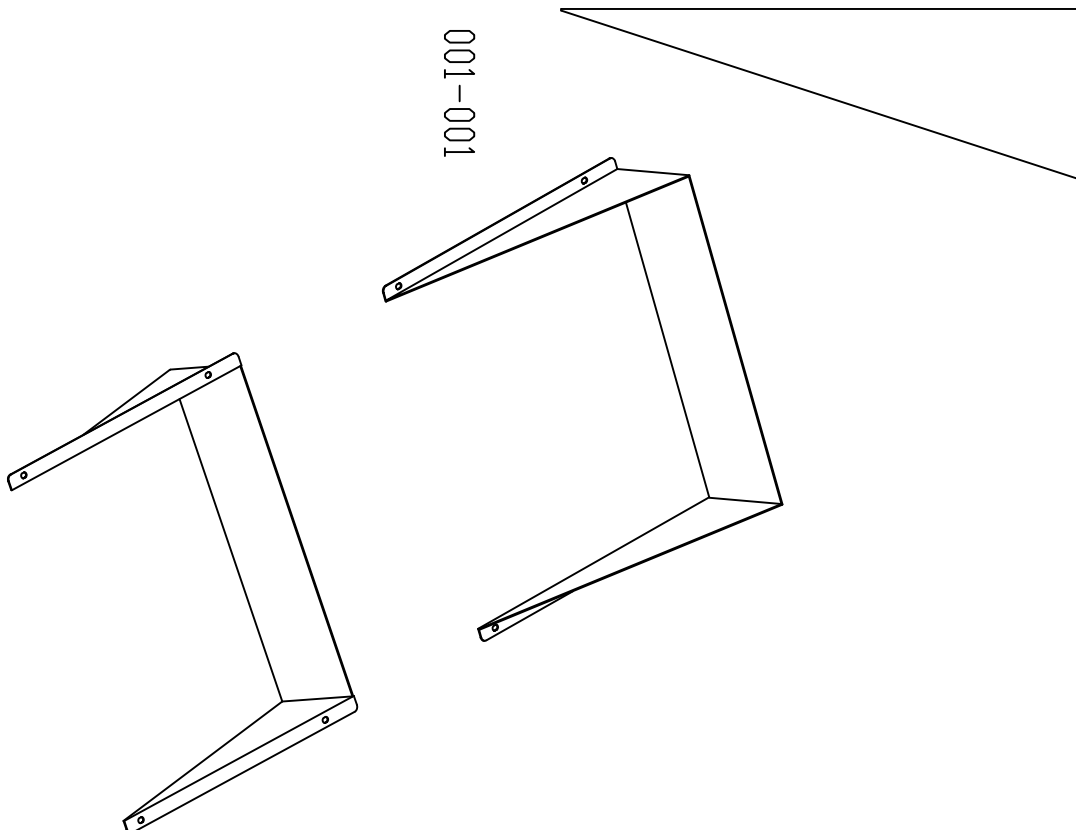
While "XX" may be any digits represented color temperature;
 "Z" may be D (Dark Bronze) or W (White) represented color,
 "N" can be 2, 3 or 5 represented type of lighting distribution;
 "U" can be S, A or T mounting.
 "Y" may be "P" or blank represented type of photoelectric Switches
 "10V" be dimming 1-10V Control
 "M" be Motion Sensor Control.

PRODUCT CERTIFICATIONS:





截面 001-001



Ulko Exterior LED Outdoor Round Flushmount

By Access Lighting



Call Us 866.428.9289

Product Options

Finish: Silver , White **Bronze**

Size: 6-Inch , 7-Inch , 9-Inch

Details

- Recommended Dimmers: Lutron DV-600P (Diva)
- Lutron DVCL-153P (Diva)
- Lutron DVLV-600_ (Diva)
- Lutron SELV-300P (Skylark)
- Leviton 6684 (Trimatron)
- Leviton 6631 (Sureslide)
- Leviton 6674 (Decora Sureslide)
- Cooper DLC03P (Decorator)
- Material: Aluminum
- Shade Material: Acrylic
- Dimmable when used with Electronic low voltage (ELV) dimmer dimmers(not included)
- Title 24 compliant
- Energy Star Qualified
- ETL Listed Wet
- Warranty: Limited 1 Year Warranty
- Made In China



Notes:

Dimensions

6-Inch Option Fixture: Height 1", Diameter 5.5", Weight 3Lbs

7-Inch Option Fixture: Height 1", Diameter 7", Weight 4Lbs

9-Inch Option Fixture: Height 1", Diameter 9", Weight 6Lbs

Lighting

- 6-Inch Option: 11 Watt (700 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K
- 7-Inch Option: 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K
- 7-Inch Option: 14 Watt (1200 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K
- 9-Inch Option: 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K
- 9-Inch Option: 19 Watt (1500 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K

Additional Details

Product URL:

<https://www.ylighting.com/ulko-exterior-led-outdoor-round-flush-mount-ceiling-light-by-acce-ss-lighting-ACCP165384.html>

Rating: ETL Listed Wet

Product ID: ACCP165384



Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:



Windfall Exterior Wall Sconce

ITEM NUMBER

TLG18766



BRAND

Tech Lighting

DESCRIPTION

Windfall Exterior Wall Sconce features a Black or Silver finish. May be mounted vertically or horizontally. One 20 watt, 120 volt LED module is included. ADA compliant. UL listed for damp locations. 6 inch width x 24 inch height x 4 inch depth.

*Shown in: Black*

SHADE COLOR	N/A
BODY FINISH	Black
WATTAGE	20W
DIMMER	Low Voltage Electronic
DIMENSIONS	6"W x 24"H x 4"D
LAMP	1 x LED/20W/120V LED

Technical Information

LUMINOUS FLUX	184 lumens
LUMENS/WATT	9.20
LAMP COLOR	3000 K
COLOR RENDERING	80 CRI

ITEM NUMBER	TLG187663
-------------	-----------

COMPANY

PROJECT

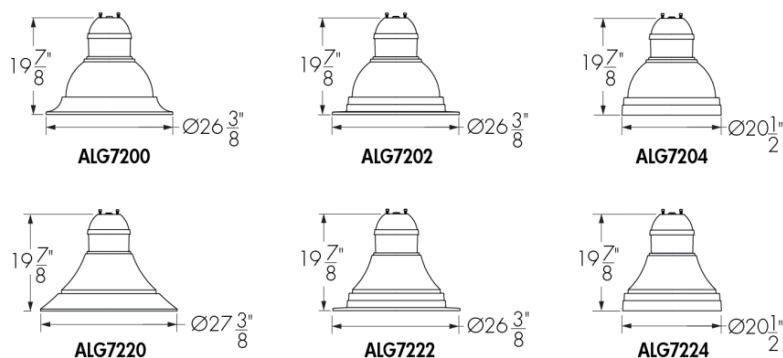
FIXTURE TYPE

APPROVED BY

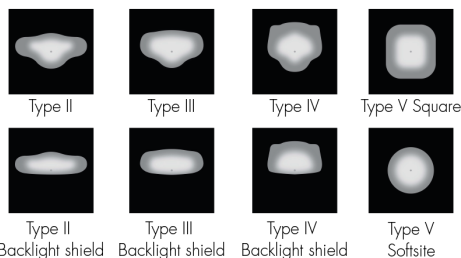
DATE

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Distributions



Colors and Color Temperatures



Controls

ON/OFF 0-10V

Rating

IP66 (optical chamber)

Certifications



Description

The Allegra Medium is a durable, stylish luminaire for urban lighting applications, including pedestrian plazas, residential streets and collector roads. Offering a choice of outputs, color temperatures, and distributions, the Allegra Medium is elegance personified.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type 5 square and Type V Softsite
Options	Corrosion-resistant coating for hostile environments, Surge protector
Mounting Options	Pendant Medium (4-Bolt Tenon Adaptor), Side Internal (2 3/8 in Tenon)
Warranty	5-year limited warranty

Performance

Output (nominal lumens)	Minimum 3000lm / Maximum 17000lm
Color Rendering	3 SDCM for CRI 70+ and 2 SDCM for CRI 80+
Lumen Maintenance	TM-21 L70 527,000 hrs (projected, Ta 77 °F), 36,000 hrs (reported, Ta 77 °F)
Dark Sky	Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of U0)

Physical

Housing Material	Die cast low copper 360 aluminum alloy
Lens Material	Optical tempered clear glass (Clearsite lens), Optical tempered opal glass (Softsite lens)
Weight	Up to 35 lbs
EPA	Up to 1.13 sq ft

Surface Finish	Super durable resistant exterior polyester powder coating meets AAMA 2604-98 requirements (5-years Florida exposure), a corrosion resistant finish (CRC) pre-finish is available to meet ASTM B-117 & ASTM D-1654 (salt spray resistance) and ASTM D-2247 requirements (humidity resistance).
-----------------------	---

Electrical and control

Voltage	120 volts, 208 volts, 240 volts, 277 volts, 347 volts, 480 volts
Control	On/Off control, 0-10V dimming

Environmental

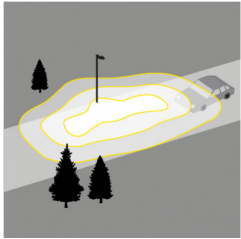
Storage Temperature	-40 °F to 122 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-40 °F to 104 °F (-13 °F to 104 °F for 120V combined with M80, L170, L30 Softsite, L50 Softsite or L70 Softsite output)
Operating Temperature	-40 °F to 104 °F (-13 °F to 104 °F for 120V combined with M80, L170, L30 Softsite, L50 Softsite or L70 Softsite output)
Ingress Protection Rating	IP66 (optical chamber)
Environment	Dry/damp/wet location

Decorative arms (order separately, consult related specification sheets for details)

Compatible decorative arms	Pendant-Mount Decorative Arm: P4-Pendant Medium (4-Bolt Tenon Adaptor) Luminaire Mounting Option with DT6, CS2, CS4, CS6, CS12, CS13 and MC5 Arm Style., Side-Mount Decorative Arm: S12-Side Internal (2 3/8 in Tenon) Luminaire Mounting Option with PU2, PU4, PU5, PU8, CS12 and CS13 Arm Style.
-----------------------------------	--

Photometric information

Type II, 4000K, CRI 70+



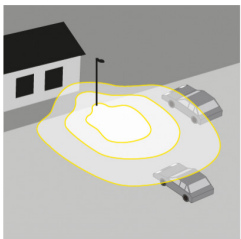
Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating			Typical maximum power 120/277V (W)
B	U	G				
S40	3,376	109	1	0	1	31
S60	5,204	95	1	0	1	55
M80	6,892	108	2	0	1	64
M110	9,423	102	2	0	2	92
M150	12,518	95	2	0	2	132
L170	14,023*	96	3*	0*	2*	146

Type III, 4000K, CRI 70+



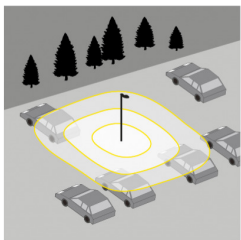
Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating			Typical maximum power 120/277V (W)
B	U	G				
S40	3,801	123	1	0	1	31
S60	5,861	107	1	0	1	55
M80	7,761	121	2	0	2	64
M110	10,612	115	2	0	2	92
M150	14,097	107	3	0	2	132
L170	15,792*	108	3*	0*	2*	146

Type IV, 4000K, CRI 70+



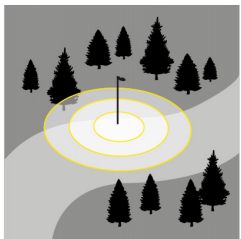
Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating			Typical maximum power 120/277V (W)
B	U	G				
S40	3,529	114	1	0	1	31
S60	5,441	99	1	0	1	55
M80	7,205	113	2	0	2	64
M110	9,852	107	2	0	2	92
M150	13,087	99	3	0	3	132
L170	14,662*	100	3*	0*	3*	146

Type V square, 4000K, CRI 70+



Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating			Typical maximum power 120/277V (W)
B	U	G				
S40	3,844	124	2	0	1	31
S60	5,927	108	3	0	1	55
M80	7,849	123	3	0	1	64
M110	10,733	117	3	0	2	92
M150	14,257	108	4	0	2	132
L170	15,980*	110	4*	0*	2*	146

Type V Softsite, 4000K, CRI 70+



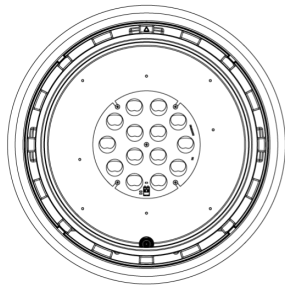
Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating			Typical maximum power 120/277V (W)
B	U	G				
L30	2,647	58	1	0	1	46
L50	5,134	53	2	0	1	97
L70	6,979	48	2	0	1	146

*Photometric performance is measured in compliance with IESNA LM-79-08. Due to rapid and continuous advance in LED technology, photometric information is subject to change without notice.

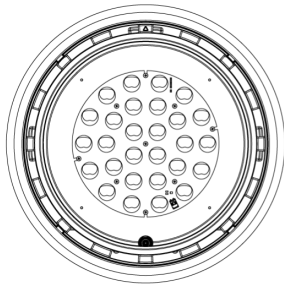
Optical System

LED board size

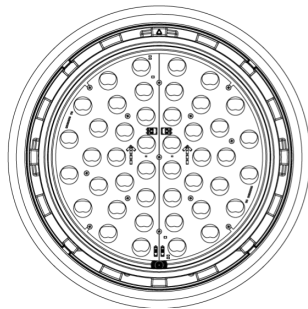
Small (4000lm to 6000lm)



Medium (8000lm to 15000lm)



Large (17000lm)



Type V Softsite is available with large LED board only (3000lm to 7000lm).

Backlight shield*



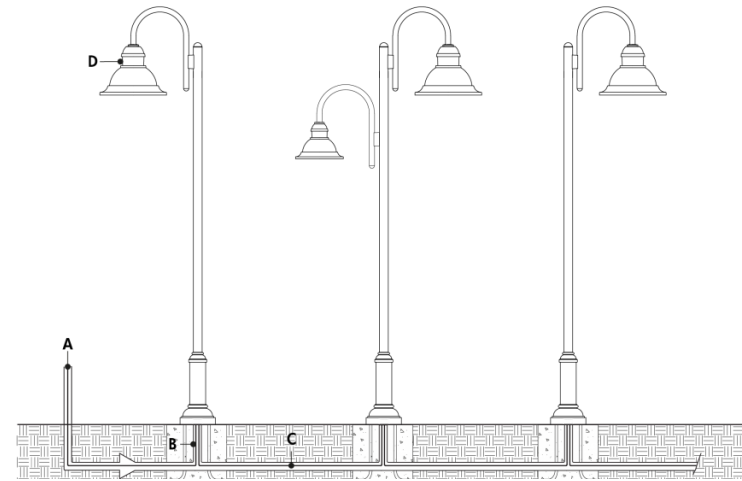
*Small, Medium and Large LED boards size have the same full coverage backlight shield pieces.
*Backlight shield available with Type II, Type III and Type IV only.
*Backlight shield is factory installed.

Typical wiring diagrams

Wiring color code

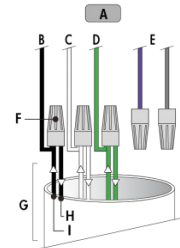
Color	Black	White	Green	Purple	Gray
Use	Line	Line/Neutral	Ground	0 -10V+	0 -10V -

On/Off Control (NO)



- A - Power input (120-480V, wiring by others)
- B - Conduit (by others)
- C - Power wiring (by others)
- D - Allegra medium

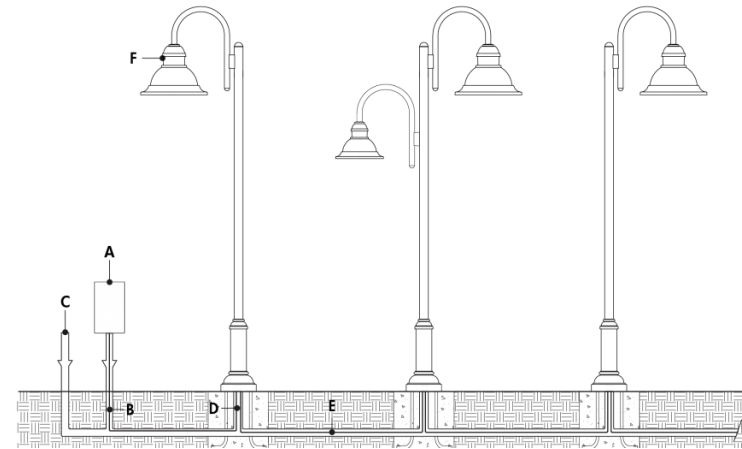
On/Off Control (NO) - wiring detail



- A - To fixture
- B - Line
- C - Line/Neutral
- D - Ground
- E - Not required
- F - Wire-nuts (by others)
- G - Conduit (by others)
- H - To next fixture
- I - Power input or from previous fixture

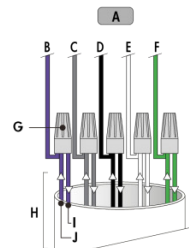
- Consult factory for specific applications and maximum fixture count/cable length recommendations.

