Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, June 28, 2021
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room
Hybrid Meeting - In Person and Via Zoom

Meeting Procedures Statement

Visitors are welcome to attend all meetings of the Village Board. This meeting can be attended in person in the Galligan Board Room at the Glen Ellyn Civic Center or online via Zoom. The public can find copies of the Agenda at the meeting or online at www.glenellyn.org prior to the meeting. Meetings are taped and also televised on WideOpenWest Channel 6, AT&T Channel 99, and Comcast Cable Services Channel 10. Meetings are also streamed live on www.glenellyn.org. Any individual with a disability requiring a reasonable accommodation in order to participate in the meeting should contact the Village of Glen Ellyn ADA Coordinator; 630-469-5000, in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

This meeting will also be conducted by audio and video conference as well as broadcasted on cable and streamed online. The meeting is allowed to be conducted with a quorum present either physically or online. This is permitted because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 101-0640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID-19. The Village Manager and Village Clerk will be in attendance at the Civic Center in compliance with the Act.

To participate in this meeting via Zoom at the appointed date and time, please visit the following link:
https://us02web.zoom.us/j/86964541735?pwd=TnA2Q1J0Wmg2M3hKemRpMGZ0Myt3dz09

Password: 427846

Or join by telephone:

Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 869 6454 1735
Passcode: 427846

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Audience Participation

1) Open:

Members of the public are welcome to speak to any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk, or raise your hand on Zoom. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to state their name, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

In lieu of participating in the live meeting, the public may also complete a public comment form which will be read into the record during the meeting. This form can be found at www.glenellyn.org/publiccomment.

E. Presentation

1) Former Historic Preservation Chairperson Tim Loftus will present the 2020 Historic Preservation Awards.

F. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

Motion to approve the following items including Payroll and Vouchers totaling $2,314,012.42. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Fasules)

1) Total Expenditures (Payroll and Vouchers) - $2,314,012.42

2) Ordinance No. 6879, An Ordinance Granting Approval of a Special Use Permit, Variations from the Zoning Code, and the Exterior Appearance for a Winter Sports Complex at the Glen Oak Country Club to be Located at 21W451 Hill Avenue (Community Development Director Springer)

G. 1S724 Ellyn Avenue Annexation (Presented by Community Development Director Springer) (Trustee Thompson)

1) Motion to open a public hearing to consider an annexation agreement for 1S724 Ellyn Avenue.

2) Motion to close a public hearing to consider an annexation agreement for 1S724 Ellyn Avenue.

3) Motion to Approve Ordinance No. 6880, An Ordinance Approving an Annexation Agreement for the Property Located at 1S724 S. Ellyn Avenue (Proposed Address: 450 S. Ellyn Avenue)

4) Motion to Approve Ordinance No. 6881, An Ordinance Annexing and Zoning Property the Located at 1S724 S. Ellyn Avenue (Proposed Address: 450 S. Ellyn Avenue)

H. 675-677 Roosevelt Road and 660 Taft Road Purchase and Sale Agreement (Presented by Village Manager Franz) (Trustee Christiansen)

1) Motion to Approve Ordinance No. 6882, An Ordinance Authorizing the Approval of a Purchase and Sale Agreement with Glengold Hospitality, LLC Concerning the Property Commonly Known as 675-677 Roosevelt Road and 660 Taft Road, Glen Ellyn, Illinois, for Total Cost of $2.85 Million, Subject to Attorney Review

I. Reminders

1) A Special Village Board Meeting is scheduled for Monday, July 12, 2021 at 7:00 p.m.

2) A Special Village Board Workshop is scheduled for Monday, July 19, 2021 at 7:00 p.m.

J. Other Business

K. Motion to adjourn to Executive Session for the discussion concerning collective negotiation matters of deliberations on salary schedules for one or more classes of employees pursuant to 5 ILCS 120/2 (C)(2) and discussion regarding the recruitment, credentialing, discipline or formal peer review of physicians or other health care professionals for a hospital, or other institution providing medical care, that is operated by the public body pursuant to 5 ILCS 120/2 (C)(17), without returning to open session thereafter

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/28/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Award
Prepared By: Kelly Purvis

AGENDA ITEM (ID # 2021-1224)

DOC ID: 2021-1224

Former Historic Preservation Chairperson Tim Loftus will present the 2020 Historic Preservation Awards.

Statement of the Issue:
See attached memo.

Analysis:
See attached memo.

Budget Impact:
NA

Action Requested:
None

Attachments:

1. VB Memo - 2020 Awards
2. Nomination Form 335 N. Main
3. Before - 355 N. Main
4. After -335 N. Main
5. Nomination Form 345 Spring
6. Before and After - 345 Spring
7. Nomination Form - 484 N. Main
8. Before -484 N. Main
9. After -484 N. Main
10. Nomination Form 429 Arlington
11. Before -429 Arlington
12. After - 429 Arlington
13. Nomination Form 773 Crescent
14. Before - 773 Crescent

15. After - 773 Crescent
16. Nomination Form 641 Hill
17. Before -641 Hill
18. After - 641 Hill

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, Community Development Director
Kelly Purvis, Planning Manager
Josh Hankins, Planning Intern

DATE: June 28, 2021 Village Board Meeting

RE: 2020 Historic Preservation Annual Awards

Background:

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

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

Award Recipients:

The Historic Preservation Commission discussed the annual awards at their May 20, 2021 meeting
and selected the following projects completed in 2020 for awards:

Restoration of the Year Award
The Restoration of the Year Award will go to Justin and Suzanne Cafferty for their property located at 335 N. Main Street. The Cafferty's live in a well-kept 1925 Spanish Colonial home. The house was identified as being well-preserved and potentially eligible for individual listing on the National Register in the Village's 2014 Architecture Resource Survey. In 2020, the house was plaqued by the Village. In the spring of 2020, the owners began the process of replacing all 41 existing windows, mimicking the exact style, proportion, and divided light patterns of the existing windows.

Remodel of the Year Award
The Remodel of the Year Award will once again go to two projects. This award is given based upon the extent to which the remodeling project maintains the building's original character.

The first award, Residential Remodel of the Year, will go to Sean and Amanda Pfeiffer for the remodel of their home located at 345 Spring Avenue. This project included the complete remodel of the mid-century Swedish craftsman ranch home. The work included a renovation of the first floor and a second-story addition as well as the removal of the one-car attached garage and the construction of a porte-cochere that leads to a new two-car detached garage.

The second award, Commercial Remodel of the Year, will go to Doug and Lacie Flannery for their remodeling project at 484 N. Main Street. The turn of the century storefront was completely updated, taking care to keep many of the original building features intact. The inside of the building was also completely remodeled to accommodate the new restaurant use.

Streetscape Compatibility Award
The Streetscape Compatibility Award will go to Kristin and Michael Albrecht for their home located at 429 Arlington Avenue. Salvageable pieces from the prior structure were donated to Habitat for Humanity. Prior to demolition of the home, it was also used by the Village Fire Department for training. It was important to the owners that the new home complement other homes on the small block in terms of color, materials, and style.

Architectural Details Award
The architectural details award will go to Jacob and Patty Weaver for their property located at 773 Crescent Boulevard. This project included the restoration of the front entry porch to its original open design and the replacement or repair of the roof, gutters, windows, and original cedar siding. Close attention was paid to the architectural details of the home throughout the project; matching the new windows to the original style, maintaining original saw-tooth corners on their siding, and of course, restoring their front pouch to its original condition.

Certificates of Appreciation

The Village of Glen Ellyn and the Historic Preservation Commission would like to acknowledge Rob and Megan Brown for their outstanding effort to preserve the historic charm of the Village. The Browns will receive a certification of appreciation for their remodel of the 1961colonial home located at 641 Hill Avenue.

Attachments: Nomination Packets for 2020 Historic Preservation Awards

CC: Historic Preservation Commission

Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
January 19, 2021 11:11am
America/Chicago

Address of Home or Commercial Building	335 North Main Street, Glen Ellyn
Award Category (Please Check Only One)	Restoriation of the Year
Owner	Justin & Suzanne Cafferty 335 North Main Street jcafferty@gmail.com
Architect	N/A
Contractor	BW Construction Roselle BWConstruction97@sbcglobal.net
Landscape Architect	Colorsmith Stained Glass Studio Riverside david@colorsmithstainedglass.com
Please provide a brief description of the nominated project:	Originally built in 1925, 335 N Main Street Glen Ellyn is a Spanish colonial home that has been well looked after throughout its life by each successive owner, carefully maintaining its original architectural character. The house was included in the 2014 architectural survey conducted by Ganacki consultants for the village and was identified as being a particularly well-preserved and well-executed design, and may be eligible for individual listing to the National Register. In 2020 the house was plaqued by the village. Seeking to improve the thermal performance, eliminate painted shut window sashes to provide natural ventilation and stabilize a significant deteriorating architectural feature of the home, in the Spring of 2020 we embarked on a window replacement and restoration project. Working with BW Construction of Roselle IL, we replaced all 41 of the existing windows throughout the 1st & 2nd floors and attic with new pella architect series luxury edition aluminum clad wood windows. Most of these are 6 over 1 divided light double hung sash windows. The new windows replicate the exact style, proportion and divided light pattern of the existing windows. The replacement also allowed for the removal of the triple track storm windows installed over the existing windows further enhancing and restoring the visual appearance of the exterior. As illustrated in the attached in-progress photographs it is impossible to discern the new from existing windows when only 50% of the windows of the main facade have been replaced. These new high performance zero maintenance windows will ensure that a significant element of the architectural aesthetic of our home will remain intact for years to come. To ensure the existing wood windows and antique glass did not go to a land fill we worked with the Village of GE and donated the majority of the windows and their cast iron weights to Roger Olson a local window restoration specialist for use on future restoration projects. Working with Colorsmith Stain Glass Studio of Riverside IL we removed, restored and reinstalled the 13 original divided light stained glass casement windows surrounding the sunroom of our home. All windows are identical in design measuring approximately 30”x60” in an Art Deco / Prarie style with an abstract flower motif. All of the windows had been painted shut and a

	number had bowing caming causing pieces of glass to become dislodged. Each window sash was carefully removed, the zinc caming and stained glass panels were removed from the wood sash before being heat flattened back to their original shape. The damaged glass pieces were replaced and all the zinc caming was re-soldered and re-cemented and the wood sashes were stripped back to their original wood. Each zinc and glass panel was reinstalled in the wood sash and carefully reinstalled in their opening with all hardware restored to its original working condition. Working with Andrew Dunne Painting of Glen Ellyn all stained glass sashes, interior storm window sashes and bug screen sashes were rescreened and refinished to match providing a seamless transition from the newly replaced double hung windows to the newly restored fully operable stained glass casement windows. We would like to thank Karen Hall of the GE Historic Society as well as Lee Marks of Glen Ellyn, Landmarks Illinois and Rolf Achilles of the Art Institute of Chicago for assisting us to find our way to David Condon of Colorsmith Stain Glass Studio in Riverside who performed an incredible restoration of the stained glass windows. The total cost for both projects was $90,000.
Photo Upload (Please include before and after photos of the project)	https://seam.ly/hKzODigW 1_335 Before.jpg https://seam.ly/NcPoNI1V 2_335 Before_2.jpg https://seam.ly/T93144pr 3_335 In Progress.jpg https://seam.ly/4tQNVvP7 4_335 Complete.jpg https://seam.ly/C7bLvH4M 5_Stained Glass Before.jpg https://seam.ly/u8HvsrG2 6_Stained Glass In Progress.jpg https://seam.ly/ClopkqQc 7_Stained Glass In Progress_2.jpg https://seam.ly/TjRkSinV 8_Stained Glass In Progress_3.jpg https://seam.ly/IZmq2dnX 9_Stained Gless Complete.jpg https://seam.ly/rZqKBivM 9a_Stained Glass Complete.jpg
Submitted By	Justin Cafferty justincafferty@gmail.com
Date Submitted	January 19, 2021 11:06 AM

ADT

Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
April 30, 2021 8:05am
America/Chicago

Address of Home or Commercial Building	345 Spring Avenue, Glen Ellyn, IL 60137
Award Category (Please Check Only One)	Remodel of the Year
Owner	Sean and Amanda Pfeiffer 345 Spring Avenue, Glen Ellyn, IL 60137 cornwell.amanda@gmail.com
Architect	Rick Rearick 155 N. Park Boulevard, Glen Ellyn IL 60137 rickrearick@gmail.com
Contractor	Greg Janowski with Best Quality Builder and Developer 205 E. Butterfield Road, Ste. 426, Elmhurst, IL 60126 greg@bestqualitybuilder.com
Landscape Architect	Not Applicable
Please provide a brief description of the nominated project:	This Swedish Craftsman ranch home was built in 1952 by the family who lived here until selling in 2020. The remodel included renovating the first floor, adding a second story addition, as well as removing the one car attached garage and building a two car detached garage. *See a more detailed description in the before and after photos document.
Photo Upload (Please include before and after photos of the project)	https://seam.ly/te0qAngU 345_Spring_Avenue_Before_and_After.pdf
Submitted By	Sean and Amanda Pfeiffer 345 Spring Avenue, Glen Ellyn, IL 60137 cornwell.amanda@gmail.com
Date Submitted	April 30, 2021 08:05 AM

345 Spring Avenue

The original Swedish craftsman home was built in 1952 by the only family who lived in it until it was purchased in Spring of 2020. In May of 2020, the renovation began. The architect on the project was Rick Rearick, the renovation and addition was led by Greg Janowski with Best Quality Builder, and the fixtures and all interior and exterior finishes were chosen by the co-owner of the home, Amanda Pfeiffer. The aluminum siding was replaced with Hardie board, as well as all new windows and doors. The original stone work was kept in tact. The original ranch was mostly gutted with only 2 of the walls staying "as is." A portico was added above the front entry door.

The living room was opened up by removing the fireplace in the center of the home which made for an open-concept living, dining and kitchen space. The front bedroom was turned into a play room which can be used as an office, craft room or 5th bedroom in the future. The second and third bedroom, hall closet and full bathroom became the dining room, kitchen and part of the pantry.

The original kitchen became the mudroom featuring furniture grade cubbies, closet and benches as well as the new powder bathroom. The original dining room became part of the foyer/stair way to the second story addition. The front closet stayed the same, with an updated door and new drywall.

The original red oak hardwood floor was refinished and stained with some new boards feathered in throughout the first floor.

The one car garage was demolished and is serving as a pass-through to the new detached two car garage with attic/storage space in the backyard.

The second story addition features a master bedroom with walk in closet and master bathroom with separate shower and bathtub, separate upstairs heating and cooling closet, 3 hall closets, full laundry room with sink and built-ins, 3 bedrooms (the one over the pass-though has a walk-in closet and extra play space) and a full bathroom with double sinks. There is also extra storage in the new attic. The project was complete in September of 2020.

Before (front view of house)

After (front view of house)

Before (back view of house)

After (back view of house)

Before (backyard)

After (backyard)

Before (living room)

After (living room)

After (living room)

Before (Kitchen)

After (former kitchen turned mudroom & powder bathroom)

Before (entryway and {small} dining room)

After (entryway as well as dining room turned into stairway to second story addition)

After (dining room turned into foyer/stairway to second story addition)

Before (Front Bedroom)

After (Front Bedroom turned into Play Room)

After (Front Bedroom turned into Play Room)

Before (Second Bedroom)

After (Second Bedroom turned into Dining Room)

Before (Third Bedroom)

Before (Full Bathroom)

After (Part of the third bedroom turned into pantry/pass-through from mudroom to kitchen)

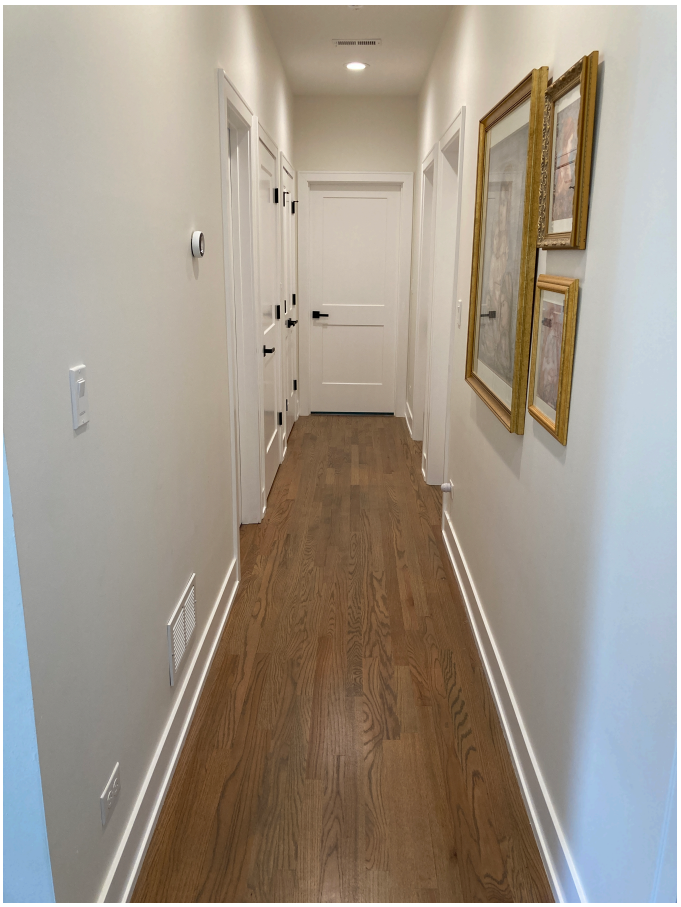
After (Part of the third bedroom, hall closet and the full bathroom turned into new kitchen)

Second Story New Addition Photos

*****Not pictured: Second Bedroom**

(currently getting ready for baby #3 to use this room, and being used to store baby items)

Upstairs landing and Hallway



Laundry Room (this will eventually get more built-ins)

Third Bedroom

Full Hallway Bathroom

Fourth Bedroom (over the pass-through)

Another view of the fourth bedroom over the pass-through

Master Bedroom

Master Bathroom

Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
May 9, 2021 10:42pm
America/Chicago

Address of Home or Commercial Building	ko-ze 484 North Main Street
Award Category (Please Check Only One)	Streetscape Compatibility
Owner	Doug + Lacie Flannery 504 Hillside Avenue zplusoai@wowway.com
Architect	z+o architeture + interiors 504 Hillside Glen Ellyn IL. 60137 zplusoai@wowway.com
Contractor	Wetmore & Associates 523 West Front Street Wheaton IL. 60187 tom@wetmore-construction.com
Landscape Architect	Simoneit Daniel J. (Jamie) 504 Hillside Avenue zplusoai@wowway.com
Please provide a brief description of the nominated project:	Commercial: New wine bar (ko-ze) in an existing turn-of-the century storefront and retail space Please also submit this project in the commercial remodel of the year category
Photo Upload (Please include before and after photos of the project)	https://seam.ly/iD2WTXeF 1a koze before ext.jpg https://seam.ly/8AmmGpuF 1b koze day.jpg https://seam.ly/cNEcOWyC 2a koze before int.jpg https://seam.ly/NgC2BLad 2b koze after int.jpg https://seam.ly/RrB56sVN koze back room.jpg https://seam.ly/WRk8pUzb koze int bar1.jpg https://seam.ly/e1EfAa97 koze int brick.jpg https://seam.ly/wftBp8Fl koze int view.jpg https://seam.ly/7eI9fXnR koze night.jpg
Submitted By	Simoneit Daniel J. (Jamie) 504 Hillside Avenue zplusoai@wowway.com
Date Submitted	May 09, 2021 10:37 PM

Olive 'n Vinnie's
UPTOWN
Amazing Olive Oils from around the world
Aged Balsamic, Olive Oils
484
Olive 'n Vinnie's
UPTOWN
Incredible Balsamic Vine
from Modena, Italy

EXIT

484
kō-zē
kō-zē

484
kō-zē
kō-zē

kō-zē
wine room

Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
April 28, 2021 5:38pm
America/Chicago

Address of Home or Commercial Building	429 Arlington Avenue, Glen Ellyn
Award Category (Please Check Only One)	Streetscape Compatibility
Owner	Kristin and Michael Albrecht 429 Arlington Avenue thebeckles@aol.com
Architect	Marshall Architects 612 E. Main Street; St. Charles
Contractor	Ray Whalen 177 Sunset Avenue; Glen Ellyn rwhalenbuilders@gmail.com
Landscape Architect	Matt Haber; Western Dupage Landscaping 31w478 Diehl Rd.; Naperville www.westerndupagelandscaping.com
Please provide a brief description of the nominated project:	New construction started in August 2019 and completed in March 2020. The homeowners moved from only half a block away to stay in the same neighborhood. Donations from the prior structure were provided to Habitat for Humanity, as well as use for Fire Department training prior to its demolition. It was very important to the homeowners to complement other homes on the small block in terms of color, materials, and style.
Photo Upload (Please include before and after photos of the project)	https://seam.ly/8VZfnxhl 429 Arlington Current 2.jpg https://seam.ly/wRaWfuWZ 429 Arlington Current.jpg https://seam.ly/aosqdhP5 Prior structure.jpg
Submitted By	Kristin Albrecht 429 Arlington Avenue thebeckles@aol.com
Date Submitted	April 28, 2021 05:25 PM

429

429

Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
May 9, 2021 11:15pm
America/Chicago

Address of Home or Commercial Building	The Weaver Residence 773 Crescent Boulevard Glen Ellyn IL
Award Category (Please Check Only One)	Architectural Details
Owner	Jacob + Patty Weaver 773 Crescent Boulevard Glen Ellyn, IL. patty.weaver@yahoo.com
Architect	z+o architecture + interiors 504 Hillside Avenue Glen Ellyn, Il. 0137 zplusoai@wowway.com
Contractor	Wetmore & Associates 523 West Front Street Wheaton IL. 60187 tom@wetmore-construction.com
Landscape Architect	Simoneit Daniel J. (Jamie) 504 Hillside Avenue zplusoai@wowway.com
Please provide a brief description of the nominated project:	total exterior envelope renovation + repairs including roof, gutters + downspouts, new energy efficient windows (to match original profiles/style), original cedar siding repairs (maintaining original saw-tooth corners) and replacement and a fresh paint job/color in an historic gray w/ white trim + black shutters More importantly, the original front entry porch (enclosed by previous owners) was restored to it's original "open" design....it was also structurally repaired and a new welcoming entry stair run and rail was installed. The entry sequence hardscape/paver pathway was also replaced w/ new honed stone walk w/ matching planting bed retaining/decorative walls and low voltage lighting. Please also enter this project in both the residential categories for Restoration and Streetscape Compatability
Photo Upload (Please include before and after photos of the project)	https://seam.ly/uWtvXArI 773 CRESCENT-BEFORE.jpg https://seam.ly/oNc9aUV0 773 CRESCENT-AFTER.jpg https://seam.ly/dzDy42i5 773 CRESCENT-PORCH.jpg https://seam.ly/h6fwzyY5 weaver porch.jpg
Submitted By	Simoneit Daniel J. (Jamie) 504 Hillside Avenue zplusoai@wowway.com
Date Submitted	May 09, 2021 11:06 PM

773

773
CRESCENT BOULEVARD

Historic Preservation Award Nomination Form

Village of Glen Ellyn

Submitted On:
January 15, 2021 1:30pm
America/Chicago

Address of Home or Commercial Building	641 Hill Avenue
Award Category (Please Check Only One)	Remodel of the Year
Owner	Rob & Megan Brown 641 Hill Avenue megan.brown13@gmail.com, robb.j.brown@gmail.com
Architect	Steve Poteracki/Studio1Architects 1105 Burlington Ave. #3, Western Springs, IL steve@studio1architects.com
Contractor	David Ligman/Ligman Construction 269 Newton Avenue, Glen Ellyn ligmanconstructiongroup@gmail.com
Landscape Architect	John Pope/Pope Landscaping Glen Ellyn
Please provide a brief description of the nominated project:	The home at 641 Hill Avenue was a one-owner home until we bought it in 2020. The original home was solidly built in 1961, but in need of updating and modernizing for energy efficiency and design. This is a center entry colonial, and there are many homes just like it spread all throughout Glen Ellyn. Many people do not see this style and era of home as architecturally significant, but I feel that since there are so many of them here, and they are all showing signs of age and wear, that it is a great category to recognize when one is brought back up to date. This home was opened up significantly inside which allowed for an open first floor plan, first-floor laundy, a second floor with a full master suite as well as full hall bathroom, a fully finished basement, and all new plumbing/electrical/HVAC/insulation/windows doors, etc. The driveway was also widened with beautiful pavers to address lack of parking on Hill Ave.and still look nice from the street. This will easily allow this home to take another family well into the coming years. Thank you for your consideration in this award. Dave Ligman
Photo Upload (Please include before and after photos of the project)	https://seam.ly/cRb2JKDe IMG_0940.jpg https://seam.ly/zw5toghf IMG_0779.JPG https://seam.ly/58t0D9UC IMG_1375.jpg https://seam.ly/Id8UfufG IMG_1486.jpg https://seam.ly/C1ofK3r3 IMG_0785.jpg
Submitted By	Dave Ligman 269 Newton Ave., Glen Ellyn, IL. ligmanconstructiongroup@gmail.com

Date Submitted	January 15, 2021 01:30 PM

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/28/2021 7:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Christina Coyle

AGENDA ITEM (ID # 2021-991)

DOC ID: 2021-991

Total Expenditures (Payroll and Vouchers) - $2,314,012.42

Statement of the Issue:
Please see the attached voucher report.

Analysis:
N/A

Budget Impact:
N/A

Action Requested:
Please approve the attached vouchers.

Attachments:

1. Village Board Voucher List 2021-06-28

Approval of Vouchers
For the Village Board Meeting on June 28, 2021

EXPENDITURES:

Accounts Payable Warrant 0621-2	$432,838.41		
Accounts Payable Warrant 0621-3	$1,260,317.33		
Sub-Total	**$1,693,155.74**	**Warrant Total**	**$1,693,155.74**

PAYROLL EXPENDITURES **June 18, 2021**

Net Employee Payroll Checks	$394,645.45		
Employee & Employer Payroll Deductions:			
Employee Deductions*	$170,200.29		
IMRF - Employer contribution	$24,468.39		
Social Security/Medicare Tax Withheld - Employer portion	$31,542.55		
Total Payroll	**$620,856.68**		**$620,856.68**
		GRAND TOTAL	**$2,314,012.42**

* Employee deductions include contributions for pensions, health insurance, union dues and other employee directed deductions such as tax withholdings, 457 & 125 plan contributions and supplemental life insurance.

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2 3M COMPANY											
9411479331		05/25/2021		0621-3	244944	557.51	557.51	06/18/2021	INV	PD	SIGN FAB. MATERIAL
CHECK DATE: 06/17/2021											
9411444588		05/21/2021		0621-3	244944	557.51	557.51	06/18/2021	INV	PD	SIGN FAB. MATERIAL
CHECK DATE: 06/17/2021											
						1,115.02					
2021 A-RELIABLE PRINTING											
23646		05/25/2021		0621-2	244852	103.00	103.00	06/04/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 06/11/2021											
23663		05/27/2021		0621-2	244852	142.00	142.00	06/03/2021	INV	PD	FIREWORKS SIGNS
CHECK DATE: 06/11/2021											
						245.00					
3188 ABSOLUTE SERVICE, INC.											
5596		05/21/2021		0621-2	244853	1,064.00	1,064.00	06/08/2021	INV	PD	IRRIGATION PUMP STATIO
CHECK DATE: 06/11/2021											
6368 GROOT RECYCLING & WASTE SERVICES INC											
7187519		06/01/2021		0621-2	244854	80.73	80.73	06/03/2021	INV	PD	DOCUMENT CART SHREDDIN
CHECK DATE: 06/11/2021											
11933 ACTION HEATING & AIR, INC											
72251		05/24/2021		0621-2	244855	651.75	651.75	06/08/2021	INV	PD	SERVICE CALL FOR GROUN
CHECK DATE: 06/11/2021											
10753 ADVANCED TURF SOLUTIONS											
SO893794		02/12/2021		0621-3	244945	7,320.00	7,320.00	06/08/2021	INV	PD	FOLIAR-PAK FERTILIZER
CHECK DATE: 06/17/2021											
5574 AFTERMATH, INC.											
JC2021-7514		05/24/2021		0621-2	244856	155.00	155.00	06/03/2021	INV	PD	JAIL CELL CLEANUP
CHECK DATE: 06/11/2021											
28 ALEXANDER EQUIPMENT CO INC											
177671		05/26/2021		0621-2	244857	19.45	19.45	06/08/2021	INV	PD	CHOKE KNOB
CHECK DATE: 06/11/2021											
10559 ALLIED GARAGE DOOR INC											
0000172388		05/30/2021		0621-2	244858	384.75	384.75	06/11/2021	INV	PD	PW EMERGENCY SPRING RE
CHECK DATE: 06/11/2021											
51 ANCEL, GLINK, P.C.											
3146324 0621		06/07/2021		0621-2	244859	2,041.84	2,041.84	06/11/2021	INV	PD	GEN'L COUNSEL - PROFES

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/11/2021											
52 SOUTH WEST INDUSTRIES INC											
INV-42939-D7G9		06/01/2021		0621-2	244860	211.00	211.00	06/11/2021	INV	PD	MONTHLY MAINTENANCE JU
CHECK DATE: 06/11/2021											
10850 ANGELO GELATO ITALIANO, INC											
167410		05/26/2021		0621-2	244861	36.00	36.00	05/27/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
167868		06/11/2021		0621-3	244946	72.00	72.00	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
						108.00					
8480 APPLIED INDUSTRIAL TECHNOLOGIES, INC											
7021616268		05/21/2021		0621-3	244947	11.56	11.56	06/18/2021	INV	PD	SHOP OPERATING SUPPLIE
CHECK DATE: 06/17/2021											
7189 ARBORWEAR											
SI-1033441		03/27/2021		0621-3	244948	42.65	42.65	06/18/2021	INV	PD	UNIFORMS
CHECK DATE: 06/17/2021											
64 ASSOCIATED SALES AND BAG COMPANY											
G241954		05/20/2021		0621-3	244949	252.59	252.59	06/18/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/17/2021											
11280 B&B HOLIDAY DECORATING, LLC											
1195	20200061	06/03/2021		0621-3	244950	8,995.25	8,995.25	06/18/2021	INV	PD	YR 3 SEASONAL DECORATI
CHECK DATE: 06/17/2021											
6832 POWER UP BATTERIES LLC											
P40333275		06/03/2021		0621-3	244951	20.64	20.64	06/18/2021	INV	PD	BATTERIES FOR LOCATOR
CHECK DATE: 06/17/2021											
82 BELL FUELS, INC.											
343548		06/02/2021		0621-2	244862	610.20	610.20	06/08/2021	INV	PD	DIESEL FUEL FOR MAINTE
CHECK DATE: 06/11/2021											
343549		06/02/2021		0621-2	244862	1,262.50	1,262.50	06/08/2021	INV	PD	GAS FOR CARTS AND MAIN
CHECK DATE: 06/11/2021											
						1,872.70					
11037 BLUE 360 MEDIA, LLC											
INV-210323-SF-14865		05/31/2021		0621-2	244863	457.47	457.47	06/07/2021	INV	PD	6 IL CRIMINAL & TRAFFI
CHECK DATE: 06/11/2021											
1225 CHECKPOINT PRESS, INC											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
41643		05/28/2021		0621-2	244864	298.00	298.00	06/04/2021	INV	PD	JOB POSTING
CHECK DATE: 06/11/2021											
10849 BOTACH INC											
6340780		04/15/2021		0621-2	244865	710.00	710.00	06/07/2021	INV	PD	BALLISTIC HELMETS
CHECK DATE: 06/11/2021											
2197 BOJO TURF SUPPLY INC											
65177		05/24/2021		0621-2	244866	530.00	530.00	06/08/2021	INV	PD	TRIPLE CROWN
CHECK DATE: 06/11/2021											
64720		06/01/2021		0621-2	244866	400.00	400.00	06/08/2021	INV	PD	CIVITAS TURF DEFENSE
CHECK DATE: 06/11/2021											
64896		06/01/2021		0621-2	244866	3,304.00	3,304.00	06/08/2021	INV	PD	MINERAL MINER & TURF G
CHECK DATE: 06/11/2021											
						4,234.00					
12603 LAUREN & DANIEL BUSCH											
20210511		06/03/2021		0621-3	244952	2,000.00	2,000.00	06/11/2021	INV	PD	RESTORE. DEP. - 711 RE
CHECK DATE: 06/17/2021											
4576 BUTTERFIELD PARK DISTRICT											
DEVELOP0621		06/04/2021		0621-3	244953	6,666.50	6,666.50	06/18/2021	INV	PD	DEVELOPER DONATIONS JU
CHECK DATE: 06/17/2021											
5354 UNITED COMMUNICATION SYSTEMS											
414989		06/15/2021		0621-3	244954	4,866.33	4,866.33	06/18/2021	INV	PD	ACCT 1209860
CHECK DATE: 06/17/2021											
120 CANON SOLUTIONS AMERICA, INC											
26785119		05/23/2021		0621-2	244867	1,477.70	1,477.70	06/11/2021	INV	PD	VILLAGE COPIERS
CHECK DATE: 06/11/2021											
1854 CARTEGRAPH SYSTEMS INC.											
BD0002484	20210046	05/28/2021		0621-3	244955	55,134.97	55,134.97	06/18/2021	INV	PD	OMS SOFTWARE
CHECK DATE: 06/17/2021											
12614 CASTLE ROCK CUSTOM HOME, LLC											
HMR050521		05/05/2021		0621-3	244956	250.00	250.00	06/18/2021	INV	PD	HYDRANT METER REFUND -
CHECK DATE: 06/17/2021											
10505 CDM SMITH INC											
90125215	20170019	05/19/2021		0621-2	244868	12,754.78	12,754.78	06/11/2021	INV	PD	METRA DESIGN, PHASE I
CHECK DATE: 06/11/2021											
137 CDW GOVERNMENT, INC.											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
D945595		06/01/2021		0621-3	244957	1,370.00	1,370.00	06/18/2021	INV	PD	ADOBE CREDIT CLOUD REN
CHECK DATE: 06/17/2021											
12181 CHICAGO GOURMET WHOLESALE BAKERY											
369627		06/03/2021		0621-2	244869	438.20	438.20	06/03/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
6043 CHICAGO PARTS & SOUND LLC											
1-0206374		06/01/2021		0621-3	244958	355.74	355.74	06/18/2021	INV	PD	FD#1C61 - A/C COMPRESS
CHECK DATE: 06/17/2021											
1-0206390		06/01/2021		0621-3	244958	179.45	179.45	06/18/2021	INV	PD	FD#1C61 A/C CONDENSER
CHECK DATE: 06/17/2021											
						535.19					
1076 CINTAS CORPORATION NO 2											
4086906211		06/10/2021		0621-3	244959	81.33	81.33	06/18/2021	INV	PD	TRAFFIC MATS
CHECK DATE: 06/17/2021											
1207 CIVILTECH ENGINEERING, INC.											
49744		02/12/2021		0621-2	244870	2,712.50	2,712.50	06/11/2021	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 06/11/2021											
50029	20190058	06/01/2021		0621-2	244870	57,823.23	57,823.23	06/11/2021	INV	PD	PHASE II ENG - CBD STR
CHECK DATE: 06/11/2021											
50010	20210028	05/14/2021		0621-2	244870	927.50	927.50	06/11/2021	INV	PD	ENGINEERING SERVICES A
CHECK DATE: 06/11/2021											
						61,463.23					
59 ARTHUR CLESEN, INC											
360842		05/26/2021		0621-2	244871	232.00	232.00	06/08/2021	INV	PD	NUVAN PEST STRIPS
CHECK DATE: 06/11/2021											
11283 CLIFFORD-WALD & CO-A KIP COMPANY											
IN00126319		05/20/2021		0621-3	244960	180.00	180.00	06/18/2021	INV	PD	PW PLOT. REPAIR
CHECK DATE: 06/17/2021											
6610 COMCAST CABLE COMMUNICATIONS, LLC											
5-26-21 - 6-25-21		05/22/2021		0621-2	244872	205.91	205.91	06/03/2021	INV	PD	MONTHLY SERVICES
CHECK DATE: 06/11/2021											
4876 CONSTELLATION NEWENERGY, INC.											
20351173301 0621		06/07/2021		0621-3	244961	158.48	158.48	06/18/2021	INV	PD	7302778-11 0621
CHECK DATE: 06/17/2021											
10952 CONSUMERS PACKING COMPANY											
373953		05/27/2021		0621-2	244873	2,183.17	2,183.17	05/27/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
374127		06/03/2021		0621-2	244873	1,943.17	1,943.17	06/03/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
374378		06/11/2021		0621-3	244962	213.58	213.58	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
374247		06/08/2021		0621-3	244962	2,219.52	2,219.52	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
374331		06/10/2021		0621-3	244962	1,637.75	1,637.75	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
						8,197.19					
4547 CORE & MAIN LP											
O268569		05/25/2021		0621-3	244963	137.16	137.16	06/18/2021	INV	PD	HYDRANT O-RINGS
CHECK DATE: 06/17/2021											
O292897		05/25/2021		0621-3	244963	1,416.00	1,416.00	06/18/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/17/2021											
						1,553.16					
12605 CRACK ATTACK TEAM, INC.											
20210316		06/07/2021		0621-3	244964	1,000.00	1,000.00	06/11/2021	INV	PD	RESTORE. DEP - 370 HIL
CHECK DATE: 06/17/2021											
12609 CREME DE LA CREME GIFTS AND ACCESSORIES											
210130		06/08/2021		0621-2	244874	12.92	12.92	06/08/2021	INV	PD	UB WATER REFUND - 686
CHECK DATE: 06/11/2021											
12612 CROSS COUNTRY COWBOY, INC.											
4379-REV		06/04/2021		0621-3	244943	10,554.42	10,554.42	06/15/2021	INV	PD	CAPITAL - DRIVING RANG
CHECK DATE: 06/16/2021											
197 CRUSH-CRETE INC											
69180		04/26/2021		0621-3	244965	110.00	110.00	06/18/2021	INV	PD	ASPHALT
CHECK DATE: 06/17/2021											
11820 RICH CZAJKOWSKI											
116874		05/27/2021		0621-2	244875	219.00	219.00	06/04/2021	INV	PD	REMIBURSEMENT FOR COMM
CHECK DATE: 06/11/2021											
10946 DARIN RYAN											
5228	20210042	06/04/2021		0621-3	244966	21,500.00	21,500.00	06/18/2021	INV	PD	YEAR 3 BRUSH REMOVAL
CHECK DATE: 06/17/2021											
204 DAILY HERALD											
180408		05/19/2021		0621-3	244967	305.90	305.90	06/11/2021	INV	PD	ESCROW 21.0002 PUBLIC
CHECK DATE: 06/17/2021											
42689-1		02/15/2020		0621-3	244967	.60	.60	06/11/2021	INV	PD	PUBLIC NOTICE
CHECK DATE: 06/17/2021											
182823		06/07/2021		0621-3	244968	190.90	190.90	06/18/2021	INV	PD	ESCROW 21.0011 - 85 SU

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/17/2021											
						497.40					
216 DELL MARKETING L.P.											
10493096604		06/04/2021		0621-3	244969	377.98	377.98	06/18/2021	INV	PD	PW DUAL MONITORS
CHECK DATE: 06/17/2021											
241 DU-COMM											
17624		05/13/2021		0621-2	244876	239.20	239.20	06/04/2021	INV	PD	E-DISPATCH SERVICES MA
CHECK DATE: 06/11/2021											
1318222		04/30/2021		0621-2	244876	7.32	7.32	06/03/2021	INV	PD	VOIANCE LANGUAGE SERVI
CHECK DATE: 06/11/2021											
						246.52					
242 DU-KANE ASPHALT CO.											
4646		05/26/2021		0621-3	244970	187.60	187.60	06/18/2021	INV	PD	ASPHALT REPAIR
CHECK DATE: 06/17/2021											
249 DUPAGE COUNTY											
117090		06/01/2021		0621-3	244971	645.00	645.00	06/18/2021	INV	PD	RECORDINGS JUNE STMT 2
CHECK DATE: 06/17/2021											
262 DUPAGE WATER COMMISSION											
DPWC-167		05/31/2021		0621-3	27693	379,643.39	379,643.39	06/11/2021	DIR	PD	WATER COSTS
CHECK DATE: 06/11/2021											
5661 LUKE ELMORE											
5-16-2021		06/02/2021		0621-2	244877	40.00	40.00	06/03/2021	INV	PD	1 LUNCH, 2 DINNERS
CHECK DATE: 06/11/2021											
2596 ROLAND/ LISA EMANUEL											
23581		06/07/2021		0621-2	244878	3,825.00	3,825.00	06/11/2021	INV	PD	RETT # 23581 REFUND -
CHECK DATE: 06/11/2021											
283 ENGINEERING RESOURCE ASSOC INC											
w2001200.12	20200007	04/30/2021		0621-2	244879	15,149.56	15,149.56	06/11/2021	INV	PD	ENGINEERING SERVICE
CHECK DATE: 06/11/2021											
w200120013	20200007	05/27/2021		0621-2	244879	16,946.80	16,946.80	06/11/2021	INV	PD	ENGINEERING SERVICE
CHECK DATE: 06/11/2021											
22070301.136		10/29/2020		0621-3	244972	566.50	566.50	06/18/2021	INV	PD	90 FINLEY RD. ESCROW 1
CHECK DATE: 06/17/2021											
22070301.138		05/25/2021		0621-3	244972	574.50	574.50	06/18/2021	INV	PD	NICOR 90 FINLEY ESCROW
CHECK DATE: 06/17/2021											
						33,237.36					
11334 EURO USA MIDWEST LLC											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
588692-00		05/27/2021		0621-2	244880	88.80	88.80	05/27/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
590178-0		06/03/2021		0621-2	244880	1,126.62	1,126.62	06/03/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
591772-00		06/11/2021		0621-3	244973	601.54	601.54	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
						1,816.96					
2017 ELLIOTT AUTO SUPPLY COMPANY, INC											
50-3391612		05/26/2021		0621-3	244974	257.11	257.11	06/18/2021	INV	PD	FD #1C61 - A/C COMPRES
CHECK DATE: 06/17/2021											
299 FAULKS BROS. CONSTRUCTION, INC.											
351335		05/18/2021		0621-2	244881	1,218.78	1,218.78	06/08/2021	INV	PD	SEMI LOAD OF 7/2/1 DIV
CHECK DATE: 06/11/2021											
301 FEDERAL EXPRESS CORPORATION											
7-378-37149		05/20/2021		0621-3	244975	48.43	48.43	06/18/2021	INV	PD	POSTAGE
CHECK DATE: 06/17/2021											
11884 FIRST COMMUNICATIONS, LLC											
121777542		06/06/2021		0621-3	244976	529.98	529.98	06/18/2021	INV	PD	PD PRI
CHECK DATE: 06/17/2021											
5676 FOLDS OF HONOR FOUNDATION											
117008		06/07/2021		0621-2	244882	1,090.00	1,090.00	06/11/2021	INV	PD	DONATIONS COLLECTED FO
CHECK DATE: 06/11/2021											
2886 GENTILE & ASSOC. INC											
32568		06/01/2021		0621-3	244977	600.00	600.00	06/11/2021	INV	PD	ESCROW #21.0006 - 1S72
CHECK DATE: 06/17/2021											
11828 GET FRESH PRODUCE											
03768258		05/27/2021		0621-2	244883	668.70	668.70	05/27/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
03768312		05/28/2021		0621-2	244883	72.00	72.00	05/28/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
03769314		05/28/2021		0621-2	244883	330.00	330.00	05/28/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
03769844		05/29/2021		0621-2	244883	28.00	28.00	05/29/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
03770244		05/29/2021		0621-2	244883	414.35	414.35	05/29/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
.0773623		06/03/2021		0621-2	244883	278.50	278.50	06/03/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
03774598		06/04/2021		0621-3	244978	515.45	515.45	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
03776600		06/07/2021		0621-3	244978	543.45	543.45	06/11/2021	INV	PD	FOOD - RESALE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/17/2021											
03775786		06/08/2021		0621-3	244978	40.00	40.00	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
03777507		06/08/2021		0621-3	244978	199.40	199.40	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
03780388		06/11/2021		0621-3	244978	336.00	336.00	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
03779358		06/10/2021		0621-3	244978	581.15	581.15	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
03775626		06/05/2021		0621-3	244978	473.00	473.00	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
03774948		06/05/2021		0621-3	244978	40.00	40.00	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
						4,520.00					
355 GLEN ELLYN PUBLIC LIBRARY											
DEVELOP0621		06/04/2021		0621-3	244979	808.47	808.47	06/18/2021	INV	PD	DEVELOPER DONATIONS JU
CHECK DATE: 06/17/2021											
922 VILLAGE OF GLEN ELLYN											
315090-194		06/01/2021		0621-3	27694	340.35	340.35	06/18/2021	DIR	PD	315090 WATER BILL
CHECK DATE: 06/15/2021											
120495-194		06/01/2021		0621-3	27695	148.44	148.44	06/18/2021	DIR	PD	120495 WATER BILL
CHECK DATE: 06/15/2021											
121350-196		06/01/2021		0621-3	27696	30.26	30.26	06/18/2021	DIR	PD	121350 WATER BILL
CHECK DATE: 06/15/2021											
122670-196		06/01/2021		0621-3	27697	42.73	42.73	06/18/2021	DIR	PD	122670 WATER BILL
CHECK DATE: 06/15/2021											
122675-120		06/01/2021		0621-3	27698	19.86	19.86	06/18/2021	DIR	PD	122675 WATER
CHECK DATE: 06/15/2021											
410010-195		06/01/2021		0621-3	27699	295.58	295.58	06/18/2021	DIR	PD	410010 WATER BILL
CHECK DATE: 06/15/2021											
423765-46		06/01/2021		0621-3	27700	273.29	273.29	06/18/2021	DIR	PD	423765 WATER BILL
CHECK DATE: 06/15/2021											
423925-196		06/01/2021		0621-3	27701	121.06	121.06	06/18/2021	DIR	PD	423925 WATER BILL
CHECK DATE: 06/15/2021											
140250-194		06/01/2021		0621-3	27702	103.95	103.95	06/18/2021	DIR	PD	140250 WATER BILL
CHECK DATE: 06/15/2021											
411170-184		06/01/2021		0621-3	27703	81.71	81.71	06/18/2021	DIR	PD	411170 WATER BILL
CHECK DATE: 06/15/2021											
413030-191		06/01/2021		0621-3	27704	802.04	802.04	06/18/2021	DIR	PD	413030 WATER BILL
CHECK DATE: 06/15/2021											
315215-174		06/01/2021		0621-3	27705	19.86	19.86	06/18/2021	DIR	PD	315215 WATER BILL
CHECK DATE: 06/15/2021											
						2,279.13					
356 GLEN ELLYN VOLUNTEER FIRE CO.											
DEVELOP0621		06/04/2021		0621-3	244980	1,500.00	1,500.00	06/18/2021	INV	PD	DEVELOPER DONATIONS JU
CHECK DATE: 06/17/2021											
359 GLENBARD TWNSHP H.S. DIST. 87											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
DEVELOP0621		06/04/2021		0621-3	244981	2,053.52	2,053.52	06/18/2021	INV	PD	DEVELOPER DONATIONS JU
CHECK DATE: 06/17/2021											
10346 GOVTEMPSUSA, LLC											
3734191		05/20/2021		0621-3	244982	3,454.50	3,454.50	06/11/2021	INV	PD	TEMPORARY STAFFING - F
CHECK DATE: 06/17/2021											
3742792		06/03/2021		0621-3	244982	3,491.25	3,491.25	06/18/2021	INV	PD	TEMPORARY STAFFING - F
CHECK DATE: 06/17/2021											
						6,945.75					
368 GRACE LUTHERAN CHURCH											
GRACE-117		06/01/2021		0621-2	244884	320.00	320.00	06/04/2021	INV	PD	CUSTODIAL/TELECOM JUNE
CHECK DATE: 06/11/2021											
11072 GINA C GRADY											
117050		06/08/2021		0621-2	244885	600.00	600.00	06/11/2021	INV	PD	EVALUATION OF PD SERGE
CHECK DATE: 06/11/2021											
929 W.W. GRAINGER INC											
9898595757		05/12/2021		0621-2	244886	135.36	135.36	06/11/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/11/2021											
9914545976		05/26/2021		0621-2	244886	328.00	328.00	06/11/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/11/2021											
9907377429		05/20/2021		0621-3	244983	99.37	99.37	06/18/2021	INV	PD	STREET/FORESTRY SAFETY
CHECK DATE: 06/17/2021											
9902818534		05/17/2021		0621-3	244983	162.24	162.24	06/18/2021	INV	PD	PW #249 AND pW#259 WAT
CHECK DATE: 06/17/2021											
9912238186		05/25/2021		0621-3	244983	86.11	86.11	06/18/2021	INV	PD	SHOP SUPPLIES
CHECK DATE: 06/17/2021											
						811.08					
3861 GRANT & POWER LANDSCAPING											
20210274		06/03/2021		0621-3	244984	2,000.00	2,000.00	06/11/2021	INV	PD	RESTORE. DEP - 766 EUC
CHECK DATE: 06/17/2021											
5049 GROOT INDUSTRIES INC.											
7131850		06/01/2021		0621-3	244985	118,113.81	118,113.81	06/18/2021	INV	PD	REFUSE MARCH 2021
CHECK DATE: 06/17/2021											
7024408		05/01/2021		0621-3	244985	118,346.70	118,346.70	06/18/2021	INV	PD	REFUSE FEBRUARY 2021
CHECK DATE: 06/17/2021											
						236,460.51					
2081 HAMPTON, LENZINI AND RENWICK, INC.											
000020210863		06/02/2021		0621-2	244887	5,815.00	5,815.00	06/11/2021	INV	PD	2021 GLEN ELLYN TREE P
CHECK DATE: 06/11/2021											
2324 HARRIS MOTOR SPORTS, INC.											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
02-286597		06/01/2021		0621-3	244986	2,501.66	2,501.66	06/11/2021	INV	PD	GPS MONTHLY LEASE
CHECK DATE: 06/17/2021											
7972 HENDERSON PRODUCTS, INC											
335977		04/27/2021		0621-3	244987	1,127.55	1,127.55	06/18/2021	INV	PD	PW #251 HYD CYLINDERS
CHECK DATE: 06/17/2021											
12247 STEVE HESS											
23624		06/08/2021		0621-3	244988	2,247.00	2,247.00	06/18/2021	INV	PD	RETT REFUND - 150 CARL
CHECK DATE: 06/17/2021											
6405 HIGHLAND BAKING CO											
0002477152		05/27/2021		0621-2	244888	75.66	75.66	05/27/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
0002478977		05/29/2021		0621-2	244888	118.56	118.56	05/29/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
0002481270		06/03/2021		0621-2	244888	133.96	133.96	06/03/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
000248		06/05/2021		0621-2	244888	102.62	102.62	06/05/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
0002482198		06/04/2021		0621-3	244989	229.99	229.99	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
0002483612		06/06/2021		0621-3	244989	133.01	133.01	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
0002483994		06/07/2021		0621-3	244989	79.55	79.55	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
0002485132		06/09/2021		0621-3	244989	189.29	189.29	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
0002485889		06/10/2021		0621-3	244989	94.66	94.66	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
0002486801		06/11/2021		0621-3	244989	63.87	63.87	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
0002487104		06/11/2021		0621-3	244989	22.88	22.88	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
						1,244.05					
12600 AMANDA HORAN											
23464		06/03/2021		0621-2	244889	1,350.00	1,350.00	06/11/2021	INV	PD	RETT #23464 REFUND - 2
CHECK DATE: 06/11/2021											
8568 HOUSE OF GRAPHICS, INC											
2105087		05/20/2021		0621-3	244990	208.00	208.00	06/18/2021	INV	PD	PEDWAY/PARKING GARAGE
CHECK DATE: 06/17/2021											
2105092		05/20/2021		0621-3	244990	135.00	135.00	06/18/2021	INV	PD	FRIDA FLYERS
CHECK DATE: 06/17/2021											
2105093		05/20/2021		0621-3	244990	195.00	195.00	06/18/2021	INV	PD	FRIDA RACK CARDS
CHECK DATE: 06/17/2021											
2105094		05/21/2021		0621-3	244990	380.00	380.00	06/18/2021	INV	PD	FRIDA POSTERS
CHECK DATE: 06/17/2021											
2106078		06/10/2021		0621-3	244990	325.00	325.00	06/18/2021	INV	PD	FRIDA WALKING TOUR MAP

