

AGENDA
Glen Ellyn Plan Commission
Thursday, August 25, 2022 - 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street



1. **Call to Order.**
 2. **Public Comment (non agenda items).**
 3. **Approval of Draft Minutes.**
 - May 26, 2022 Plan Commission Meeting Minutes
 4. **New Business.**
 - Public Hearing – 525 S. Park Boulevard: Willowbrook Wildlife Center: Karen Gray, of Forest Preserve District of DuPage County, is petitioning the Village for a Special Use Permit, Zoning Variations, and Exterior Appearance to accommodate Phase A of the improvements to the Willowbrook Wildlife Center located at 525 S. Park Boulevard in the CR Zoning District.
 5. **Trustee's Report.**
 6. **Chairman's Report.**
 7. **Staff Report.**
 8. **Other Business and Adjourn.**
- cc: Glen Ellyn Plan Commission
Liaison Trustee Thompson
Mark Franz, Village Manager
Emily Rodman, Interim Community Development Director/ Assistant Village Manager
Atrian Fard, Planner
Taylor Gendel, Associate Planner
Meredith Hannah, Economic Development Manager
Grant Paplauskas, Communications Coordinator
Brian Baltudis, Facilities Manager
Dave Harris, Glen Ellyn Park District
Emily Tammaru, Community Consolidated School District 89
Seth Champan, Glenbard School District 87
Eric DePorter, Glen Ellyn School District 41
Dawn Bussey, Glen Ellyn Public Library
Barbara Dutton Thomas, Plan Commission Secretary
Penni Cannova, Executive Secretary
Lori Gloude, Executive Assistant

This note provides you with information regarding what happens to a petition after it has

appeared before the Plan Commission. After the Commission makes a recommendation on a petition, a report of the meeting is prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5249.

Individuals with disabilities who plan to attend the hearing 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 before the meeting.



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

Meeting 8/25/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Minutes
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2558)**

DOC ID: 2022-2558

May 26, 2022 Plan Commission Meeting Minutes

Statement of the Issue:

Not Applicable

Analysis:

Not Applicable

Budget Impact:

Not Applicable

Action Requested:

Not Applicable

Attachments:

1. 5-26-22 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
May 26, 2022

Call to Order and Roll Call

After announcing that wearing of a mask is not required in the building, Chairman Tim Loftus called the meeting to order at 7:01 p.m., explaining the Plan Commission's function and operating procedure as an advisory body. He listed rules for the public comment portion of the meeting, and introduced Village Board Trustee Liaison Steve Thompson, Assistant Village Manager Emily Rodman, Planner Atrian Fard, Planning Intern Patrick Hoffmann and Recording Secretary Barbara Dutton-Thomas.

Roll was called. Present: Chairperson Loftus, Commissioners Brown, Fanella, Cooper, and Vondruska; Absent: Commissioners Arango, Halkyard, Saeed and Thakkar.

Public Comment Non-Agenda Items

None.

Approval of Minutes

Commissioner Vondruska moved to approve the draft minutes of the May 12, 2022 meeting. Seconded by Commissioner Fanella, the motion passed by voice vote.

Pre-Application - 484 and 474 Forest Avenue/538-540 Crescent Boulevard – Glen Art Condominiums

Staff Introduction

Emily Rodman stated that the Petitioner, Fareed Haque of Haque Family LLC, the owners of the subject properties is requesting a pre-application meeting regarding the potential redevelopment for properties located at 484 Forest Avenue and the re-purposing of a portion of property 538-540 Crescent Boulevard and 474 Forest. A five-story, 16-unit condominium building with 3,992SF of commercial space fronting Forest Avenue is proposed, she said, adding that 31 parking stalls located under the adjoining buildings are proposed along with two surface-parking stalls. She reviewed the current state of the subject properties/uses: an 18-stall surface parking lot, a single-family home, Gearhead (auto repair) and the Glen Art Theatre. The Petitioner, she explained, would be seeking a Special Use Permit for a preliminary and final Planned Unit Development (PUD), requiring zoning deviations and exterior appearance approval. According to the Illinois State Historic Preservation Office (ISHPO), she related, all three buildings impacted by the developer are either on the National Register of Historic Places in the form of a historic district, or are eligible to be listed. Ms. Rodman offered context relative to long-range planning: The 2001 Comprehensive Plan sees the area as one that could benefit from building or site improvements; the 2009 Downtown Strategic Plan identifies specific properties as being ideal for a parking garage; and the draft 2022 Comprehensive Plan identifies the site as ripe for redevelopment (though not a "catalyst site") with appropriate uses such as a mixed-use development or a parking garage.

The project proposed, continued Ms. Rodman, would involve redeveloping the existing parking lot, and tearing down the single-family residential home to build a two-way ramp into Gearhead that would lead to underground parking underneath Gearhead and the Glen Art Theatre. Each of the subject properties is under the same ownership, she continued, saying that, for tax reasons, the Petitioner does not intend to consolidate the lots. The zoning is C5A, where front setbacks are not required, she said, and the Petitioner is proposing building to east, north and south property lines, with a 2-ft. rear setback along the west property line. The condo units, indicated Ms. Rodman, are to be a mix of one- and two-bedroom units. The proposed building height is 59 ft. tall. The Zoning Code includes rooftop mechanical equipment in calculating height, she said. When the mechanicals are added in, the proposed building would be 63 ft. 6 in. tall. In the C5A district, Ms. Rodman said, buildings are only allowed to be 45 ft. tall, so a deviation would be required for the proposed concept.

Construction of the proposed development would eliminate the 18 surface parking stalls currently in the lot that, according to the Petitioner, are used by residential tenants, who could use the new underground parking along with the condo tenants. The Zoning Code – which doesn't contemplate mixed-use buildings – does not require parking for commercial uses in the C5A District, explained Ms. Rodman, so the space to be added by the proposed building doesn't trigger the addition of any parking. As such, Staff has requested the Petitioner provide parking consistent with the requirements of the C5B District. (1 ½ parking stalls is required per one-bedroom unit and two parking stalls are required per two-bedroom unit). Additionally, related Ms. Rodman, staff has requested the petitioner replace the 18 surface parking stalls being removed, for a total of 48 stalls. At this point in time, said Assistant Manager Rodman, the Petitioner has not submitted a landscape plan for the proposed development, but as the building is proposed to be constructed essentially to property lines, there isn't sufficient space for landscaping. Staff is suggesting that the two surface parking stalls proposed be removed to provide some. Staff, she said, also has concerns about traffic implications of the two surface stalls (the removal of which would open up space for landscaping). The amount of space the building would take up on the site, she said, also interferes with refuse enclosure and ADA requirements.

To support the concept presented, Ms. Rodman listed the deviations that would be needed to allow:

- the lots to remain separate;
- a building height of 63' 6";
- parking for a residential building to be located on a different zoning lot than the principal building;
- some parking stalls in the garage to be 8.6 feet wide in lieu of 9 ft.;
- a two-way drive-aisle to be less than 25 ft. in width;
- a building with coverage exceeds 50 percent of the lot area; and
- a departure from standards that encourage amenities to make the development attractive to residents.

Commissioner Questions

Commissioner Vondruska asked if the plan is to leave the Glen Art structure in place and excavate underneath it. Ms. Rodman responded that the theater would remain operable, but the lower level, a former bowling alley, would be used for parking. Commissioner Fanella asked if there would be no change to the frontage of Crescent Blvd. Ms. Rodman said this is correct. Citing a letter regarding deficiencies from Village Building & Zoning Official Steve Witt, Chairperson Loftus asked about the elevator on the south side of parking exiting via the vestibule on the east side of the theater, the answer deferred to the project architect. The Chairperson wondered whether, if the lot consolidation doesn't happen and property is sold, could the proposed lot line to the south side having no setback prevent access to garbage from the condo building. He asked if the Village has considered making consolidation a requirement of the PUD. Ms. Rodman said the Village requires lot consolidation in a PUD to address future ownership issues, but in this case, if individual lots were sold and redeveloped, this would require approval. If lot consolidation isn't required at this point, she explained, there could be an issue unless easements are put in place. Ideally, she added, the lots would be consolidated. Chairperson Loftus asked for confirmation that there are no parking requirements for the residential portion of the proposed building. Ms. Rodman said this is correct, though the Village has required it for other mixed-use buildings in C5A. Mr. Loftus wondered if, without lot consolidation, a property owner might pull the parking rights of a condo association or vice versa. Ms. Rodman said that if protections aren't put in place, then the underground parking could potentially be sold to someone else. Mr. Loftus expressed concern about the Village subsidizing private parking. Staff shares this concern, replied Ms. Rodman, who noted that, based on the Zoning Code, the proposed would result in a net loss of parking downtown (though the Petitioner has conveyed otherwise). Calling the language in the last deviation listed "fairly squishy," Commissioner Cooper asked for examples of other PUDs in C5A where an accommodation was made over landscaping. Saying that landscaping is a challenge in the urban core, Ms. Rodman cited the Apex development, which features a pool deck with landscaping and other common area amenities. She mentioned, too, the outdoor amenity area planned for Avere. Acknowledging that this section of the Code is not specific, she said it's there to encourage attractive developments. She related that Planner Fard indicates that the intention is to integrate into the block and with the neighboring properties, and added that, while the Code is "touchy feely," the Village is looking for an overall cohesiveness. Chairperson Loftus asked if the passage on the north ("Public Access Way") is owned by the Village. Ms. Rodman said it belongs to the Petitioner, and is intended to be a transitional pathway. In response to a query y Mr. Loftus about relocation of utilities (e.g., transformers) behind the theater and Gearhead's, Ms. Rodman said the Village typically wants utilities to be undergrounded, but that is not always feasible, but this is something to be evaluated. Commissioner Fanella asked if the properties aren't consolidated, why the proposal is being brought forward as a PUD. Ms. Rodman responded that the size (i.e., square footage) dictates it in the downtown.

Petitioner's Presentation

Fareed Haque introduced himself as the son of the owners of the subject properties, saying they have held the properties since the mid-70s. With his mother passed on and his father retired, he said, he is trying to step in and keep things going. Expressing a desire to keep the area within the spirit of the

downtown, he said the block is “perking up” following some changes. The next step, he said, is to figure out what to do with the property. He said that, although the Glen theater basement is a huge space (empty since the 1950s), it’s not viable for applications explored, as adapting it would be cost-prohibitive. He said he has no objection to consolidating the PINs, and would have to work through this to see what the implications are, as the Glen is owned by one LLC and the other properties by another. He acknowledged, however, that it “makes sense” to have parking go with residences. He said the project would only need about nine residential spaces, as the other nine are rented to Gearheads. Project architect Mike Linn introduced Jackie Linn (and their colleague Laborio), and said they hope to contribute a nice building to the community, recognizing the location is an important part of it. He added that, “The numbers behind it have to make sense,” pointing to a limited footprint. Existing conditions images were displayed. Commissioner Brown asked the ceiling height of the basement. Mr. Linn said it is 16 ft. and that it is pitched due to the structure of the theater above. Chairperson Loftus asked if the lots were not consolidated whether there would be an issue with permitting. Mr. Haque reiterated that he has no objection to consolidating. Commissioner Cooper asked who is going to own the fee for the property with the garages. The Petitioner responded that they could perhaps get rid of one of the LLCs, and that a license in perpetuity could be the solution. Ms. Rodman said that permitting is not an issue because the Petitioner owns all of the buildings. Chairperson Loftus expressed concerns about agreements not following through when pieces of property are sold, causing the Village to absorb issues. The Petitioner said it would be desirable to have the parking associated with the property so residents wouldn’t lose parking. Mr. Linn reviewed the proposed building layout. Mr. Haque said it is hoped that tenants that provide appropriate services, such as a workout center or a café, could be solicited for the commercial space. Mr. Linn displayed an illustration comparing building heights; Mr. Haque maintained that the parking lot Forest Avenue slope affect the building’s appearance and height compared to others on the block. In response to a query by Commissioner Loftus asked about access to the roof, Mr. Linn a hatch would be considered to meet height restrictions. He said the exterior design is going after “a nice crisp look,” 95 percent brick materials accented by limestone at the front. Commissioner Cooper sought confirmation on the ratio of regular to disability parking spots. Ms. Rodman said she wasn’t sure what it is. Mr. Cooper asked if two parking spots are removed, where the disability spots needed would be put. Mr. Linn said he wants to double check the Code, but would try diligently to find another location for them (but indicated that a few spots in the plan that have large margins not tagged handicapped). Mr. Cooper asked about plans for a basement. Mr. Linn said there are none for a basement in the condo building, but each unit would have its own furnace, and the rooftop a small condenser. Commissioner Brown asked if there’d be bike storage. Mr. Linn replied affirmatively.