0-10V dimming (DIM)



- A - Dimmer (by others)
- B - Data wiring (by others)
- C - Power input (120-480V, wiring by others)
- D - Conduit (by others)
- E - Power and data wiring (by others)
- F - Allegra medium

0-10V dimming (DIM) - wiring detail

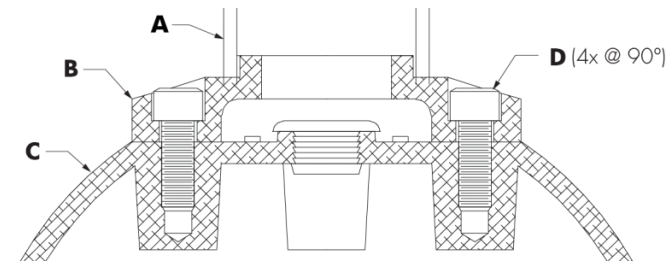


- A - To fixture
- B - 0-10V +
- C - 0-10V -
- D - Line
- E - Line/Neutral
- F - Ground
- G - Wire-nuts (by others)
- H - Conduit (by others)
- I - To next fixture
- J - Power input and from third party dimmer or from previous fixture

- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- 0-10V mA ratings: passive dimmer (Current Sink): 3mA per fixture, active dimmer (Current Source): 0.5mA per fixture.
- 10% minimum dimming value.

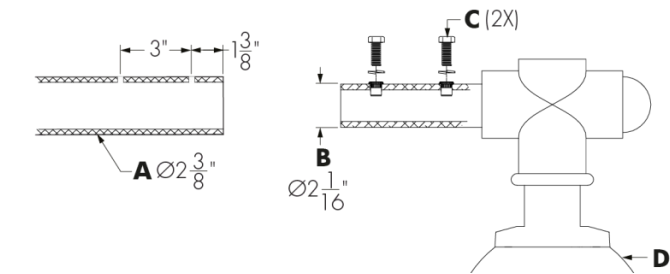
Mounting options

P4 - Pendant Medium (4-Bolt Tenon Adaptor)



- A - Decorative Arm
- B - 4-Bolt Tenon Adaptor
- C - Luminaire
- D - (4x) Ø3/8 in x 1 in Bolt (included with luminaire).Ø3 3/4 in Bolt Circle

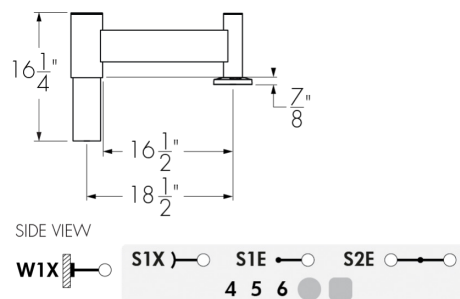
SI2 - Side Internal (2 3/8 in Tenon)



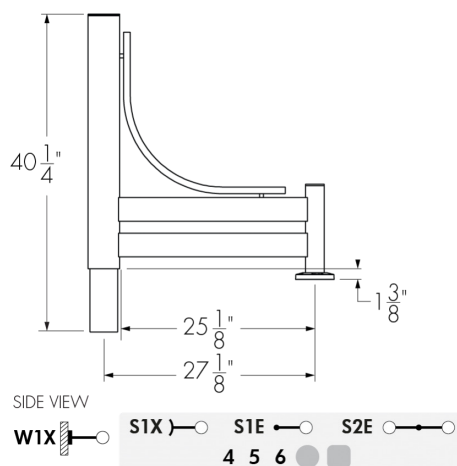
- A - Decorative Arm
- B - SI2 Tenon Adaptor
- C- 1/4-20 Bolt and Lock Washers
- D - Luminaire

P4 - Pendant Medium (4-Bolt Tenon Adaptor) Arm Style Dimensions

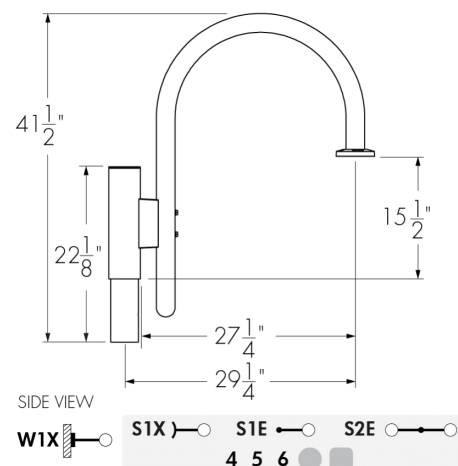
DT6 Arm Style



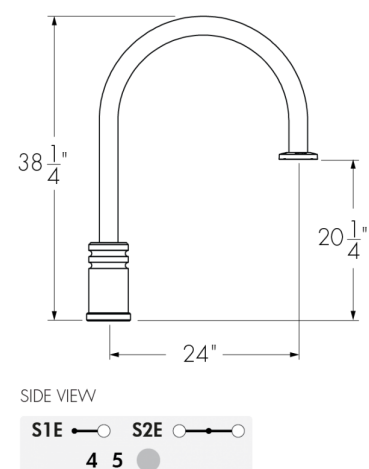
CS2 Arm Style



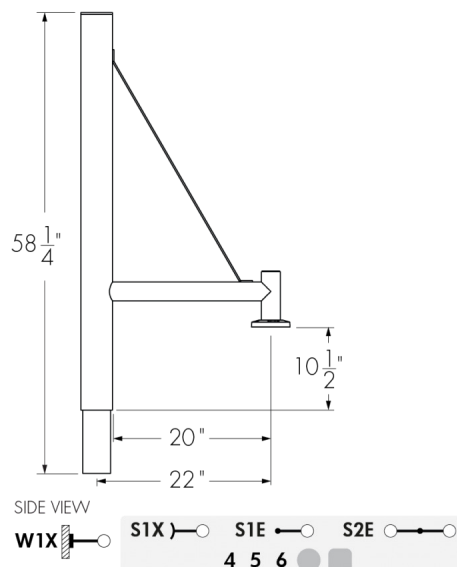
CS4 Arm Style



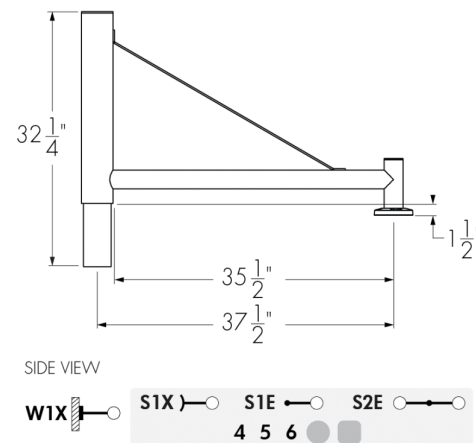
CS6 Arm Style



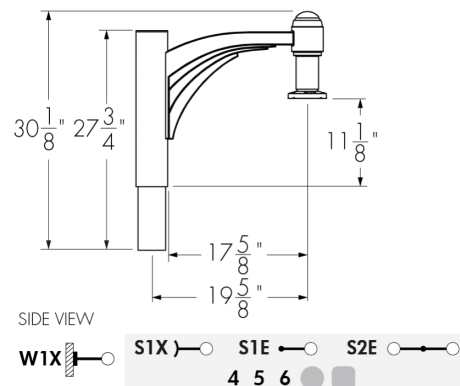
CS12 Arm Style



CS13 Arm Style



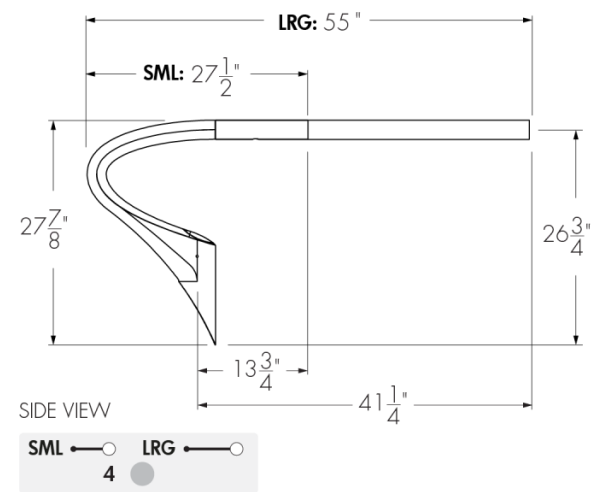
MC5 Arm Style



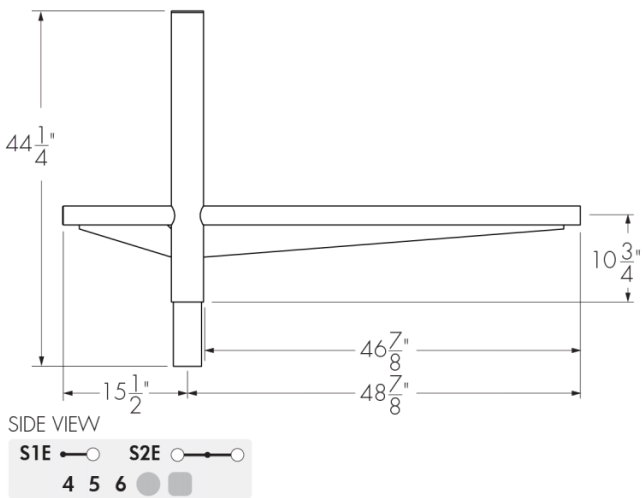
- Mid-pole/mid-luminaire distance is based on 4 in pole (add 1/2 in for 5 in pole and 1 in for 6 in pole).

SI2 - Side Internal (2 3/8 in Tenon) Arm Style Dimensions

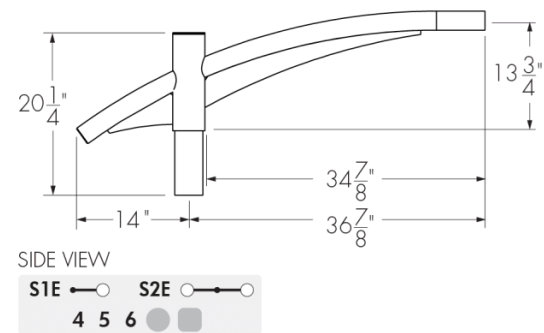
PU2 Arm Style



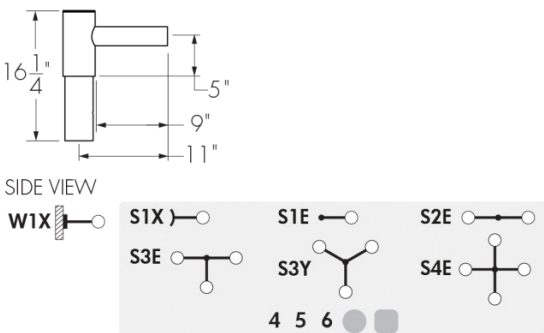
PU4 Arm Style



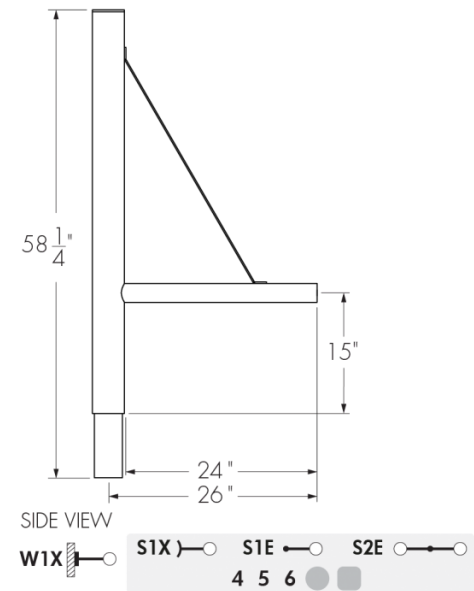
PU5 Arm Style



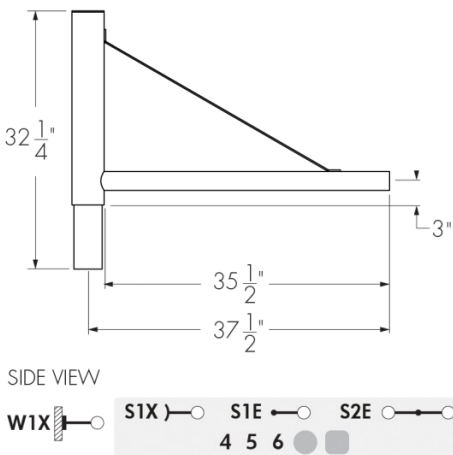
PU8 Arm Style



CS12 Arm Style



CS13 Arm Style



- Mid-pole/mid-luminaire distance is bases on 4 in pole (add 1/2 in for 5 in pole and 1 in for 6 in pole).

How to order

Housing ⁽¹⁾	Voltage	Lens	Output (nominal lumens)	Color and Color Temperature ⁽⁷⁾	Color Rendering	Distributions	Finish	Control	Options	Mounting Options
ALG7200 Allegra 7200	120 120 volts	CSL Clearsite lens ^{(2) (5)}	S40 4000lm ⁽⁶⁾	22K 2200K ⁽⁸⁾	CRI 70 CRI 70+ ⁽⁹⁾	2 Type II	BK Black Sandtex®	DIM 0-10V dimming ⁽¹⁴⁾	CRC Corrosion-resistant coating for hostile environments ^{(15) (16)}	P4 Pendant Medium (4-Bolt Tenon Adaptor)
ALG7202 Allegra 7202	208 208 volts	SSL Softsite lens ^{(4) (5)}	S60 6000lm	27K 2700K ⁽⁸⁾	CRI 80 CRI 80+ ⁽¹⁰⁾	2BLS Type II backlight shield	BRZ Bronze Sandtex®			S12 Side Internal (2 3/8 in Tenon)
ALG7204 Allegra 7204	240 240 volts		M80 8000lm	30K 3000K		3 Type III	SI Silver Sandtex®			
ALG7220 Allegra 7220	277 277 volts		M110 11 000lm	35K 3500K		3BLS Type III backlight shield	BKTX Textured black			
ALG7222 Allegra 7222	347 347 volts		M150 15 000lm	40K 4000K		4 Type IV	BRZTX Textured bronze non-metallic			
ALG7224 Allegra 7224	480 480 volts		L170 17 000lm	57K 5700K		4BLS Type IV backlight shield	GRATX Textured medium gray			
			L30 3000lm Softsite ⁽⁵⁾			5S Type V square	GRNTX Textured green			
			L50 5000lm Softsite ⁽⁵⁾			5 Type V Softsite ⁽⁴⁾	WHTX Textured white			
			L70 7000lm Softsite ⁽⁵⁾				CC Custom color and finish (please specify RAL color) ^{(11) (12) (13)}			

Notes:

1. Consult Related Products section on webpage for a selection of compatible decorative arms, decorative poles (sold separately).
2. Available with S40, S60, M80, M110, M150 and L170 output option only.
3. Available with types 2, 2BLS, 3, 3BLS, 4, 4BLS and 5S distribution only.
4. Available with L30, L50 and L70 output options only.
5. Available with type 5 distribution only.
6. Available up to 277V.
7. Consult factory for more color temperature options.
8. Available for CRI 80 only.
9. Binning within a 3-step MacAdam ellipse, with the exception of 2200K and 5700K.

10. Binning within a 2-step MacAdam ellipse, with the exception of 5700K.

11. Specify RAL number followed by "TX" for textured finish (ex: RAL9007TX) or STX for Sandtex finish (ex: RAL9007STX). Textured or Sandtex finishes are recommended for the durability of all products. If a finish is not specified with the RAL number (ex: RAL9007), a glossy finish will be provided. Please consult factory for other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.
12. Setup charges apply for RAL colors. Consult factory for details.
13. Longer lead times can be expected for custom RAL color finishes.
14. DIM control can be used as NO (On/off control) if no data is required.
15. Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure.
16. Setup charges apply. Consult factory for details.





Illinois Department of Natural Resources

JB Pritzker, Governor
Colleen Callahan, Director

www.dnr.illinois.gov

Mailing address: State Historic Preservation Office, 1 Old State Capitol Plaza, Springfield, IL 62701

DuPage County
Glen Ellyn
21W451 Hill Avenue
Section:12-Township:39N-Range:10E
IEPA, SPACECO-8160.04
New construction, paddle court & building - Glen Oak Country Club

PLEASE REFER TO: SHPO LOG #006120720

December 24, 2020

Joe Lewis
SPACECO, Inc.
9575 West Higgins Road, Suite 700
Rosemont, IL 60018

RECEIVED

DEC 28 2020

SPACECO, Inc.