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/17/2021											
2106041		06/10/2021		0621-3	244990	269.20	269.20	06/18/2021	INV	PD	BROCHURES
CHECK DATE: 06/17/2021											
						1,512.20					
5988 HR SIMPLIFIED											
70726		06/10/2021		0621-3	244991	387.36	387.36	06/18/2021	INV	PD	COBRA/FLEX BENEFITS AD
CHECK DATE: 06/17/2021											
12613 TIMOTHY HULL											
23850		06/15/2021		0621-3	244992	1,440.00	1,440.00	06/18/2021	INV	PD	RETT REFUND - 390 TURN
CHECK DATE: 06/17/2021											
12602 ILLINOIS AVIATION ACADEMY											
132289		06/28/2021		0621-2	244890	2,551.20	2,551.20	06/28/2021	INV	PD	DRONE TRAINING - CASAR
CHECK DATE: 06/11/2021											
10961 ILLINOIS COMMUNICATIONS SALES, INC											
101015407-1		05/21/2021		0621-3	244993	58.00	58.00	06/18/2021	INV	PD	PD #001 PARTS
CHECK DATE: 06/17/2021											
426 ILLINOIS STATE POLICE											
GEPC2100003		06/03/2021		0621-2	244891	1,000.00	1,000.00	06/11/2021	INV	PD	IL STATE ASSET FORFEIT
CHECK DATE: 06/11/2021											
GEPC2100417		06/10/2021		0621-3	244994	500.00	500.00	06/18/2021	INV	PD	VEHICLE SEIZURE CASE 2
CHECK DATE: 06/17/2021											
						1,500.00					
12599 INSPEC, INC											
400737-1		05/20/2021		0621-2	244892	3,900.00	3,900.00	06/04/2021	INV	PD	CC & CLOCK TOWER CUPOL
CHECK DATE: 06/11/2021											
11289 INTERSTATE POWER SYSTEMS, INC											
R042032265		04/29/2021		0621-2	244893	245.00	245.00	06/11/2021	INV	PD	SERVICE CALL
CHECK DATE: 06/11/2021											
466 JACKSON-HIRSH, INC											
1046121		05/25/2021		0621-2	244894	56.27	56.27	06/11/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/11/2021											
1045960		05/20/2021		0621-3	244995	88.15	88.15	06/18/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/17/2021											
						144.42					
9078 TYCO FIRE & SECURITY MANAGEMENT, INC											
36002293		06/05/2021		0621-3	244996	138.00	138.00	06/18/2021	INV	PD	QRTLY SERVICES 07/01/2
CHECK DATE: 06/17/2021											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
36002310		06/05/2021		0621-3	244996	78.00	78.00	06/18/2021	INV	PD	QRTLY SERVICE 07/01/21
CHECK DATE: 06/17/2021											
						216.00					
612 KONICA MINOLTA BUSINESS SOLUTIONS INC											
443872999		05/21/2021		0621-2	244895	445.00	445.00	06/11/2021	INV	PD	PW COPIER
CHECK DATE: 06/11/2021											
443872809		05/21/2021		0621-2	244895	226.00	226.00	06/11/2021	INV	PD	PD COPIER
CHECK DATE: 06/11/2021											
72696149		06/02/2021		0621-2	244896	203.00	203.00	06/11/2021	INV	PD	SENIOR CENTER COPIER
CHECK DATE: 06/11/2021											
						874.00					
11073 MICHAEL J KRAFT											
117048		06/08/2021		0621-2	244897	600.00	600.00	06/11/2021	INV	PD	EVALUATION OF PD SERGE
CHECK DATE: 06/11/2021											
546 LEN'S ACE HARDWARE, INC.											
99896/3		05/18/2021		0621-2	244898	20.68	20.68	06/11/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/11/2021											
100105/3		06/01/2021		0621-2	244898	26.89	26.89	06/08/2021	INV	PD	KEYS FOR BEVERAGE CART
CHECK DATE: 06/11/2021											
99991/3		05/24/2021		0621-2	244898	11.68	11.68	06/08/2021	INV	PD	ANT SPRAY
CHECK DATE: 06/11/2021											
100025/3		05/26/2021		0621-2	244898	13.47	13.47	06/08/2021	INV	PD	MISC FOUNTAIN PARTS
CHECK DATE: 06/11/2021											
100191/3		06/07/2021		0621-2	244898	21.56	21.56	06/11/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/11/2021											
99972/3		05/22/2021		0621-3	244997	34.18	34.18	06/11/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/17/2021											
100209/3		06/08/2021		0621-3	244997	12.12	12.12	06/18/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/17/2021											
100194/3		06/07/2021		0621-3	244997	49.46	49.46	06/18/2021	INV	PD	RESTOCK SIGN SHOP
CHECK DATE: 06/17/2021											
100136/3		06/03/2021		0621-3	244997	3.59	3.59	06/18/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/17/2021											
100052/3		05/27/2021		0621-3	244997	11.68	11.68	06/18/2021	INV	PD	FD #1C61 PARTS
CHECK DATE: 06/17/2021											
100086/3		05/22/2021		0621-3	244997	43.12	43.12	06/11/2021	INV	PD	OP
CHECK DATE: 06/17/2021											
100210/3		06/08/2021		0621-3	244997	13.37	13.37	06/18/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/17/2021											
100220/3		06/08/2021		0621-3	244997	9.43	9.43	06/18/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/17/2021											
						271.23					
924 VILLAGE OF LOMBARD											
2021-00002049		05/26/2021		0621-2	244899	145.50	145.50	06/11/2021	INV	PD	NICOR PROPERTY OUTDOOR
CHECK DATE: 06/11/2021											
12423 MAURO SEWER CONSTRUCTION, INC											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2101-01	20200064	04/26/2021		0621-2	244900	147,857.80	147,857.80	06/11/2021	INV	PD	VILLAGE GREEN STORM SE
CHECK DATE: 06/11/2021											
595 MENARDS, INC.											
67730		05/19/2021		0621-2	244901	63.78	63.78	06/11/2021	INV	PD	SUPPLIES
CHECK DATE: 06/11/2021											
63726		03/17/2021		0621-3	244998	35.94	35.94	06/18/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/17/2021											
68264		05/27/2021		0621-3	244998	63.84	63.84	06/18/2021	INV	PD	REPAIRS FOR VOLUNTEER
CHECK DATE: 06/17/2021											
68059		05/24/2021		0621-3	244998	62.28	62.28	06/18/2021	INV	PD	RESTOCK SIGN TRUCK & E
CHECK DATE: 06/17/2021											
62962		03/04/2021		0621-3	244998	170.00	170.00	06/18/2021	INV	PD	MAILBOX REPAIR
CHECK DATE: 06/17/2021											
						395.84					
596 METRO PARAMEDIC SERVICES, INC.											
21-203660		05/23/2021		0621-2	244902	36,316.67	36,316.67	06/11/2021	INV	PD	PARAMEDICS SERVICE FEE
CHECK DATE: 06/11/2021											
12469 MOLON LAVE LLC											
06/10/2021		06/10/2021		0621-3	244999	35.00	35.00	06/11/2021	INV	PD	NA BEV.
CHECK DATE: 06/17/2021											
131886		06/08/2021		0621-3	244999	184.00	184.00	06/11/2021	INV	PD	NA BEV.
CHECK DATE: 06/17/2021											
05/28/2021		05/28/2021		0621-3	244999	57.60	57.60	06/11/2021	INV	PD	N A BEV.
CHECK DATE: 06/17/2021											
05/27/2021		05/27/2021		0621-3	244999	126.00	126.00	06/11/2021	INV	PD	NA BEV.
CHECK DATE: 06/17/2021											
						402.60					
470 JAMES MONSON											
4-26-2021		06/03/2021		0621-2	244903	74.99	74.99	06/07/2021	INV	PD	MONSON SHOES
CHECK DATE: 06/11/2021											
10974 JOE MORGAN											
117011		06/02/2021		0621-2	244904	800.00	800.00	06/11/2021	INV	PD	2021 SIDEWALK/CONCRETE
CHECK DATE: 06/11/2021											
622 MUNICIPAL CLERKS OF DUPAGE CTY											
117027		06/04/2021		0621-2	244905	60.00	60.00	06/11/2021	INV	PD	VILLAGE CLERK & 2 DEPU
CHECK DATE: 06/11/2021											
8205 MUNICIPAL GIS PARTNERS, INC											
5566	20210003	05/31/2021		0621-2	244906	8,674.25	8,674.25	06/11/2021	INV	PD	GIS CONSORTIUM SVC CON
CHECK DATE: 06/11/2021											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
625 MUNICIPAL MARKING DIST., INC.											
31825		06/04/2021		0621-3	245000	60.72	60.72	06/18/2021	INV	PD	MARKING PAINT FOR J.U.
CHECK DATE: 06/17/2021											
5841 GENUINE PARTS CO-NAPA											
0701-598132		05/06/2021		0621-3	245001	10.70	10.70	06/18/2021	INV	PD	GWA #611 SEALS
CHECK DATE: 06/17/2021											
0701-598492		05/10/2021		0621-3	245001	43.59	43.59	06/18/2021	INV	PD	INVENTORY - FILTERS
CHECK DATE: 06/17/2021											
0701-598847		05/12/2021		0621-3	245001	23.12	23.12	06/18/2021	INV	PD	PW #237 FILTERS
CHECK DATE: 06/17/2021											
0701-598621		05/10/2021		0621-3	245001	-5.35	-5.35	05/10/2021	CRM	PD	PARTS RETURN
CHECK DATE: 06/17/2021											
0701-598946		05/12/2021		0621-3	245001	4.58	4.58	06/18/2021	INV	PD	PW #237 OIL
CHECK DATE: 06/17/2021											
0701-599251		05/14/2021		0621-3	245001	55.98	55.98	06/18/2021	INV	PD	INVENTORY - OIL
CHECK DATE: 06/17/2021											
0701-599791		05/18/2021		0621-3	245001	10.01	10.01	06/18/2021	INV	PD	INVENTORY - OIL FILTER
CHECK DATE: 06/17/2021											
0701-600948		05/26/2021		0621-3	245001	12.99	12.99	06/18/2021	INV	PD	PD #009 WIPER BLADES
CHECK DATE: 06/17/2021											
						155.62					
635 NATIONAL ELEVATOR INSPECTION SVCS INC											
0427618		05/14/2021		0621-2	244907	130.00	130.00	06/04/2021	INV	PD	INSPECTIONS - 453 RAIN
CHECK DATE: 06/11/2021											
0427733		05/19/2021		0621-2	244907	65.00	65.00	06/04/2021	INV	PD	ELEVATOR INSPECTION 38
CHECK DATE: 06/11/2021											
0427720		05/19/2021		0621-2	244907	260.00	260.00	06/04/2021	INV	PD	INSPECTIONS 60 N NICOL
CHECK DATE: 06/11/2021											
0428600		05/26/2021		0621-2	244907	4,070.00	4,070.00	06/11/2021	INV	PD	INSPECTIONS - COD
CHECK DATE: 06/11/2021											
0429308		06/03/2021		0621-3	245002	100.00	100.00	06/18/2021	INV	PD	ELEVATOR INSPECTION -
CHECK DATE: 06/17/2021											
						4,625.00					
488 JOHN NERI CONSTRUCTION CO.											
117104	20210027	05/27/2021		0621-3	245003	177,840.55	177,840.55	06/18/2021	INV	PD	PENN AVE IMPROVE PROJE
CHECK DATE: 06/17/2021											
651 NORTHERN ILLINOIS GAS COMPANY											
05-47-62-1000 9 0621		05/28/2021		0621-2	244908	70.28	70.28	06/11/2021	INV	PD	05-47-62-1000 9 0621
CHECK DATE: 06/11/2021											
665 O'HARE TRUCK/TOWING SERVICE, INC.											
676300		06/06/2021		0621-2	244909	153.25	153.25	06/07/2021	INV	PD	6-6-2021 2008 CHEVY EQ
CHECK DATE: 06/11/2021											
669286		06/04/2021		0621-2	244909	156.50	156.50	06/10/2021	INV	PD	2016 HYUNDAI SONATA
CHECK DATE: 06/11/2021											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						309.75					
738 RAY O'HERRON CO. INC.											
2118718-IN		06/02/2021		0621-2	244910	139.98	139.98	06/10/2021	INV	PD	MONSON - 2 CARGO PANTS
CHECK DATE: 06/11/2021											
2115863-IN		05/20/2021		0621-2	244910	143.96	143.96	06/10/2021	INV	PD	ELMORE - BOOTS
CHECK DATE: 06/11/2021											
						283.94					
1458 OFFICE DEPOT, INC											
17301777001		05/10/2021		0621-2	244911	26.86	26.86	06/04/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 06/11/2021											
172993627001		05/10/2021		0621-2	244911	175.19	175.19	06/04/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 06/11/2021											
						202.05					
670 DAVID B COULTER											
21-059		06/02/2021		0621-3	245004	96.88	96.88	06/18/2021	INV	PD	PW TREE PRESERVATION S
CHECK DATE: 06/17/2021											
2670 PACE SUBURBAN BUS											
591673		05/31/2021		0621-3	245005	1,495.12	1,495.12	06/18/2021	INV	PD	MAR 2021 LOCAL SHARE
CHECK DATE: 06/17/2021											
676 PACKEY WEBB FORD, INC.											
156204		06/03/2021		0621-3	245006	99.28	99.28	06/18/2021	INV	PD	FD #IC61 PARTS
CHECK DATE: 06/17/2021											
12607 PATEL, KHUSHBU											
432370		06/08/2021		0621-3	245007	388.96	388.96	06/08/2021	INV	PD	UB WATER REFUND - 985
CHECK DATE: 06/17/2021											
10823 PEST MANAGEMENT SERVICES, INC											
36988		06/01/2021		0621-2	244912	349.00	349.00	06/11/2021	INV	PD	PEST CONTROL
CHECK DATE: 06/11/2021											
12486 PETERMAN, MELISSA											
417120-1		06/08/2021		0621-2	244913	62.18	62.18	06/08/2021	INV	PD	UB WATER REFUND - 285
CHECK DATE: 06/11/2021											
700 THE PITNEY BOWES BANK INC											
3104743418		05/27/2021		0621-2	244914	453.99	453.99	06/11/2021	INV	PD	CC POSTAGE METER
CHECK DATE: 06/11/2021											
12118 PROWESS CONSULTING, LLC											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV17089		05/26/2021		0621-2	244915	1,170.00	1,170.00	06/11/2021	INV	PD	PC IMAGING SOFTWARE
CHECK DATE: 06/11/2021											
9750 RAPID TRANSPORT TOWING, INC											
3457		06/04/2021		0621-2	244916	356.00	356.00	06/07/2021	INV	PD	2020 TOYOTA HIGHLANDER
CHECK DATE: 06/11/2021											
3455		06/04/2021		0621-2	244916	240.00	240.00	06/07/2021	INV	PD	2006 HONDA ODYSSEY
CHECK DATE: 06/11/2021											
3449		06/03/2021		0621-2	244916	165.00	165.00	06/07/2021	INV	PD	1997 LEXUS 300ES
CHECK DATE: 06/11/2021											
						761.00					
8849 KEVIN REDDING											
23746		06/15/2021		0621-3	245008	1,683.00	1,683.00	06/18/2021	INV	PD	RETT REFUND - 147 N PA
CHECK DATE: 06/17/2021											
11046 RICHARD REGOLE											
20210396		06/07/2021		0621-3	245009	15,307.04	15,307.04	06/11/2021	INV	PD	REFUND DEVELOPERS DONA
CHECK DATE: 06/17/2021											
1254 REINDERS, INC.											
1878152-00		05/25/2021		0621-2	244917	59.87	59.87	06/08/2021	INV	PD	NOZZLES
CHECK DATE: 06/11/2021											
1881833-00		05/26/2021		0621-2	244917	71.83	71.83	06/08/2021	INV	PD	SOLENOID AND OIL ADAPT
CHECK DATE: 06/11/2021											
						131.70					
11992 GREGORY RHODES											
117010		06/02/2021		0621-2	244918	3,500.00	3,500.00	06/11/2021	INV	PD	TIMBER RETAINING WALL
CHECK DATE: 06/11/2021											
12615 RIZE PROPERTIES, LLC											
HMR060421		06/04/2021		0621-3	245010	175.00	175.00	06/18/2021	INV	PD	HYDRANT METER REFUND -
CHECK DATE: 06/17/2021											
12604 DANIEL J. ROACH											
117049		06/08/2021		0621-2	244919	600.00	600.00	06/11/2021	INV	PD	EVALUATION OF PD SERGE
CHECK DATE: 06/11/2021											
12606 ROBBINS, HOWARD											
232270		06/08/2021		0621-2	244920	90.46	90.46	06/08/2021	INV	PD	UB WATER REFUND - 174
CHECK DATE: 06/11/2021											
12608 ROHRICH, JOHN/MARGARET											
233290		06/08/2021		0621-3	245011	222.70	222.70	06/08/2021	INV	PD	UB WATER REFUND - 222
CHECK DATE: 06/17/2021											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12611 ROLEWICK & GUTZE, P.C.											
117117		04/30/2021		0621-3	245012	159.00	159.00	06/18/2021	INV	PD	REFUND OF BALANCE ESCR
CHECK DATE: 06/17/2021											
764 ROTARY CLUB OF GLEN ELLYN											
230		05/02/2021		0621-2	244921	147.00	147.00	06/07/2021	INV	PD	DUES
CHECK DATE: 06/11/2021											
191		02/21/2021		0621-2	244922	147.00	147.00	06/07/2021	INV	PD	DUES
CHECK DATE: 06/11/2021											
						294.00					
8894 RUSSO HARDWARE, INC											
SPI10715969		06/08/2021		0621-3	245013	79.96	79.96	06/18/2021	INV	PD	2 BACKPACK BLOWER REPL
CHECK DATE: 06/17/2021											
SPI10715983		06/08/2021		0621-3	245013	49.92	49.92	06/18/2021	INV	PD	OIL FOR STREET & FORES
CHECK DATE: 06/17/2021											
						129.88					
12254 SARAH COE DESIGNS											
20200982		06/10/2021		0621-3	245014	2,000.00	2,000.00	06/18/2021	INV	PD	RESTORE DEP. - 221 FOR
CHECK DATE: 06/17/2021											
3096 SCHOOL DISTRICT 89											
DEVELOP0621		06/04/2021		0621-3	245015	6,881.98	6,881.98	06/18/2021	INV	PD	DEVELOPER DONATIONS JU
CHECK DATE: 06/17/2021											
141 SENTRY SECURITY											
283144		06/01/2021		0621-3	245016	192.39	192.39	06/18/2021	INV	PD	ALARM SERVICES
CHECK DATE: 06/17/2021											
12610 KAVITA SHAH											
23804		06/11/2021		0621-3	245017	1,680.00	1,680.00	06/18/2021	INV	PD	RETT REFUND - 166 S. M
CHECK DATE: 06/17/2021											
2405 SIGN IDENTITY, INC											
2106007		06/18/2021		0621-3	245018	288.00	288.00	06/18/2021	INV	PD	FRIDA KALO SIGNS
CHECK DATE: 06/17/2021											
12601 BLAKE STAHL											
2200679-80		05/28/2021		0621-2	244923	30.00	30.00	06/11/2021	INV	PD	VEHICLE STICKER REIMBU
CHECK DATE: 06/11/2021											
806 STANDARD EQUIPMENT COMPANY											
P29213		05/21/2021		0621-3	245019	216.13	216.13	06/18/2021	INV	PD	VACTOR SPRAY GUN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/17/2021											
P29257		05/25/2021		0621-3	245019	54.02	54.02	06/18/2021	INV	PD	PW #259 WATER METER CO
CHECK DATE: 06/17/2021											
						270.15					
2687 STAPLES CONTRACT & COMMERCIAL, INC.											
3477583093		05/21/2021		0621-2	244924	36.40	36.40	06/11/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 06/11/2021											
3478090642		05/28/2021		0621-2	244924	480.21	480.21	06/11/2021	INV	PD	CLEANING SUPPLIES
CHECK DATE: 06/11/2021											
3477856683		05/25/2021		0621-2	244924	184.65	184.65	06/11/2021	INV	PD	CLEANING SUPPLIES
CHECK DATE: 06/11/2021											
3478090643		05/28/2021		0621-3	245020	56.69	56.69	06/18/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 06/17/2021											
						757.95					
9084 STATE INDUSTRIAL PRODUCTS CORPORATION											
902008534		06/03/2021		0621-3	245021	709.81	709.81	06/18/2021	INV	PD	CLEANING SUPPLIES
CHECK DATE: 06/17/2021											
826 SUBURBAN DOOR CHECK & LOCK SERVICE INC											
IN536996		05/24/2021		0621-2	244925	108.00	108.00	06/11/2021	INV	PD	SERVICE CALL
CHECK DATE: 06/11/2021											
IN537197		05/31/2021		0621-2	244925	457.86	457.86	06/11/2021	INV	PD	DISABLED DOOR OPERATI
CHECK DATE: 06/11/2021											
						565.86					
5018 SUBURBAN LABORATORIES, INC.											
189444		05/28/2021		0621-3	245022	425.00	425.00	06/18/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/17/2021											
9554 KDRE, INC											
200		05/19/2021		0621-2	244926	180.00	180.00	06/11/2021	INV	PD	RIBBON CUTTING/PARKING
CHECK DATE: 06/11/2021											
2937 SUPERIOR ASPHALT MATERIALS, LLC											
20210401		05/17/2021		0621-3	245023	657.02	657.02	06/18/2021	INV	PD	ASPHALT REPAIR
CHECK DATE: 06/17/2021											
10104 SUPREME LOBSTER CO											
7106075		05/27/2021		0621-2	244927	639.02	639.02	05/27/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
7115673		06/10/2021		0621-3	245024	562.51	562.51	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
7112506		06/05/2021		0621-3	245024	241.03	241.03	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						1,442.56					
5758 SWAHM											
SWAHM-150		06/01/2021		0621-3	27683	236,830.00	236,830.00	06/11/2021	DIR	PD	SWAHM INSURANCE PAYMEN
CHECK DATE: 06/08/2021											
9717 TEMPERATURE ENGINEERING, INC											
967062		05/17/2021		0621-3	245025	257.50	257.50	06/18/2021	INV	PD	REPAIR OF ICE MAKER
CHECK DATE: 06/17/2021											
854 TERRACE SUPPLY COMPANY											
01023642		05/31/2021		0621-3	245026	25.73	25.73	06/18/2021	INV	PD	OXYGEN & ACETYLENE REN
CHECK DATE: 06/17/2021											
9387 STEVE THOMPSON											
117051		06/08/2021		0621-2	244928	325.67	325.67	06/11/2021	INV	PD	REIMBURSEMENT FOR TRUS
CHECK DATE: 06/11/2021											
10477 TPI BUILDING CODE CONSULTANTS, INC											
202105		05/31/2021		0621-3	245027	19,318.50	19,318.50	06/18/2021	INV	PD	PLAN REVIEWS - PLUMBIN
CHECK DATE: 06/17/2021											
10019 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC											
258788-202105-1		06/01/2021		0621-2	244929	182.00	182.00	06/03/2021	INV	PD	MONTHLY SERVICES
CHECK DATE: 06/11/2021											
1007 TYLER TECHNOLOGIES, INC.											
59338		05/16/2021		0621-3	245028	763.50	763.50	06/18/2021	INV	PD	CHECK PRINTING MAT'L
CHECK DATE: 06/17/2021											
11819 UNIFIRST CORPORATION											
061 1373793		05/28/2021		0621-3	245029	45.00	45.00	06/18/2021	INV	PD	TOWEL & MAT SERVICE
CHECK DATE: 06/17/2021											
061 1372186		05/21/2021		0621-3	245029	45.00	45.00	06/18/2021	INV	PD	TOWEL & MAT SERVICE
CHECK DATE: 06/17/2021											
061 1370528		05/14/2021		0621-3	245029	45.00	45.00	06/18/2021	INV	PD	TOWEL & MAT SERVICE
CHECK DATE: 06/17/2021											
061 1368896		05/07/2021		0621-3	245029	45.00	45.00	06/18/2021	INV	PD	TOWEL & MAT SERVICE
CHECK DATE: 06/17/2021											
061 1367195		04/30/2021		0621-3	245029	45.00	45.00	06/18/2021	INV	PD	TOWEL & MAT SERVICE
CHECK DATE: 06/17/2021											
						225.00					
898 UNITED STATES POSTMASTER											
117366		06/16/2021		0621-3	245030	2,550.36	2,550.36	06/18/2021	INV	PD	POSTAGE FOR 2021 SUMME
CHECK DATE: 06/17/2021											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6197 UNIVERSAL HYDRAULIC SVC & SALES, INC											
44099		05/31/2021		0621-3	245031	1,883.57	1,883.57	06/18/2021	INV	PD	PW #201 HYD CYLINDER R
CHECK DATE: 06/17/2021											
886 U.S. VENTURE, INC											
6335046		06/02/2021		0621-3	245032	56.42	56.42	06/18/2021	INV	PD	PW #261 MUFFLER
CHECK DATE: 06/17/2021											
12453 US BANK C/O WRI PROPERTY MGMT LLC											
113851		02/08/2021		0621-2	244930	11.35	11.35	02/08/2021	INV	PD	UB #122610 REFUND - 52
CHECK DATE: 06/11/2021											
122610		02/25/2021		0621-2	244931	54.08	54.08	02/25/2021	INV	PD	UB #122610 REFUND - 52
CHECK DATE: 06/11/2021											
						65.43					
884 U.S. FOODSERVICE, INC.											
2949980		06/04/2021		0621-2	244932	5,406.39	5,406.39	06/04/2021	INV	PD	FOOD - RESALE, NA BEV,
CHECK DATE: 06/11/2021											
2712677		05/27/2021		0621-2	244932	283.26	283.26	05/27/2021	INV	PD	FOOD RESALE
CHECK DATE: 06/11/2021											
2992277		06/04/2021		0621-2	244932	-110.94	-110.94	06/04/2021	CRM	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
2717345		05/27/2021		0621-2	244932	85.32	85.32	05/28/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
2760421		05/28/2021		0621-2	244932	35.55	35.55	05/29/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
2742276		05/28/2021		0621-2	244932	5,324.59	5,324.59	05/29/2021	INV	PD	FOOD - RESALE, DRY GOO
CHECK DATE: 06/11/2021											
2762431		05/28/2021		0621-2	244932	58.28	58.28	05/29/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
2765712		05/28/2021		0621-2	244932	14.36	14.36	05/29/2021	INV	PD	SUPPLIES
CHECK DATE: 06/11/2021											
2874183		06/02/2021		0621-2	244932	44.40	44.40	06/02/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
2883265		06/02/2021		0621-2	244932	22.55	22.55	06/02/2021	INV	PD	SUPPLIES
CHECK DATE: 06/11/2021											
22958		06/04/2021		0621-2	244932	304.02	304.02	06/04/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
22956		06/04/2021		0621-2	244932	249.08	249.08	06/04/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
19241		06/04/2021		0621-2	244932	73.73	73.73	06/04/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											
2949981		06/04/2021		0621-2	244932	37.30	37.30	06/04/2021	INV	PD	DRY GOODS
CHECK DATE: 06/11/2021											
22957		06/05/2021		0621-2	244932	57.74	57.74	06/05/2021	INV	PD	DRY GOODS
CHECK DATE: 06/11/2021											
2761949		05/28/2021		0621-2	244932	14.00	14.00	05/29/2021	INV	PD	DRY GOODS
CHECK DATE: 06/11/2021											
2974711		06/02/2021		0621-2	244932	-61.71	-61.71	06/02/2021	CRM	PD	FOOD - RESALE
CHECK DATE: 06/11/2021											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2928639		06/03/2021		0621-3	245033	26.59	26.59	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
2950542		06/07/2021		0621-3	245033	-178.70	-178.70	06/11/2021	CRM	PD	NA BEV.
CHECK DATE: 06/17/2021											
125323		06/08/2021		0621-3	245033	22.55	22.55	06/11/2021	INV	PD	SUPPLIES
CHECK DATE: 06/17/2021											
155619		06/09/2021		0621-3	245033	383.67	383.67	06/11/2021	INV	PD	FOOD - RESALE
CHECK DATE: 06/17/2021											
66066		06/07/2021		0621-3	245033	6,490.86	6,490.86	06/11/2021	INV	PD	FOOD - RESALE, DRY GOO
CHECK DATE: 06/17/2021											
						18,582.89					
5356 UTILITY SERVICE COMPANY, INC.											
532894	20210045	04/01/2021		0621-2	244933	53,083.00	53,083.00	06/11/2021	INV	PD	NEWTON WATER TOWER SER
CHECK DATE: 06/11/2021											
915 VERIZON WIRELESS SERVICES LLC											
9880452289		05/23/2021		0621-3	245034	72.02	72.02	06/11/2021	INV	PD	WIRELESS SERVICE
CHECK DATE: 06/17/2021											
11956 VETERAN'S TOWING & RECOVERY											
19524		06/01/2021		0621-2	244934	290.00	290.00	06/03/2021	INV	PD	WHITE CHEVY BOX TRUCK
CHECK DATE: 06/11/2021											
20687		06/04/2021		0621-2	244934	175.00	175.00	06/07/2021	INV	PD	6-4-2021 BLACK FORD EX
CHECK DATE: 06/11/2021											
						465.00					
919 VILLA PARK ELECTRICAL SUPPLY CO, INC											
200165-00		04/29/2021		0621-2	244935	4.47	4.47	06/11/2021	INV	PD	OPERATING SUPPLIES
CHECK DATE: 06/11/2021											
200794-00		05/11/2021		0621-2	244935	218.04	218.04	06/11/2021	INV	PD	FLAG LIGHTS - STACY'S
CHECK DATE: 06/11/2021											
199967-00		04/27/2021		0621-2	244935	131.08	131.08	06/11/2021	INV	PD	PW WASH BAY SWITCH
CHECK DATE: 06/11/2021											
						353.59					
3995 WAREHOUSE DIRECT OFFICE PRODUCTS											
4969226-0		05/28/2021		0621-2	244936	53.69	53.69	06/11/2021	INV	PD	OFFICE SUPPLIES
CHECK DATE: 06/11/2021											
948 WEST PUBLISHING CORPORATION											
844277599		05/01/2021		0621-2	244937	389.30	389.30	06/11/2021	INV	PD	WEST INFO CHGS 4/1/21
CHECK DATE: 06/11/2021											
844440258		06/01/2021		0621-2	244937	389.30	389.30	06/11/2021	INV	PD	WEST INFO CHGS 5-1-21
CHECK DATE: 06/11/2021											
						778.60					
4450 WESTERN IRRIGATION, INC.											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
136328		05/26/2021		0621-3	245035	195.00	195.00	06/18/2021	INV	PD	IRRIGATION MAINTENANCE
CHECK DATE: 06/17/2021											
11028 JACOB WOLLENBERG											
6-2-2021		06/02/2021		0621-2	244938	18.73	18.73	06/10/2021	INV	PD	USB DRIVE
CHECK DATE: 06/11/2021											
8565 WIDEOPENWEST FINANCE LLC											
5/24/2021		05/24/2021		0621-2	244939	65.99	65.99	06/03/2021	INV	PD	MONTHLY SERVICES
CHECK DATE: 06/11/2021											
014635006 0621		06/02/2021		0621-3	245036	66.75	66.75	06/18/2021	INV	PD	014635006 0621
CHECK DATE: 06/17/2021											
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975 ZIEBELL WATER SERVICE PRODUCTS INC											
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317 INVOICES						1,693,155.74					

** END OF REPORT - Generated by Colette Ameche **

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/28/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Kelly Purvis

AGENDA ITEM (ID # 2021-1236)

DOC ID: 2021-1236

Ordinance No. 6879, An Ordinance Granting Approval of a Special Use Permit, Variations from the Zoning Code, and the Exterior Appearance for a Winter Sports Complex at the Glen Oak Country Club to be Located at 21W451 Hill Avenue (Community Development Director Springer)

Statement of the Issue:
See attached memo.

Analysis:
See attached memo.

Budget Impact:
NA

Action Requested:
See attached memo.

Attachments:

1. ^Village Board Memo
2. 1. Draft Ordinance to Approve
3. 2. Draft Minutes of the May 27, 2021 Plan Commission Meeting - Exhibit A
4. 3. Public Comments (received in advance of the Plan Commission meeting)
5. 4. Aerial Image
6. 5. Zoning & Location Map
7. 6. Application for a Special Use Permit
8. 7. Application for Variations
9. 8. Exterior Appearance Application
10. 9. Supplemental Application Information

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

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: June 18, 2021

FOR: June 28, 2021 Village Board Meeting

SUBJECT: Consideration of a Special Use Permit, Zoning Variations and an Exterior Appearance Application to allow the construction of a winter sports complex on the property located at 21W451 Hill Avenue (Glen Oak Countyr Club).

Background: Jim Cardamone, General Manager of the Glen Oak Country Club, is requesting approval of a Special Use Permit, Variations from the Zoning Code, and an Exterior Appearance application to allow the construction of a winter sports complex, which will include a paddle court facility, on the property located at 21W451 Hill Avenue.

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.

Requested Approvals: In order to proceed with the project as proposed, the petitioner is specifically requesting approval of the following:

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.

3. Exterior Appearance approval.

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 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.

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 set back 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.

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 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

The Country Club is proposing an average illumination level of 50-fc on the paddle courts (Class II). 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. A specification sheet for shielding of the paddle court fixtures was submitted with their lighting plans. The petitioner 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 Zoning Code does not have specific lighting requirements for paddle court facilities. 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.

Landscaping
The Country Club will install a combination of shade trees, ornamental trees, shrubs, perennials, and grasses as part of the project. 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).

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.

Plan Commission Recommendation: The Plan Commission held a public hearing and considered the petitioner's requests on May 27, 2021. By a roll call vote of 5 "yes" and 0 "no" votes, the Plan Commission recommended approval of the requested Special Use Permit, Zoning Variations and the Exterior Appearance. No members of the public appeared in favor or in opposition to the requests, but three letters were submitted in advance of the meeting and were read into the record (public comments attached). One of the letters was in favor of the requests, noting that Glen Oak has been an excellent neighbor over the years, has maintained the property very well, and that the facility will be an improvement to the property. One of the letters was in opposition to the requests, siting concerns about the illumination levels and potential noise from the facility. The final letter, was neither in favor nor against the requests, but simply acknowledged receipt of timely notice of the public hearing.

During deliberations, the Commissioners discussed the proposed illumination levels on the property. The majority of the members were in favor of limiting the average level of illumination on the courts to 50-fc. They agreed that an additional wind screen should be installed along the north side of the paddle courts to reduce the intensity of light that may be seen from the residential properties to the north. The Commissioners also agreed that the paddle court lighting should have an automatic shut-off of no later than 11:15 PM consistent with what the Village requires at Maryknoll Park. There was some discussion related to amplification of music on the courts. The petitioners indicated that they did not intend to have music playing outside of the sport complex on the courts. Since noise was of concern to one of the neighbors, the Plan Commission discussed adding a restriction prohibiting outdoor music.

Village Board Action Requested: The Village Board may approve, approve with conditions or deny the petitioner's requests for a Special Use Permit, Variations from the Zoning Code, and the Exterior Appearance application. Village staff has prepared a draft Ordinance approving the requests for consideration at the June 28, 2021, Village Board meeting in accordance with the Plan Commission's recommendation. The Plan Commission recommend the Village Board 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 revised to include the correct model number of the 200 Watt light fixture proposed for the paddle tennis courts;

3. That the remaining comments related to the lighting and photometrics be addressed to the satisfaction of the Village's lighting consultant;

4. That the lights on the paddle courts be set to turn off automatically at 11:15 PM.;

5. That no music be amplified outside of the sports complex onto the paddle courts;

6. That a wind screen be installed on the fencing on the north side of the paddle courts facing Hill Avenue;

7. 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

8. 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.

Attachments:

1. Draft Ordinance to Approve
2. Draft Plan Commission Minutes from May 27, 2021 – Exhibit "A"
3. Public Comments (received in advance of the Plan Commission meeting)
4. Aerial Photo of the Site
5. Zoning & Location Map
6. Application for a Special Use Permit
7. Application for Zoning Variations
8. Application for Exterior Appearance
9. Supplemental Application Information
10. Plat of Survey
11. Architectural Plans
12. Civil Plans
13. Floor Plans, Elevations, Renderings
14. Proposed Materials
15. Landscape Plan
16. Photometric Information
17. Paddle Court Lighting Measurement Comparison
18. Light Fixture Cut Sheets
19. Sight Distance Exhibit
20. Lot Coverage Exhibit
21. IDNR Clearance

22. Land Use Report

CC: Jim Cardamone, Petitioner
Mark Christensen, Glen Oak Country Club

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Hill\Hill 21W451, Glen Oak Paddle, SUP\VB\^Village Board Memo.doc

Village of Glen Ellyn

Ordinance No. _____

An Ordinance Granting Approval of
a Special Use Permit, Variations from the Zoning Code,
and the Exterior Appearance for a
Winter Sports Complex at the Glen Oak Country Club
to be Located at
21W451 Hill Avenue
Glen Ellyn, IL 60137

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20____.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. _____

**An Ordinance Granting Approval of
a Special Use Permit, Variations from the Zoning Code,
and the Exterior Appearance for a
Winter Sports Complex at the Glen Oak Country Club
to be Located at
21W451 Hill Avenue
Glen Ellyn, IL 60137**

Whereas, Jim Cardamone, General Manager and petitioner on behalf of the Glen Oak Country Club, located at 21W451 Hill Avenue, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of the following:

1. A Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow 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 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.
3. Exterior Appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

all to allow the construction of a winter sports complex with paddle courts on the subject property; and

Whereas, the subject property is located at 21W451 Hill Avenue on the south side of Hill Avenue along the eastern border of the Village in the CR Conservation Recreation Zoning District, 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

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on May 27, 2021 at which hearing the petitioners presented evidence and testimony in support of the requests for approval of a Special Use Permit, Variations from the Zoning Code, and an Exterior Appearance application at which hearing, zero (0) people spoke in favor or against the requests, but three comments were received in advance of the meeting and read into the record, one (1) being in favor of the requests, one (1) being opposed to the requests, and one (1) neither in favor or against; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and by a vote of five (5) "yes" and zero (0) "no", the Plan Commission made a recommendation to approve the requests, as set forth in the May 27, 2021 draft minutes of the Plan Commission, a copy of which is attached hereto as Exhibit "A"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearing of the Plan Commission and have considered the findings and recommendation of the Plan Commission and hereby make the following findings of fact in regard to the requests;

A. In Regard to the request for the approval of a Special Use Permit, to allow a winter sports complex to be constructed on the subject property in the CR Conservation Recreation

Zoning District and in accordance with Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Village Board hereby makes the following Findings of Fact:

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 compatible with the neighborhood. Furthermore, by enhancing he 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 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 pubic 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 report on file from the Illinois Department of Natural Resources.

B. In Regard to the request for approval of the Zoning Variations identified herein and in accordance with Section 10-10-12 of the Zoning Code, the Village Board hereby makes the following findings of fact:

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 regulations 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 variations 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 variations 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 variations 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 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 variations 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.

C. In regard to the request for approval of the Exterior Appearance application and in accordance with the Appearance Review Guidelines the Village Board finds 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.

Whereas, the President and Board of Trustees have determined that granting a Special Use Permit, and Variations from the Zoning Code, is consistent with the goals of the Glen Ellyn Zoning Code, and approving the Exterior Appearance for the proposed development is consistent with the recommendations of the Appearance Review Guidelines and in the best interest of the Village of Glen Ellyn.

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The Plan Commission draft meeting minutes, dated May 27, 2021 Exhibit "A" attached hereto, and the findings set forth therein and in the preambles above are hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: Based upon the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the requested Special Use Permit, Variations from the Zoning Code, and the Exterior Appearance to allow the construction of a winter sports complex with paddle courts on the property commonly known as 21W451 Hill Avenue, Glen Ellyn, IL 60137.

Section Three: The granting of approval of the requested Special Use Permit, Zoning Variations from the Glen Ellyn Zoning Code, and the Exterior Appearance is subject to the following conditions:

A. Construction of the subject development shall be in substantial conformance with the testimony presented at the May 27, 2021, Plan Commission public hearing and the June 28, 2021 meeting before the Village Board, including the following plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto;

Petitioner's Application Packet, including the following materials:

1. Application for approval of Special Use Permit, dated 04/22/21 and stamped received on 04/22/21;
2. Application for approval of Zoning Variations dated 03/05/21 and stamped received on 03/09/21;
3. Application for approval of the Exterior Appearance, dated 03/05/21 and stamped received on 03/09/21;
4. Plat of Survey, prepared by Spaceco Inc., and dated 12/08/20;
5. Architectural Plans labeled A010, A200, A201, A400, A401 prepared by Chipman Design Architecture Inc., last revised on 05/14/21 and stamped received on 05/17/21, attached hereto as Group Exhibit "B";
6. Civil Plans labeled C1, TS1, EC, GM, GRUT, WM, SE1, SE2, SE3, SP1, and D1, prepared by Spaceco Inc., last revised on 04/09/21 and stamped received on 04/22/21, attached hereto as Group Exhibit "C";
7. Sports Complex Special Use Permit Package, including a rendering, floor plans, rendered elevations, and exterior finish and lighting selections, prepared by Chipman Design Architecture, last revised on 05/13/21 and stamped received on 05/17/21, attached hereto as Group Exhibit "D";

8. Material Cut Sheets, stamped received 05/17/21, attached hereto as Group Exhibit "E";

9. Landscape Plan, prepared by Confluence, dated 05/11/21 and stamped received 05/17/21, attached hereto as Exhibit "F";

10. Photometric Plan, prepared by Visual, stamped received on 05/28/21, attached hereto as Exhibit "G";

11. Light Fixture Cut Sheets, stamped received 04/22/21, attached hereto as Group Exhibit "H";

12. Sight Distance Exhibit labeled EXH-LS, prepared by Spaceco Inc., dated 01/12/21 and stamped received on 03/09/21;

13. Lot Coverage Exhibit labeled OPC, prepared by Spaceco Inc., dated 04/06/21 and stamped received on 4/22/21;

14. Illinois Department of Natural Resources Letter, dated 12/24/20 and stamped received on 12/28/20;

15. Illinois Department of Natural Resources Letter, dated 12/01/20 and stamped received on 05/17/21;

16. Kane-DuPage Soil & Water Conservation Land Use Opinion, dated 02/12/21 and stamped received on 03/09/21;

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Community Development Department.

B. That the photometric plan be revised to include the correct model number of the 200 Watt light fixture proposed for the paddle tennis courts;

C. That the remaining comments related to the lighting and photometrics be addressed to the satisfaction of the Village's lighting consultant, prior to the issuance of a building permit;

D. That the lights on the paddle courts be set to turn off automatically at 11:15 PM.;

E. That no music be amplified outside of the sports complex onto the paddle courts;

F. That a wind screen be installed on the fencing on the north side of the paddle courts facing Hill Avenue;

G. 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

H. 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.

Section Four: The Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

Section Five: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the requests approved herein, provided that all conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. The granting of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless a building permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which a building permit must be applied for.

Section Six: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Eight: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes

Nays

Absent

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

_____

Village President

Attest:

_____

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

X:\Plandev\PLANNING\DEVELOPMENT_PROJECTS\Hill\Hill_21W451,_Glen_Oak_Paddle,_SUP\VB\1._Draft_Ordinance_to_Approve.doc

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
May 27, 2021

Call to Order and Roll Call

Chairperson Mary Loch called the meeting to order at 7:01 p.m. She delivered prepared remarks about the remote proceedings of the meeting, conducted via videoconference due to the COVID-19 disaster declaration and associated public health concerns. She explained the function of the Plan Commission, and described procedures for the evening's meeting, including how public participation would be facilitated. Chairperson Loch introduced the following Village representatives participating in the meeting: Community Development Director Staci Springer, Planning Manager Kelly Purvis and Recording Secretary Barbara Dutton.

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

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 Fanella. The motion passed with five (5) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Fanella, Mulherin and Rodemann and Chairperson Loch voted "yes."

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of April 22, 2021 Plan Commission Meeting Minutes

Commissioner Mulherin moved to approve the draft minutes of the April 22, 2021 Plan Commission meeting; seconded by Commissioner Rodemann. The motion passed with five (5) yes votes and zero (0) no votes as follows: Commissioners, Mulherin, Rodemann, Fanella and Heming-Littwin, and Chairperson Loch voted "yes."

Public Hearing Concerning 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

A motion to open the Public Hearing concerning 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 was made and seconded by Commissioners Heming-Littwin and Mulherin, respectively. The motion passed with five (5) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Fanella and Rodemann and Chairperson Loch voted "yes."

Staff Introduction

Planning Manager Purvis and Director Springer, 535 Duane Street, were sworn in. The former stated that 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 Special Use Permit is to allow a private recreational facility in the Conservation-Recreation District; and the Zoning Variations are to allow a 42-ft. setback where 48.7 feet is required for recreational equipment, and to allow 250 parking stalls where 1,646 parking stalls are required. The subject property, she said, is located on the south side of Hill Avenue at the Village's eastern border and is comprised of about 150 acres, some of which was annexed into the Village in 2014, while the balance remains unincorporated. The surrounding land uses are single-family residential in the Village and in the County, Prairie Path, industrial properties, ComEd right-of-way and Forest Preserve property. The unincorporated (and larger) portion of the Club's property holds an 18-hole golf course, a clubhouse, pool, a driving range and short practice facility, skeet and trap shooting range and several dining facilities. The site, noted Planning Manager Purvis, has been home to the Glen Oak Country Club for about 110 years.

Proposed, she said, is a 16,000SF, two-story winter sports facility to include four heated outdoor paddle courts, a gathering hall, a bar, and an outdoor seating area and lounges. Golf simulators that can accommodate up to 12 people at a time are planned for the lower level. The facility is expected to be open from 9:00 a.m. - 11:00 p.m. with peak usage November through March, she continued. If fully utilized there would be up to 32 players using the paddle courts (rotating as only four can be on a court at one time). The paddle courts would be primarily used in the evening hours from 5:00 p.m. to 11:00 p.m. The facility, stated Planning Manager Purvis, would be directly accessible from Hill Avenue, on which two curb cuts are proposed. The driveway would have an entry on its western access point and accommodate one-way traffic eastbound. Seven parking stalls, including an ADA-compliant one, are proposed for in front of the facility. Secondary access would be provided by a path from the existing clubhouse parking lot, which will provide overflow parking. The Zoning Code requires parking based upon gross land area, she explained, but added that the 250 parking stalls provided on the property have been adequate to serve the facilities over the years. The petitioner also requests a setback variation from the requirement of 48.7 feet to 42.54 feet. The petitioner is proposing to install 50 lilac bushes along the driveway to screen the parking spaces, and intends to plant a combination of shade trees, ornamental trees, shrubs, perennials and grasses, many of which are listed on the Village's recommended plant list in the Exterior Appearance Guidelines. Meant to be compatible in materials and design with the existing clubhouse, stated Planning Manager Purvis, the proposed facility is to feature stucco, faux slate roof shingles, teal-colored painted trim, and thin stone veneer. The petitioner proposes several exterior light fixtures including bollards for the walking path, paddle court lighting, building fixtures, and lighting to illuminate the proposed signage. Planning Manager Purvis stated that all of the proposed fixtures meet the Village's shielding requirements. She explained further that the Petitioner is proposing an average illumination level of 50fc on the courts to support Class II Competition, though the Village's lighting consultant suggests 30fc (in accordance with Illuminating Engineering Society of North America standards) for Class III play. She displayed images of paddle courts

at Maryknoll Park, which she said, averages 31fc on the courts. She outlined the requested/suggested Plan Commission action.

Commissioner Mulherin asked how perimeter mesh screening recommended by Village consultant James Benes & Associates is different than what the Petitioner proposes. Commissioner Heming-Littwin interjected that she believed the reference to be to wind screening, and asked for confirmation of the height from the ground to the top of the light fixtures vs. from the ground to the top of the screening. Planning Manager Purvis stated that the light fixtures are not as tall as the building, and displayed an illustration. Commissioner Rodemann asked if trash handling was considered and whether there were any condensers onsite/if mechanical equipment would be contained in a roof well. Planning Manager Purvis said mechanicals are proposed for the mansard roof, and that no refuse containers are planned for outside the Winter Sports Facility. Commissioner Rodemann expressed concern about disposal bins being an afterthought, as well as about lighting source shielding. Planning Manager Purvis said she thought this would be addressed. Commissioner Fanella asked for confirmation of the Maryknoll courts' light turn-off time. Planning Manager Purvis replied it has an 11:15 automatic turnoff, as required by their approving Ordinance.

Petitioner's Presentation

Sworn in for the Petitioner were Mark Christensen, 27W017 Lowden, Wheaton; Elizabeth Kivland, Chipman Design Architecture, 1350 E. Touhy Ave., Des Plaines, IL; Brett Duffy and Joe Lewis, SPACECO, 9575 W. Higgins Rd., Rosemont, IL; and Jim Cardamone, 811 Bemis Rd., Glen Ellyn, IL (from Glen Oak Country Club). Mr. Christensen stated that the new complex envisioned is a result of an assessment of club member experience realizing a preference among young member for paddle ball, and said Glen Oak is one of the few clubs in the region without a paddle complex. He cited Maryknoll as a testament to the sport's popularity. Golf simulators, he explained, would supplement paddle courts from November through March, and that the facility would also accommodate parties and showers. He stated that frontage of the complex would be off of Hill Avenue, have easy access off the Club's existing parking lot, and southeast views over the golf course. Architect Kivland said the exterior design, which she described as "straightforward," carries the aesthetic of the main clubhouse. She stated that the facility will feature an exterior fireplace, and that mechanical equipment will be in the well in the mansard roof. With trash from the small prep kitchen is to be carted to the clubhouse, she said there shouldn't be any extraneous trash receptacle. Ms. Kivland stated that the height of the chain link fence/chicken wire is approximately 12 feet above court surface, and from there, posts will be approximately 18 feet. Roof truss engineering is still underway, she added, but lights will remain lower than the building, with a 5 ft.-6 ft. difference between the lights and the top of the caging. Windscreen apparatus, she indicated, could be added.

Commissioner Questions

Commissioner Heming-Littwin asked the distance from ground grade to paddle court. Ms. Kivland stated that the height varies because of the slope of the site. She continued, explaining that 7 ft. 10 in. is the top of the court, so it's about 6 feet down to start, with a ramp up to court level. Commissioner Heming-Littwin asked if the path lighting would have auto turn off at 11 p.m. Mr. Christensen responded affirmatively, saying something similar to Maryknoll could be enabled. He agreed with the Commissioner (who, as a participant in the sport, maintained that the season begins in September) that the paddle ball

court could see year-round activity, but denoted the sport doesn't see substantial play in the summer. Pointing to a wetland pond that she thought filters into the DuPage River, Commissioner Heming-Littwin asked about plans to clear the path in the winter. Mr. Christensen stated the proposed complex is downstream from and somewhat independent of the pond. Club General Manager Cardamone reported that the Club is still under bond and working to meet Village wetlands regulations, and that no runoff issues are anticipated. Commissioner Heming-Littwin said she wondered specifically about the path. Mr. Christensen said it was on the opposite side of the crest of a hill. Commissioner Heming-Littwin inquired about an outdoor sound system. Mr. Cardamone stated that there is no intention to have one, and Mr. Christensen stated that there had been no discussion of music outside. Commissioner Heming-Littwin asked how the Club intended to enforce parking rules in front of the "hut." Mr. Cardamone replied that the Club has valet service and that staff can be deployed for "kicking people out" of spots. Since the facility is close to other parking, he didn't think there would be a need to "cheat" at parking.

Commissioner Mulherin asked about the justification for the Class II option with 50fc lighting when Class III seems more appropriate. Mr. Christensen said, while he appreciates the Consultant's input, the 50fc was opted for in light of Midwest player preference for a brighter court, and that the hope is for 50fc, or alternatively a dimmer switch to brighten the area for certain competitions. Asked for consideration, he added that brighter lighting would better accommodate any closed-circuit televising of matches, and stressed that the lighting plan is in compliance with Village requirements. Commissioner Mulherin asked what impact the difference in foot candles has on transition out (i.e., light splash away from) the facility. Mr. Christensen, who noted two homes across Hill, maintained that the 200-watt fixture option selected eliminated the need for a variance associated with a previously specified 300-watt fixture option and presents a level of splash incidental at the property line. Commissioner Rodemann surmised that the photometrics run didn't include a windscreen that might absorb some light spill, an understanding Mr. Christensen confirmed. Ms. Kivland stated that, though the model was exclusive to the light fixtures, screening and landscaping will provide shielding. Commissioner Rodemann expressed concern over observation of 300 watts getting 80 fc, saying he isn't sure about the lighting level being proposed. Mr. Christensen stated that the 200w-equivalent solution chosen achieves an average of approximately 50fc, and that a dimmer would be necessary to get 30. Noting the height proposed, Commissioner Heming-Littwin said she hasn't seen screening on lights before and isn't clear on its effectiveness. Ms. Kivland stated that the screen is an add-on piece to meet the Village's Dark Sky ordinance, and is to eliminate initial light spread. Acknowledging that an older schedule presented conveys a higher fc level, Ms. Kivland confirmed that a 200w fixture is specified.

Commissioner Rodemann recommended wind screening be incorporated into the plan. Mr. Christensen stated that screening could be put on the fencing off of Hill since "everywhere else" faces the golf course, but said it could be applied to appropriate places. Calling the northwest corner of the facility the "problem corner," Ms. Kivland indicated potential application "along Hill and probably slightly around the west corner," adding that trees are planned for here. Commissioner Rodemann expressed a desire to see screening at least on the north side.

Commissioner Heming-Littwin asked if the Club has thought about expansion. Mr. Christensen reported it had, and that the site presents some room to expand eastward. Chairperson Loch asked the distance

of the walkway; Planning Manager Purvis estimated 254 feet. Director Springer said there are three houses across the street. Commissioner Fanella suggested an 11:15 p.m. automatic light shutdown, which Mr. Cardamone deemed fair.

Public Comment

Planner Manager Purvis read the following received written comment into the record:

Kevin Stough, Land Preservation Manager, Forest Preserve District of DuPage County, 3S580 Naperville Rd., Wheaton, IL 60189: Re: Public Hearing - Glen Oak Country Club, 21W451 Hill Avenue

"Dear Ms. Loch,

"The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding Glen Oak Country Club's petition for a Special Use Permit and three Zoning Variations, to allow for the construction of a winter sports complex at the aforementioned address. We appreciate receiving timely notification of such requests that may have an impact on District property and thank you for the opportunity to comment.

District staff has reviewed the information provided and does not have any comments. Please do not hesitate to call [me] if you have any questions. "

Timothy and Linda Kelly, 1023 Shady Lane, Glen Ellyn, IL 60137: *"Our concern is in regard to the proposed intensity of light, even with the understanding that recommended deflectors will be in place to help with limiting illumination to surrounding properties. We also have a concern with the noise level being reasonable until and no later than 11:00 pm. The noise level of live band music for past events has already been disturbing to residents until at least 11:00 pm and sometimes later."*

Rob Elliot, 21W171 Hill Avenue, Glen Ellyn, IL 60137: *"Dear Kelly,*

"We are the owners of the Glen Oak Park located at 1081 Hill Ave to 1119 Hill Ave in the Village of Glen Ellyn, Illinois.

"We have reviewed the plans for the Glen Oak Country Club and fully support the approval of this project.

"We have been DuPage County neighbors and now Village of Glen Ellyn for more than fifty years. The country club has always kept an attractive appearance along Hill Avenue and even on Spring. They continue to improve the area with parking on the North side of Hill Avenue and season adjusted flowers and decorations. The appearance from Hill Avenue for the new building is attractive and will add to the overall appearance.

"Thank you for the opportunity to express our approval."

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Mulherin, the motion carried with five (5) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Fanella, Rodemann and Chairperson Loch voted "yes."

Commissioner Discussion

Believing the photometrics process to be "pretty accurate," Commissioner Rodemann said that if the model shows the light level to be acceptable at the property line, he thinks the ability to have a higher lighting level on the courts would probably make sense. Suggesting that the effectiveness of shields depends on how lights are positioned, he said he would like the Club to be in a position to make adjustments if neighbors see light sources, adding that a windscreen on the north side is an easy thing to ask for. Reporting that she'd recently driven through the area, which she pronounced "dark," Commissioner Heming-Littwin expressed concern about lighting, saying it is "going to be a big change." She recommended going with the lower fc, as based on her experience 30 is more than bright enough, and suggested a restriction prohibiting outdoor music. Though she expressed concern about screen placement giving an advantage to certain courts during play, Commissioner Heming-Littwin agreed that the north side should be screened, which, she said, would with some of the lighting, but offered a reminder that deciduous trees will be barren during the season of play. She is in favor of the Special Use and variation request. Stating he was in agreement with Commissioner Rodemann, Commissioner Mulherin expressed a degree of confidence in the validity of the photometrics performed relative to the area, which he observed to be dark and sparse. He opined that the Club is well managed and said he doesn't expect its "good neighbor relationship" to change with this facility. He said he approves of the setback variation, as well as the variation pertaining to parking, as it will avoid adding impervious surface to the site. He stated he has no concerns about the exterior appearance proposed for the facility, which he which he views as a positive development, and said that 50 fc is appropriate. Commissioner Fanella said she agrees with Commissioner Mulherin, and that she appreciates that the Petitioner is looking to improve the Club. She said the zoning variations seem reasonable, and the lighting is "not going to be excessively irritable to the neighbors;" hence, she is in favor of the project. Chairperson Loch said she echoes Commissioners Mulherin, Fanella and Rodemann, and called the plan "respectable." Her only concern is lighting, so she recommended screening on the court fencing, especially on the north side.

Commissioner Heming-Littwin, seconded by Commissioner Mulherin moved for the following:

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 an updated photometric plan be done to match the light fixture cut sheet for the paddle tennis courts;

3. That the remaining comments related to the lighting and photometrics be addressed to the satisfaction of the Village's lighting consultant;

4. That the lights be set to turn off automatically at 11:15 p.m.;

5. That no outside music be played;

6. That there is screening on the north side of the courts;

7. 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

8. 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 motion passed with five (5) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Fanella and Rodemann, and Chairperson Loch voted "yes." Planning Manager Purvis said the item is scheduled to appear before the Village Board on June 28th. Mr. Cardamone said the hope is for paddle play to begin by February 2022.

Trustee's Report

None.

Staff Report

Planning Manager Purvis announced that the first Plan Commission meeting scheduled for June is cancelled, but said that there could be business for the second scheduled meeting. She reported that an offer was extended to a planner candidate to assist her. Commissioner Fanella asked if there are plans to reconvene in-person meetings. Development Director Springer stated that there is no answer yet, but reported that the Board is transitioning into in-person meetings. She added that hybrid meetings might be possible, but without IT staff present could only offer audio to remote attendees.

Chairman's Report

Chairperson Loch announced that, in light of perceived Village leadership preferences for board composition and her desire to exit gracefully, the evening's meeting was her last as Chair and as a member of the Plan Commission. She praised Staff, complimented her fellow Commissioners on their work, and expressed appreciation for neighbor participation in meetings. Commissioner Mulherin called Ms. Loch's service and Staff members "phenomenal," and expressed appreciation for the work and diligence of the Commissioners and for the public's input. He said he's willing to stay on through June and, if necessary, a little longer, but believes his term is short.

Other Business

Commissioner Heming-Littwin delivered this statement: *"As Chaucer said, 'All good things must come to an end.'*

"This will be my last Plan Commission meeting, as all things that are important in Glen Ellyn I have heard through the town rumor mill that I will not be serving another term as the new leadership is clear they want commission members who will move the village in a different direction.

"But prior to leaving I wanted to take a moment to reflect on my time here on the Commission. It's been over 9 years that I have had the pleasure of serving my home town with all of you and those who came before you.

"I would like to thank you, Mary, for your wisdom, guidance and friendship through your tenure here, which was from most of my tenure here.

"Staci and Kelly and the past Community Development members, it has been a pleasure working with the best in the business, truly. You guys are always responsive to crazy requests, always willing to provide more clarification – and you know I always ask for that – so that I was always prepared for the meeting. Thank you and good luck. I hope you're able to achieve everything you want in your career either in Glen Ellyn or outside of Glen Ellyn, if you choose.

"I wish Trustee Enright, Trustee Pryde and Trustee Clark, who I started underneath, were here so I could thank them in person for support and guidance. When I first got on this Commission I had really no idea what I was getting into, and they were all real helpful to me, and they were always outstanding. And as we know, our liaisons to the Board have a lot to deal with; we're not the easiest Commission to have to liaison back to the Board, and I always thought that they always did a great job for us.

"And to the rest of you, there is so much I can say but I'm pretty sure I'm between you and ending the meeting.

"You each have taught me about many things. In my humble opinion, I believe we have been an outstanding group willing to ask insightful questions, bring up valid concerns, have differing of opinion and ultimately working collaboratively to recommend what we believed was in the best interest of Glen Ellyn. I can honestly say it has been an honor to be part of a group of people who listen, can disagree with without fear of backlash, and have done so in a mature and cooperative manner. It has not always been easy, as we know, but we have prevailed. I miss the fact that we have not been able to see each other in person and have social times due to the pandemic and hope sometime soon we can all meet up and have a cocktail to celebrate all we have done – especially in the last three years. (And I promise, the first round is on me.)

"I consider you all friends and hope our paths will continue to cross in the future.

"My final commitment to all of you is that I will continue to be active in whatever happens in Glen Ellyn as I believe we tend to have more of a vocal minority when it comes to things brought in front of this commission and the Village Board. I also promise that when I do come and speak in front of you in the future will always be respectful and stay within my three-minute timeframe.

"Always remember that Glen Ellyn is not their town, my town, his town… it is OUR town and all decisions should be made for the collective good of the Village and not a predetermined agenda.

"Thank you again for allowing me to serve. Good luck to all of you; I hope there are still great things ahead."

Adjournment

Chairperson Loch adjourned the meeting at 8:58 p.m.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary

(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 he 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 pubic 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.

Kelly Purvis

From: Rob Elliot <rob@elliotconstruction.com>
Sent: Monday, May 24, 2021 3:51 PM
To: Kelly Purvis
Subject: Public Hearing May 27, 2021 RE: Glen Oak Country Club

Dear Kelly,
We are the owners of the Glen Oak Park located at 1081 Hill Ave
to 1119 Hill Ave in the Village Of Glen Ellyn, Illinois.
We have reviewed the plans for the Glen Oak Country Club and fully support
the approval of this project.
We have been DuPage County neighbors and now Village of Glen Ellyn for more than fifty years. The country club has always kept an attractive appearance along Hill avenue and even on Spring. They continue to improve the area with parking on the North side of Hill Avenue and season adjusted flowers and decorations. The appearance from Hill Avenue for the new building is attractive and will add to the overall appearance.
Thank you for the opportunity to express our approval.
Rob

Rob Elliot
21W171 Hill Avenue
Glen Ellyn, IL 60137
630-469-1823 x 104
rob@elliotconstruction.com
www.elliotconstruction.com
ELLIOT Construction CORPORATION

Public Comment - PC

Village of Glen Ellyn

Submitted On:
May 25, 2021 5:07pm
America/Chicago

Name	Timothy and Linda Kelly
Organization	
Email	tuffturf1@att.net
Address	1023 Shady Lane Glen Ellyn IL 60137
Meeting Date	May 27, 2021
Agenda Item or Subject	Glen Oak Country Club Winter Sports Complex
Comment	Our concern is in regard to the proposed intensity of light, even with the understanding that recommended deflectors will be in place to help with limiting illumination to surrounding properties. We also have a concern with the noise level being reasonable until and no later than 11:00 pm. The noise level of live band music for past events has already been disturbing to residents until at least 11:00 pm and sometimes later.

Forest Preserve District
of DuPage County

3S580 Naperville Road
P.O. Box 5000
Wheaton, IL 60189

630.933.7200
Fax 630.933.7204
TTY 800.526.0857
dupageforest.org

Via email: Kpurvis@glenellyn.org

May 26, 2021

Mary Loch, Chairman
Glen Ellyn Planning Commission
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Re: Public Hearing - Glen Oak Country Club, 21W451 Hill Avenue
PIN: 05-12-403-006

Dear Ms. Loch,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding Glen Oak Country Club's petition for a Special Use Permit and three Zoning Variations, to allow for the construction of a winter sports complex at the aforementioned address. We appreciate receiving timely notification of such requests that may have an impact on District property and thank you for the opportunity to comment.

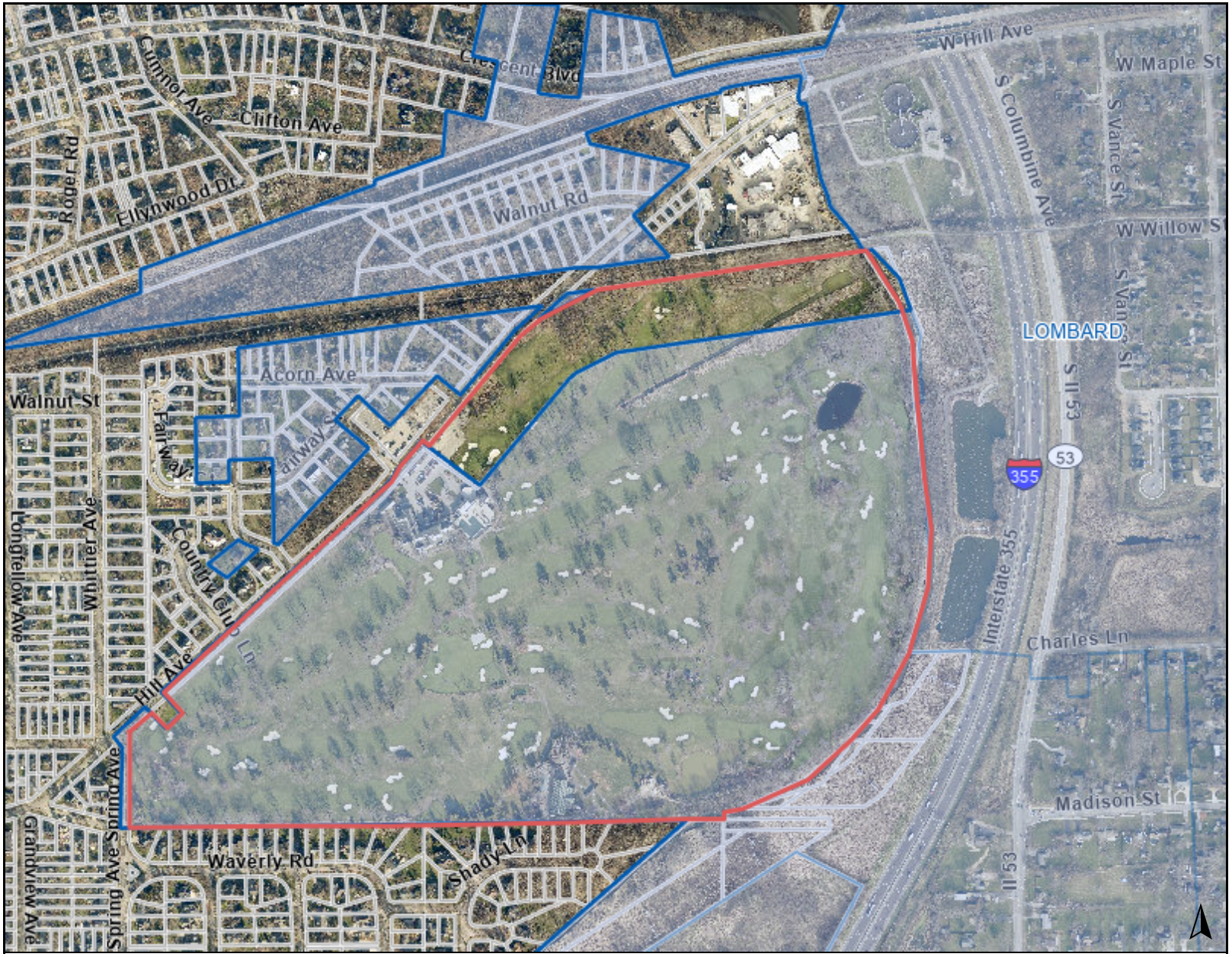
District Staff has reviewed the information provided and does not have any comments. Please do not hesitate to call me at (630) 933-7235 if you have any questions.

Sincerely,

Kevin Stough
Land Preservation Manager

cc: Dan Zinnen, Director of Resource Management and Development

GISConsortium | Aerial Image - Glen Oak Country Club



Legend

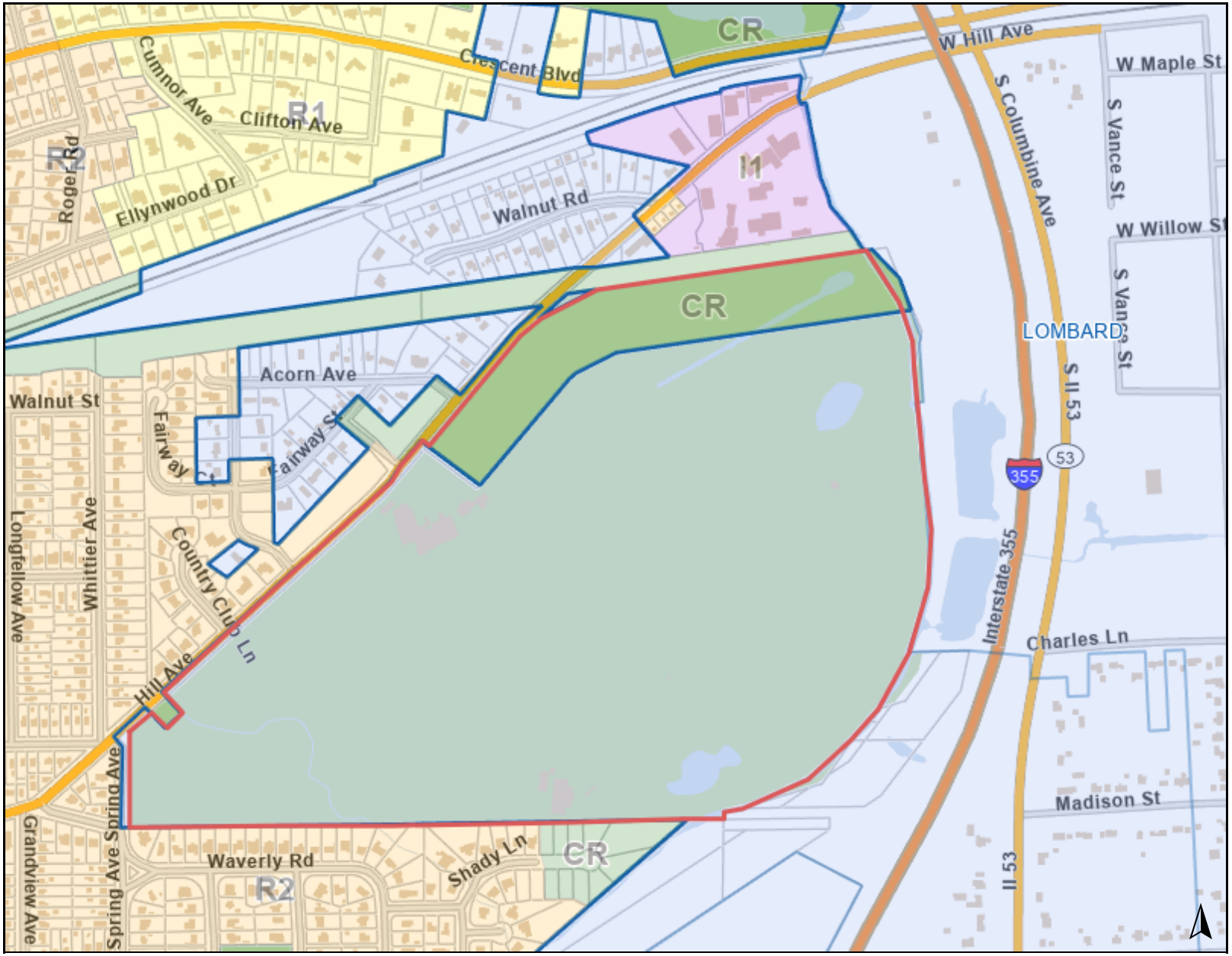
0 1000 2000 ft

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.

GISConsortium | Zoning & Location Map - Glen Oak Country Club



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.

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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

C:\Users\Mark\AppData\Local\Temp\Temp1_compressed special use resubmittal 04202021.zip\Special Use Permit Packet MDC revision 04012021.docx

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.

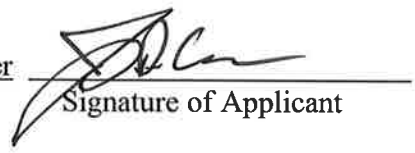
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:
No, perfectly compatible with current natural, scenic and historical features of major importance to the community.

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.

_____	Jeffrey Barrett, Club President	_____
Date	Print Name	Signature of Applicant
4.22.21	James D. Cardamone, General Manager	
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

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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 us 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 ofGlen 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.

Date	Print Name	Signature of Applicant
03/05/2021	James D. Cardamone	
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant

IV. <u>INFORMATION REGARDING THE VARIATION(S) REQUESTED</u>:

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.

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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

CLEAR PAGE

I. APPLICATION INFORMATION:

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. COMFORMANCE 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 propoerty. These include the main Clubhouse, Caddyshack, and Pool/Halfway House Buildings.

CLEAR PAGE

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**

OWNERSHIP BY A CORPORATION

Date: 03/05/2021

Address: 21W451 Hill Avenue, Glen Ellyn, IL

Legal Description:

Glen Oak Country Club, and Illinois not for profit corporation - a 501c(7) Corporation

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: Jeffrey S. Barrett Address: 0N768 Waverly Ct., Wheaton, IL 60187 %

Name: Thomas Ryerson Address: 45 S. Driveway, Glen Ellyn, IL %

Name: Thomas Mikrut Address: 373 Robinwood Lane, Wheaton, %

Name: Ross Weigand Address: 552 Harding Avenue, Glen Ellyn, I %

Name: Mark Christensen Address: 2207 Embden Lane, Wheaton, IL %

Name: Michael O'Connell Address: 490 Hill Avenue, Glen Ellyn, %

Name: Joseph Trindl Address: 397 N. Park Boulevard, Glen Ellyn, IL %

Name: John Saletta Address: 159 Derby Glen Drive, Glen Ellyn, IL %

Name: Brian Watterson Address: 717 Brentwood Court, Glen Ellyn, IL %

Name: Wayne Ebersberger Address: 835 Deerpath Court, Wheaton, IL %

Name: Richard Dabrowski Address: 590 Riford Road, Glen Ellyn, IL %

Name: _____ Address: _____ %

Name: _____ Address: _____ %

Name: _____ Address: _____ %

Name: _____ Address: _____ %

Name: _____ Address: _____ %

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

OFFICIAL SEAL
OLIANA KARLIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/10/23

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: General Manager

Applicant's Name: James D. Cardamone

Subscribed and sworn to me this

5 day of March, 2021.

Oliana Karlis
Notary Public

OFFICIAL SEAL
OLIANA KARLIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/10/23

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 CHRISTENSON

Petitioner

James D Cordamone

Owner

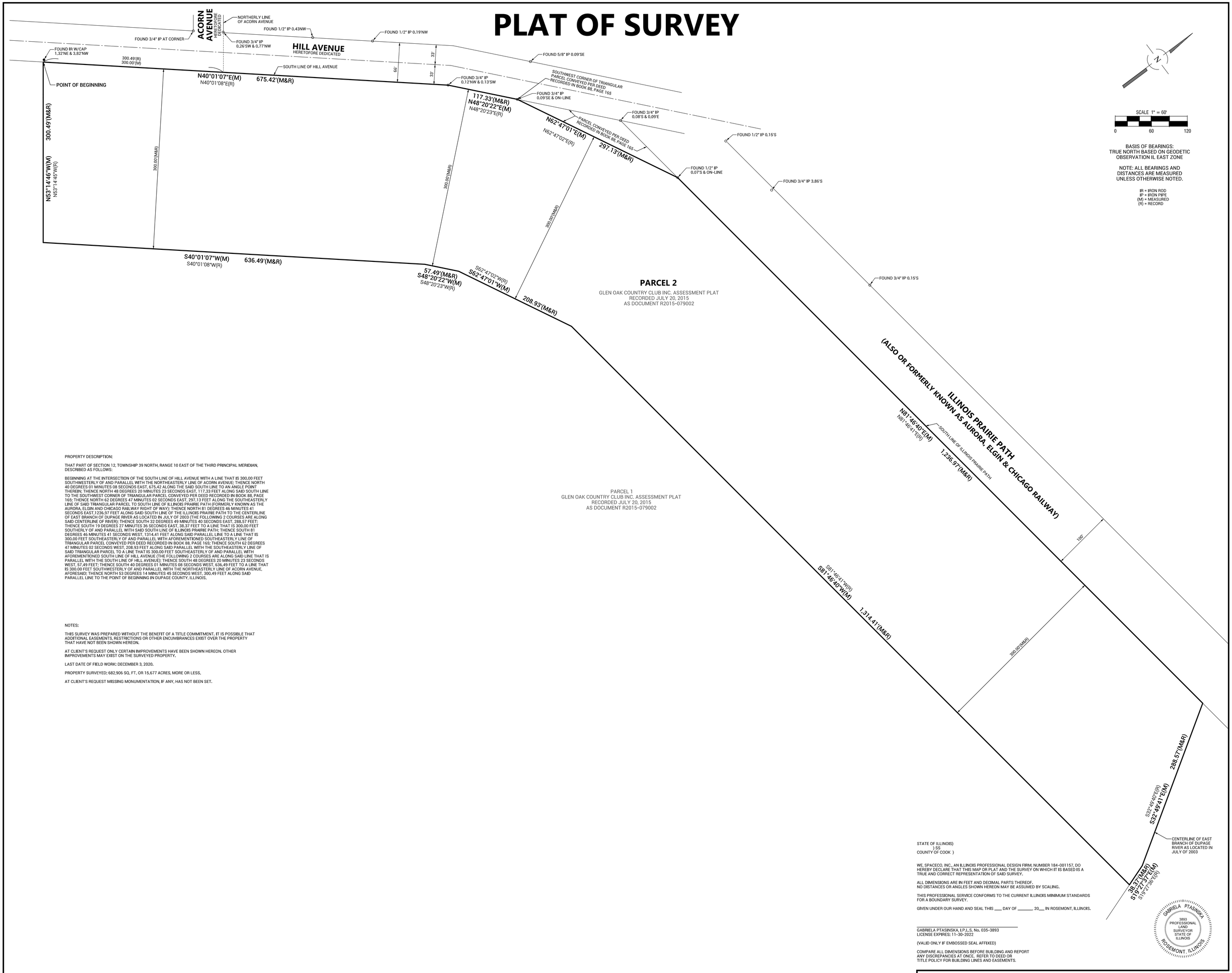
Date: 1·15·21

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, 117.33 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, 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)
) SS
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.