Public comment

Ms. Rodman read into the record the following questions from Zak Wilson: *I noted this evening a developer is seeking to obtain preliminary feedback on a mixed-use development concept located on the north side of the Village at Crescent and Forest Avenue. Notable historic buildings that would be impacted are the Glen Art Theatre and Gearhead Auto Repair. This mixed-use development will be five stories tall with 16 residential condos and 3,992SF of commercial space. 1. What impacts will this have on the Northside historic district? This area is a part of that district. 2. How does this represent the Comprehensive Plan? 3. Is this a catalyst site?*

Explaining that the theater is part of the Main Street North Historic District and the façades would remain untouched, Ms. Rodman said the ISHPO has concerns as to whether this is an area that would be detrimentally affected by the proposed development. She repeated earlier statements she made about the Comprehensive Plan. Mr. Vondruska interjected that the Pre-app process is to elicit early feedback.

The following individuals commented:

Tom Smith, 543 Pennsylvania, said he's lived in Glen Ellyn since 1981 and owns the Baird & Warner property, for which he was going to add a third story 10 years ago, but didn't think it was right to do. He said a new structure he's contemplated would look nicer and work better than that the Petitioner proposes, and expressed an issue with the proposed height. With the proposed to be built right to the lot line, he said, the balconies would hang over his property. The parking theory, he continued, is "totally wrong," saying that the pipe for the storm system is huge, and said that with regard to the electrical aspects, the Petitioner has no idea what he is up against. "It's not a good project, guys."

Jim Murphy, 501 Forest, said he appreciates the owners wanting to keep the Village quaint, but that with the number of newly approved "big box" developments, the Village would be wise to see if occupancy can support another condominium/apartment. He said he believes Village taxpayers are suffering from "construction overload," and said that Glen Ellyn is not a high density urban area. He called for a small grocery to be considered for the downtown.

Marybeth Nelms, 932 Stacy Ct., expressed concern about underground parking below a theater, worrying about how emergency personnel will remedy a situation if a car fire occurs. She said the proposed development might be an extra added storm-water aggravation in the "super bowl" that is downtown, and called the plan for underground parking in old building "sketchy." She also listed a five-story building on a 60 ft. frontage, theater egress, a lack of a pick-up/drop-off area, and continuity of the block as concerns.

Sara Cassin, 501 Forest, commented that she is concerned that the concept of charming and quaint is leaving the Village with the proposed, which, she said, would probably fit in Oak Park, but not Glen Ellyn. She said she'd rather see an existing building improved than a new one built in this area. She surmised that the proposed could push Gearhead to work on more cars outside.

In response to a question of what a catalyst site is, Ms. Rodman said it is one on which redevelopment might spur reinvestment in surrounding properties and explained that six such are delineated in the Comprehensive Plan. Trustee Thompson offered as an example the hotel on Taft.

Bob Ruffie, 520 Crescent Blvd., said there seems to be plenty of parking for residents of the building, but wondered about visitors. Chairperson Loftus said the C5A parking requirement is different than residential, and Commissioner Vondruska said it's a valid question. Jim Murphy presumed the Village would lose parallel parking. Ms. Rodman said parking and traffic circulation would have to be evaluated.

Renee Atchison, a realtor, 66 Forest, applauded Mr. Haque for posting his concept, and said she is grateful the group is here talking. She asked the Commission if a need for condos is being expressed, as she said she thinks the town does. She added that she likes the limestone proposed.

Ms. Rodman said all of the units coming online are rentals, and the Village Board has expressed a desire to see more condos. Mr. Linn spoke up to clarify that the balconies don't exceed the property lines.

Commissioner Discussion

Responding to Ms. Atchison's point, Commissioner Vondruska remarked that condo developers wouldn't plan a project if it weren't viable. Calling the subject site "an odd piece of property," he said the proposed project needs to go through the various approvals, but it seems that digging under buildings to create parking space would be more expensive than "starting from scratch" by tearing down a building and putting in underground parking. While he expressed confidence that consolidation issues would be worked through, he said it is a concern. He said he's "not wild about" spreading the project out over pieces of property, calling the plan "complicated" and "a little disjointed," and observing today's retail environment, he doubted a corner grocery store will be seen. The Commissioner said he's "kind of on the border" about the building height, as the site sits low and is flanked by taller buildings, and that while the building "sitting there by itself is maybe not the prettiest thing," it's not on Main St.

Commissioner Cooper commended the Petitioner on his work and his openness to input. Referencing the Downtown Strategic Plan call for a vibrant downtown and the need to increase its residential population, he expressed support for turning an underutilized space into residential area, as well as is intrigued by the solution to the parking. He said, however, he thinks the Village is trying to solve parking problems of the late 20th and early 21st centuries and is skeptical about the role automobiles will play later this century, as he notes that younger purchasers are less tied to them, hence he's "not wed to the number of parking spots." He added that he doesn't like tall buildings on the subject block and the proposed "will really stand out." He said he likes the design, cautioning against an "ersatz/false" 1927.

Commissioner Fanella said she didn't have much to add, except that she would not support the project unless the lot consolidation went through. Commissioner Brown said she appreciates the Petitioner's reverence for the history of the Glen Art building. She said she's not sure the parking concept is the best idea, but values the creativity, and sees a tough decision in choosing between parking and retail. She said she believes people do want to downsize and stay in town, and that she likes architectural diversity, but wants to see the building blend in.

Chairman Loftus said he's curious how much the plans would change after reading the document from Steve Witt, specifically comments concerning a possible fire in the basement, and the requirements for sprinklers and accessibility. He said he's glad the Petitioner didn't mention building "luxury apartments," as he (Mr. Loftus) can't fathom spending that much money per month to live in one. He expressed favor for "some happy medium between 1927 and 2022" for an architectural style, and said he's "all for condos," as ownership breeds pride. He said he could support the Petitioner's effort – with tweaks – and indicated he's not concerned about losing parking and would hope for a reasonably sized building.

Trustee's Report

Trustee Thompson reported that the Board approved the yoga studio, underground utilities at Hillside and Main, and changes (with modifications expected) to the Zoning Code for electrical charging stations. He said a water main project will begin in June on south Park Blvd. The Board began its review of the Draft Comprehensive Plan, he continued, and said that the third listening session for the Roosevelt

Road-Taft Avenue Ad Hoc Work Group is scheduled for June 2nd. Due to elevator work to be performed at the Civic Center, he noted, public meetings in June will be held at the Police Station.

Chairperson's Report

Chairperson Loftus announced that Angela Fanella is retiring from the Plan Commission, and thanked her for her dedicated service. Jamie Vondruska is to retire shortly thereafter, he added.

Staff Report

Emily Rodman said that Commission terms were adjusted to accommodate the Board President assuming responsibilities in May, with new appointees' terms expiring July 31st. She said there will not be a Plan Commission meeting on June 9th, but anticipates one on June 23rd.

Adjournment

Chairman Loftus adjourned the meeting at 9:20 p.m., following passage by voice vote of a motion to adjourn made by Commissioner Fanella and seconded by Commissioner Cooper.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



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

Meeting 8/25/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2559)**

DOC ID: 2022-2559

Public Hearing – 525 S. Park Boulevard: Willowbrook Wildlife Center: Karen Gray, of Forest Preserve District of DuPage County, is petitioning the Village for a Special Use Permit, Zoning Variations, and Exterior Appearance to accommodate Phase A of the improvements to the Willowbrook Wildlife Center located at 525 S. Park Boulevard in the CR Zoning District.

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

Please see attached.

Action Requested:

Please see attached.

Attachments:

1. WWC - PC Staff Report
2. 1. Application for a Special Use Permit
3. 2. Application for Zoning Variations
4. 3. Application for Exterior Appearance Approval
5. 4. Aerial Map
6. 5. Zoning Map
7. 6. 1' Contour Map
8. 7. Public Hearing Notice
9. 8. Location Map for Public Hearing Notice
10. 9. Certificate of Publication
11. 10. 2001 Comprehensive Plan Section
12. 11. 2022 Draft Comprehensive Plan Section
13. 12. Petitioner's Narrative Statement
14. 13. Boundary and Topographic Survey

15. 14. Plat of Survey
16. 15. Existing Conditions Photos
17. 16. Existing Conditions Plan
18. 17. Phasing Plan
19. 18. Site Plan
20. 19. Design Drawings
21. 20. 3D Renderings
22. 21. Construction Materials
23. 22. Landscape Plan
24. 23. Tree Preservation Plan
25. 24. Lighting Plan and Cutsheets
26. 25. Enlarged Site Plan
27. 26. Traffic Impact Study
28. 27. Environmental Studies
29. 28. Grading Plan Set
30. 29. Utility Plan Set
31. 30. Ordinance No. 6154 (Approving Master Plan in 2013)
32. 31. Master Site Plan (Approved in 2013)
33. 32. Traffic Review Letter
34. 33. Engineering Review Letter
35. 34. Wetland Review Letter
36. 35. Draft Findings of Fact
37. 36. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Atrian Fard, Planner

DATE: August 17, 2022

FOR: August 25, 2022 - Plan Commission Public Hearing

SUBJECT: 525 S Park Boulevard – Willowbrook Wildlife Center
Special Use, Zoning Variations and Exterior Appearance approval for proposed improvements – Phase A

PETITIONER: The petitioner is the Forest Preserve District of DuPage County, represented by Karen Gray and Kevin Horsfall of the Forest Preserve District of DuPage County and Scott Steffes and Dane Svoboda of Wight & Company.

REQUEST: A public hearing regarding a request for approval of a Special Use Permit, Zoning Variations and the Exterior Appearance to accommodate Phase A of the improvements to the Willowbrook Wildlife Center located at 525 S. Park Blvd., including the construction of two animal enclosures and a raptor flight barn, relocation of an existing raptor dorm, construction of a new walking path, and installation of a new fence. In order to accommodate the project, the Forest Preserve District of DuPage County is requesting approval of the following:

1. A Special Use Permit in accordance with Section 10-4-3(A) of the Glen Ellyn Zoning Code to allow improvements to Willowbrook Wildlife Center located in the CR District including the construction of two animal enclosures, a raptor flight barn, and relocation of an existing raptor barn.
2. The following Zoning Variations in accordance with Section 10-10-12 of the Zoning Code:
 - a. A variation from Section 10-5-4(A)-2(a) to allow the total combined area of the existing and proposed accessory structures to be approximately 23,000 square feet where the maximum combined area of 1,000 square feet is permitted for freestanding accessory structures.
 - b. A variation from Section 10-5-4(A)-4(a) to allow the proposed accessory structures to be closer to the front property line than the principal buildings on the lot.

- c. A variation from Section 10-5-5(B)-3 to allow an eave height of 17.75 feet for an accessory structure in lieu of the maximum allowable eave height of 12 feet.
 - d. A variation from Table 10-5-5(B)4#12 to allow an eight-foot, fully enclosed fence where the maximum height for a fence closer to the street than the principal structure on a lot is four feet with 33.3 percent openness.
 - e. A variation from Table 10-5-5(B)4#12 to allow an eight-foot-tall fence where the maximum height for a fence located at or behind the front face of the principal structure is six feet.
 - f. A variation from the specific landscape requirements in Section 10-5-13(L)1 related to the number, type and size of required trees on the property in the event that the site as a whole would not fulfill the specific requirements of this section.
3. Exterior Appearance Approval for the new improvements in Phase A (to be reviewed by Plan Commission, with Village Board approval).

LOCATION/ ZONING:

The subject property is approximately 43.12 acres and is located on the east side of South Park Boulevard, at its intersection with Fawell Boulevard, in the CR Conservation Recreation District. The surrounding zoning and land uses are as follows:

	<u>Surrounding Land Uses</u>	<u>Zoning</u>
North:	Single-Family Residential	R1 Single-Family and Unincorporated DuPage
County		R-4 Single-Family District
South:	Single-Family Residential	Unincorporated DuPage
County		R-3 Single-Family District
East:	Single-Family Residential	Unincorporated DuPage
County		R-4 Single-Family District
West	Church and College	R1 Single-Family and CC Community College

COMP

PLANS: The 2001 Comprehensive Plan recognizes and supports the Forest Preserves' intention to enhance and improve the site as a focal point and landmark in the Village. Similarly, the Draft 2022 Comprehensive Plan emphasizes parks and open spaces as distinguishing features of the community and supports execution of the Forest Preserves' Master Plan. Each of the noted plan sections have been attached for the Plan Commission's review.