Dear Mr. Lewis:

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural or archaeological resources are located within the proposed project area.

According to the information you have provided concerning your proposed project, apparently there is no federal involvement in your project. However, please note that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This clearance remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the IL Human Skeletal Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

If further assistance is needed please contact Jeff Kruchten, Chief Archaeologist at 217/785-1279 or jeffery.kruchten@illinois.gov.

Sincerely,

Robert F. Appleman
Deputy State Historic
Preservation Officer

LAND USE OPINION

21-003

February 12, 2021

Prepared for:
Village of Glen Ellyn

Petitioner:
SPACECO, Inc.
9575 West Higgins Road
Rosemont, IL 60018

PURPOSE AND INTENT

This Land Use Opinion report and Natural Resources Inventory intend to present the most current natural resource information available for a parcel, lot, or tract of land in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other, especially in regards to a proposed change to that parcel of land. This information comes from standardized data, investigations of the parcel, and other information furnished by the petitioner. **This report must be read in its entirety**, so that the relationship between natural resource factors and the proposed land use can be fully understood.

This report presents natural resource information to owners, land-managers, officials of local governing bodies, and other decision makers concerning the parcel. Decisions concerning variations, amendments, or relief of local zoning ordinances may reference this report. Also, decisions concerning the future of a proposed subdivision of vacant or agricultural lands, and the subsequent development of these lands may reference this report. This report is a requirement under the State of Illinois Soil and Water Conservation District Act contained in ILCS 70, 405/1 ET seq.

This report provides the best available natural resource information for the parcel and when used

properly, will provide the basis for good land use change decisions and proper development while protecting the natural resource base of the county. However, because of the variability of nature, and because of the limitations of map scale and the precision of natural resource maps (which includes the property boundaries represented for the parcel), this report does not reflect precise natural resource information at specific locations within the parcel. On-site investigations, soil evaluations, and engineering studies should be conducted as necessary, for point-specific information.

The opinions and ratings given in this report are based on the review of natural resource maps and literature, and are the opinions of the Kane-DuPage Soil and Water Conservation District. The opinions are not meant as a recommendation for the success, nor the failure of, the proposed use of this parcel.

This report should alert the reader to the capabilities of the parcel and to the possible issues that may occur if the properties and characteristics of the land are ignored. Please direct technical questions about information supplied in this report to:

Kane-DuPage Soil & Water Conservation District
2315 Dean Street, Suite 100
St. Charles, IL 60175
Phone: (630) 584-7960 x3

TABLE OF CONTENTS

PARCEL LOCATION	4
LAND COVER IN THE EARLY 1800'S	5
NATIONAL WETLAND INVENTORY (NWI)	6
DUPAGE COUNTY WETLANDS.....	7
WETLAND PHOTOS	8
FLOODPLAINS	9
WATERSHEDS AND STREAMS	10
AQUIFER SENSITIVITY	11
TOPOGRAPHY AND OVERLAND FLOW	12
STORMWATER MANAGEMENT.....	13
SOIL EROSION.....	13
HIGHLY ERODIBLE LAND (HEL)	14
SOILS & SOIL INTERPRETATIONS.....	15
SOIL SURVEY.....	16
SOIL MAP UNIT DESCRIPTIONS	17
SOIL INTERPRETATIONS – SMALL COMMERCIAL BUILDINGS	18
SOIL INTERPRETATIONS – SHALLOW EXCAVATIONS.....	19
SOIL INTERPRETATIONS – LOCAL ROADS AND STREETS	20
SOIL INTERPRETATIONS – LAWNS AND LANDSCAPING	21
WATER TABLE.....	22
HYDRIC SOILS	23
REGULATORY INFORMATION	24
REGULATORY AGENCIES	24
CONTACTS	25
REFERENCES	26
EXECUTIVE SUMMARY.....	27
SITE INSPECTION	30
SITE INSPECTION PHOTOS.....	31

TABLE OF FIGURES

FIGURE 1: PLAT MAP WITH AERIAL BACKGROUND AND PARCEL BOUNDARY	4
FIGURE 2: LAND COVER OF ILLINOIS IN THE EARLY 1800'S	5
FIGURE 3: NATIONAL WETLAND INVENTORY (NWI) MAP.....	6
FIGURE 4: DUPAGE COUNTY WETLAND MAP.....	7
FIGURE 5: WETLAND PHOTOS.....	8
FIGURE 6: FLOODPLAIN MAP - FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)	9
FIGURE 7: AQUIFER SENSITIVITY TO CONTAMINATION MAP	11
FIGURE 8: TOPOGRAPHIC MAP SHOWING CONTOUR LINES	12
FIGURE 9: HIGHLY ERODIBLE LAND MAP	14
FIGURE 10: SOIL SURVEY	16
FIGURE 11: SOIL INTERPRETATIONS FOR SMALL COMMERCIAL BUILDINGS	18
FIGURE 12: SOIL INTERPRETATIONS FOR SHALLOW EXCAVATIONS	19
FIGURE 13: SOIL INTERPRETATIONS FOR LOCAL ROADS AND STREETS	20
FIGURE 14: SOIL INTERPRETATIONS FOR LAWNS AND LANDSCAPING	21
FIGURE 15: MAP SHOWING THE DEPTH TO A SEASONAL HIGH-WATER TABLE.....	22
FIGURE 16: HYDRIC SOILS MAP	23
FIGURE 17: LOCATION OF SITE INSPECTION PHOTOS	30

PARCEL LOCATION

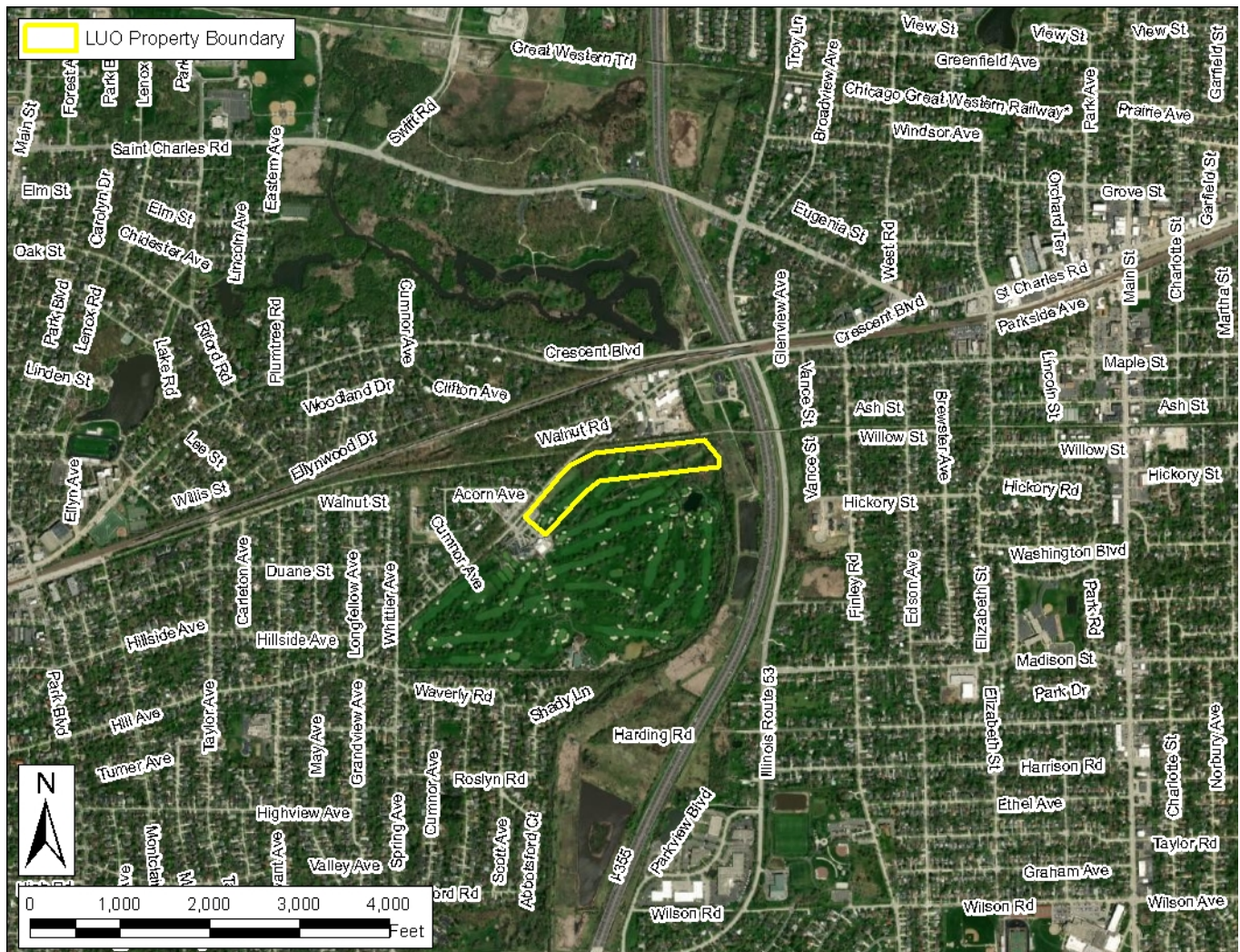


Figure 1: Plat Map with aerial background and parcel boundary

This site is in **Milton** Township. The public land survey system identifies the site in Section 12 in Township 39 North and Range 10 East. The site is parcel number 05-12-403-006 located at 21W451 Hill Avenue, in Glen Ellyn.

LAND COVER IN THE EARLY 1800'S

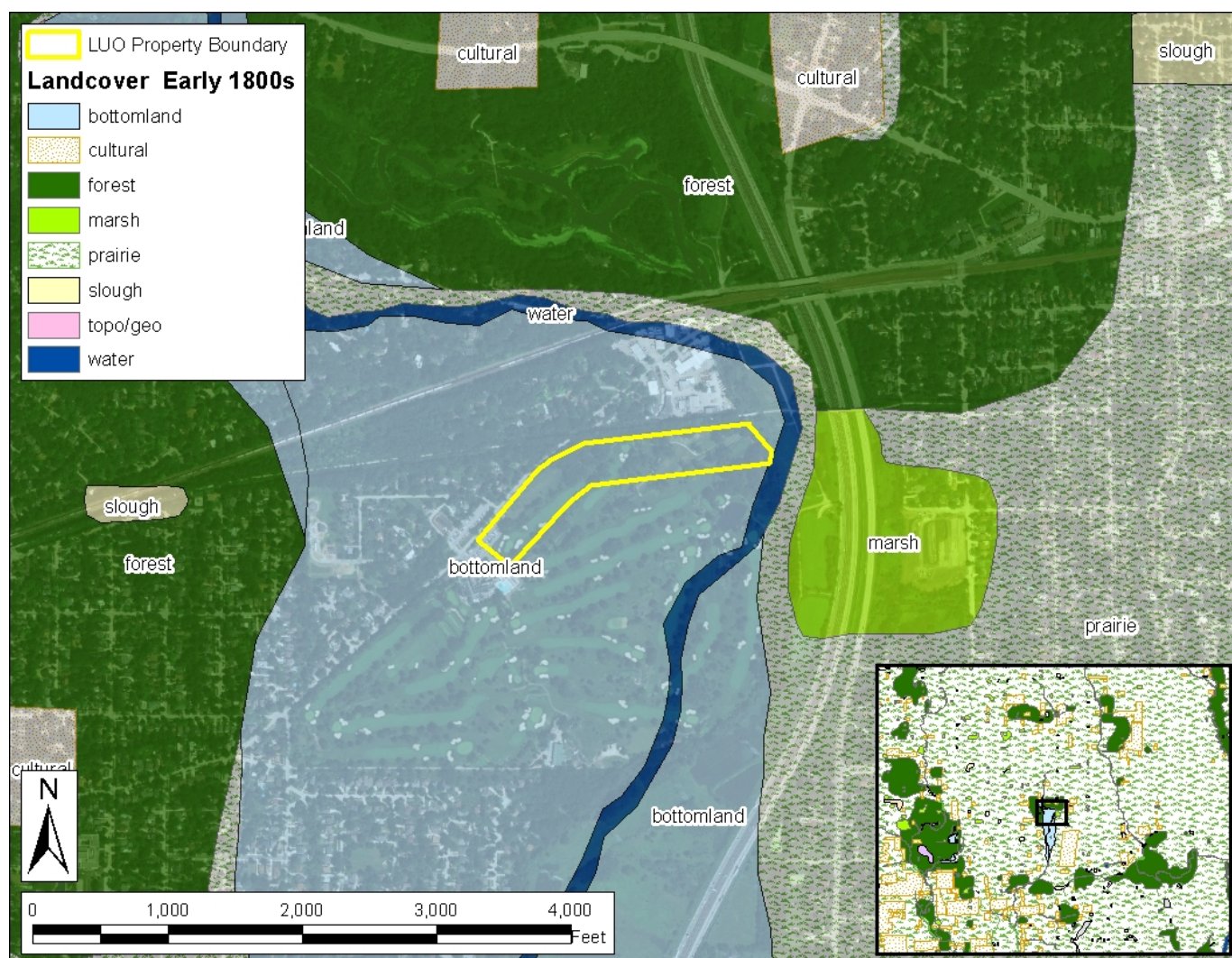


Figure 2: Land Cover of Illinois in the Early 1800's

The public land survey system represents one of the earliest detailed maps for Illinois. The surveys began in 1804 and were largely completed by 1843. The surveyors recorded the land cover and natural resource areas as they worked across the state. These plat maps and field notebooks contain a wealth of information about what the landscape was like before large numbers of settlers came into the state and began modifying the land.

Much of the landscape of Illinois in the early 1800's consisted of two different natural resource areas; prairie and forest. The forest category includes woodlands and savannas, typical of northeastern Illinois. Prairie and forest ecosystems are extremely valuable resources for many reasons. These areas:

- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities

- improve soil health and reduce soil loss
- improve air and water quality

The original 42 categories of natural resource areas were later simplified to 12 categories; barrens, bottomland, cultural (farms), forest, marsh, other wetlands, prairie, slough, swamp, special geographic features, wet prairie, and water. The maps do not represent exact site conditions, but represent the observations of individual surveyors as they crossed through the area.

This site is recorded as bottomland and water land cover on the early 1800's map. The Kane-DuPage Soil & Water Conservation District recommends preserving as much of the natural character of the site as possible, using native plants for landscaping, and removing and controlling invasive species.

NATIONAL WETLAND INVENTORY (NWI)

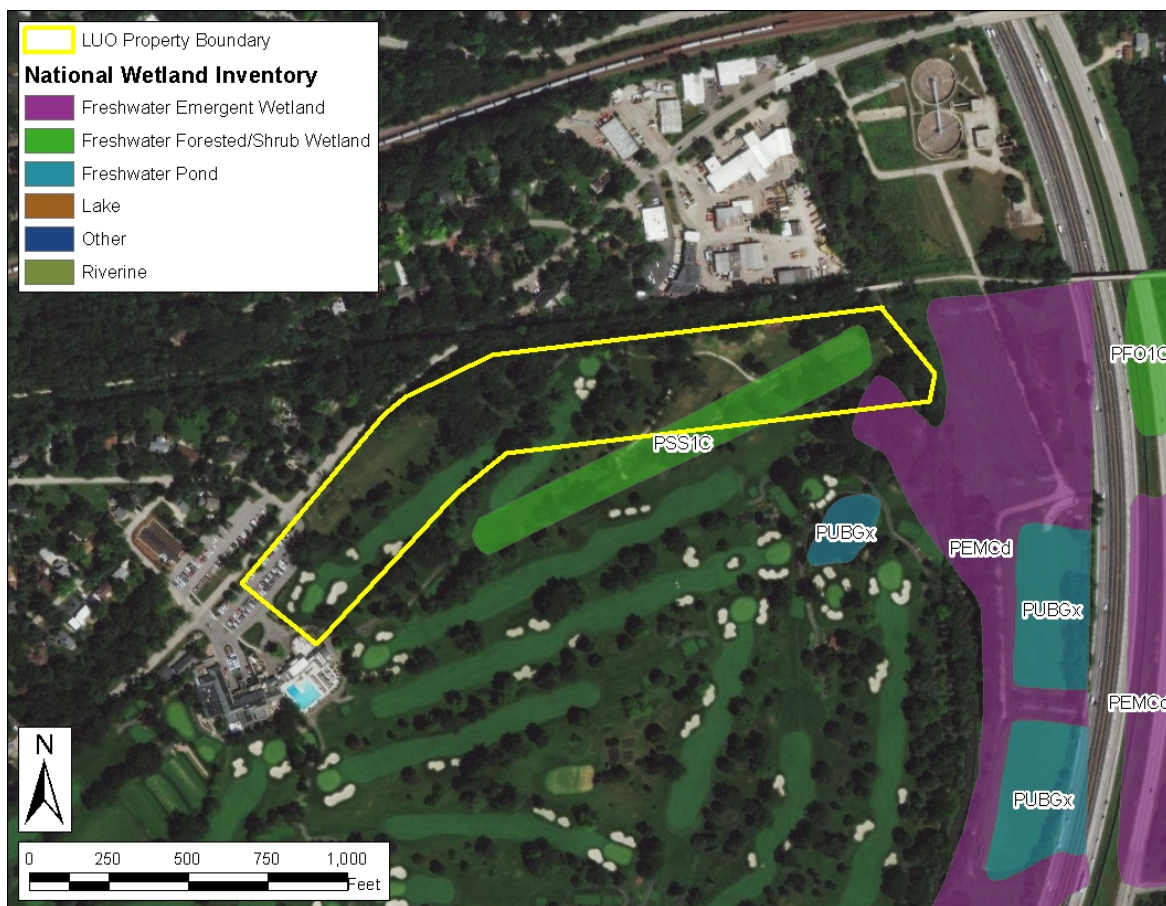


Figure 3: National Wetland Inventory (NWI) Map

The National Wetland Inventory (NWI), conducted by the U.S. Fish and Wildlife Service, identifies significant wetlands throughout the country. All U.S. federal agencies define wetlands as follows, “Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.” Other common wetlands located in this part of Illinois are fens, wet meadows, seasonally saturated soils, and farmed wetlands.