GABRIELA PTASINSKA
3893
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ROSEMONT, ILLINOIS

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

FOR REVIEW PURPOSES ONLY

REVISIONS:

SPACECO INC.
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

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PLAT OF SURVEY

N

SCALE 1" = 20'

0 20 40

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE UPRIGHT
- ELECTRIC UPRIGHT
- CABLE TV UPRIGHT
- FIRE HYDRANT
- VALVE AND VAULT
- WATER VALVE
- B BOX
- AUXILARY VALVE
- WELL
- GAS VALVE
- HAND HOLE
- STREET LIGHT
- UTILITY POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- SPRINKLER HEAD
- BOLLARD
- MAILBOX
- SIGN
- UNIDENTIFIED MANHOLE
- 686 — CONTOUR
- × 999.99 — SPOT ELEVATION
- RIGHT-OF-WAY MONUMENT
- DISC
- IRON / STEEL ROD
- IRON PIPE
- CUT CROSS
- PK / MAG NAIL
- RAILROAD SPIKE
- SPRINKLER CONTROL VALVE
- LANDSCAPE LIGHT
- BOL BOLLARD
- CB CATCH BASIN
- CL CENTER
- FNC FENCE
- LP LIGHT POLE
- (M) MEASURED
- PILLARX PILLAR CORNER
- (R) RECORD
- UP UTILITY POLE
- ASPHALT
- ADA RAMP
- CONCRETE
- GRAVEL

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

FOR REVIEW PURPOSES ONLY

REVISIONS:

SPACECO INC.

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 2 OF 3

N:\Projects\8160\SURVEY\8160.04SUR-01.dgn SHEET 2 User=cduarte

PLAT OF SURVEY

SCALE 1" = 20'

0 20 40

LEGEND

STORM SEWER	SANITARY MANHOLE	STREET LIGHT	SPRINKLER CONTROL VALVE
SANITARY SEWER	STORM MANHOLE	UTILITY POLE	LANDSCAPE LIGHT
COMBINED SEWER	CATCH BASIN	TRAFFIC SIGNAL	BOL BOLLARD
WATER MAIN	INLET	TRAFFIC SIGNAL BOX	CB CATCH BASIN
GAS MAIN	FLARED END SECTION	SPRINKLER HEAD	CL CENTER
UNDERGROUND TELEPHONE LINE	ELECTRIC MANHOLE	BOLLARD	FNC FENCE
UNDERGROUND ELECTRIC LINE	TELEPHONE MANHOLE	MAILBOX	LP LIGHT POLE
UNDERGROUND CATV LINE	TELEPHONE UPRIGHT	SIGN	(M) MEASURED
OVERHEAD WIRE(S) ON UTILITY POLES	ELECTRIC UPRIGHT	UNIDENTIFIED MANHOLE	PILLAR PILLAR CORNER
FIBER OPTIC LINE	CABLE TV UPRIGHT	RIGHT-OF-WAY MONUMENT	(R) RECORD
RAILROAD	FIRE HYDRANT	DISC	UP UTILITY POLE
FENCE	VALVE AND VAULT	IRON / STEEL ROD	
GUARDRAIL	WATER VALVE	IRON PIPE	ADA RAMP
EDGE OF WATER	B BOX	CUT CROSS	ASPHALT
WETLAND LIMITS	AUXILIARY VALVE	PK / MAG NAIL	CONCRETE
	WELL	RAILROAD SPIKE	GRAVEL
	GAS VALVE		
	HAND HOLE		

HILL AVENUE
HERETOFORE DEDICATED

66'

33'

33'

BIKE PATH

"DO NOT PASS"

N40°01'08"E(R)
N40°01'07"E(M) **675.42'(M&R)**

FNC 5.0'E

6'/3' CHAIN LINK FENCE W/BARBED WIRE

N48°20'23"E(R)
N48°20'22"E(M)

SOUTH LINE OF HILL AVENUE

117.33'(M&R)

WOOD POST

4' CHAIN LINK FENCE W/BARBED WIRE

BIKE PATH

"NO MOTOR VEHICLES"

"STOP"

"NO PARKING"

RIP RAP

EDGE OF WATER AS OF NOVEMBER 19, 2020

PARCEL CONVEYED PER DEED RECORDED IN BOOK 88, PAGE 165

N62°47'01"E(M)
N62°47'02"E(R)

297.13'(M&R)

MATCH LINE - SEE SHEET 2 OF 3

PARCEL 2

GLEN OAK COUNTRY CLUB INC. ASSESSMENT PLAT
RECORDED JULY 20, 2015
AS DOCUMENT R2015-079002

LIMITS OF FAIRWAY

6"DIAM

LIMITS OF FAIRWAY

S40°01'07"W(M)
S40°01'08"W(R)

636.49'(M&R)

57.49'(M&R)
S48°20'22"W(M)
S48°20'23"W(R)

S62°47'02"W(R)
S62°47'01"W(M)

208.93'(M&R)

PARCEL 1
GLEN OAK COUNTRY CLUB INC. ASSESSMENT PLAT
RECORDED JULY 20, 2015
AS DOCUMENT R2015-079002

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

FOR REVIEW PURPOSES ONLY

REVISIONS:

SPACECO INC.
CONSULTING ENGINEERS
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DATE: 12/08/2020
JOB NO: 8160.04
FILENAME: 8160.04SUR-01
SHEET 3 OF 3

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KEY PLAN

SCALE	
N.T.S.	4

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 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.

GENERAL NOTES

SCALE	
N.T.S.	3

KEY	DESCRIPTION
1	RAISED PADDLE COURTS
2	ROOF
3	SECOND FLOOR FIREPLACE LOUNGE DECK
4	FIRST FLOOR OUTDOOR LOUNGE
5	PARALLEL PARKING
6	ACCESS FROM PARKING
7	PARKING LOT
8	RAMP TO SECOND FLOOR FIREPLACE LOUNGE DECK
9	STAIRS TO FIRST FLOOR OUTDOOR LOUNGE
10	FAIRWAY

KEY NOTES

SCALE	
N.T.S.	2

SITE PLAN

SCALE	
1/32" = 1'-0"	1

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
1336 E TOUHY AVE, FIRST FLOOR EAST, DES PLAINES, IL 60018
PHONE:847.796.4900

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

LEGEND

SCALE N.T.S. | 4

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-DEVLOPED 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

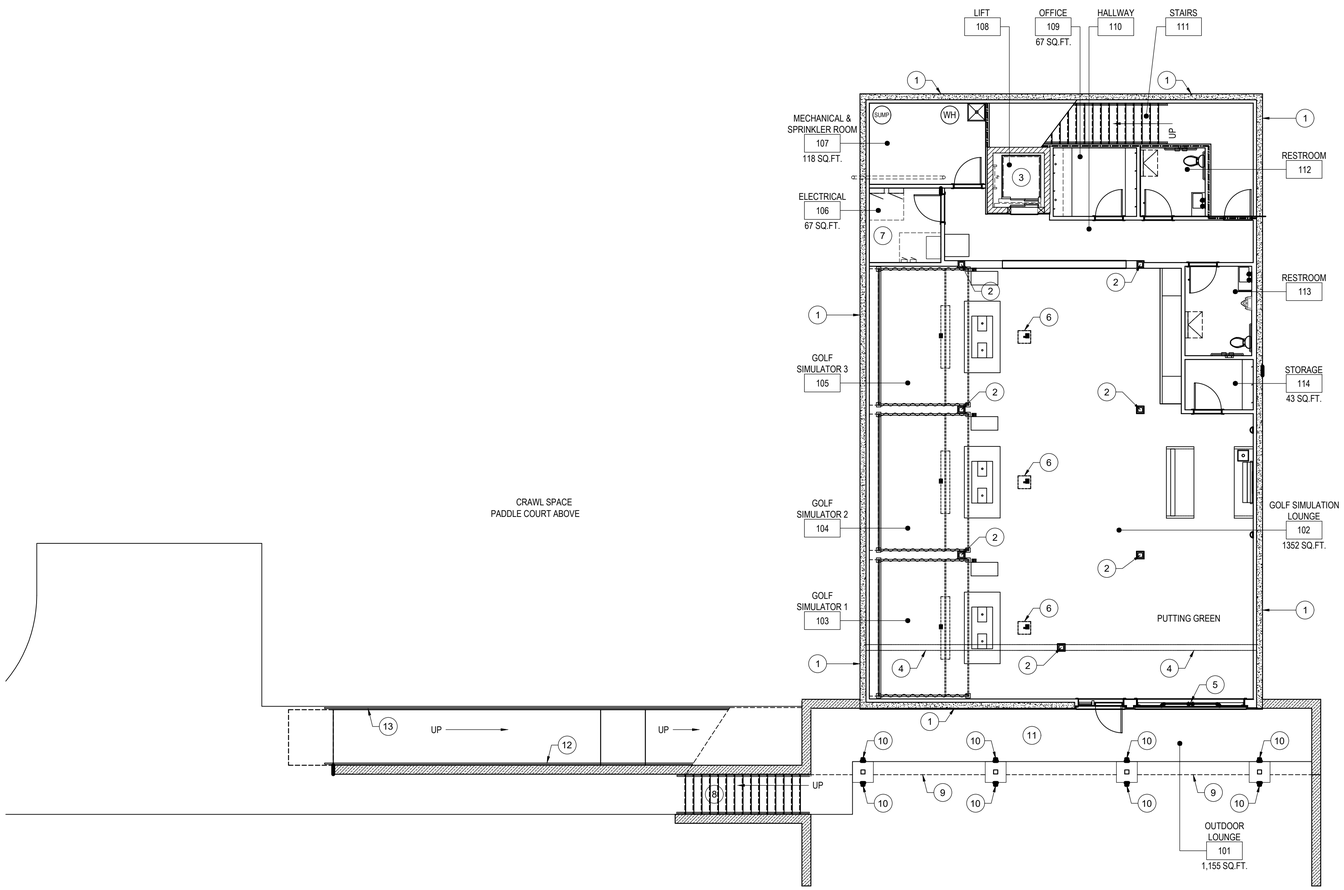
GENERAL NOTES

SCALE N.T.S. | 3

KEY	DESCRIPTION
1	EXTERIOR POURED CONCRETE FOUNDTION 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 LIGHTIHNG 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

KEY NOTES

SCALE N.T.S. | 2



CONSTRUCTION PLAN - FIRST FLOOR

SCALE 1/8" = 1'-0" | 1

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
1335 E TOUHY AVE
SUITE 200 WEST
DES PLAINES, IL 60018
PHONE: 847.298.4900

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

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

LEGEND

SCALE N.T.S. | 4

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-DEVLOPED 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

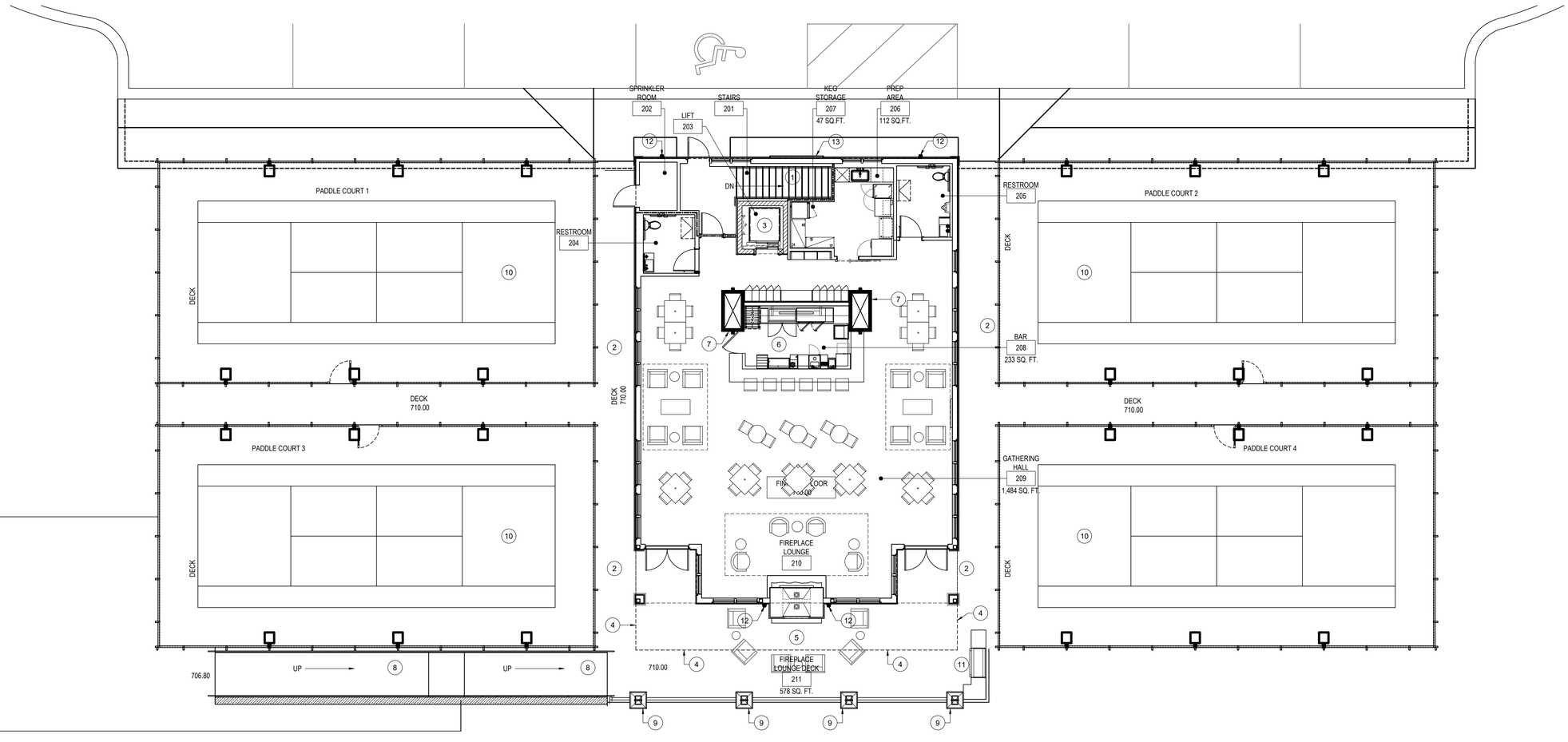
GENERAL NOTES

SCALE N.T.S. | 3

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 SCONCE LIGHT FIXTURES; WALL MOUNTED FIXTURES AT WALKWAYS SHALL BE MIN. 6'-8" HIGH FROM TOP OF WALK
13	EXTERIOR SIGNAGE WITH SPOT LIGHTS

KEY NOTES

SCALE N.T.S. | 2



CONSTRUCTION PLAN - SECOND FLOOR

SCALE 1/8" = 1'-0" | 1

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

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ARCHITECT INFORMATION:
CHIPMAN DESIGN ARCHITECTURE INC
1330 E TOUHY AVE.
SUITE 100
DES PLAINES, IL 60018
PHONE: 847.298.4900

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

KEY	DESCRIPTION
SF-20	STUCCO FINISH AND COLOR - MATCH EXISTING CLUB HOUSE
SF-21	FAUX SLATE ROOF SHINGLES - MATCH EXISTING CLUB HOUSE
SF-22	EXTERIOR SIGNAGE ON NORTH ELEVATION, APPROXIMATE SIZE: 48" W X 48" H
STN-20	THIN VENEER STONE
PT-20	POWDER COATED ALUMINUM BRONZE RAILING TO MATCH BALCONY RAILING
PT-21	SOFFIT WINDOW & DOOR TRIM - PAINT TO MATCH EXISTING CLUB HOUSE
PT-22	DOWNSPOUTS - PAINT TO MATCH EXISTING CLUB HOUSE

FINISH SCHEDULE

SCALE N.T.S. — 5

1.

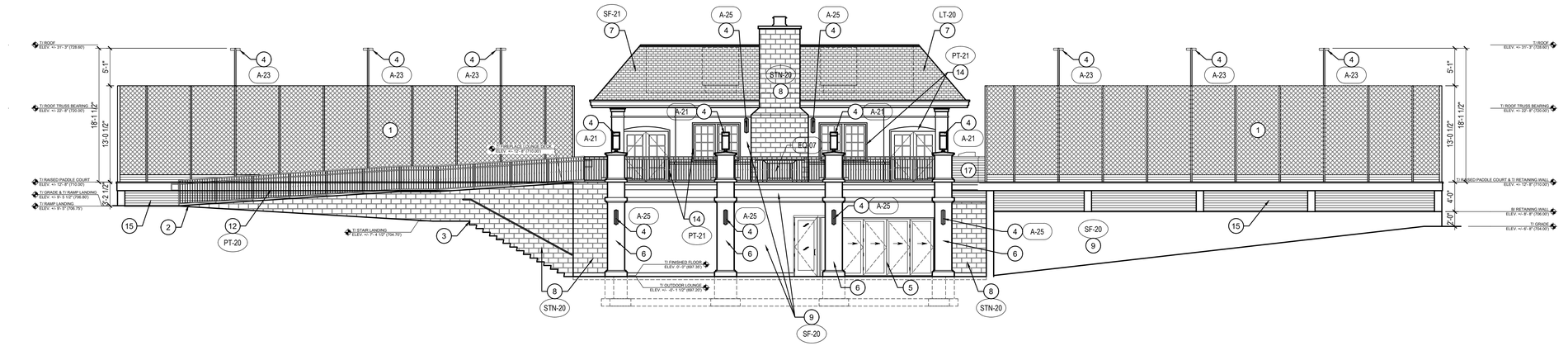
KEY	DESCRIPTION
1	CHAIN LINKED FENCE SURROUNDING RAISED AND HEATED PADDLE COURTS
2	RAMP ACCESS TO FIREPLACE LOUNGE DECK
3	STAIR ACCESS TO FIRST FLOOR OUTDOOR LOUNGE
4	EXTERIOR LIGHTING
5	EXTERIOR FOLDING PATIO DOOR
6	PIERS WITH STUCCO COATING TO MATCH BUILDING
7	FAUX SLATE ROOF SHINGLES
8	THIN VENEER 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

GENERAL NOTES

SCALE N.T.S. — 4

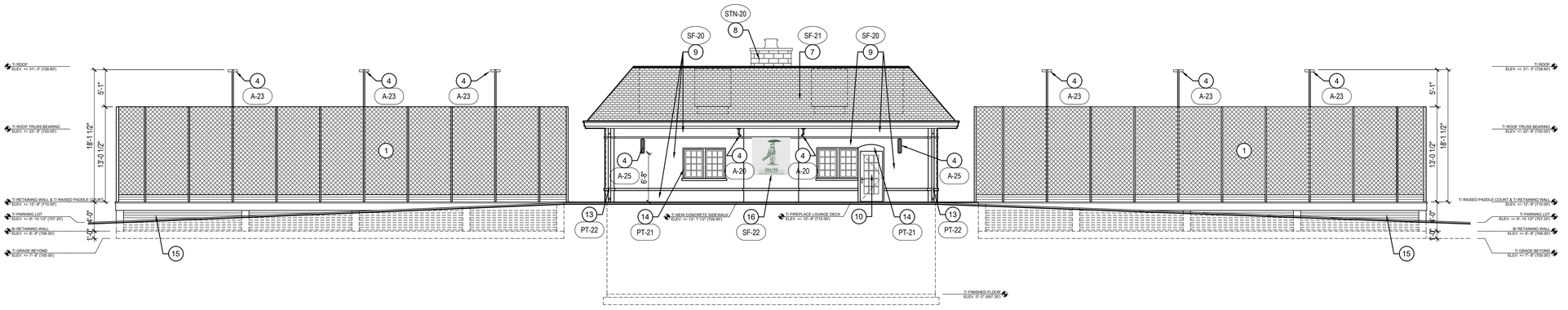
KEY NOTES

SCALE N.T.S. — 3



SOUTH ELEVATION

SCALE 1/8" = 1'-0" — 2



NORTH ELEVATION

SCALE 1/8" = 1'-0" — 1

CLIENT INFORMATION:

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ESTABLISHED 1911 GLEN ELLYN, ILLINOIS

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NORTH SPORTS COMPLEX

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GLEN ELLYN, IL 60137

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ARCHITECT INFORMATION:

CHIPMAN DESIGN ARCHITECTURE INC
1335 E TOUHY AVE
SUITE 100 WEST
DES PLAINES, IL 60018
PHONE 847.298.4900

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

KEY	DESCRIPTION
SF-20	STUCCO FINISH AND COLOR - MATCH EXISTING CLUB HOUSE
SF-21	FAUX SLATE ROOF SHINGLES - MATCH EXISTING CLUB HOUSE
SF-22	EXTERIOR SIGNAGE ON NORTH ELEVATION, APPROXIMATE SIZE: 48" W X 48" H
STN-20	THIN VENEER STONE
PT-20	POWDER COATED ALUMINUM BRONZE RAILING TO MATCH BALCONY RAILING
PT-21	SOFFIT WINDOW & DOOR TRIM - PAINT TO MATCH EXISTING CLUB HOUSE
PT-22	DOWNSPOUTS - PAINT TO MATCH EXISTING CLUB HOUSE

FINISH SCHEDULE

SCALE N.T.S. | 5

1.

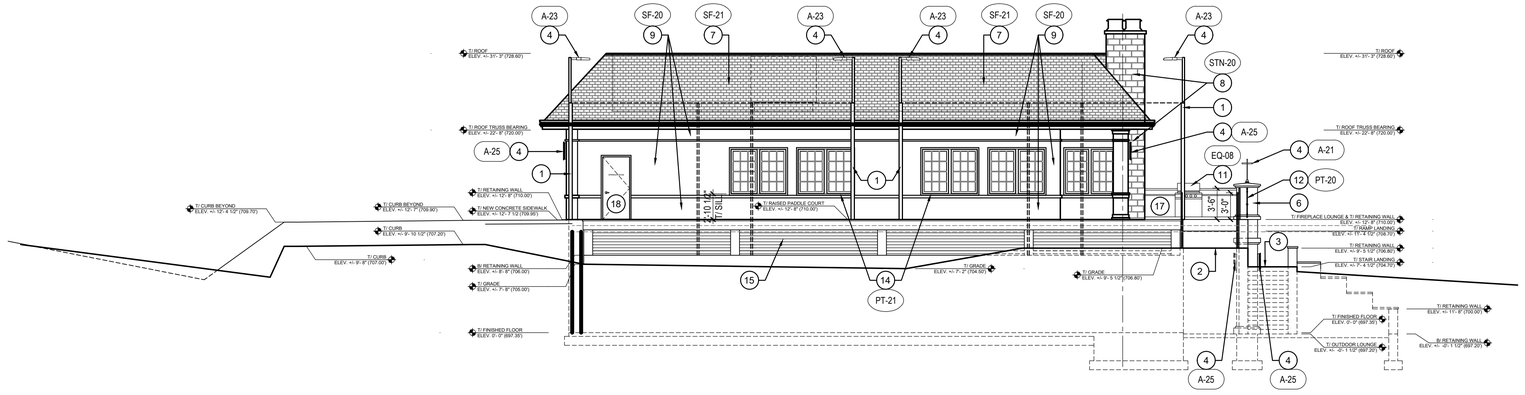
GENERAL NOTES

SCALE N.T.S. | 4

KEY	DESCRIPTION
1	CHAIN LINKED FENCE SURROUNDING RAISED AND HEATED PADDLE COURTS
2	RAMP ACCESS TO FIREPLACE LOUNGE DECK
3	STAIR ACCESS TO FIRST FLOOR OUTDOOR LOUNGE
4	EXTERIOR LIGHTING
5	EXTERIOR FOLDING PATIO DOOR
6	PIERS WITH STUCCO COATING TO MATCH BUILDING
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
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

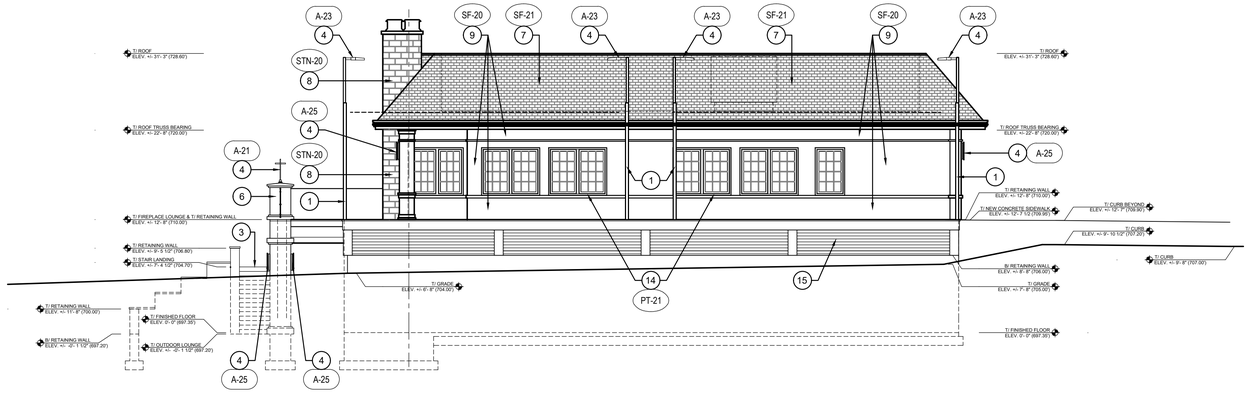
KEY NOTES

SCALE N.T.S. | 3



WEST ELEVATION

SCALE 1/8" = 1'-0" | 2



EAST ELEVATION

SCALE 1/8" = 1'-0" | 1

CLIENT INFORMATION:

Glen Oak COUNTRY CLUB
ESTABLISHED 1911 GLEN ELLYN, ILLINOIS

PROJECT NAME:
NORTH SPORTS COMPLEX

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21W451 HILL AVENUE
GLEN ELLYN, IL 60137

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ARCHITECT INFORMATION:

CHIPMAN DESIGN ARCHITECTURE INC
1330 E TOUHY AVE
FIRST FLOOR EAST
DES PLAINES, IL 60018
PHONE: 847.296.4900

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 - EAST / WEST

SHEET NUMBER:

A401

PRELIMINARY SITE IMPROVEMENT PLANS
for
GLEN OAK COUNTRY CLUB SPORTS COMPLEX
GLEN ELLYN, ILLINOIS
PROJECT NO:8160.04

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

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

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY DuPAGE
CITY, TOWNSHIP GLEN ELLYN, MILTON
SEC. & ¼ SEC. NO. SEC. 12, T39N, R10E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

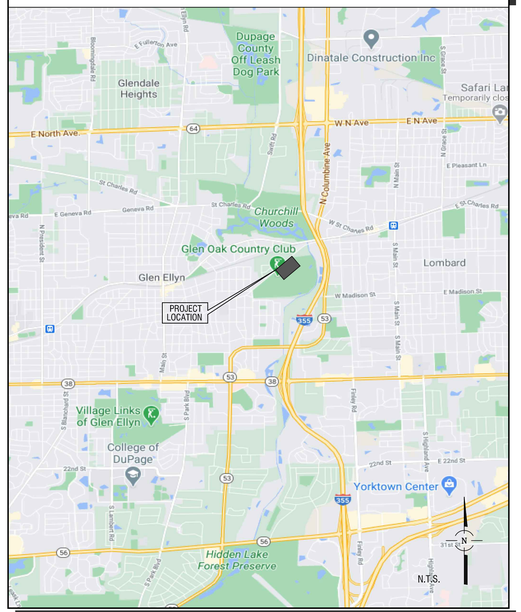
BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET TS1 FOR BENCHMARK INFORMATION

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

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	TS1	TYPICAL SECTIONS & GENERAL NOTES
3	EC	EXISTING CONDITIONS
4	GM	GEOMETRIC PLAN
5	GRUT	GRADING & UTILITY PLAN
6	WM	WATERMAIN EXTENTION PLAN
7-9	SE1-SE3	SOIL EROSION AND SEDIMENT CONTROL PLANS
10	SP1	SPECIFICATIONS
11	D1	DETAILS

LOCATION MAP



REVISIONS

ORIGINAL PLAN DATE: JANUARY 12, 2021

#	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

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

LICENSED PROFESSIONAL ENGINEER
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

SPACECO INC.

FILENAME: 8160.04TITLE
DATE: 01/12/2021
JOB NO. 8160.04
SHEET C1
1 OF 11

N:\Projects\8160\8160.04-sports-complex\PRELIM\8160.04TITLE.dgn Default User=jlewis

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITYS OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC, AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING, IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

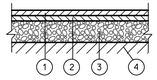
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.), STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

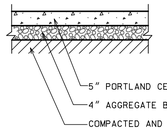
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS, "SAFE": MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



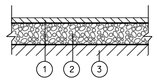
TYPICAL ASPHALT PAVEMENT SECTION (LIGHT DUTY AUTO)
N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "D", N50
2. 2.5" HMA BINDER COURSE, IL 19.0, N50
3. 10" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

SN = 1.5" X 0.40 = 0.600
2.5" X 0.33 = 0.825
10" X 0.13 = 1.300
2.725



TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION
N.T.S.



TYPICAL ASPHALT SECTION (CART PATH)
N.T.S.

1. 2" HMA SURFACE COURSE
2. 6" AGGREGATE BASE COURSE, TYPE B
3. COMPACTED AND STABLE SUBGRADE

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
-W 8" -	WATER MAIN (WITH SIZE)	W 8"
	PIPE TRENCH BACKFILL	
-G G-	GAS MAIN	G G
-T T-	TELEPHONE LINES	T T
-E E-	ELECTRIC LINE	E E
X	FENCE	X
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE	I = INVERT OR INLET	T/P = TOP OF PIPE
S = SANITARY MANHOLE	TF = TOP OF FOUNDATION	B/P = BOTTOM OF PIPE
CB = CATCH BASIN	GF = GARAGE FLOOR	WM = WATERMAIN
LP = LIGHT POLE	TC = TOP OF CURB	SAN = SANITARY SEWER
VV = VALVE VAULT	TD = TOP OF DEPRESSED CURB	STM = STORM SEWER
E = END SECTION	TW = TOP OF RETAINING WALL	LO = LOOK OUT
FH = FIRE HYDRANT	BW = BOTTOM OF RETAINING WALL	PLO = PARTIAL LOOK OUT
GR = GRADE RING (HYDRANT)	OP = OUTLET OF PIPE	

BENCH MARK INFORMATION

SOURCE BENCHMARK:
BENCHMARK 0102
PID: DK3185
MONUMENT IS A 3.5" BRASS DISK SET ON THE EAST END OF THE NORTH CURB FOR THE PRAIRIE PATH, 0.5' ABOVE PATH GRADE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 WITH THE ILLINOIS PRAIRIE PATH.
ELEVATION = 714.51 NAVD88

SITE BENCHMARK #1:
NORTH FLANGE BOLT ON HYDRANT, LOCATED ON THE SOUTH SIDE OF PARKING AREA.
ELEVATION = 718.45 NAVD88

SITE BENCHMARK #2:
NORTH FLANGE BOLT ON HYDRANT LOCATED AT THE NORTHWEST CORNER OF HILL AVENUE & GOLF AVENUE.
ELEVATION = 724.02 NAVD88

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

CONTACT INFORMATION

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COM ED
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CONTACT: TOM STUTZMAN

NICOR GAS
1844 FERRY ROAD
NAPERVILLE, ILLINOIS 60563
(630) 983-8676 EXT. 2362
CONTACT: SCOTT STOGSDILL

MILTON TOWNSHIP HIGHWAY DEPT.
(630) 682-4270
CONTACT: NARESH NAIR

NO.	DATE	REMARKS
2	04/09/21	ARCHITECTURAL REVISIONS TO COURTS

TYPICAL SECTIONS AND GENERAL NOTES

GLEN OAK COUNTRY CLUB SPORTS COMPLEX

GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 8160.04GN
DATE: 01/12/2021
JOB NO. 8160.04
SHEET TS1
2 OF 11

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LEGEND

STORM SEWER	SANITARY MANHOLE	STREET LIGHT	SPRINKLER CONTROL VALVE
SANITARY SEWER	STORM MANHOLE	UTILITY POLE	LANDSCAPE LIGHT
COMBINED SEWER	CATCH BASIN	TRAFFIC SIGNAL	BOL BOLLARD
WATER MAIN	INLET	TRAFFIC SIGNAL BOX	UP UTILITY POLE
GAS MAIN	FLARED END SECTION	SPRINKLER HEAD	TREE WITH SIZE
UNDERGROUND TELEPHONE LINE	ELECTRIC MANHOLE	BOLLARD	
UNDERGROUND ELECTRIC LINE	TELEPHONE MANHOLE	MAILBOX	FIR TREE WITH SIZE
UNDERGROUND CATV LINE	TELEPHONE UPRIGHT	SIGN	
OVERHEAD WIRE(S) ON UTILITY POLES	ELECTRIC UPRIGHT	UNIDENTIFIED MANHOLE	BUSH
FIBER OPTIC LINE	CABLE TV UPRIGHT	CONTOUR	
RAILROAD	FIRE HYDRANT	× 999.99 SPOT ELEVATION	ADA RAMP
FENCE	VALVE AND VAULT	RIGHT-OF-WAY MONUMENT	ASPHALT
GUARDRAIL	WATER VALVE	DISC	CONCRETE
EDGE OF WATER	B BOX	IRON / STEEL ROD	GRAVEL
WETLAND LIMITS	AUXILIARY VALVE	IRON PIPE	
	WELL	CUT CROSS	
	GAS VALVE	PK / MAG NAIL	
	HAND HOLE	RAILROAD SPIKE	

TREE REMOVAL/RELOCATION - SEE LANDSCAPE PLANS

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS. IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: DECEMBER 2, 2020.

SCALE 1" = 40'

0 40 80

SOURCE BENCHMARK:
BENCHMARK 0102
PID: DK3185
MONUMENT IS A 3.5" BRASS DISK SET ON THE EAST END OF THE NORTH CURB FOR THE PRAIRIE PATH, 0.5' ABOVE PATH GRADE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 53 WITH THE ILLINOIS PRAIRIE PATH.
ELEVATION = 714.51 NAVD88

SITE BENCHMARK #1:
NORTH FLANGE BOLT ON HYDRANT, LOCATED ON THE SOUTH SIDE OF PARKING AREA.
ELEVATION = 718.45 NAVD88

SITE BENCHMARK #2:
NORTH FLANGE BOLT ON HYDRANT LOCATED AT THE NORTHWEST CORNER OF HILL AVENUE & GOLF AVENUE.
ELEVATION = 724.02 NAVD88

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

ACORN AVENUE

HILL AVENUE

N40°01'07"E(M) 675.42'(M&R)
N40°01'08"E(R)

117.33'(M&R)
N48°20'22"E(M)
N48°20'23"E(R)

ADDITIONAL LANDSCAPING MAY NEED TO BE CLEARED FOR PROPER SIGHT LINE REQUIREMENTS FURTHER COORDINATION REQUIRED AT TIME OF FINAL ENGINEERING

N62°47'01"E(M) 297.13'(M&R)
N62°47'02"E(R)

EXISTING WETLAND PLANTED BASIN

COUNTRY CLUB SHALL VERIFY EXTENTS OF EXISTING UNDERGROUND STORM UTILITIES

REMOVE EXISTING STORM SEWER EAST OF THIS LOCATION

REMOVE EXISTING STORM SEWER NORTH OF THIS LOCATION

COUNTRY CLUB SHALL VERIFY EXTENTS OF EXISTING UNDERGROUND STORM UTILITIES

COUNTRY CLUB SHALL VERIFY EXTENTS OF EXISTING UNDERGROUND STORM UTILITIES

COUNTRY CLUB SHALL VERIFY EXTENTS OF EXISTING UNDERGROUND STORM OUTLET

300.49'(M&R)

N53°14'46"W(M)
N53°14'45"W(R)

EXISTING FAIRWAY

S40°01'07"W(M) 636.49'(M&R)
S40°01'08"W(R)

57.49'(M&R)
S48°20'22"W(M)
S48°20'23"W(R)

S62°47'02"W(R)
S62°47'01"W(M)

208.93'(M&R)

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

EXISTING CONDITIONS

GLEN OAK COUNTRY CLUB
SPORTS COMPLEX
GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
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SPACECO INC.

FILENAME: 8160.04EC.DGN

DATE: 01/12/2021

JOB NO. 8160.04

SHEET **EC** 3 OF 11

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SIGN LEGEND:

1. STOP — R1-1, 30" x 30"
2. FIRE LANE — R7-SPEC, 12" X 18"
3. RESERVED PARKING — $250 FINE — VAN ACCESSIBLE — R7-8
4. R3-2
5. DO NOT ENTER — R5-1
6. ENTER ONLY

NOTE: ① INDICATES SIGN ① MOUNTED ABOVE SIGN ②

LEGEND

- LIGHT DUTY AUTO PAVEMENT
- CART PATH
- CONCRETE SIDEWALK
- REVERSE PITCH CURB
- DEPRESSED CURB & GUTTER

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD PITCH UNLESS OTHERWISE NOTED.
3. SEE SHEET TS1 FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS
7. SEE LANDSCAPE DRAWINGS FOR DESIGN AND DETAILS REGARDING TREE REMOVAL AND LANDSCAPING REQUIREMENTS
8. SEE MEP DRAWINGS FOR DESIGN OF LIGHTING AND MECHANICALS
9. SEE SEPTIC DESIGN DRAWINGS FOR SPECIFICATIONS AND REQUIREMENTS

SCALE 1" = 20'
0 20 40

ACORN AVENUE

HILL AVENUE

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

N40°01'07"E(M) 675.42'(M&R)
N40°01'08"E(R)

EXISTING WETLAND PLANTED BASIN

58.64'

EXISTING FENCE TO BE REMOVED AS NECESSARY TO ALLOW DRIVEWAY ACCESS

PROPOSED 10' DEPRESSED CURB AND GUTTER FOR DRAINAGE

EXISTING FENCE TO BE RELOCATED AT TIME OF FINAL ENGINEERING

24" WHITE STOP BAR

59.97'

117.33'(M&R)
N48°20'22"E(M)
N48°20'23"E(R)

N62°47'01"E(M)
297.13'(M&R)
N62°47'02"E(R)

EXISTING FENCE TO BE REMOVED AS NECESSARY TO ALLOW DRIVEWAY ACCESS

PROPOSED 10' DEPRESSED CURB AND GUTTER FOR DRAINAGE

PROPOSED VAIRABLE HEIGHT RETAINING WALL SPECIFICATIONS BY OTHERS

PROPOSED VARIABLE HEIGHT RETAINING WALL SPECIFICATIONS BY OTHERS

PROPOSED PADDLE COURTS

PROPOSED PADDLE COURTS

PROPOSED PADDLE COURTS

FUTURE PADDLE COURTS

PRE-FABRICATED RAMP BY OTHERS

PRE-FABRICATED STEPS BY OTHERS

PROPOSED MODULAR BLOCK RETAINING WALL SEE PLANS BY ARCHITECT

137.06'

EXISTING FAIRWAY

LIMITS OF FAIRWAY

LIMITS OF FAIRWAY

LIMITS OF FAIRWAY

S40°01'07"W(M) 636.49'(M&R)
S40°01'08"W(R)

57.49'(M&R)
S48°20'22"W(M)
S48°20'23"W(R)

S62°47'01"W(M)
208.93'(M&R)
S62°47'02"W(R)

NO.	DATE	REMARKS
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GEOMETRIC PLAN

GLEN OAK COUNTRY CLUB SPORTS COMPLEX

GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
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SPACECO INC.

FILENAME: 8160.04GM

DATE: 01/12/2021

JOB NO. 8160.04

SHEET GM 4 OF 11

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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 / XX.XX	TOP OF WALL / BOTTOM OF WALL
X 000.00	FINISHED GRADE

SCALE 1" = 20'
0 20 40

ACORN AVENUE

HILL AVENUE

EXISTING WETLAND PLANTED BASIN

EXISTING ROADWAY DITCH ROUTED TO PROPOSED ADS UNDERGROUND VAULT

PROPOSED UNDERGROUND ADS VOLUME CONTROL VAULT SEE SHEET 01

PROPOSED WATER SERVICE AUTOMATIC FLUSHING DEVICE REQUIRED COORDINATION WITH MEP AT TIME OF FINAL ENGINEERING

APPROXIMATE LOCATION FOR SEPTIC TANK FOR COORDINATION PURPOSES ONLY. FINAL LOCATION AND SIZE TO BE DESIGNED BY OTHERS AT TIME OF FINAL ENGINEERING

PROPOSED RETAINING WALL 0" TERMINATION

PROPOSED DRAIN

TW=710.00
BW=706.00

DECK EL.=710
GRAVEL SUB BASE EL.=706 MAX

HILL ACCESS
FF=710.00 FIRST FLOOR
COURSE ACCESS
FF=697.35 BASEMENT

PROPOSED ROOF DRAIN

PROPOSED SANITARY SERVICE

TW=706.00
BW=697.35

TW=706.80
BW=697.35

TW=700.00
BW=697.35

15 STEPS AT 6" RISE

RELOCATE EXISTING WETLAND PLANTED BASIN OUTLET

PROPOSED UNDERGROUND ADS VAULT OUTLET LOCATION

PATIO DRAIN TO SUMP PUMP SEE PLANS BY ARCHITECT

EXISTING STORM SEWER CONTINUES SOUTHEAST AND ULTIMATE OUTLET LOCATION SHALL BE VERIFIED BY COUNTRY CLUB

APPROXIMATE LOCATION FOR SEPTIC FIELD FOR COORDINATION PURPOSES ONLY. FINAL LOCATION AND SIZE TO BE DESIGNED BY OTHERS AT TIME OF FINAL ENGINEERING

EXISTING FAIRWAY

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

GRADING AND UTILITY PLAN

GLEN OAK COUNTRY CLUB SPORTS COMPLEX

GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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SPACECO INC.

FILENAME: 8160.04GRUT.DGN

DATE: 01/12/2021

JOB NO. 8160.04

SHEET GRUT

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ACORN AVENUE

HILL AVENUE

SCALE 1" = 40'

0 40 80

EXISTING WETLAND PLANTED BASIN

AUTOMATIC FLUSHING DEVICE REQUIRED FOR WATER SERVICE

PROPOSED CLUB HOUSE AND PADDLE COURTS

PROPOSED 8" PVC WATER SERVICE TO BE INSTALLED IN ACCORDANCE WITH VILLAGE STANDARDS

PRESSURE CONNECT TO EXISTING 8" WATERMAIN SHOWN PER CEMCON, LTD. PLANS. CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION

EXISTING FAIRWAY

GRADING AND UTILITY PLAN

8160.04GRUT.DGN

GRUT

NO.	DATE	REMARKS

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

WATERMAIN EXTENTION PLAN

GLEN OAK COUNTRY CLUB SPORTS COMPLEX

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SPACECO INC.

FILENAME: 8160.04WM

DATE: 01/12/2021

JOB NO. 8160.04

SHEET **WM**

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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10___. The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP, shall also be amended if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of clubhouse/sport complex, paddle courts, water service, septic system, and the associated pavement facilities.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Construct sediment trapping devices (sediment traps, sediment basins, etc.)
4) Construct retention facilities and outlet control structure with restrictor & temporary perforated riser
5) Strip topsoil, stockpile topsoil and grade site
6) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
7) Install storm sewer, sanitary sewer, watermain and associated Inlet & outlet protectiton
8) Temporarily stabilize all areas including lots that have reached mass grade
9) Install roadways
10) Permanently stabilize all outlot areas
11) Install buildings and grade individual lots
12) Permanently stabilize lots
13) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 15.68 acres. Construction activity will disturb approximately 4 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.90
   2) Existing data describing the soil or quality of any discharge from the site is included in Geotechnical Subsurface Investigation Results for Glen Oak Country Club by the Lighthouse Companies

E. Refer to Sheets RRUT for a site plan indicating;
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): East Branch of the DuPage River
   2) The name of the ultimate receiving water is: East Branch of the DuPage River
   3) The extent of wetland acreage at the site is 0 acres.

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- staging areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit), All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Village of Glen Ellyn
- Kane DuPage SWCD
- IEPA
- DuPage County

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:

- permanent seeding
- temporary seeding
- erosion control blanket
- other measures

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart.
A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence
- sediment traps (provide locations and dimensions in plan set)
- other measures

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- retention basin (underground vault)
- vegetated swales

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from

concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose. Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5" or greater rain event, or a discharge due to snowmelt occurs.

Each Inspection should include the following components:

A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

B. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementation of any changes to the SWPPP within 7 calendar days following the inspection.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B. above should be made and retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit.

D. The Permittee shall notify the appropriate agency field operations section office by e-mail at: epa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or for violation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspection conducted. Including those not required by the SWPPP. Submission should be on forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

E. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements), of the ILR10 NPDES Permit.

F. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

6. PROHIBITED NON-STORMWATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

OWNER SWPPP CERTIFICATION

PROJECT:_____

PERMIT #: ILR10_____

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE OF OWNER _____ DATE _____

PRINTED NAME OF OWNER _____

NOTE:
THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	→	→	→	→	→	→			
DORMANT SEEDING	B	→	→								B	→
TEMPORARY SEEDING			C	→	→	→	D	→	→	→		
SODDING			E**	→	→	→	→	→	→	→		
MULCHING	F	→										→

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE.

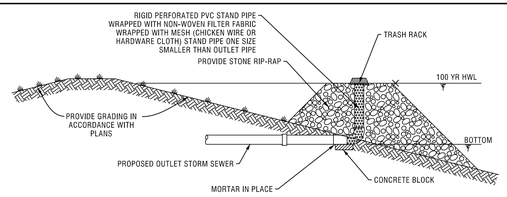
E SOD

F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART



PLAN CODE: (PR)

PERFORATED RISER DETAIL
NOT TO SCALE

1. THE PERFORATED RISER SHALL BE PROVIDED AS PART OF THE SEDIMENT AND EROSION CONTROL MEASURES DURING CONSTRUCTION AND IN CONJUCTION WITH THE CONSTRUCTION OF THE DETENTION BASIN.
2. WHEN THE DETENTION BASIN AND UPSTREAM TRIBUTARY DRAINAGE AREAS ARE REVEGETATED, AND WHEN DIRECTED BY THE ENGINEER, THE PERFORATED RISER SHALL BE REMOVED AND THE BASIN OUTFALL STRUCTURES SHALL BE CONSTRUCTED AND THE GRADING RESTORED IN ACCORDANCE WITH THE PLANS.

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT:_____

PERMIT #: _____ DATE _____

CONTRACTOR SIGNATURE _____ TELEPHONE NUMBER _____

PRINTED NAME & TITLE _____

NAME OF CONTRACTING FIRM _____

STREET ADDRESS _____

CITY, STATE, ZIP CODE _____

TRADE/ RESPONSIBILITIES:_____

NOTE:
ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	04/09/21	ARCHITECTURAL REVISIONS TO COURTS

SOIL EROSION AND SEDIMENT CONTROL PLAN

GLEN OAK COUNTRY CLUB SPORTS COMPLEX

GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 8160.04SE1.DGN

DATE: 01/12/2021

JOB NO. 8160.04

SHEET SE1

7 OF 11

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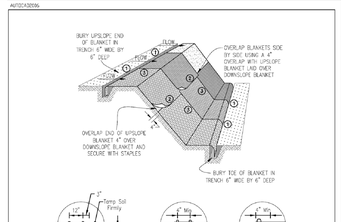


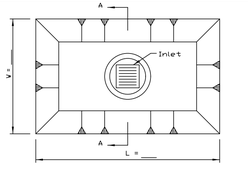
NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for slicked blankets. Non-slicked shall use 4 staples per s.y. of material. This equates to 200 staples with slicked blanket and 400 staples with non-slicked blankets per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

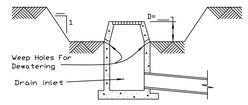
PLAN CODE: EB

EROSION CONTROL BLANKET INSTALLATION DETAILS

INLET PROTECTION - EXCAVATED DRAIN PLAN



PLAN VIEW



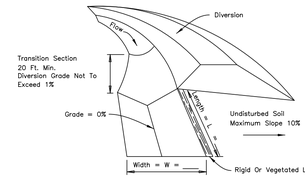
TYPICAL SECTION A-A

NOTES:
1. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
2. The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
3. All cut slopes shall be 2:1 or flatter.

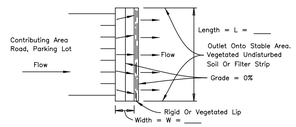
PLAN CODE: ED

REFERENCE		STANDARD DWG. NO.
Project		IL-555
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 3-11-93
Approved ____ Date ____		

LEVEL SPREADER



LEVEL SPREADER FOR DIVERSION OUTLET



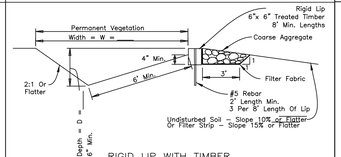
LEVEL SPREADER FOR IMPERVIOUS AREAS

NOTES:
1. Ends of spreader shall be tied into higher ground to prevent flow around the level spreader.
2. See plans for L and W dimensions.

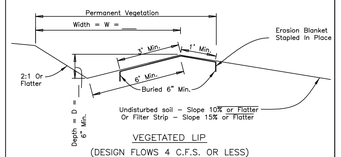
PLAN CODE: LS

REFERENCE		STANDARD DWG. NO.
Project		IL-570
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked ____ Date ____		DATE 1-29-99
Approved ____ Date ____		

LEVEL SPREADER



RIGID LIP WITH TIMBER
(DESIGN FLOWS 4 C.F.S. TO 30 C.F.S.)



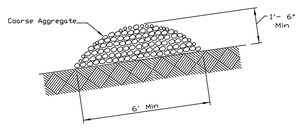
VEGETATED LIP
(DESIGN FLOWS 4 C.F.S. OR LESS)

NOTES:
1. Coarse aggregate shall meet one of the following IDOT gradations: CA-1, or CA-3.
2. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV.
3. See sheet FILTER STRIP-GRASSED IL-535 for filter strip requirements.
4. See sheet EROSION BLANKET IL-530 for blanket material and installation requirements.
5. See plans for permanent seeding requirements.
6. See plans for D and W dimensions.

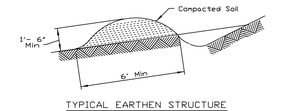
PLAN CODE: LS

REFERENCE		STANDARD DWG. NO.
Project		IL-570
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 2 OF 2
Checked ____ Date ____		DATE 1-29-99
Approved ____ Date ____		

RIGHT OF WAY DIVERSION PLAN



TYPICAL GRAVEL STRUCTURE



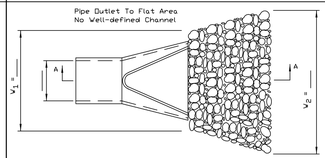
TYPICAL EARTHEN STRUCTURE

NOTES:
1. Install the diversion as soon as right-of-way has been cleared and graded.
2. Disc the base for the constructed ridge before placing fill.
3. Track the ridge to compact it to the design cross section.
4. Locate the outlet on an undisturbed area. Adjust field spacing of the diversion to use the most stable outlet areas. When natural areas are not deemed satisfactory, provide outlet protection.
5. Immediately seed and mulch the portions of the diversions not subject to construction traffic. Stabilize with gravel areas to be crossed by vehicles.
6. Coarse aggregate, if used, shall meet one of the following IDOT gradations: CA-1,CA-2 CA-3, OR CA-4.

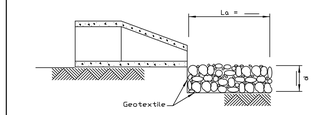
PLAN CODE: RD

REFERENCE		STANDARD DWG. NO.
Project		IL-600
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 3-3-95
Approved ____ Date ____		

PIPE OUTLET TO FLAT AREA



PLAN



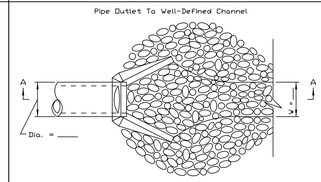
SECTION A-A

NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III .
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR _____ , Quality _____ .
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

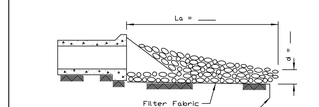
PLAN CODE: LA

REFERENCE		STANDARD DWG. NO.
Project		IL-610
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 9-25-93
Approved ____ Date ____		

PIPE OUTLET TO CHANNEL



PLAN



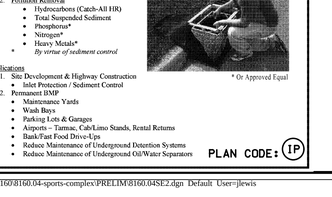
SECTION A-A

NOTES:
1. The filter fabric shall meet the requirements in material specification 592 GEOTEXTILE Table 1 or 2, Class I, II or III .
2. The rock riprap shall meet the IDOT requirements for the following gradation _____ .
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

PLAN CODE: LA

REFERENCE		STANDARD DWG. NO.
Project		IL-611
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

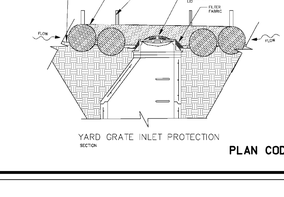
SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

PLAN CODE: SE

REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

STABILIZED CONSTRUCTION ENTRANCE PLAN



SECTION A-A

SECTION B-B

PLAN CODE: SE

REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 2 OF 2
Checked ____ Date ____		DATE 8-18-94
Approved ____ Date ____		

SUMP PIT PLAN

SECTION

PLAN CODE: SP

NOTES:
1. Pit dimensions are optional.
2. The standpipe will be constructed by perforating a 12"-24" diameter corrugated metal or PVC pipe.
3. A base of 2" aggregate will be placed in the pit to a minimum depth of 12". After installing the standpipe, the pit surrounding the standpipe will then be backfilled with 2" aggregate.
4. The standpipe will extend 12" to 18" above the lip of the pit.
5. If discharge will be pumped directly to a storm drainage system, the standpipe will be wrapped with filter fabric before installation.
6. If desired, 1/4"-1/2" hardware cloth may be placed around the standpipe prior to attaching the filter fabric. This will increase the rate of water seepage into the pipe.

REFERENCE		STANDARD DWG. NO.
Project		IL-660
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 11-29-01
Approved ____ Date ____		

TEMPORARY SEDIMENT TRAP

CROSS SECTION

STONE SECTION

NOTES:
1. If the sediment pool is formed or enlarged the side slope will be 2:1 or flatter.
2. The fill shall be constructed using IDOT RR-4 stone size. A 1'layer of IDOT CA-2 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification 25 ROCKFILL. Placement will be by Method 1 and compaction will be class III.
4. The geotextile shall meet the requirements in material specification 592 GEOTEXTILE table 1 or 2, class I, II or IV.

PLAN CODE: ST

REFERENCE		STANDARD DWG. NO.
Project		IL-660
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 11-29-01
Approved ____ Date ____		

SILT FENCE PLAN SPACECO, INC. PRIMARY DETAIL

ELEVATION

FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization. Silt fence shall be placed on the flattest area available.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

PLAN CODE: XX

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 3-16-12
Approved ____ Date ____		

SILT FENCE WITH WIRE SUPPORT PLAN SPACECO, INC. ALTERNATE DETAIL

ELEVATION

FABRIC ANCHOR DETAIL

STATIC SLICE INSTALLATION TRENCH INSTALLATION

NOTES:
1. Silt Fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization. Silt fence shall be placed on the flattest area available.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

PLAN CODE: XX

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A(W)
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 3-16-2012
Approved ____ Date ____		

TREE PROTECTION - FENCING

POST AND FENCE DETAIL

NOTES:
1. The fence shall be located a minimum of 1 Foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

PLAN CODE: TP

REFERENCE		STANDARD DWG. NO.
Project		IL-690
Designed ____ Date ____	NRCS Natural Resources Conservation Service	SHEET 1 OF 1
Checked ____ Date ____		DATE 4-7-94
Approved ____ Date ____		

Catch-All HR is available to provide the added benefit of hydrocarbon removal.

* Or Approved Equal

Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*

* *By virtue of sediment control*

Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

PLAN CODE: IP

YARD GRATE INLET PROTECTION
PLAN VIEW

YARD GRATE INLET PROTECTION
SECTION

PLAN CODE: IP

PLAN CODE: CW

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

	TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL	Drawn By: JPHSON ____ Date ____
		Checked ____ Date ____

PLAN CODE: CW

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

	TEMPORARY CONCRETE WASHOUT FACILITY – EARTHEN TYPE	Drawn By: JPHSON ____ Date ____
		Checked ____ Date ____

PLAN CODE: CW

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

	TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE	Drawn By: JPHSON ____ Date ____
		Checked ____ Date ____

PLAN CODE: DC

American Excelsior Company, North Science Division

	AMERICAN EXCELSIOR COMPANY ARLINGTON, TEXAS	SHEET DESCRIPTION: CURLEX SEDIMENT LOGS DITCH/CHANNEL APPLICATION DETAIL

DRAWN BY: JPHSON
DATE: 12/2021
PROJECT NO.: 8160.04
SHEET NO.: SE2

NO.	DATE	REMARKS
2	04/09/21	ARCHITECTURAL REVISIONS TO COURTS

SOIL EROSION AND SEDIMENT CONTROL PLAN

GLEN OAK COUNTRY CLUB SPORTS COMPLEX

GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

SPACECO INC.

FILENAME: 8160.04SE2.DGN

DATE: 01/12/2021

JOB NO. 8160.04

SHEET SE2

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ACORN AVENUE

HILL AVENUE

NOTES:

1. TEMPORARY SEEDING SHALL BE PROVIDED IN ALL DISTURBED AREAS WHERE WORK WILL BE STOPPED FOR MORE THAN 14 DAYS IN ACCORDANCE WITH ILLINOIS URBAN MANUAL PRACTICE STANDARD TEMPORARY SEEDING CODE 965. THIS INCLUDES BUILDING PADS, STOCKPILES, YARDS, OPEN SPACES AND RIGHTS-OF-WAY
2. ALL GREENSPACE IS TO BE FINISHED WITH 6" OF TOPSOIL
3. CONTRACTOR SHALL COORDINATE FINAL STABILIZATION WITH LANDSCAPE PLANS
4. SEE PLANS BY LANDSCAPE ARCHITECT FOR ADDITIONAL TREE REMOVAL AND PROTECTION PRACTICES
5. CONCRETE WASHOUT AND STABILIZED CONSTRUCTION ENTRANCE ARE IS SHOWN FOR PLANNING PURPOSES AND FINAL PLACEMENT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD
6. NORTH AMERICAN GREEN S-75 EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL FINISHED AREAS WHERE SLOPE IS GREATER THAN 6:1 AND AT ALL ADDITIONAL LOCATIONS INDICATED ON THE PLAN
7. CONTRACTOR TO CLEAR EXISTING PAVEMENT OF DEBRIS AS NECESSARY TO MAINTAIN ACCESSIBILITY
8. VMAX3 SC250 EROSION CONTROL BLANKETS AT OVERFLOW WEIRS ARE PERMANENT AND SHALL BE STAKED IN PLACE
9. SEE LANDSCAPE PLANS FOR FINAL PLANTING DESIGN INCLUDING THE PROPOSED SEED MIX/PLUGS
10. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON SITE
11. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF FOUNDATION
12. ANY SOIL, MUD OR DEBRISTHAT IS WASHED, TRACKED OR DEPOSITED ONTO TH STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY
13. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION
14. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH A STOCKPILE
15. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION
16. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED

SYMBOL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- NORTH AMERICAN GREEN S-75 EROSION CONTROL BLANKET
- VMAX3 SC250 EROSION CONTROL BLANKET SEE NOTE 8
- SILT FENCE
- IP — INLET PROTECTION
- P — PAVING
- PS — PERMANENT SEEDING
- CW — CONCRETE WASHOUT

SCALE 1" = 20'
0 20 40

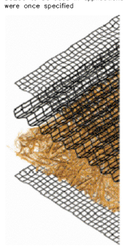
EXISTING WETLAND PLANTED BASIN

DOUBLE ROW OF SILT FENCE TO EXTEND TO END OF PATH AT PARKING LOT

APPROXIMATE STOCKPILE LOCATION

EXISTING FAIRWAY

Vmax3 SC250 (INSTALL PER MANUFACTURER INSTRUCTIONS)
Permanent Turf Reinforcement Mat
Vmax3 SC250 is constructed of a permanent, high-strength, three-dimensional matting structure that incorporates a straw/coconut fiber matrix. The straw/coconut fiber matrix enhances the permanent matting component's initial mulching and erosion control performance for up to 24 months. SC250 provides extended-term, pre-vegetated erosion protection and permanent turf reinforcement in a wide range of applications, including severe slopes, medium- to high-flow channels, and stream banks. It is proven in extensive laboratory and field research to increase the shear resistance of vegetation up to 10 lbs/ft2 (480 Pa).
With the toughest unreinforced grasses typically failing at shear stress levels of 3.7 lbs/ft2, the high-performance SC250 more than doubles the shear resistance of vegetation. This enables SC250 to be used in applications where rock riprap and concrete were once specified



Top Net
Polypropylene
5.0 lbs/1,000 ft2
(2.44 kg/100 m2) approx. wt.

Center Net
Polypropylene, corrugated
24.0 lbs/1,000 ft2
(11.7 kg/100 m2) approx. wt.

Matrix Material
70% agricultural straw
0.35 lbs/yd2
(0.19 kg/m2)
30% coconut fiber
0.15 lbs/yd2
(0.08 kg/m2)

Bottom Net
Polypropylene
5.0 lbs/1,000 ft2
(2.44 kg/100 m2) approx. wt.

Thread
Permanent

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

SOIL EROSION AND SEDIMENT CONTROL PLAN

GLEN OAK COUNTRY CLUB SPORTS COMPLEX

GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 8160.04SE3
DATE: 01/12/2021
JOB NO. 8160.04
SHEET SE3
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EARTHWORK NOTES

1. GENERAL

   A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

   B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

   C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

   D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

   E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

   G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

   I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

   A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

   E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

      STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

   D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

   UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

   A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

   E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

   C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.

2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.

4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].

5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.

6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]

7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.

8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.

9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

   A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

   C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

   A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
      1) SCARIFY DISC AND AERATE.
      2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
      3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
      4) USE OF GEOTEXTILE FABRIC.

      MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

   C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

   D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

   A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALkS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

   B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

   C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

   D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

   E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

   F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

   G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

   H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

   I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

   A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

   B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

   C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

   D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

   E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

   B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

   C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

   E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY SEWER NOTES

1. GENERAL

   A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.

   B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

      PLAN CODE DESCRIPTION

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

      PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

   C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.

   D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

   E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

   F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

   G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

   H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

      a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
      b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

2. BEDDING:

   A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4 " -3/4 " IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

   B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

   C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.

3. MANHOLES:

   A. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

   B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

4. FRAMES AND LIDS:

   A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

   B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

5. DROP MANHOLE ASSEMBLIES:

   A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

6. CLEANING:

   A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

7. TESTING:

   A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", OR MUNICIPAL CODES. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE, THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.

   B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

   C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-969.

8. TELEVISING:

   A. ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE /DVD AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/DVDS.

9. TEST RESULTS:

   A. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ALL MATERIALS, AND WORKMANSHIP AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.

10. CERTIFICATION:

   A. CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING", ASTM STANDARDS D-2412 OR D-2241 AS APPROPRIATE FOR THE PIPE TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.

11. RECORD DRAWINGS:

   A. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S) INCLUDING SERVICE STUB LOCATIONS, TO SPACECO. SPACECO SHALL PREPARE RECORD DRAWINGS AND SUBMIT TO APPROPRIATE PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.

STORM SEWER NOTES

1. GENERAL:

   A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:

      PLAN CODE: MATERIAL
      RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS, (ASTM C-443); TYPE 1, CLASS IV, PER SSRBC SECTION 603. ELLIPTICAL RCCP PIPE SHALL BE TYPE 1, HE-III PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED.

      PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS.

      HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS N-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH: OR HI-Q BY HANCOR, FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.

      UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HDPE PIPE ALSO ACCEPTABLE.

   B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.

   C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

   D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.

   E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

STORM SEWER NOTES

2. BEDDING:

   A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPERATE PAYMENT SHALL BE MADE FOR THIS.

3. STRUCTURES:

   A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED.

   B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

   C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

   D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS, AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.

4. FRENCH DRAIN:

   A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.

5. CASTINGS:

   A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

6. CLEANING:

   A. THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

7. TELEVISING:

   A. THE STORM SEWER SYSTEM SHALL BE TELEVISED IF REQUIRED BY MUNICIPALITY.

WATERMAIN NOTES

1. PIPE MATERIALS:

   A. WATERMAINS OR SERVICES 3" OR LARGER IN DIAMETER SHALL BE CONSTRUCTED OF BITUMINOUS COATED, CEMENT LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A-21.50 (AWWA C150) AND ANSI A-21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A-21.4 (AWWA C-104). THE JOINTS SHALL BE O-RING GASKETED PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111).

2. FITTINGS:

   A. ALL FITTINGS SHALL BE CAST-IRON, WITH MECHANICAL JOINTS AND "MEGALUG" RETAINER GLANDS, AND CEMENT LINED PER ANSI A21.4. COST OF FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.

   B. ALL DUCTILE IRON WATERMAIN AND FITTINGS SHALL BE WRAPPED IN 8-MIL POLYETHYLENE WRAP. ALL MECHANICAL JOINT FITTINGS SHALL USE STAINLESS STEEL NUTS AND BOLTS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF WATERMAIN COMPLETE IN PLACE.

3. WATER SERVICES:

   A. WATER SERVICE PIPE, 2" IN DIAMETER OR SMALLER, SHALL BE TYPE K COPPER WATER TUBING, CONFORMING TO ASTM B-88 AND B-251, WITH COMPRESSION OR FLARED JOINTS.

4. VALVES:

   A. GATE VALVES SHALL BE USED ON ALL WATERMAIN 3" AND LARGER. ALL VALVES SHALL TURN COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS.

   B. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

5. VALVE VAULTS:

   A. VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE NEENAH R-1712, OR EQUAL, WITH "WATER" EMBOSSED ON THE LID.

6. FIRE HYDRANTS:

   A. FIRE HYDRANTS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD NO. C-502, LATEST REVISION, AND SHALL BE A MODEL SHOWN ON THE PLANS AND APPROVED BY THE MUNICIPALITY. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. THE PUMPER CONNECTION SHALL FACE ROADWAY.

   B. PROVIDE THE RODS FROM THE MAINLINE TEE TO THE AUXILIARY VALVE, AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL WHERE NOT BOLTED TOGETHER.

   C. THE BREAK FLANGE AND ALL BELOW GRADE FITTINGS SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

7. CORPORATION STOPS:

   A. CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800, AND SHALL INCLUDE "J" BEND, TAIL PIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON PLANS.