PUBLIC HEARING: Notice of the public hearing was published in the August 8, 2022 edition of The Daily Herald. Property owners within 350 feet of the subject property were notified by mail of the public hearing and a placard was placed on the site.

BACKGROUND: On July 22, 2013, the Village Board approved Ordinance No. 6154, which granted approval of a Special Use Permit, Zoning Variations, Sign Variations, and Exterior Appearance associated with a Master Plan to enhance the rehabilitation center for the property commonly known as Willowbrook Wildlife Center. Ordinance No. 6154 allowed the Master Plan to be constructed in two phases within ten years of the date of Ordinance. Among other things, Phase I included the expansion of the existing parking lot and service building, and Phase II included the development of the visitor center as well as enhancements and relocation of animal exhibits. Since 2013, the Forest Preserve have completed Phase I, while Phase II has deferred due to financial challenges and internal approval processes.

In late 2021 and early 2022, the petitioner filed a building permit application to complete Phase II as part of the approved Master Plan (attached). The permit application included a new phasing plan comprised of 4 new Phases, A, B, C, and D, in order to finish the project, previously known as Phase II. A preliminary review of the new plans found several items that were not identified on the approved Master Site Plan for the Special Use Permit, including but not limited to the construction of two new animal enclosures, a flight barn, a walking path, and a new fence located north of the existing service building, all of which were classified as Phase A of the project. Further discrepancies were also found in Phases B through D. Consequently, the Village staff requested approval of a new Special Use Permit to account for these changes and to accommodate future developments. To expedite the entitlement approval, the petitioner preferred to initiate the process for Phase A at this time and return to Plan Commission for the remaining Phases at a later date. Overall, the petitioner has estimated that it will take approximately 2 years to complete all remaining phases.

PROJECT SUMMARY: The property is currently developed as native wildlife rehabilitation and visitor center. The Forest Preserve District of DuPage County is proposing

to make a significant investment in its existing facility. As part of Phase A of the project, the proposed improvements include the demolition of a dilapidated enclosure; construction of a new 9,500 square foot raptor flight barn, 3,100 square foot carnivore enclosure, and 1,630 square foot mammal enclosure; and relocation of the existing prefabricated 700 square foot raptor dorm to the north end of the improved area, adjacent to the proposed mammal enclosure. Proposed Phase A improvements also include construction of a new walking/driving path throughout the animal enclosures, installation of a new 8-foot-tall solid fence around the animal enclosures, new landscaped depressional areas, and preparation of a site at the front of the property for future ground-mounted photovoltaic arrays. Later phases would include but are not limited to the construction of a new clinic and visitor center, demolition of the existing clinic, indoor and outdoor recreational improvements, and site development.

Staff recommends that the Plan Commission review and make a recommendation only regarding Phase A, as the petitioner will be required to return to the Plan Commission and Village Board for a new Special Use Permit in the future. Additional information about the project and variations requested is below.

1. Project Timeline. Construction of Phase A is estimated to begin on September 15, 2022. Phase B, C, and D are anticipated to begin in the Summer of 2023 and be completed by 2024.
2. Special Use Permit. The Village Zoning Code requires a special use permit for all buildings, structures, and principal activity areas in the CR District unless waived by the Building and Zoning Official upon review and approval of the Director of Community Development. Due to the scope of the project and changes to the 2013 Master Plan, the Interim Community Development Director determined that a Special Use Permit should be granted for the implementation of Phases A through D of the project.
3. Operations. The visitor center currently is and will be closed during construction until the new visitor building opens in 2024. The outdoor exhibits and natural trails are open daily from 10:00 AM to 3:00 PM. The existing clinic operates Sunday through Friday from 10:00 AM to 3:00 PM. At any given time, the facility employs up to 30 staff members, including full-time and part-time employees, volunteers, and seasonal employees. With the Phase A improvements, the maximum number of people working at any one time is anticipated to increase to 35 employees/volunteers.
4. Access & Circulation. The subject site is located on the east side of Park Boulevard (DuPage County Road 5) at its intersection with Fawell

Boulevard. Access to the site will continue to be provided via the existing access drive that forms the east leg of the signalized intersection of Park Blvd with Fawell Blvd. No changes to the access drive are planned as part of Phase A.

The petitioner has commissioned KLOA Consultants to conduct a traffic impact study (TIS), the results of which have been shared with the Village's Traffic Consultant. According to the traffic impact study, the addition of new structures would increase the maximum number of employees/volunteers working on-site at any given time by up to 35 people. In addition, the shift times for staff will vary; as such, not all employees will arrive and depart at the same time. KLOA also anticipated a limited increase in the number of visitors at the center with the proposed improvements. Therefore, the proposed improvements are projected to generate a low volume of additional traffic, particularly during the critical weekday morning and evening peak periods. Overall, the Village's Traffic Consultant agrees with TIS's interpretation.

5. Parking. Public or private buildings owned by a governmental agency in the CR District are required to provide one parking space for each 250 square feet of floor area in the building, resulting in a minimum requirement of 44 parking stalls for the rehabilitation and visitor center. The parking lot currently provides 98 parking stalls that exceed the Village Zoning Code's parking requirement. There will be no changes to the parking lot as part of Phase A of the project.
6. Accessory Structures. Staff considers the existing clinic and propagation building as principal buildings on the lot and all other existing and proposed structures to be subordinate and accessory to those buildings. As part of Phase A, there will be no changes to the existing main buildings; however, the following Zoning variations need to be sought to accommodate the proposed accessory structures:
 - Per Section 10-5-4(A)-2(a), the total combined area of all freestanding accessory structures on a zoning lot shall be limited to 1,000 square feet, but no more than 30 percent of a required rear yard (23,907 square feet), whichever is less. The total combined area of the existing and proposed accessory structures is approximately 23,000 square feet which exceeds the maximum allowable combined area of 1,000 square feet for freestanding accessory structures. Therefore, a variation will be required. The petitioner has explained that the size and configuration of the proposed structures are highly dependent on the housing demands for each species that should also meet wildlife rehabilitation standards.
 - Per Section 10-5-4(A)-4(a), accessory structures shall be located no

closer to the front property line than the principal structure on the lot. According to the Site Plan, the proposed carnivore enclosure (Structure I) and raptor flight barn (Structure J) are closer to the front property line than the principal buildings on the lot. Therefore, a variation will be needed. According to the petitioner's statement, locating the carnivore enclosure and raptor barn behind the primary buildings as required would be challenging due to the steep grade change caused by the creek bed running behind the principal buildings.

- Per Section 10-5-5(B)-3, the eaves of all accessory structures shall not exceed 12 feet above the structure's grade. The submitted elevations show that the raptor flight barn (Structure J) would exceed the height limit for eaves by 5.75 feet. Therefore, a variation would be needed. According to the standards set forth for wildlife rehabilitation, a minimum height of 16 feet is required for evaluation of flight conditioning and readiness for release for larger raptors.*

* The Minimum Standards for Wildlife Rehabilitation, by National Wildlife Rehabilitators Association and International Wildlife Rehabilitation Council (2000)

- Per Table 10-5-5(B)4#12, fences located closer to the street than the principal structure on the lot shall be a maximum of 4 feet tall and shall be at least 33.3% open, where an 8-foot-tall permanent fence is proposed to be closer to the street (Park Blvd) than the principal structures (propagation building and clinic) on the lot. A variation will be required for any segment of the 8-foot-tall fence extending beyond the front face of the propagation building, which is the closest principal building to the street. In addition, the maximum allowable height for fences placed behind the front face of the main structure is 6 feet. Therefore, an additional variation would be needed. According to the petitioner, an 8-foot-tall fence with dense shade cloth is needed to screen the humans outside the enclosures from animals' view. The screening will protect animals from habituation to human activities.
7. Walking Path. A new pedestrian walkway is being proposed throughout the new enclosures providing convenient pedestrian and vehicular access for employees to maintain the enclosures. As part of Phase A, no lighting is proposed along the walking path.
 8. Landscaping. In order to accommodate the new improvements, approximately 232 of the existing trees would be removed, including one parkway tree to make way for the temporary construction entrance on Park Blvd. Twenty new shade trees, seven new ornamental trees, and seven new evergreen trees will be planted around the new structures,

mainly along the western edge of the lot. While a considerable number of trees would be removed to clear the site, it is anticipated that the remaining trees along the west edge of the site would sufficiently screen the new structures from Park Boulevard.

Section 10-5-13(L)1 of the Zoning Code requires a certain number and caliper of shade, ornamental, and evergreen trees per acre of green space on a property. A substantial number of trees are located on the site, and a large portion of the property would remain wooded. Therefore, a costly tree survey of this 43-acre site to determine compliance with Section 10-5-13(L)1 was not requested. Instead, a variation from the requirements of this Section was recommended in the event that the existing breakdown of trees on the site does not meet the strict requirements of the Code. This variation request is intended to compensate for Phase A's tree removals.

9. Lighting. There is no new exterior site lighting proposed as part of Phase A, except five surface-mounted emergency lights at the entrance of the new structures, which comply with the Zoning Code requirements. No changes are proposed to the existing parking lot lighting at this time.
10. Stormwater. The site currently drains to Glen Crest Creek. The proposed improvements will comply with the requirements of the DuPage County Stormwater and Floodplain Ordinance, and the proposed runoff changes will be minimal. There will be post-construction Best Management Practices (PCBMPs) installed that do not exist at the site today to reduce runoff and improve water quality. The Village Stormwater Consultant has reviewed the Stormwater Management Report for Phase A and indicated that the remaining stormwater comments do not impact the layout or design of the proposed improvements and could be added as a condition to the entitlement approvals for Phase A, to be addressed later in the permit process (see attached Stormwater Review Letter).
11. Wetlands. Four (4) continuous wetland/water areas are delineated throughout the subject property, totaling approximately 3.20 acres. As the total wetland area is estimated, all wetland flags must be surveyed to confirm boundaries and jurisdiction. The wetland areas would be considered regulatory under the DuPage County Countrywide Stormwater and Flood Plain Ordinance. The Village Environmental Consultant has reviewed the site's Wetland Assessment Report and indicated that the environmental comments do not impact the layout or design of the proposed improvements and could be added as a condition to the entitlement approvals for Phase A, to be addressed later in the process (see attached Wetland Review Letter).
12. Exterior Appearance. The Village does require Exterior Appearance

compliance for all non-residential developments. Below is a broad overview of the proposed improvements as it relates to the Exterior Appearance request.

- Raptor Flight Barn (Structure J): The structure features a wooden-shed roof, exterior plywood panels with 1-inch spaced vertical boards, horizontal treated plywood panels, and a partial horizontal cement siding. On the south elevation, an outdoor enclosure will be attached to the structure with treated wood framing and metal mesh partitions.
- Carnivore Enclosure (Structure I): The structure will be constructed with a corrugated metal roof panel attached to metal mesh partition framing covered by canvas shade cloth on a concrete curb. There will be a 3.3-foot-tall concrete masonry unit wall along the southeast corner of the structure.
- Small Mammal Enclosure (Structure G): The structure will consist of prefabricated metal mesh partitions with a solid panel roof on a concrete pad.
- Existing Relocated Raptor Dorm (Structure H): The structure features a prefinished sheet metal roof on prefabricated welded wire mesh panels.
- Fence: Proposed is a galvanized chain-link fence covered by a green or black privacy canvas shade cloth.
- Landscaping: All of the trees to be planted are selected from the recommended plant list by Appearance Review Guidelines.

Due to the nature of the improvements proposed for the rehabilitation center, the only applicable Design Guidelines that Phase A is out of compliance with are as follows:

- Section 1.2 discourages certain materials and finishes, several of which are proposed for the enclosures, such as rustic-finished wood, trim or panel systems, and exposed concrete walls.
- Section 1.5.4 recommends having overhangs for pitched roofs that would define the roof wall interface. It appears that Structures I, G, and H require do not meet this guideline.
- Section 2.1.6 recommends that fences built as buffers be of the color and materials consistent with the principal structures. Proposed is a green or black fence made of privacy canvas shade cloth, which blends well with the surrounding nature preserve but is not

consistent with the color tones and materials used for the existing clinic (red brick) and Building N (cream brick walls with gray roof).