Wetlands are protected and regulated by federal, state, and local laws, without regard to size. Wetlands are valuable, productive, and diverse ecological systems and provide multiple benefits, including:

- controlling flooding by slowing the release of excess water downstream or through the soil,

- cleansing water by filtering out sediment and pollutants,
- functioning as recharge areas for groundwater,
- providing essential breeding, rearing, and feeding habitat for many species of wildlife.

The National Wetland Inventory identifies wetlands on/adjacent to this site. These wetlands include: PSS1C – Palustrine Scrub/Shrub Broad-leaved Deciduous Seasonally Flooded, and PEMCd – Palustrine Emergent Seasonally Flooded partly drained/ditched. Although the NWI is very thorough, it is not a complete inventory of all possible wetlands. Other regulated wetlands may also be present.

The KDSWCD recommends contacting the U.S. Army Corps of Engineers and the DuPage County Stormwater Management Department before commencing any construction activities that may impact wet areas or floodplains. Please see the Regulatory Agencies page near the end of this report for wetland regulation information.

DUPAGE COUNTY WETLANDS

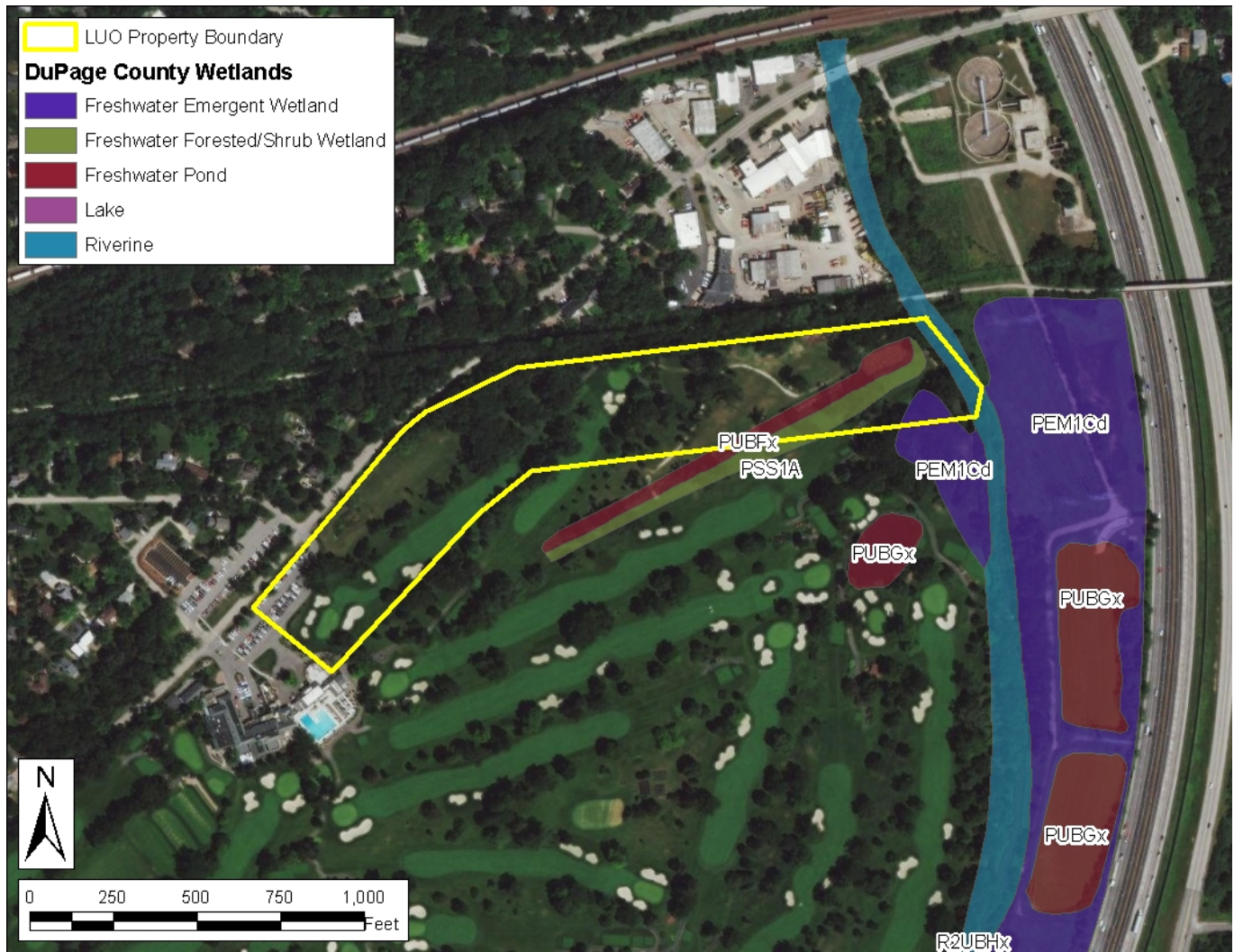


Figure 4: DuPage County Wetland Map

Completed in 2014 and updated periodically, the DuPage County Wetland Initiative was a cooperative effort between DuPage County and the U.S. Environmental Protection Agency to identify the location and quality of the wetlands of DuPage County and to develop wetland protection strategies. This initiative was developed to provide improved awareness of the locations, functions, and values of wetlands and other waters of the United States. The information can be used by federal, state, and local government to aid in zoning, permitting, and land acquisition decisions. In addition, the

information can provide data to agencies, landowners, and private citizens interested in restoration or protection of aquatic sites and resources. For more detailed information regarding wetlands in DuPage County, please refer to the information at:

https://www.dupageco.org/EDP/Stormwater_Management/Natural_Areas/30881/

A review of the DuPage County Wetlands Map revealed that wetlands were identified on this site. This wetland has been designated as having a high habitat quality and high functional value.

WETLAND PHOTOS



Figure 5: Wetland photos



Photo 1: Facing west



Photo 2: Facing east

FLOODPLAINS

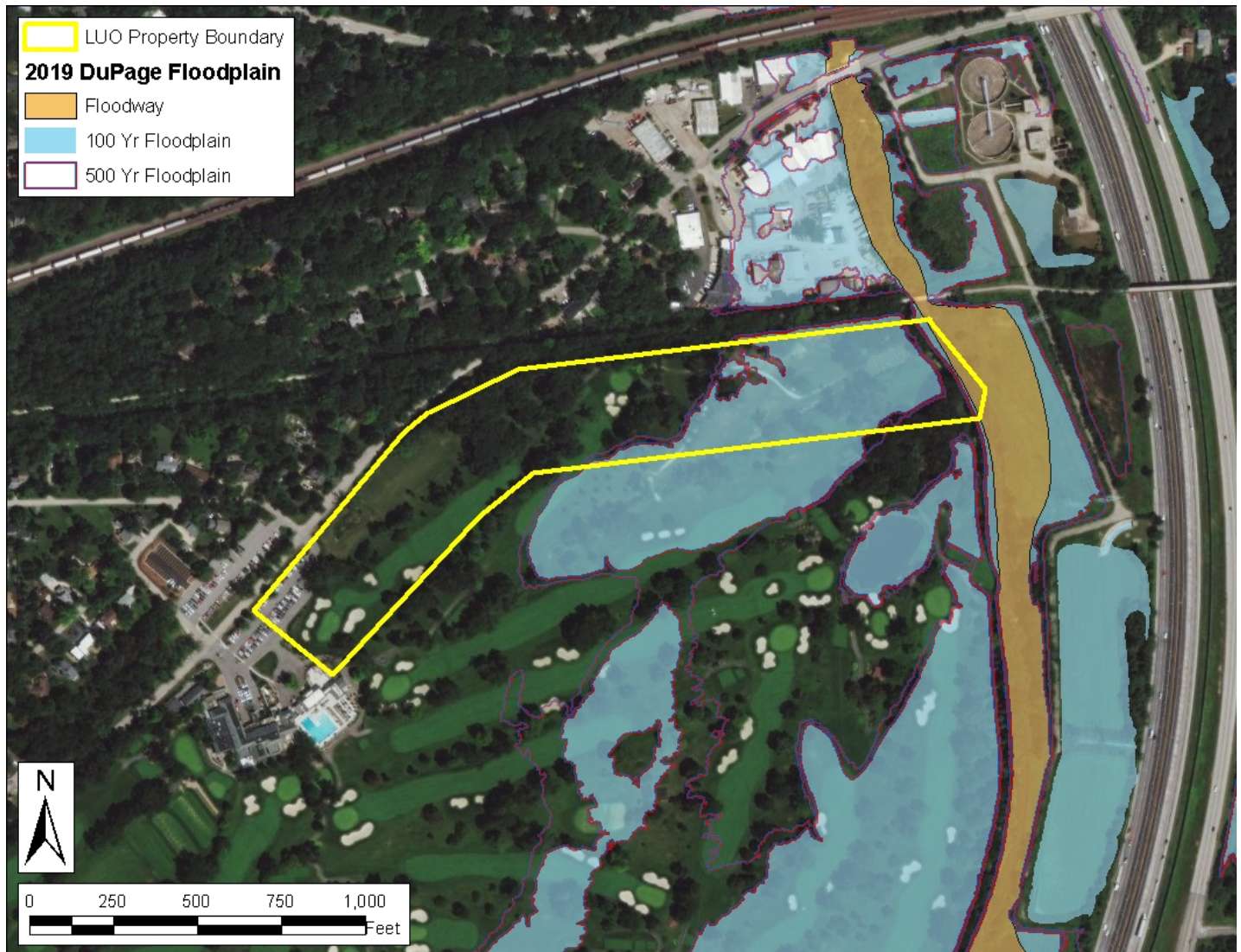


Figure 6: Floodplain map - Federal Emergency Management Agency (FEMA)

Undeveloped floodplains provide many natural resources and functions of considerable economic, social, and environmental value. Floodplains often contain wetlands and other important ecological areas as part of a total functioning system that impacts directly on the quality of the local environment.

Here are a few of the benefits and functions of floodplains:

- natural flood storage and erosion control
- water quality maintenance
- groundwater recharge
- nutrient filtration
- biological productivity/wildlife habitat
- recreational opportunities/aesthetic value

Also, development in a floodplain has a hazardous risk of damage by high flood waters and stream overflow. For this reason, floodplains are generally unsuited to most development and structures.

According to the FEMA Flood Insurance Rate Map, **approximately 34 percent** of this site is within the boundaries of a 100-year floodplain. Any development in the floodplain, other than restoration efforts, is generally unsuited and hazardous and will impede the beneficial functions of the floodplain. Please see the Regulatory Agencies page near the end of this report for information regarding floodplain regulations.

WATERSHEDS AND STREAMS

Watersheds are areas of land that eventually drain into a river or stream. Everyone lives in a watershed, no matter if a river or stream is nearby. Watersheds may be named according to its major river or stream. Watersheds, such as the Mississippi River watershed, may be extremely large, encompassing multiple states. Watersheds may also be subdivided into smaller units. Some very small watersheds may not contain a named stream. However, the water that drains from that watershed eventually reaches a stream or river. Watersheds may also be referred to as hydrologic units (HU) and may be identified by a number.

Two major watershed subbasins occur in DuPage County: the Des Plaines Subbasin, which covers a majority of DuPage County; and the Lower Fox Subbasin, which occupies the western portion of the county. These two subbasins are part of the Illinois River watershed and part of the greater Mississippi River watershed. Three large watersheds are identified in the county; the West Branch of the DuPage River, the East Branch of the DuPage River, and Salt Creek. These watersheds have been subdivided into smaller local watersheds for planning.

Local watershed management planning is an important effort that involves citizens of a watershed in the protection of their local water resources. Water quality is a reflection of its watershed.

Common Watershed Goals:

- Protect and restore natural resources
- Improve water quality
- Reduce flood damage
- Enhance and restore stream health
- Guide new development to benefit watershed goals
- Preserve and develop green infrastructure
- Enhance education and stewardship

There are many watershed plans that have already been developed in DuPage County. Please follow the link below to the DuPage County Stormwater Management Watershed Plans.

https://www.dupageco.org/EDP/Stormwater_Management/6597/

Rivers and Streams are necessary components of successfully functioning ecosystems. It is important to protect the beneficial functions and integrity of our local streams and rivers. Development near stream systems has the potential to increase flooding, especially in urban areas where there is a lot of impervious surface and a greater amount of stormwater runoff. Pollution is also an issue for stream systems in urban and rural areas. It is rare for any surface waters to be impacted by only one source of pollution. With few exceptions, every land-use activity is a potential source of nonpoint source water pollution.

The Illinois Environmental Protection Agency (IEPA) provides the following in regards to nonpoint source pollution, “Nonpoint source pollution (NPS) occurs when runoff from rain and snowmelt carries pollutants into waterways such as rivers, streams, lakes, wetlands, and even groundwater. Examples of or sources of NPS pollution in Illinois include runoff from farm fields, livestock facilities, construction sites, lawns and gardens, city streets and parking lots, surface coal mines, and forestry. The major sources of NPS pollution in Illinois are agriculture, urban runoff, and habitat modification.”