   B. TAPPING SADDLES SPECIFICALLY DESIGNED FOR USE WITH PVC PIPE SHALL BE IN CONJUCTION WITH THE CORPORATION STOP.

8. SERVICE BOX:

   A. PROVIDE CURB VALVE AND CURB BOX AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR SIX (6') FEET OF BURY.

   B. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

9. BEDDING:

   A. ALL DUCTILE IRON WATERMAIN SHALL HAVE COARSE SAND BEDDING EXTENDED TO AT LEAST SIX INCHES (6") ABOVE THE TOP OF THE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

   B. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO 12" OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

   C. A MINIMUM DEPTH OF COVER OF 5'-6" SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8') FEET EXCEPT AT SPECIAL CROSSINGS.

   D. CONCRETE THRUST BLOCKING SHALL BE INSTALLED ON WATERMAIN AT ALL BENDS, TEE, ELBOWS, ETC.

10. IEPA WATERMAIN PROTECTION:

   A. HORIZONTAL SEPARATION

      a) WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION.
      b) WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
         1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
         2) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
         3) THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
      c) BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO MEET (a) OR (b) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

   B. VERTICAL SEPARATION

      a) A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANCE FROM THE SEWER OR DRAIN.
      b) BOTH THE WATERMAINS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:
         1) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (a) ABOVE; OR
         2) THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.
      c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
      d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FORM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

11. TESTING:

   A. ALL WATERMAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPAL SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE TESTED FOR A MINIMUM OF 4 HOURS. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATERMAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

   B. CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AGAINST EXISTING WATER VALVES.

NO.	DATE	REMARKS
2	04/09/21	ARCHITECTURAL REVISIONS TO COURTS

SPECIFICATIONS

GLEN OAK COUNTRY CLUB SPORTS COMPLEX
GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 8160.04SPEC

DATE: 01/12/2021

JOB NO. 8160.04

SHEET **SP1** 10 OF 11

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADVANCED DRAINAGE SYSTEMS, INC.

SiteASSIST by StormTech — FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

GLEN OAK COUNTRY CLUB

GLEN ELLYN, IL

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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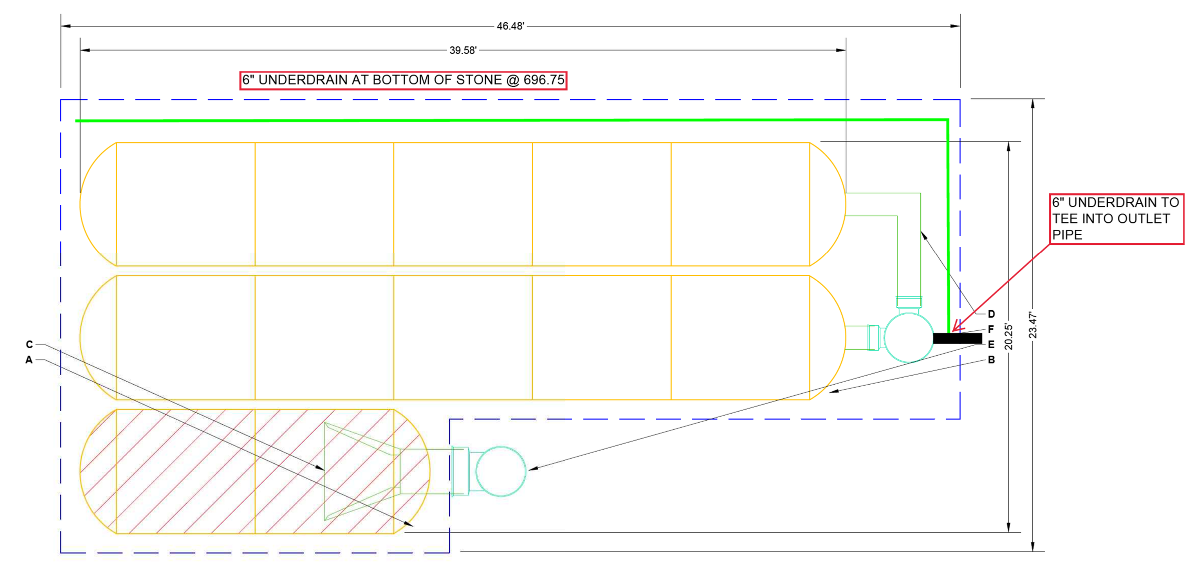
PROPOSED LAYOUT	
12	STORMTECH MC-3500 CHAMBERS
6	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
36	STONE VOID
2701	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
909	SYSTEM AREA (SF)
139.9	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	709.25
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	703.75
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	702.75
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	702.75
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	702.75
TOP OF STONE:	702.25
TOP OF MC-3500 CHAMBER:	701.25
24" ISOLATOR ROW PLUS INVERT:	697.67
12" BOTTOM CONNECTION INVERT:	697.61
12" x 12" BOTTOM MANIFOLD INVERT:	697.58
BOTTOM OF MC-3500 CHAMBER:	697.50
BOTTOM OF STONE:	696.75

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
PREFABRICATED END CAP	B	12" BOTTOM CORED END CAP, PART#: MC3500IEPP12B / TYP OF ALL 12" BOTTOM CONNECTIONS	1.35"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC350024RAMP		
MANIFOLD	D	12" x 12" BOTTOM MANIFOLD, ADS N-12	0.93"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	E	30" DIAMETER (24.00" SUMP MIN)		
NYLOPLAST (OUTLET)	F	30" DIAMETER (DESIGN BY ENGINEER)		4.0 CFS OUT



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

BED LIMITS

NOTES
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

GLEN OAK COUNTRY CLUB — GLEN ELLYN, IL — DATE: — DRAWN: MV — PROJECT #: — CHECKED: N/A — REV DRW CHK DESCRIPTION

StormTech — 520 CROMWELL AVENUE | ROCKY HILL | CT | 06067 — 860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

ADS — ADVANCED DRAINAGE SYSTEMS, INC. — 4640 TRUEMAN BLVD, HILLIARD, OH 43026, 1-800-733-7473

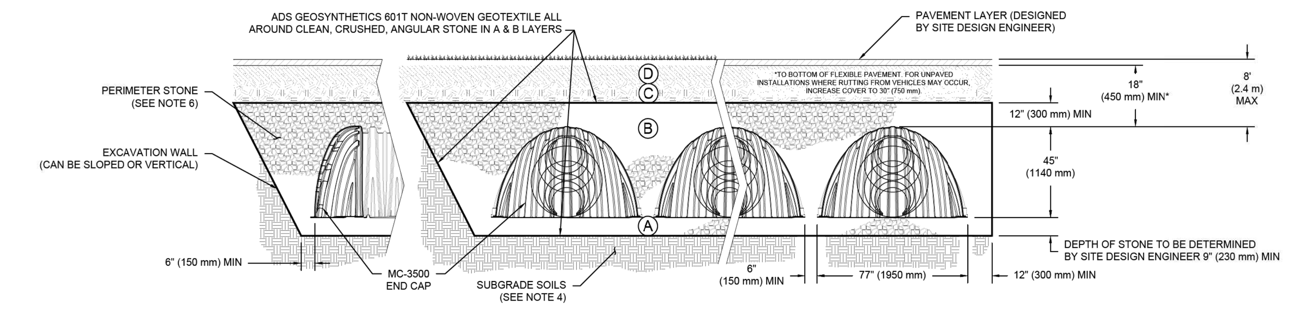
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

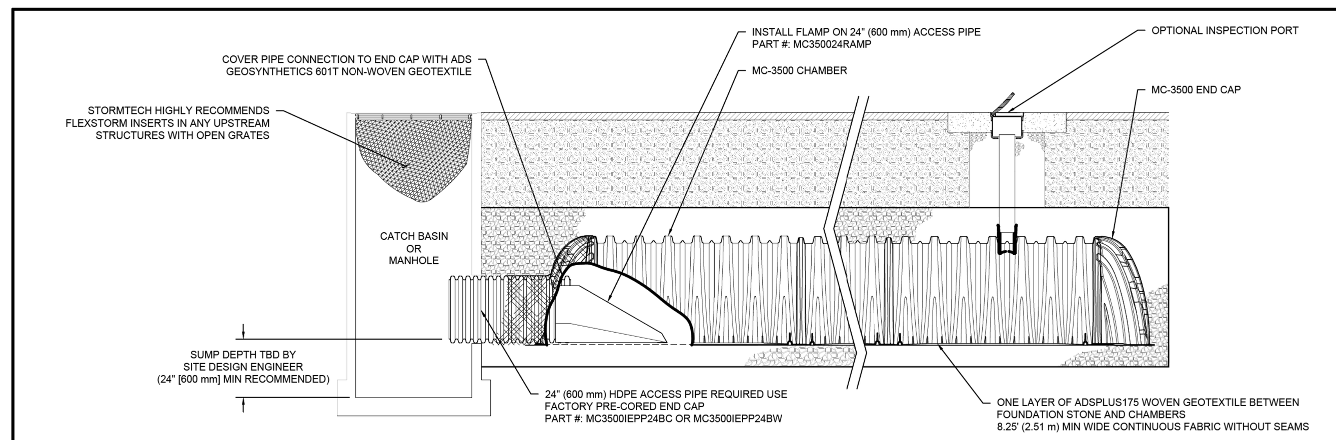
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SHEET 3 OF 6



MC-3500 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

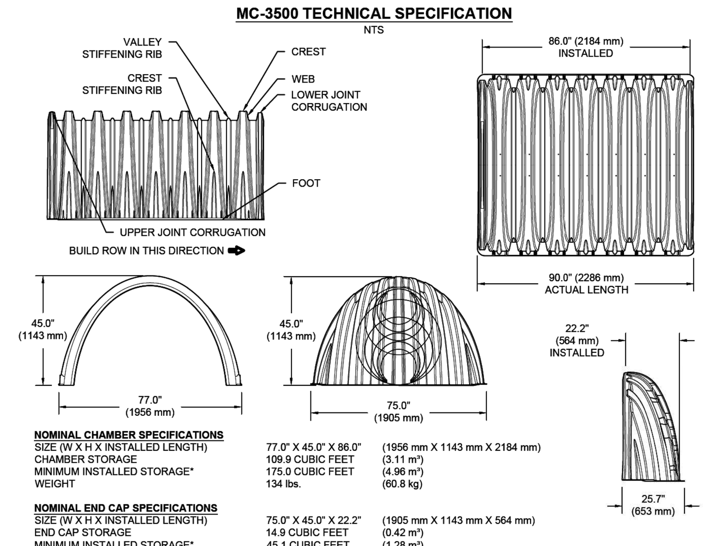
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SHEET 4 OF 6

MC-3500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	($3.11\ m^3$)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	($4.96\ m^3$)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

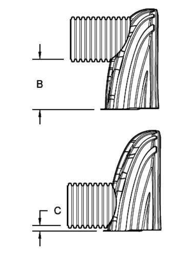
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	($0.42\ m^3$)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	($1.28\ m^3$)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

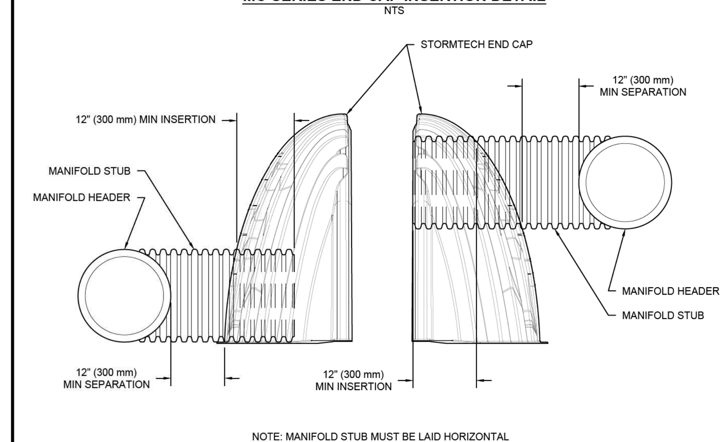
NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-SERIES END CAP INSERTION DETAIL

NTS

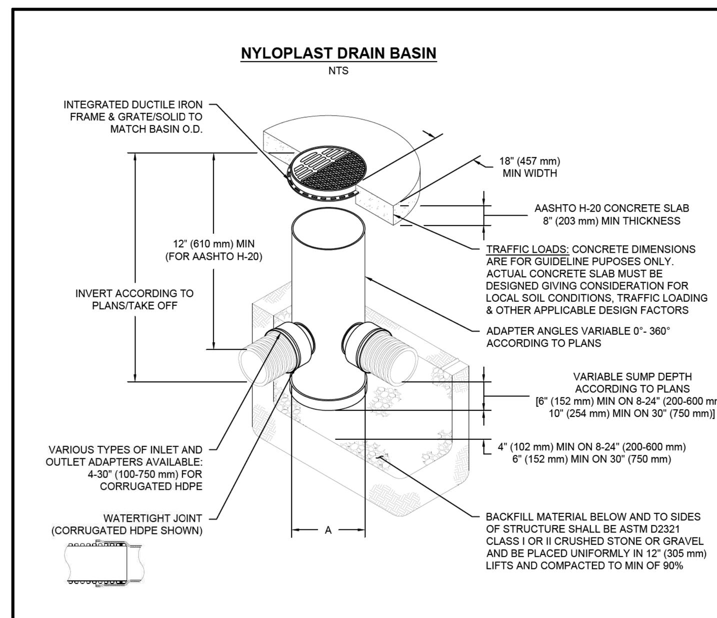


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

SHEET 5 OF 6

NYLOPLAST DRAIN BASIN

NTS



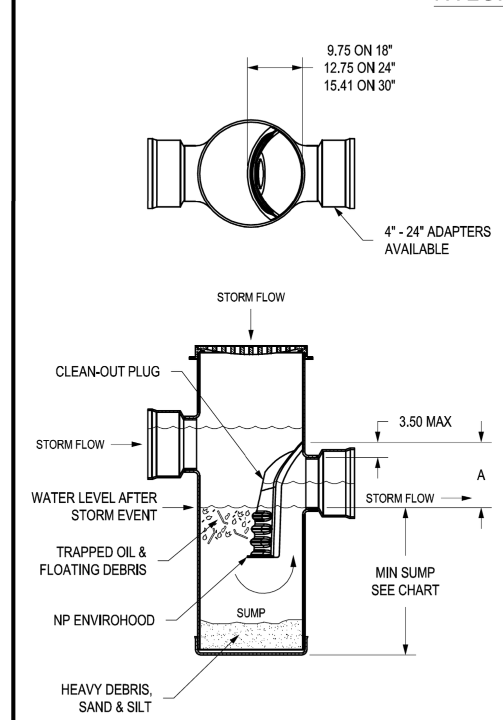
NOTES
1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

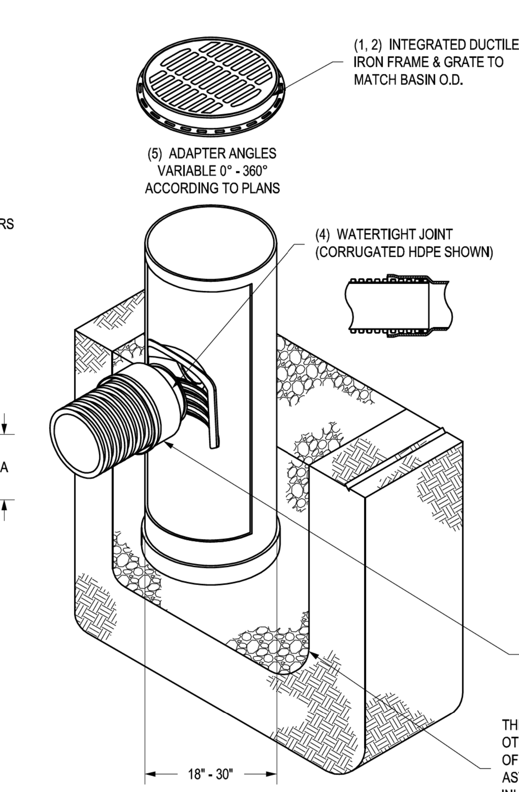
A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

SHEET 6 OF 6

NYLOPLAST DRAIN BASIN WITH ENVIROHOOD





PIPE SIZE	A	MIN SUMP
4"	7.51	36.00
6"	9.25	36.00
8"	11.29	36.00
10"	13.21	36.00
12"	15.05	36.00
15"	17.78	42.00
18"	20.98	48.00

PERCENTAGE OF OUTLET OPEN AREA RESTRICTION			
PIPE SIZE	5818AG0412	5824AG0415	5830AG0418
4"	0%	0%	0%
6"	0%	0%	0%
8"	0%	0%	0%
10"	0%	0%	0%
12"	33%	0%	0%
15"	-	12%	0%
18"	-	-	0%
24"	-	-	-

MAINTENANCE INSTRUCTIONS:
1. THE STRUCTURE SHOULD BE INSPECTED AT LEAST ONCE PER MONTH FOR THE FIRST YEAR, OR UNTIL THE SITE HAS STABILIZED.
2. THE STRUCTURE SHALL BE CLEANED IF ACCUMULATED DEBRIS IS EQUAL OR GREATER TO THE FOLLOWING:
   - A. DEBRIS IN SUMP - 18" MAX
   - B. FLOATABLE DEBRIS - 6" MAX
3. THE DEBRIS SHALL BE CLEANED AND RINSED THOROUGHLY AS SPECIFIED BY ENGINEER BASED ON SITE CONDITIONS.

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 30" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

1 - ENVIROHOOD AVAILABLE WITH ALL 18" - 30" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET).
2 - FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 18").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7004-110-111.

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DRAWN BY JJC	DATE 11-11-13	APPD BY JJC	DATE 11-11-13
REV BY NMH	DATE 03-15-16	APPD BY NMH	DATE 03-15-16
MATERIAL	PROJECT NO./NAME		
DWG SIZE A	SCALE 1:30	SHEET 1 OF 1	

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: DRAIN BASIN WITH ENVIROHOOD QUICK SPEC INSTALLATION DETAIL — DWG NO. 7004-110-100 — REV D

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 thermoforming 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 that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 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 or 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, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

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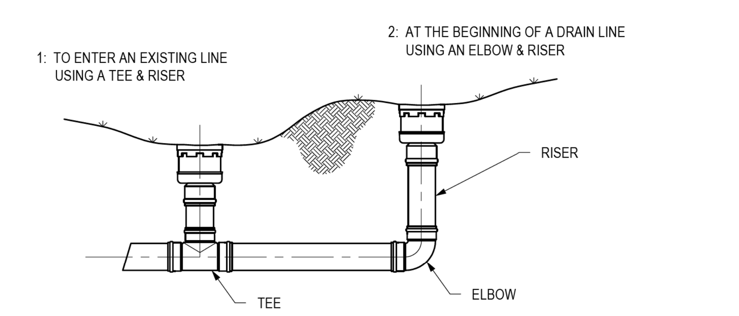
DRAWN BY CJA	DATE 3-10-00	MATERIAL
REVISED BY NMH	DATE 02-21-18	PROJECT NO./NAME
DWG SIZE A	SCALE 1:1	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 8 IN - 36 IN DRAIN BASIN SPECIFICATIONS — DWG NO. 7001-110-011 — REV J

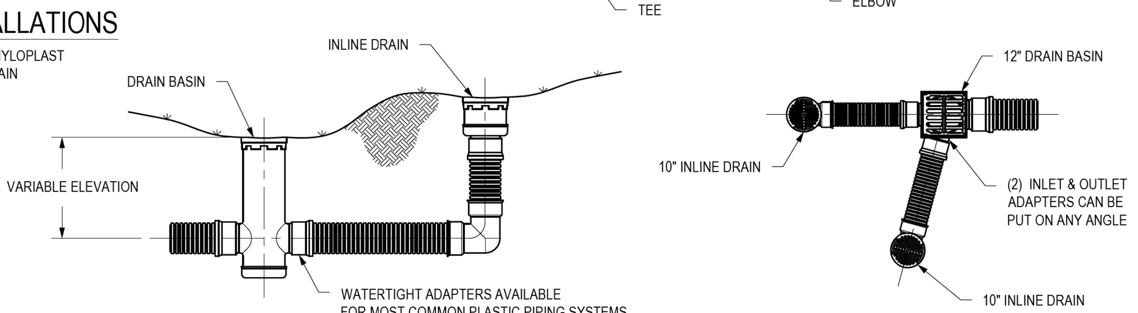
WHEN ARE INLINE DRAINS USED?

2708AG _ _ X
2710AG _ _ X
2712AG _ _ X
2715AG _ _ X
2718AG _ _ X
2724AG _ _ X
2730AG _ _ X



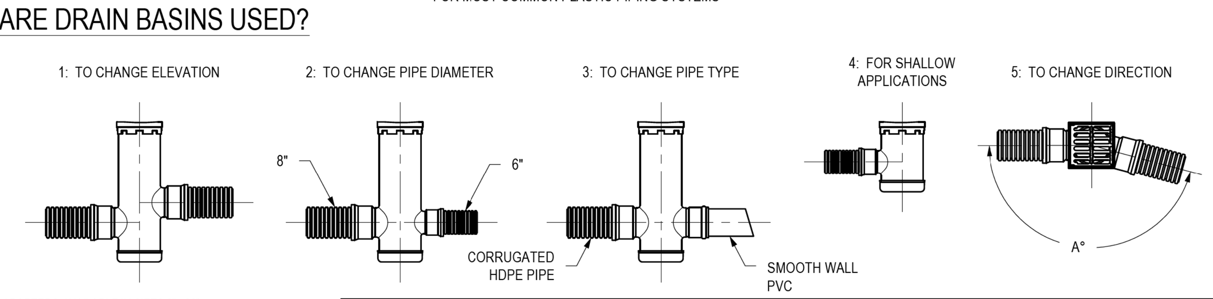
TYPICAL INSTALLATIONS

TYPICAL INSTALLATION OF NYLOPLAST DRAIN BASIN AND INLINE DRAIN



WHEN ARE DRAIN BASINS USED?

2808AG _ _ X
2810AG _ _ X
2812AG _ _ X
2815AG _ _ X
2818AG _ _ X
2824AG _ _ X
2830AG _ _ X
2836AG _ _ X



1 - STRUCTURES & ADAPTERS AVAILABLE IN SIZES 8" - 36"
2 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065
4 - REDUCING CONES DOWN TO 30" DIAMETER WILL BE REQUIRED FOR 36" DRAIN BASINS.

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DRAWN BY AWA	DATE 8-10-00	MATERIAL
REVISED BY NMH	DATE 11-2-18	PROJECT NO./NAME
DWG SIZE A	SCALE 1:40	SHEET 1 OF 1

Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 8 IN - 36 IN TYPICAL INSTALLATION OPTIONS — DWG NO. 7001-110-042 — REV E

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	04/09/21	ARCHITECTURAL REVISIONS TO COURTS

DETAIL 1

GLEN OAK COUNTRY CLUB SPORTS COMPLEX

GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 8160.04DET

DATE: 01/12/2021

JOB NO. 8160.04

SHEET D1 — 11 OF 11

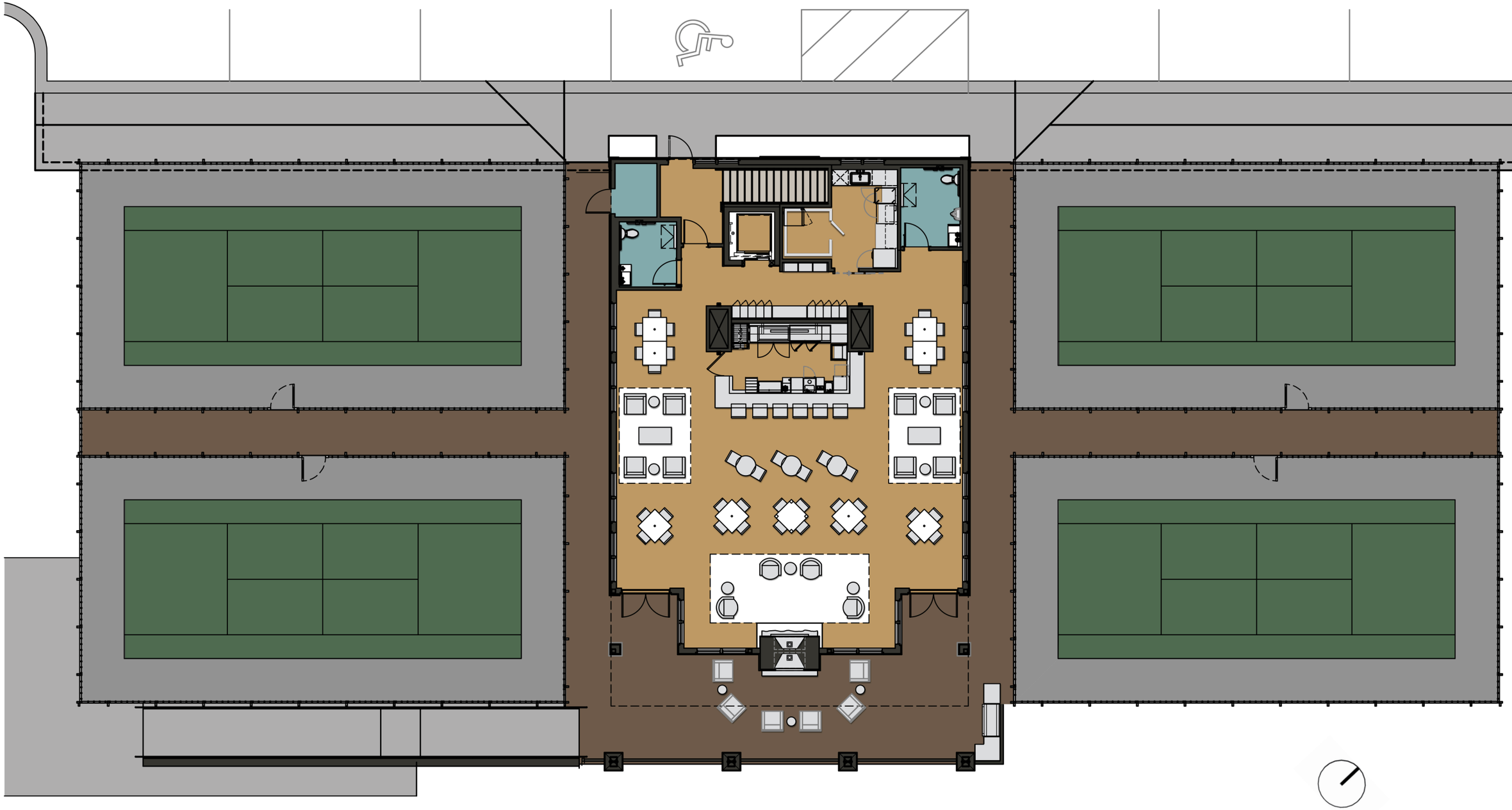
GLEN OAK COUNTRY CLUB

SPORTS COMPLEX
SPECIAL USE PERMIT PACKAGE

MAY 13, 2021 REVISED

GOCC | Sports Complex | rendered view from the green

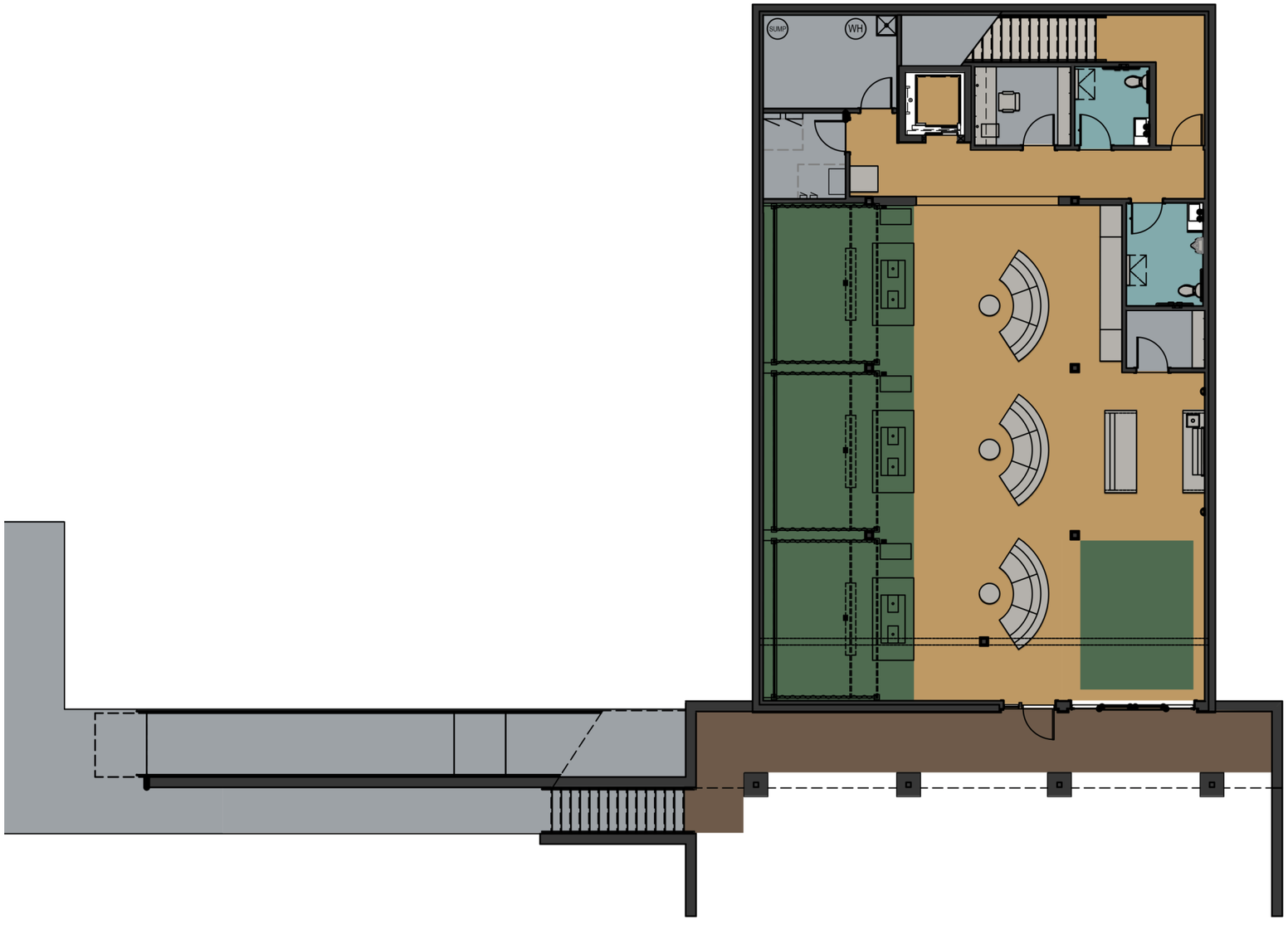
May 13, 2021 | Special Use Permit Package | REVISED



SCALE: NTS

GOCC | Floor Plan Rendered - Second Floor

May 13, 2021 | Special Use Permit Package | REVISED



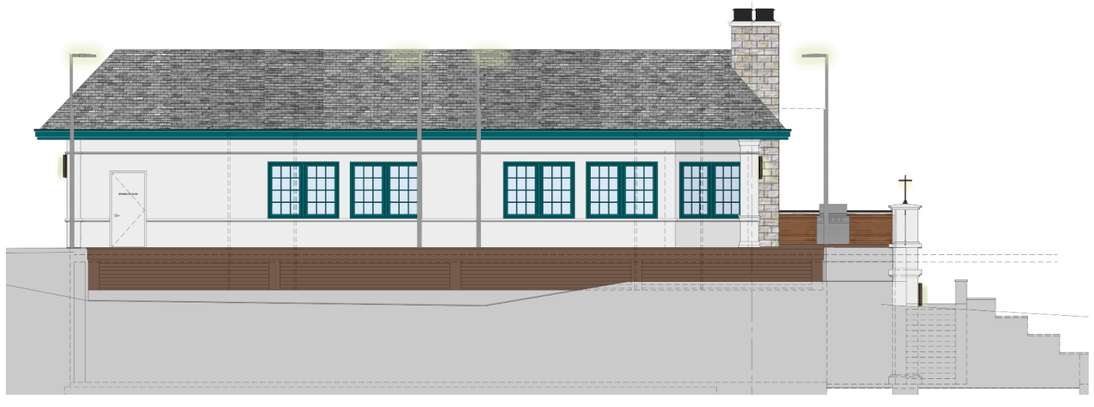
SCALE: NTS

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

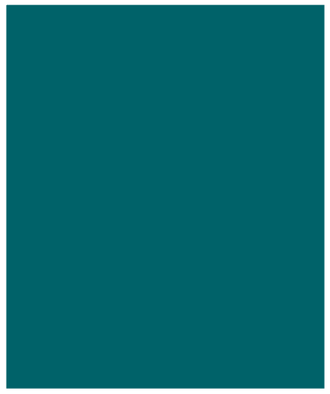
FAUX SLATE ROOF SHINGLES
SF-21

THIN VENEER STONE
STN-20

BOLLARD
A-22

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-finish oil rubbed bronze

OUTDOOR WALL SCONCE
LT-20

GLEN OAK COUNTRY CLUB

THANK YOU

SF-20

Stuc-O-Flex® Elastomeric Acrylic Finishes

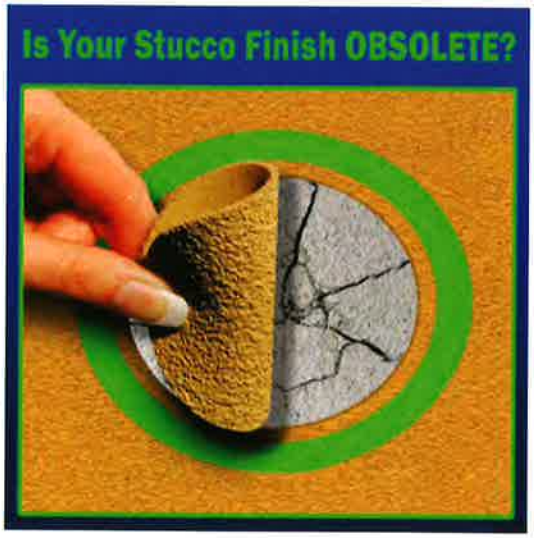
The Rubber Stucco Finish™

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)

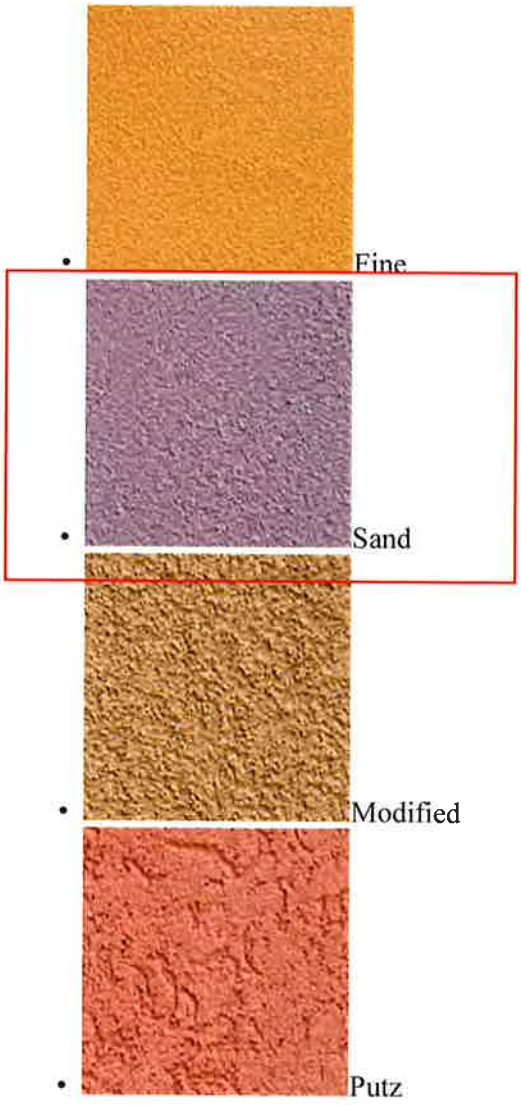
Test Reports

Test Reports

Immediate Support: 800-305-1045

Questions/Literature Requests: ✉

Finish Options



- Fine
- Sand
- Modified
- Putz

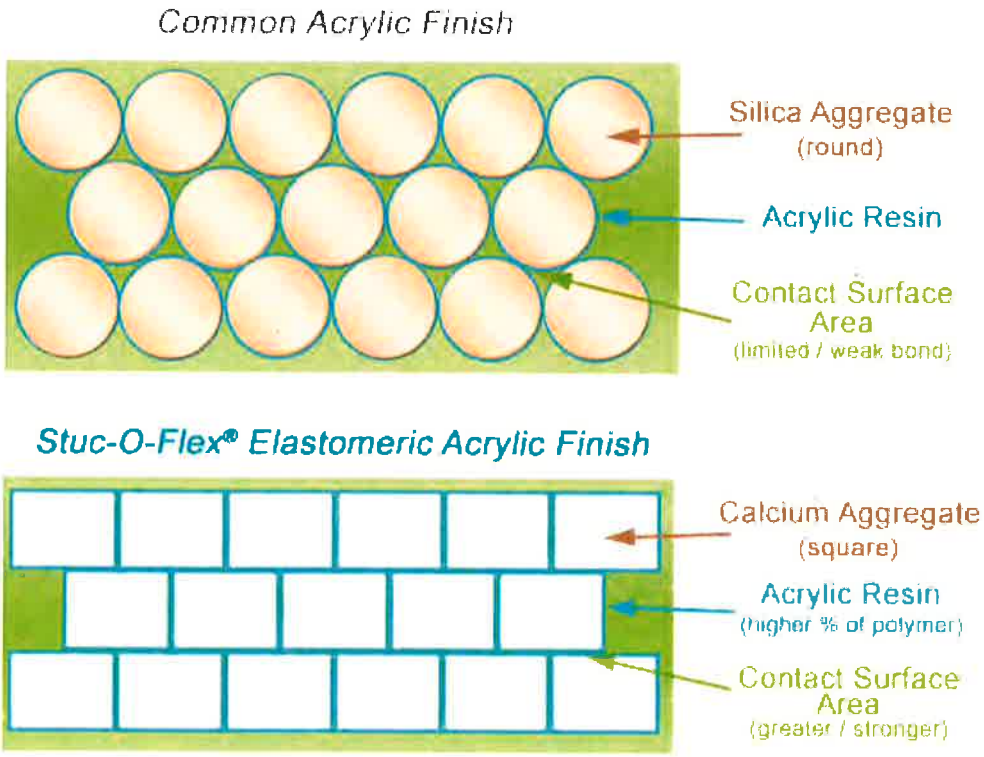
SW 7070
Site White
Interior / Exterior
Location Number: 257-C7

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.



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

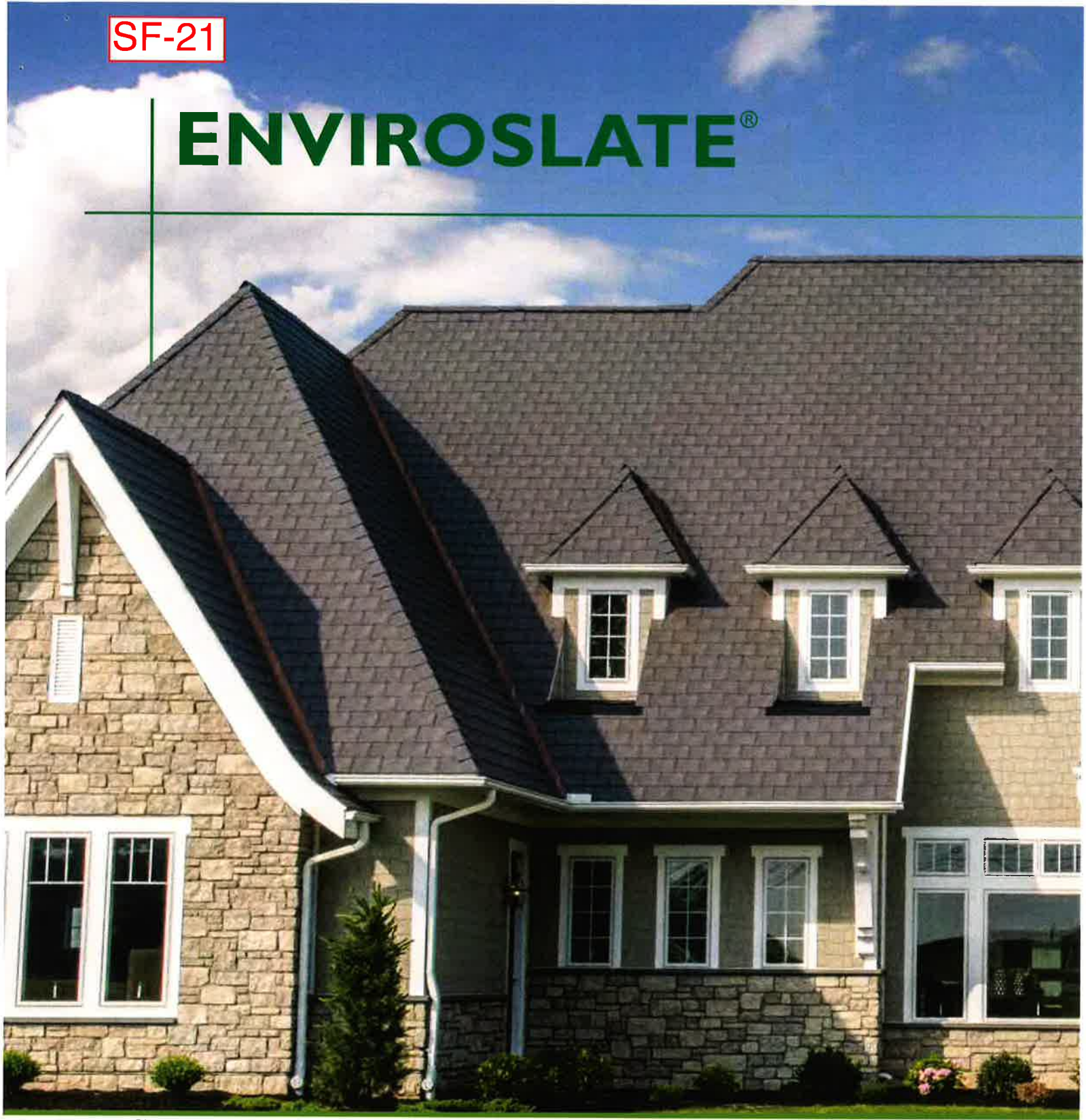
I just wanted to let you know how pleased we are with your exterior finishes. No issues for 12 years! We listed our home and passed all inspections with flying colors. The Stucco still looks great, best decision we ever made!

"Nothing compares" - Tokyo, Japan

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

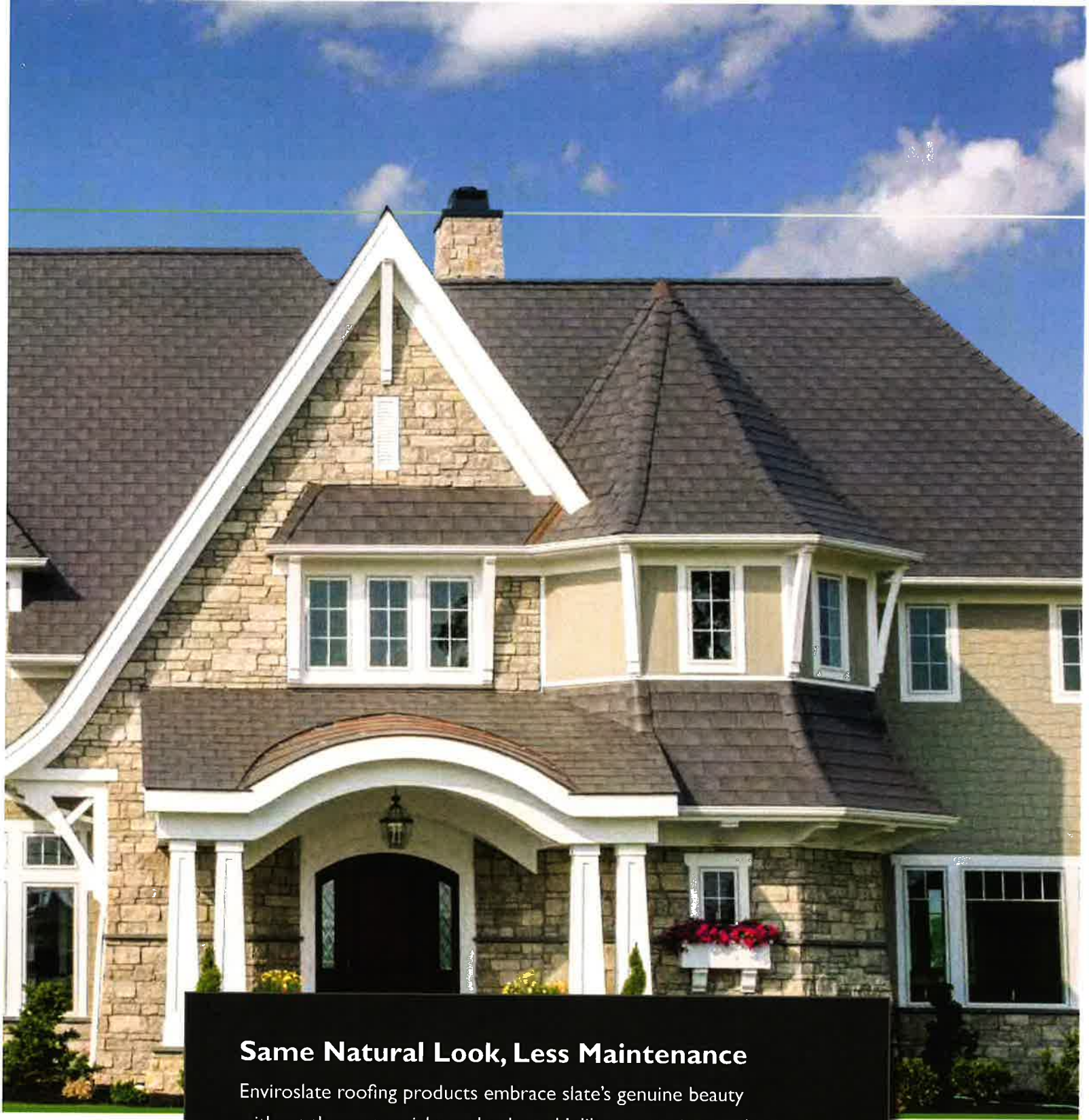
SF-21

ENVIROSLATE®



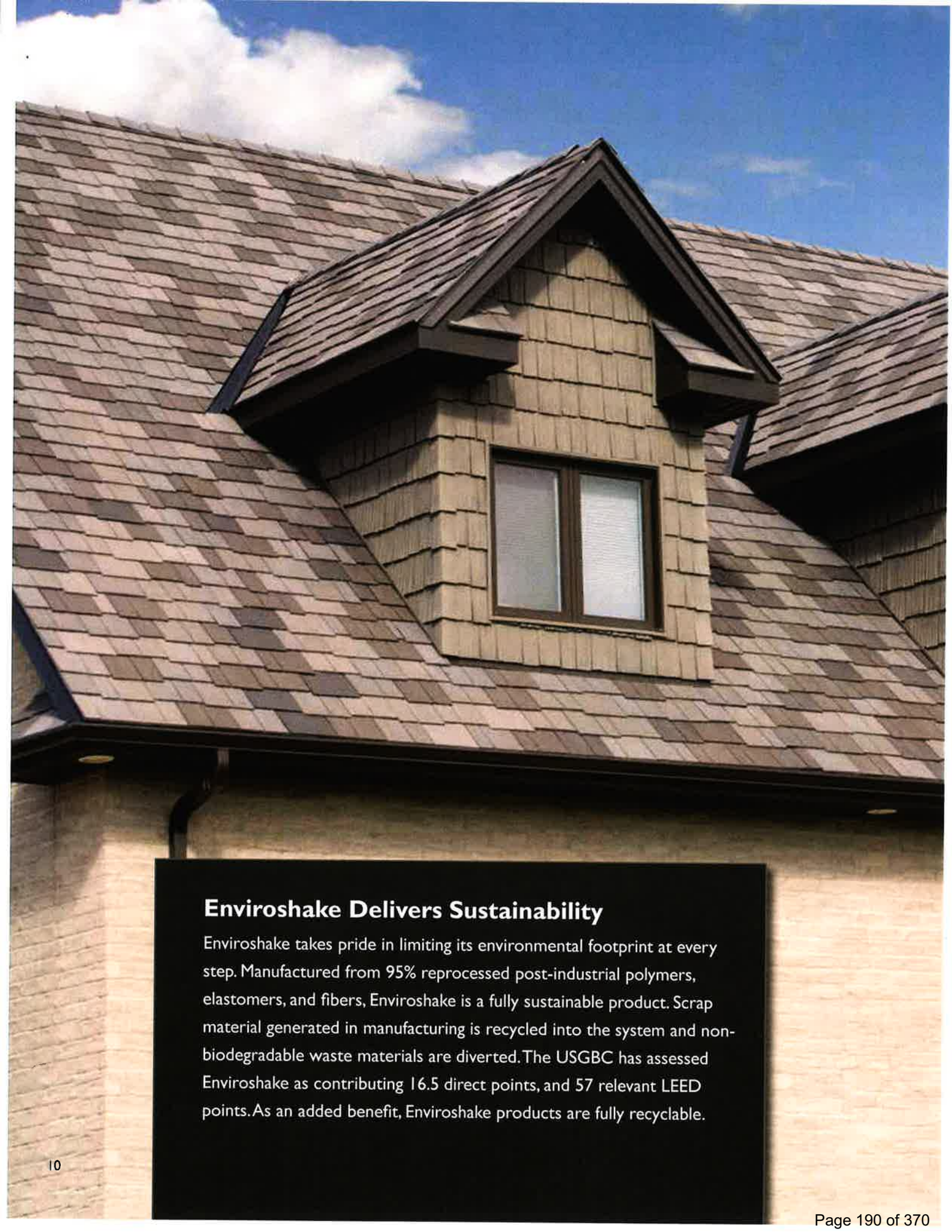
Charcoal Grey Slate

"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

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

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.

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

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SF-21

Eden Stone Valders

PRODUCTS GALLERY RESOURCES CAREERS NEWS CONTACT US

Stone Properties

Eden Tumbled Country Manor represents several different types of nature colors and textures intended to complement your design. Country Manor is a beautiful blend of 10% Seamface, 40% Rustic Rose 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 ¼" in wall depth

(+/- ½")

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

TIMBERTECH AZEK

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.

Enviable 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.

Coastline® Decking with Classic Composite Series Railing

Coastline® and Dark Hickory Multi-Width Decking

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.

Check out the wire-brushed finish

color selection for GOCC

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.

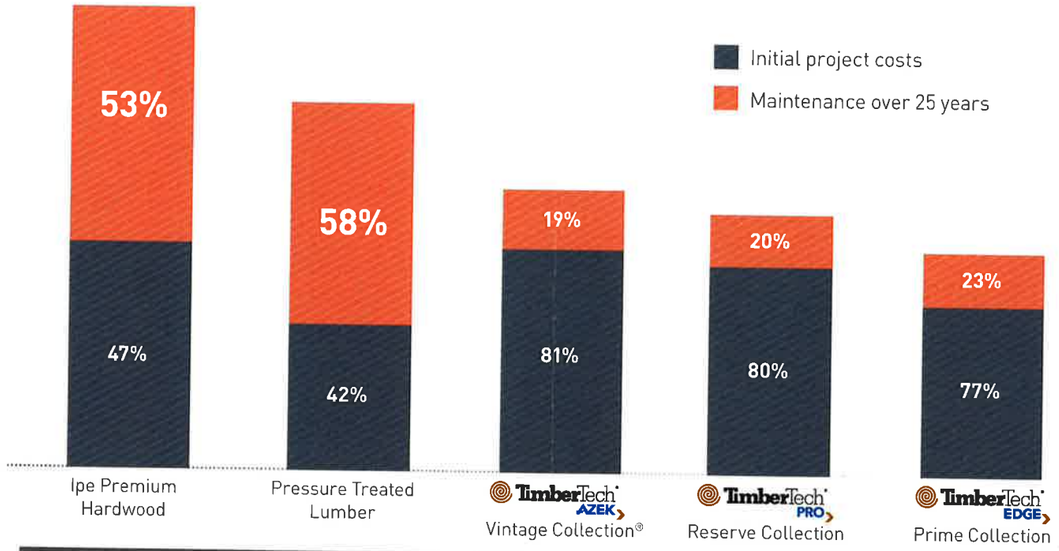
BOARD FINISHES

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.

To get inspired to design, visit **TimberTech.com/design/decking-design-style-center**.

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**.

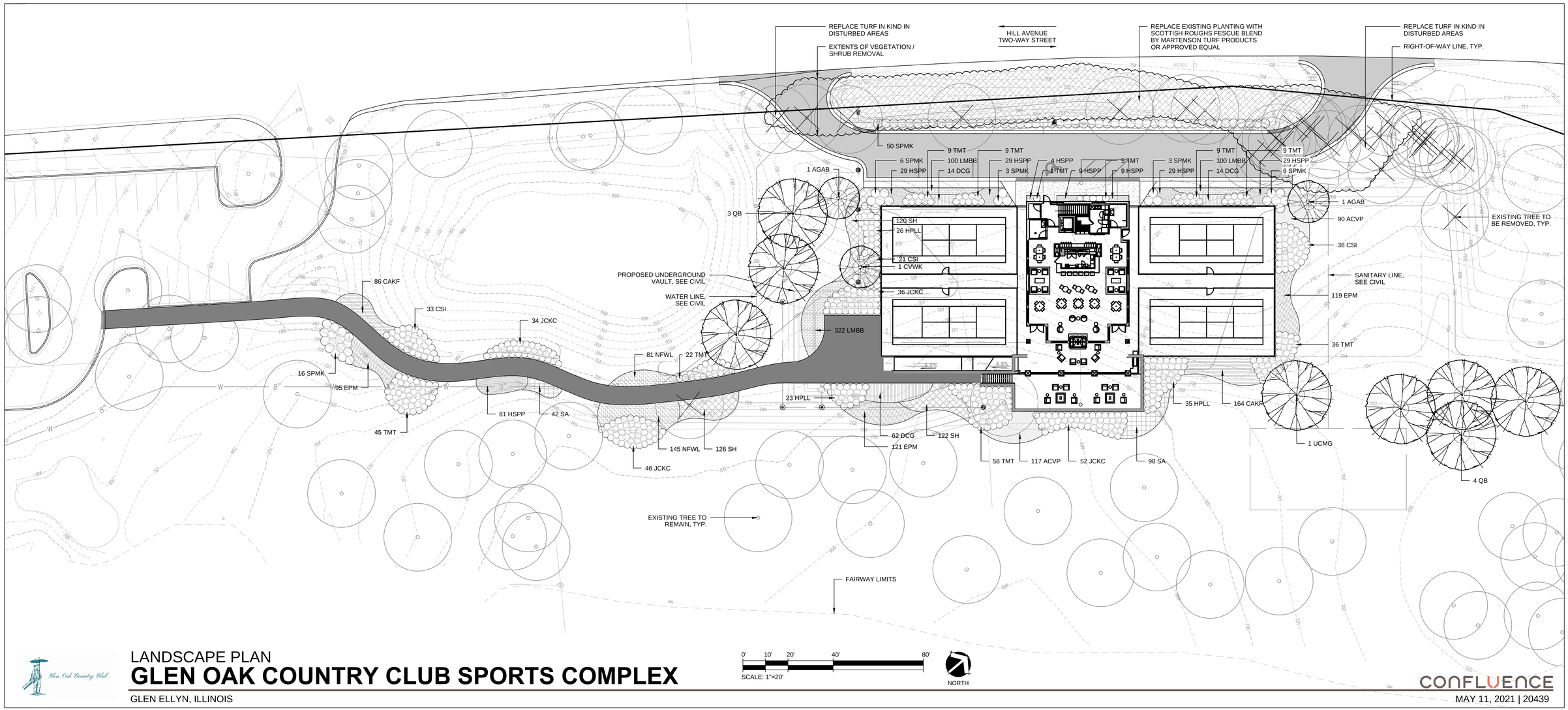
Total Deck Project Installation Costs represent the total estimated aggregate costs of an initial deck installation for a 16' x 20' elevated deck including fasteners. Estimated maintenance costs include an assumed annual cleaning of TimberTech products and an assumed maintenance requirement of annual 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.

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
SHADE TREES	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	7	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	UCMG	ULMUS CARPINIFOLIA 'MORTON GLOSSY'	TRIUMPH ELM	1	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
ORN. TREES	AGAB	AMELANCHIER GRANDIFLORA "AUTUMN BRILLIANCE"	AUTUMN BRILLIANCE SERVICEBERRY	2	-	8'-10'	-	B&B	MULTI-STEM, 4-5 STEM MINIMUM
	CVWK	CRATAEGUS VIRIDIS "WINTER KING"	WINTER KING HAWTHORN	1	-	8'-10'	-	B&B	MULTI-STEM, 4-5 STEM MINIMUM
SHRUBS	CSI	CORNUS SERICEA 'ISANTI'	ISANTI REDOSIER DOGWOOD	92	-	36"	-	CONT	3'-0" ON CENTER
	HPLL	HYDRANGEA PANICULATA 'LITTLE LIMELIGHT'	LITTLE LIMELIGHT HYDRANGEA	84	-	36"	-	CONT	3'-0" ON CENTER
	JCKC	JUNIPERUS CHINENSIS 'KALLAY'S COMPACT'	KALLAY'S COMPACT PFITZER JUNIPER	168	-	24"	-	#5	3'-0" ON CENTER
	SPMK	SYRINGA PATULA 'MISS KIM'	MISS KIM MANCHURIAN LILAC	84	-	36"	-	B&B	4'-0" ON CENTER
	TMT	TAXUS X MEDIA 'TAUNTONII'	TAUNTON YEW	203	-	24"-36"	24"-36"	B&B	3'-0" ON CENTER
PERENNIALS	ACVP	ASTILBE CHINENSIS 'VISION IN PINK'	VISIONS IN PINK ASTILBE	207	-	-	-	#1	1'-6" ON CENTER
	EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	335	-	-	-	#1	1'-6" ON CENTER
	HSPP	HEMEROCALLIS SPECIES (MIX)	DAYLILY MIX OF 3 RE-BLOOMERS	219	-	-	-	#1	1'-6" ON CENTER
	LMBB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	522	-	-	-	#1	1'-0" ON CENTER
	NFWL	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	226	-	-	-	#1	1'-6" ON CENTER
GRASSES	CAKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	250	-	-	-	#1	1'-6" ON CENTER
	DCG	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	90	-	-	-	#1	2'-0" ON CENTER
	SA	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	140	-	-	-	#1	1'-6" ON CENTER
	SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	368	-	-	-	#1	1'-6" ON CENTER

PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.



Glen Oak Country Club

LANDSCAPE PLAN

GLEN OAK COUNTRY CLUB SPORTS COMPLEX

GLEN ELLYN, ILLINOIS

0' 10' 20' 40' 80'

SCALE: 1"=20'

NORTH

CONFLUENCE

MAY 11, 2021 | 20439

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

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

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

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.