The Village has recently reinstated the Architectural Appearance Commission (AAC). The AAC will review building elevations, renderings, and associated landscaping for all new non-residential, multi-family, and attached single-family residential developments starting in September 2022. Therefore, future development phases will be reviewed by the AAC.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is requested to conduct a public hearing to consider the petitioner's requests for a Special Use Permit, Zoning Variations and the Exterior Appearance to accommodate Phase A of the improvements to the Willowbrook Wildlife Center located at 525 S. Park Blvd. The Plan Commission should make a recommendation to the Village Board for approval, approval with conditions, or denial of the requests. In deliberating this recommendation, the Plan Commission should consider the criteria set forth in Section 10-10-14(E) and Section 10-10-12 (E) of the Zoning Code and the Appearance Review Guidelines. Staff has prepared draft findings of fact for a recommendation of approval of the requests. Plan Commissioners should feel free to modify the findings based upon information provided at the public hearing. If Commission members wish to recommend denial of the requests and would like staff to prepare a motion to deny, please contact staff in advance of the meeting. A draft motion to approve has been attached for the Plan Commission's review and use.

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

1. The project shall be constructed in substantial conformance with the Phase A plans as submitted and the testimony presented at the August 25, 2022 Plan Commission public hearing.
2. That the proposed landscaping on the site shall be installed in compliance with the approved landscape plan and be continuously maintained in perpetuity.
3. That the proposed structures shall be constructed in compliance with the approved Exterior Appearance.
4. The stormwater management plan shall be reviewed and approved by the Village Stormwater Engineer prior to the issuance of a building permit for Phase A.
5. The wetland delineation shall be reviewed and approved by the

Village Environmental Engineer prior to the issuance of a building permit for Phase A.

6. The petitioner shall return to the Plan Commission and Village Board for review and approval of the remaining phases of the project.

ATTACHMENTS:

1. Application for a Special Use Permit
2. Application for Zoning Variations
3. Application for Exterior Appearance Approval
4. Aerial Map
5. Zoning Map
6. 1' Contour Map
7. Public Hearing Notice
8. Location Map for Public Hearing Notice
9. Certificate of Publication
10. 2001 Comprehensive Plan Section
11. 2022 Draft Comprehensive Plan Section
12. Petitioner's Narrative Statement
13. Boundary and Topographic Survey
14. Plat of Survey
15. Existing Conditions Photos
16. Existing Conditions Plan
17. Phasing Plan
18. Site Plan
19. Design Drawings
20. 3D Renderings
21. Construction Materials
22. Landscape Plan
23. Tree Preservation Plan
24. Lighting Plan and Cut Sheets
25. Enlarged Site Plan
26. Traffic Impact Study
27. Environmental Studies
28. Grading Plan Set
29. Utility Plan Set
30. Ordinance No. 6154 (Approving Master Plan in 2013)
31. Master Site Plan (Approved in 2013)
32. Traffic Review Letter
33. Engineering Review Letter
34. Wetland Review Letter
35. Draft Findings of Fact
36. Draft Motion to Approve

cc: Emily Rodman, AICP, Interim Community Development Director/AVM

Steve Witt, Building & Zoning Official
Amy McKenna, Consulting Engineer
Alicia Burchacki, Environmental Consultant
Karie Friling, Forest Preserve District of DuPage County
Kevin Horsfall, Forest Preserve District of DuPage County
Karen Gray, Forest Preserve District of DuPage County
Scott Steffes, Wight & Company
Dane Svoboda, Wight & Company
Kyle Buck, Wight & Company
Simona Kamel, Wight & Company
Danielle Appello, Wight & Company
George Gardner, Wight & Company

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Park\Park 525 S., Willowbrook Wildlife Center, SUP\2022
SUP, EA\Meeting Materials\PC

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: July 28, 2022 Application No: _____

Name of Applicant: Karen Gray, Landscape Architect Supervisor - Forest Preserve District of DuPage County

Address of Applicant: 3S580 Naperville Rd. Wheaton, IL 60189

Business Phone: 630-933-7237 Fax: _____

Home Phone: _____ Mobile Phone: 630-846-6877

Email: kgray@dupageforest.org

Property Interest of Applicant: Owner Representative

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Karie Friling, Executive Director - Forest Preserve District of DuPage County

Address of Owner: 3S580 Naperville Rd. Wheaton, IL 60189

Business Phone: 630-933-7200 Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: kfriling@dupageforest.org

Address: Willowbrook Wildlife Center 525 S. Park Blvd. Glen Ellyn, IL 6013

Legal Description of Property: _____

Refer to attached Bittman Land Title Survey dated January 2, 1997

Refer to attached Chase Land Title Survey dated October 5, 1970

Permanent Index No. (PIN): 05-26-200-001 Zoning: CR Conservation Recreation

Lot Dimensions: approx. 1417 ft x 1,324 ft Lot Area: 43.08 acres

Present Use: Rehabilitation Center

Requested Use/Construction: Rehabilitation Center

Estimated Date to Begin New Use/Construction: September 15, 2022

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

Wight & Company
2500 N. Frontage Rd., Darien, IL 60561
630-969-7000

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:

Refer to attached Narrative Statement

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 proposed improvements to the Willowbrook Wildlife Center support the goal of the comprehensive plan to emphasize parks and open space as distinguishing features of the community and to continue collaboration and cooperation with the forest preserve district to foster community spirit. The improvements also support the goal of preserving and protecting natural resources in DuPage County while connecting people to nature.

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:

All structures are designed to to create a consistent architecture on the site including a residential building aesthetic with simple sloped roofs and functional materials such as horizontal siding, metal roof, and pressure treated wood.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:
Approximately 275 feet of dense forest will remain between the new enclosures and adjacent residential properties.

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:
Current public facilities and services will be maintained.
-
-
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:
Current public facilities and services will be maintained.
-
-
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:
Current public facilities and services will be maintained.
-
-
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:
Current vehicular approaches and parking will be maintained. Facilities accessible to the public will not be increased so it is not anticipated that traffic will increase. Additional public parking will not be required.
-
-
8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:
The new improvements are designed to meet required storm water regulations.
-
-
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:
Impacts to surrounding landscape will be held to a minimum. Best management practices for storm water management will be implemented. Illinois Department of Natural Resources has been consulted for threatened or endangered species impacts.
-
-

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

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

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

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

<u>7-28-22</u> Date	<u>Karie Friling</u> Print Name	<u>Karie Friling</u> Signature of Owner
<u>7/28/22</u> Date	<u>Karen Gray</u> Print Name	<u>Karen Gray</u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant

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

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 525 S. Park Blvd. Glen Ellyn, IL 60137

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: Karen Gray, Landscape Architect Supervisor - Forest Preserve District of DuPage County

Address: 3S580 Naperville Rd. Wheaton, IL 60189

Home Phone No.: 630-933-7237 Cell Phone No.: 630-846-6877

Fax No.: _____

E-mail: kgray@dupageforest.org

Ownership Interest in the Property in Question:

Corporation

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):

Forest Preserve District of DuPage County
3S580 Naperville Rd. Wheaton, IL 60189

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

Karie Friling, Executive Director - Forest Preserve District of DuPage County
Forest Preserve District of DuPage County
3S580 Naperville Rd. Wheaton, IL 60189

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: 525 S. Park Blvd. Glen Ellyn, IL 60137

Permanent tax index number: 05-26-200-001

Legal description:

Refer to attached Land Title survey dated January 2, 1997 and Plat of Survey dated October 5, 1970.

Zoning classification: CR Conservation Recreation

Lot size: +/- 1417 ft ft. x +/- 1,324 ft ft. Area: 43.08 acres

Present use:

Rehabilitation Center

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):

Refer to attached Variations Summary

Estimated date to begin construction: September 15, 2022

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

Architects, Engineers, and Builders:
Wight & Company
2500 N. Frontage Rd.
Darien, IL 60561

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:

Outdoor animal caging/housing are considered accessory structures. Current zoning limitations on accessory structure size and quantity would not meet the minimal standards required for wildlife rehabilitation for the Willowbrook Wildlife Center to operate effectively.

Current zoning limitations on fence height and openness factor would not meet the minimal standards required for wildlife rehabilitation for the Willowbrook Wildlife Center to operate effectively.

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):

Outdoor caging/housing is critical component of animal rehabilitation. Animals undergoing rehabilitation are housed in outdoor enclosures prior to release for exercise, behavior rehabilitation, and acclimation of weather conditions. The sizes and configurations of enclosures depend on species housed. Current limitations on accessory structure size and height would not meet the minimal standards for wildlife rehabilitation to occur.

Outdoor enclosures ideally protect the animal without habituating it to human activity. To avoid habituation to humans, an 8 foot high fence with a dense screen shade cloth is utilized to effectively screen people from view.

OR

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

Section V.A.2.a. is chosen in lieu of V.A.2.b to address the plight of the applicant that is due to restrictions of the zoning ordinance and not due to the unique circumstances of the property.

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 density and height of the proposed enclosures are similar to the density and heights of the outdoor enclosures currently on the site. The existing site is characterized with multiple outdoor enclosures which are heavily screened from public with fencing and forest.

- 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:

Locating accessory structures behind the primary structures as required by the current zoning ordinance would have them encroach upon the creek bed that runs directly behind the primary structures.

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:

Not applicable. There are no other properties within this same zoning 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:

The purpose of the requested variations are to provide the best care and effectively follow the best practices for the rehabilitation of the animals.

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.

The requested variations are required to maintain the function as a rehabilitation facility and to continue to do so in the future.

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.

Granting the variations to the allowable size and locations of the enclosures will not impact the forest buffer to the surrounding properties.

6. Provide evidence that the proposed variation will not:

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

Granting the variations to the allowable size and locations of the enclosures will not impact the the supply of light and air to adjacent properties as a forest buffer to the surrounding properties will remain.

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

Granting the variations to the allowable size and locations of the enclosures will not increase the hazard from fire or other dangers. Separations from surrounding residential properties will remain over 275 feet.

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

The requested variations are required to maintain the function as a rehabilitation facility and to continue to do so in the future.

d. Diminish or impair property values within the neighborhood;

The requested variations are required to maintain the function as a rehabilitation facility and to continue to do so in the future.

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

Current vehicular approaches and parking will be maintained. Facilities accessible to the public will not be increased so it is not anticipated that traffic will increase. Additional public parking will not be required.

f. Create a nuisance; or

The requested variations are required to maintain the function as a rehabilitation facility and to continue to do so in the future.

g. Results in an increase in public expenditures.

The requested variations are required to maintain the function as a rehabilitation facility and to continue to do so in the future.

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

To minimize impacts on the existing site, the new improvements are designed to be as compact as possible while providing sufficient space to support the rehabilitation programs. Best management practices for storm water management will be implemented. Illinois Department of Natural Resources has been consulted for threatened or endangered species impacts.

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

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.

<u>7-28-22</u> Date	<u>Katie Friling</u> Print Name	<u>[Signature]</u> Signature of Owner
<u>7/28/22</u> Date	<u>Karen Gray</u> Print Name	<u>[Signature]</u> Signature of Applicant
 Date	 Print Name	 Signature of Applicant

Variation 1: Accessory structure floor area

Building N and the existing clinic are the principal buildings on the lot and the remaining structures, including enclosures, barns, and sheds, as accessory structures. Per Section 10-5-4(A)-2(a), the total combined area of all freestanding accessory structures on a zoning lot shall be limited to 1,000 square feet, but no more than 30 percent of a required rear yard (23,907 square feet), whichever is less. The total combined area of the existing and proposed accessory structures is approximately 23,000 square feet which exceeds the maximum allowable combined area of 1,000 square feet for freestanding accessory structures. Therefore, a variation will be required.

Project Application: Outdoor caging/housing is critical component of animal rehabilitation. Animals undergoing rehabilitation are housed in outdoor enclosures prior to release for exercise, behavior rehabilitation, and acclimation of weather conditions. The sizes and configurations of enclosures depend on species housed. The zoning ordinance limitations on accessory structure size and height would not meet the minimal standards for wildlife rehabilitation to occur.

Variation 2: Accessory structure setback

Per Section 10-5-4(A)-4(a), accessory structures shall be located no closer to the front property line than the principal structure on the lot. The proposed enclosure (Structure I) and raptor flight barn (Structure J) are both closer to the front property line than the principal buildings on the lot. Therefore, a variation will be required.

Project Application: Locating all of the new outdoor animal enclosures behind the primary structures as required by the zoning ordinance would encroach upon the creek bed that runs directly behind the primary structures. Building along the creek bed will be physically challenging to construct due to the steep grading. Locating the new animal enclosures adjacent to the existing outdoor enclosures currently in front of the primary structures is operationally more effective for servicing the animals.