Nutrient management is of vital importance to the health of our rivers and streams. Nutrient load in our local streams and rivers has contributed to the Gulf of Mexico hypoxia, or a “dead zone” located where the Mississippi River meets the Gulf of Mexico. This dead zone has little to no biological activity. Yearly averages indicate the dead zone to be greater than 5,000 square miles in size. Illinois was required and has introduced a plan to reduce nutrient loss from point source pollution sources, such as wastewater treatment plants and industrial wastewater, as well as nonpoint pollution sources. Read Illinois’s Plan for reducing nutrient loss here:

<https://www2.illinois.gov/epa/topics/water-quality/watershed-management/excess-nutrients/Pages/nutrient-loss-reduction-strategy.aspx>

AQUIFER SENSITIVITY

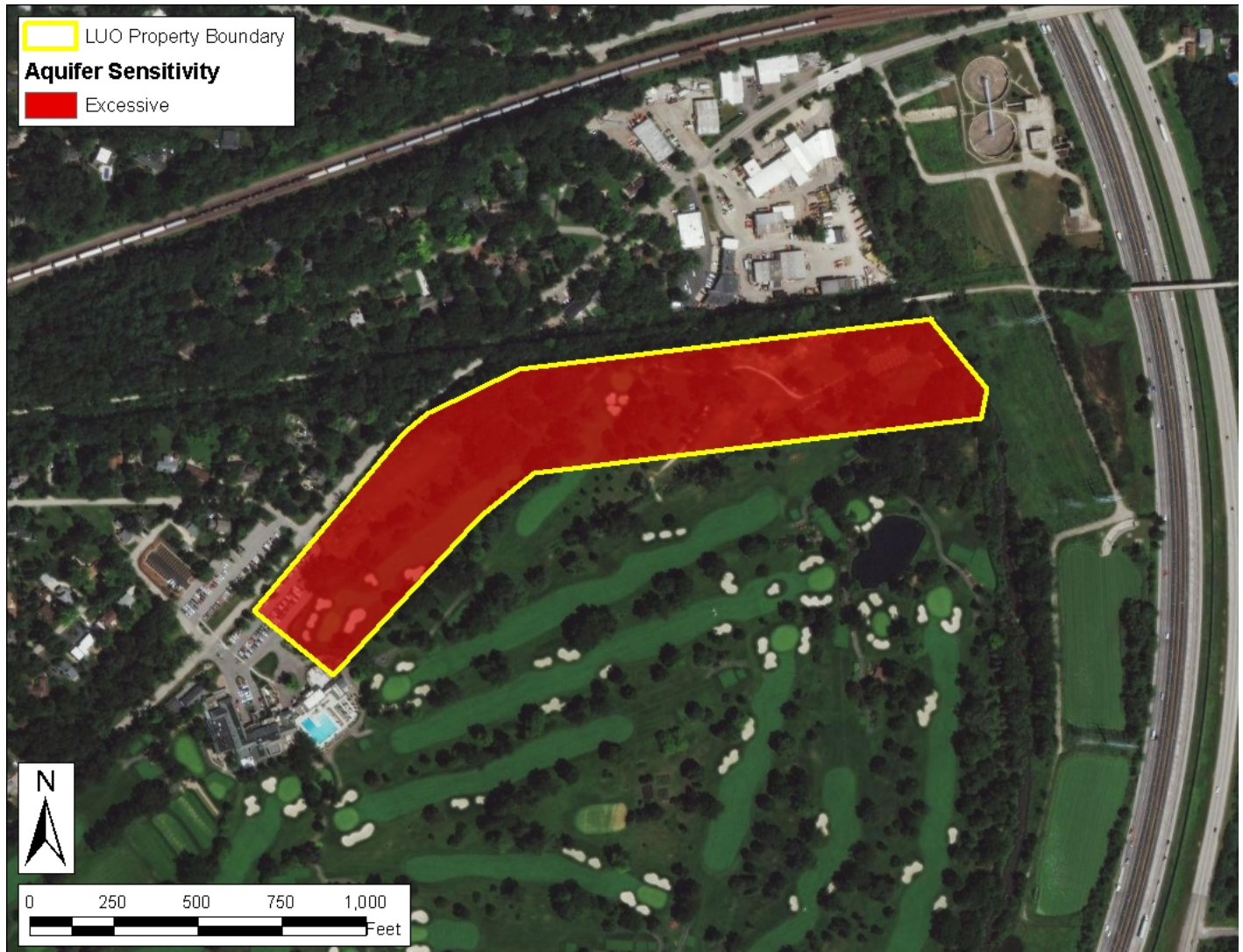


Figure 7: Aquifer sensitivity to contamination map

The U.S. Environmental Protection Agency defines aquifer sensitivity/contamination potential as “a measure of the ease with which a contaminant applied on or near the land surface can migrate to an aquifer.” Aquifers function as a storage area for groundwater recharge, which makes them a reliable source of fresh water. Groundwater from aquifers is a valuable source of drinking water when it remains uncontaminated.

According to the Illinois State Geological Survey, this site lies completely or partially within a zone rated as **excessive** with respect to potential for contamination from spilled or applied substances to the soil surface.

Contact the KDSWCD for references regarding application of chemicals and best management practices to reduce the risk of aquifer contamination from this site.

TOPOGRAPHY AND OVERLAND FLOW

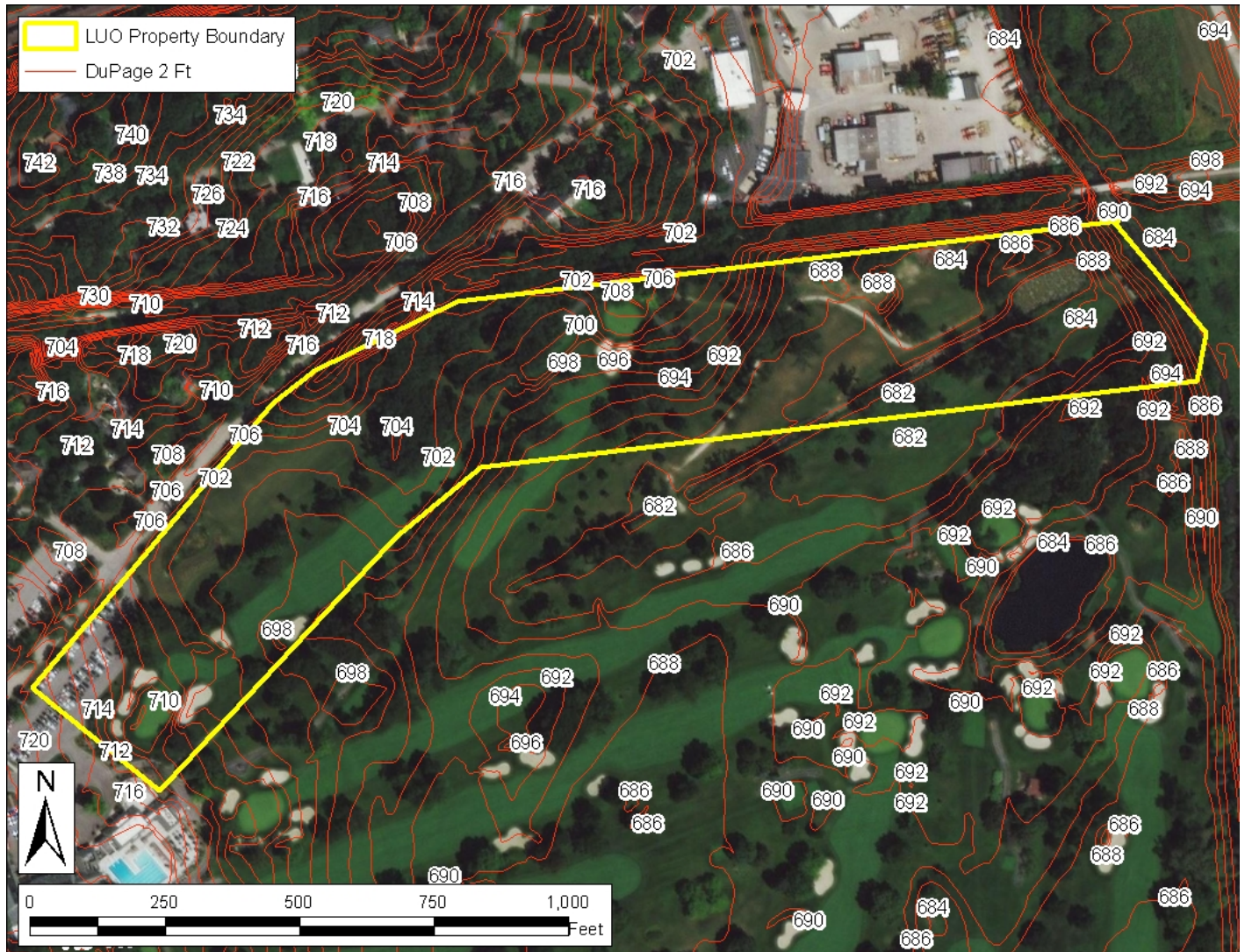


Figure 8: Topographic map showing contour lines

Topographic maps (contour maps) give information on the elevation of the land, which is important to determine slope steepness, natural water flow paths, and watershed information. The natural water flow path can determine where water leaves a property and where it may impact surrounding natural resources. Slope, along with soil erodibility factors, affect the potential of soil erosion on a site. Contour maps can also help determine the areas of potential flooding. It is important to consider the direction of water flow and erosion potential on all construction

sites. Areas where water leaves the site should be monitored for sediment and other pollutants, which could contaminate downstream waters.

The map above shows contour lines with 2 feet elevation distance between each line. The high point of this property is in the western portion of the site at an elevation of approximately 718 feet above sea level. The property generally drains to the east via overland flow. The lowest elevation on the property is approximately 682 feet above sea level.

STORMWATER MANAGEMENT

Managing stormwater and stormwater runoff is critical for all development. Stormwater runoff from a site usually increases as a result of soil compaction, more impervious surfaces, loss of vegetation, and soil degradation during construction activities. Increased runoff causes downstream flooding, soil erosion, sedimentation, and pollution of surface waters. The KDSWCD recommends the use of onsite stormwater management strategies whenever possible. These strategies include: stormwater retention and detention basins; bioswales, raingardens, and the use of natural depressions and vegetated swales; deep-rooted native plants; permeable pavers or permeable asphalt. Combinations of these and other practices may be able to retain stormwater onsite. The Illinois Environmental Protection Agency (IEPA) now

recommends that stormwater pollution prevention plans include post-construction stormwater management to keep as much stormwater on the site, as possible.

Site assessment with soil testing should help to determine what stormwater management practices are best for your site. Insufficient stormwater management has the potential to cause or aggravate flooding conditions on surrounding properties, or elsewhere in the watershed. Please refer to the DuPage County Stormwater Ordinance for stormwater requirements and minimum standards.

https://www.dupageco.org/EDP/Stormwater_Management/Regulatory_Services/1420/

SOIL EROSION

Soil erosion is the degradation of soil, mostly caused by the force of rain and the movement of water detaching soil particles and carrying the soil off the site. Factors that affect soil erosion are the slope of the land, the inherent properties of the soil, and the cover (or lack of cover) on the soil surface. Extra care must be taken to prevent or reduce soil erosion on construction sites containing highly erodible soils.

The potential for soil erosion during and after construction activities could have major impacts, both onsite and offsite. The erosion and resulting sedimentation may become a primary nonpoint source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and reduces the capacity of natural and man-made detention facilities.

Construction and development activities should include a soil erosion and sedimentation control plan. Erosion and sedimentation control measures include:

- staging the construction to minimize the amount of disturbed areas present at the same time,
- keeping the ground covered, either by mulch or vegetation, and
- keeping runoff velocities low.

Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site. Special care must be taken to protect any wetlands, streams, and other sensitive areas.

Please refer to the Illinois Urban Manual for erosion and sediment control information and technical guidance when creating erosion and sediment control plans. The practice standards and standard drawings from the Illinois Urban Manual represent the minimum standard in Illinois. Contact the DuPage County Stormwater Management Department for specific information on permits. Contact the KDSWCD for assistance in preparing a stormwater pollution prevention plan.

HIGHLY ERODIBLE LAND (HEL)

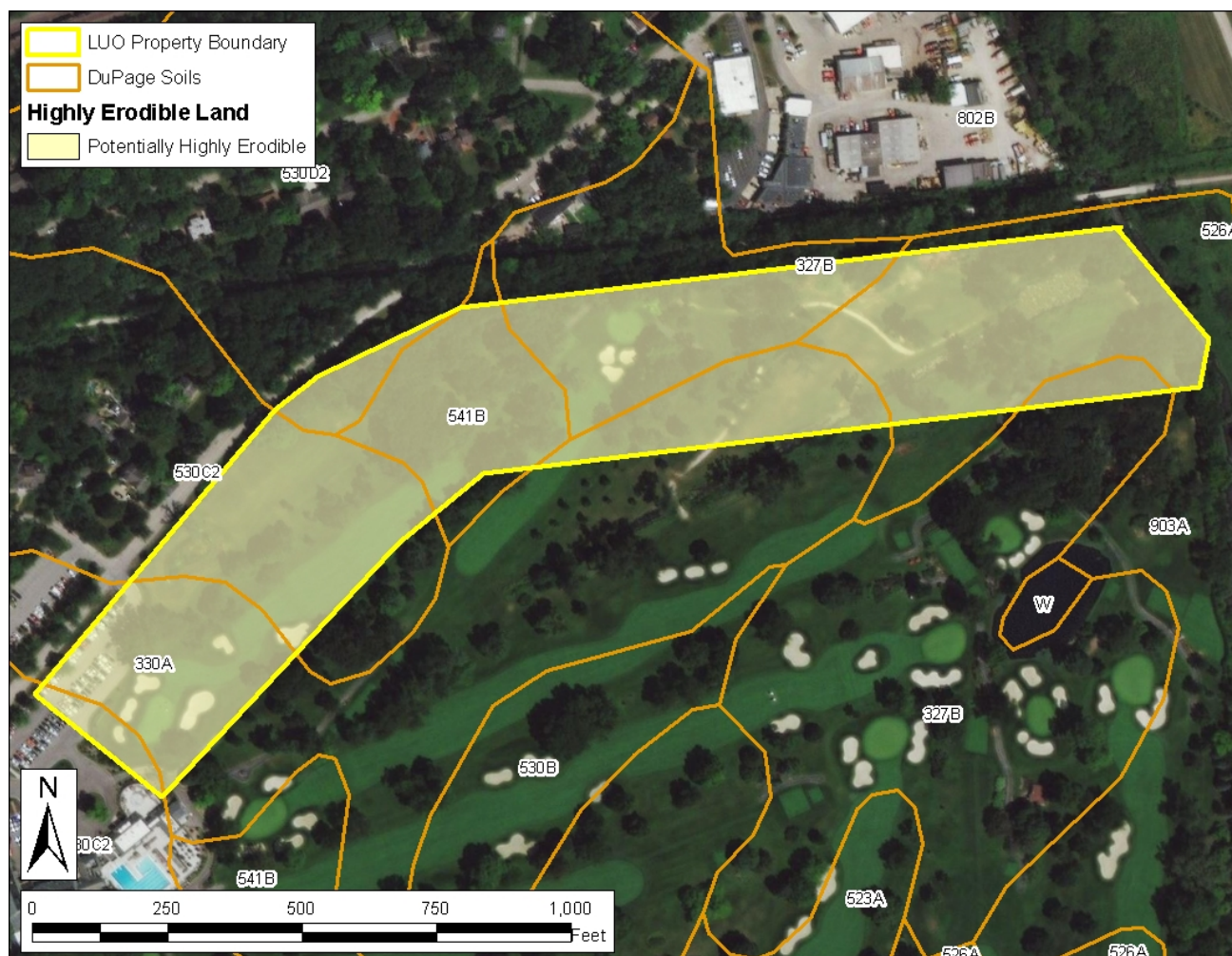


Figure 97: Highly Erodible Land map

Soils vary in their susceptibility to erosion. Highly erodible land (HEL) is land that can erode at excessive rates. Highly erodible land is generally sloping and contains soils that are susceptible to soil erosion by runoff and raindrop impact. The susceptibility to erosion and the highly erodible rating depend upon several factors and properties of the soil. Fine-textured soils high in clay have low erodibility values, because the soil particles are resistant to detachment. Coarse-textured soils, such as sandy soils also have low erodibility values because the water infiltrates and they have less runoff. Medium textured soils, such as loams, are moderately susceptible to detachment and they produce moderate runoff. Soils having a high silt content, like many soils in DuPage County, are the most erodible of all soils. They are easily detached and they tend to crust and produce large amounts and rates of runoff.

Other factors that affect the erodibility of soils include the force of the rainfall, the steepness and length of the slope of the land, and the amount of organic matter in the surface soil layer.

Highly Erodible Land (HEL) contains soils that have been determined by the USDA Natural Resources Conservation Service (NRCS) to be highly erodible. The HEL determination uses a formula involving the properties previously described, to determine the Soil Erodibility Index. Soils that have a Soil Erodibility Index above a certain value are considered highly erodible or potentially highly erodible. **Soils on this site are considered potentially highly erodible by the NRCS.**

Areas colored green in the map above are not considered highly erodible, yellow areas are potentially highly erodible and red areas are considered as highly erodible land (HEL).

SOILS & SOIL INTERPRETATIONS

Soils are our foundation for life and most of what we do and need depend upon the soil. Soil is a dynamic ecosystem of living things; plants, animals, and microscopic organisms. Soil is also a substance composed of various minerals and organic matter, interfused with lots of pore spaces which help move and store air and water. Soils are formed over hundreds and thousands of years, taking about 500 years to form an inch of topsoil. Soil is formed by the influences of climate, organisms (plants and animals), topography, the material in which it is developing (parent material), and time. There are thousands of soils (soil series) in the world. In Illinois alone, there are over 600 different soil series. Each soil series is unique in its content and its behavior for a particular use.

The different soils across the U.S. have been mapped and identified by the USDA Natural Resources Conservation Service (NRCS) in a soil survey. The soil map of this area (Figure 11: Soil Survey) indicates different soil map units. Each soil map unit and corresponding symbol represent a phase of a soil series. Phases include slope, erosion, flooding frequency, etc. of each soil. Each soil and associated phase have strengths and limitations for a variety of land uses such as septic systems, buildings site development, local roads, and many other uses. **See the Soil Map Units Table in the Soil Survey section for the composition of soil map units of the site. See the Soil Interpretations section for the soil interpretations for the proposed use of the site.**

How the soil is managed as a resource, can be either beneficial or detrimental for the environment or for any particular use. It is difficult to change the inherent properties of the soil, such as the mineral composition or the amount of sand, silt, or clay in the soil. However, it is easy to compact the soil and erode the soil so much that many of the soil functions, such as water storage, infiltration, rooting medium, carbon storage, and soil health can all be compromised or destroyed. Management techniques to protect the integrity and functions of the soil include:

- limiting traffic on the site to reduce compaction of the soil surface,
- keeping the soil covered as much as possible, with deep rooted grasses or with mulch or other erosion control practices,

- disturbing only the areas necessary for the footprint of structures and reducing or eliminating mass grading of sites.