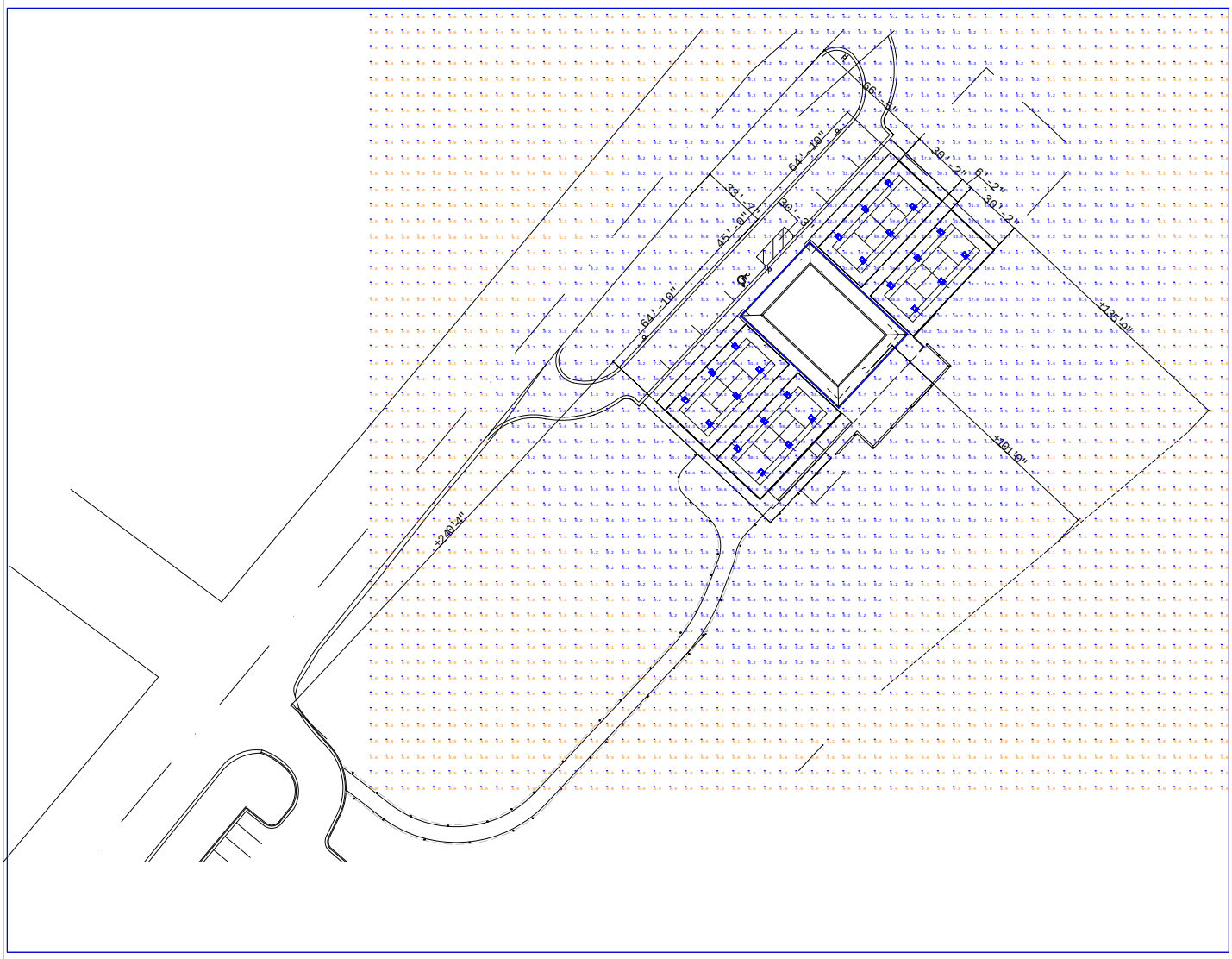
Statistical Area Summary					
Label	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**

LPD Area Summary			
Label	**Area**	**Total Watts**	**LPD**

Luminaire Tag Summary	
Tag	**Qty**
200W SHOEBOX	24

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

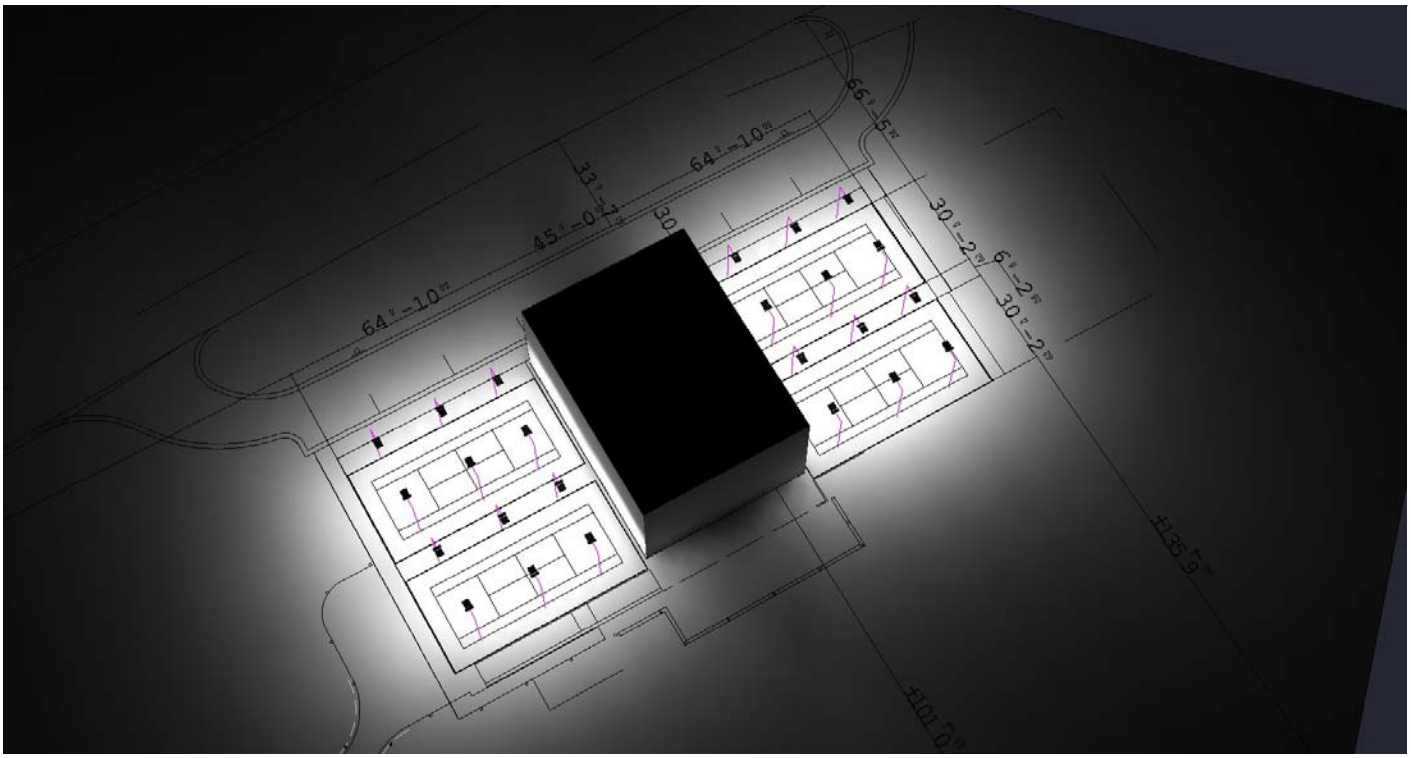
Date:5/12/2021

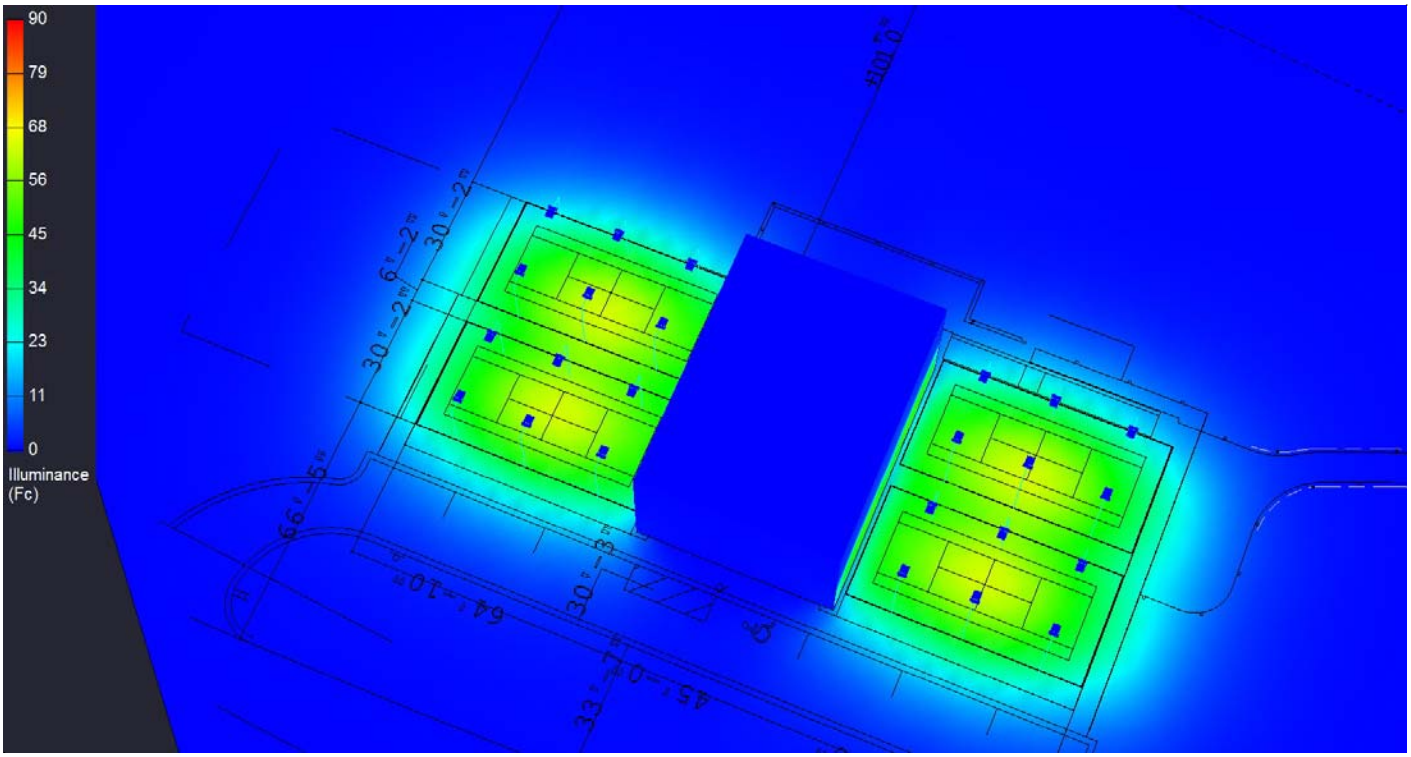


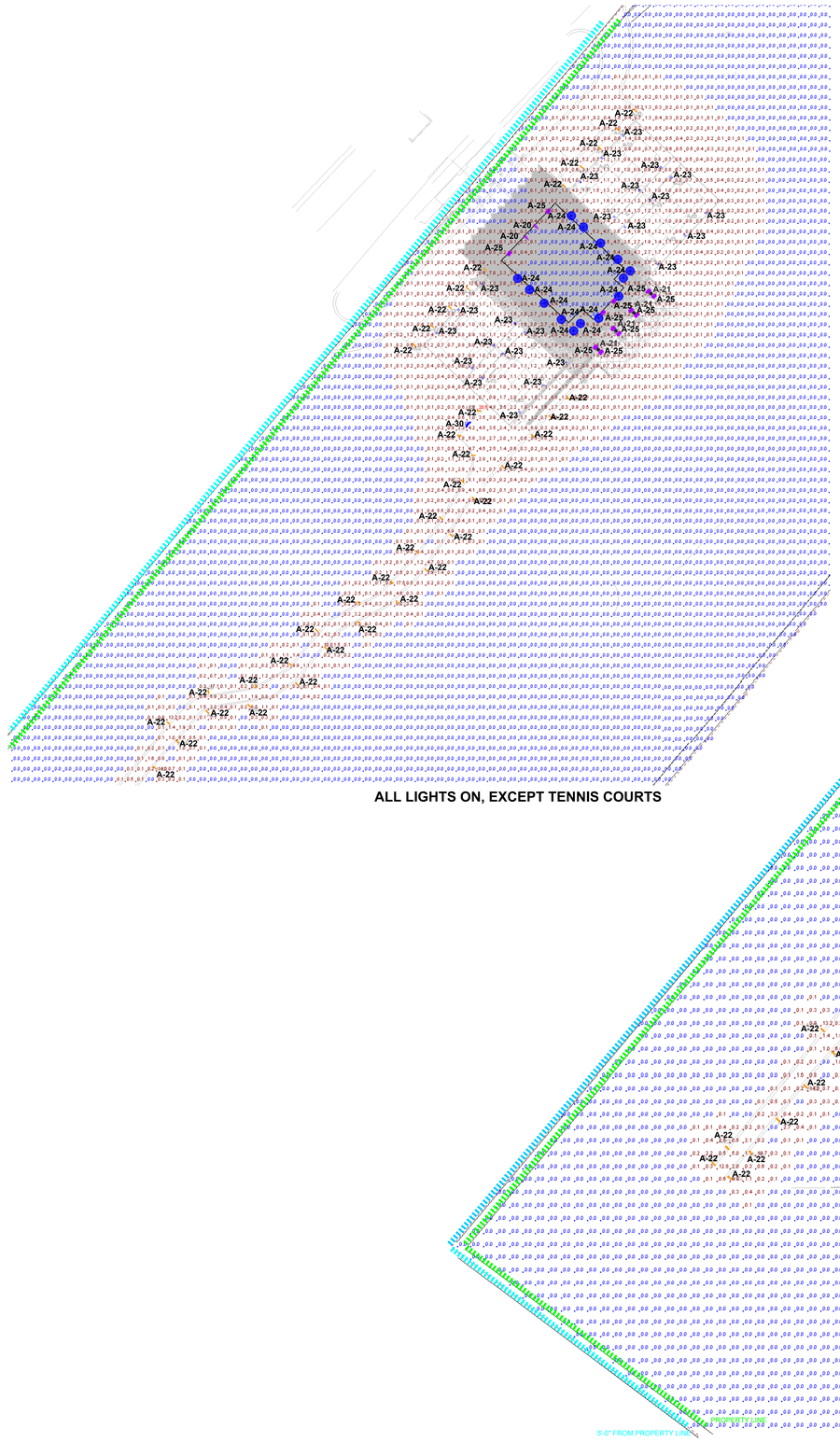
View of point by point

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

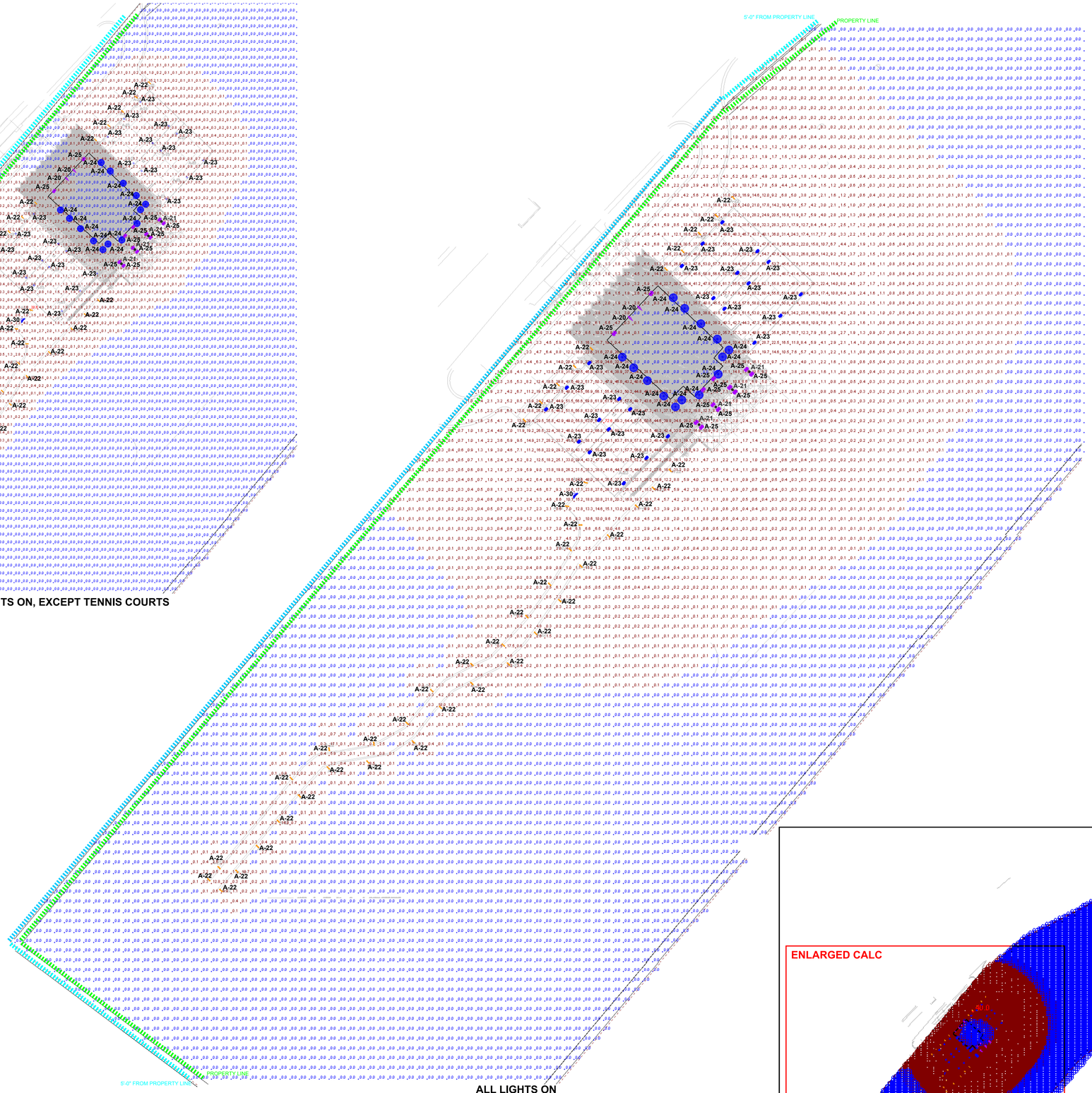
Date:5/12/2021



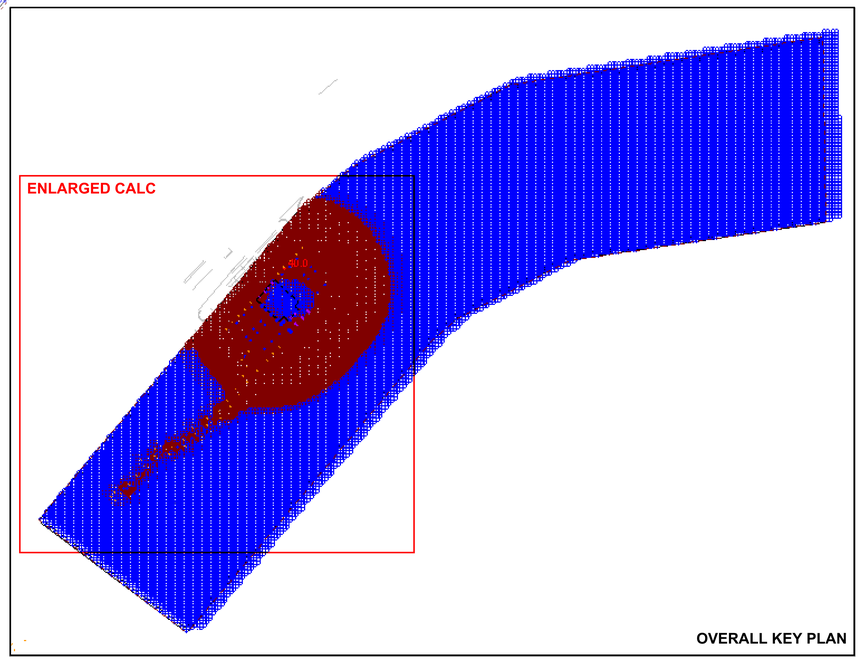




ALL LIGHTS ON, EXCEPT TENNIS COURTS



ALL LIGHTS ON



Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A20		2	Gotham Architectural Lighting	ICO2SHADJ 27/02 AR LSS SMO 25D @ 35DEG TILT	INCITO 2 INCH RECESSED ADJUSTABLE SHOWER TRIM, ROUND, 2700K, 250 LUMENS, CLEAR, SEMI-SPECULAR, CLEAR LENS, 25 DEGREE BEAM, 80 CRI @ 35 DEGREE TILT		1		156	1	2.5	3.1	100%	DIRECT, SC-0=2.63, SC-90=0.76	Max: 75%cd	
	A21		4	Z LITE	566PWLS-SQPM-BK-LED	NO IES FILE AVAILABLE TO CALC	NO IES FILE AVAILABLE TO CALC	1			1	0	0				
	A22		43	Generation Brands	7000BSYN42SCUNV830 Z	LED PATHWAY	LED	1	SYNTRA BOLLARD.ies	557	1	0.9	28.9	100%			
	A23 NEW		24	1000LED INC	1L-SB20W27-50K-D-T3	LED		1	vendor court lights 200 watt 5000K.IES	26400	1	0.9	200	100%			
	A24		14	VISA LIGHTING	CM1260	CEILING FLUSH MOUNT	LED 3500K -H	1	CM1260-L35K-H.ies	934	1	1.8	18.6	100%		Max: 314cd	
	A25		12	TECH LIGHTING				1	WINDFALL OUTDOOR FIXTURE.ies	184	1	0.9	0	100%			
	A30		1	Lumenpulse	ALG-120/277-CSL-M80-30K-CRI 80-3 BLS	Allegra		1	ALG-120_277-CSL-M80-30K-CRI 80-3 BLS.ies	3952	1	0.9	64	100%			

Designer

Date

Scale
Not to Scale
Drawing No.

Summary

1 of 1

MGH ENGINEERING
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.

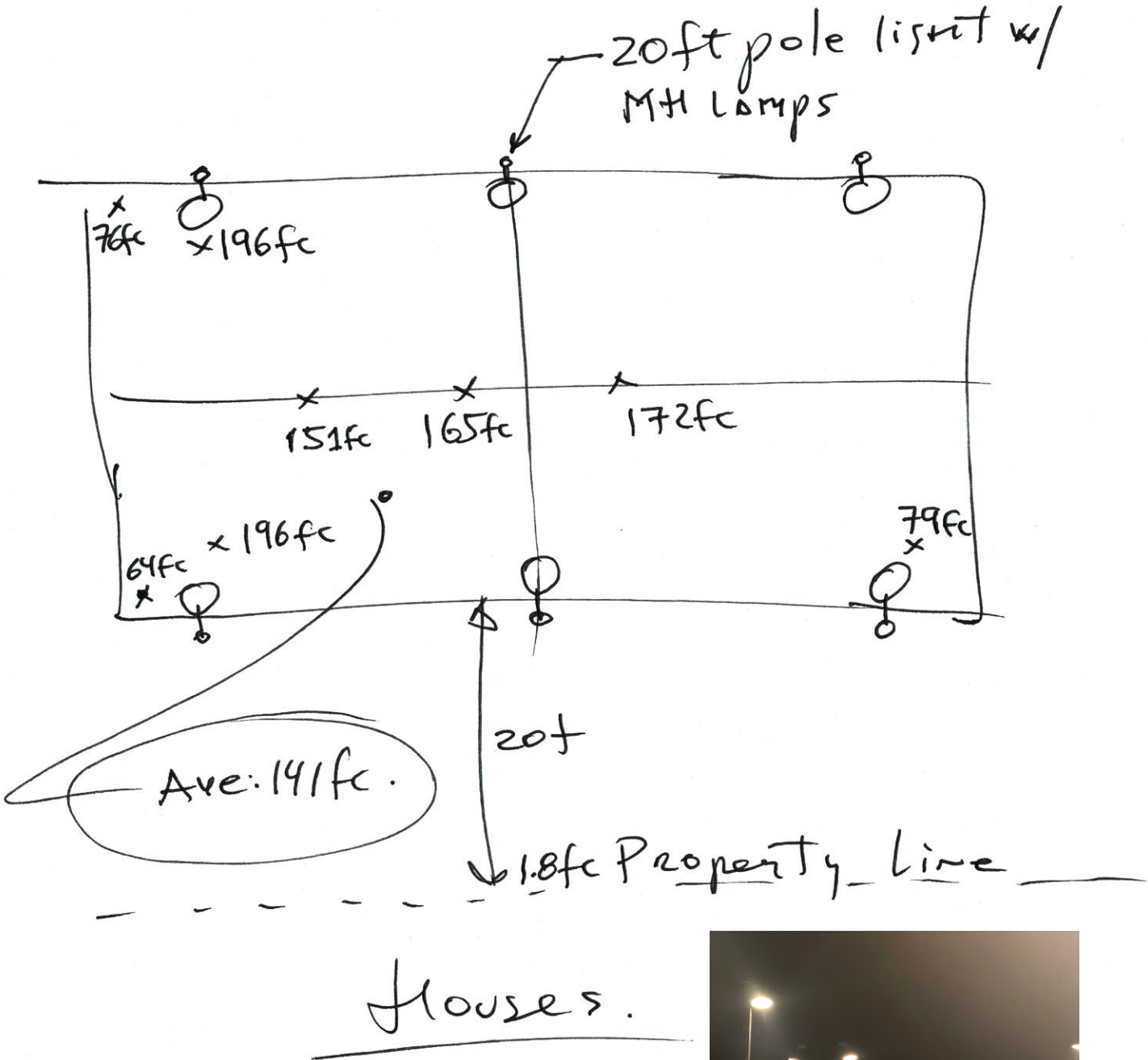
If you have any questions, please do not hesitate to call me at: (773)-314-7819

Sincerely,

Manuel G Hernandez, PE

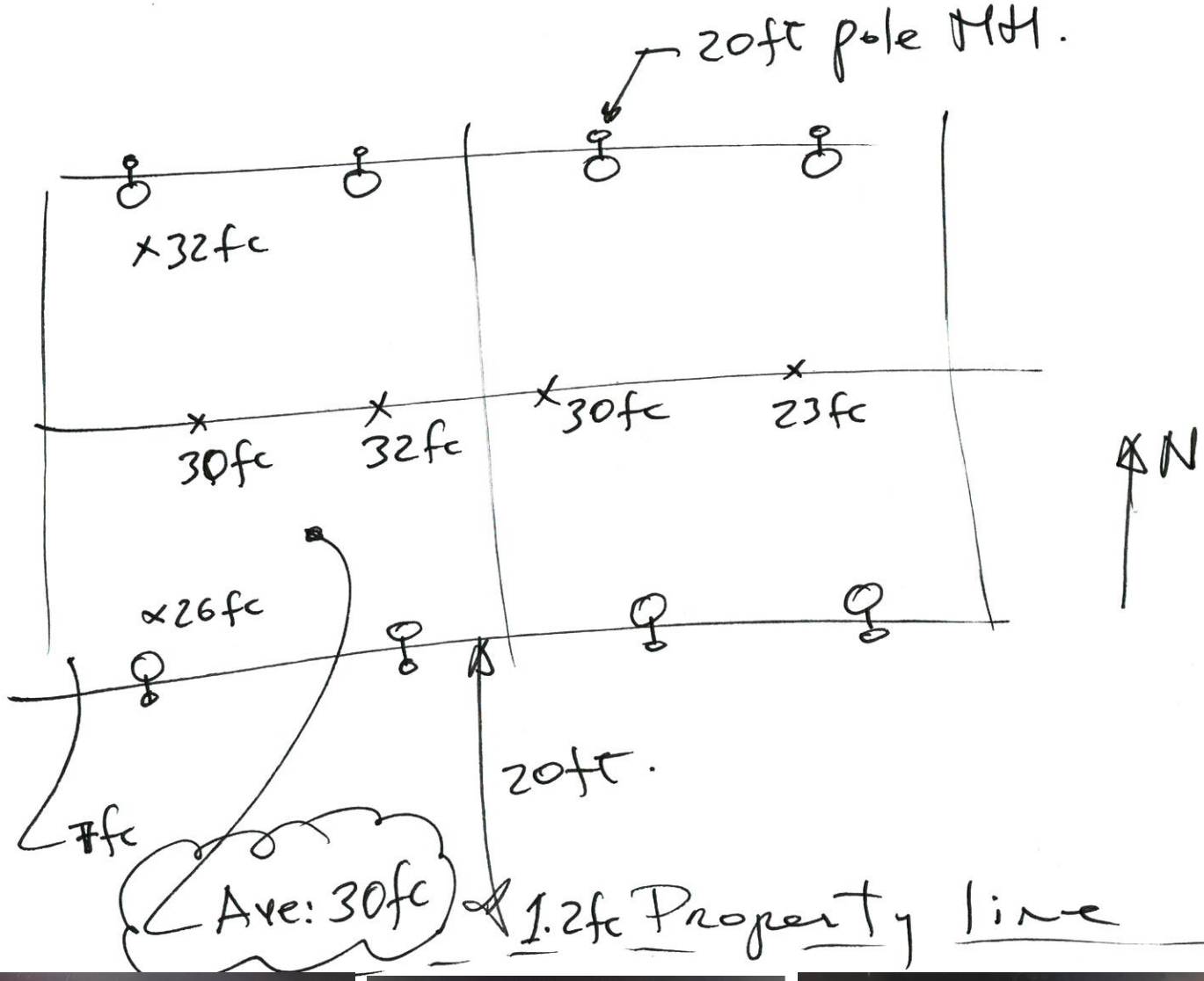
RUTH LAKE

(1)

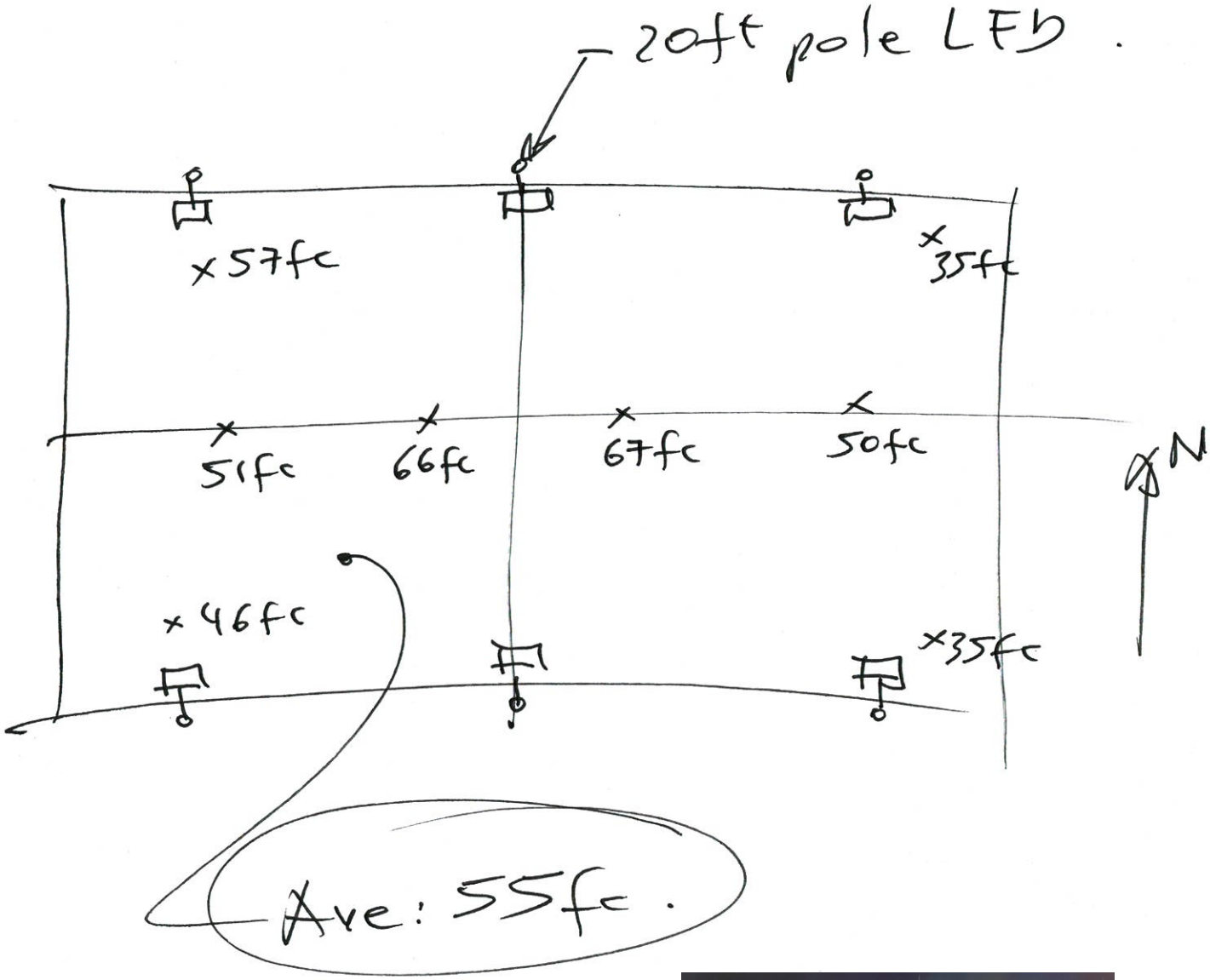

20ft pole light w/
MH Lamps
76fc
196fc
151fc
165fc
172fc
64fc
196fc
79fc
20ft
Ave: 141fc.
1.8fc Property Line
Houses.

Hinsdale

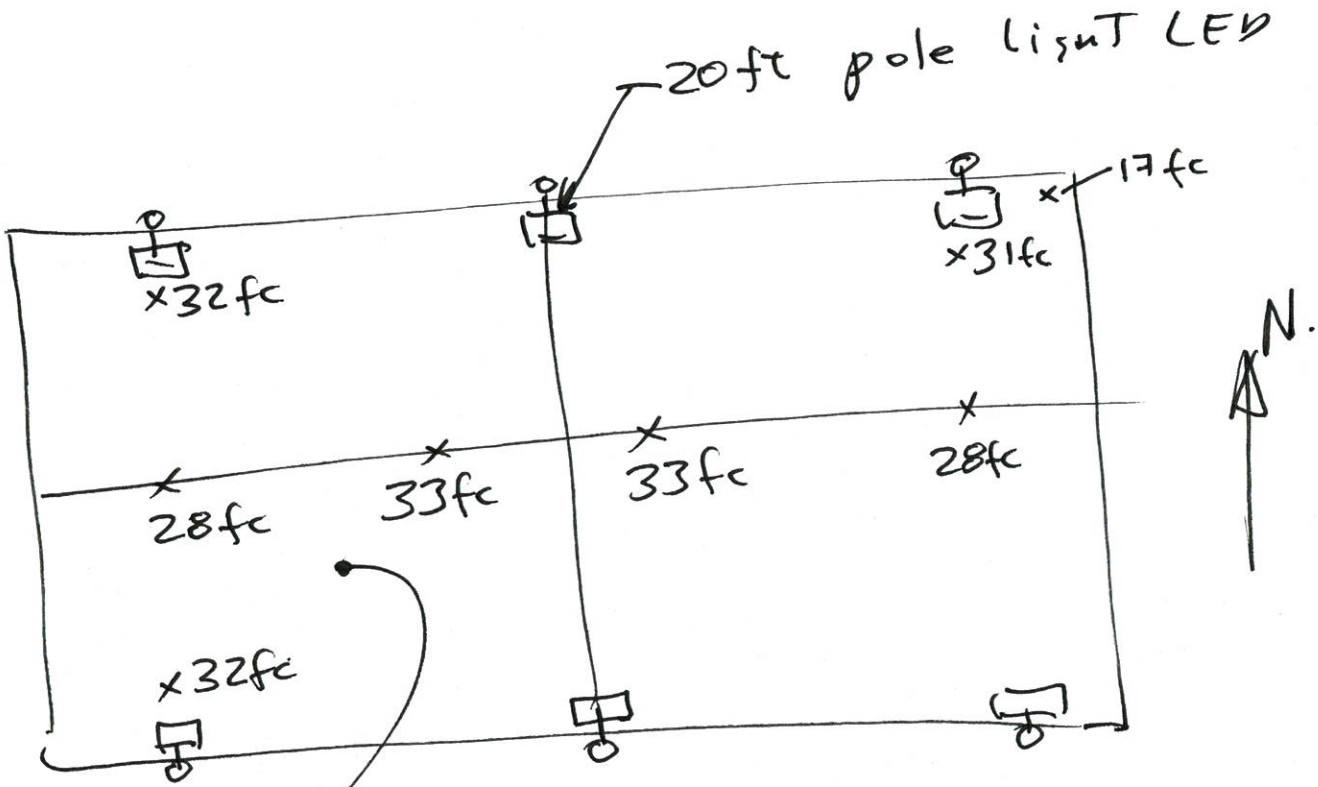
(2)


20ft pole MH.
x32fc
30fc
32fc
30fc
23fc
N
x26fc
20ft.
7fc
Ave: 30fc
1.2fc Property line

LA GRANGE


20ft pole LED.
x57fc
x35fc
51fc
66fc
67fc
50fc
N
x46fc
x35fc
Ave: 55fc.

Mary Knoll Park



Ave: 31fc.

MODE SINGLE OUTDOOR WALL/CEILING

TECH LIGHTING

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.

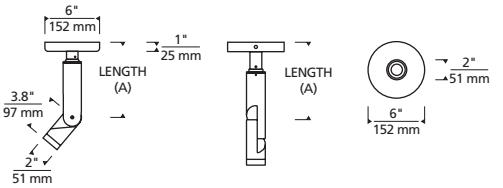
* Visit techlighting.com for specific warranty limitations and details.

MODE
shown in charcoal

MODE
shown in bronze

ORDERING INFORMATION

PRODUCT	CRI	COLOR TEMPERATURE	LENGTH (A)	BEAM SPREAD	FINISH	INPUT VOLTAGE
700OWMDES	**9** 90 CRI	**27** 2700K **30** 3000K **35** 3500K **40** 4000K	**9** 9" **13** 13" **19** 19" **25** 25" (CEILING ONLY)	**20** 20° **30** 30° **40** 40° **60** 60°	**Z** BRONZE **H** CHARCOAL	**UNV** UNIVERSAL 120-277V



LENGTH (A)	
9	9.24"
13	13.24"
19	19.24"
25	25.24" (CEILING ONLY)

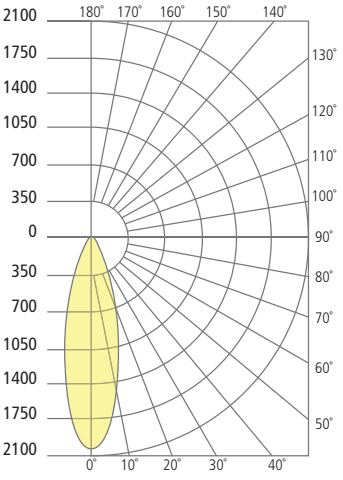
Mode Single Wall/Ceiling

PHOTOMETRICS*

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

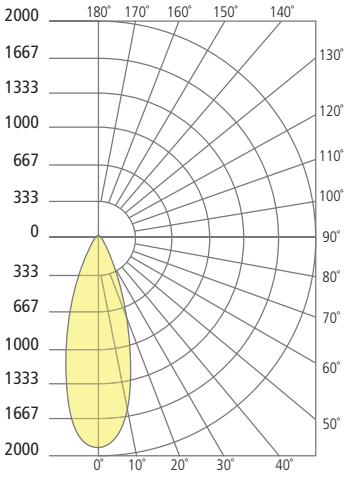
MODE 20° SINGLE

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



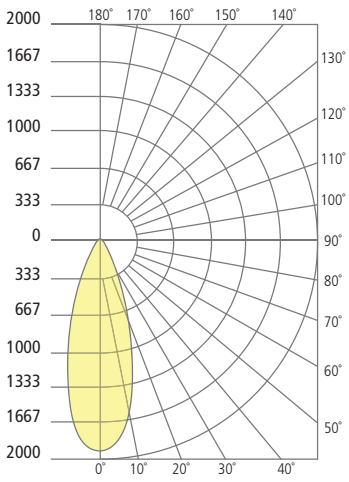
MODE 30° SINGLE

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



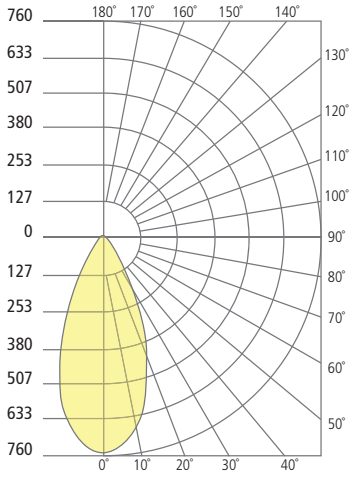
MODE 40° SINGLE

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

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TECH LIGHTING
VISUAL COMFORT & CO.
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400

A-21 post lights

Lightology

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 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

SYNTRA BOLLARD

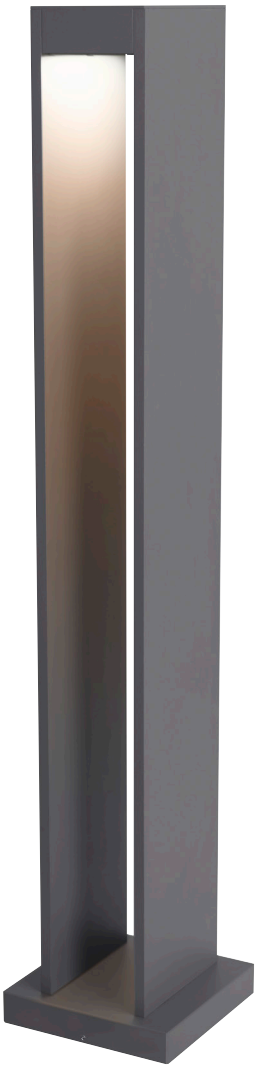
TECH LIGHTING

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

SYNTRA BOLLARD
shown in bronze



SYNTRA BOLLARD
shown in charcoal

SPECIFICATIONS

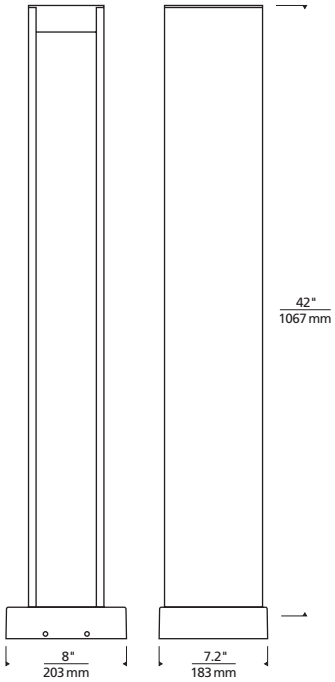
DELIVERED LUMENS	578
WATTS	28.9
VOLTAGE	Universal 120-277V, with integral transient 2.5kV surge protection (driver)
SECONDARY SURGE PROTECTOR	10kA
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS**	Bolt
PERFORMANCE OPTIONS	Photocontrol / In-Line Fuse
CCT	3000K or 4000K
CRI	80+
COLOR BINNING	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.

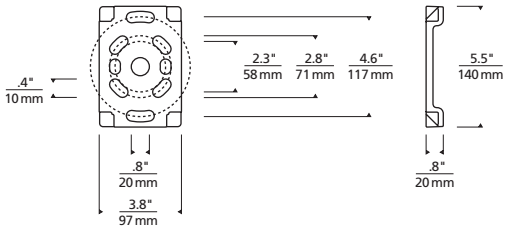
ORDERING INFORMATION

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

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



Syntra Bollard



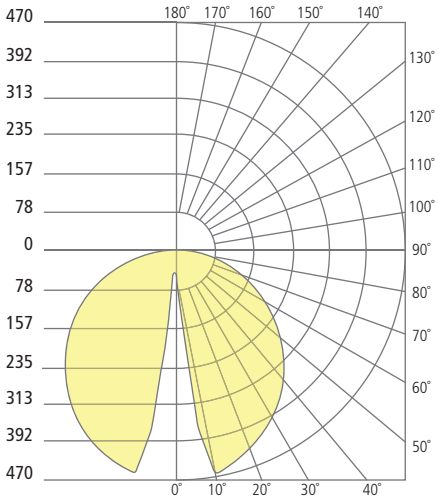
Anchor Plate Bolt Pattern

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:	B0-U1-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

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TECH LIGHTING®
GENERATION BRANDS
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 F 847.410.4500

1000LED®

LED SHOEBOX LIGHT

300W

MODEL #	
PROJECT:	
NOTES:	
DATE:	
PREPARED BY:	

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℃.
- ❖ Photocell Control & Motion Sensor (Optional)

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.

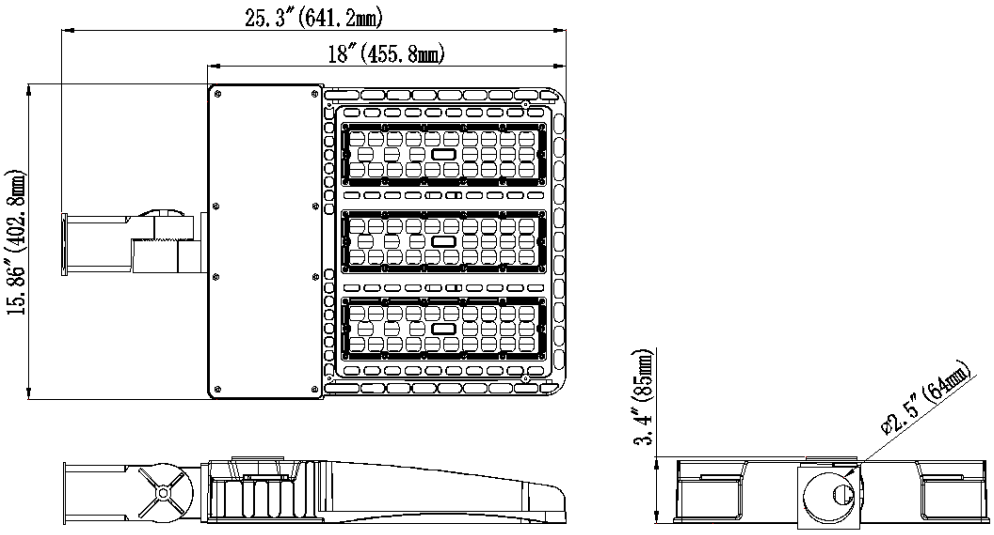
5 Year Limited Warranty

c UL us LISTED E496658

DLC OPT DLC LISTED

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



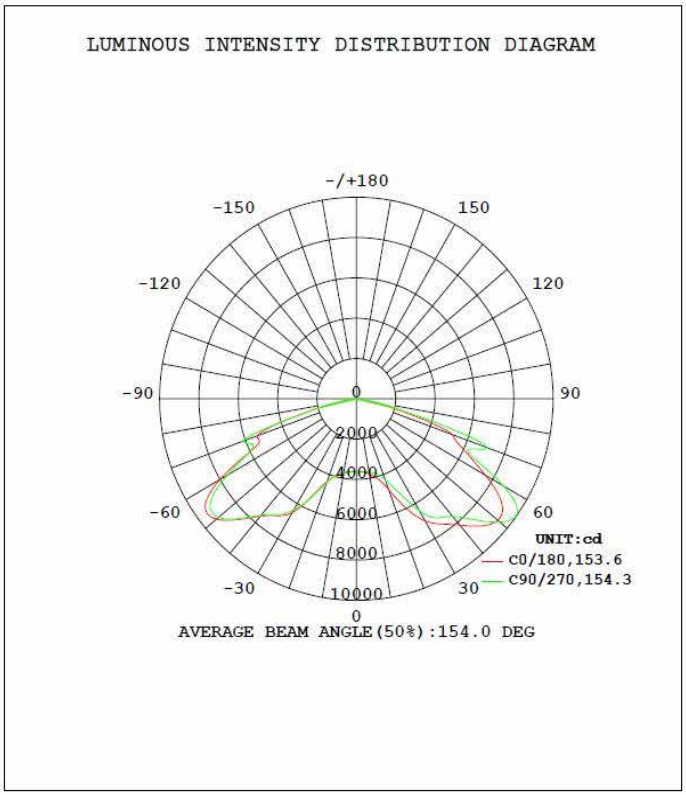
LED SHOEBOX LIGHT

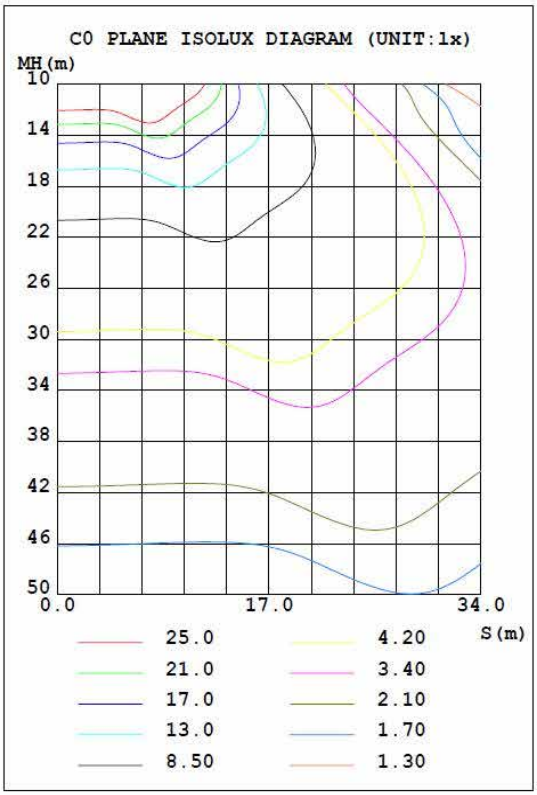
300W

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

300W

ORDERING INFORMATION:

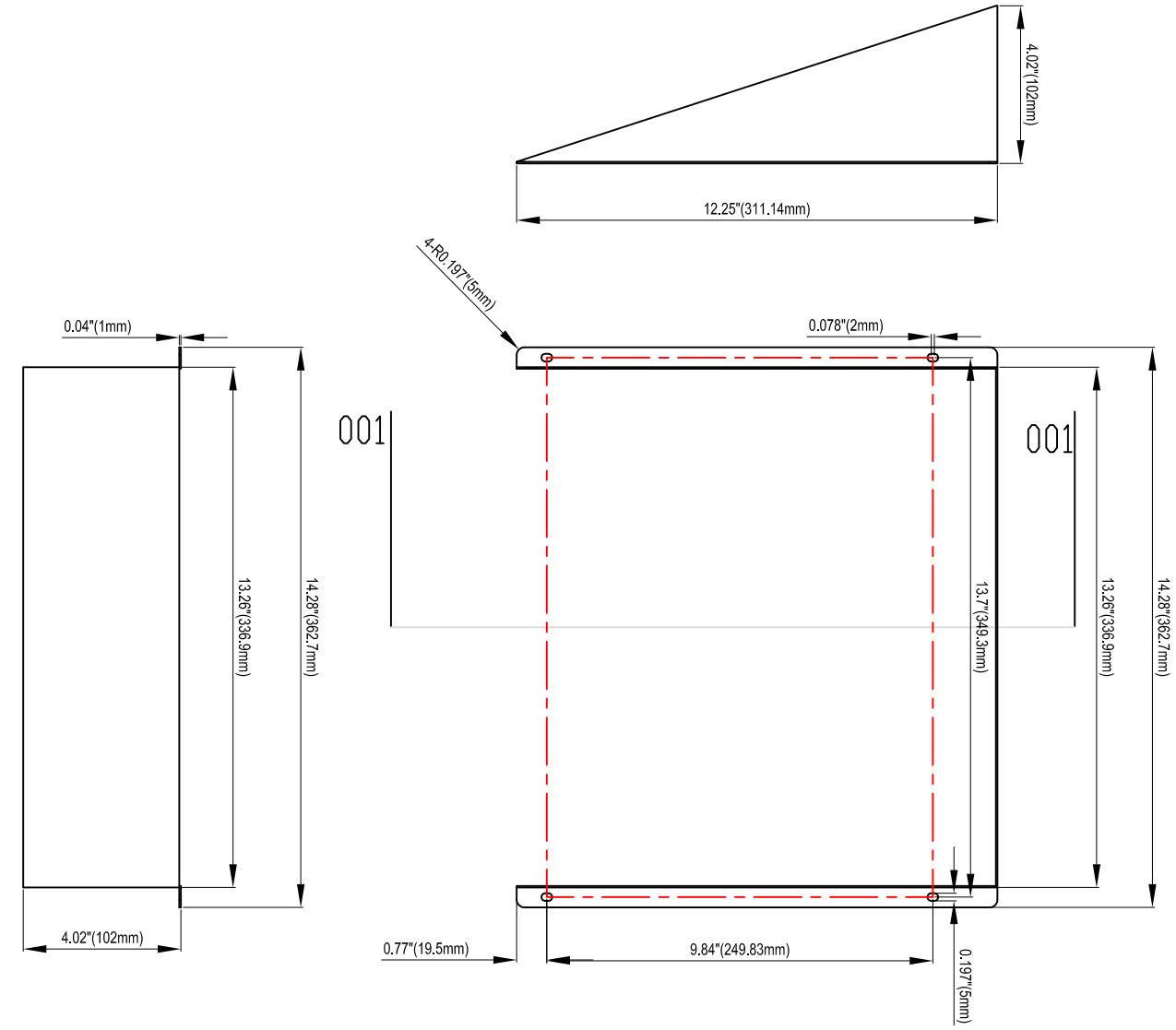
EXAMPLE: 1L-SB 30W 27-40K-D-T5-S-P

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

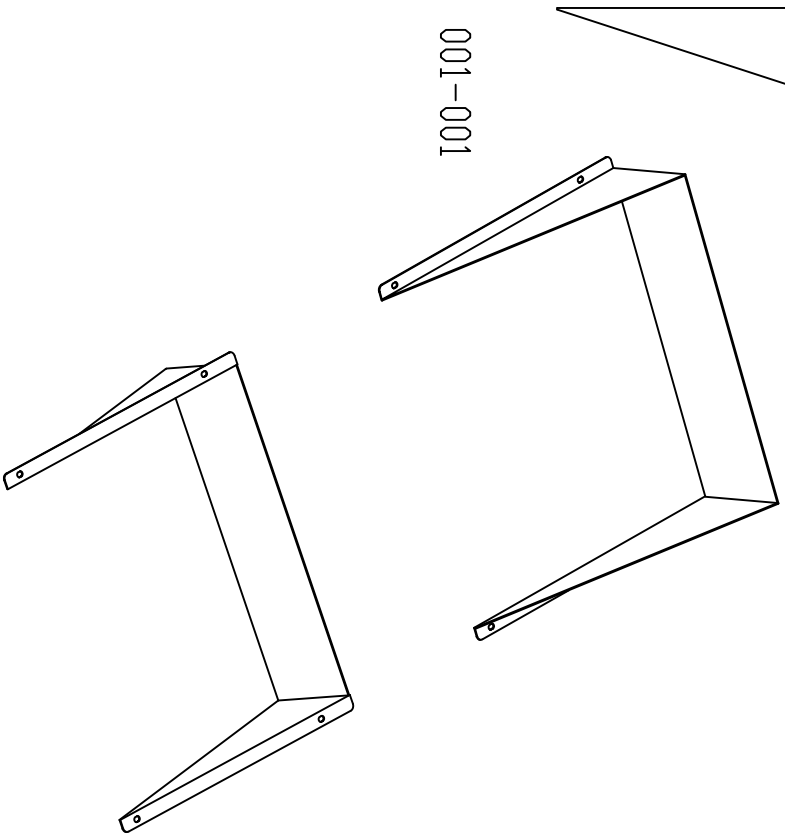
While "XX" may be any digits represented color temperature;
"Z" may be D (Dark Bronze) or W (White) represented color,
"N" can be 2, 3 or 5 represented type of lighting distribution;
"U" can be S, A or T mounting.
"Y" may be "P" or blank represented type of photoelectric Switches
"10V"be dimming 1-10V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

PRODUCT CERTIFICATIONS:

1000LED INC. Email: info@1000LED.com Website: www.1000LED.com Toll-free: (877) 340-1700


4.02"(102mm)
12.25"(311.14mm)
4-R0.197"(5mm)
0.04"(1mm)
0.078"(2mm)
001
001
13.26"(336.9mm)
14.28"(362.7mm)
13.7"(349.3mm)
13.26"(336.9mm)
14.28"(362.7mm)
4.02"(102mm)
0.77"(19.5mm)
9.84"(249.83mm)
0.197"(5mm)

截面 001-001



A-24 UNDER EAVE LIGHT

Ulko Exterior LED Outdoor Round Flushmount

By Access Lighting

YLIGHTING

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-access-lighting-ACCP165384.html

Rating: ETL Listed Wet

Product ID: ACCP165384

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Created January 26th, 2021

Lightology

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

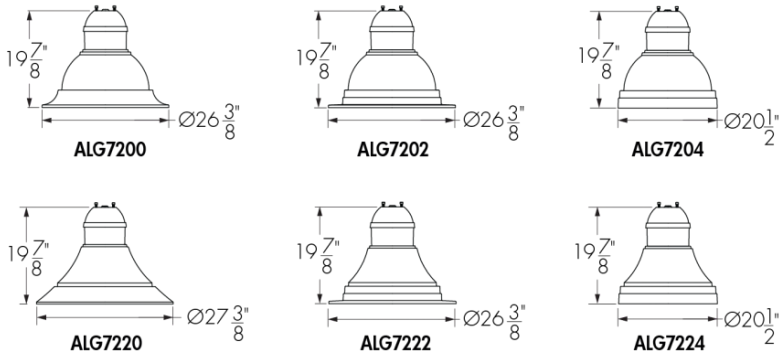
COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE

A-30
POST GENERAL SITE LIGHTING AT CART PATH TURN AROUND

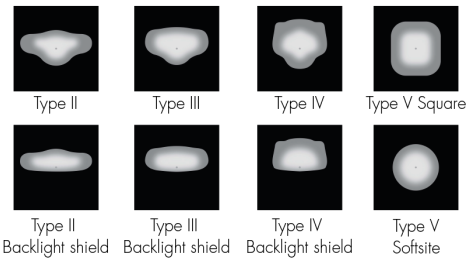
allegra
Allegra Medium

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

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MS - R15

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: SI2-Side Internal (2 3/8 in Tenon) Luminaire Mounting Option with PU2, PU4, PU5, PU8, CS12 and CS13 Arm Style.

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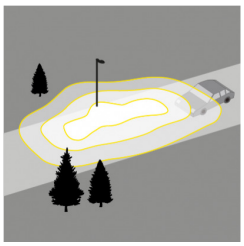
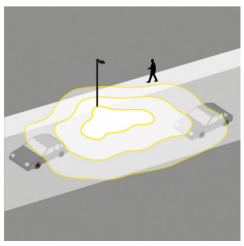
Photometric information

Type II, 4000K, CRI 70+



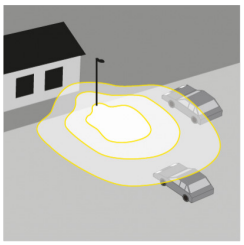
Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating B	U	G	Typical maximum power 120/277V (W)
S40	3,376	109	1	0	1	31
S60	5,204	95	1	0	1	55
M80	6,892	108	2	0	1	64
M110	9,423	102	2	0	2	92
M150	12,518	95	2	0	2	132
L170	14,023*	96	3*	0*	2*	146

Type III, 4000K, CRI 70+



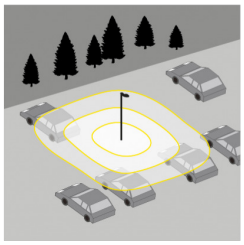
Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating B	U	G	Typical maximum power 120/277V (W)
S40	3,801	123	1	0	1	31
S60	5,861	107	1	0	1	55
M80	7,761	121	2	0	2	64
M110	10,612	115	2	0	2	92
M150	14,097	107	3	0	2	132
L170	15,792*	108	3*	0*	2*	146

Type IV, 4000K, CRI 70+



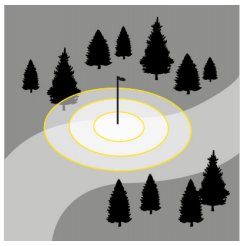
Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating B	U	G	Typical maximum power 120/277V (W)
S40	3,529	114	1	0	1	31
S60	5,441	99	1	0	1	55
M80	7,205	113	2	0	2	64
M110	9,852	107	2	0	2	92
M150	13,087	99	3	0	3	132
L170	14,662*	100	3*	0*	3*	146

Type V square, 4000K, CRI 70+



Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating B	U	G	Typical maximum power 120/277V (W)
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 B	U	G	Typical maximum power 120/277V (W)
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 continous advance in LED technology, photometric information is subject to change without notice.

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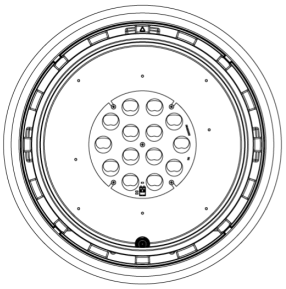
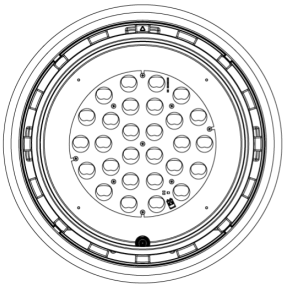
Optical System

LED board size

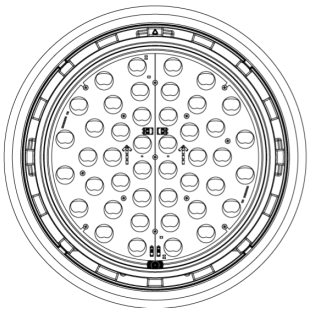
Small (4000lm to 6000lm)



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 sheild available with Type II, Type III and Type IV only.
*Backlight shield is factory installed.

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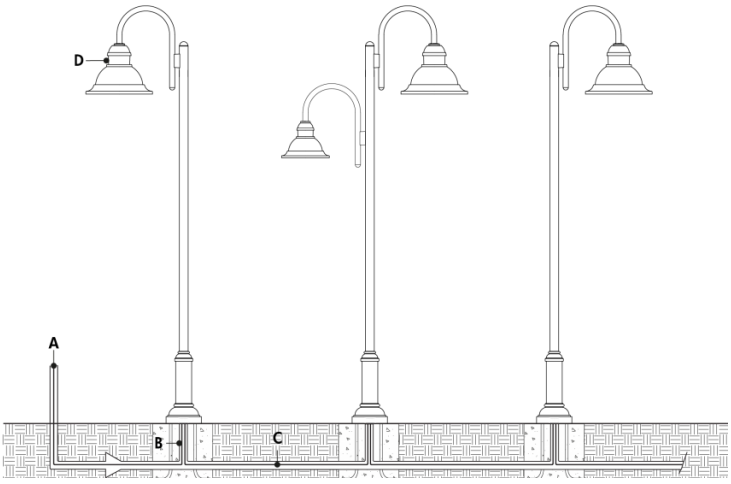
MS - R15

Typical wiring diagrams

Wiring color code

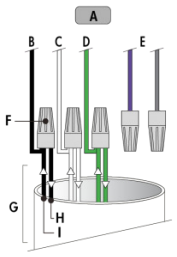
Color	Black	White	Green	Purple	Gray
Use	Line	Line/Neutral	Ground	0 -10V+	0 -10V -

On/Off Control (NO)



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

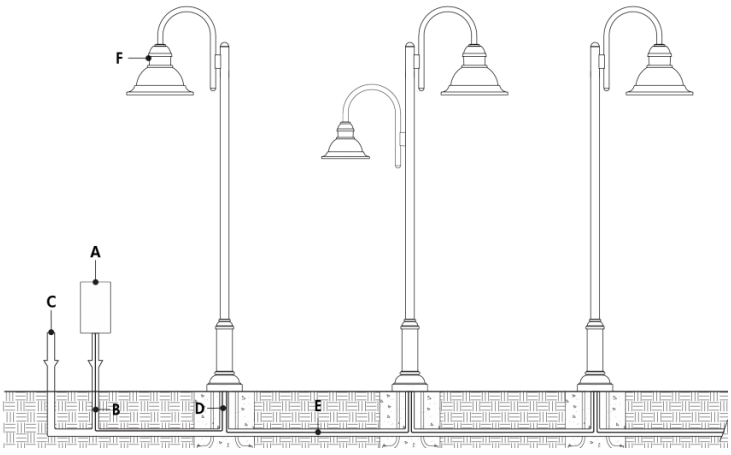
On/Off Control (NO) - wiring detail



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

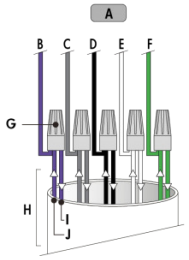
- Consult factory for specific applications and maximum fixture count/cable length recommendations.

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.

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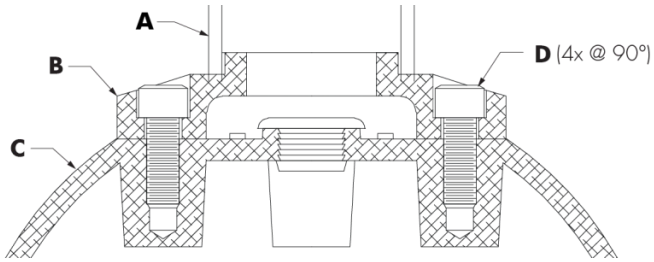
MS - R15

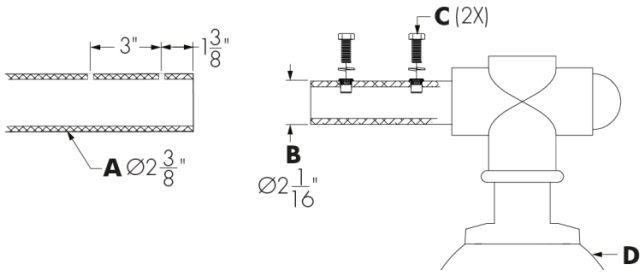
Mounting options

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

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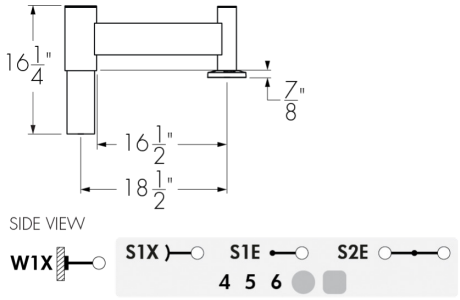
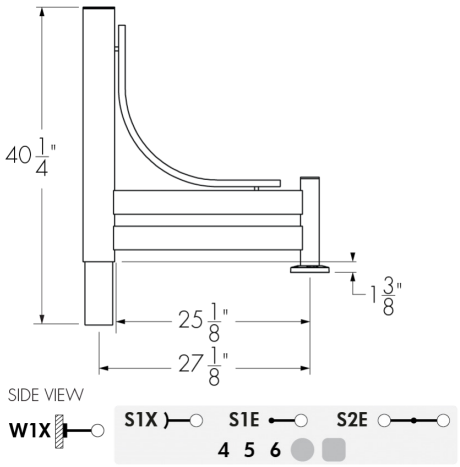
P4 - Pendant Medium (4-Bolt Tenon Adaptor) Arm Style Dimensions

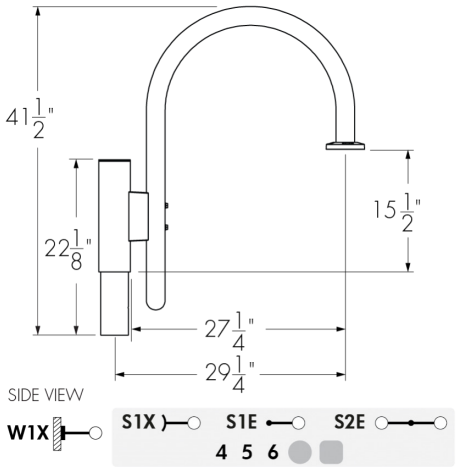
DT6 Arm Style



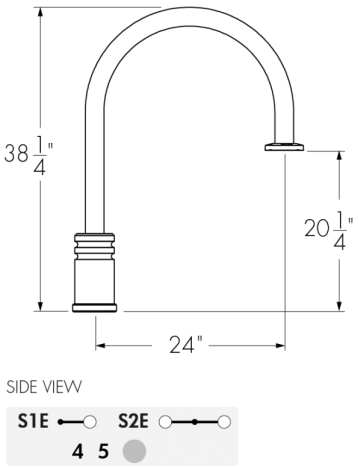
CS2 Arm Style



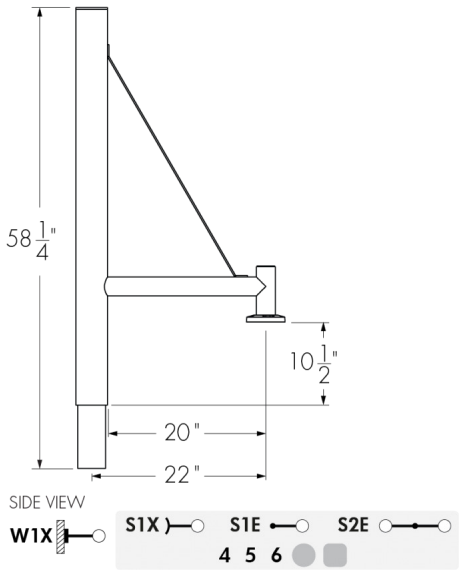
CS4 Arm Style



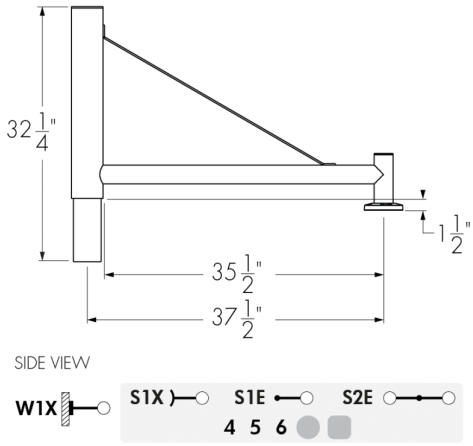
CS6 Arm Style



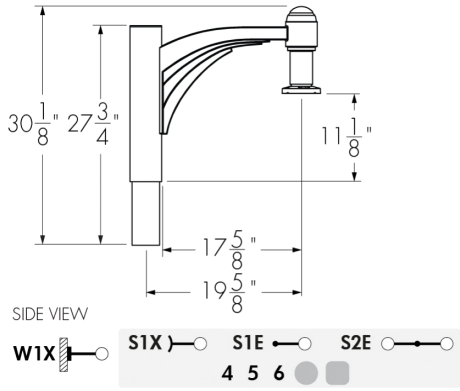
CS12 Arm Style



CS13 Arm Style



MC5 Arm Style



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

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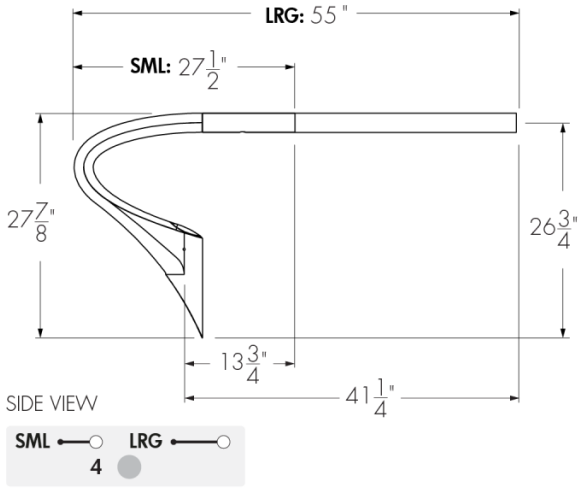
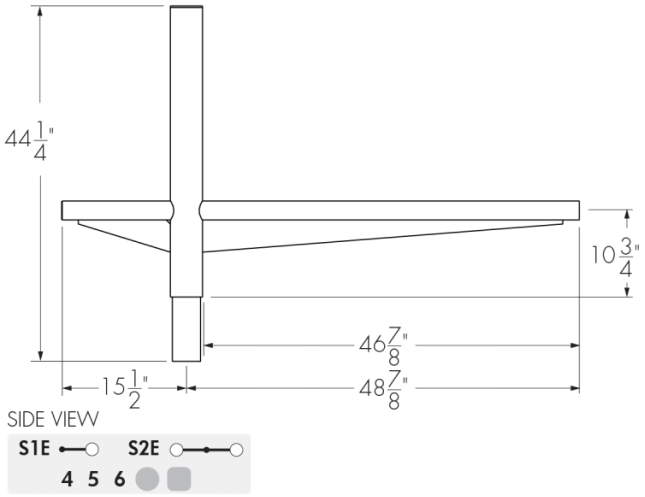
SI2 - Side Internal (2 3/8 in Tenon) Arm Style Dimensions

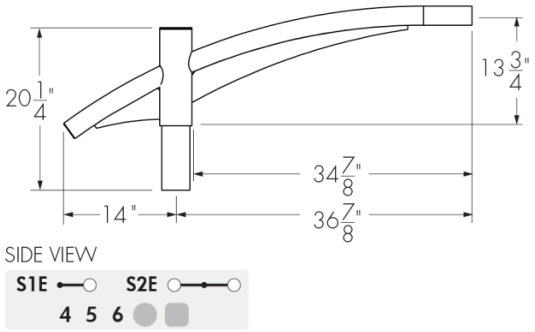
PU2 Arm Style



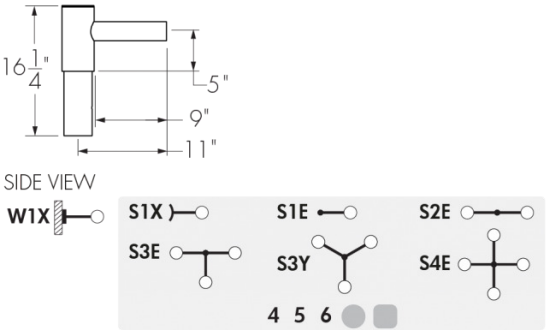
PU4 Arm Style



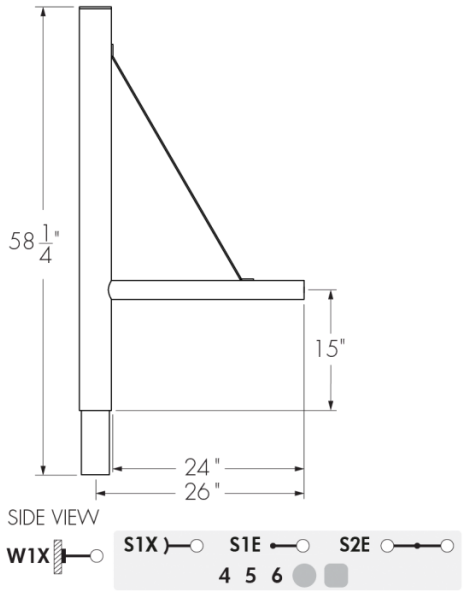
PU5 Arm Style



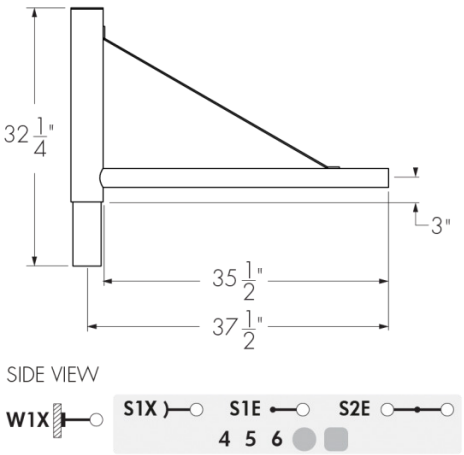
PU8 Arm Style



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).