Variation 3: Accessory structure eave height

Per Section 10-5-5(B)-3, the eaves of all accessory structures shall not exceed 12 feet above the structure's grade. The eaves of proposed Structure J exceed this height limit for eaves by 5.75 feet. Therefore, a variation will be required. Refer to the attached elevations for all the proposed structures that show the finished height for eaves and ridges.

Project Application: Enclosure J is designed as a raptor flight barn. The Minimum Standards for Wildlife Rehabilitation establishes a minimum height of 16 feet for evaluation of flight conditioning of larger raptors. The zoning ordinance limitation on accessory structure height would not meet the minimal standards for wildlife rehabilitation to occur.

Variation 4: Fence height and openness factor

Per Table 10-5-5(B)4#11, fences located closer to the street than the principal structure on the lot shall be a maximum of 4 feet tall and shall be at least 33.3% open, where an 8-foot-tall permanent fence is proposed to be closer to the street (Park Blvd) than the principal structures (Building N and clinic) on the lot. A variation will be required for the segment of the 8-foot-tall fence extending beyond the front face of building N, which is the closest principal building to the street. In addition, the maximum allowable height for fences placed behind the front face of the principal structure is 6 feet. Therefore, additional variations would be needed. Please provide the specs of the proposed 8-foot-tall fence that indicate type, color, openness, and materials.

Project Application: Outdoor enclosures need to be screened from people outside of the enclosures to protect the animal without habituating it to human activity. To avoid habituation to humans, an 8-foot-high fence with a dense screen shade cloth is utilized to effectively screen people from view. Current zoning limitations on fence height and openness factor would not meet the minimal standards required for wildlife rehabilitation for the Willowbrook Wildlife Center to operate effectively.

Variation 5: Landscaping – ornamental and evergreen trees

Variations: Per Section 10-5-13(L)-1(a)(3), ornamental and evergreen trees may be used as individual specimens at building or site entrances or shall be in a group of three minimum trees at a spacing not to exceed 14 feet on center. According to the Landscape Plan, Page L1.01, at the west end of the site, the two Redbud (CER-C) trees are proposed to be planted in a group of two and the two Allegheny Shadblow (AME-L) trees would have a 25-foot-spacing. Therefore, two variations would be needed.

Project Application: The landscape design will be adjusted to comply with the landscape ordinance and not require a variance. Refer to attached revised landscape plan L1.01 dated 8/12/2022.

OWNERSHIP BY A CORPORATION

Date: **07/07/2022**

Address: **525 S. Park Blvd., Glen Ellyn, IL 60137**

Legal Description:

PIN 05-26-200-001

Legal Description as per Chicago Title and Trust Company Policy 240879

That part of the north half of Section 26, Township 39 North, Range 10 East of the third principal meridian, described as follows: beginning at the intersection of the center line of Joliet Road (also known as Park Boulevard) with the north line of said Section 26 and running thence North 89° 36' East 1305.2 feet to fence corner; thence South 0° 52' West 1324.0 feet to fence corner; thence north 88° 17' West along fence line 1591 feet, more or less, to the center of Joliet Road (also known as Park Boulevard); thence North 13° 30' East along the center of Joliet Road (also known as Park Boulevard) 1307 feet, more or less, to the point of beginning, in DuPage County, Illinois.

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

Name: N/A	Address: _____	% _____
Name: N/A	Address: _____	% _____
Name: N/A	Address: _____	% _____
Name: N/A	Address: _____	% _____
Name: N/A	Address: _____	% _____
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Name: N/A	Address: _____	% _____
Name: N/A	Address: _____	% _____
Name: N/A	Address: _____	% _____

Affidavit Affirming No Conflict of Interest

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

1. My name is Karie Friling, and I hold the position of Executive Director for Forest Preserve District of Dupage County ("*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.

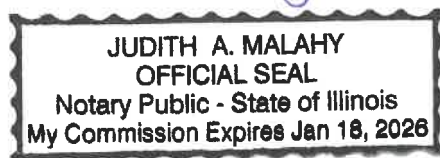
Further affiant sayeth naught.

Name: Karie Friling
Title: Executive Director
Applicant's Name: Karie Friling

Subscribed and sworn to me this

28th day of July, 2022.

Judith A. Malahy
Notary Public



THE UNIVERSITY OF CHICAGO
LIBRARY
1100 EAST 58TH STREET
CHICAGO, ILL. 60637

AFFIDAVIT OF AUTHORIZATION

I, Karie Friling - Executive Director, Forest Preserve District of DuPage County owner of the property described as

Willowbrook Wildlife Center at Willowbrook Forest Preserve 525 S. Park Ave. Glen Ellyn, IL

verify that **Wight & Company**

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

Karie Friling
OWNER SIGNATURE

7/28/22
DATE

Subscribed and sworn to before me this

28th day of July, 20 22

Judith A. Malahy
Notary Public



REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: \$4,210.00

- I. DESCRIPTION OF PROJECT: Construction of miscellaneous site paving and 3 outdoor wildlife rehabilitation enclosures for raptors (9,800 SF and 700 SF), large carnivores (2,822 SF) and a concrete pad for 6 transitional small carnivore cages (1,300 SF)
- II. OWNER:
- A. Owner of Property: Forest Preserve District of DuPage County
- B. Owner's Address: 3S580 Naperville Road, Wheaton, IL 60189
- C. Owner's Home Phone Number: 630-933-7200 Fax: 630-933-7686
- D. Owner's Work Phone Number: 630-933-7225
- E. Owner's E-mail: kfriling@dupageforest.org / Executive Director Forest Preserve District of DuPage County
- 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: Karen Gray, Landscape Architect Supervisor - Forest Preserve District of DuPage County
- B. Petitioner's Address: 3S580 Naperville Rd. Wheaton, IL 60189
- C. Petitioner's Home Phone Number: 630-846-6877
- D. Petitioner's Work Number: 630-933-7237
- E. Petitioner's E-mail: kgray@dupageforest.org
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: 525 S. Park Blvd., Glen Ellyn, IL
- B. Acreage of Parcel: 43.08 Acres
- C. Permanent Index Number(s): PIN 05-26-200-001
- 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

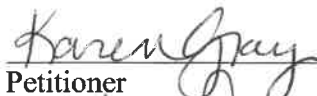
execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to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

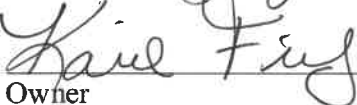
Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval 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.



Petitioner



Owner

Date: 7/28/22

Village of Glen Ellyn

By: _____
Community Development Director

Date: _____

EXTERIOR APPEARANCE REVIEW
APPLICATION

CLEAR ALL PAGES

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

I. APPLICATION INFORMATION:

A. Date Filed: 07/08/2022 B: Application No. _____

C. Project Name: Willowbrook Wildlife Center - Phase A

D. Project Description:

Phase A of a multi-phase project to expand the existing Willowbrook Wildlife Center.

E. Address of Property: Willowbrook Wildlife Center 525 S. Park Blvd. Glen Ellyn, IL 60137

F. Permanent Index No.: 05-26-200-001 G. Zoning: CR Conservation Recreation

H. Name of Applicant: Scott Steffes / Wight & Company

I. Address of Applicant: 2500 N. Fontage Rd., Darien, IL 60561

J. Phone No. (Business): 312-261-5742 (Home) _____

K. (Mobile) 312-662-3358 (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: ssteffes@wightco.com

N. Name of Property Owner: Forest Preserve District of DuPage County

O. Address of Property Owner: 3S580 Naperville Rd. Wheaton, IL 60189

P. Phone No. (Business): 630-933-7200 (Home) _____

Q. E-Mail Address of Property Owner: khorsfall@dupageforest.org

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

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

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

Phase A consists of new outdoor enclosures that will be used for animal rehabilitation and will not be open to the public. The architectural style of the animal enclosures are designed to meet from functional requirements of animal rehabilitation and durability of materials, rather than aesthetic. Portions of the enclosures that require exterior walls are clad in horizontal fiber cement siding and standing seam metal roofing to match the construction on the existing buildings on the site.

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

The Willowbrook Wildlife Center site is surrounded by incorporated and unincorporated residential uses and a school and church to the west across from Park Boulevard. The surrounding residential areas will be buffered from the Willowbrook Wildlife Center by over 275 feet of forest. Many of the surrounding residences are single family with traditional materials including horizontal siding, brick, and sloped- shingle roofs.

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

Outdoor enclosures have minimally sloped roofs to keep overall height at a minimum. Enclosures are set back from the street more than the required setbacks. Enclosures are located in the middle of the site, out of direct view from South Park Boulevard.

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

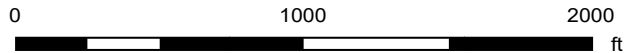
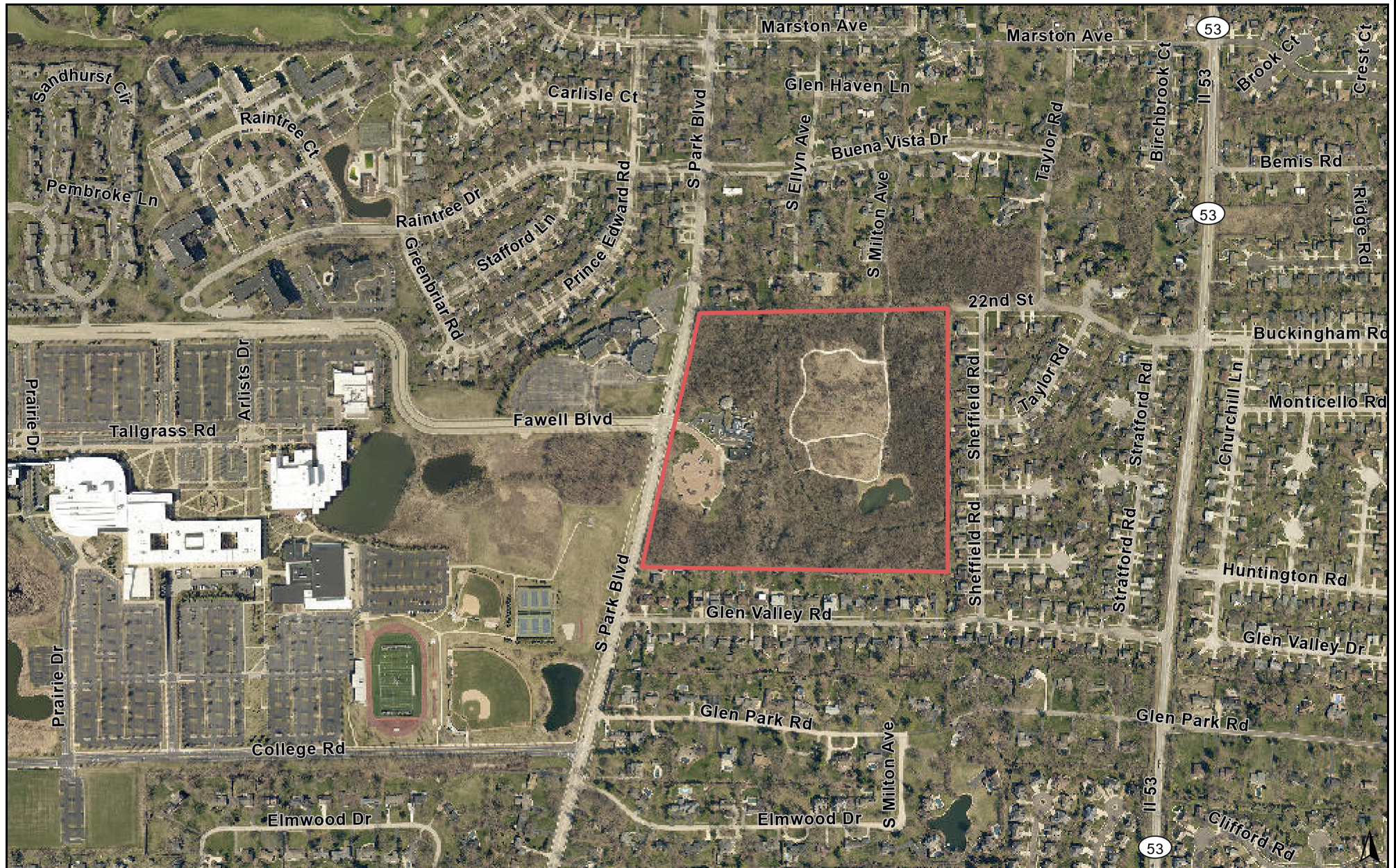
Deviations from the guidelines for exterior building materials and roof overhangs are required to accommodate the rehabilitation of the animals and to meet Wildlife Rehabilitation standards. Materials such as concrete masonry units, wood panelings and wood boards require a natural finish to mimic a natural habitat.