Soils and Onsite Waste Disposal

Soils are often used for onsite waste disposal or underground septic systems to dispose of sewage, especially for individual homes that are not connected to a municipal sewage system. No interpretive rating is given in this report for on-site wastewater disposal (septic systems). The detail of the soil information in the soil survey is not precise enough to determine suitability for the small area required for a septic system. **A Certified Professional Soil Classifier, in cooperation with the county department of public health, must conduct a soil evaluation to determine the suitability of the parcel for on-site wastewater disposal (i.e. septic system), as required by the State of Illinois.**

Soil Interpretation Ratings

The soil interpretation (limitation) ratings are used mainly for engineering designs for proposed uses, such as dwellings with or without basements, local streets and roads, small commercial buildings, etc. The ratings given are based on NRCS national criteria and are defined and used as follows:

Not Limited – This limitation rating indicates that the soil properties are generally favorable for the specified use and that any limitations are minor and easily overcome.

Somewhat Limited - This rating indicates that the soil properties and site features are unfavorable for the specified use, but that the limitations are moderate and can be overcome or minimized with special planning and design.

Very Limited - This indicates that one or more soil properties have severe limitations and are very unfavorable and difficult to overcome. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as Very Limited.

Contact the KDSWCD for questions concerning the soil and refer to the **Illinois Urban Manual** for best management practices to protect the soil resource.

SOIL SURVEY



Figure 80: Soil Survey

The soil map unit symbol consists of a combination of numbers and letters which represent the interpretive phase of a soil series for an area of the landscape. Areas within the line of that symbol will have similar soil properties and interpretations.

The soil map in this report has been enlarged beyond the original scale. Enlargement of this map may cause misunderstanding of the accuracy and precision of the mapping. When enlarged, maps do not show the small areas of contrasting soil that could have been identified if the mapping was completed at a larger scale. The depicted soil boundaries and interpretations derived from the map units do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus,

this map and its interpretations are intended for planning purposes only.

The KDSWCD suggests to contact a certified professional soil classifier to conduct an onsite investigation for point-specific soil information to determine the capabilities and the limitations of the soil for a specific use.

SOIL MAP UNIT DESCRIPTIONS

The map units delineated on the detailed soil map in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in the report, along with the map, can be used to determine the composition and properties of a unit.

A map unit delineation of a soil map represents an area dominated by one or more major kinds of soil or miscellaneous area. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are

natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. The scale of the maps limits the detail that can be shown. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils. These minor components are inclusions within the named map unit.

LIST OF MAP UNITS

Table 1: Soil Map Units

SOIL MAP UNIT SYMBOL	PERCENT OF PARCEL	ACRES
327B -- Fox	18%	2.89
330A -- Peotone	24%	3.94
530C2 -- Ozaukee	19%	3.15
530D2 -- Ozaukee	3%	0.48
541B -- Graymont	13%	2.13
903A -- Muskego and Houghton Mucks	24%	3.91
	Total	16.50

All percentages and acreages are approximate.

327B	Fox silt loam, 2 to 4 percent slopes
330A	Peotone silty clay loam, 0 to 2 percent slopes
530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded
530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded
541B	Graymont silt loam, 2 to 5 percent slopes
903A	Muskego and Houghton Mucks, 0 to 2 percent slopes

SOIL INTERPRETATIONS – Small Commercial Buildings

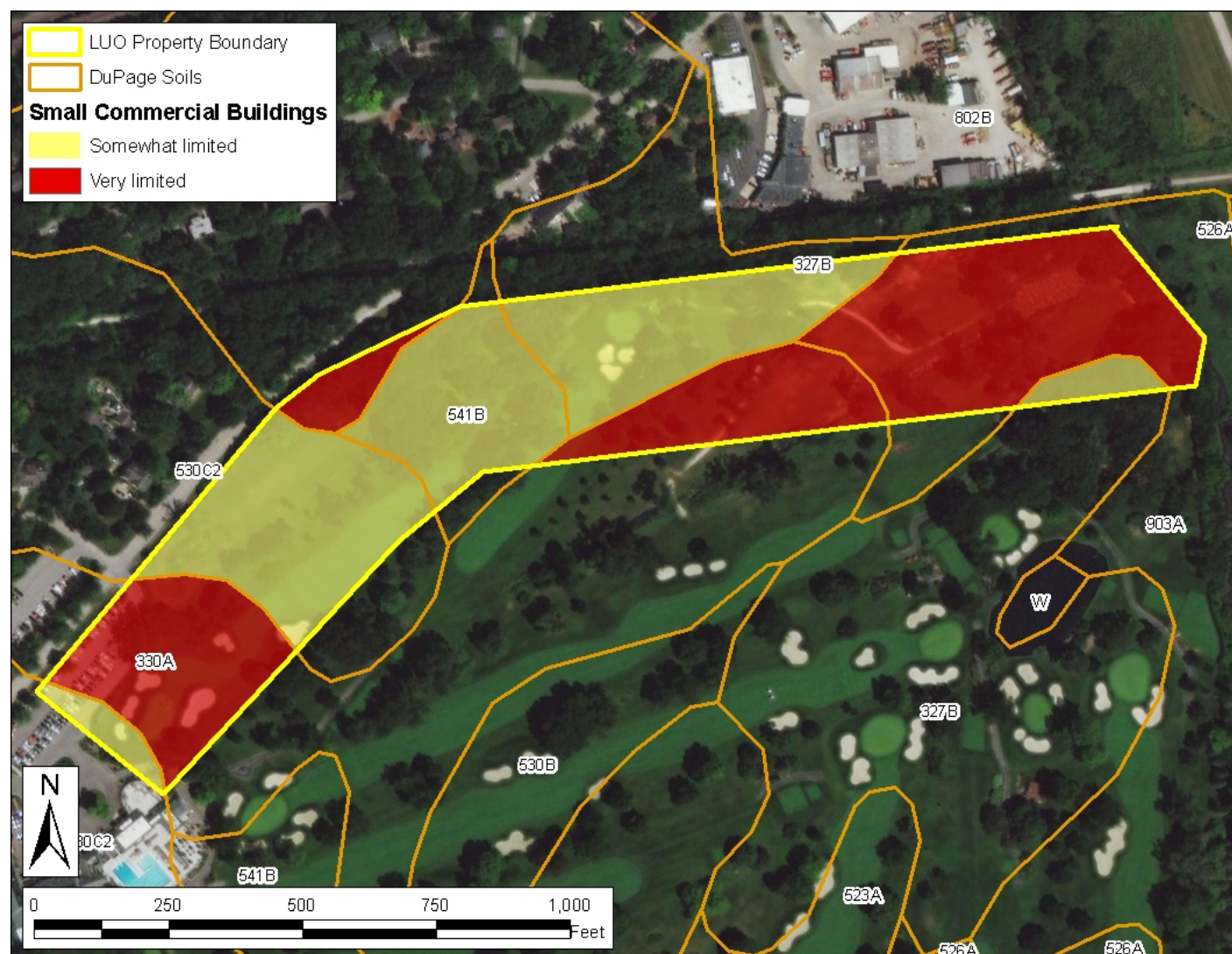


Figure 91: Soil Interpretations for Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at the depth of maximum frost penetration.

The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to water table, ponding, flooding, subsidence, linear extensibility, and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect

the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock, hardness of bedrock, and the amount and size of rock fragments. The high-water table is often a limiting factor in DuPage County.

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding Soils Section for more information concerning soil limitations.

SOIL INTERPRETATIONS – Shallow Excavations

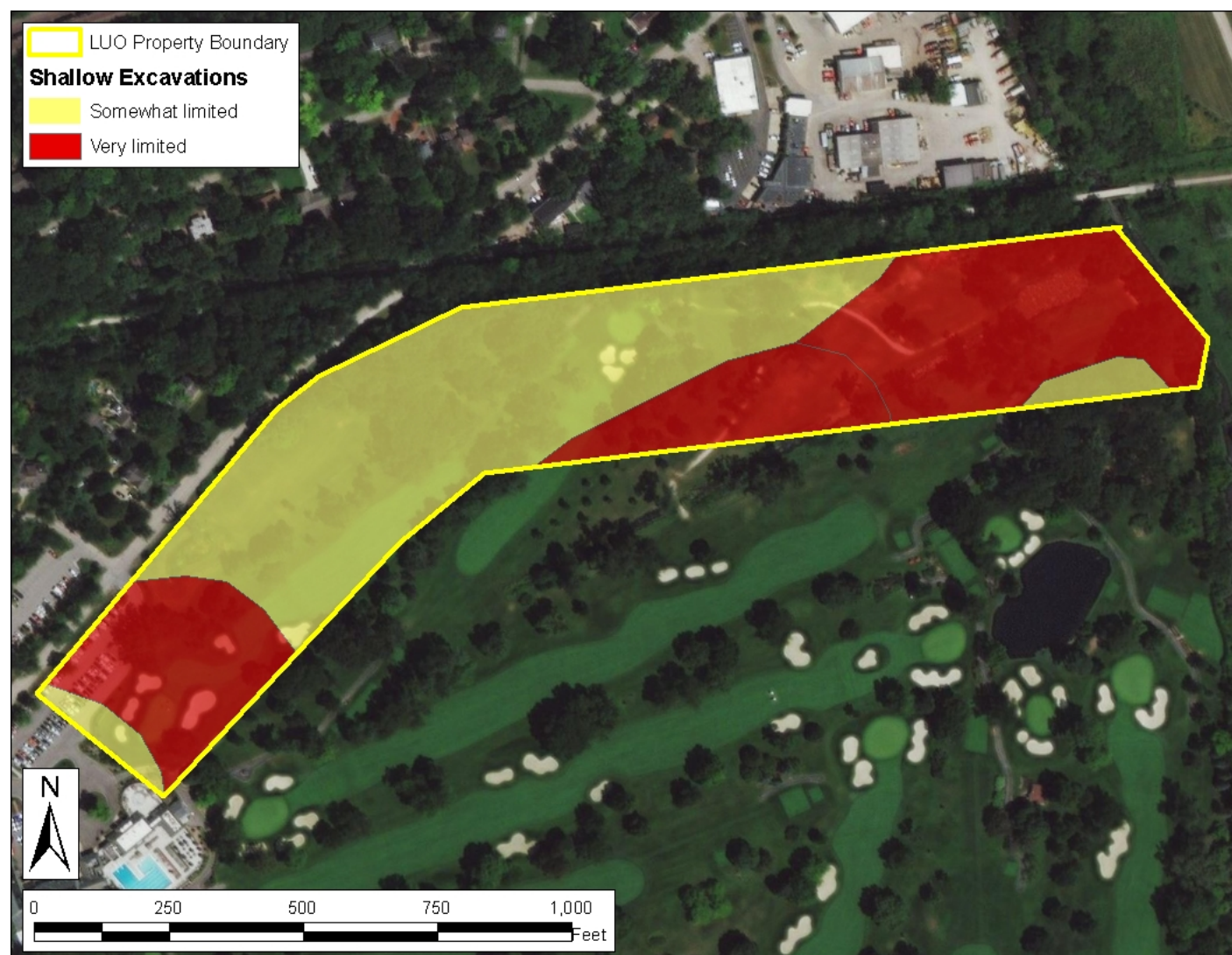


Figure 102: Soil Interpretations for Shallow Excavations

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock, hardness of bedrock, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high-water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear

extensibility (shrink-swell potential) influence the resistance to sloughing. The high-water table is often a limiting factor in DuPage County.

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding Soils Section for more information concerning soil limitations.

SOIL INTERPRETATIONS – Local Roads and Streets

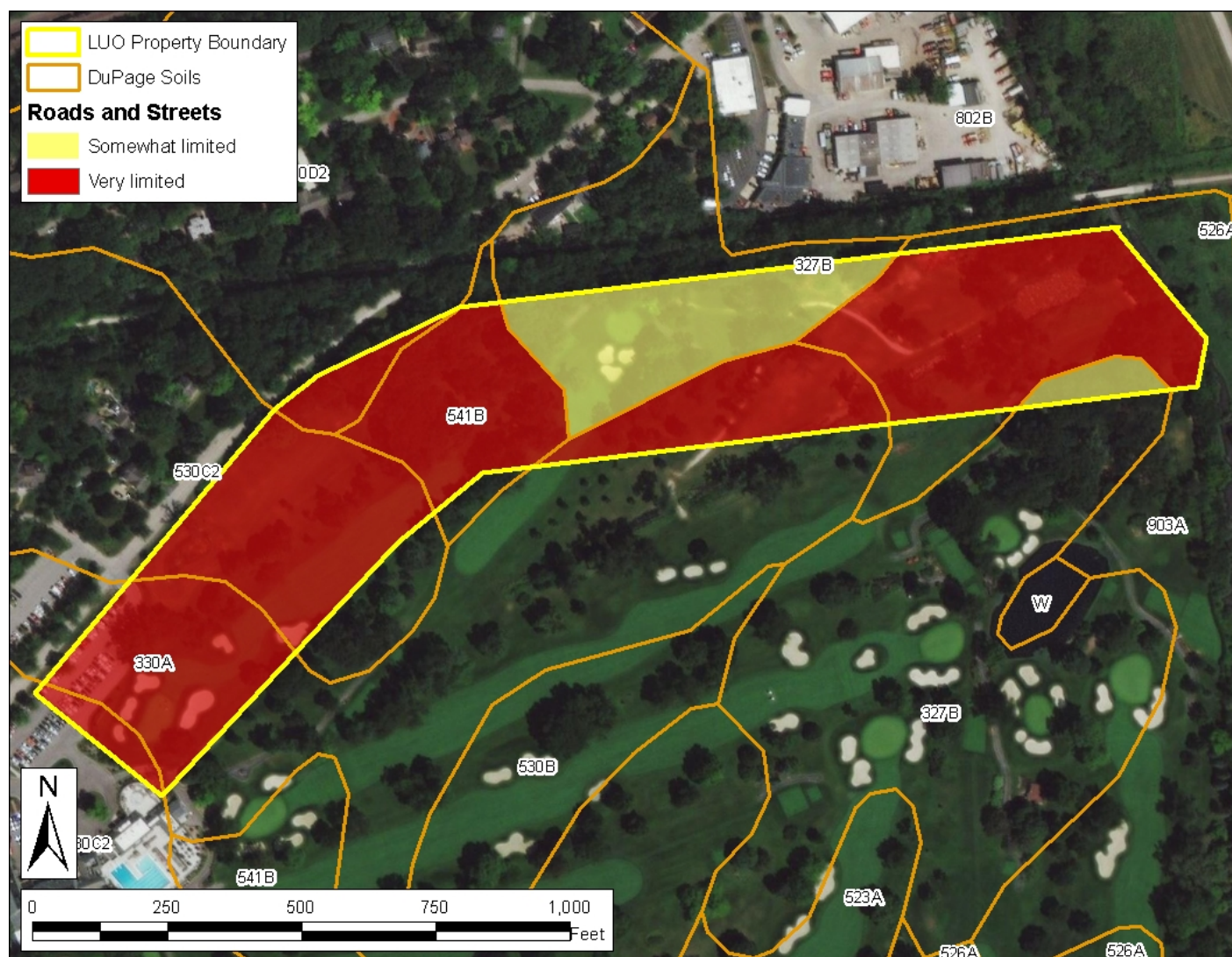


Figure 113: Soil Interpretations for Local Roads and Streets

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder.