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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 **ALG7202** Allegra 7202 **ALG7204** Allegra 7204 **ALG7220** Allegra 7220 **ALG7222** Allegra 7222 **ALG7224** Allegra 7224	**120** 120 volts **208** 208 volts **240** 240 volts **277** 277 volts **347** 347 volts **480** 480 volts	**CSL** Clearsite lens [2] [3] **SSL** Softsite lens [4] [5]	**S40** 4000lm [6] **S60** 6000lm **M80** 8000lm **M110** 11 000lm **M150** 15 000lm **L170** 17 000lm **L30** 3000lm Softsite [5] **L50** 5000lm Softsite [5] **L70** 7000lm Softsite [5]	**22K** 2200K [8] **27K** 2700K [8] **30K** 3000K **35K** 3500K **40K** 4000K **57K** 5700K	**CRI 70** CRI 70+ [9] **CRI 80** CRI 80+ [10]	**2** Type II **2BLS** Type II backlight shield **3** Type III **3BLS** Type III backlight shield **4** Type IV **4BLS** Type IV backlight shield **5S** Type V square **5** Type V Softsite [4]	**BK** Black Sandtex® **BRZ** Bronze Sandtex® **SI** Silver Sandtex® **BKTX** Textured black **BRZTX** Textured bronze non-metallic **GRATX** Textured medium gray **GRNTX** Textured green **WHTX** Textured white **CC** Custom color and finish (please specify RAL color) [11] [12] [13]	**DIM** 0-10V dimming [14]	**CRC** Corrosion-resistant coating for hostile environments [15] [16] **SP** Surge protector	**P4** Pendant Medium (4-Bolt Tenon Adaptor) **SI2** Side Internal (2 3/8 in Tenon)

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 McAdam 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.

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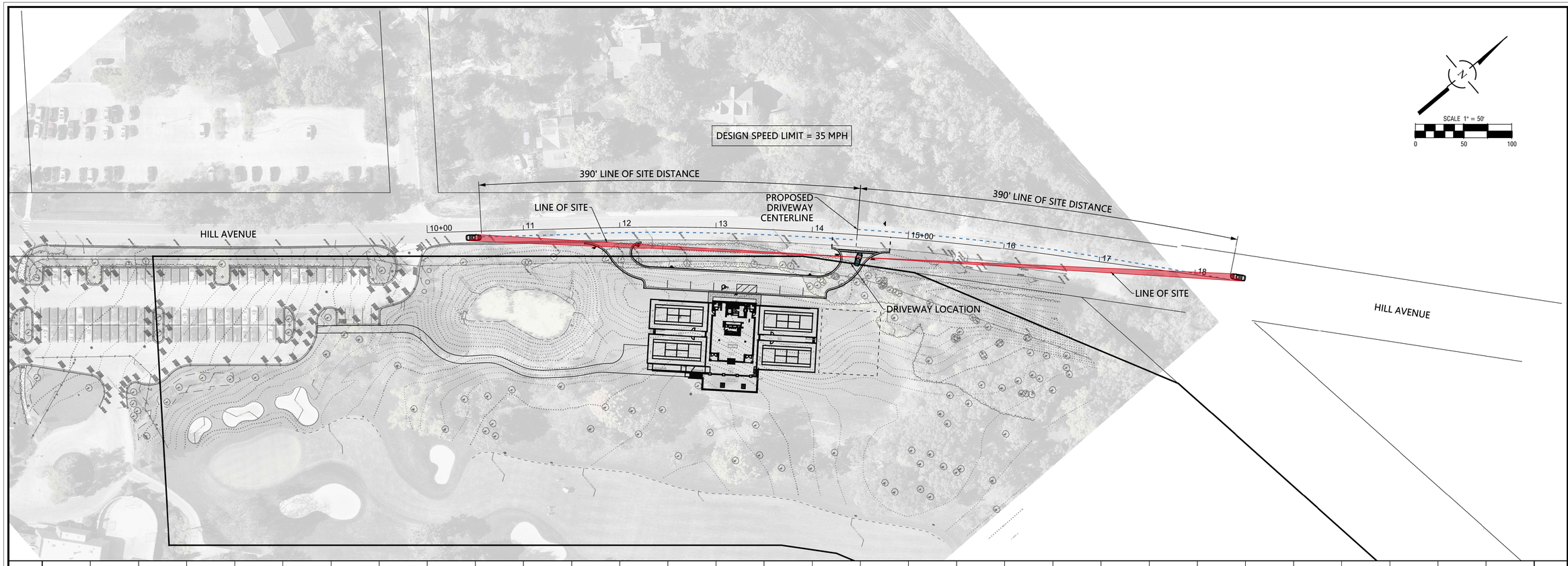

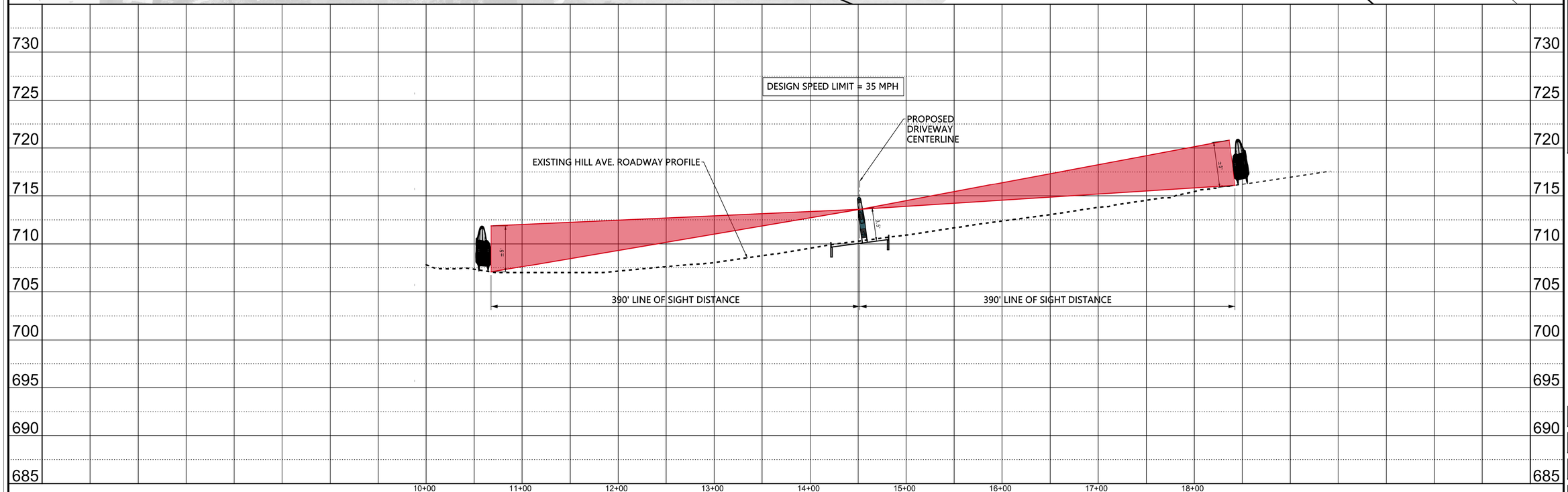

NO.	DATE	REMARKS

NO.	DATE	REMARKS

LINE OF SIGHT DISTANCE EXHIBIT

GLEN OAK COUNTRY CLUB SPORTS COMPLEX

GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

SPACECO INC.

FILENAME: 8160.04EXH-SITE DISTANCE

DATE: 01/12/2021

JOB NO. 8160.04

SHEET EXH-LS

1 OF 1

N:\Projects\8160\8160.04-sports-complex\EXHIBITS\8160.04EXH-SITE DISTANCE.dgn Default User=adivinagracia

NOTES:

EXISTING BUILDING AND PAVEMENT AREA	= 9.40 ACRES
PROPOSED BUILDING AND PAVEMENT AREA	= 1.20 ACRES
TOTAL BUILDING AND PAVEMENT AREA	= 10.60 ACRES
GLEN OAK COUNTRY CLUB CONTIGUOUS OWNERSHIP	= 151.32 ACRES
BUILDING AND PAVEMENT COVERAGE	= 7%

N

SCALE 1" = 200'

0 200 400

1.20 ACRES PROPOSED

1.50 ACRES EXISTING

4.80 ACRES EXISTING

0.10 ACRES EXISTING

3.00 ACRES EXISTING

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OVERALL PROPERTY COVERAGE EXHIBIT

GLEN OAK COUNTRY CLUB SPORTS COMPLEX
GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

SPACECO INC.

FILENAME:
8160.04EXH-OVERALL-PROPERTY-COVERAGE

DATE:
04/06/2021

JOB NO.
8160.04

SHEET
OPC
1 OF 1

N:\Projects\8160\8160.04-sports-complex\EXHIBITS\8160.04EXH-OVERALL-PROPERTY-COVERAGE.dgn UPDATED AERIAL - 2021-04-05 User=jlewis

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

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

PLEASE REFER TO: SHPO LOG #006120720

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

RECEIVED
DEC 28 2020
SPACECO, Inc.

December 24, 2020

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

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

Kane-DuPage Soil & Water Conservation District

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

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PARCEL LOCATION

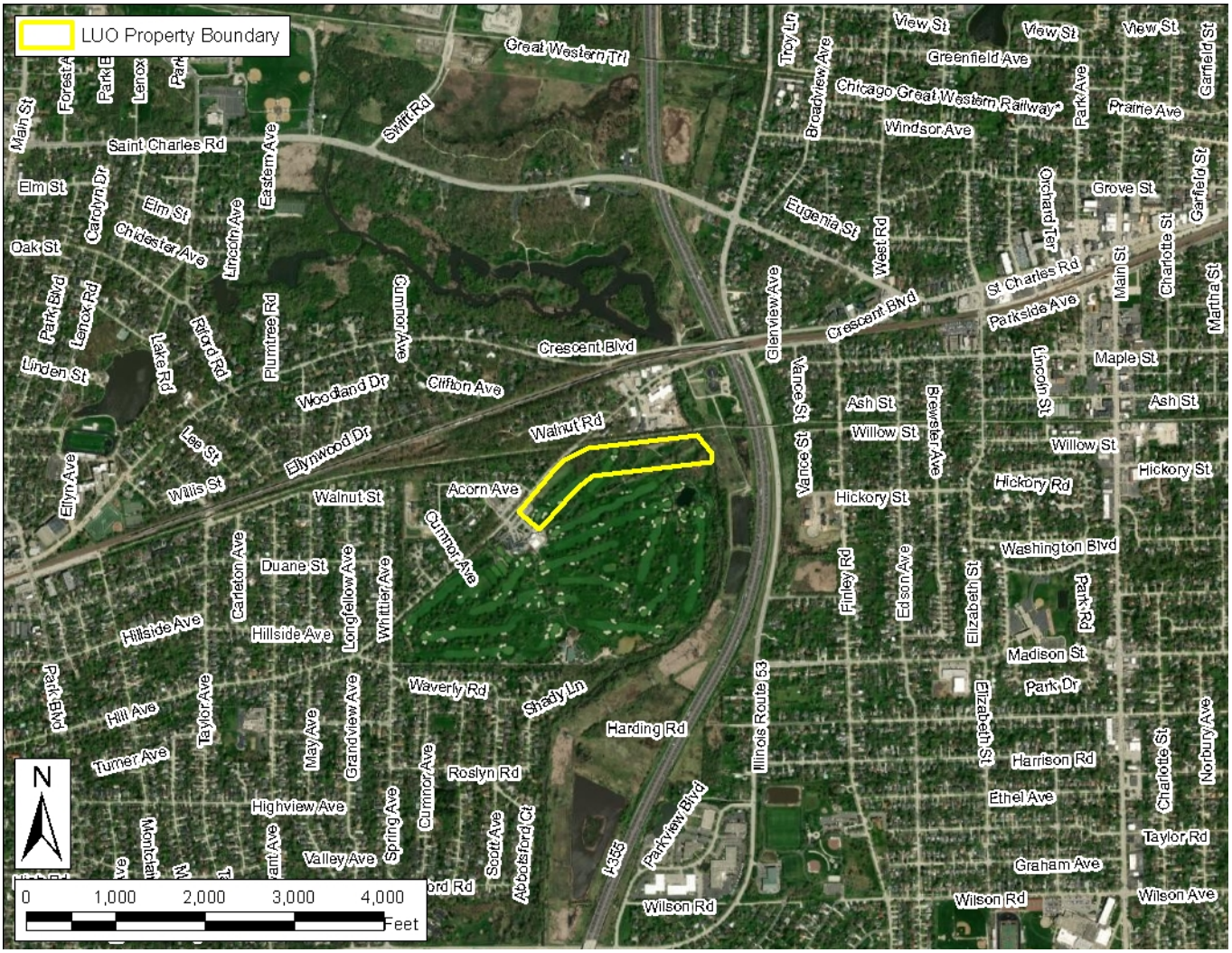

Figure 1: Plat Map with aerial background and parcel boundary

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 at21W451 Hill Avenue, in Glen Ellyn.

LAND COVER IN THE EARLY 1800'S

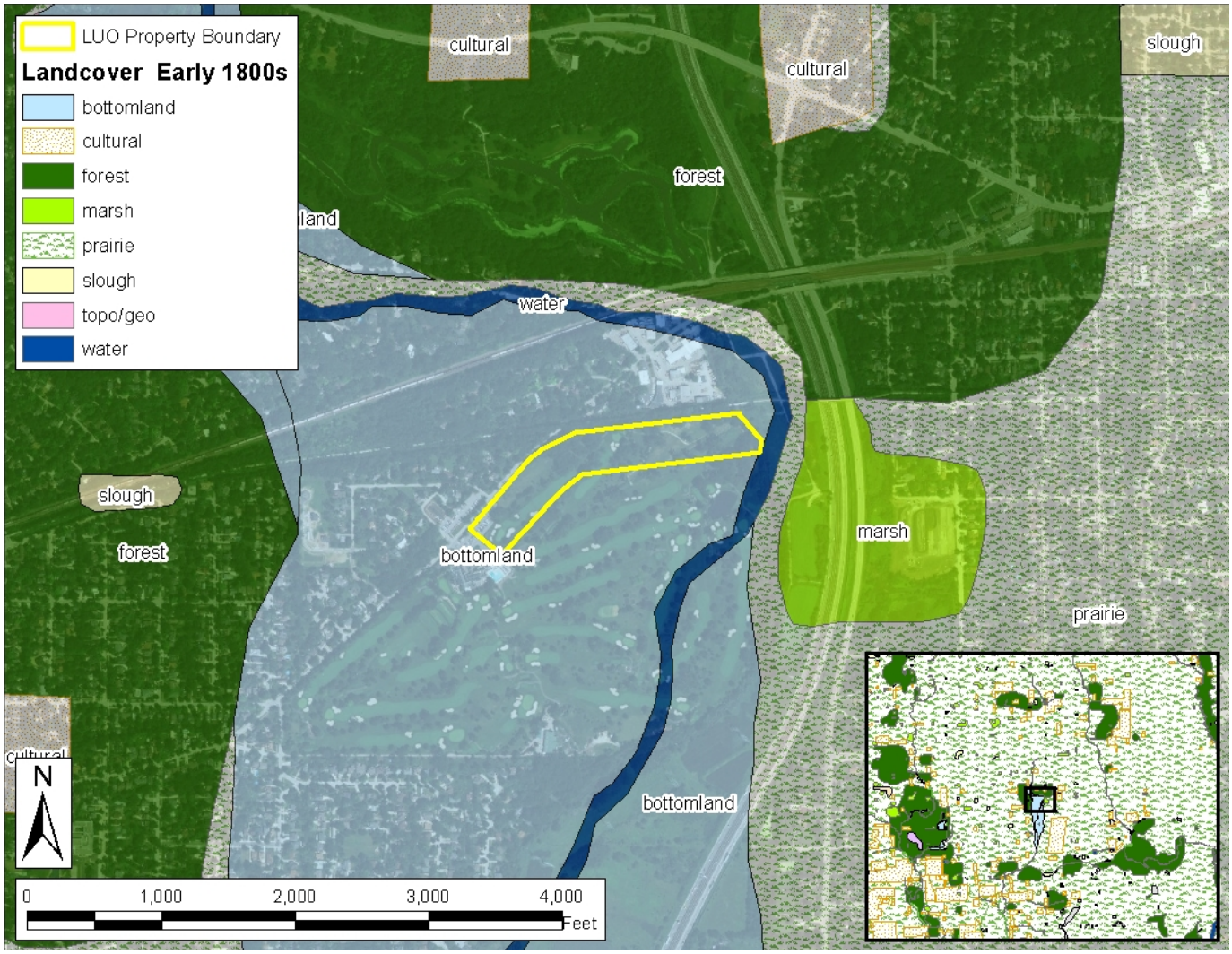

Figure 2: Land Cover of Illinois in the Early 1800's

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)

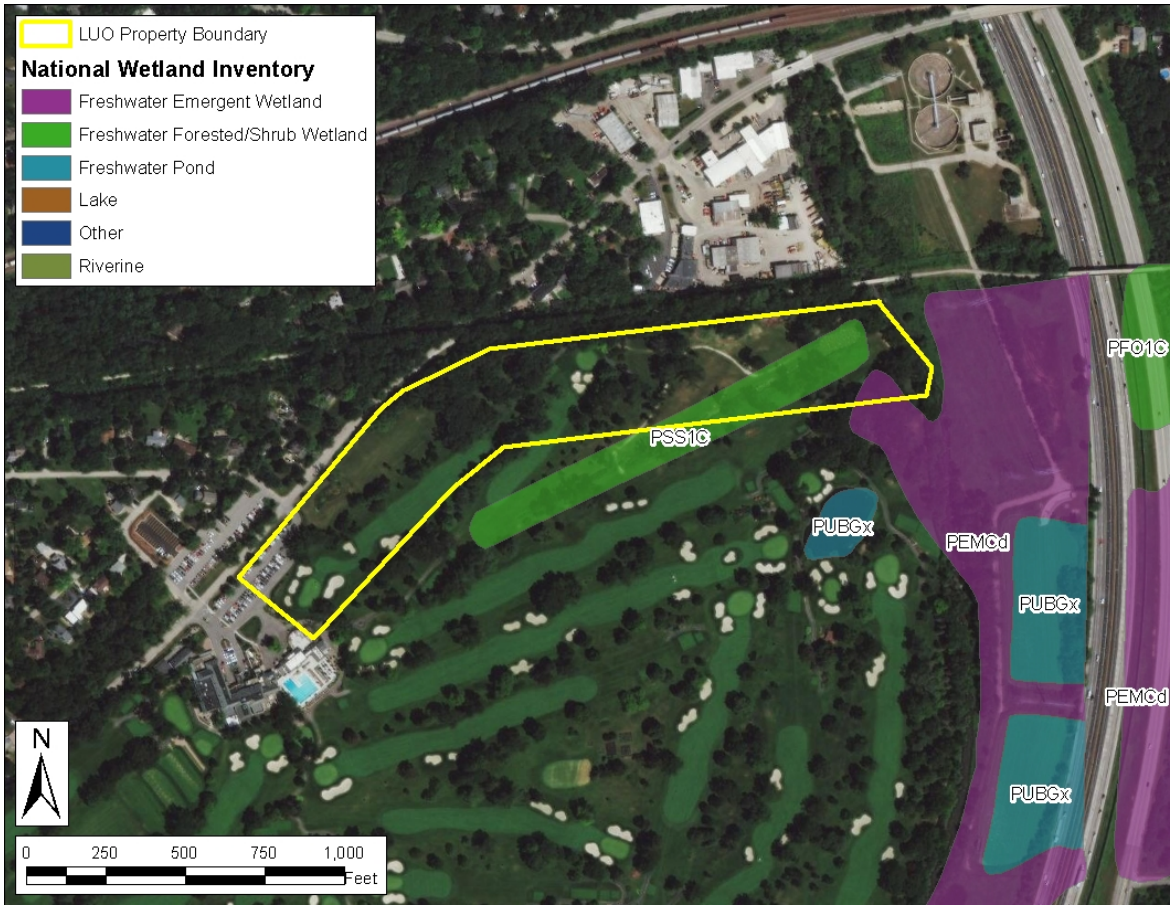

Figure 3: National Wetland Inventory (NWI) Map

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

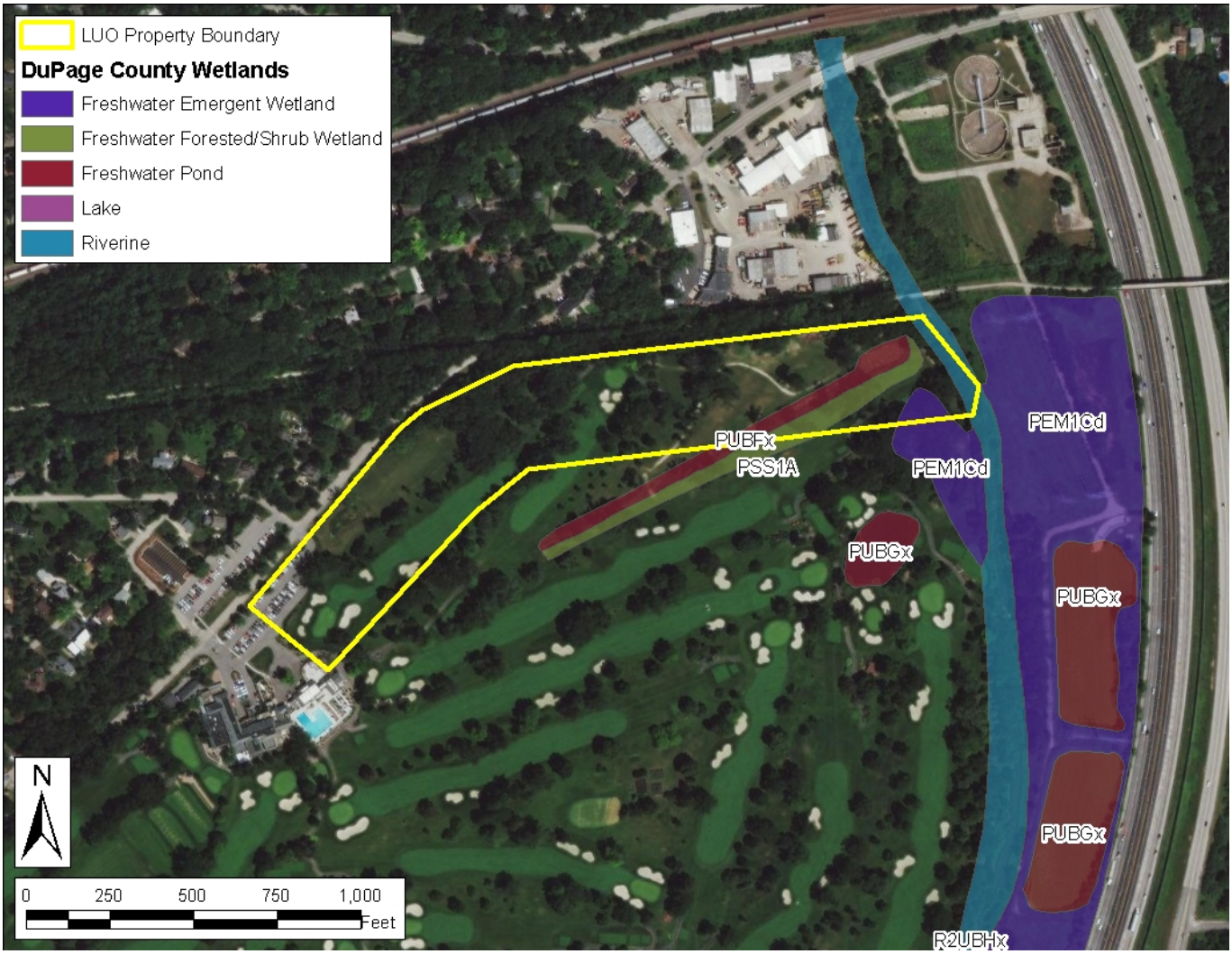

Figure 4: DuPage County Wetland Map

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

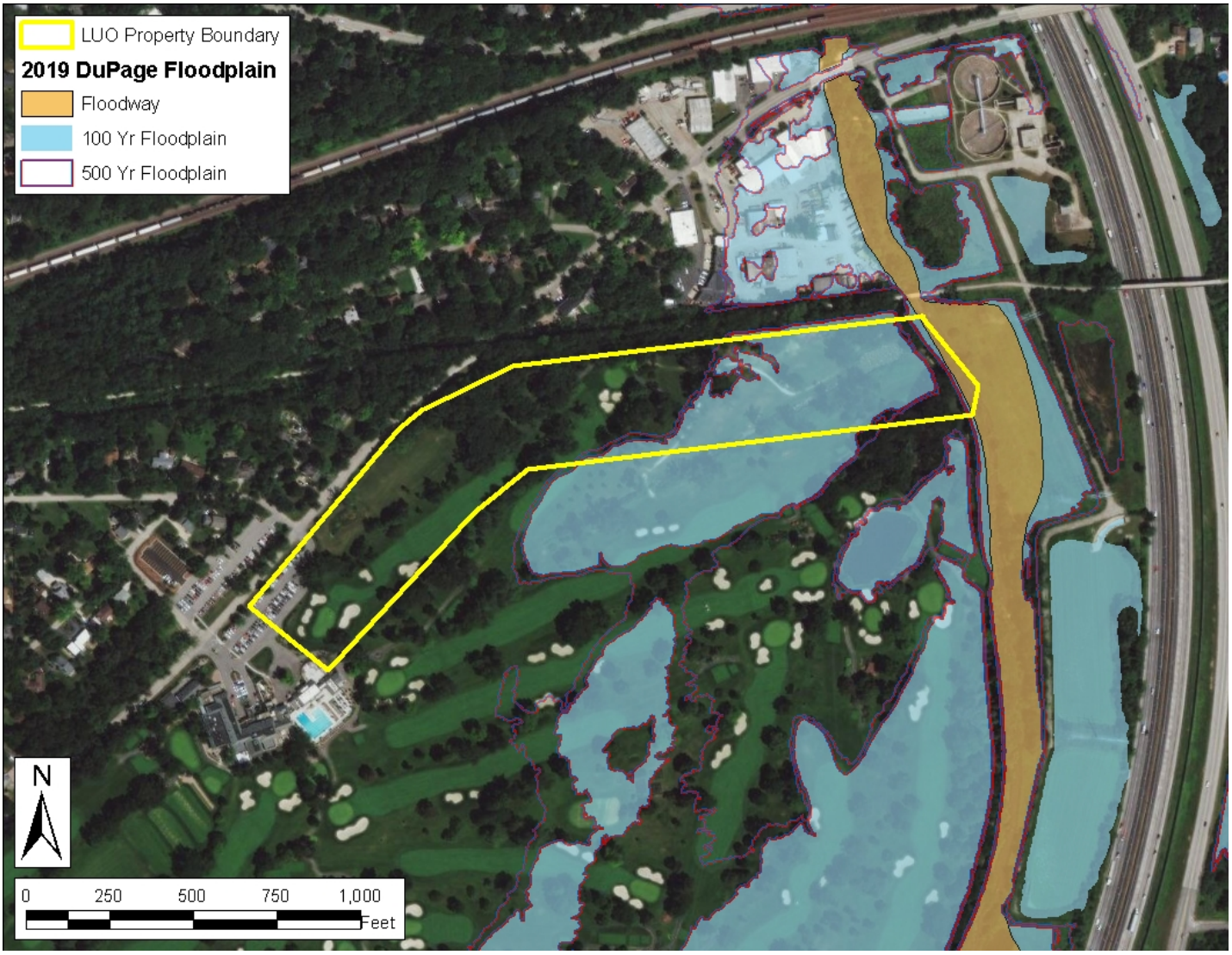

Figure 6: Floodplain map - Federal Emergency Management Agency (FEMA)

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

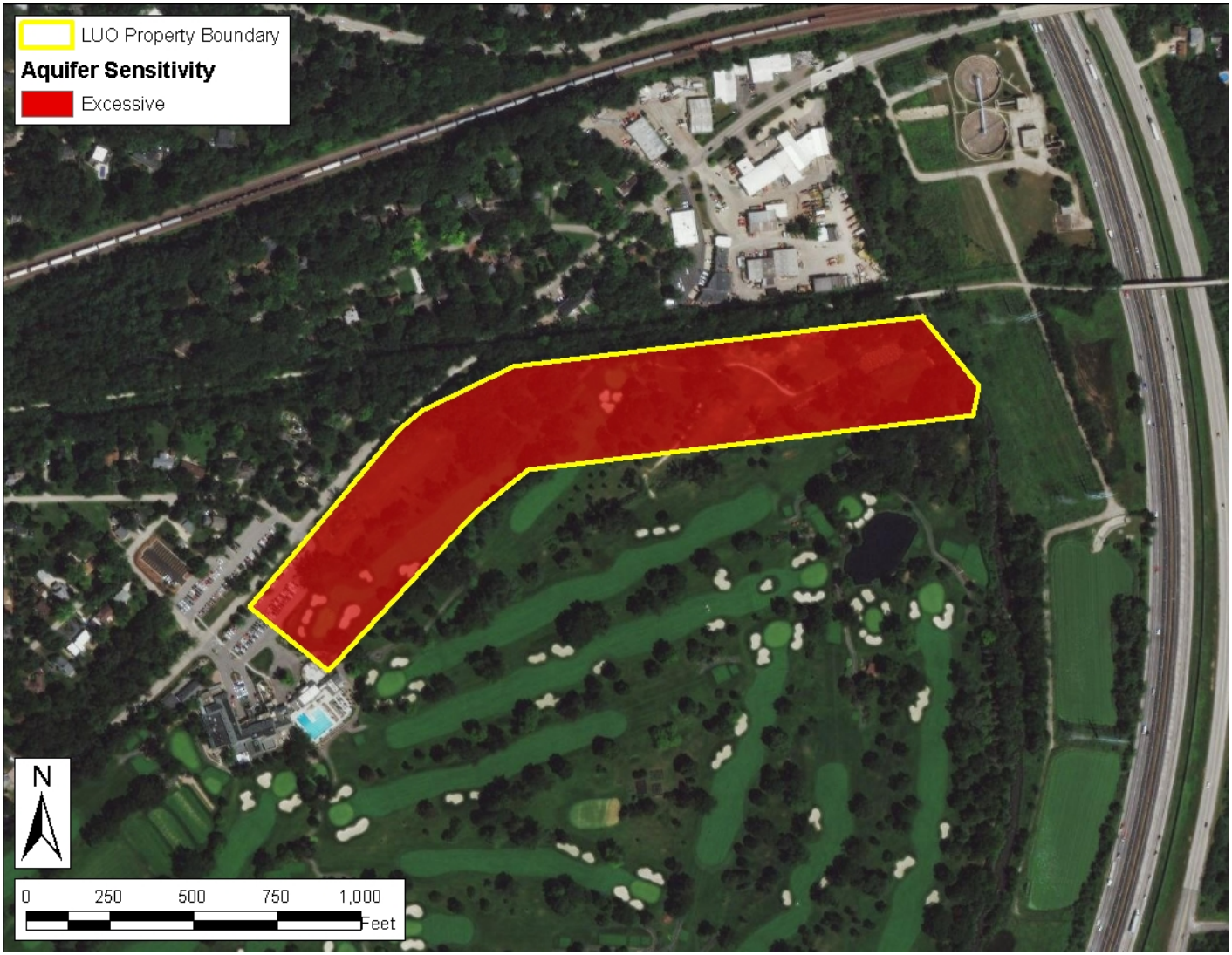

Figure 7: Aquifer sensitivity to contamination map

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

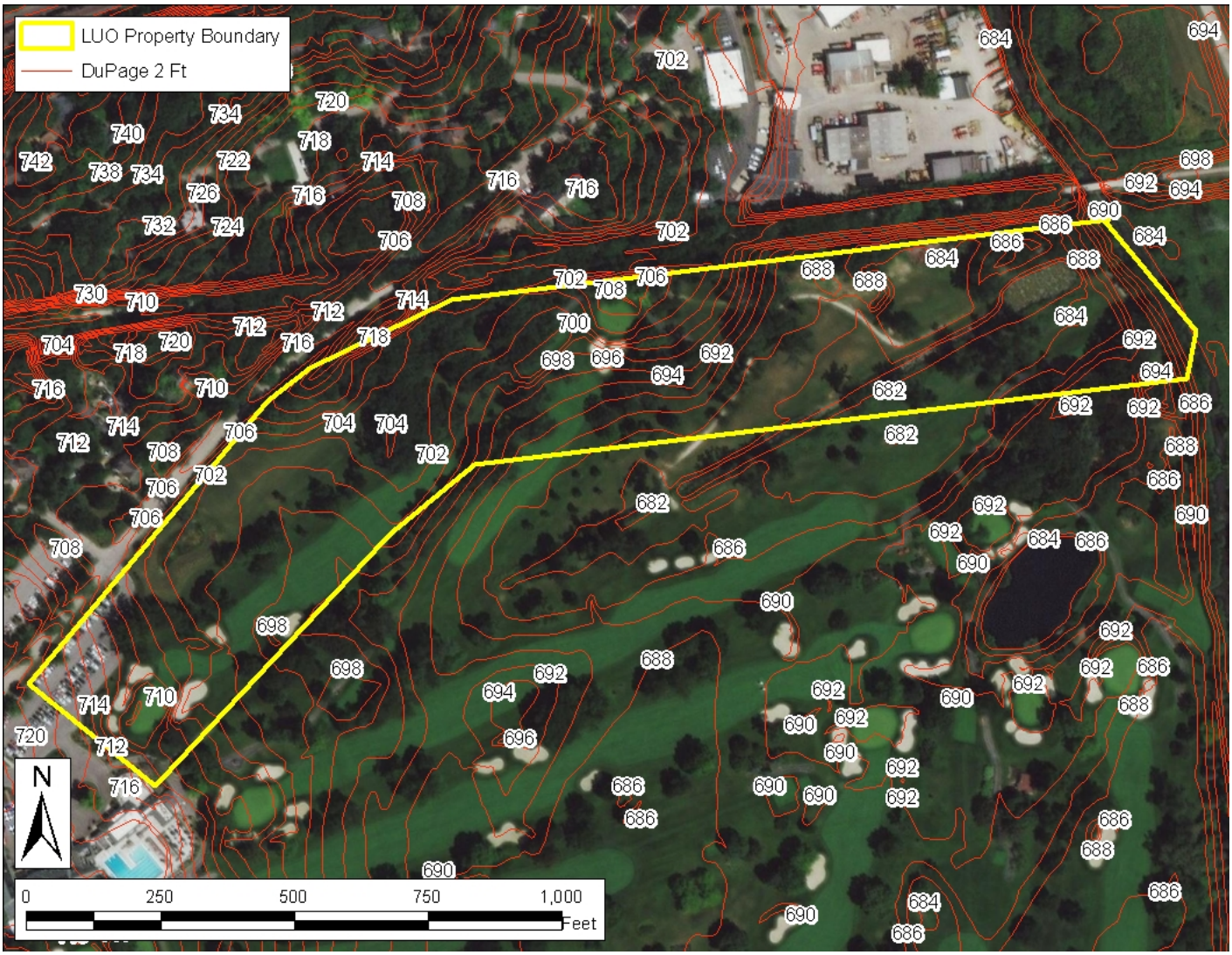

Figure 8: Topographic map showing contour lines

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

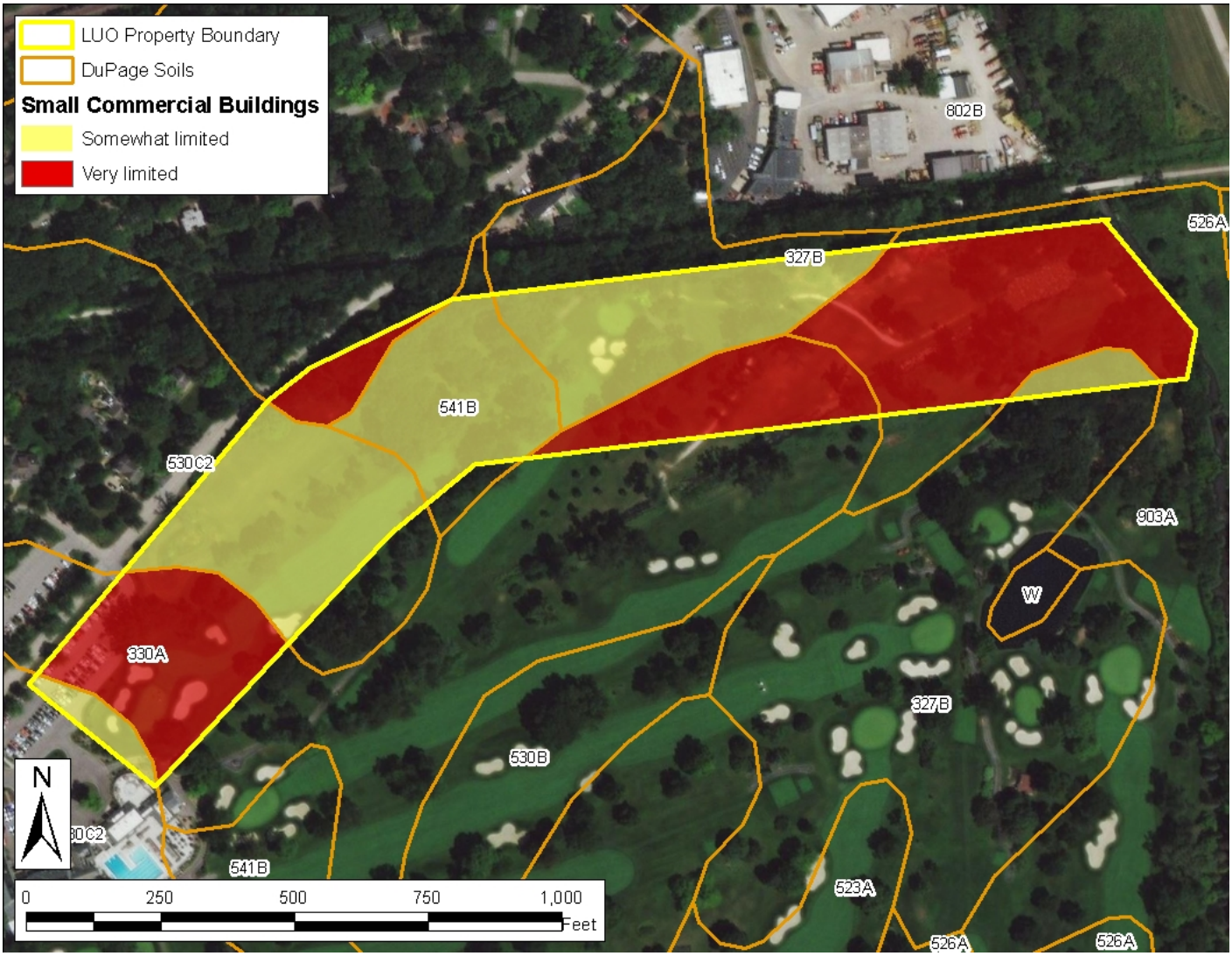

Figure 91: Soil Interpretations for Small Commercial Buildings

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

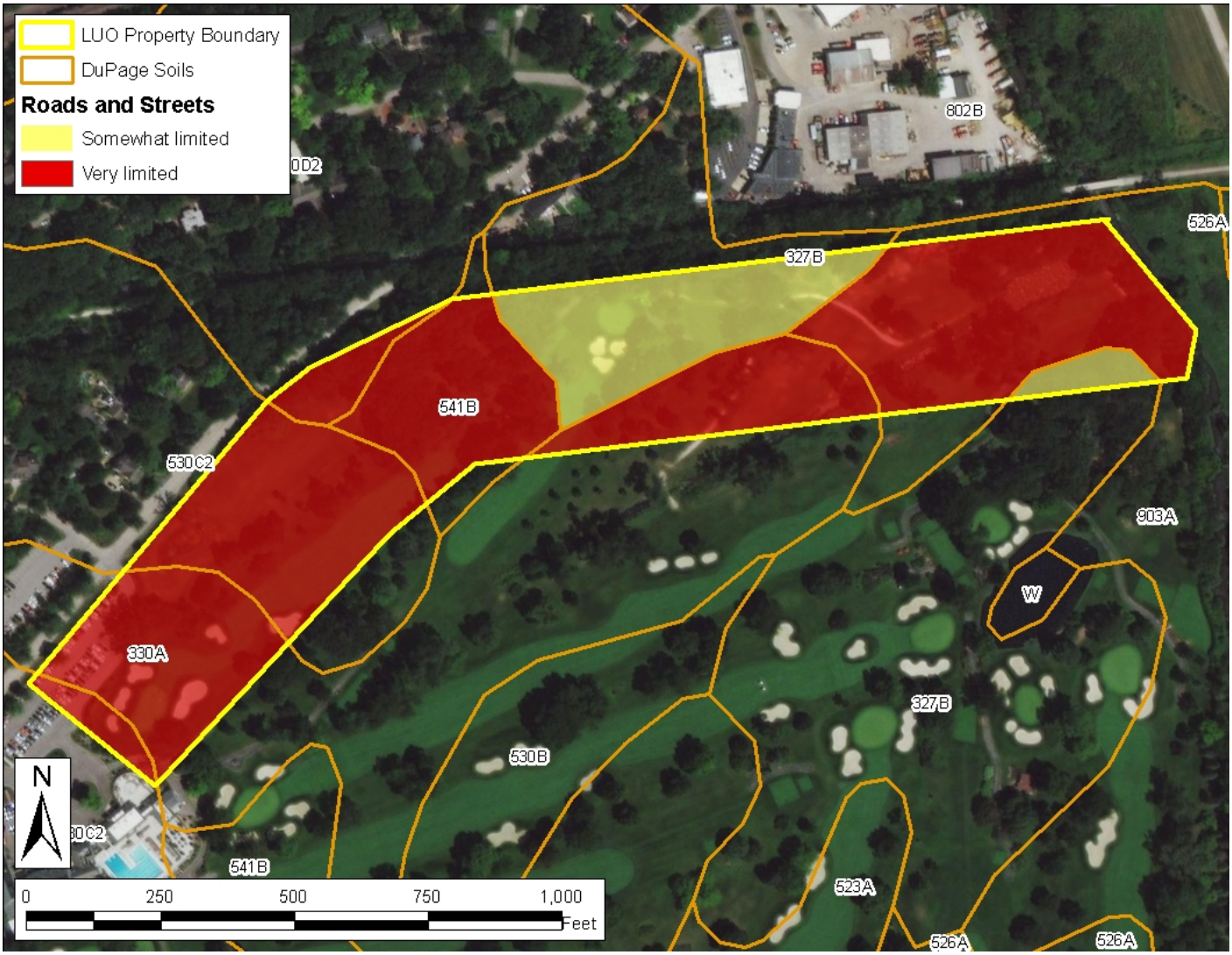

Figure 113: Soil Interpretations for Local Roads and Streets

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

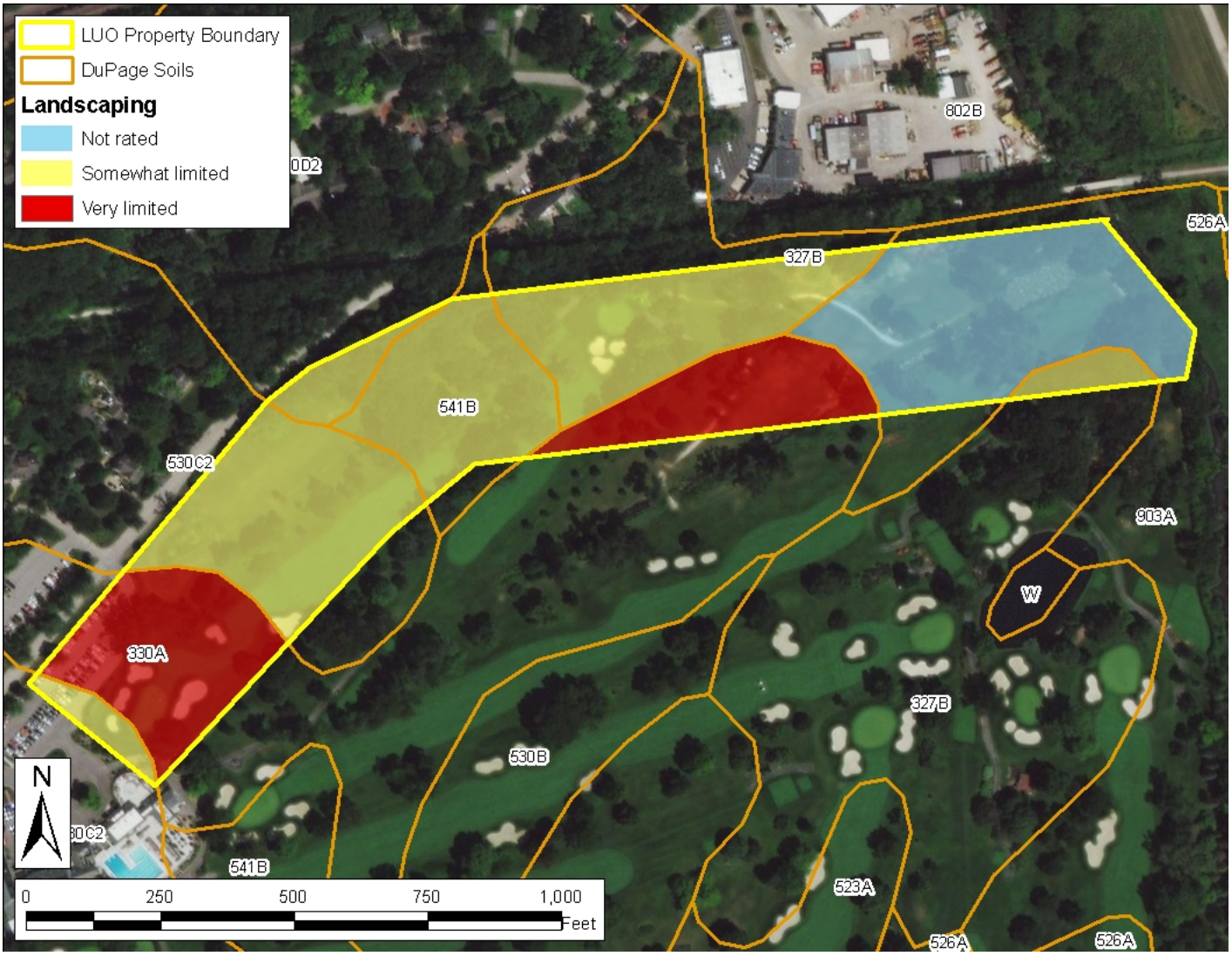

Figure 124: Soil Interpretations for Lawns and Landscaping

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

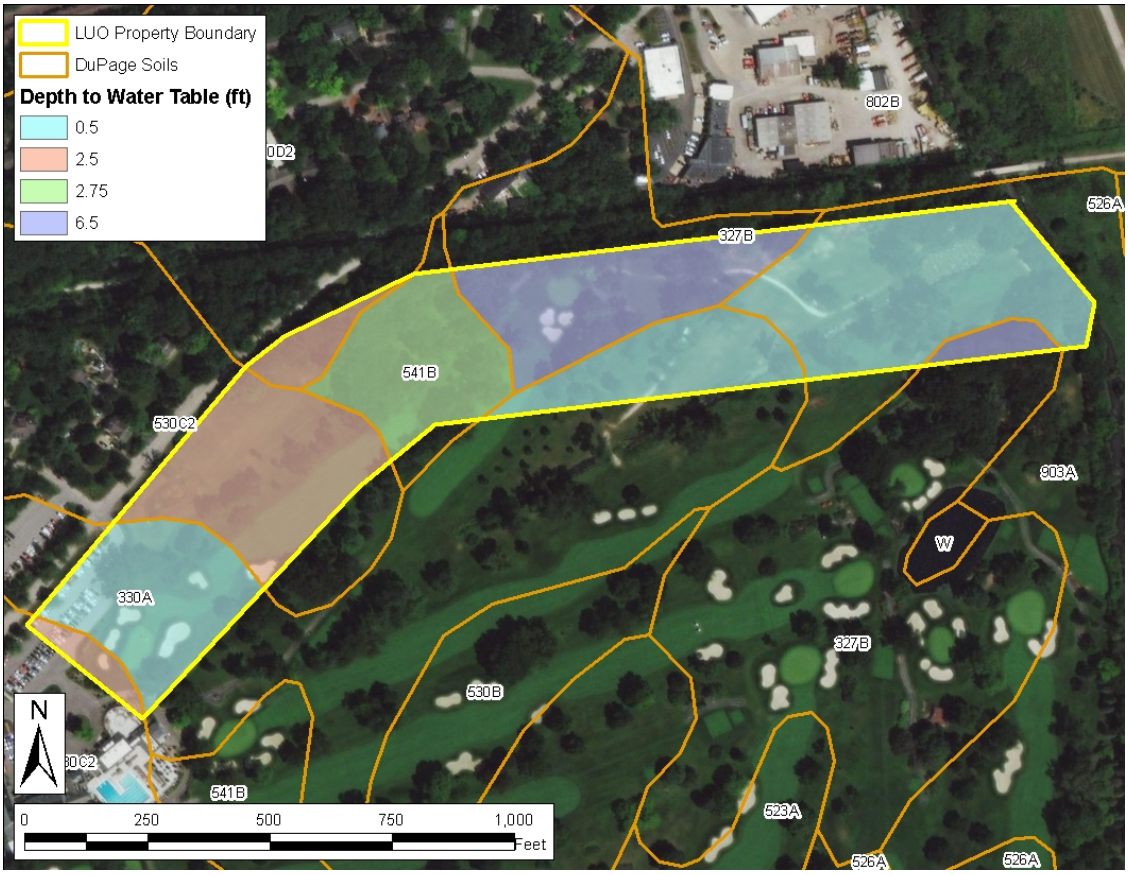

Figure 135: Map showing the depth to a seasonal high-water table

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

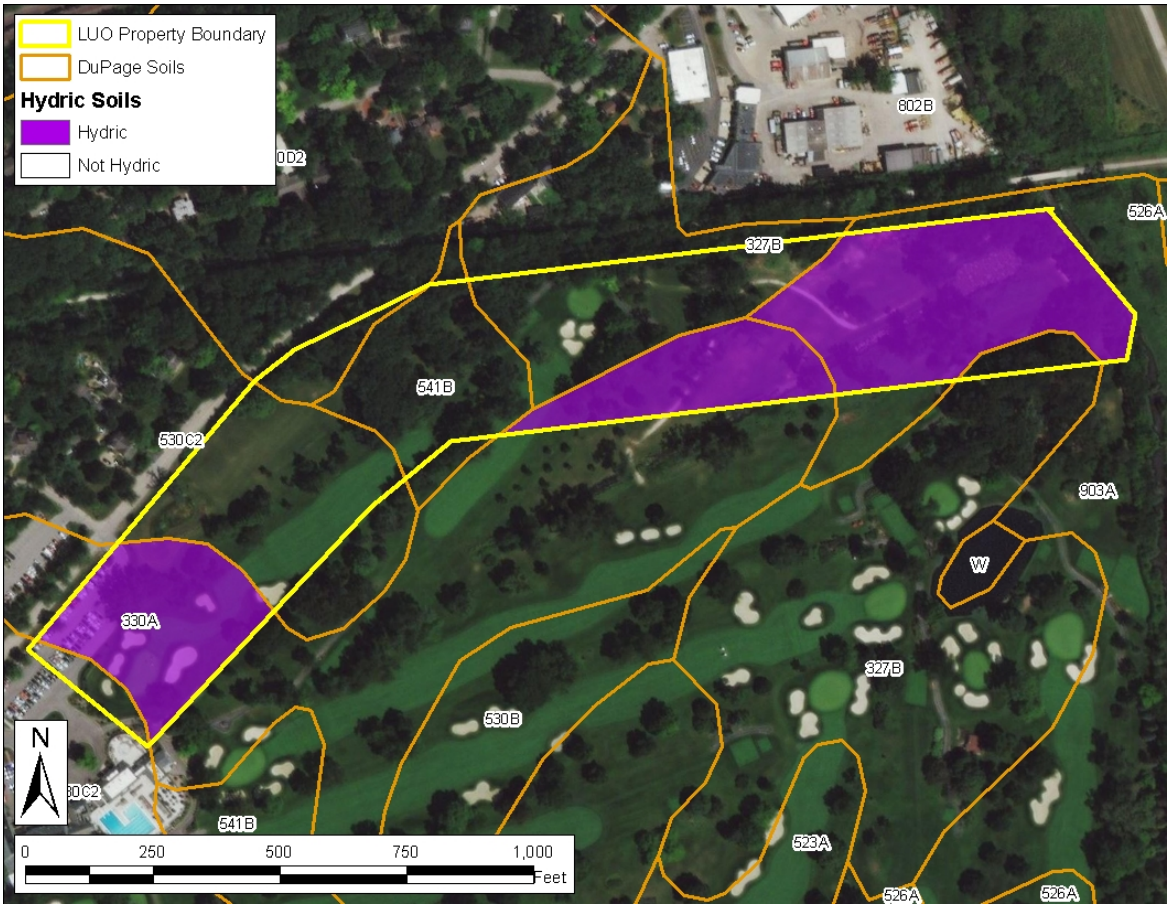

Figure 16: Hydric Soils map

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
3S580 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.

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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.)

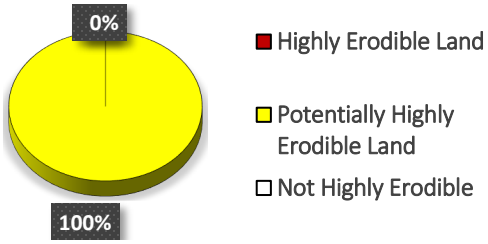
Topography and Overland Flow: Please refer to page 12 for information regarding site topography and drainage. The high point of this property is in the western portion of the site at an elevation of approximately 718 feet above sea level. The property generally drains to the east to the river. The lowest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

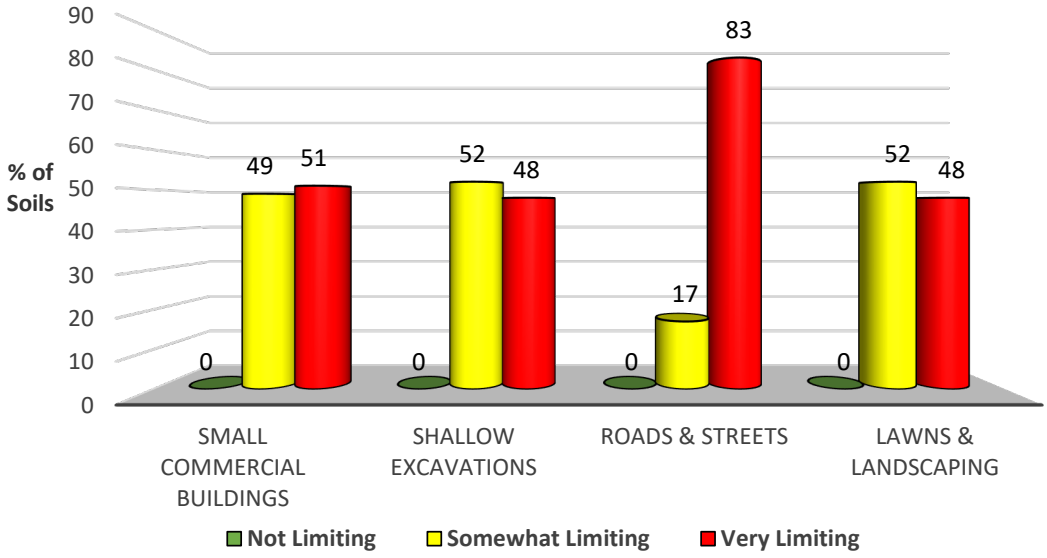
EXECUTIVE SUMMARY
APPLICATION 21-003
February 12, 2021

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

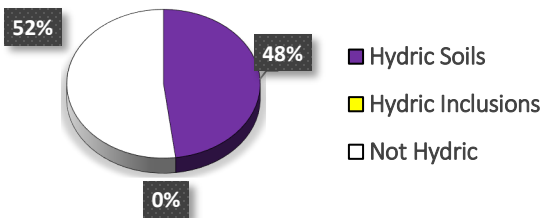


Regulations: Please note that additional permits are required for any development impacting wetlands, streams, or floodplain areas. Please see page 24 for regulation information.

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

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/28/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Kelly Purvis

AGENDA ITEM (ID # 2021-1225)

DOC ID: 2021-1225

Motion to Approve Ordinance No. 6880, An Ordinance Approving an Annexation Agreement for the Property Located at 1S724 S. Ellyn Avenue (Proposed Address: 450 S. Ellyn Avenue)

Statement of the Issue:
See attached memo.

Analysis:
See attached memo.

Budget Impact:
See attached memo.

Action Requested:
See attached memo.

Attachments:

1. VB Memo
2. Public Notice
3. Certificate of Publication
4. Affidavit of Service of Notice 1S724 Ellyn
5. Service List
6. Location Map
7. Draft Ordinance - Annexation Agreement
8. Exhibit A - Annexation Agreement-Signed

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, Community Development Director
Kelly Purvis, Planning Manager
Josh Hankins, Planning Intern

DATE: June 9, 2021

FOR: June 28, 2021 Village Board meeting

SUBJECT: Annexation of the property commonly known as 1S724 S. Ellyn Avenue

Background: Andrew Craig and Jennifer Smith, owners of the property located at 1S724 S. Ellyn Avenue (proposed address 450 S. Ellyn Avenue), have submitted an annexation petition requesting that their property be annexed to the Village of Glen Ellyn. They are requesting annexation so that their home can be connected to the Village's water main. The subject property is located on the west side of South Ellyn Avenue south of Buena Vista Drive. The property is currently in unincorporated DuPage County and is contiguous to the Village limits.

The Village Code requires all property within the Village limits to connect to both water and sanitary sewer if they are available in the adjacent right-of-way. The subject property will not be connecting to the Village's sewer main at this time as the main is more than two hundred feet from the property. Should sewer service become available at a future date, connection to the sewer main would be required within twelve months of notification from the Village. As noted in the annexation agreement, water service is available and the property owner will be connected within twelve months of annexation. The property owner will pay all of the standard permit and connection fees as applicable to make the connection.

Annexation of the subject property would partially fill in a gap in the Village boundary. The subject property, along with eight other single family homes are wholly surrounded by the Village.

The property at 1S724 S. Ellyn Avenue is located within the boundaries of a Special Service Area (SSA) which imposes a special tax on unincorporated properties for fire protection service provided by the Glen Ellyn Volunteer Fire Company. At such time that the property is annexed to the Village, the property shall be removed from the Fire SSA and shall no longer pay into the Fire SSA, but shall be assessed a $15 fee on the monthly Village services bill for fire service.

If annexed, the property would be zoned R1 Single Family Residential District, consistent with the surrounding incorporated properties with single family homes. Section 10-3-3 of the Zoning Code allows the Community Development Director to automatically designate this classification without a public hearing. Upon annexation, the property will be subject to all of the Village's Codes and Ordinances generally applicable to all other properties in the Village.

Village Board Action: The Village Board is being asked to consider the Annexation Agreement and annexation of this property. Two ordinances approving the request have been prepared for the Village Board's consideration at the June 28, 2021 meeting.

Attachments:

- Public Notice
- Certificate of Publication
- Affidavit of Service of Notice
- Service List
- Location Map
- An Ordinance Approving an Annexation Agreement for the Property Located at 1S724 Ellyn Avenue
- Exhibit "A" - Annexation Agreement

cc: Philip Norton, Chief of Police
Christina Coyle, Finance Director
Dave Buckley, Acting Public Works Director
Chris Clark, Fire Chief
Jeff Vesevick, Recreation Director
Andrew Craig and Jennifer Smith, Property Owners

X:\Plandev\PLANNING\Annexations\Ellyn, 1S724 Voluntary\2. History\VB Memo AA-working copy 1S724 S Ellyn Ave 1.doc

NOTICE OF ANNEXATION AGREEMENT AND ANNEXATION TO THE VILLAGE OF GLEN ELLYN

In accordance with 65 ILCS 5/7-1-1 and 65 ILCS 5/11-15.1-3 of the Illinois Municipal Code, the Glen Ellyn Village Board will conduct a public hearing on **Monday, June 28, 2021 at 7:00 p.m.** in the Galligan Board Room on the third floor of the Civic Center, 535 Duane Street, to consider an Annexation Agreement which outlines conditions of annexation of one parcel commonly known as 1S724 S. Ellyn Avenue, an approximately 0.51 acre property. The property is located on the west side of South Ellyn Avenue just south of Buena Vista Drive. The proposed Annexation Agreement for this property may be subject to change, amended, or redrafted in its entirety following the public hearing. The property is currently in unincorporated DuPage County and is contiguous to the Village limits. The owners of the property are Andrew Craig and Jennifer Smith. The property is legally described as follows:

THAT PART OF BLOCK 2 OF KAMMES ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID BLOCK THAT IS 114.0 FEET SOUTHERLY MEASURED ALONG SAID EASTERLY LINE FROM THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF BUENA VISTA DRIVE WITH THE WESTERLY LINE OF SOUTH ELLYN ROAD, AND RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ON A 3 DEGREE 29 MINUTE CURVE TO THE LEFT FOR A DISTANCE OF 113.0 FEET, THENCE WESTERLY IN A STRAIGHT LINE 196.7 FEET TO POINT ON A LINE THAT IS PARALLEL WITH 218.0 FEET EAST, MEASURED ALONG THE SOUTH LINE FROM THE WESTERLY LINE OF SAID BLOCK, SAID POINT BEING 220.0 FEET SOUTH MEASURED ALONG SAID PARALLEL LINE FROM THE SOUTHERLY LINE OF BUENA VISTA DRIVE; THENCE NORTHERLY ALONG SAID PARALLEL LINE 111.0 FEE; THENCE EASTERLY IN A STRAIGHT LINE 203.8 FEET TO THE PLACE OF THE BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-23-409-008

All persons who are interested are invited to attend the public hearing. Copies of all materials regarding the Annexation Agreement for this property are available for public review in the Community Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the Annexation Agreement should be directed to Kelly Purvis, Planning Manager, at (630) 547-5371 or kpurvis@glenellyn.org. The Village Board agenda and meeting materials, including the Annexation Agreement to be considered at the public hearing, will be posted for public viewing no later than Friday, June 25, 2021, on the Village's website.

Individuals with disabilities who plan to attend and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours in advance of the meeting.