Deviations from the guidelines for roof overhangs are required to accommodate the rehabilitation of the animals and to meet Wildlife Rehabilitation standards. Extended roof overhangs on Raptor Barn (J) provide additional shading and protection from the elements for the animals while differentiating the roof/wall interface. Carnivore enclosure (I) has a predominately mesh roof system to meet the Wildlife Rehabilitation standards and therefore does not have an overhang on the structure. The Existing Relocated Enclosure (H) is an existing structure designed to remain on site.

Deviations from the guidelines for fence color are required to blend in with the surrounding environment to mimic a natural habitat.

Deviations from the guidelines for entrances are based on these structures not being accessible or visible to the public and parking lot. These structures are designed to blend with the surrounding environment.

Signature:  Date: 08/12/2022



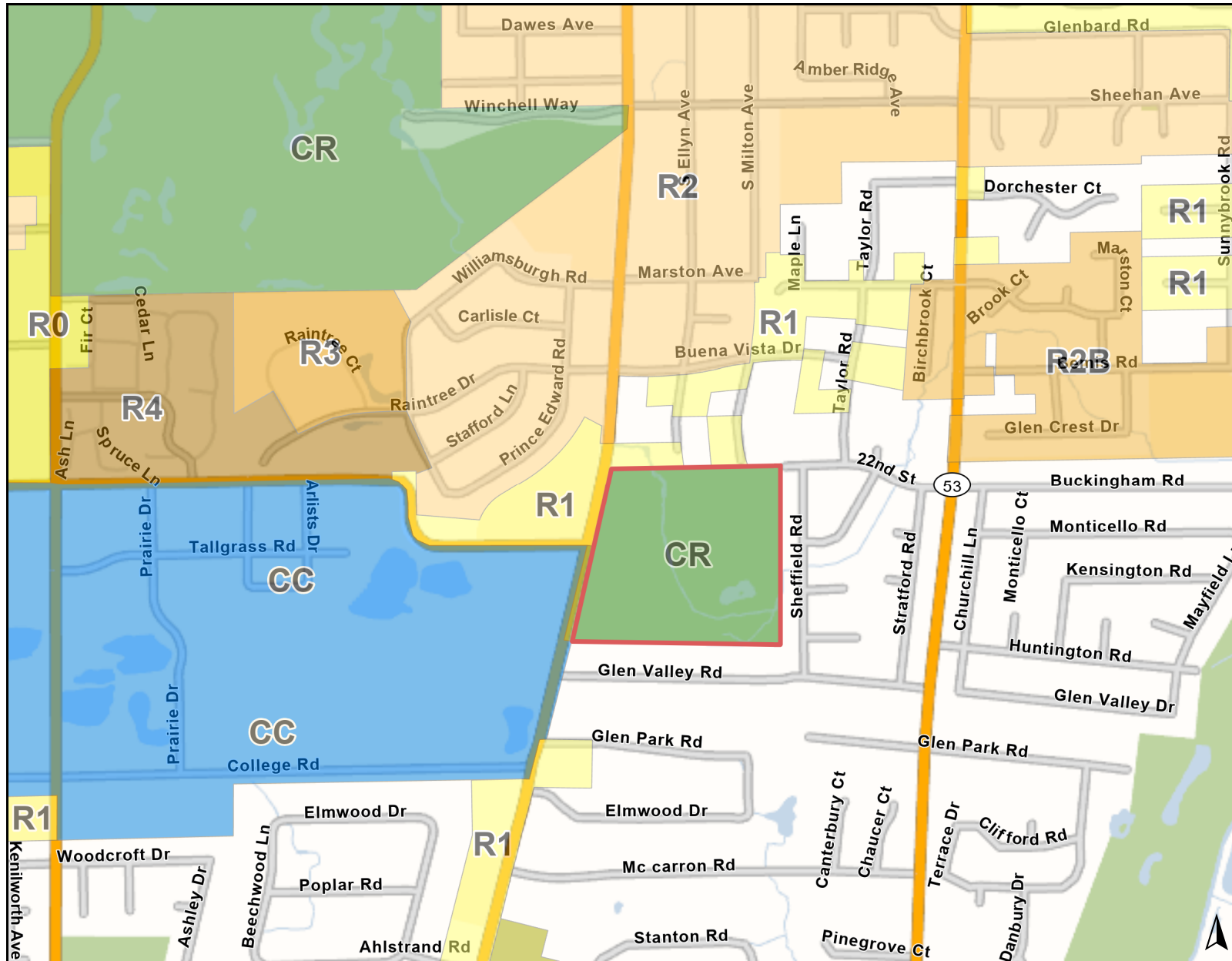
Print Date: 8/18/2022

Notes

Willowbrook Wildlife Center

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

GIS Consortium | 525 S Park Blvd. Zoning Map



Legend

Zoning and Development

Zoning

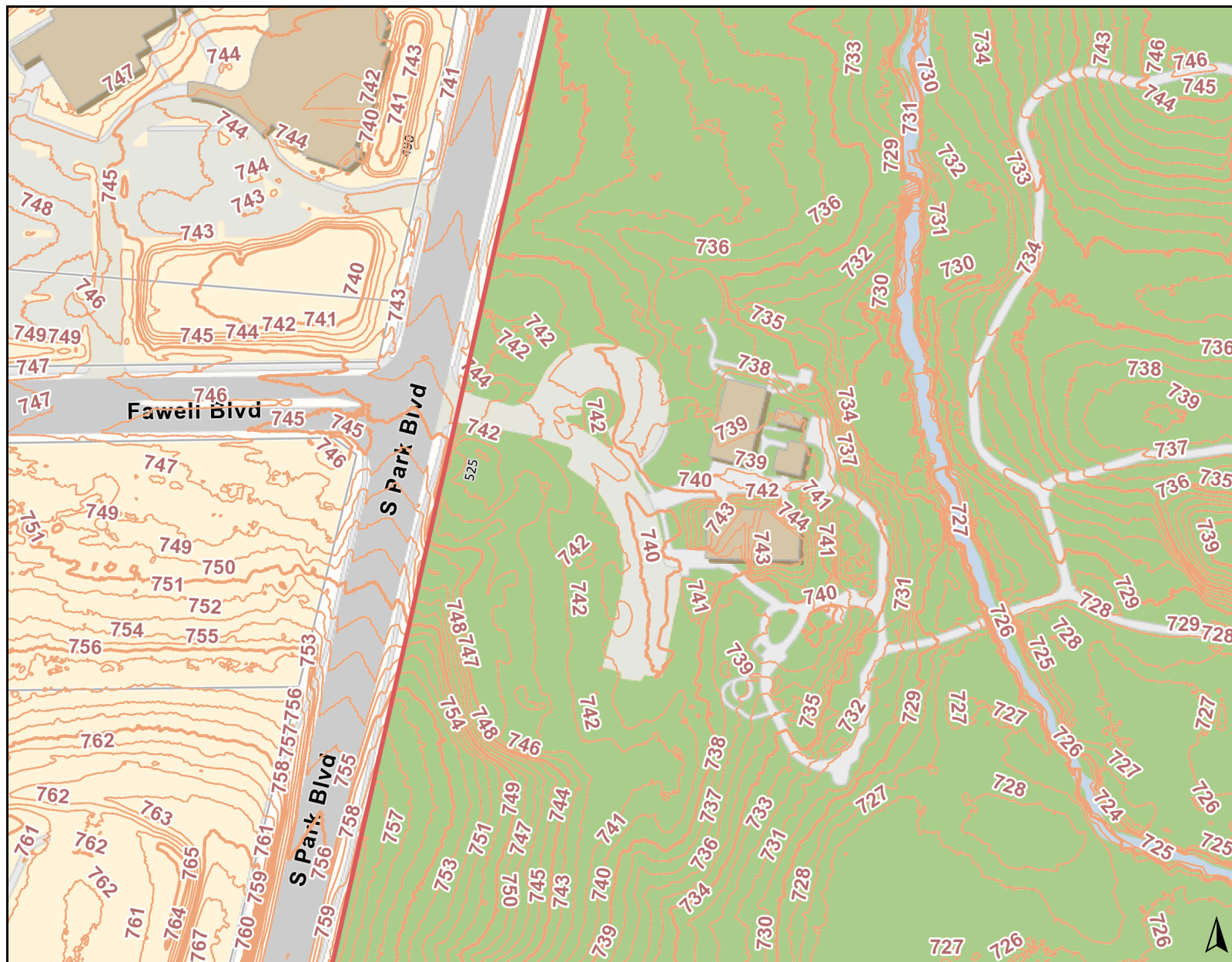
- CC: Community College District
- CR: Conservation/Recreation District
- RE: Residential Estate District
- R0: Single Family Residential District
- R1: Single Family Residential District
- R2: Single Family Residential District
- R2B: Single Family Residential District
- R3: Multi-Family Residential District
- R4: Multi-Family Residential District

Print Date: 8/17/2022

Notes

Willowbrook Wildlife Center

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0 300 600
ft

Print Date: 8/17/2022

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Legend

DuPage County

DuPage County 1' 2017 Contours

- Contour Line, Intermediate
- Contour Line, Major

Notes

Willowbrook Wildlife Center

NOTICE OF PUBLIC HEARING

The Forest Preserve District of DuPage County, owner of property located at 525 S. Park Boulevard, and commonly known as Willowbrook Wildlife Center, is requesting approval of a Special Use Permit, Zoning Variations, and Exterior Appearance to allow Phase A of the improvements to the Willowbrook Wildlife Center including the construction of two animal enclosures and a raptor flight barn, and relocation of an existing raptor barn. The subject property is comprised of approximately 43.12 acres and is located on the east side of Park Boulevard between Buena Vista Drive and Glen Valley Road in the CR Conservation Recreation District.

Before the Glen Ellyn Village Board can consider the requests, the Plan Commission must conduct a public hearing. The Plan Commission will consider the request for Special Use Permit, Zoning Variations, and Exterior Appearance on **Thursday, August 25, 2022 at 7:00 p.m.** in the Galligan Board Room on the 3rd floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois, 60137.

The petitioner is specifically requesting approval of the following:

1. A Special Use Permit in accordance with Section 10-4-3(A) of the Glen Ellyn Zoning Code to allow improvements to Willowbrook Wildlife Center including the construction of two animal enclosures, a raptor flight barn, and relocation of an existing raptor barn.
2. The following variations from the Glen Ellyn Zoning Code:
 - a. A variation from Section 10-5-4(A)-2(a) to allow the total combined area of the existing and proposed accessory structures to be approximately 23,000 square feet where the maximum combined area of 1,000 square feet is permitted for freestanding accessory structures.
 - b. A variation from Section 10-5-4(A)-4(a) to allow the proposed accessory structures to be closer to the front property line than the principal buildings on the lot.
 - c. A variation from Section 10-5-5(B)-3 to allow an eave height of 17.75 feet for an accessory structure in lieu of the maximum allowable eave height of 12 feet.
 - d. A variation from Table 10-5-5(B)4#11 to allow an eight-foot, fully enclosed fence where the maximum height for a fence closer to the street than the principal structure on a lot is four feet and 33.3 percent open.
 - e. A variation from Table 10-5-5(B)4#11 to allow an eight-foot-tall fence where the maximum height for a fence located at or behind the front face of the principal structure is six feet.

- f. A variation from Section 10-5-13(L)-1(a)(3) to allow ornamental trees to be planted in a group of two in lieu of a minimum group of three ornamental trees permitted.
- g. A variation from Section 10-5-13(L)-1(a)(3) to allow ornamental trees to have 25-foot-spacing on center where a maximum spacing of 14 feet is permitted.

The subject property is legally described as follows:

THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF THE JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD) WITH THE NORTH LINE OF SAID SECTION 26 AND RUNNING THENCE NORTH 89 DEGREES 36 MINUTES EAST 1305.2 FEET TO FENCE CORNER; THENCE SOUTH 0 DEGREES 52 MINUTES WEST 1324 FEET TO FENCE CORNER; THENCE NORTH THE CENTER OF JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD); THENCE NORTH 13 DEGREES 30 MINUTES EAST ALONG THE CENTER OF JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD) 1307 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-26-200-001

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. To view plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Information related to the request is also available for public review in the Community Development Department at the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Atrian Fard, Planner, at (630) 547-5249.