The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity

are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding. **The high-water table is often a limiting factor in DuPage County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

SOIL INTERPRETATIONS – Lawns and Landscaping

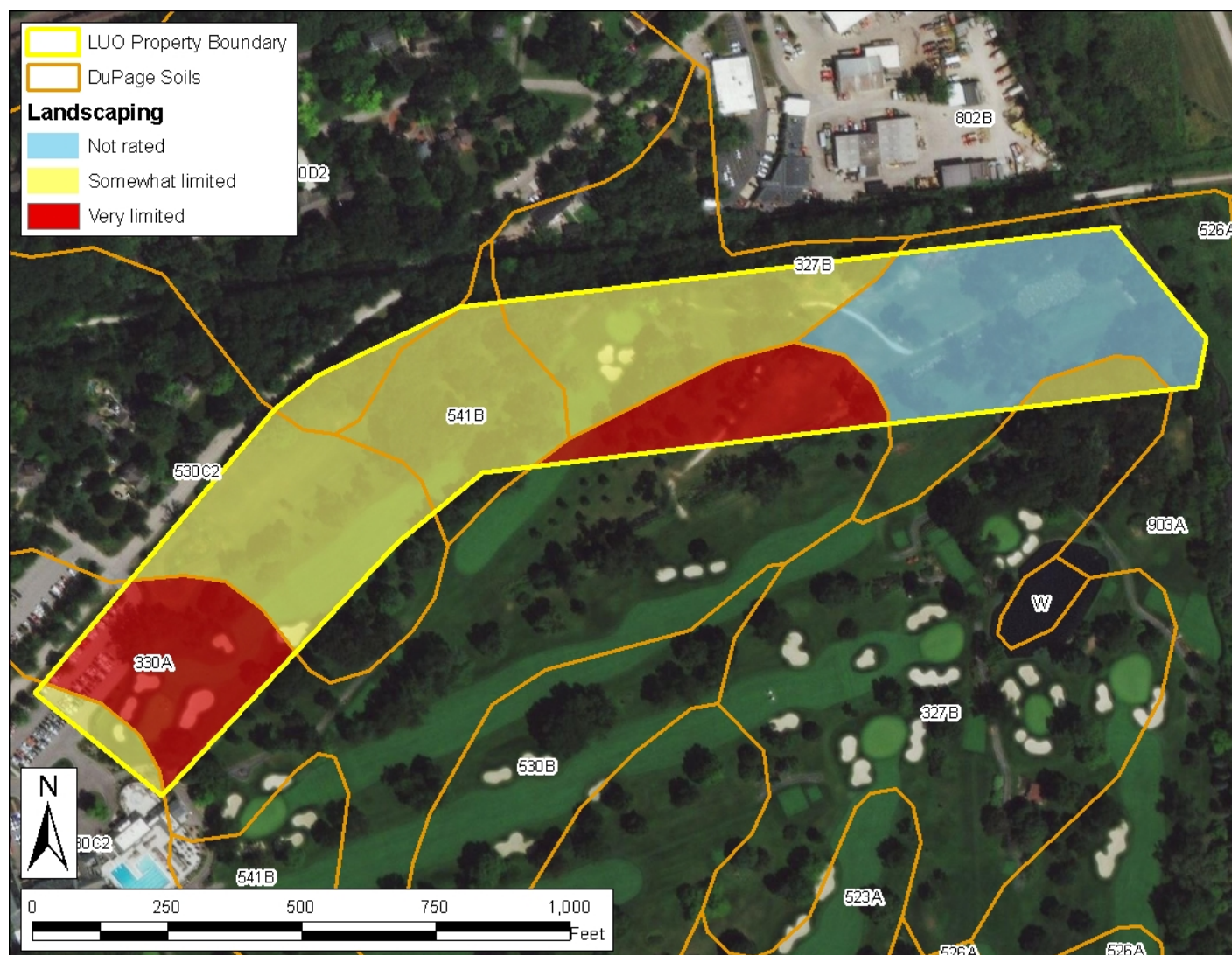


Figure 124: Soil Interpretations for Lawns and Landscaping

Lawns and landscaping require soils on which turf and ornamental trees and shrubs can be established and maintained. Irrigation is not considered in the ratings. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are pH (acidic or alkaline conditions); depth to a water table; ponding; depth to bedrock; the available water capacity in the upper 40 inches; and the content of calcium carbonate. The properties that affect trafficability are flooding, depth to a water table, ponding, slope, stoniness, and the

amount of sand, clay, or organic matter in the surface layer. **The high-water table is often a limiting factor in DuPage County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

WATER TABLE

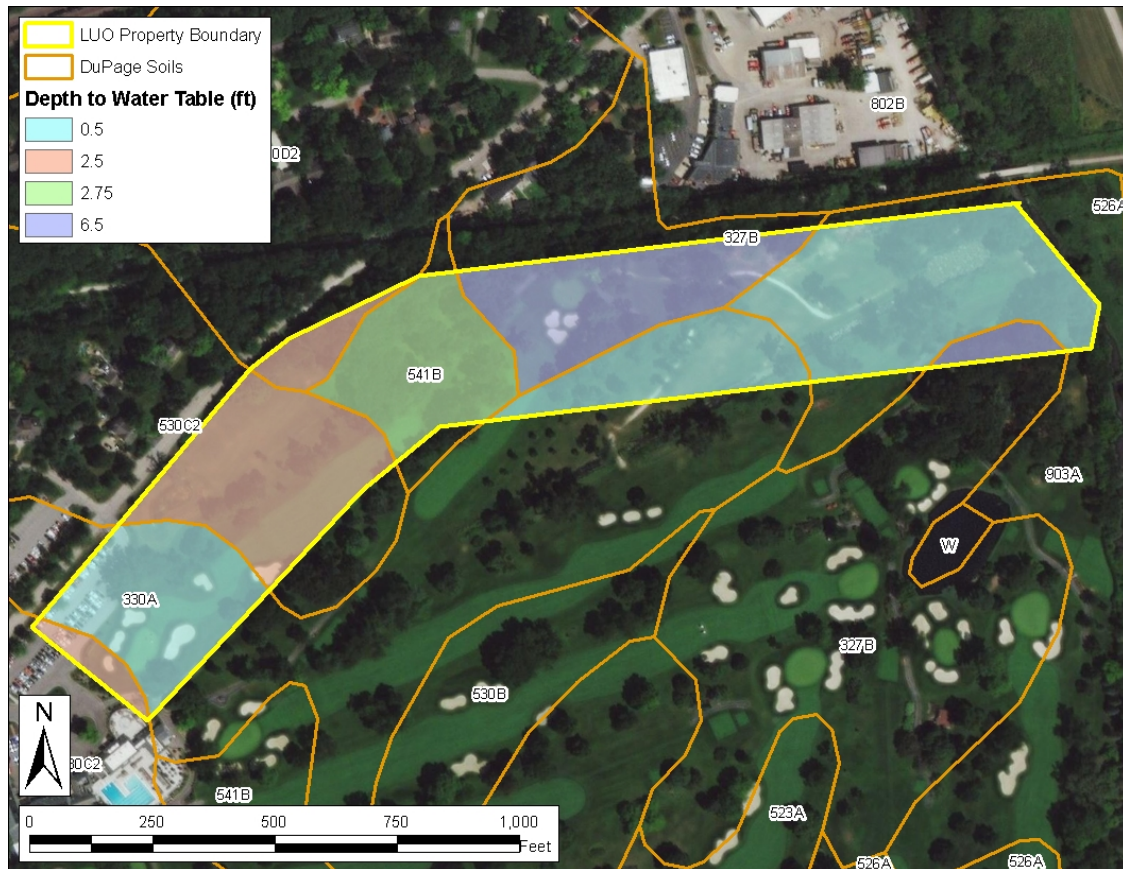


Figure 135: Map showing the depth to a seasonal high-water table

A seasonal high-water table, or the depth to a zone saturated with water in the soil during the wet season (typically spring through early summer), is present in most soils in DuPage County, as it is in much of Illinois. The relatively low relief and flat landscape of the region slows the dissipation of water from the soil. This saturated zone fluctuates throughout the year and is closer to the surface in the spring and drops to deeper levels during summer and fall. Soils that are lower on the landscape are generally wetter than those soils higher on the landscape or on more sloping landscape positions. Some soils, especially those in landscape depressions and low-lying areas, have a water table above the soil surface. Water that occurs above the soil surface is considered “ponded” water. Ponding is different from flooding, as the water in ponded areas comes from water rising from below the soil surface or from runoff from adjacent areas. Flooding comes from the overflow of water from rivers and streams.

The duration of the seasonal high-water table may have been altered by artificial drainage systems,

especially those areas in cropland or former cropland. Even when soils are artificially drained, they will likely retain wet characteristics and the wetness will be difficult to eliminate entirely. However, artificial drainage may shorten the duration of the seasonal high-water table.

The wetness from the seasonal high-water table is a limiting property of the soil for many uses, especially homesites with or without basements, septic absorption fields, commercial buildings, and roads and streets. Most sites that are zoned for construction will require improved drainage, sump pumps, foundation drains, and other management practices to reduce the wetness. Any change to the natural drainage of the site has the potential to create flooding issues downstream from the site, so use caution in installing drainage systems.

The Soil Survey indicates a seasonal high-water table at a depth of -1.0 to 1.0 feet of the soil surface during the spring and early summer in most years, on the wettest soils of the site.

HYDRIC SOILS

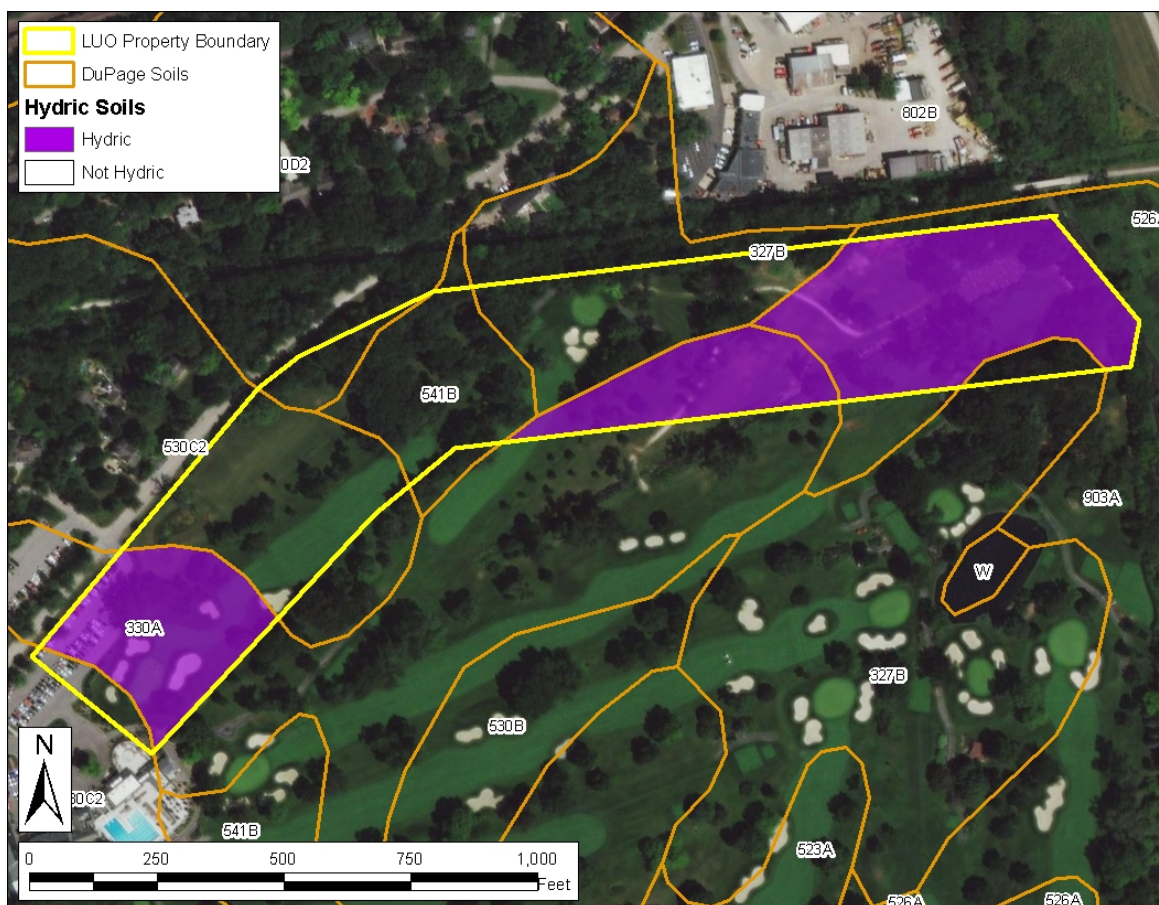


Figure 16: Hydric Soils map

Hydric Soils are wet soils that have a water table near the surface or above the surface, mostly in the spring and summer. The wetness is often a result of being on a lower position on the landscape. Many areas of hydric soils have been altered by artificial drainage systems. Even though they may have artificial drainage, they are still considered to meet the definition of a hydric soil. Although not all hydric soils are considered wetlands, hydric soils are a component of wetlands.

Even when hydric soils are artificially drained, they will likely retain wet characteristics and the wetness will be difficult to eliminate entirely. However, artificial drainage may shorten the duration of the seasonal high-water table. Most sites will require improved drainage, sump pumps, and other management practices to reduce the wetness. Any change to the natural drainage of the site has the potential to create flooding issues on and adjacent to the site, so use caution in installing drainage systems.

Some hydric soils are dominated by organic material (peat or muck) instead of mineral soil material and are not suitable construction sites, because of the low strength of the organic deposits. **Organic soils are extremely difficult to modify for other uses. Organic soils have been identified on this site.**

Hydric inclusions are small areas (inclusions) of hydric soils in the lower positions of a landscape dominated by higher, nonhydric soils and these inclusions are not identified on the soil map, given the map scale. However, hydric inclusions may still have a significant impact on your site.

The Soil Survey indicates that hydric soils or soils with hydric inclusions are on this site. A certified wetland determination may be needed prior to any earth disturbing activities. The KDSWCD recommends contacting the proper regulatory agencies shown near the end of this report.

REGULATORY INFORMATION

Wetlands, Rivers, Streams, and Other Waters: The laws of the United States, the State of Illinois, and local governments assign certain agencies specific and different regulatory roles to protect the waters within their jurisdictional boundaries. These roles include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat, and protection of recreational resources. Unregulated use of waters could permanently destroy or alter the character of these valuable resources and adversely impact the public. Contact the proper regulatory authorities when planning any work associated with floodplains, wetlands, or other waters so that proper consideration and approval can be obtained.

Wetland and/or Floodplain Permit: Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of a floodplain or floodway; or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility of a lake, stream, or river subject to federal, state, or local regulatory jurisdiction should apply for agency approvals.

Construction Permit: Anyone disturbing an acre or more of land during proposed construction activities should apply for the NPDES General Construction Permit ILR10. Building and stormwater permits should also be obtained locally from municipal government and/or DuPage County.

REGULATORY AGENCIES

Wetlands, Floodplains, Streams, & Other Waters:

U.S. Army Corps of Engineers, Chicago District,
111 North Canal Street
Chicago, IL 60606-7206
(312) 353-6400
<http://www.lrc.usace.army.mil/>

DuPage County Stormwater Management Department

Jack T. Knuepfer Bldg
421 N. County Farm Road
Wheaton, IL 60187
(630) 407-6700
https://www.dupageco.org/EDP/Stormwater_Management/1165/

Illinois Department of Natural Resources, Office of Water Resources

2050 W. Stearns Road
Bartlett, IL 60103
(847)608-3100
<https://www.dnr.illinois.gov/WaterResources/Pages/PermitPrograms.aspx>

NPDES General Construction Permit ILR10

Illinois Environmental Protection Agency, Division of Water Pollution Control
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794
(217)782-0610
<https://www2.illinois.gov/epa/topics/forms/water-forms/Pages/default.aspx>

The KDSWCD recommends early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals. Please be advised that failure to coordinate with regulatory agencies could result in project shut down, fines and/or imprisonment.