NOTICE OF ANNEXATION AGREEMENT AND ANNEXATION TO THE VILLAGE OF GLEN ELLYN

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Published in Daily Herald June 11, 2021 (4565133)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

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

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

County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/11/2021
in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzman
Designee of the Publisher and Officer of the Daily Herald

Control # 4565133

June 9, 2021

Ms. Kathleen Carrier
DuPage County Recorder's Office
421 N. County Farm Road
Wheaton, IL 60187

AFFIDAVIT OF SERVICE OF NOTICE

Pursuant to the Illinois Municipal Code, the undersigned, being first duly sworn on oath, deposes and states that a true and correct copy of the NOTICE OF ANNEXTION AGREEMENT AND ANNEXATION TO THE VILLAGE OF GLEN ELLYN for the property located at:

Common Address	PINs
1S724 S. Ellyn Avenue	05-23-409-008

Glen Ellyn, IL, was served upon the parties identified on the attached service list by depositing same in the United States mail at 535 Duane Street, Glen Ellyn, Illinois, 60137, on June 9, 2021, with property postage fully prepaid. If you have any questions, please contact Kelly Purvis, Planning Manager at (630) 547-5371.

Affiant

SUBSCRIBED and SWORN to
Before me this 9th day of
June 2021

OFFICIAL SEAL
LAURA L. TISINAI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/13/2024

Notary Public

Attachments: Service List
Notice of Annexation
Location Map

X:\Plandev\PLANNING\Annexations\Ellyn, 1S724 Voluntary\2. History

SERVICE LIST

The following were recipients of the "NOTICE OF ANNEXATION AGREEMENT AND ANNEXATION TO THE VILLAGE OF GLEN ELLYN" to be considered by the Glen Ellyn Village Board on Monday, June 28, 2020 for the property located at:

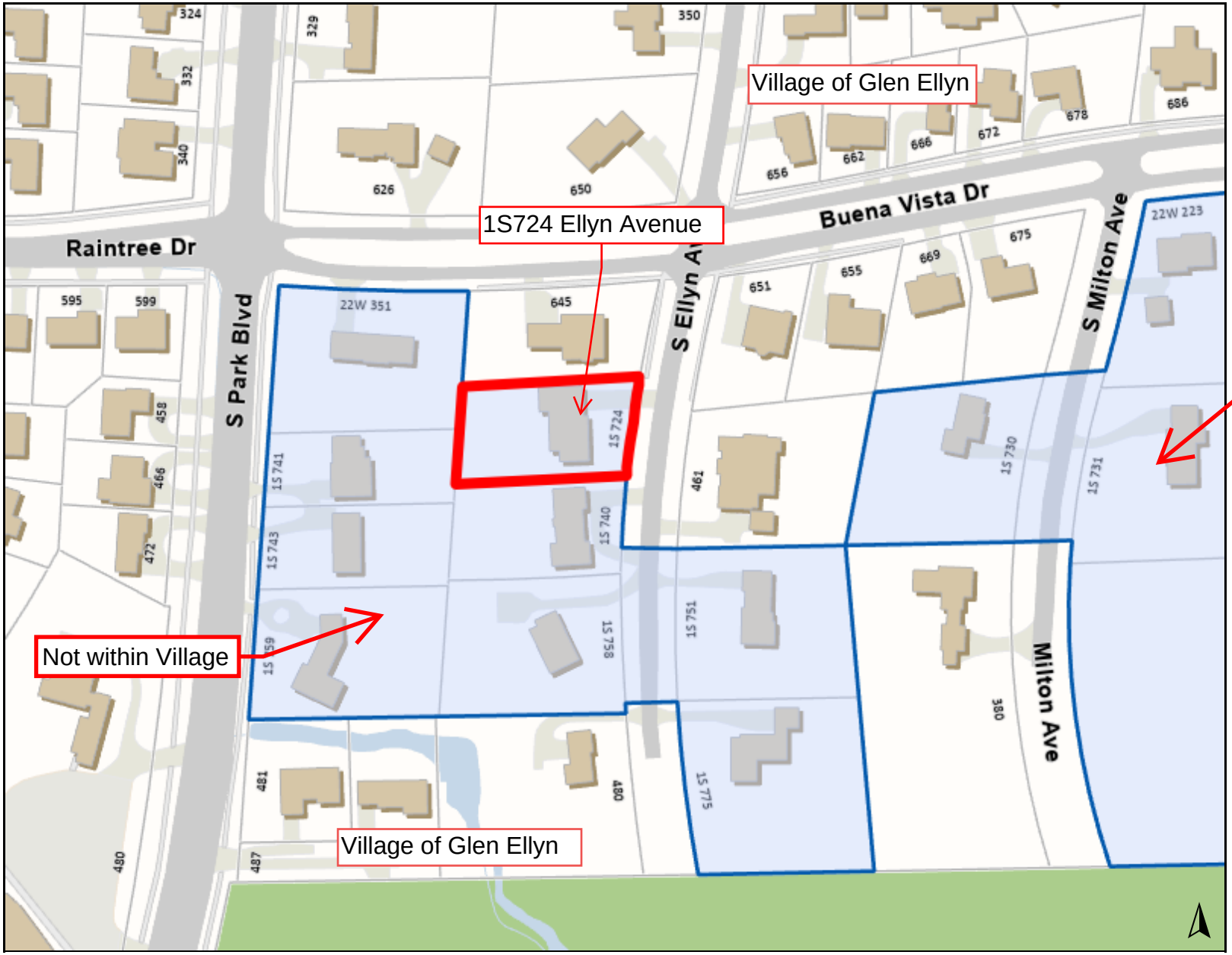
Common Address	P.I.N.
1S724 S. Ellyn Avenue	05-23-409-008

Property Owners

- Mark Franz, Village of Glen Ellyn Manager, 535 Duane St., Glen Ellyn, IL 60137
- Greg Mathews, Village of Glen Ellyn Attorney, 535 Duane St., Glen Ellyn, IL 60137
- Caren Cosby, Village of Glen Ellyn Clerk, 535 Duane St., Glen Ellyn, IL 60137
- Directors of Village of Glen Ellyn Departments, 535 Duane St., Glen Ellyn, IL 60137
- Glen Ellyn Volunteer Fire Company, Chief Chris Clark, 524 Pennsylvania Ave., Glen Ellyn, IL, 60137
- Dawn Bussey, Director, Glen Ellyn Public Library, 400 Duane Street, Glen Ellyn, IL 60137
- Kathleen Carrier, DuPage County Recorder, 421 N. County Farm Road, Wheaton, IL 60187
- Jean Kaczmarek, DuPage County Clerk, 421 N. County Farm Road, Wheaton, IL 60187
- Gary Muehlfelt, Commissioner, Milton Township Highway Commission, 23W040 Poss Street, Glen Ellyn, IL 60137
- Yadav Nathwani, Clerk, Milton Township, 1492 N. Main Street, Wheaton, IL 60187
- Jeff Castle, Trustee, Milton Township, 1492 N. Main Street, Wheaton, IL 60187
- Drew Ellis, Trustee, Milton Township, 1492 N. Main Street, Wheaton, IL 60187
- Joe Soto, Trustee, Milton Township, 1492 N. Main Street, Wheaton, IL 60187
- Dan Milinko, Trustee, Milton Township, 1492 N. Main Street, Wheaton, IL 60187
- John Monino, Supervisor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187

X:\Plandev\PLANNING\Annexations\Ellyn, 1S724 Voluntary\2. History

GISConsortium | 1S724 Ellyn Avenue



Legend

0 300 600 ft

Print Date: 5/11/2021

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.

Village of Glen Ellyn

Ordinance No. ____

An Ordinance Approving an Annexation Agreement
for the Property Located at 1S724 S. Ellyn Avenue
(Proposed Address: 450 S. Ellyn Avenue)
Glen Ellyn, IL 60137

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 21__.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20____.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. ____

An Ordinance Approving an Annexation Agreement for the Property Located at 1S724 S. Ellyn Avenue (Proposed Address: 450 S. Ellyn Avenue) Glen Ellyn, IL 60137

Whereas, Andrew Craig and Jennifer Smith, owners of the property located on the west side of South Ellyn Avenue south of Buena Vista Drive and commonly known as 1S724 S. Ellyn Avenue (proposed address: 450 S. Ellyn Avenue), have petitioned the Village President and Board of Trustees of the Village of Glen Ellyn for approval of an Annexation Agreement; and

Whereas, the owners of record have expressed a desire to annex said property to the Village of Glen Ellyn; and

Whereas, the Village and owners have agreed to terms, set forth in the Annexation Agreement, attached hereto as Exhibit "A"; and

Whereas, said property is not now within the corporate limits of any municipality but is contiguous to the Village of Glen Ellyn; and

Whereas, the subject property is legally described as follows:

THAT PART OF BLOCK 2 OF KAMMES ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID BLOCK THAT IS 114.0 FEET SOUTHERLY MEASURED ALONG SAID EASTERLY LINE FROM THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF BUENA VISTA DRIVE WITH THE WESTERLY LINE OF SOUTH ELLYN ROAD, AND RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ON A 3 DEGREE 29 MINUTE CURVE TO THE LEFT FOR A DISTANCE OF 113.0 FEET, THENCE WESTERLY IN A STRAIGHT LINE 196.7 FEET TO POINT ON A LINE THAT IS PARALLEL WITH 218.0 FEET EAST, MEASURED ALONG THE SOUTH LINE FROM THE WESTERLY LINE OF SAID BLOCK, SAID POINT BEING 220.0 FEET SOUTH MEASURED ALONG SAID PARALLEL LINE FROM THE SOUTHERLY LINE OF BUENA VISTA DRIVE; THENCE NORTHERLY ALONG SAID PARALLEL LINE 111.0 FEE; THENCE EASTERLY IN A STRAIGHT LINE 203.8 FEET TO THE PLACE OF THE BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-23-409-008 and

Whereas, the petitioners have indicated that they are ready, willing, and able to enter into the Annexation Agreement, attached hereto as Exhibit "A" and to bind them and their successors in interest to the terms of said annexation agreement; and

Whereas, the Village has issued, delivered and published all statutorily required notices regarding the consideration of the proposed annexation agreement; and

Whereas, in accordance with all statutorily required notices, on June 28, 2021, the Village Board conducted a public hearing on the proposed annexation agreement; and

Whereas, after due investigation and consideration and pursuant to the aforesaid public hearing, the President and Board of Trustees deem it in the best interest of the Village of Glen Ellyn to enter into the annexation agreement, attached hereto as Exhibit "A".

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The foregoing recitals and the preambles in the Annexation Agreement attached hereto as Exhibit "A" shall be, and are hereby, incorporated into and made a part of this Ordinance as if fully set forth in this Section One.

Section Two: The Village President and Village Clerk are hereby authorized and directed to execute and attest the Annexation Agreement for 1S724 S. Ellyn Avenue (proposed address 450 S. Ellyn Avenue), attached hereto as Exhibit "A" on behalf of the Village of Glen Ellyn, with any final changes subject to Village Attorney review.

Section Three: The Village Clerk is hereby authorized and directed to cause said

Annexation Agreement to be recorded with the Recorder of Deeds of DuPage County, upon the proper execution of the same on behalf of all of the parties, together with a certified copy of this Ordinance approving the execution of the annexation agreement on behalf of the Village of Glen Ellyn.

Section Four: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

_____

Village President

Attest:

_____

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement") is made and entered into this _____ day of _____ 2021, by, between, and among Andrew Craig and Jennifer Smith ("Owners"), and the Village of Glen Ellyn ("Village"). The Village and Owners are collectively referred to as ("Parties").

RECITALS

A. The Owners are the owners of record of a parcel of land commonly known as 1S724 S. Ellyn Avenue, Glen Ellyn, Illinois, in unincorporated DuPage County. The property is located on the west side of South Ellyn Avenue, south of Buena Vista Drive and is currently contiguous to the Village of Glen Ellyn. The subject property is legally described on ***Exhibit "A"*** attached hereto, is identified for real estate purposes as PIN 05-23-409-008 ("Property"), and is currently improved with one single-family home.

B. The Village is an Illinois home rule municipal corporation, having its principal office at 535 Duane Street, Glen Ellyn, Illinois.

C. It is Village policy to enter into an annexation agreement with properties outside of its boundaries as a condition of providing Village utilities.

D. The Owners of the property at 1S724 S. Ellyn Avenue (proposed address: 450 S. Ellyn Avenue) have indicated that they are ready, willing and able to enter into this Annexation Agreement and bind themselves and their successors in interest to the terms and conditions of the said Agreement in order to obtain Village water service.

E. A public hearing to consider this Agreement was noticed in the *Daily Herald* on _____ and was held by Village President and Board of Trustees on _____.

F. The Village has published all notices as required in the Illinois Municipal Code, 65 ILCS 5/11-15.1-3. *et seq.*

G. The Owners have agreed that the Property will be zoned in accordance with the R1 Residential District regulations as set forth in Section 10-4-7 of the Glen Ellyn Zoning Code, as the same may be amended from time to time ("Zoning Code"), when it is annexed to the Village to allow the Property to be used for a single-family dwelling unit in accordance with the terms and conditions of this Agreement.

H. All other matters, in addition to those specifically referred to above, which are included by this Agreement, have been considered by the Parties, and the development of the Property for the purposes permitted under the R1 Residential District regulations of the Zoning Code, all in accordance with the terms and conditions of this Agreement, will inure to the benefit and improvement of the Village by increasing the taxable value of the real property within the Village's corporate limits, extending the corporate limits and jurisdiction of the Village to the

limits of the Property, promoting the sound planning and development of the Village, and otherwise enhancing and promoting the general welfare of the Village residents and taxpayers.

NOW THEREFORE, in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the Parties agree as follows:

1. Incorporation of Recitals. The Parties hereby confirm the truth and validity of the representations and recitations set forth in the foregoing recitals. The Parties further acknowledge that the same are material to this Agreement and are hereby incorporated into and made a part of this Agreement and the same shall continue for so long as this Agreement is in full force and effect.

2. Legal Conformance with Law. This Agreement is made pursuant to and in accordance with the provisions of the Glen Ellyn Village Code, and its home rule powers, as established in the Illinois Revised Statutes and the Illinois Constitution.

3. Annexation. The Property is currently contiguous to the Village limits and shall be annexed to the Village prior to the issuance of any building permits to connect the Property to the Village's water main. In order to facilitate the annexation of the Property, the Owners have filed a fully executed Annexation Petition attached to this agreement as ***Exhibit "B"***, have provided the proof of ownership of the Property and, provided a Plat of Annexation acceptable in form and content to the Village Engineer and Village Attorney. With the Village's receipt of the Annexation Petition, the Owners' proof of ownership, and approved Plat of Annexation, the Village's Corporate Authorities shall adopt a valid and binding Annexation Ordinance providing for the annexation of the Property and any adjacent rights-of-way to the Village pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8. The Village Clerk shall then promptly cause the Annexation Ordinance, Plat of Annexation, and related documents, including all required notices, to be recorded in the Office of the DuPage County Recorder.

Should a court of competent jurisdiction determine that annexation of the Property was defective because of the failure of the Parties to follow a procedural requirement constituting a valid precondition to proper annexation of the Property, the Parties, including the successors and assigns of the Owners, agree to promptly cause the Property to be re-annexed to the Village in a manner that satisfies all procedural requirements.

Should a court of competent jurisdiction determine that annexation of the Property by the Village was without lawful authority (i.e., lack of contiguity), the Parties agree that this Agreement shall be deemed a Pre-Annexation Agreement authorized pursuant to 65 ILCS 5/11-15.1-1, as amended, and shall remain in full force and effect to the extent permitted by law. Thereafter, should the Property become contiguous to the Village, the Parties, including the successors and assigns of the Owners, agree to promptly take all necessary steps as may then be provided by law to perfect the annexation of the Property to the Village.

4. Zoning. Contemporaneous with, or immediately following, the adoption of a valid and binding Annexation Ordinance, the Community Development Director shall, without further hearing, automatically zone the Property to the R1 Residential District in accordance with Section 10-3-3 of the Glen Ellyn Zoning Code. Any existing use of the Property, upon annexation, that does not comply with the requirements of that zoning category, may continue to be used for its existing purpose subject to the Village's zoning provisions regarding nonconformities. Because

the zoning category to be granted to the Property is that which automatically will be granted pursuant to Section 10-3-3, the process under which this Agreement was entered into did not include a public hearing before the Glen Ellyn Plan Commission. The zoning category to be granted to this Property will therefore be automatically established and the designation will appear in the next version of the Village's zoning map.

5. Water and Sewer Service.

A. The Village agrees to permit a single connection from the Property to the Village's existing water main running north-south in the South Ellyn Avenue public right-of-way at a location, alignment and configuration acceptable to the Public Works Department. The Owners shall be responsible for making the connection including securing all applicable permits and paying all applicable permit and connection fees. The Owners will make the connection of the Property to the water main within 12 months following the annexation of the Property to the Village.

B. At this time, the Village does not have plans to extend the Village sanitary sewer main from the intersection of Buena Vista Drive and South Ellyn Avenue southerly on South Ellyn Avenue. At such time that the Village sanitary sewer main is extended within right-of-way contiguous to the property or an easement contiguous to and accessible from the property or contiguous right-of-way, connection to the sanitary sewer main is required within twelve (12) months of the Village notifying the owners of the extension. The Owners shall be responsible for making the connection and securing all applicable permits including paying all applicable permit and connection fees.

C. In the event that the Owners fails to comply with any provision of this Annexation Agreement, Glen Ellyn may, at its sole option, discontinue water and/or sewer services to the Property and enforce this agreement in a court of appropriate jurisdiction by specific performance.

6. Fire Protection. The Property is currently located within the boundaries of a Special Service Area which imposes a special tax on unincorporated properties for fire protection services provided by the Glen Ellyn Volunteer Fire Company. At such time that the Property is annexed to the Village, the Property shall be removed from the Fire SSA and shall no longer pay into the Fire SSA, but shall be assessed a fee on a monthly bill for fire service.

7. Village Address. Upon annexation to the Village, the proposed Village address shall be 450 S. Ellyn Avenue.

8. Annexation Fee. The annexation fee of $250.00 has been paid by the applicant and will not be required at the time of annexation.

9. Term. The term of this Agreement will be 20 years from the date of execution hereof, which will be deemed to become effective on the date hereof.

10. Annexation Agreement Extension. At the option of the Village, the Village may

extend this Annexation Agreement, at its conclusion, for an additional period of up to 20 years for a portion or all of the Property. If the Village wishes to exercise this option, it shall do so in writing not earlier than two years before the expiration of the Annexation Agreement, nor later than three months prior to this Agreement's initial termination date. Notice shall be sent in writing to (i) that entity that has paid the real estate property taxes during one of the last two years for the Property or that portion of the Property for which the Village wishes to extend this Agreement or (ii) to the record title holder of the Property or that portion of the Property for which the Village wishes to extend this Agreement. If the Village decides in its sole and absolute opinion to extend the term of this Agreement, the Village may do so whether or not the Property, or any portion of the Property, has been annexed to the Village. The Village may only extend the term of this Agreement once. In the event that the Village has not exercised the option to extend the term of this Agreement pursuant to this Section, and if the property has not been annexed to the Village at this Agreement's initial termination date, the Village and the Owners may enter into a new Annexation Agreement in the manner provided by law. If the Village has been providing utility services to the non-annexed Property or any non-annexed portions of the Property pursuant to this Agreement, it may terminate such utility service at the conclusion of this Agreement; provided, however, that the Village provides not less than one year prior written notice of such termination to (i) that entity that has paid the real estate property taxes during one of the last two years for the Property or that portion of the Property for which the Village desires to terminate any such utility service or (ii) to the record title holder of the Property or any portion of the Property for which the Village desires to terminate any such utility service.

11. General Provisions.

A. Severability. In the event that any portion of this Annexation Agreement will be found to be invalid by any court of competent jurisdiction, such finding of invalidity as to that portion will not affect the validity or enforceability of the balance of this Agreement.

B. Remedies. In addition to all rights and remedies specified in this Agreement, the Village will have the authority to pursue any and all rights and remedies, at law or in equity, to which it is entitled in order to enforce the terms of this Agreement. In the event that the Owners fails to comply, the Village may institute an action for specific performance along with other civil and quasi-criminal actions as permitted by law, and the Village may disconnect the water and sewer services. The Owners will be further liable for any attorney fees, court costs and other costs incurred by the Village as a consequence of the Village's enforcement of this provision.

C. Amendment. This Agreement may be amended from time to time with the consent of the parties, pursuant to Statute.

D. Conflict Regulations. The provisions of this Agreement shall supersede the provision of any Village Codes and Ordinances that may be in conflict with the provisions of this Agreement.

E. Enforcement. This Agreement shall be enforceable in any court of competent jurisdiction by either the Owners or the Village, and their respective successors and assigns,

by an appropriate action at law or in equity, to secure the performance of the promises, obligations, and covenants in this Agreement, including the specific performance of this Agreement. The laws of the State of Illinois shall govern this Agreement. Any lawsuit enforcement filed against the Village of Glen Ellyn, or its officers, employees or independent contractors may only seek injunction, mandamus or specific performance for the enforcement of the agreement and may not seek damages.

F. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the Owners and Village and their respective successors and assigns. No conveyance, transfer or assignment of fee title in the Property or of this Agreement shall serve to release the Owners of their duties and obligations already undertaken under this Agreement.

G. Application of Ordinances. Upon annexation, the Property and its use will be subject to all Village ordinances generally applicable throughout the Village except as herein set forth.

H. Recording. The Village Clerk is hereby directed to cause this Agreement to be recorded with the Recorder of Deeds of DuPage County, following its execution and approval by the Village Board.

I. No Disconnection. Once the Property subject to this Annexation Agreement has been annexed to the Village, the Owners shall not petition the Circuit Court to take any other action to cause the Property to be disconnected from the Village during the term of this Annexation Agreement or any extension to that term. In addition, the Owners may not during the term of this Annexation Agreement petition any other municipality or a court to permit annexation to another municipality.

J. Recitals and Exhibits. The recitals set forth in the beginning of this Agreement, and the exhibits attached hereto, are incorporated herein by this reference and shall constitute substantive provisions to this Agreement.

K. Captions and Paragraph Headings. The captions and paragraph headings used herein are for convenience only and shall not be used in construing any term or provision of this Agreement.

12. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("*e-mail*"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid only to the extent that they are (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the

appropriate address set forth below. Unless otherwise provided in this Agreement, notices shall be deemed received after the first to occur of (a) the date of actual receipt; or (b) the date that is one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section each party to this Agreement shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Attn: Community Development Director

Notices and communications to the Owners shall be addressed to, and delivered at, the following address:

Andrew Craig and Jennifer Smith
1S724 South Ellyn Ave
Glen Ellyn, IL 60137

IN WITNESS WHEREOF, the parties have caused this Annexation Agreement to be executed by their duly authorized officers or individually, as the case may be, on _____, 2021.

(Signature pages to follow)

VILLAGE OF GLEN ELLYN
A Municipal Corporation:

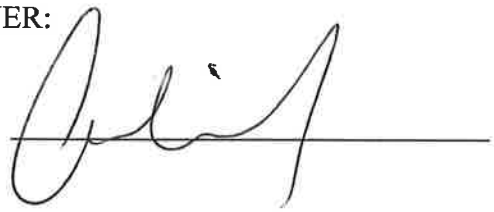
Village of Glen Ellyn
535 Duane Street

BY: _____
Village President

ATTEST:

BY: _____
Village Clerk

OWNER:

BY: 

SUBSCRIBED AND SWORN to
before me this 25 day of
MAY, 2021.

Laura L. Tisinai
Notary Public

OFFICIAL SEAL
LAURA L. TISINAI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/13/2024

OWNER:

BY:

SUBSCRIBED AND SWORN to
before me this 25 day of
MAY, 2021.

Laura L. Tisinai
Notary Public

OFFICIAL SEAL
LAURA L. TISINAI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/13/2024

Exhibit "A"

Owners: Andrew Craig and Jennifer Smith

Address: 1S724 S. Ellyn Avenue

P.I.N.: 05-23-409-008

Legal Description:

THAT PART OF BLOCK 2 OF KAMMES ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID BLOCK THAT IS 114.0 FEET SOUTHERLY MEASURED ALONG SAID EASTERLY LINE FROM THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF BUENA VISTA DRIVE WITH THE WESTERLY LINE OF SOUTH ELLYN ROAD, AND RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ON A 3 DEGREE 29 MINUTE CURVE TO THE LEFT FOR A DISTANCE OF 113.0 FEET, THENCE WESTERLY IN A STRAIGHT LINE 196.7 FEET TO POINT ON A LINE THAT IS PARALLEL WITH 218.0 FEET EAST, MEASURED ALONG THE SOUTH LINE FROM THE WESTERLY LINE OF SAID BLOCK, SAID POINT BEING 220.0 FEET SOUTH MEASURED ALONG SAID PARALLEL LINE FROM THE SOUTHERLY LINE OF BUENA VISTA DRIVE; THENCE NORTHERLY ALONG SAID PARALLEL LINE 111.0 FEE; THENCE EASTERLY IN A STRAIGHT LINE 203.8 FEET TO THE PLACE OF THE BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/28/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Kelly Purvis

AGENDA ITEM (ID # 2021-1228)

DOC ID: 2021-1228

Motion to Approve Ordinance No. 6881, An Ordinance Annexing and Zoning Property the Located at 1S724 S. Ellyn Avenue (Proposed Address: 450 S. Ellyn Avenue)

Statement of the Issue:
See attached memo.

Analysis:
See attached memo.

Budget Impact:
See attached memo.

Action Requested:
See attached memo.

Attachments:

1. VB Memo Annexing & Zoning - 1S724 S Ellyn Ave
2. Location Map
3. Zoning Map
4. Draft Ordinance to Annex and Zone
5. Exhibit A- Annexation Petition
6. Exhibit B - Plat of Annexation

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, Community Development Director
Kelly Purvis, Planning Manager
Josh Hankins, Planning Intern

DATE: June 9, 2021

FOR: June 28, 2021 Village Board meeting

SUBJECT: Annexation of the property commonly known as 1S724 S. Ellyn Avenue

Background: Andrew Craig and Jennifer Smith, owners of the property located at 1S724 S. Ellyn Avenue (proposed address 450 S. Ellyn Avenue), have submitted an annexation petition requesting that their property be annexed to the Village of Glen Ellyn. They are requesting annexation so that their home can be connected to the Village's water main. The subject property is located on the west side of S. Ellyn Avenue south of Buena Vista Drive. The property is currently in unincorporated DuPage County and is contiguous to the Village limits.

The Village Code requires all property within the Village limits to connect to both water and sanitary sewer if they are available in the adjacent right-of-way. The subject property will not be connecting to the Village's sewer main at this time as the main is more than two hundred feet from the property. Should sewer service become available at a future date, connection to the sewer main would be required within twelve months of notification from the Village. As noted in the annexation agreement, water service is available and the property owner will be connected within twelve months of annexation. The property owner will pay all of the standard permit and connection fees as applicable to make the connection.

Annexation of the subject property would partially fill in a gap in the Village boundary. The subject property, along with eight other single family homes are wholly surrounded by the Village.

The property at 1S724 S. Ellyn Avenue is located within the boundaries of a Special Service Area (SSA) which imposes a special tax on unincorporated properties for fire protection service provided by the Glen Ellyn Volunteer Fire Company. At such time that the property is annexed to the Village, the property shall be removed from the Fire SSA and shall no longer pay into the Fire SSA, but shall be assessed a $15 fee on the monthly Village services bill for fire service.

If annexed, the property would be zoned R1 Single Family Residential District, consistent with the surrounding incorporated properties with single family homes. Section 10-3-3 of the Zoning Code allows the Community Development Director to automatically designate this classification without a public hearing. Upon annexation, the property will be subject to all of the Village's Codes and Ordinances generally applicable to all other properties in the Village.

Village Board Action: The Village Board is being asked to consider the Annexation Agreement and annexation of this property. Two ordinances approving the request have been prepared for the Village Board's consideration at the June 28, 2021 meeting.

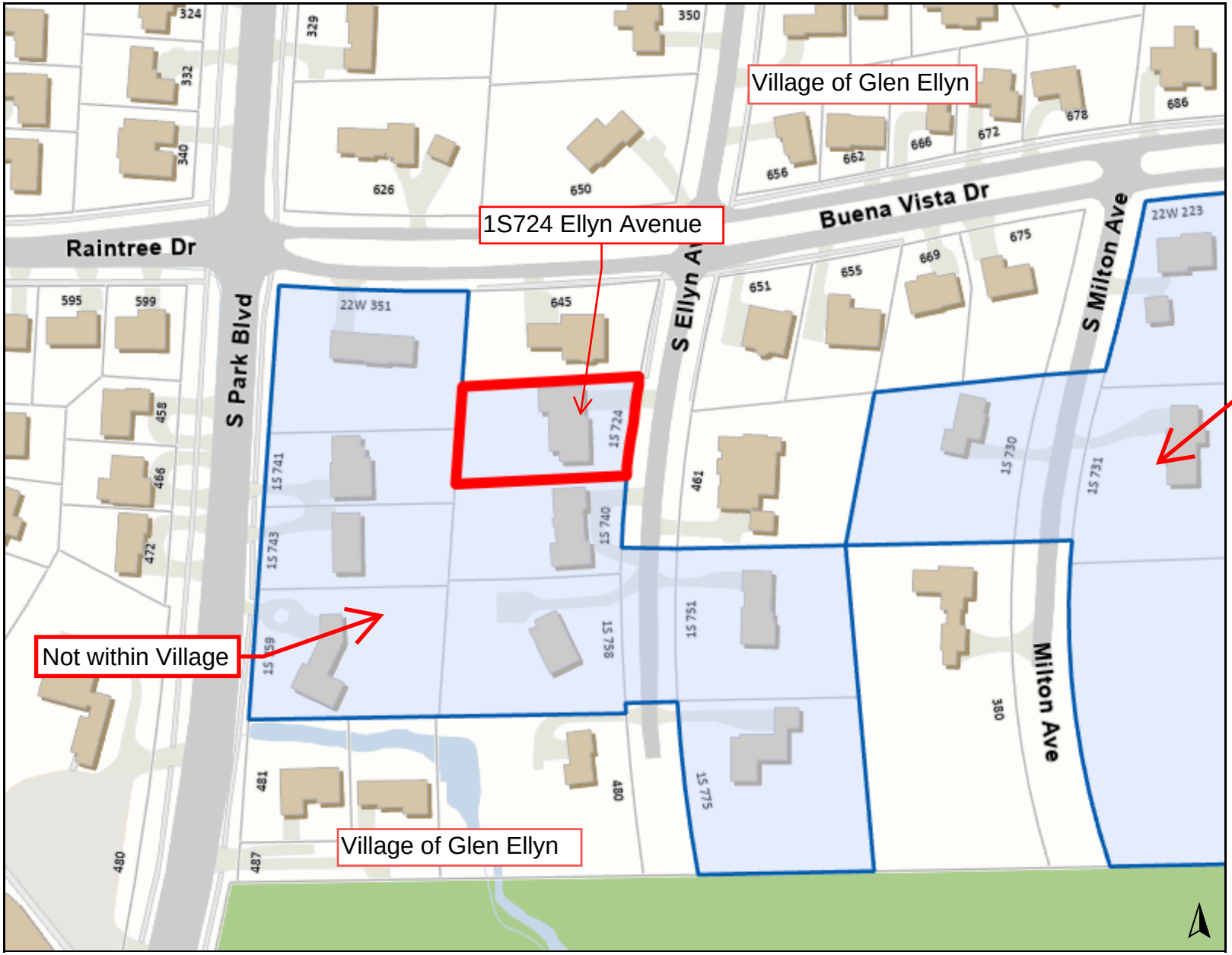
Attachments:

- Location Map
- Zoning Map
- An Ordinance Annexing & Zoning the Property Located at 1S724 Ellyn Avenue
- Exhibit "A" – Petition for Annexation
- Exhibit "B" – Plat of Annexation

cc: Philip Norton, Chief of Police
Christina Coyle, Finance Director
Dave Buckley, Acting Public Works Director
Chris Clark, Fire Chief
Jeff Vesevick, Recreation Director
Andrew Craig and Jennifer Smith, Property Owners

X:\Plandev\PLANNING\Annexations\Ellyn, 1S724 Voluntary\2. History\VB Memo Annexing & Zoning - 1S724 S Ellyn Ave.doc

GISConsortium | 1S724 Ellyn Avenue



Legend

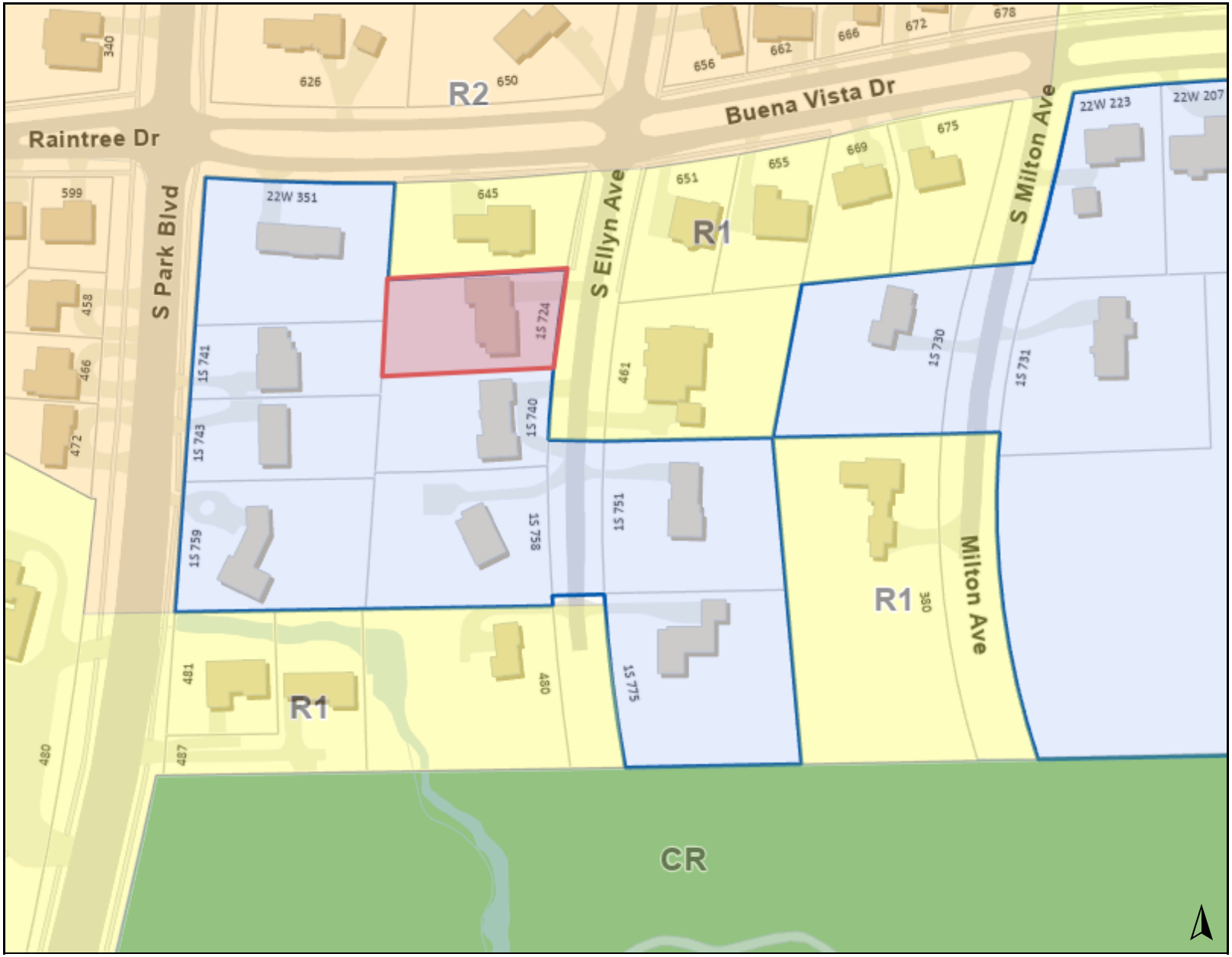
0 300 600 ft

Print Date: 5/11/2021

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.

GISConsortium | Map Title



Legend

Zoning and Development

Zoning

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

0 300 600 ft

Print Date: 6/1/2021

Notes

Zoning Map

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.

Village of Glen Ellyn

Ordinance No. ____

An Ordinance Annexing and Zoning Property Located at 1S724 S. Ellyn Avenue (Proposed Address: 450 S. Ellyn Avenue) Glen Ellyn, IL 60137

Adopted by the President and the Board of Trustees Of the Village of Glen Ellyn DuPage County, Illinois This _____ Day of _____, 21__.

Published in pamphlet form by the authority of the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, this _____ day of _____, 20____.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET

GLEN ELLYN, IL 60137

Ordinance No. ____

An Ordinance Annexing and Zoning Property Located at
1S724 Ellyn Avenue (Proposed Address: 450 S. Ellyn Avenue)
Glen Ellyn, IL 60137

Whereas, Andrew Craig and Jennifer Smith, owners of the property at 1S724 S. Ellyn Avenue, "Owners" entered into an Annexation Agreement with the Village of Glen Ellyn on June 28, 2021 pursuant to Ordinance No. ____; and

Whereas, Owners submitted an application to annex the aforementioned property to the Village of Glen Ellyn pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8; and

Whereas, a written annexation petition, signed by the legal owners of record of the property hereinafter described, has been filed with the Village Clerk of the Village of Glen Ellyn, DuPage County, Illinois, a copy of which is attached hereto as Exhibit "A"; and

Whereas, said property is not now within the corporate limits of any municipality but is contiguous to the Village of Glen Ellyn; and

Whereas, the property to be annexed, commonly known as 1S724 S. Ellyn Avenue, Glen Ellyn, IL 60137 (with a proposed new street address of 450 S. Ellyn Avenue, Glen Ellyn, IL 60137) is legally described as follows:

THAT PART OF BLOCK 2 OF KAMMES ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID BLOCK THAT IS 114.0 FEET SOUTHERLY MEASURED ALONG SAID EASTERLY LINE FROM THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF BUENA VISTA DRIVE WITH THE WESTERLY LINE OF SOUTH ELLYN ROAD, AND RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ON A 3 DEGREE 29 MINUTE CURVE TO THE LEFT FOR A DISTANCE OF 113.0 FEET, THENCE WESTERLY IN A STRAIGHT LINE 196.7 FEET TO POINT ON A LINE

THAT IS PARALLEL WITH 218.0 FEET EAST, MEASURED ALONG THE SOUTH LINE FROM THE WESTERLY LINE OF SAID BLOCK, SAID POINT BEING 220.0 FEET SOUTH MEASURED ALONG SAID PARALLEL LINE FROM THE SOUTHERLY LINE OF BUENA VISTA DRIVE; THENCE NORTHERLY ALONG SAID PARALLEL LINE 111.0 FEE; THENCE EASTERLY IN A STRAIGHT LINE 203.8 FEET TO THE PLACE OF THE BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-23-409-008; and

Whereas, the property to be annexed is identified on the Plat of Annexation prepared by Gentile & Associates, Inc., dated May 14, 2021, a reduced copy of which is attached hereto as Exhibit "B"; and

Whereas, legal notices regarding the intention of the Village to annex the property have been sent to all persons and public bodies required to receive such notice by State statute; and

Whereas, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically Chapter 65, Sections 5/7-1-1 and 5/7-1-2 of the Illinois Compiled Statutes; and

Whereas, the owner of record has expressed a desire to annex said property to the Village of Glen Ellyn; and

Whereas, it is deemed to be in the best interest of the Village of Glen Ellyn that said property be annexed thereto.

Now, Therefore, Be It Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The findings of fact set forth hereinabove in the recitals are hereby adopted by the President and Board of Trustees of the Village of Glen Ellyn.

Section Two: Pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the subject property, legally described herein above, and the adjacent rights-of-way are hereby annexed to the Village of Glen Ellyn, DuPage County, Illinois.

Section Three: The Village President and Village Clerk are hereby authorized to execute the Plat of Annexation for the property, a reduced copy of which is attached hereto as Exhibit "B".

Section Four: In accordance with Section 10-3-3 of the Glen Ellyn Zoning Code, the property at 1S724 S. Ellyn Avenue shall be automatically zoned R1 Single Family Residential District zoning district upon annexation. The Village of Glen Ellyn Zoning Map shall be and is hereby amended to show the subject property as incorporated within the Village limits and zoned as R1 Single Family Residential District zoning district.

Section Five: The subject property is located within the boundaries of Special Service Area No. 19 which imposes a special tax on unincorporated properties for fire protection services provided by the Glen Ellyn Volunteer Fire Company. The property shall be removed from the Fire SSA and shall no longer pay into the Fire SSA, but shall be assessed a fee on a monthly bill for fire service.

Section Six: The Village Clerk shall be and is hereby authorized and directed to cause a certified copy of this Ordinance and the Plat of Annexation to be recorded in the Office of the DuPage County Recorder.

Section Seven: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, each in the manner provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

_____

Village President

Attest:

_____

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

PETITION FOR ANNEXATION
VILLAGE OF GLEN ELLYN, ILLINOIS

TO THE GLEN ELLYN VILLAGE BOARD:

Petitioners on oath state as follows:

1. That the undersigned are the sole owners of record of all of the property described in Attachment A and commonly known as **1S724 S Ellyn Ave, Glen Ellyn, IL 60137** and P.I.N. **05-23-409-008-0000** (Subject Realty).

2. That this petition is executed by all of the owner(s) of record of the Subject Realty.

3. That no electors reside on the Subject Realty or, in the alternative, at least fifty-one percent (51%) of the electors residing on the Subject Realty have executed this petition.

4. That no portion of the property is within the corporate limits of any municipality.

5. That the Subject Property is either contiguous to the Village of Glen Ellyn, will be at the time of annexation, or may be contiguous when combined with other property annexing to the Village of Glen Ellyn.

6. That the property which the Petitioners desire to have annexed to the Village of Glen Ellyn is the property that is described in Attachment A attached hereto and made a part hereof.

7. That this Petition shall be in full force and effect from and after the date hereof and until the property is annexed to the Village of Glen Ellyn in agreement with State Law.

WHEREFORE, the applicants' petition that the property be annexed by ordinance to the Village of Glen Ellyn, Illinois, is in accordance with the appropriate statutes.

The undersigned, on oath, state that the undersigned have read the foregoing Petition for Annexation, have knowledge of the allegations contained therein, and that said allegations are true and correct to the best of the Petitioners' knowledge.

Owners of Record of Subject Property:
Signature: _____
Print Name: Andrew Craig
Date: 3/12/21

Subscribed and sworn to before me this
12 day of March, 2021
_____
NOTARY PUBLIC

Signature: _____
Print Name: Jennifer Smith
Date: 3/12/21

Subscribed and sworn to before me this
12 day of March, 2021
_____
NOTARY PUBLIC

OFFICIAL SEAL
LINDSEY KAMINSKY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/18/2024

Signature: _____
Print Name: _____
Date: _____

Subscribed and sworn to before me this
_____ day of _____, 20__
_____
NOTARY PUBLIC

X:\Plandev\PLANNING\FORMS\Annexation Application Packet FILLABLE 022420lg.docx

PLAT OF ANNEXATION

TO

THE VILLAGE OF GLEN ELLYN

P.I.N. 05-23-409-008

Graphic Scale

30 15 0 30 60 90

(In Feet)

1"=30'

THAT PART OF BLOCK 2 IN KAMMES ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID BLOCK THAT IS 114.0 FEET SOUTHERLY MEASURED ALONG SAID EASTERLY LINE FROM THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF BUENA VISTA DRIVE WITH THE WESTERLY LINE OF SOUTH ELLYN ROAD, AND RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING ON A 3 DEGREE 29 MINUTES CURVE TO THE LEFT FOR A DISTANCE OF 113 FEET; THENCE WESTERLY IN A STRAIGHT LINE 196.7 FEET TO POINT ON A LINE THAT IS PARALLEL WITH AND 218 FEET EAST, MEASURED ALONG THE SOUTH LINE FROM THE WESTERLY LINE OF SAID BLOCK, SAID POINT BEING 222.0 FEET SOUTH MEASURED ALONG SAID PARALLEL LINE FROM THE SOUTHERLY LINE OF BUENA VISTA DRIVE; THENCE NORTHERLY ALONG SAID PARALLEL LINE 111.00 FEET; THENCE EASTERLY IN A STRAIGHT LINE 203.8 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 22,008.20 SQ FT.' 0.51 AC. (MORE LESS)

PROPERTY COMMONLY KNOWN AS: 1S724 SOUTH ELLYN AVENUE, GLEN ELLYN, ILLINOIS.

NOTE:

THIS SURVEY HAS BEEN PREPARED FOR THE SOLE PURPOSE OF ANNEXING CERTAIN PROPERTY TO THE VILLAGE OF GLEN ELLYN. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

AREA REPRESENTS CURRENT VILLAGE LIMITS

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 20_____.

SIGNED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS IS TO CERTIFY THAT THE PLAT OF DEDICATION WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE GLEN ELLYN VILLAGE BOARD AT THE MEETING HELD ON _____A.D. 20____.

_____
VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY OF _____, A.D. 20___. AT _____ O'CLOCK _____.M.

_____
DuPAGE COUNTY RECORDER OF DEEDS

NO.	DATE	DESCRIPTION	BY
1	05/14/2021	REVISED PER COMMENTS DATED 04/30/2021	MMG

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262

PREPARED FOR: **VILLAGE OF GLEN ELLYN**

DRAWN BY: MMG

ORDER NO.: **21-22261 REV 1**

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

SUBMITTED BY & RETURN TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLEGE CLERK
535 DUANE STREET
GLEN ELLYN, IL. 60137

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS IS TO CERTIFY THAT WE, GENTILE & ASSOCIATES, INC. HAVE PLATTED FROM AVAILABLE RECORDS THE PROPERTY DESCRIBED ABOVE FOR THE PURPOSE OF ANNEXING TO THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS AND THAT THE HEREON DRAWN PLAT ACCURATELY SHOWS SUCH TERRITORY TO BE ANNEXED.

ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF APRIL A.D. 2021.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2022.

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/28/2021 7:00 PM
Department: Administration
Department Head:
Category: Other
Prepared By:

AGENDA ITEM (ID # 2021-1249)

DOC ID: 2021-1249

Motion to Approve Ordinance No. 6882, An Ordinance Authorizing the Approval of a Purchase and Sale Agreement with Glengold Hospitality, LLC Concerning the Property Commonly Known as 675-677 Roosevelt Road and 660 Taft Road, Glen Ellyn, Illinois, for Total Cost of $2.85 Million, Subject to Attorney Review

Statement of the Issue:
Please see the attached memo.

Analysis:
Please see the attached memo.

Budget Impact:
Please see the attached memo.

Action Requested:
Approve the Ordinance authorizing the approval of a purchase and sale agreement with Glengold Hospitality, LLC and authorize the Village Manager to execute all documents necessary to complete the purchase of the property.

Attachments:

1. Hotels Memorandum - 5-25-21 w 3 of 4 Attachments (3) (1)
2. PSA.6_24_21

MEMORANDUM

DATE: June 25, 2021

TO: President Senak and Board of Trustees

FROM: Mark Franz, Village Manager; Greg Mathews, Village Attorney

RE: Acquisition of Roosevelt Rd. Hotel Properties

Background

The hotels located between Roosevelt Road and Taft Avenue, which straddle Exmoor Avenue, have been in existence since the late 1950's. Collectively, they were known as Four Seasons Motel. The hotels were subsequently rebranded as a Budgetel Inn and Suites and an America's Best Value Inn. The property is comprised of six separate parcels. Ownership of the property is held by Glengold Hospitality Group, LLC. The property is located in the C3 Commercial Zoning District, which allows a wide range of auto-oriented retail and service uses.

In 2013, the Village established the area containing the hotels as a Tax Increment Financing District. The approved Roosevelt Road Redevelopment Plan includes the hotel as a potential development site, due to their lagging equalized assessed values and need of reinvestment. The Draft Comprehensive Plan identifies the hotels as "catalyst" sites for investment and redevelopment. Encouraging re-investment in this site has been a long-term goal of the Village Board. Given that the property has been on and off the market, the Village had decided to actively pursue the property to drive future investment. Purchasing the property will give the Village control of future uses and the timing of redevelopment. Additional benefits include eliminating a property that is negatively impacting property values in the area, strengthening the Roosevelt Road commercial district, and driving TIF growth in the Roosevelt Road TIF.

Upon acquisition, the Village intends to evaluate development alternatives and anticipates engaging in the RFP process to determine the highest and best use of the property. We believe redevelopment will generate a short-term return on this property as well as increase the EAV, increase TIF increment, and improve the overall commercial corridor over the long term.

Issues

Based on the foregoing, the Village Board directed staff to explore the potential purchase of the hotels. At the direction of the Village Board, the Village has retained Polly Berry, a commercial property broker and attorney experienced in the purchase and sale of hotel properties. Ms. Berry was tasked with engaging in discussions and negotiations with the hotel owners while maintaining confidentiality regarding the identity of the purchaser. In order to ensure confidentiality, the Village established a temporary single purpose LLC, 675 Roosevelt Road LLC, which was registered with the Secretary of State.

The Village is aware that there may be up to nineteen room renters staying at the hotel. As a condition of the closing, the Village is requiring the property be fully vacant at closing. Negotiations have been ongoing and appraisals were conducted for the property. Given that the Village is purchasing the property and the business, the agreed upon purchase price is $2,850,000. The Village has an absolute right, with or without cause, to terminate the Agreement within 30 days following the effective date of signing the Agreement.

Attached is the Purchase and Sale Agreement which contains the following key business terms:

1. Purchase price: $2,850,000
2. The Village is willing to forego the inspection period contingency, having conducted its due diligence.
3. The Village may terminate if the property is not vacant within 120 days of signing. If a further moratorium extension prevents that from happening, the Seller will not be in default but the Buyer will have the termination right.
4. We added that the Seller will not enter into any new occupancy agreements (other than reservations in the ordinary course of business.)
5. The Seller must keep the Village apprised of its efforts and must give the Village notice when all tenants have vacated the property. Once the Village receives notice that all tenants have vacated the property, the Village has 14 days to close on the purchase;
6. If the Village terminates, it gets its earnest money back plus, if the Seller has not used diligent efforts to ensure that the property has been vacated, the Village also is entitled to damages. If the Village does not terminate at that point, the Seller must continue to try to vacate the property and until that occurs, the Village has the ongoing right to terminate and get its earnest money back (and is entitled to damages if the Seller has not been using diligent efforts.)

Staff is requesting the flexibility to modify the agreement under Attorney review to allow us to finalize the agreement early next week.

Also attached is an Ordinance authorizing the approval of the Purchase and Sale Agreement with Glengold Hospitality, LLC.

Financial Implications
Staff is recommending that the Village may fund the purchase of this property from the following sources:

- General Fund Reserves ($2,000,000)
- Corporate Reserve Fund ($500,000)
- Roosevelt Road TIF Fund: ($350,000)
- Additional funding will be needed to conduct an RFP process for redevelopment. It is possible that additional funding may be needed for surveys, studies and/or remediation for the property as well as any consulting assistance necessary to complete the RFP process.

Action Requested
Authorize the Village Manager to execute all documents necessary to complete the purchase of the property.

Attachments
1. Ordinance Authorizing the Approval of a Purchase and Sale Agreement with Glengold Hospitality, LLC
2. Purchase and Sale Agreement
3. TIF Redevelopment Plan – Roosevelt Road/Park Boulevard TIF District
4. Exmoor Ave. & Roosevelt Rd. Corridor Comprehensive Plan Draft Concepts

ATTACHMENT 1

Village of Glen Ellyn

Ordinance No. _____

AN ORDINANCE AUTHORIZING THE APPROVAL OF A PURCHASE AND SALE AGREEMENT WITH GLENGOLD HOSPITALITY, LLC CONCERNING THE PROPERTY COMMONLY KNOWN AS 675-677 ROOSEVELT ROAD AND 660 TAFT ROAD, GLEN ELLYN, ILLINOIS

Passed and Approved by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This _____ day of _____, 2021.

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 2021.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. _____

AN ORDINANCE AUTHORIZING THE APPROVAL OF A PURCHASE AND SALE AGREEMENT WITH GLENGOLD HOSPITALITY, LLC CONCERNING THE PROPERTY COMMONLY KNOWN AS 675-677 ROOSEVELT ROAD AND 660 TAFT ROAD, GLEN ELLYN, ILLINOIS

Whereas, the Village of Glen Ellyn ("Village") is a home rule unit of local government pursuant to subsection (a) of Article VII of the Illinois Constitution of 1970 ("Constitution"); and

Whereas, the Constitution authorizes the Village to exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

Whereas, Glengold Hospitality, LLC, an Illinois limited liability company ("Glengold"), currently owns the property commonly known as 675-677 Roosevelt Road and 660 Taft Road in Glen Ellyn ("Subject Property"); and

Whereas, the Subject Property is currently occupied by a motel, The Budgetel Inn and Suites; and

Whereas, the Village wishes to acquire the Subject Property using an Illinois limited liability company established and controlled by the Village, 675 Roosevelt Road LLC; and

Whereas, the Village and Glengold have negotiated the terms of the Village's acquisition of the Subject Property, which terms are contained in the Purchase and Sale Agreement attached as Exhibit 1 ("Purchase Agreement"); and

Whereas, the Village's Corporate Authorities find that it is in the Village's best interests to approve the Purchase Agreement in accordance with this Ordinance's terms, and that doing so will promote the public health, safety, morals, and welfare;

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers as follows:

SECTION ONE: The foregoing recitals and all exhibits attached to this Ordinance are incorporated as though fully set forth in this Section One.

SECTION TWO: The Purchase Agreement attached as Exhibit 1 is hereby approved. The Village Manager is authorized and directed to execute the Purchase Agreement on the Village's behalf and to take all actions necessary to implement the Purchase Agreement's terms, including, without limitation, executing all documents necessary to implement and enforce the terms of this Ordinance.

SECTION THREE: All ordinances, resolutions, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of any such conflict.

SECTION FOUR: Any section or provision of this Ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions of this Ordinance, which shall remain in full force and effect.

SECTION FIVE: This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

[Signature page follow]

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this ____ day of 2021.

Ayes: _____

Nays: _____

Absent: _____

Approved by the Village President of the village of Glen Ellyn, Illinois, this ____ day of 2021.

_____
Village President

Attest:

_____
Village Clerk

AFFIX VILLAGE SEAL

Exhibit 1

Purchase and Sale Agreement

[Attached]

4851-0538-2008, V. 1

ATTACHMENT 2

(Purchase and Sale Agreement – Attached Separately)

ATTACHMENT 3

Draft Revised Dated 08/05/13

VILLAGE OF GLEN ELLYN

TIF REDEVELOPMENT PLAN

ROOSEVELT ROAD/PARK BOULEVARD TIF DISTRICT

Prepared By:

Kane, McKenna and Associates, Inc.

Prepared For:

The Village of Glen Ellyn, Illinois

August 2013

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LIST OF EXHIBITS

Exhibit A - Boundary Map

Exhibit B - Legal Description

Exhibit C - TIF Qualification Report

Exhibit D - Existing Land Use Map

Exhibit E - Potential Land Use Map

I. INTRODUCTION

The Village of Glen Ellyn (the "Village") is a mature community located in DuPage County, Illinois, adjacent to the Village of Glendale Heights on its north, the Village of Lombard on its east, the Villages of Downers Grove and Lisle on its south, and the Village of Wheaton on its west.

Community Background. The Village was settled in the mid-1830's and incorporated in 1882. After a long period of growth, the municipality has leveled off at population of 27,450 according to the 2010 Census (a slight increase over the 2000 population of 27,040). Median household income as of the most recent Census survey was $89,000, well above the state average of $57,000.

The Village has a number of assets that support future economic development. In addition to strong purchasing power (based on household income), the Village has a robust transportation network. For example, the Village has vehicular access to Chicago and its greater metropolitan area via the North South Tollway (I-355), the extension of the Eisenhower Expressway (I-290) and the Reagan Tollway (I-88); as well as Illinois Route 38 (Roosevelt Road), Route 53 (South Columbine Road), Route 56 (Butterfield Road), and Route 64 (North Avenue). The Village is also served by the Metra rail service (Union Pacific West commuter line) and PACE bus routes.

The Village contains a mix of commercial, residential and institutional uses with limited utility and light industrial uses. The Village is essentially landlocked by bordering municipalities. Given limited opportunities for redevelopment, the Village is focusing attention on areas that can increase the local tax base and provide non-residential revenues (including sales taxes) to the community. These conditions highlight the need to promote redevelopment needs through appropriate planning processes.

The Village currently utilizes its Comprehensive Plan including its Zoning Map and the Village's Zoning Ordinance (and any amendments thereto) to coordinate economic development. The Village intends to attract and encourage retail, mixed use, and commercial users to locate, upgrade, expand and/or modernize their facilities within the Village as part of its ongoing economic development planning. A necessary strategy for the Village in pursuing new retail, mixed use, and commercial development will be to eliminate certain existing adverse conditions within some portions of the community, and to find new means to strengthen and further diversify the Village's tax base.

A. The Redevelopment Plan

The TIF District. The area discussed in this Roosevelt Road/Park Boulevard Redevelopment Plan and Project (the "Plan" or the "Redevelopment Plan and Project") is the proposed Roosevelt Road/Park Boulevard Redevelopment Project Area (the "Redevelopment Project Area", the "RPA" or the "TIF District"). The RPA is a contiguous area generally described as parcels along Roosevelt Road the first part of

which is between Route 53 and Park Boulevard, and the second part is between Park Boulevard and Main Street. The first portion includes parcels bounded on the north by Roosevelt Road, on the east by Route 53, on the south by Pershing and Taft Avenues and on the west by Park Boulevard; this area also includes parcels along the northeast corner of Park Boulevard and Roosevelt Road. The second portion of the RPA includes parcels bounded on the east by Park Boulevard, on the south by Roosevelt Road, on the west by Main Street and on the North by the property lines of parcels fronting Roosevelt Road. Adjacent rights of way are also included.

The RPA is approximately twenty-seven (27) acres in size excluding rights-of-way. The RPA includes approximately fifty-five (55) tax parcels according to the data available from the Assessor's offices of DuPage County and Milton Township. A boundary map of the RPA is attached as Exhibit A. The RPA is legally described in Section II.

The RPA consists primarily of commercial and retail uses. The area contains approximately forty (40) structures, of which approximately twenty-eight (28), or seventy percent (70%), are thirty-five (35) years of age or older. According to Village, County and Township records, twenty one (21) of these structures were constructed between 1942 and 1971.

The advanced age associated with many of these structures, as well as the site improvements and public infrastructure that surround them, has led to a high incidence of adverse conditions as defined by the Tax Increment Allocation Redevelopment Act of Chapter 65 ILCS Section 5/11-74.4 et seq., as amended (the "TIF Act" or the "Act"). Adverse conditions include deterioration, obsolescence, and deleterious land use.

Additional conditions that contribute to negative influences within the RPA include deleterious layout and lack of community planning which are evidenced throughout the area. These conditions have been documented pursuant to site visits by Kane, McKenna and Associates, Inc. (KMA), as well as a review of Village, County and Township records (refer to Exhibit C for additional information about the conditions). These conditions also result in an overall lack of new private sector investment which is further evidenced by a lag in growth or decline of the equalized assessed value (EAV) for the RPA when compared to the EAV growth for the rest of the Village.

On balance, the combination of these negative factors limits the opportunities for private reinvestment within and around the RPA. Such factors potentially suppress the value of future development and weaken the potential for business growth limiting employment and contributing to the lack of sustained investment in the area.

Rationale for Redevelopment Plan. The Village recognizes the need for implementation of a strategy to revitalize existing retail, mixed use, and commercial, properties within the boundaries of the RPA and to stimulate and enhance new retail, mixed use, and commercial development. Business retention and expansion are key components of the strategy to promote private development within strategically critical commercial areas of the Village.

The needed private investment in the RPA may only be possible if tax increment financing (TIF) is adopted pursuant to the TIF Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Existing conditions, such as those associated with properties located within the RPA, that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial and residential land uses;

- Provision of roadway and traffic improvements within the area, including a comprehensive review of ingress and egress requirements that satisfy area circulation, parking, loading/unloading requirements, and connections to major arterials;

- Entering into redevelopment agreements in order to further the redevelopment of underutilized sites;

- Improving area appearance through rehabilitation of structures, landscape, streetscape and signage programs;

- Coordinating land assembly in order to provide sites for more modern redevelopment plans; and

- Providing infrastructure that is adequate in relation to redevelopment plans.

The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of the Redevelopment Plan and Project, herein. The Village, with the assistance of KMA, has prepared this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the RPA. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to the retention, expansion and attraction of retail, mixed use, and commercial development into the Village in general and the RPA in particular.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshaling the assets and energies of the private sector for a unified

cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the RPA in the form of a stabilized and expanded tax base, the retention of existing businesses, the creation of new businesses and the creation of new employment opportunities within the Village as a result of induced private sector investment within the area.

B. Summary

Village Findings. The Village, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken;
- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and development would not reasonably be expected to be achieved;
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and
- That the TIF Redevelopment Plan conforms to the Village's *Comprehensive Plan*, as detailed in Section III of this report.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA will not result in the displacement of ten (10) or more inhabited residential units. Therefore, *this Plan does not include a Housing Impact Study.*

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA is included in Exhibit A of this Plan.

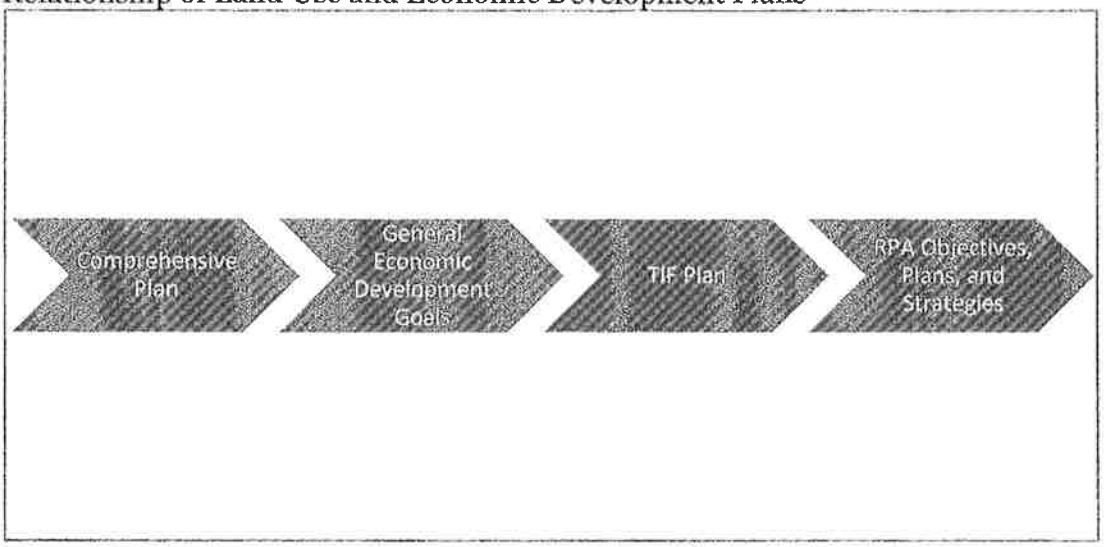
II. RPA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Exhibit B.

III. RPA GOALS AND OBJECTIVES

The Village has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities to be undertaken within the TIF District. These efforts would conform to and promote the achievement of land use objectives in the Village's *Comprehensive Plan.*

Exhibit 1
Relationship of Land Use and Economic Development Plans



As indicated in the exhibit above, the Village's primary planning document is the *Comprehensive Plan* which describes the overall vision for the Village and is the foundation for Village initiatives such as the TIF District. This overarching planning document determines future land uses and influences all other Village planning effort such as the TIF planning process.

A. General Economic Development Goals of the Village.

The redevelopment of the proposed RPA would further the Village's overarching land use objectives, which are contained in its *Comprehensive Plan,* zoning ordinance, and other land use planning elements. In the *Comprehensive Plan*, the Village has articulated a number of public policy objectives which would be supported by the Village's adoption of the proposed RPA as a TIF District (see exhibit below).

Exhibit 2
Comprehensive Plan Elements (Excerpts)

Goal	Objective
Community Appearance and Character	• Upgrade the image and appearance of existing commercial buildings • Enhance community gateways through special signage, landscaping and other

Housing and Residential Areas	features • Promote high standards of design and construction for all development • Protect residential areas from the encroachment of incompatible land uses • Promote the improvement and rehabilitation of deteriorating residential properties
Commercial, Retail and Office Development	• Maintain and expand the range of retail, commercial and office establishments within the Village. • Improve access, parking, traffic circulation, signage and other operational conditions within all existing office, retail and commercial areas. • Improve and upgrade Roosevelt Road as a retail and business area serving the Village and surrounding region. • Promote the redevelopment of marginal, obsolete and vacant commercial properties. • Encourage compatible new office, retail and commercial development in selected locations • Minimize and mitigate any negative impact of office, retail and commercial activities on neighboring land-use areas.
Transportation	• Encourage the provision of adequate parking for all activity areas

The broad goals and objectives of the *Comprehensive Plan* would be complemented by economic development goals for the Village, as follows:

1) Encourage an attractive and distinctive community image and identity that builds upon and enhances Glen Ellyn's traditional qualities and characteristics, and distinguishes it from surrounding communities.

2) Expand a system of commercial, retail, and office development that provides local residents with employment opportunities and needed goods and services, increases the Village sales and property taxes, and enhances the image and appearance of the community.

3) Develop a balanced transportation system that provides for safe and efficient movement of vehicles and pedestrian, reinforces surrounding development patterns, and enhances regional transportation facilities.

4) Establish Roosevelt Road as a "connector" which links together and unites the north and south sides of Glen Ellyn, as well as the neighborhoods east and west of I-355 tollway.

5) Promote office use, as well as the combination and consolidation of multiple properties to create more attractive redevelopment sites.

6) Consider marketing smaller sites for uses that require less parking and customer access such as free standing office/research and high tech businesses.

7) Encourage the consolidation of curb cuts and access drives and the reconfiguration of parking areas focusing on improving the appearance of the areas through screening, buffering, landscape strips around the periphery of lots, and interior landscaped islands.

8) Encourage continued streetscape improvements for the area including landscaped parkways, street trees, light fixtures, public signage, and pedestrian amenities.