Individuals with disabilities who plan to attend the hearing 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 24 hours in advance of the meeting.



Village of Glen Ellyn

350 Foot Buffer
from
525 S Park Blvd

Willowbrook Forest Preserve Wildlife Haven

-  Subject properties
-  350ft Buffer from properties
-  Parcels within 350ft



NOTICE OF PUBLIC HEARING

The Forest Preserve District of DuPage County, owner of property located at 525 S. Park Boulevard, and commonly known as Willowbrook Wildlife Center, is requesting approval of a Special Use Permit, Zoning Variations, and Exterior Appearance to allow Phase A of the improvements to the Willowbrook Wildlife Center including the construction of two animal enclosures and a raptor flight barn, and relocation of an existing raptor barn. The subject property is comprised of approximately 43.12 acres and is located on the east side of Park Boulevard between Buena Vista Drive and Glen Valley Road in the CR Conservation Recreation District.

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Published In Daily Herald August 8, 2022 (4586763)

RECEIVED

AUG 12 2022

VILLAGE OF GLEN ELLYN

AF

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 08/08/2022 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4586763

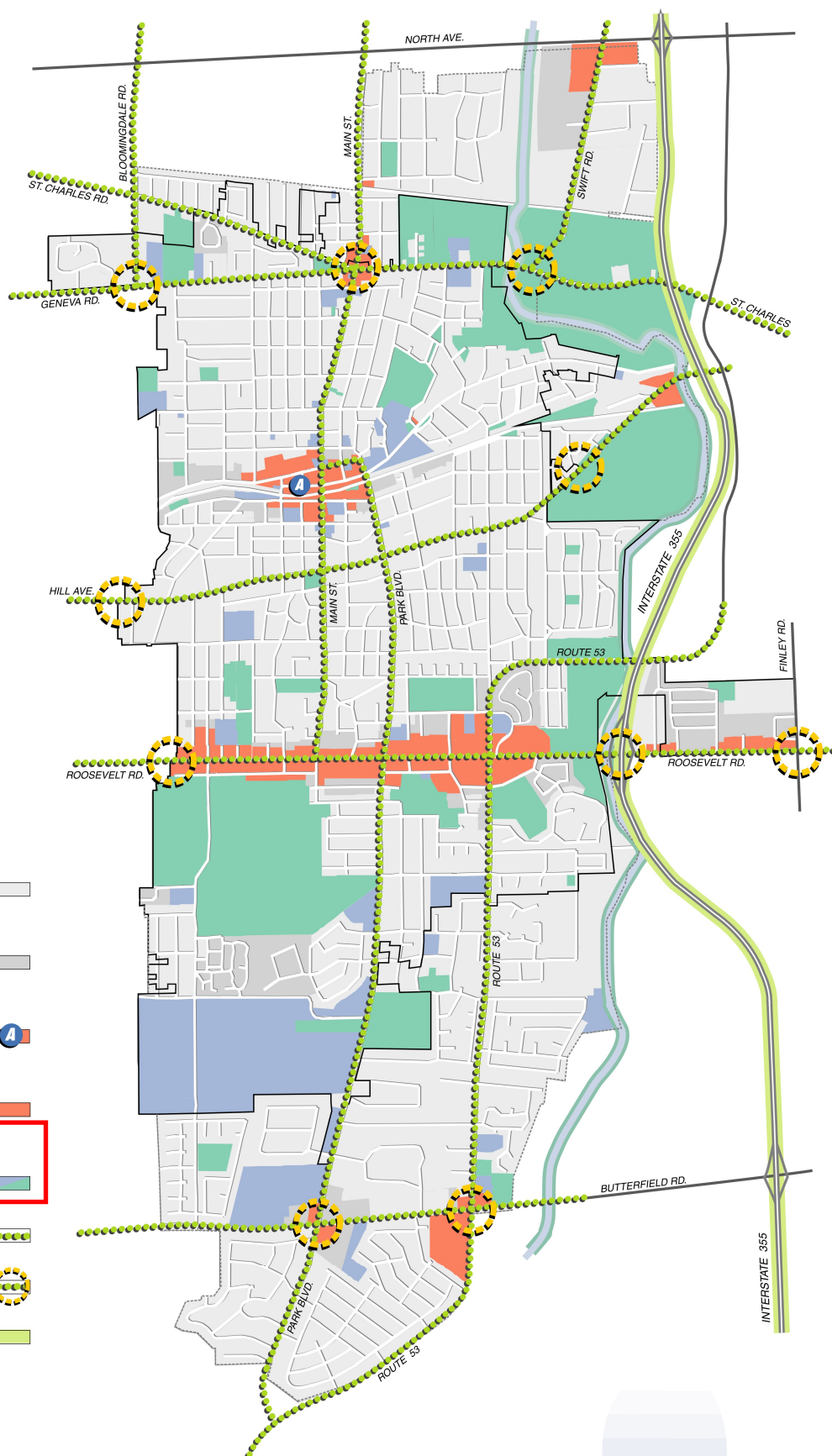
Figure 3

Community Character

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

Map Legend:

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



Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pettigrew, Allen & Payne, Inc. • Parsons Transportation Group • April 2001

The Roosevelt Road corridor has been substantially improved. Several older, marginal properties have been redeveloped for new retail and business uses and new multi-family developments have replaced underutilized buildings behind the commercial uses fronting the corridor. The appearance of the corridor has also been enhanced, including improvements to private properties and the public right-of-way.

Through an area-wide program of historic preservation and compatible new construction, the Stacy’s Corners area has emerged as an attractive northern gateway to the community. Marginal and vacant properties have been replaced with a mix of new neighborhood commercial, residential and public uses.

Glen Ellyn continues to benefit from a superb regional location, and is easily accessible via the interstate highway system, arterial streets and public transportation. Through continued improvements to the Village’s multi-modal transportation network, including enhancements to the Metra station, bus service lines and bicycle paths/lanes, the Village is safe and convenient for pedestrians, bicyclists, and those using alternate forms of transportation.

During the past 10 years, traffic operational conditions have been enhanced along several arterial streets. In addition to traffic enhancements, Route 53 and Roosevelt Road are now more safe and inviting for pedestrians and bicyclists.

A new commuter rail station has been constructed within Downtown and compatible new “transit oriented development” has been undertaken within walking distance of the new station. Roadway and traffic operational improvements have been implemented to address the lengthy delays caused by rail traffic within Downtown and a vehicle and two pedestrian underpasses have improved pedestrian safety.

Glen Ellyn is served by public and private schools which not only provide top-quality educational services, but also serve as focal points for community life and activity. College of DuPage has continued to prosper and now offers even more special facilities, services, cultural activities and programs to local residents. The Village and College continue to work cooperatively to enhance economic development opportunities and foster entrepreneurship in the downtown.

Glen Ellyn is widely recognized as the “Village in the Park”. It maintains a rich variety of parks, open spaces and recreational facilities, and is characterized by tree-lined streets and neighborhoods. During the past 10 years, existing parks have been upgraded, facilities and services for teens have been expanded, and new pocket parks and gathering spaces have been created in the downtown.

Glen Ellyn is known for its outstanding municipal facilities and services. Fire and police protection are highly rated. Village facilities have been modernized and upgraded. The Library incorporates the latest technological advancements and continues to respond to the “informational needs” of local residents.

During the past 10 years, substantial improvements have been made to the public infrastructure, particularly with regard to stormwater management, drainage facilities and street surface conditions. Additional utility lines within the Village’s commercial and residential areas continue to be located underground.

The Village has worked with unincorporated residents and businesses to devise a long-range plan and program for annexation.

While it continues to be comprised of several diverse and recognizable neighborhood areas, a number of programs, services and facilities have been implemented to unite all geographic areas and demographic sectors of Glen Ellyn into a single, unified community. As always, community spirit and “volunteerism” are hallmarks of the community.

The improvements and developments that have occurred within Glen Ellyn during the past 10 years have been the result of significant citizen participation, excellent leadership from Village officials, and a strong partnership between the public and private sectors. Local residents continue to play an active role in formulating planning policies. The Village has undertaken a number of public improvement projects, and has utilized a range of creative techniques to assist the private sector in the implementation of innovative development and redevelopment efforts.

Goals & Objectives

Community Appearance & Character

Goal

An attractive and distinctive community image and identity that builds upon and enhances Glen Ellyn’s unique qualities and characteristics, and distinguish it from surrounding communities.

- **Objective 1:** Maintain and enhance the Village’s “small town” atmosphere and character.
- **Objective 2:** Maintain the attractive tree-lined streets, pedestrian scale and other distinguishing qualities of Glen Ellyn’s existing residential neighborhoods.
- **Objective 3:** Upgrade the image and appearance of existing commercial areas, including buildings, parking lots, signage and the public rights-of-way.
- **Objective 4:** Minimize the visual impact of surface parking areas through perimeter and interior landscaping and placement of parking lots at the rear of buildings.
- **Objective 5:** Screen parking lots from streets using either shrubs, low walls, berms or a combination of materials.
- **Objective 6:** Reinforce and strengthen the traditional role of Downtown as the Village’s centralized, multi-purpose focal point with a unique charm, appeal and historic character.
- **Objective 7:** Undertake design and appearance improvements along the major thoroughfares that pass through the community.
- **Objective 8:** Continue to coordinate with utility companies to move overhead utilities underground to reduce interference with natural elements, enhance service predictability, improve aesthetics, and protect the Village’s mature tree canopy.
- **Objective 9:** Continue to improve and enhance the community gateways through the use of special signage, landscaping and other entry design features.
- **Objective 10:** Design and locate public sites and buildings so that they become focal points and landmarks within the community.
- **Objective 11:** Emphasize Glen Ellyn’s numerous parks and open spaces as distinguishing features of the community.
- **Objective 12:** Preserve sites and buildings with local historic and cultural interest and value.

- **Objective 13:** Continue the “greening” of Glen Ellyn by maintaining existing trees, reforestation and new landscape plantings.
- **Objective 14:** Promote high standards of design and construction for all development within the Village.
- **Objective 15:** Promote continuous collaboration and cooperation between the various districts and agencies serving the Village in order to better unite all parts of Glen Ellyn.
- **Objective 16:** Establish and update boundary agreements with neighboring communities where appropriate.
- **Objective 17:** Sponsor and promote programs, activities, events and celebrations that can stimulate public involvement and participation, foster a strong and unified community spirit and identity, and bring together residents from the various neighborhoods on a regular basis.
- **Objective 18:** Leverage financial incentives to encourage redevelopment and site improvements including TIFs, SSAs, and Village awards.

East Branch DuPage River Greenway Trail

The proposed 28-mile East Branch DuPage River Greenway Trail, or East Branch Trail, would extend along the DuPage River and through the Commonwealth Edison right-of-way to the Morten Arboretum. This would create a much-desired connection between the Great Western Trail, Illinois Prairie Path, North Central DuPage Regional Trail, and Southern DuPage County Regional Trail. 75 per cent of the trail still lacks funding; however, it was recently approved by the Chicago Metropolitan Agency for Planning (CMAP) to receive support in conducting a feasibility study for the central portion of the trail between the Great Western Trail and Butterfield Road.

The Village should continue to support the development of the East Branch Trail and work together with CMAP to conduct the approved feasibility study. If approved for construction, the Village should ensure safe, clearly marked crossings are provided where the trail intersects with major roadways, including Roosevelt Road and IL Route 53. New opportunities for designated bike routes or multiuse trails should be identified that would increase resident’s access to the trail from within the Village, including from Roosevelt Road southward along Pershing Avenue, Abbey Drive, and Maryknoll Circle; along Roosevelt Road northward to Baker Hill Drive, Woodview Drive, and Spring Avenue; and down Spring Avenue, along the eastern side of Baker Hill to the trail’s intersection with Roosevelt Road. Other opportunities include incorporating a multiuse trail along Hill Avenue, and constructing trail heads at the Glenbard Wastewater Authority, Glen Oak Forest Preserve, and the existing vacant lots at the eastern end of Shady Lane.

Forest Preserve District Master Plan

The Forest Preserve District recently completed the process of planning a Master Plan providing guidance in acquiring, preserving, protecting, and restoring the natural resources in DuPage County while connecting people to nature. The Master Plan outlines the following six goals:

- Preserve, protect and restore open spaces.
- Help people cultivate a lifelong enthusiasm for nature by offering meaningful, first-rate outdoor recreation and learning experiences.
- Improve preserves to increase access, use, efficiency and productivity.
- Refocus resources by reducing infrastructures and tasks not related to the mission.
- Foster community engagement and increase awareness of the Forest Preserve District.
- Use effective and innovative methods to execute the master plan while continuing on sound financial footing.