CONTACTS**STATE AGENCIES****Illinois Department of Natural Resources**

1 Natural Resources Way
Springfield, Illinois 62702-1271
(217)782-6302

Illinois Department of Transportation

2300 South Dirksen Parkway
Schaumburg, Illinois 62764-0001
(217)782-7820/(800)452-4368

Illinois Environmental Protection Agency

1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
(217)782-3397

Illinois Natural History Survey

1816 South Oak Street MC652
Champaign, Illinois 61820
(217)333-6880

COUNTY / LOCAL OFFICES**DuPage County Government Center**

Jack T. Knuepfer Administration Building
421 N. County Farm Road
Wheaton, IL 60187
630-407-6500

DuPage County Building & Zoning Department

(630) 407-6700

Department of Stormwater Management

(630) 407-6700

Forest Preserve District of DuPage County

35580 Naperville Road
Wheaton, IL 60189
(630) 933-7200

DuPage County Health Department

111 N County Farm Road
Wheaton, IL 60187
Phone: 630-682-7400

Kane-DuPage Soil and Water Conservation District

2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630) 584-7960 ext. 3

FEDERAL AGENCIES**U. S. Army Corps of Engineers**

Regulatory Branch
231 S LaSalle Street, Suite 1500
Chicago, Illinois 60604
(312)846-5330
<http://www.usace.army.mil>

U.S. Environmental Protection Agency

Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312)353-2000 or (800)621-8431
<http://www.epa.gov/region5/>

U.S. Fish & Wildlife Service

Chicago Illinois Field Office
230 South Dearborn Suite 2938
Chicago, IL 60604
(847)298-3250
<http://www.fws.gov/>

U.S.D.A. Natural Resources Conservation Service

2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7960 ext. 3
<http://www.il.nrcs.usda.gov/>

REFERENCES

- Berg, Richard C, Aquifer Sensitivity Classification for Illinois Using Depth to Uppermost Aquifer Material and Aquifer Thickness, Cir. 560, 2001, Illinois State Geological Survey
- Department of Energy and Natural Resources, Illinois State Geological Survey: Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148
- Service Layer Credits Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
- Illinois Department of Natural Resources, Ecological Compliance Assessment Tool.
- Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.
- Illinois Environmental Protection Agency, Nonpoint Source Pollution – What’s It All About, 2015
- Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed on the date of this report
- U.S. Dept. of Homeland Security, Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, 2011
- U.S. Dept of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983- 1984, Digitized 1985-1986
- U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006
- Wetlands of DuPage County, Illinois
<http://gis.dupageco.org/arcgis/rest/services/OpenData>
- 2015 DuPage County, Illinois
- 2019 Farm Service Agency National Agriculture Imagery Program

EXECUTIVE SUMMARY
APPLICATION 21-003
February 12, 2021

Petitioner: SPACECO, Inc, 9575 W Higgins Rd, Rosemont, IL 60018

Contact Person: Brett Duffy, 847-696-4060

Unit of Government Responsible for Permits: Village of Glen Ellyn

Acreage: 16.50

Area of Disturbance (acreage): 4.00

Location of Parcel: Section 12, Township 39N, Range 10E

Property Address/PIN#: 05-12-403-006

Existing Land Use: Vacant golf course

Proposed Land Use: Non-residential clubhouse and paddle court

NATURAL RESOURCE CONCERNS

Land Cover in the Early 1800's: This site is in an area previously identified as bottomland. (See page 5 for more information.)

Wetlands: The National Wetland Inventory map and the DuPage County Wetland Map identify wetland areas on this site. If there are any indications of unidentified wetlands on this site, noticed during the proposed land use change, contact the appropriate county and federal wetland regulatory agencies (page 24).

Floodplain: There are floodplain areas identified on this site. (See page 9.)

Streams: There is a river bordering this site to the east. (See page 10.)

Aquifer Sensitivity: This site is classified as having an excessive potential for aquifer contamination. (See page 11.)

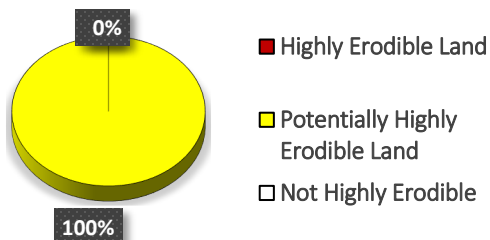
Topography and Overland Flow: Please refer to page 12 for information regarding site topography and drainage. The high point of this property is in the western portion of the site at an elevation of approximately 718 feet above sea level. The property generally drains to the east to the river. The lowest elevation on the property is approximately 682 feet above sea level.

Stormwater Management: This site may or may not need a Stormwater Pollution Prevention Plan (SWPPP). Contact the KDSWCD for questions or assistance in developing a SWPPP. See page 13 for information regarding stormwater management.

Soil Erosion: Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. Contact the KDSWCD for questions or assistance in developing a SWPPP. (See page 13).

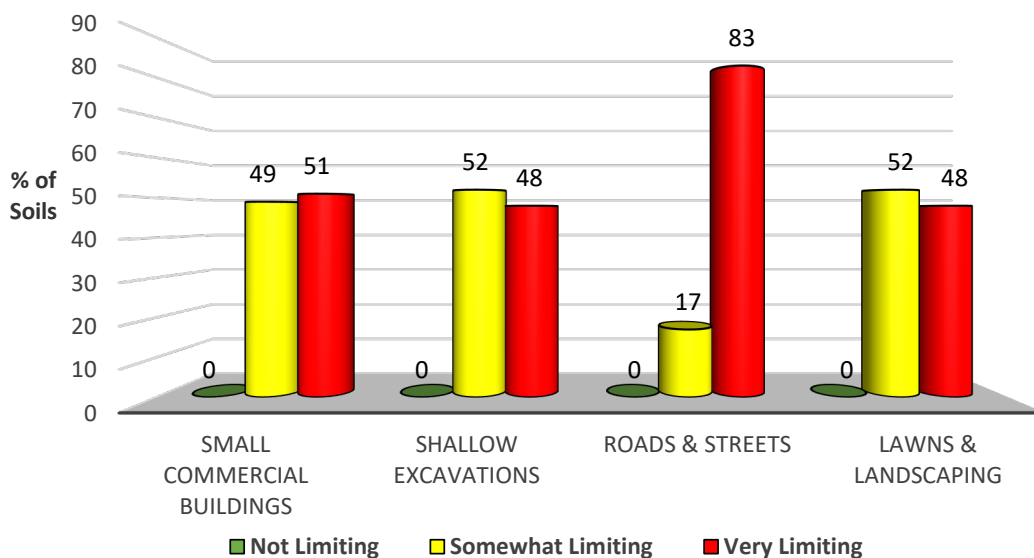
EXECUTIVE SUMMARY
APPLICATION 21-003
February 12, 2021

Highly Erodible Land: There are potentially highly erodible soils identified on this site. (See page 14.)

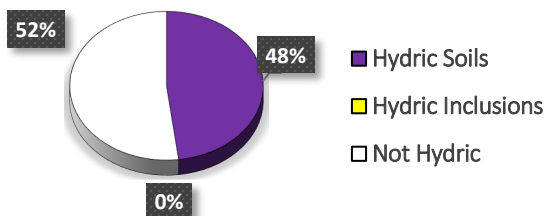


Regulations: Please note that additional permits are required for any development impacting wetlands, streams, or floodplain areas. Please see page 24 for regulation information.

Soil Interpretations: Soils at this site may contain limitations for the proposed use. See page 15 and attached Soils Tables on page 17. All information is from the Soil Survey of DuPage County, Illinois. The limiting factors for this site are: **organic matter content, subsidence, unstable excavation walls, dense layer, dusty, low strength, seasonal high-water table, shrink-swell, slope, ponding, frost action.**



Hydric Soils: There are hydric soils identified on this site. (See page 23.)



EXECUTIVE SUMMARY
APPLICATION 21-003
February 12, 2021

LAND USE OPINION

The most current natural resource data indicates the following concerns for this site: **Wetlands, Floodplain, Soil Limitations, Aquifer Sensitivity, High-water Table, Soil Erosion and Sediment Control, and Stormwater Management.** These concerns need to be managed, monitored, and/or considered in the planning and development of the site for the best possible results and for the least negative impact to the environment and natural resources.

Based on the information in this report and the specific proposed land use change, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **is somewhat suited** for the proposed land use change.

SITE INSPECTION

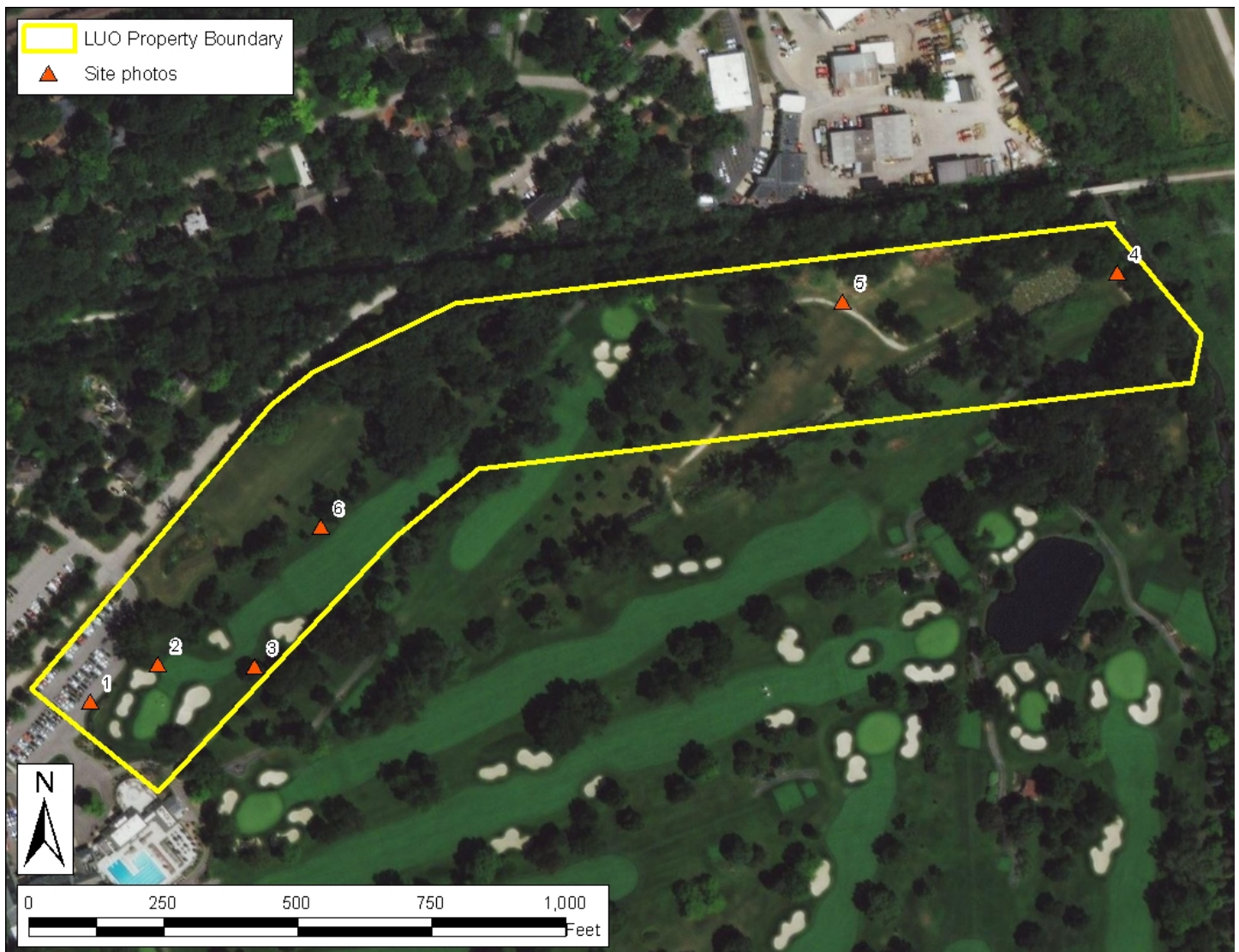


Figure 17: Location of site inspection photos

A site inspection was conducted by **Resource Analyst, Rachael West** on **February 4, 2021**. The following photos were taken during this inspection and reflect the site conditions at that time.

SITE INSPECTION PHOTOS



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF A SPECIAL USE PERMIT, ZONING VARIATIONS, AND EXTERIOR
APPEARANCE TO ALLOW THE CONSTRUCTION OF A WINTER SPORTS
COMPLEX ON THE PROPERTY AT 21W451 HILL AVE.**

Related to the request of the petitioner, Jim Cardamone, on behalf of the Glen Oak Country Club for approval of a **Special Use Permit**, to allow the construction of a private recreational facility in the CR District in accordance with Section 10-10-14 of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because the architectural design of the building and surrounding landscaping will be similar to the existing clubhouse, and will be very compatible with the neighborhood. Furthermore, by enhancing the overall Glen Oak facilities, the winter sports complex ensures the further long term viability of the club, golf course and hence the green area and open space benefitting the entire Glen Ellyn community.
2. The project 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 because the architectural design of the winter sports complex building and surrounding landscaping will be similar to the existing clubhouse, and will be very compatible with the neighborhood and aligns well with the character of the general vicinity, of which Glen Oak is a major factor.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the 155 acres of Glen Oak Country Club is a substantial asset and a compatible use for the present and future neighbors, and is typically viewed as an asset by neighbors. The Country Club has existed on the site for 110 years.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because there is no significant change to the required facilities to service the development, and any such upgrades that are required will be funded by the Country Club.

5. The proposed use 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 because the proposed facility will increase the tax revenue for the Village.
6. The use will not involve 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 and odors because the use is similar to other uses currently on the property, there would be over 100 feet between the facility and any other property or use, and the Country Club is very similar to the Village Links. The paddle court lights will have shields to block glare from adjacent properties, and the illumination levels at the property line will be in compliance with the Village's requirements.
7. The development 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 because the one-way driveway provides adequate sight distances in both directions. There will be overflow parking available in the existing parking lot, which is connected to the winter sports facility by a walking path.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the winter sports facility will not interfere with the wetland or floodplain near the site and the development is required to meet all requirements of the DuPage County Stormwater Ordinance and Village Amendments thereto.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because there are not any significant natural, scenic or historic features that will be impacted by this development as noted in the attached report from the Illinois Department of Natural Resources.

Related to the request of the petitioner, Jim Cardamone, on behalf of the Glen Oak Country Club, for **approval of the following zoning variations:**

- a. A variation from Section 10-5-5(B)4 to allow a 42 foot setback from the property line where 48.7 feet is required for recreational equipment on the property.
- b. Section 10-4-3(G)2 to allow 250 parking stalls where 1,646 parking stalls are required, based upon the gross land area of the site.

... to allow the development of a winter sports complex in the CR Zoning District, and in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out because the size of the Country Club property makes both the setback requirement for recreational equipment larger and the requirement for parking larger. Without the granting of the variations the project would be infeasible.
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district because the Country Club is quite distinct from other properties in the same zoning district, offers unique amenities and has been located on this property for over 100 years.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property because the improvements are intended to service the 500 members of Glen Oak.
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant because Glen Oak has not done anything to create the hardship.
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located because the high quality architecture of the building will be very compatible with the neighborhood, and the lighting levels of the courts are designed to minimize impact to adjoining property owners. Additionally, there will be over 100 feet from the facility and the nearest property. The site has adequate parking to serve its members and the winter sports complex will not increase the parking demand.
6. That the proposed variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property because adjoining properties are over 100 feet away from the proposed facility across Hill Avenue.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because the facility will be over 100 feet away from other

properties across Hill Avenue and the building will be constructed with fire sprinklers as required by the Village.

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village because the winter sports facility is compatible with other recreational uses on the site and will not have a negative impact on the inhabitants of the Village. It will be an adequate distance from adjacent properties.
 - d. Diminish or impair property values within the neighborhood because adjoining properties are more than 100 feet from the facility across Hill Avenue and the complex should enhance values in the neighborhood.
 - e. Unduly increase traffic congestion in the public streets and highways because the adequate sight distance has been provided for cars exiting the site and the facility is not expected to increase traffic as it will be available for use by members who already travel to the site.
 - f. Create a nuisance because the winter sports facility and specifically the paddle courts will be managed in a way similar to those existing in the Village along Rte. 53, south of Roosevelt Road. They will not be a nuisance.
 - g. Result in an increase in public expenditures because the Country Club is privately funded and there should be no public expenditures needed for the project.
7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure because, without these variations, the project would be infeasible. The size of the property creates the large setback requirement (which is based upon a percentage of the lot width) and the size of the overall site makes the parking requirement greater. There would be no need for the Country Club to increase the parking by such a significant amount. Furthermore, that much parking would reduce the green space on the property, which could create the need for other variations from the Code and would be contrary to the purpose of the district.

Related to the request of the petitioner, Jim Cardamone, on behalf of the Glen Oak Country Club, for approval of the **Exterior Appearance** application to allow the construction of a winter sports complex on the subject property in the Conservation Recreation Zoning District in accordance with Ordinance 5508, the Plan Commission hereby makes the following Findings:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to

consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. That the proposed development is in substantial conformance with the Appearance Review Guidelines and is compatible with the character and scale of existing buildings in the neighborhood.

(DRAFT) MOTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT, ZONING VARIATIONS, AND EXTERIOR APPEARANCE FOR THE PROPERTY LOCATED AT 21W451 HILL AVENUE TO ALLOW THE GLEN OAK COUNTRY CLUB TO CONSTRUCT A WINTER SPORTS COMPLEX

After conducting a public hearing and deliberating on the requests of the petitioner, Jim Cardamone on behalf of the Glen Oak Country Club, for approval of a Special Use Permit, Zoning Variations, and Exterior Appearance, to allow the construction of a winter sports complex at 21W451 Hill Avenue in the CR Zoning District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on May 27, 2021, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That the photometric plan be amended to show an average illumination level of 30-fc on the paddle courts, in accordance with the recommendation of the Village's lighting consultant;
3. That it is the obligation of the property owner to install, maintain and replace all landscape materials in accordance with the approved landscape plan on a continuing basis; and
4. That should any rooftop mechanical units be visible from the public right-of-way or adjacent properties following construction, such equipment shall be appropriately screened from view. Screening material shall be submitted to the Community Development Department for review and approval prior to installation.

Motion by: _____ Seconded by: _____