B. Specific Objectives and Strategies for the RPA.

The general goals for economic development cited above would be supported by specific objectives, strategies and performance measures that would "drive" the redevelopment activities undertaken within the RPA. TIF designation would allow the Village to pursue the following objectives within the RPA:

1) Upgrade the image and appearance of existing commercial areas, including buildings, parking lots, signage, and the public rights-of-way.

2) Promote high standards of design and construction for all development within the Village.

3) Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition.

4) Minimize and mitigate any negative impact of office, retail, and commercial activities on neighboring land uses.

5) Encourage the combination and consolidation of small commercial lots to enhance opportunities for coordinated improvements and new developments.

6) Maintain and expand the range of retail, commercial, and office establishments in the Village.

7) Promote the redevelopment of marginal, obsolete, and vacant commercial properties.

8) Discourage additional "strip" commercial development within the Village.

9) Ensure that adequate stormwater management provisions are included in all new commercial developments.

C. Redevelopment Strategies.

RPA designation will allow the Village to implement certain strategies established in the Comprehensive Plan, identified below:

Land Use – As set forth in the Comprehensive Plan, basic land use patterns and character are established on Roosevelt Road. The Village seeks to encourage the enhancement of existing businesses and assist in the improvement of properties in decline. The Village also seeks to promote high quality redevelopment within the RPA. The Village may consider combination or consolidation of properties in order to create attractive redevelopment opportunities and the Village may address pedestrian, traffic, and streetscape related improvements in order to coordinate connections along Roosevelt Road.

Sites and Buildings – The appearance of improvements and the repair of deficient buildings are important objectives for the Village, given the visibility and traffic counts along Roosevelt Road. Vacancies should also be addressed (primarily at the southeast portion of the RPA). The Village also would intend to encourage the grouping and clustering of structures to assist in coordination of building location, parking, access drives, and pedestrian amenities including attractive landscape and streetscape treatments. Review of outdoor storage areas (including vehicle storage) could also be part of redevelopment activities. The overall goal is to maintain a high quality image and character of the Village.

Traffic Circulation – The Village should continue to explore the monitoring of turning movements, traffic signal functions, and other controls along Roosevelt Road in order to improve traffic circulation and access to local businesses.

(Source: Glen Ellyn Comprehensive Plan, April, 2001, pages 59-60)

The implementation of the Redevelopment Plan and Project will serve to improve the overall quality of life within the RPA and contribute to the economic development of the Village as a whole.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the RPA.

As documented in Exhibit 3 of this Plan, the RPA has suffered from a lack of development and would qualify as a conservation area. In recent years, the area has not benefited from sustained private investment and/or redevelopment and instead has experienced physical and economic decline. Absent intervention by the Village, properties within the RPA would not be likely to increase in market value.

The proposed RPA exhibits various conditions which, if not addressed by the Village, would eventually worsen. For example, structures and site improvements reflect obsolescence, deterioration, deleterious layout; lack of community planning; and experienced a lag in the growth or decline of the EAV when compared with the remainder of the Village for three of the last five years. These various conditions discourage private sector investment in business enterprises.

B. Assessment of Fiscal Impact on Affected Taxing Districts.

It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting declines in assessed valuations.

Given that there is the potential for new mixed use and commercial/residential development, the Village has included in this Redevelopment Plan and Project the provisions for distributions to such taxing districts and will follow the guidelines provided by the Act to compensate the districts at levels dictated by the increase in students, as provided for in the TIF Act.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

V. TIF QUALIFICATION FACTORS PRESENT IN RPA

A. Findings.

The RPA was studied to determine its qualifications under the TIF Act. It was determined that the area as a whole qualifies as a TIF District under Illinois law based upon conservation area factors. Refer to the Qualification Report (Exhibit C) which is attached as part of this plan.

B. Eligibility Survey.

Representatives of KMA evaluated the RPA over a period from March 2013 through the date of this Redevelopment Plan and Project. Analysis was aided by certain reports obtained from the Village of Glen Ellyn and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for the proposed Roosevelt Road/Park Boulevard Redevelopment Project Area.

VI. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives.

The Village proposes to realize its goals and objectives of encouraging the redevelopment of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

1) By implementing a plan that provides for the retention and expansion of existing businesses, and the attraction of users to redevelop existing retail, mixed use, and commercial structures, as well as vacant parcels that are, or may become available, within the RPA.

2) By constructing public improvements which may include (if necessary):

   i. Street and sidewalk improvements (including new street construction and widening of current streets);
   ii. Utility improvements (including, but not limited to, water, stormwater management, flood control and sanitary sewer projects consisting of construction and rehabilitation);
   iii. Signalization, traffic control and lighting;
   iv. Off-street parking (if applicable);
   v. Landscaping, public signage, and beautification; and
   vi. Public facilities

3) By entering into redevelopment agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.

4) By providing for land assembly, site preparation, environmental remediation (if necessary), clearance, and demolition, including grading and excavation.

5) By the redevelopment of certain buildings through necessary rehabilitation and improvement of structures.

6) By exploring and reviewing job training programs in coordination with any Village, federal, state, and county programs.

7) By entering into agreements with other public bodies for the development or construction of public facilities and infrastructure.

B. Redevelopment Activities.

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, site preparation, clearance, acquisition, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly and Relocation

Certain properties or interests in properties in the RPA may be acquired by purchase or the exercise of eminent domain. Properties owned or acquired by the Village may be assembled and reconfigured into appropriate redevelopment sites. It is expected that the Village would facilitate private acquisition through reimbursement of acquisition and related costs through the write-down of its acquisition costs. Such land may be held or disposed of by the Village on terms appropriate for public or private development, including the acquisition of land needed for construction of public facilities or improvements. Relocation activities may also be undertaken by the Village.

Public Improvements

The Village may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as flood control and sanitary and storm sewer systems;
- Beautification, identification makers, landscaping, lighting, and signage of public right-of-ways; and
- Construction of new (or rehabilitation of existing) public facilities to allow for the redevelopment of the existing sites for new mixed use or retail/commercial uses.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to

Village code provisions. Improvements may include exterior and facade related work as well as interior related work.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan.

Existing land use generally consists of a mix of primarily retail and commercial uses. Existing and potential land uses are shown in Exhibits D and E attached hereto and made a part of this Plan. The proposed land uses will conform to the Village's Comprehensive Plan (including any amendments thereto).

D. Additional Design and Control Standards for Community Development in the Village of Glen Ellyn.

The appropriate design controls, as set forth in the Village's Comprehensive Plan, Zoning Ordinance and Building Codes (including any amendments thereto) shall apply to the RPA.

E. Estimated Redevelopment Project Costs.

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement redevelopment project costs, are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, redevelopment project costs shall not include lobbying expenses;

   1.1 After July 1,1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;

2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment

project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

6. Costs of job training and retraining projects including the costs of 'welfare to work" programs implemented by businesses located within the redevelopment project area;

7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

   a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as

authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than $5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by ~~those housing units that have received tax increment finance~~ assistance under this Act;

(ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by

those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.

c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of

that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed $120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

12. Payment in lieu of taxes;

13. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available,

itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;

b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;

c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;

d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;

e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable

Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;

17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the

redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

    If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

Exhibit 3
Estimated Project Costs

Program Actions/Improvements	Estimated Costs*
1. Land Acquisition, Assembly Costs and Relocation Costs	$14,500,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	6,500,000
3. Utility Improvements including, but not limited to water system, storm/flood control system, sanitary sewers and road and rights-of-way improvements	7,500,000
4. Public facilities and infrastructure (inclusive of approved capital costs for Village and other tax districts)	1,000,000
5. Rehabilitation Programs	3,250,000
6. Interest Rebate Costs/New Construction: low income/very low income households - pursuant to the Act	2,000,000
7. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	2,750,000
8. Job Training	250,000
9. School Tuition Costs Pursuant to the Act	$1,000,000
TOTAL ESTIMATED PROJECT COSTS	**$38,750,000**

*All project cost estimates are in year 2013 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves, as well as annual interest payments. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The line item amounts set forth above are not intended to place a not to exceed limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the amount of payments for the Total Estimated Project Costs shall not exceed the combined overall budget amount shown above as provided for in the TIF Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

Pursuant to the Act, the Village may utilize net incremental property tax revenues received from other existing or future contiguous redevelopment project areas to pay eligible redevelopment project costs or obligations issued to pay such costs in the Roosevelt Road/Park Boulevard Redevelopment Project Area, and vice versa.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Act.

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

Redevelopment project costs specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues, which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2012 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

The Village may also direct incremental revenues from th Redevelopment Project Area to any existing or future contiguous redevelopment project areas for redevelopment activities in conformance with the provisions of the Act and it may also receive incremental revenues from any existing or future contiguous redevelopment project areas in order to further the redevelopment activities described in this Plan.

G. Nature and Term of Obligations to be Issued.

The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its home rule powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after

the year of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area.

The most recent estimate of equalized assessed valuation (EAV) for tax year 2012 of the property within the RPA is approximately $11,403,943.

I. Anticipated Equalized Assessed Valuation (EAV).

Upon completion of the anticipated private development of the Roosevelt Road/Park Boulevard Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Roosevelt Road/Park Boulevard Redevelopment Project Area will be within a range of approximately $35,000,000 million to $55,000,000 million.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project.

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to the Village's Comprehensive Plan (including any amendments thereto). Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, and assembly costs or relocation costs or provided for by the Act may also be paid.

Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare the site for desired redevelopment projects.

Rehabilitation: The Village may assist in the rehabilitation of private or public facilities, buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention ponds may also be undertaken by the Village. Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Public Infrastructure/Facility Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Public facilities including parking areas may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

Potential Payments to School Districts: The Village may fund payments to School Districts pursuant to the provisions of the Act.

B. Commitment to Fair Employment Practices and Affirmative Action.

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices, which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry

out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs.

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) calendar years after the year of adoption of an ordinance designating the Roosevelt Road/Park Boulevard Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year of the initial adoption of the ordinance approving the RPA.

VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

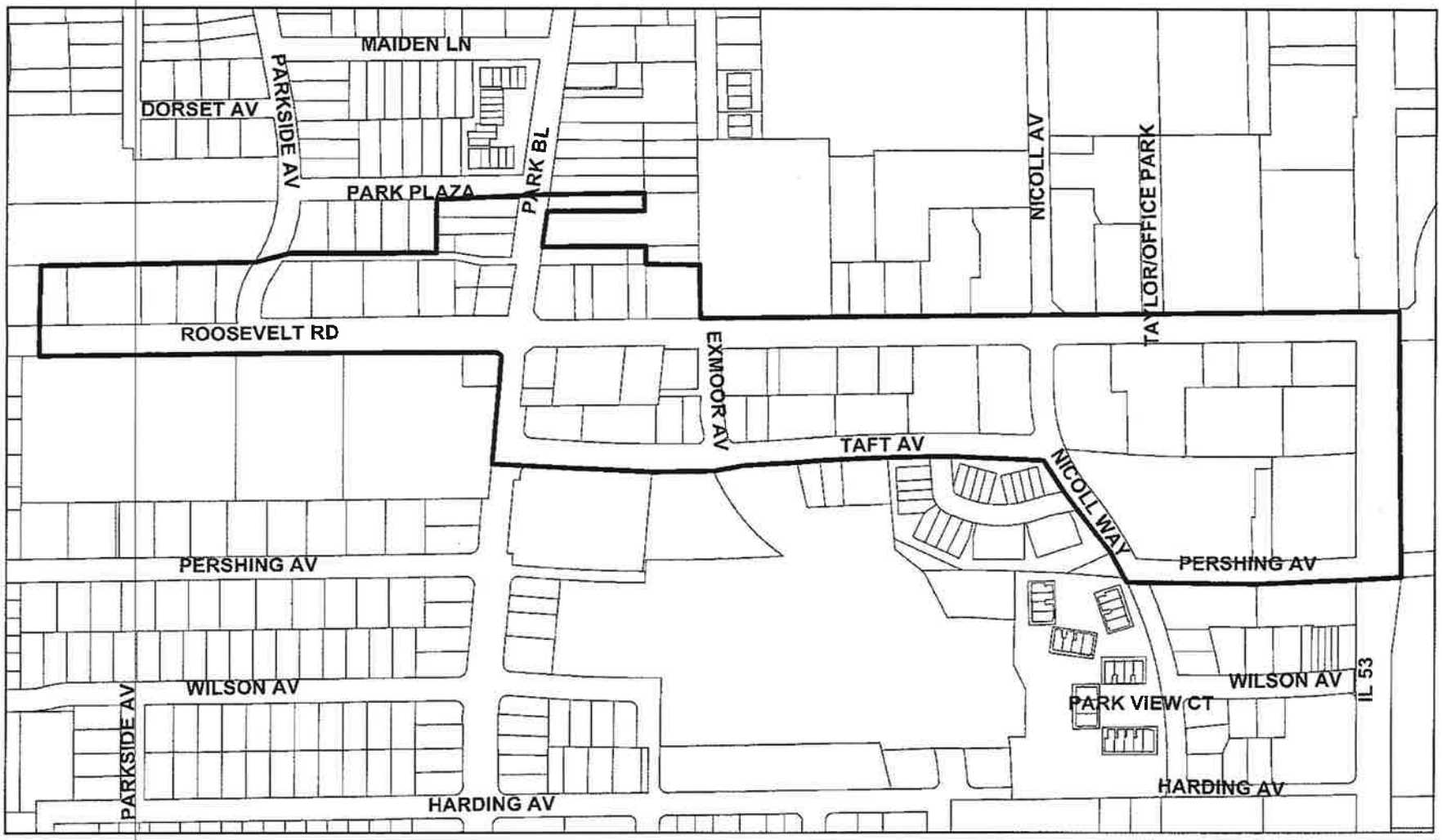
This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

EXHIBIT A

BOUNDARY MAP

Proposed Roosevelt Road TIF District

Updated Aug. 2, 2013



TIF District Boundary

0 250 500 1,000 Feet

Prepared by: Planning and Development
Date: Aug. 2, 2013

N

ATTACHMENT 4

Exmoor Ave & Roosevelt Rd

ROOSEVELT ROAD CORRIDOR CATALYST SITE

Existing development in this area includes an extended-stay hotel with a mix of two- and three-story structures, and small-scale, single-story commercial properties fronting Roosevelt Road, and a landscaping business and two vacant parcels along Taft Avenue. The concept below illustrates the potential to reposition these properties under a unified redevelopment program that maximizes the commercial footprint along Roosevelt Road and integrates new office development along Taft Avenue. This concept shows the vacation of Exmoor Avenue to facilitate coordinated redevelopment of the block.

Design Considerations

- Setbacks for development fronting Roosevelt Road should be similar to recent commercial development to the east, providing for cross access and a consistent aesthetic along the corridor.
- Parking lots should be used to buffer development from potential noise impacts from the fire station on the south side of Taft Avenue.
- Internal circulation should require drivers to make right-angle turns as they travel north/south to limit cuts through traffic between Roosevelt Road and Taft Avenue.
- Grade change and lack of development to the south means that a building height of three to four stories could be accommodated along Taft Avenue with minimal visual impact along Roosevelt Road. Larger buildings could accommodate office or hotel uses.
- Potential exists to utilize one of the commercial footprints for a high-quality hotel which is a desirable use along the corridor.
- A single, larger development, setback farther from the road would also be appropriate in this location.
- Access drives should be consolidated to eliminate curb cuts along Roosevelt Road.

Site Details

Overall property area:
173,110 s.f./3.97 ac.

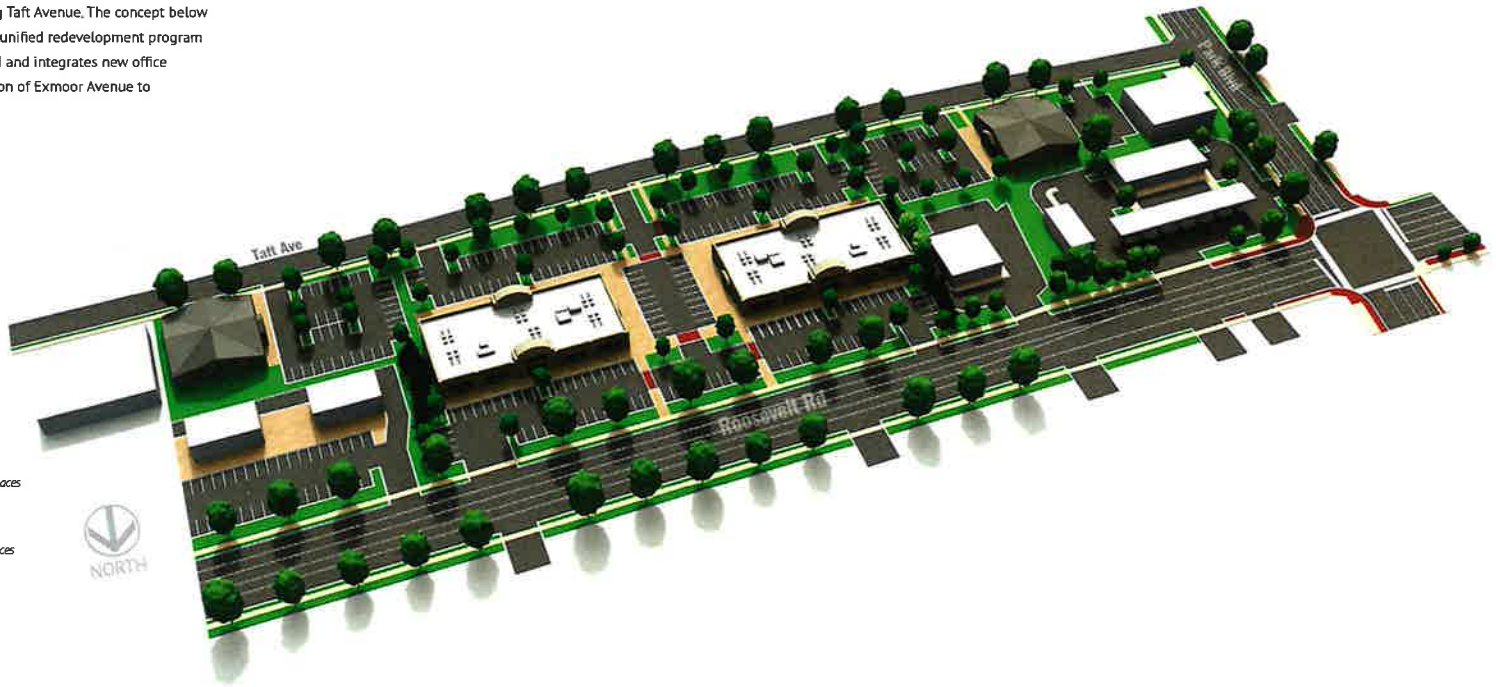
Current Land Use:
Commercial
Auto Repair
Extended Stay Hotel

Current Zoning:
(C3) Service Commercial District

Building Details

Commercial:
Commercial – 27,000 s.f.
Provided Parking: 203 spaces

Office:
Office – 12,800 s.f.
Parking Provided: 66 spaces



NOTE: This catalyst site consists of vacant and/or underutilized parcels where redevelopment could have a significant positive effect on the surrounding area. The concept is for illustrative purposes only and is indicative of desired intensity of development and mix of uses supported by the Comprehensive Plan.

DRAFT
FOR PUBLIC OPEN HOUSE

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE (this "Agreement"), is made and entered into as of this ___ day of June, 2021 (the "Effective Date"), by and between Glengold Hospitality, LLC, an Illinois limited liability company ("Seller"), and 675 Roosevelt Road LLC, an Illinois limited liability company ("Buyer").

RECITALS:

1. Seller owns the parcels of land with the street addresses of 675 Roosevelt Road, 677 Roosevelt Road and 660 Taft Road in Glen Ellyn, Illinois and legally described in Exhibit A attached hereto, together with all improvements located thereon (collectively, the "Real Property").

2. Seller owns and operates a motel commonly known as "The Budgetel Inn and Suites" on the Real Property, with a street address of 675 Roosevelt Road (the "Budgetel"). Seller also owns and operates a motel known as "America's Best Value Inn" on the Real Property, with a street address of 677 Roosevelt Road ("America's Best Value Inn"). In this Agreement, "Motels" refers to the Budgetel and America's best Value Inn, and "Business" refers to the lodging business and all activities related thereto conducted at the Motels.

3. Seller desires to sell the Real Property to Buyer, and Buyer desires to purchase the Real Property from Seller, on the terms and subject to the covenants and conditions hereinafter set forth. Buyer does not, however, intend to operate the Business or any other business in the Motels and, as more fully set forth in this Agreement, Seller has agreed to shut down the Business and close the Motels prior to the closing of Buyer's purchase of the Real Property.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound hereby, covenant and agree as follows:

TERMS:

ARTICLE I.
EXHIBITS

1.1 Exhibits. The Exhibits to this Agreement are hereby incorporated into and made a part of the terms of this Agreement.

ARTICLE II.
THE PROPERTY AND LIABILITIES

2.1 Property Being Conveyed. Subject to the terms of this Agreement, at Closing, Seller shall sell, convey and deliver to Buyer, and Buyer shall purchase and accept from Seller, the real property, assets, rights and interests being conveyed, as more particularly set forth below, but expressly excluding the Excluded Property (collectively, the "Property"):

2.1.1 Real Property. The Real Property, together with all rights-of-way, privileges and appurtenances pertaining thereto, including any right, title and interest of Seller in and to any street, alley or right-of-way adjoining any portion of such Real Property, open or proposed streets, strips or gores of land adjacent thereto, easement rights, air rights and development rights benefiting all or any portion thereof (collectively, the "Land");

2.1.2 Improvements. All buildings and all other structures (surface and subsurface), facilities, parking areas and other improvements located on or affixed to the Land and all fixtures on the Land which constitute real property under applicable law, including all mechanical, heating, air conditioning, plumbing, electrical and ventilating systems (the "Improvements".)

2.1.3 Personal Property. Items of tangible personal property, if any, owned by Seller and located at the Real Property and that Buyer designates in writing prior to the end of the Title Inspection Period are to be included in the purchase ("Included Personal Property"), which may, in Buyer's discretion, consist of furniture, furnishings, equipment, machinery, appliances, and other personal located on or used in the operation of the Motels, including guest room furnishings, lobby and public area furnishings, artwork and lighting fixtures, office equipment and furnishings, including tables and chairs, laundry and dry cleaning equipment, safes, safety deposit boxes, telephones, televisions, cable equipment, and all other furnishings and equipment used in connection with the ownership, operation, and maintenance of the Real Property and Improvements.

2.1.4 Warranties. All of Seller's right, title and interest, if any, in and to all transferable warranties and guaranties, express or implied, related to any of the Property from any contracts, contractors, subcontractors, materialmen, suppliers or vendors (the "Warranties");

2.1.5 Plans and Studies. All plans and specifications, engineering plans, studies and diagrams, site plans, surveys, soil studies, environmental site assessments and/or reports and any other plans or studies of any kind which relate to the Real Property and which are in Seller's possession (collectively, the "Plans and Studies"); and

2.1.6 Other Assets. All other property, assets, rights or interests owned or held by Seller and located at the Real Property or otherwise used in the ownership of the Real Property (the "Miscellaneous Assets").

2.2 Excluded Property. The property, assets, rights and interests set forth below in this Section 2.2 (the "Excluded Property") shall not be transferred, assigned or conveyed to Buyer, and shall be excluded from the Property:

2.2.1 Accounts Receivable. All Accounts Receivable relating to the Business, which shall remain property of Seller.

2.2.2 Existing Franchise Agreement. The Motels' existing franchise or license agreements permitting the Motels to be operated under their current names, which Seller shall terminate at or prior to Closing at Seller's sole cost and expense.

2.2.3 Furniture, Fixtures and Equipment. All items of personal property other than Included Personal Property. All such items are referred to as "Excluded Personal Property", and shall be removed by Seller prior to Closing, at Seller's expense.

2.3 No Assumed Liabilities Related to the Business. Buyer shall not assume any Liabilities with respect to the Business, all of which shall remain Seller's responsibility.

2.4 Employment Obligations. Buyer shall not by execution, delivery or performance of this Agreement, or otherwise, assume or otherwise be responsible for any liability or obligation of Seller for any matter whatsoever related to the Motels' employees ("Employees"), including (a) severance payments, current compensation, deferred compensation, accrued bonuses, accrued or earned vacation time or accrued sick pay relating to periods before the Closing (or triggered as a result of the Closing); (b) Employees' medical benefits or any liability under any workers' compensation claims; (c) any federal, state or local income taxes, fiduciary liabilities, responsibilities or obligations accrued before the Closing with respect to any employee benefit plan (within the meaning of ERISA) participants or beneficiaries, and liabilities with respect to insurance carriers or third party providers; or (d) any liability or obligation for COBRA health care continuation for Employees. All obligations to Employees shall remain seller's obligations.

ARTICLE III.
PURCHASE PRICE

3.1 Purchase Price. The purchase price for the Property shall be Two Million Eight Hundred Fifty Thousand Dollars ($2,850,000) (the "Purchase Price"), which shall be adjusted at Closing for Prorations pursuant to Article VII hereof, and as otherwise expressly provided in this Agreement. The Purchase Price shall be paid at Closing by Buyer to Seller.

3.2 Earnest Money. Within two (2) business days after the full and mutual execution and delivery of this Agreement, Buyer shall deposit with Chicago Title Insurance Company, ("Escrow", "Escrow Agent" or "Title Company"), the sum of Fifty Thousand Dollars ($50,000.00) (including all interest which may accrue thereon, the "Earnest Money"). The Earnest Money shall be promptly refunded to Buyer if Buyer elects to terminate this Agreement as a result of a default by Seller hereunder, or pursuant to any other rights of termination by Buyer including Buyer's right to terminate under Section 4.3 during the Title Inspection Period. On expiration of the Title Inspection Period, if Buyer does not elect to terminate this Agreement, the Earnest Money shall be non-refundable (except in the event of default by Seller and where otherwise provided for in this Agreement) but shall be credited towards the Purchase Price at Closing.

3.2.1 Escrow of Earnest Money. The Earnest Money shall be held by the Title Company for the mutual benefit of the parties in a strict joint order escrow ("SJO Escrow"), which shall provide, among other things, that Buyer shall have the sole power to direct the investment of the Earnest Money, with any interest thereon to accrue to the benefit of the party entitled to receive the Earnest Money, except as otherwise herein provided The cost of the SJO Escrow shall be divided equally between the parties.

3.3 Payment of Purchase Price.

3.3.1 Payment at Closing. At Closing, Buyer shall pay to Seller the Purchase Price, as adjusted for Prorations pursuant to Artivle VII, and as otherwise expressly provided in this Agreement, less the Earnest Money applied and credited toward payment of the Purchase Price.

3.3.2 Method of Payment. All amounts to be paid by Buyer to Seller pursuant to this Agreement shall be paid by wire transfer of immediately available funds.

ARTICLE IV.
TITLE

4.1 Evidence of Title; Title Policy.

4.1.1 Title Commitment. Seller shall obtain and deliver to Buyer no later than ten (10) business days after the Effective Date, a commitment for an ALTA Owner's Policy of Title Insurance, committing to insure Buyer's good and marketable fee simple title to the Real Property, dated no earlier than the Effective Date, together with a legible copy of all documents referenced therein (collectively, the "Title Commitment").

4.1.2 Survey. Seller shall obtain and deliver to Buyer, no later than fifteen (15) business days after the Effective Date, a survey of the Real Property, dated no earlier than the Effective Date, prepared by duly licensed surveyors, in accordance with 2016 ALTA/ACSM Minimum Standard Detail Requirements for Land Title Surveys, and certified to Buyer and the Title Company (the "Survey").

4.1.3 Exceptions to Title.

(a) Permitted Exceptions. Buyer shall determine, in its sole and absolute discretion, and notify Seller and the Title Company in writing which (A) liens, encumbrances or other exceptions to title (the "Title Exceptions"), and (B) encroachments by improvements on adjoining properties onto or over the Land, any encroachments of the Improvements onto or over adjoining properties, setback lines or easements (to the extent in violation thereof) or other survey defects (the "Survey Defects") constitute permitted exceptions to title to the Real Property (the "Permitted Exceptions"). Seller shall endeavor to obtain from the Title Company a pro forma title insurance policy, including all endorsements thereto and all other insurance provisions required by Buyer (the "Pro Forma Title Policy").

(b) Unpermitted Exceptions. All Title Exceptions and Survey Defects which are not Permitted Exceptions shall constitute unpermitted exceptions to title to the Real Property (the "Unpermitted Exceptions"). Buyer shall have the right to require Seller to remove or cure any Unpermitted Exceptions at or prior to Closing by providing written notice to Seller promptly, but in no event later than five (5) business days of receipt of the Title Commitment (the "Title Inspection Period"), after determining in its sole discretion which exceptions are Unpermitted Exceptions (the "Unpermitted Exception Notice").

4.1.4 Title Policy. At Closing, Seller shall cause the Title Company to issue to Buyer a title insurance policy (the "Title Policy") subject only to the Permitted Exceptions.

4.1.5 Conveyance of the Property. At Closing, Seller shall convey to Buyer (a) good and marketable, indefeasible fee simple title to the Real Property, subject only to (i) the Permitted Exceptions, and (ii) any Unpermitted Exceptions which are cured by causing the Title Company to remove or insure over such Unpermitted Exceptions in the Title Policy in accordance with this Agreement and otherwise acceptable to Buyer in accordance with this Agreement which otherwise are not removed from title, and (b) good and marketable title to the Included Personal Property, if any, free and clear of all liens and encumbrances.

4.1.6 Cooperation. In connection with obtaining the Title Policy, Buyer and Seller, to the extent requested by the Title Company, shall deliver to the Title Company (a) evidence sufficient to establish (i) the legal existence of Buyer and Seller and (ii) the authority of the respective signatories of Seller and Buyer to bind Seller and Buyer, as the case may be, and (b) an ALTA statement in the form reasonably required by the Title Company.

4.2 Seller Due Diligence Materials. Within five (5) days after the Effective Date, Seller shall provide to Buyer those documents, instruments and agreements in Seller's possession relating to the ownership and operation of the Property (the "Property Information Materials"). If the Property Information Materials are partially available in electronic media format, Seller shall provide electronic copies of such materials within five (5) business days after the Effective Date. For avoidance of doubt, prior to Closing, Seller shall continue to make available to Buyer for any and all known information in Seller's possession regarding the physical condition or legal entitlements with respect to the Property. Seller shall promptly provide Buyer copies of any notices relating to the Property. All documents and materials provided by Seller to Buyer pursuant to this Agreement, together with any copies or reproductions of such documents or materials, or any summaries, abstracts, compilations or other analyses made by or for Buyer based on the information in such documents or materials, are referred to collectively herein as the "Seller Due Diligence Materials".

4.3 Title Contingency. In the event that Buyer reasonably determines that Seller would be unable to remove any Unpermitted Exceptions by Closing, Buyer shall have the right to terminate this Agreement by giving Seller written notice of its election to terminate on or before 5:00 p.m. (Central Time) on the last day of the Title Inspection Period. If Buyer fails to so notify Seller, then Buyer's right to terminate shall be deemed waived and this Agreement shall be in full force and effect. If Buyer terminates this Agreement pursuant to this Section 4.3, the Earnest Money shall be promptly returned to Buyer, without need for notice from, by or on behalf of Seller.

ARTICLE V.
REPRESENTATIONS AND WARRANTIES

5.1 Seller's Representations and Warranties. To induce Buyer to enter into this Agreement and to consummate the transaction described herein, Seller hereby makes the following representations and warranties, which representations and warranties shall be true and correct in all respects as of the Effective Date, the date immediately before the date that the Title Inspection Period expires, and as of the Closing Date as though such representations and warranties were again made on such dates.

5.1.1 Authority and Binding Obligation. (a) Seller has the full power and authority to execute and deliver this Agreement and all other documents to be executed and delivered by Seller pursuant to this Agreement (collectively, the "Seller Documents"), and to perform all obligations of Seller under each of the Seller Documents; (b) the execution and delivery by the individual executing the Seller Documents on behalf of Seller, and the performance by Seller of its obligations under the Seller Documents, has been duly and validly authorized by all necessary action by Seller; and (c) the Seller Documents, when executed and delivered, will constitute the legal, valid and binding obligations of Seller and enforceable against Seller in accordance with their terms.

5.1.2 Organization and Power. Seller is duly formed, validly existing, in good standing in the State of Illinois, and has all requisite power and authority to own the Real Property.

5.1.3 No Conflict. Neither the execution of the Seller Documents nor the consummation by Seller of the transactions contemplated therein will conflict with or result in a breach of the terms, conditions, and provisions of or constitute a default, or result in the termination of any agreement or instrument to which Seller is a party or by which Seller may be bound.

5.1.4 Consents and Approvals. No permit, authorization, consent or approval of any third party is necessary for the execution or delivery by Seller of the Seller Documents, or the performance by Seller of any of its obligations under any of the Seller Documents, or the consummation by Seller of the transactions described in this Agreement.

5.1.5 Title to Personal Property. Seller has good and valid title to all personal property located at the Real Property and when transferred to Buyer, Included Personal Property, if any, will be free and clear of all liens and encumbrances as of the Closing. Seller further agrees that all Excluded Personal Property will be removed from the Motels prior to the Closing.

5.1.6 Litigation. No litigation, arbitration, administrative or other adjudicatory proceeding or legal action is pending or, to Seller's knowledge, threatened, with respect to the Property, and Seller has not received any court filing, formal written charge or complaint or written request for arbitration, mediation, administrative hearing or similar legal or quasi-legal proceeding with respect to the Property, the Employees or the operation of the Motels, which has not been resolved, settled or dismissed.

5.1.7 Finders and Investment Broker. Seller represents and warrants to Buyer that it has dealt with no broker or finder with respect to the sale and purchase hereunder except for Buyer's broker, Winner's Edge, Inc. (the "Broker"), and Seller will be responsible for paying a portion of the Broker's commission equal to 2% pursuant to separate letter agreement. Seller hereby indemnifies and agrees to save, defend and hold Buyer harmless from and against any loss, cost, damage, claim, liability or expense (including, but not limited to, reasonable attorneys' fees and litigation expenses) suffered or incurred by Buyer as a result of Seller's breach of the foregoing warranty. Buyer represents and warrants to Seller that it has dealt with no broker or finder with respect to the sale and purchase hereunder except for the Broker (who, as noted, will be

compensation pursuant to separate letter agreement), and Buyer hereby indemnifies and agrees to save, defend and hold Seller harmless from and against any loss, cost, damage, claim, liability or expense (including, but not limited to, reasonable attorneys' fees and litigation expenses) suffered or incurred by Seller as a result of Buyer's breach of the foregoing warranty. This Section 5.1.7 shall survive the Closing.

5.1.8 Foreign Person. Seller is a "United States person" (as defined in Section 7701(a)(30)(B) or (C) of the Code) for the purposes of the provisions of Section 1445(a) of the Code.

5.1.9 Bankruptcy. Seller has not made any general assignment for the benefit of creditors, become insolvent or filed a petition for voluntary bankruptcy or filed a petition or answer seeking reorganization or an arrangement or composition, extension or readjustment of its indebtedness or consented, in any creditors' proceeding, to the appointment of a receiver or trustee of Seller or the property or any part thereof of either of them or been named in an involuntary bankruptcy proceeding and to Seller's Knowledge, no such actions are contemplated or have been threatened.

5.1.10 Hazardous Substances. Neither Seller nor any previous owner, tenant, occupant, or user of the Real Property, nor any other Person, has engaged in or permitted any operations or activities upon, or any use or occupancy of the Real Property, or any portion thereof, for the purpose of or in any way involving the handling, manufacture, treatment, storage, use, generation, release, discharge, refining, dumping, or disposal of any Hazardous Substances (as defined at the end of this section 5.1.10, whether legal or illegal, accidental or intentional on, under, in, or about the Real Property, or transported any Hazardous Substances to, from, or across the Real Property, except in the ordinary course of business; (b) no Hazardous Substances are presently deposited, stored, or otherwise located on, under, in, or about the Real Property, except for Hazardous Substances stored in the course of legitimate business operations on the Real Property. Seller has delivered or made available to Buyer true, correct and complete copies of all material reports and studies in Seller's Possession relating to Hazardous Substances or Environmental Laws with respect to the Real Property. Seller has not received any written notice that the Real Property is in violation of any environmental laws, and to Seller's knowledge, the Real Property is in compliance with all environmental laws. For purposes of this Agreement, "Hazardous Substances" means any substance, chemical, waste or material that is or becomes regulated by any federal, state or local Governmental Authority because of its toxicity, infectiousness, radioactivity, explosiveness, ignitability, corrosiveness or reactivity, including, asbestos or asbestos containing material, the group of compounds known as polychlorinated biphenyls, flammable explosives, oil, petroleum or any refined petroleum product, fungi or bacterial matter which reproduces through the release of spores or the splitting of cells, including mold, mildew and viruses, whether or not living.

5.2 Buyer's Representations and Warranties. To induce Seller to enter into this Agreement and to consummate the transactions described in this Agreement, Buyer hereby makes the following representations and warranties, upon which Buyer acknowledges and agrees Seller is entitled to rely:

5.2.1 Authority. (a) Buyer has full power and authority to execute and deliver this Agreement and all other documents to be executed and delivered by Buyer hereunder (collectively, the "Buyer Documents"), and to perform all obligations of Buyer under each Buyer Document; (b) the execution and delivery by the signer on behalf of Buyer of the Buyer Documents, and the performance of Buyer of its obligations under the Buyer Documents, have been or will be at execution duly and validly authorized by all necessary action by Buyer; and (c) the Buyer Documents, when executed and delivered, will constitute the legal, valid and binding agreement of Buyer enforceable against Buyer in accordance with their terms.

5.2.2 No Conflict. Neither the execution of the Buyer Documents nor the consummation by Buyer of the transactions contemplated therein will conflict with or result in a breach of the terms, conditions, and provisions of or constitute a default, or result in the termination of any agreement or instrument (other than those instruments or agreements to be terminated at Closing) to which Buyer is a party or by which Buyer may be bound.

5.2.3 Consents and Approvals. No consent or approval of any Person is or will be at Closing necessary for execution or delivery by Buyer of Buyer Documents, or the performance by Buyer of any of its obligations under any of Buyer Documents, or the consummation by Buyer of the transactions described in this Agreement.

ARTICLE VI.
COVENANTS

6.1 Confidentiality. The parties agree to maintain the confidentiality of this Agreement as set forth in more detail below.

6.1.1 Public Announcements. Seller and Buyer shall not make any public announcement about this Agreement or any of the transactions contemplated hereunder, except to the extent Buyer must do so by applicable law.

6.1.2 Disclosure of Confidential Information. The parties agree that all matters disclosed in the negotiation of this Agreement, and that the matters set forth in this Agreement are strictly confidential, and the parties agree to keep strictly confidential all information of a proprietary or confidential nature about or belonging to a party to which the other party gains or has access by virtue of the relationship between the parties. Notwithstanding the foregoing, such confidential information or matters shall not include information or matters which shall become published or otherwise generally available to the public, and shall not apply to disclosure required to (a) obtain the advice of professionals or consultants, or (b) comply with applicable law.

6.2 Conduct of the Business. Between the Effective Date and the Outside Shutdown Date (as defined in section 6.2.1 below), Seller shall operate the Business in accordance with all applicable laws. Seller shall conduct its business in the ordinary

6.2.1 Winding Down of Business. Seller hereby acknowledges that Buyer does not intend to operate the Business and, therefore, from the Effective Date until the Closing or earlier

termination of this Agreement, Seller shall conduct the Business in such manner so as to wind down the Business and permanently close the Business as of a date at least three (3) business days prior to the Closing Date (the "Outside Shutdown Date"). In furtherance of the foregoing, Seller shall, at Seller's expense, take all action necessary to (a) terminate any and all agreements that relate to or affect the Motels, the Business or the Property, and (b) on or before the Outside Date For Removing Occupants (as defined in Section 10.4 below) terminate the tenancies of any and all transient guests and longer-term residents at the Motels and deliver the Real Property free and clear of all guests and residents and any other persons, whether at the Real Property lawfully or unlawfully.

6.2.2 Agreements Relating to the Business. From the Effective Date, Seller shall not enter into any agreements of any type whatsoever that impact or affect the Real Property after Closing. .

6.2.3 Bookings. From and after the Effective Date, Seller shall not accept any bookings for a date on or after the Outside Shutdown Date.

6.3 Exclusivity. From and after the Effective Date, Seller shall neither sell, assign nor otherwise transfer a direct or indirect interest in Seller or in any or all of the Property. Furthermore, Seller shall not, directly or indirectly, attempt to sell, assign or otherwise transfer, or otherwise actively engage or negotiate with any independent third parties for the sale, assignment or other transfer or a direct or indirect interest in Seller or in any or all of Seller's interest in the Property (i) at any time prior to the end of the Title Inspection Period, unless Seller first discloses to such third parties that Seller is under contract to convey the Property subject to this Agreement, or (ii) at any time from the expiration of the Title Inspection Period through the Closing under any circumstances.

ARTICLE VII.
PRORATIONS AND EXPENSES

7.1 Closing Statement.

7.1.1 Preliminary Closing Statement. Not later than the fifth (5^{th}) Business Day prior to the Closing, Seller shall prepare and deliver to Buyer a draft settlement statement (the "Preliminary Closing Statement") setting forth the adjustments and Prorations to the Purchase Price. The Preliminary Closing Statement shall contain Seller's good faith estimates of the amounts, as of the Closing, of all amounts to be prorated between Seller and Buyer, or to be credited to a party pursuant to this Agreement. Buyer shall review the Preliminary Closing Statement and, not later than the two (2) business days prior to the scheduled Closing, Buyer shall furnish to Seller any comments which Buyer may have with respect thereto, or any objection it may have to the amounts shown thereon, together with its reasons for such objection. Thereafter, Seller and Buyer (each acting reasonably and in good faith) shall resolve, prior to Closing, any disagreement with respect to such Preliminary Closing Statement.

7.1.2 Final Closing Statement. Seller and Buyer shall cause the information set forth in the Preliminary Closing Statement to be updated with actual information available as of the

Closing Date. Seller and Buyer shall jointly deliver to Escrow a final settlement statement approved and executed by the Parties at the Closing (the "Final Closing Statement"), and such adjustments and Prorations shall be final with respect to the items set forth in the Final Closing Statement. The amounts shown in such Final Closing Statement shall be used in determining the amounts due to Seller and Buyer at the Closing, and Escrow shall rely conclusively thereon in settling the accounts of Buyer and Seller.

7.1.3 Prorations. The following items of revenue and expense shall be prorated between the Parties (the "Prorations") as of the day preceding the Closing Date (the "Cut-Off Time"), or such other time expressly provided in this Section 8.2). All Prorations shall be final and not subject to post-Closing reproation.

7.1.4 Taxes. Taxes, water and sewer rents and charges, and other state, county and municipal taxes, charges and assessments (special or otherwise), on the basis of the fiscal year for which the same are levied, imposed or assessed, and regardless of when the same become a lien or are payable, shall be prorated as of the Cut-Off Time. If the amount of any Taxes is not ascertainable on the Closing, the proration for the Taxes shall be based on 105% of the most recent available bill.

7.1.5 Utility Services. All utility services shall be prorated as of the Cut-Off Time between Seller and Buyer. The Parties shall use commercially reasonable efforts to obtain readings for all utilities as of the Cut-Off Time. If readings cannot be obtained as of the Closing, the cost of such utilities shall be prorated between Seller and Buyer by estimating such cost on the basis of the most recent bill for such service. The telephone company shall be informed to cancel Seller's service as of the Cut-Off Time and Seller shall pay for any service and charges attributable to the period up to the Cut-Off Time.

7.1.6 Trade Payables. Buyer is acquiring no Liabilities with respect to the Motels or the Business, and Seller shall remain responsible for trade payables and all other Liabilities associated with the Motels or the Business.

7.2 Transaction Costs.

7.2.1 Seller's Transaction Costs. In addition to the other costs and expenses to be paid by Seller set forth elsewhere in this Agreement, Seller shall pay for the following: (a) the fees and expenses necessary to remove any Unpermitted Exceptions; (b) all State, County and Village of Glen Ellyn transfer, recording or similar taxes or fees; (c) one half (½) of the fees and expenses for Escrow Agent; (d) commissions payable to the Broker; (e) the Title Policy premiums and costs equal to the charges for an ALTA Owner's Policy with extended coverage; (f) the fees, costs and expenses for the Title Commitment and the Survey except as specifically set forth in Section 4.3; and (g) the fees and expenses of its own attorneys, accountants and consultants.

7.2.2 Buyer's Transaction Costs. In addition to the other costs and expenses to be paid by Buyer as set forth elsewhere in this Agreement, Buyer shall pay for the following: (a) the fees and expenses incurred by Buyer in connection with Buyer's due diligence

review of the Property; (b) the fees and expenses for the incremental cost of obtaining any endorsements to the Title Policy other than extended coverage; (c) one half (½) of the fees and expenses for Escrow Agent; and (d) the fees and expenses of its own attorneys, accountants and consultants.

7.2.3 Other Transaction Costs. All other fees, costs and expenses not expressly addressed in this Section 8.3 or elsewhere in this Agreement shall be allocated between Seller and Buyer in accordance with applicable local custom for similar transactions.

ARTICLE VIII.
TRANSITION PROCEDURES

8.1 Safe Deposit Boxes. On the Closing Date, Seller shall cause the delivery to Buyer of all keys to the Motels and the keys or combination(s) to the safe(s) in the Motels. Prior to the Closing, Seller shall give written notices to those persons who have deposited items in any safe at the Motels, advising them of the sale of the Property to Buyer and requiring the removal of their contents in the safe. Items belonging to guests who have not responded to such written notice by so removing their safe contents by the day prior to the Closing shall be recorded in the presence of the respective representatives of Seller and Buyer ("Safe Inventory"), and Seller, at its sole cost and expense, shall remove the Safe Inventory from the safe and thereafter Seller shall be solely responsible for all items included in the Safe Inventory, and Seller shall indemnify, defend and hold Buyer harmless from any liability arising from claims by guests for any loss of contents in the safe.

8.2 Baggage. On the Closing Date, employees, agents or representatives of the parties jointly shall make a written inventory of any baggage, boxes and similar items checked in or left in the care of Seller at the Property, and Seller shall deliver to Buyer the keys to any secured area which such baggage and other items are stored (and thereafter such baggage, boxes and other items inventoried shall be deemed the "Inventoried Baggage"). Seller shall be responsible for, and shall indemnify and hold harmless the Buyer from and against any loss incurred by Buyer with respect to any theft, loss or damage to any Inventoried Baggage prior to the time of such inventory, and any other baggage, boxes or similar items left in the care of Seller which was not inventoried by the Parties.

The provisions of this Article VIII shall survive the Closing.

ARTICLE IX.
DEFAULT AND REMEDIES

9.1 Buyer's Default. If Buyer fails to consummate the transaction contemplated under this Agreement in breach or default hereof, which breach or default is not caused by a default by Seller and such failure remains uncured for ten (10) days after written notice from Seller (or such other cure period as set forth in this Agreement) (a "Buyer Default"), then Seller, as its sole and exclusive remedy for any such Buyer Default, may elect to terminate this Agreement by providing written notice to Buyer, in which case the Earnest Money shall be disbursed to Seller and the Parties shall have no further rights or obligations under this Agreement (except those which expressly survive such termination). THE PARTIES HAVE DISCUSSED THE

POSSIBLE CONSEQUENCES TO SELLER IN THE EVENT THAT THE CLOSING FAILS TO OCCUR AS A RESULT OF BUYER'S BREACH OR DEFAULT UNDER THIS AGREEMENT. THE PARTIES HAVE DETERMINED AND HEREBY AGREE THAT IT WOULD BE IMPRACTICAL OR EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES TO SELLER OCCURRING IN THE EVENT OF BUYER'S BREACH OR DEFAULT UNDER THIS AGREEMENT AND THE PARTIES, HAVING MADE DILIGENT BUT UNSUCCESSFUL ATTEMPTS TO ASCERTAIN THE ACTUAL COMPENSATORY DAMAGES SELLER WOULD SUFFER IN THE EVENT OF BUYER'S DEFAULT HEREUNDER, HEREBY AGREE THAT A REASONABLE ESTIMATE OF SUCH DAMAGES IS AN AMOUNT EQUAL TO THE EARNEST MONEY, AND IN THE EVENT THIS TRANSACTION FAILS TO CLOSE DUE TO BUYER'S BREACH OR DEFAULT UNDER THIS AGREEMENT, SELLER SHALL BE ENTITLED TO RECEIVE AND RETAIN THE SAME AS FULLY AGREED LIQUIDATED DAMAGES. SELLER WAIVES ANY AND ALL RIGHT TO SEEK OTHER RIGHTS OR REMEDIES AGAINST BUYER, INCLUDING SPECIFIC PERFORMANCE. THE PAYMENT AND RETENTION OF THE EARNEST MONEY AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER. UPON ANY SUCH BREACH OR DEFAULT AND FAILURE TO CLOSE BY BUYER HEREUNDER, THIS AGREEMENT SHALL BE TERMINATED, AND NEITHER PARTY SHALL HAVE ANY FURTHER RIGHTS OR OBLIGATIONS HEREUNDER, EACH TO THE OTHER, EXCEPT FOR THE RIGHT OF SELLER TO RETAIN SUCH EARNEST MONEY. THE PARTIES AGREE THAT, UNDER THE CIRCUMSTANCES OF THIS TRANSACTION AND THE MARKETPLACE AT THE TIME HEREOF, THIS LIQUIDATED DAMAGES PROVISION IS REASONABLE AND IN ACCORDANCE WITH ILLINOIS LAW.

9.2 Seller's Default. If Seller breaches any representation or warranty or fails to consummate the transaction contemplated under this Agreement, which breach or default is not caused by a default by Seller and remains uncured for ten (10) days after written notice from Buyer (or such other cure period as set forth in this Agreement) (a "Seller Default"), then Buyer, may elect either to (a) terminate this Agreement by written notice to Seller whereupon (i) the Earnest Money shall be immediately returned to Buyer, (ii) Buyer shall have a right to pursue an action for all costs, expenses and damages incurred by Buyer as a result of Seller's default and (iii) the Motels shall remain permanently closed even though Seller remains in title; or (b) maintain an action for specific performance.

9.3 Indemnification.

In addition to such other indemnification obligations of Seller expressly set forth herein, Seller shall indemnify and hold harmless Buyer from and against any loss or liability resulting from any of the following (collectively, the "Indemnity Obligations"):

(a) any and all Excluded Liabilities; and

(b) any breach or default by Seller of this Agreement including the representations and warranties of Seller in this Agreement, provided any breach or default by Seller of any of its representations and warranties is asserted by notice to Seller.

9.4 Survival. The provisions of this Article IX shall survive the Closing.

ARTICLE X.
CLOSING CONDITIONS

10.1 Mutual Closing Conditions.

10.1.1 Satisfaction of Mutual Closing Conditions. The respective obligations of Seller and Buyer to close the transaction contemplated by this Agreement are subject to the satisfaction, at or prior to Closing, of the following conditions precedent (the "Mutual Closing Condition(s)"):

(1) No litigation or other court action shall have been commenced by any third party seeking to obtain an injunction or other relief from such court to enjoin the consummation of the transaction described in this Agreement and no preliminary or permanent injunction or other order, decree or ruling shall have been issued by a court of competent jurisdiction or by any Governmental Authority, that would make illegal or invalid or otherwise prevent the consummation of the transactions described in this Agreement; and

(2) No law shall have been enacted that would make illegal or invalid or otherwise prevent the consummation of the transaction described in this Agreement.

10.1.2 Failure of Mutual Closing Condition. If any Mutual Closing Condition(s) is/are not satisfied at Closing, then each party to this Agreement shall have the right to:

(1) terminate this Agreement by providing written notice thereof to the other party, or

(2) waive, in writing, any such Mutual Closing Condition(s) at or prior to Closing and proceed to Closing, if possible, without abatement of the amount of the Purchase Price.

If either party terminates this Agreement pursuant to this Section, the terminating party shall provide written notice to Escrow Agent and the other party directing Escrow Agent to disburse the Earnest Money to Buyer, no later than two (2) business days after the termination.

10.2 Buyer Closing Conditions.

10.2.1 Satisfaction of Buyer Closing Conditions. In addition to the Mutual Closing Conditions, Buyer's obligation to close the transaction contemplated by this Agreement is subject to the satisfaction, at or prior to Closing, of the following conditions precedent (the "Buyer Closing Condition(s)"):

(1) all Seller Closing Deliveries shall have been delivered to Buyer or deposited with Escrow Agent in the Closing Escrow to be delivered to Buyer at Closing;

(2) the representations or warranties of Seller in this Agreement shall be true and correct as of the Closing;

(3) the covenants and obligations of Seller in this Agreement shall have been performed in all material respects;

(4) the Title Company shall be committed to the Title Policy in accordance with Section 4.3.4 hereof;

(5) Seller shall have caused the Motels to have been shut down, and the Motels shall be free of all guests and residents in accordance with the Closing Contingency For Removing Occupants as set forth in section 10.4 below) , and Seller shall have removed all Excluded Personal Property from the Motels; and

(6) there shall be no outstanding and uncured breach or default of this Agreement by Seller.

10.3 Seller Closing Conditions.

10.3.1 Satisfaction of Seller Closing Conditions. In addition to the Mutual Closing Conditions, Seller's obligation to close the transactions contemplated in this Agreement, is subject to the satisfaction, at or prior to Closing, of the following conditions precedent (the "Seller Closing Condition(s)"):

(1) Buyer shall have paid to Seller or deposited with Escrow Agent the Purchase Price for the Property, as adjusted pursuant to Section 3.1 hereof;

(2) all Buyer Closing Deliveries shall have been delivered to Seller or deposited with Escrow Agent in the Closing Escrow to be delivered to Seller at Closing;

(3) the representations or warranties of Buyer in this Agreement shall be true and correct; and

(4) the covenants and obligations of Buyer in this Agreement shall have been performed in all material respects.

10.4 Seller to Deliver Property Free of Occupants. Seller hereby agrees that at Closing, the Property will be free and clear of any occupants or rights of occupants to occupy any portion of the Property. Seller hereby represents and warrants to Buyer that (i) Exhibit B attached hereto is a true and correct list of all units in the Budgetel currently occupied or subject to any occupancy rights, together with a statement as to when each occupant's occupancy rights are scheduled to

terminate; (ii) no persons occupy or have any rights to occupy the America's Best Value Inn, which has been completely shut down for business; and (iii) Seller will use diligent efforts to ensure that within ninety (90) days after the termination of the existing State of Illinois moratorium on evictions (the "Moratorium"), all persons will have vacated the Budgetel and no persons will have the right to occupy any portion of the Real Property (the "Closing Contingency For Removing Occupants"). Seller shall keep Buyer apprised of its progress in this regard and shall give Buyer written notice when the Closing Contingency For Removing Occupants has been satisfied in full, and the Closing shall occur within fourteen (14) days after Buyer receives such notice. If the Closing Contingency For Removing Occupants is not fully satisfied by the date that is one hundred twenty (120) days after the date of this Agreement (regardless of the reason therefor, including extension of the Moratorium), then at any time thereafter unless and until the Closing Contingency For Removing Occupants is satisfied in full, Buyer shall have the ongoing right, exercisable on written notice to Seller, to terminate this Agreement and receive a return of the Earnest Money. If Buyer terminates this Agreement under this Section 10.4 and if Seller has used diligent efforts to fully satisfy the Closing Contingency For Removing Occupants (or has been unable to do so due to an extension of the Moratorium) and is not otherwise in default under this Agreement, the return of the Earnest Money shall be Buyer's sole remedy, and neither party shall have any further rights against the other under this Agreement. If Buyer terminates this Agreement under this Section 10.4 and Seller has not used diligent efforts to fully satisfy the Closing Contingency For Removing Occupants (other than by reason of an extension of the Moratorium), in addition to a return of the Earnest Money, Buyer shall have all remedies available at law and in equity. From and after the date of this Agreement, Seller shall not enter enter into occupancy agreements for units at the Motels; provided that the foregoing shall not be deemed to prohibit Seller from accepting reservations in the ordinary course of business, subject to Section 6.2.3 above.

ARTICLE XI.
CLOSING

11.1 Closing Date. The settlement on the Property pursuant to this Agreement (the "Closing") shall occur, if at all, on or before the date (the "Closing Date") that is fourteen (14) days after Buyer's receipt of written notice that the Closing Contingency For Removing Occupants has been fully satisfied, as set forth in Section 10.4 above, subject to the terms and conditions of this Agreement.

11.2 Closing Escrow. Closing shall take place pursuant to the terms of this Agreement, including, but not limited to this Article XII and administered and coordinated by Escrow Agent through a closing escrow (the "Closing Escrow.

11.3 Closing Deliveries.

11.3.1 Seller's Deliveries. At Closing, Seller shall deliver or cause to be delivered to Buyer, or deposited with Escrow Agent in the Closing Escrow to be recorded or delivered to Buyer, as appropriate, all of the (a) documents set forth in this Section 12.3.1, each of which shall have been duly executed and acknowledged (if required), by Seller, and (b) other items set forth in this Section 12.3.1 (the "Seller Closing Deliveries"), as follows:

(1) a warranty deed conveying the Real Property;

(2) a bill of sale conveying any Included Personal Property;

(3) the revenue declaration required by the state, county and municipality in which the Motels are located for recording any of the deeds and/or assignments contemplated herein;

(4) a FIRPTA affidavit in the form set forth in the regulations under Section 1445 of the Internal Revenue Code;

(5) an ALTA statement, gap undertaking and such further instruments of conveyance, assignments, approvals, waivers, consents, confirmations, releases, and other documents as may be reasonably necessary to effectuate the sale and transfer of all title, ownership, and possessory rights in and to the Property to Buyer;

(6) a counterpart of the Final Closing Statement;

(7) Seller's share of funds necessary to comply with its obligations under this Agreement;

(8) all keys and safe combinations; and

(9) such other documents and instruments as may be reasonably requested by Buyer in order to consummate the transactions described in this Agreement.

11.3.2 Buyer's Deliveries. At Closing, Buyer shall deliver or cause to be delivered to Seller, or deposited with Escrow Agent in the Closing Escrow to be delivered to Seller, the following documents, of which shall have been duly executed by Buyer and acknowledged (if required); and (b) other items set forth in this Section 11.3.2 (the "Buyer Closing Deliveries"), as follows:

(1) The Purchase Price, as adjusted by Prorations; and

(2) counterparts of each of the documents and instruments to be delivered by Seller under Section 11.3.1 hereof which require execution by Buyer;

11.4 Possession. Seller shall deliver possession of the Real Property, subject to the Permitted Exceptions, to Buyer, at Closing.

ARTICLE XII.
RISK OF LOSS

12.1 Casualty. If prior to Closing, any or all of either Motel is damaged or destroyed, Seller and Buyer shall remain obligated to close hereunder with a reduction in the Purchase Price for any insurance proceeds or other awards received by Seller.

ARTICLE XIII.
MISCELLANEOUS PROVISIONS

13.1 Time is of the Essence. Time is of the essence of this Agreement; provided, however, that notwithstanding anything to the contrary in this Agreement, if the time period for the performance of any obligation expires on a day other than a business day, such time period shall be extended automatically to the next business day.

13.2 Survival. Except as otherwise set forth in this Agreement, all representations, warranties and unperformed covenants of each party made herein shall survive the Closing, or earlier termination of this Agreement for a period of twelve (12) calendar months from and after Closing.

13.3 Entire Agreement. This Agreement contains the entire agreement and understanding between the Parties with respect to the transactions contemplated hereby, and supersedes all previous agreements, negotiations, representations, and understandings (written or oral) with respect thereto.

13.4 Notices.

13.4.1 All notices to be given hereunder shall be personally delivered or sent by express or overnight mail or courier, by certified mail, return receipt requested, with postage prepaid, electronic mail or by facsimile to the parties at the following addresses (or to such other or further addresses as the Parties may hereafter designate by like notice similarly sent):

If to Seller:

Glengold Hospitality, LLC
c/o Kishor Patel
890 East Ogden
Naperville, IL 60563
Phone: 630-747-4702
Email: kpatel1207@aol.com

With a copy to:

Kevin Coyne, Esq.
Chuhak & Tecson, P.C.
30 S. Wacker Dr.
Suite 2600
Chicago, Illinois 60606

Phone: (312) 855-5441
Email: KCoyne@chuhak.com

If to Buyer:

675 Roosevelt Road LLC
200 W. Madison Street
Suite 3000
Chicago, Illinois

With a copy to:

Lawrence B. Swibel, Esq.
Fox, Swibel, Levin & Carroll, LLP
200 W. Madison Street
Suite 3000
Chicago, Illinois 60606
Phone: (312) 224-1214
Email: Lswibel@foxswibel.com

13.4.2 All notices sent by express or overnight mail shall be deemed effectively given on the first (1st) business day next following the date of such mailing; notices sent by certified mail shall be deemed received on the third (3rd) business day after mailing. All notices personally delivered shall be deemed effectively given on the date of such delivery. Courtesy copies of all notices shall be delivered by email, but email delivery alone shall not constitute notice.

13.4.3 The Parties and their respective counsel shall have the right to change their respective address and/or facsimile number for the purposes of this Section 13.4 by providing a notice of such change in address and/or facsimile number as required under this Section 13.4.

13.4.4 The attorney for each party shall have the authority to deliver notices on such party's behalf to the other party.

13.5 GOVERNING LAW. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF ILLINOIS.

13.6 Assignment. This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and permitted assigns. Neither Buyer nor Seller shall transfer, assign or otherwise convey any rights under this Agreement to another party. Notwithstanding the foregoing, Buyer may assign this Agreement to an affiliate created by Buyer for the purpose of acquiring the Property.

13.7 Third Party Beneficiaries. This Agreement shall not confer any rights or remedies on any person other than (a) the parties and their respective successors and permitted assigns, and

(b) any indemnitee to the extent such indemnitee is expressly provided any right of defense or indemnification in this Agreement.

13.8 Severability. If any term or provision of this Agreement is held to be invalid or unenforceable at any time, such term or provision shall not affect the validity or enforceability of any other terms or provisions of this Agreement.

13.9 JURISDICTION AND VENUE. ANY LITIGATION OR OTHER COURT PROCEEDING WITH RESPECT TO ANY MATTER ARISING FROM OR IN CONNECTION WITH THIS AGREEMENT SHALL BE CONDUCTED IN THE STATE OR FEDERAL COURTS LOCATED IN DUPAGE COUNTY, ILLINOIS AND SELLER (FOR ITSELF AND ALL SELLER INDEMNITEES), AND BUYER (FOR ITSELF AND ALL BUYER INDEMNITEES), HEREBY SUBMITS TO JURISDICTION AND CONSENT TO VENUE IN SUCH COURTS.

13.10 WAIVER OF TRIAL BY JURY. EACH PARTY HEREBY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY LITIGATION OR OTHER COURT PROCEEDING WITH RESPECT TO ANY MATTER ARISING FROM OR IN CONNECTION WITH THIS AGREEMENT, OR IN ANY WAY CONNECTED WITH, OR RELATED TO, OR INCIDENTAL TO, THE DEALINGS OF THE PARTIES HERETO WITH RESPECT TO THIS AGREEMENT.

13.11 Amendments, Waivers and Termination of Agreement. No amendment or modification to any terms or provisions of this Agreement, waiver of any covenant, obligation, breach or default under this Agreement or termination of this Agreement (other than as expressly provided in this Agreement), shall be valid unless in writing and executed and delivered by both parties.

13.12 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which, together, shall constitute one and the same instrument. A party may deliver executed signature pages to this Agreement electronically to any other party, which facsimile copy shall be deemed to be an original executed signature page.

13.13 Rules of Construction. The following rules shall apply to the construction and interpretation of this Agreement. Each party and its counsel have reviewed and revised (or requested revisions of) this Agreement and have participated in the preparation of this Agreement, and therefore any rules of construction requiring that ambiguities are to be resolved against the party which drafted the Agreement shall not be applicable. The terms "hereby," "hereof," "hereto," "herein," "hereunder" and any similar terms shall refer to this Agreement, and not solely to the provision in which such term is used. The terms "include," "including" and similar terms shall be construed as if followed by the phrase "without limitation."

13.14 Prevailing Party. If any litigation or other court action, arbitration or similar adjudicatory proceeding is commenced by any party to enforce its rights under this Agreement against any other party, all fees, costs and expenses, including reasonable attorneys' fees and court costs, incurred by the prevailing party in such litigation, action, arbitration or proceeding shall be reimbursed by the losing party; provided, that if a party to such litigation, action, arbitration or proceeding prevails in part, and loses in part, the court, arbitrator or other adjudicator presiding

over such litigation, action, arbitration or proceeding shall award a reimbursement of the fees, costs and expenses incurred by the party on an equitable basis. This Section 14.17 shall survive the Closing as well as the termination of this Agreement.

IN WITNESS WHEREOF, each party has caused this Agreement to be executed and delivered in its name by a duly authorized officer or representative.

SELLER:

GLENGOLD HOSPITALITY, LLC

By: _____

Name: Kishor Patel

Title: Manager

BUYER:

675 ROOSEVELT ROAD LLC

By: 675 Roosevelt Road Manager LLC
Title: Manager

By:_____

Name:_____

Title: Manager

[Signature Page to Agreement of Purchase and Sale for 675-677 Roosevelt Road and 660 Taft Avenue, Glen Ellyn]

EXHIBIT A

(Legal Descriptions)

EXHIBIT B

List of Tenancies By Units

	ROOM #	CHECK-IN DATE	DAYS
1	104	3/24/2020	429
2	223	7/1/2020	330
3	226	1/22/2020	491
4	227	11/13/2020	195
5	229	1/31/2020	482
6	231	3/16/2020	437
7	303	1/31/2020	482
8	304	1/31/2020	482
9	307	1/31/2020	482
10	308	1/31/2020	482
11	114	11/25/2020	183
12	205	2/1/2020	481
13	206	12/3/2018	906
14	207	2/6/2020	476
15	214	6/15/2020	346
16	218	7/5/2020	326