The Village should evaluate the plan to identify potential partnership opportunities that support the implementation of the Master Plan’s goals and objectives. For example, this could include working with the Forest Preserve District to identify underutilized areas for potential conversion into open space, gain feedback from Glen Ellyn residents, and create new trail connections.

Parks and Recreation

-  Regional Trail

 Proposed Greenway Trail

 Neighborhood Park

 Community Park
-  Golf Course

 Sports Complex

 Natural Resource

1. Center Ice of DuPage

2. Spalding Park

3. Churchill Park

4. Stacy Park

5. Ackerman Park

6. Churchill Woods

7. George Park

8. Joseph Sam Perry Nature Preserve

9. Lake Ellyn Park

10. Benjamin Gault Wildlife & Bird Sanctuary

11. Babcock Grove Park

12. Dr. Frank Johnson Center

13. Dandy Park

14. Prairie Path Park

15. Memorial Field

16. Ada Harmon Wildflower Preserve

17. Ellynwood Nature Preserve

18. Walnut Glen Park

19. Illinois Prairie Path

20. Glen Oak Country Club

21. Commonwealth Edison Right-of-Way

22. Pjuetze Park
23. Main Street Recreation Center

24. Glen Oak Park

25. Marie Ulhorn/Presidents Park

26. Spring Avenue Recreation Center

27. Surrey Park

28. Glen Oak County Forest Preserve

29. Newton Park

30. Sunset Park & Pool

31. Glen Ellyn Manor Park

32. Village Green Park

33. Village Links of Glen Ellyn

34. Co-Op Park

35. Panfish Park

36. HealthTrack Sports Wellness

37. Maryknoll Park

38. Willowbrook Wildlife Center

39. East Prairie and Ecology Study

40. Russell R. Kirt Prairie

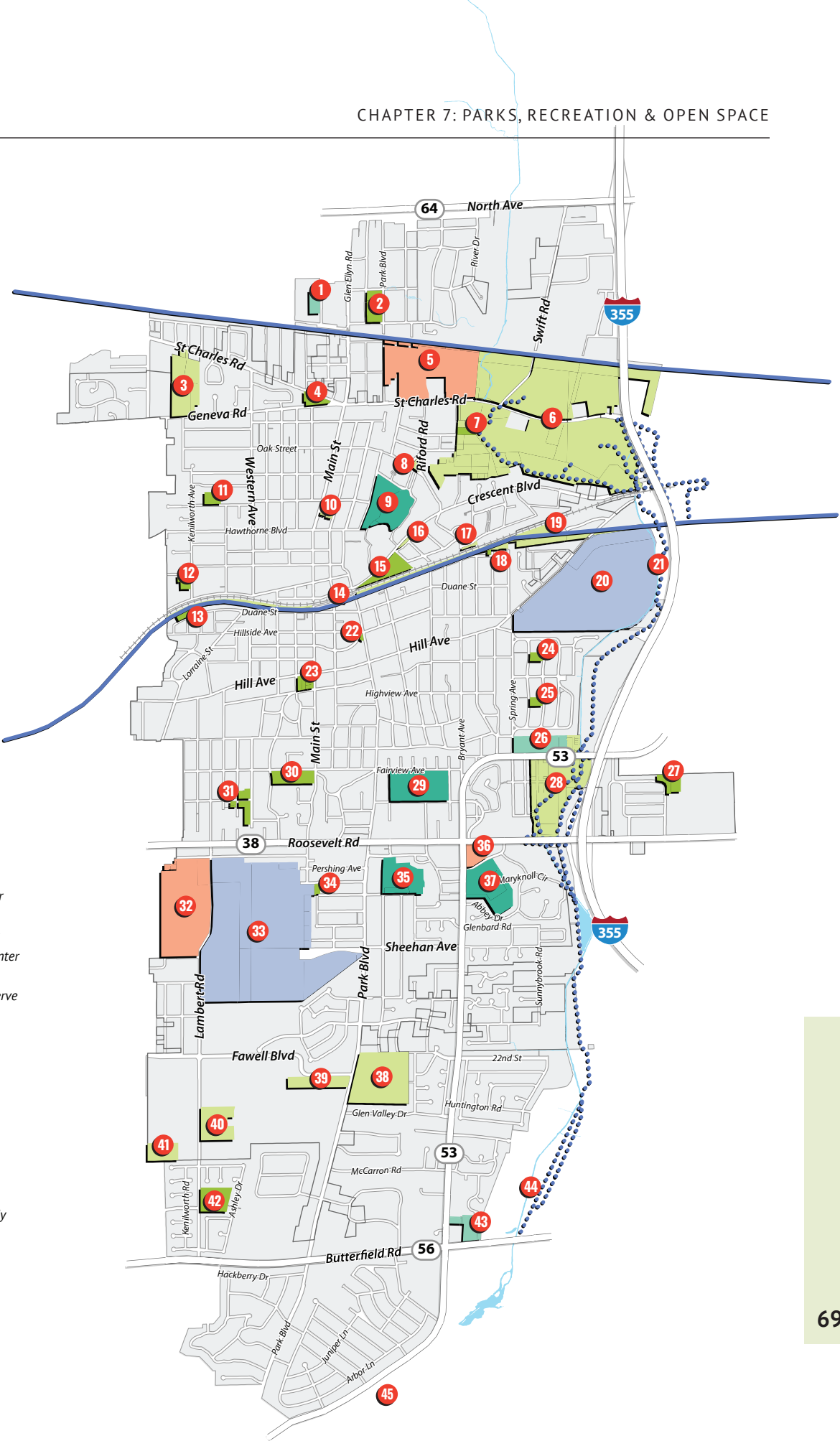
41. Hoddinott Wildlife Sanctuary

42. Lake Foxcroft Park

43. Butterfield Park District

44. DuPage River

45. Morton Arboretum





INTRODUCTION

The Forest Preserve District of DuPage County is a nationally recognized conservation agency that envisions a community in which all citizens share a connection with nature and an appreciation for cultural history. As part of the Forest Preserve District of DuPage County, Willowbrook Wildlife Center provides native wildlife rehabilitation services to care for injured, sick, or orphaned wild animals. Historically, Willowbrook Wildlife Center has been a pioneer in the field of wildlife medicine and strives to become a state-of-the-art facility that is a national leader in engaging visitors in veterinary science, medical care, and wildlife rehabilitation.

Willowbrook Wildlife Center currently serves as a resource for residents of DuPage County to learn about living in harmony with local wildlife and champions the interconnection between healthy wildlife and healthy ecosystems to foster and promote safe, healthy, and sustainable communities for all living things in DuPage County and beyond.

In order to meet current program needs and continued quality of service, DuPage County Forest Preserve embarked on the implementation of a master facility plan beginning in 2013 with site/parking improvements and a new propagation building. Future projects of the master facility plan include the replacement of the animal clinic and public exhibit building to be completed in 2024. Replacement of the clinic will require displacement of some of the outdoor enclosures within the new building footprint.

In preparation for the new clinic, the *Phase A* project scope includes the construction of a new raptor flight barn, carnivore enclosure, small mammal enclosure, and relocated raptor dorm to be located on the north end of the site, adjacent to the existing outdoor enclosures. Approximately 275 feet of dense forest will remain between the new enclosures and adjacent residential properties.

The proposed *Phase A* work is planned to commence in September 2022. Additional information on implementation of the *Phase A* work is outlined in the following pages and is the subject of this overall special use development plan submittal.



PROPOSED CURRENT WORK

Existing Site and Outdoor Enclosures:

1. Site clearing: Trees shrubs and undergrowth to be removed, limited to new improvements. Selected trees to be salvaged as identified on the new work plans.
2. Existing small, prefabricated raptor dorns – portions salvaged for relocation:

Outdoor Animal Rehabilitation Enclosures:

The new outdoor animal enclosures in Phase A will be constructed north of the existing enclosures to accommodate animals that will be displaced within the construction of the new clinic building constructed in the next Phase. The new enclosures will be enhanced to increase the quality of life for the animals and will not be visitable by the public.

1. New 9,500 SF raptor barn.
2. New 3,100 SF carnivore enclosure.
3. New 1,630 SF small mammal enclosure.
4. Relocated 700 SF raptor dorm

Miscellaneous:

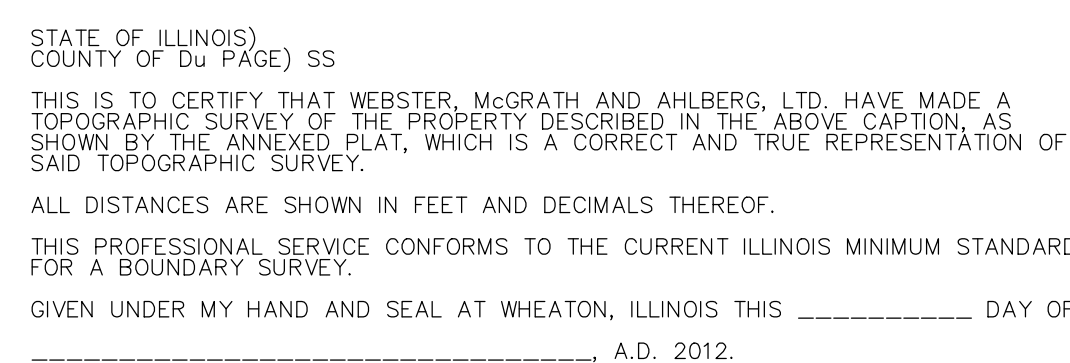
1. A new fence will also be constructed around the outdoor animal enclosures for the safety and security of the animals.

Site:

1. New walking paths shall be constructed throughout the outdoor animal enclosure area for maintenance of the enclosures. The general public will not have access to the paths or animal enclosure areas.
2. New bio-infiltration areas (landscaped depressional areas) are anticipated within the outdoor enclosure area to act as an additional stormwater BMP (Best Management Practice).
NOTE: The BMPs will reduce stormwater quantity/runoff by promoting infiltration as well as improve stormwater quality by filtering contaminants.
3. An area south of the new raptor barn will be prepared for a new ground mount photovoltaic array for installation in a future phase.

Schedule for Implementation:

1. Construction for Phase A is anticipated to commence in September 2022 and be complete in the spring of 2023.



WEBSTER, McGRATH AND AHLBERG, LTD.

BY: _____
ILLINOIS LAND SURVEYOR NO. _____
LICENSE EXPIRATION DATE: NOVEMBER 30, 2012
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

LEGEND		FR
	STREET NAME	MAJOR
	STREET NAME	COMPOUND
	STREET NAME	LEFT POLE
	STREET NAME	OVERHEAD LIGHT POLE
	STREET NAME	ELECTRIC WARE
	STREET NAME	TRAFFIC SIGNAL POLE
	STREET NAME	TRAFFIC SIGNAL BOX
	STREET NAME	TRAFFIC SIGNAL BOX
	STREET NAME	RAILROAD SIGNAL BOX
	STREET NAME	RAILROAD SIGNAL POLE
	STREET NAME	UTILITY POLE
	STREET NAME	UNDERPASS
	STREET NAME	UNDERPASS ELECTRIC
	STREET NAME	UNDERPASS GAS
	STREET NAME	UNDERPASS TELEPHONE
	STREET NAME	UNDERPASS G.A.S. T.V.
	STREET NAME	WATER MAIN
	STREET NAME	SANITARY DRAIN
	STREET NAME	SEWER MAIN
	STREET NAME	FENCE LINE
	STREET NAME	GUARD RAIL
	STREET NAME	ECOLOGICAL TREE
	STREET NAME	FINE TREE
	STREET NAME	GRASSY AREA
	STREET NAME	GRASSY ROAD
	STREET NAME	GRASSY ROAD
	STREET NAME	GRASSY ROAD
	STREET NAME	GRASSY ROAD
	STREET NAME	GRASSY ROAD
	STREET NAME	GRASSY ROAD

ILLINOIS STATE PLANE NAD 83 (EAST ZONE)

- 1 UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, UTILITY MARKINGS AND AVAILABLE RECORDS AT THE TIME THIS SURVEY WAS PERFORMED AND DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.
- 2 THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY DISCLOSE EASEMENTS, SETBACKS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY AT TIME OF THIS SURVEY.
- 3 TREES ARE NOT SHOWN HEREON FOR CLARITY PURPOSES. SEE CAD FILE FOR TREE LOCATIONS AND TAG NUMBERS.

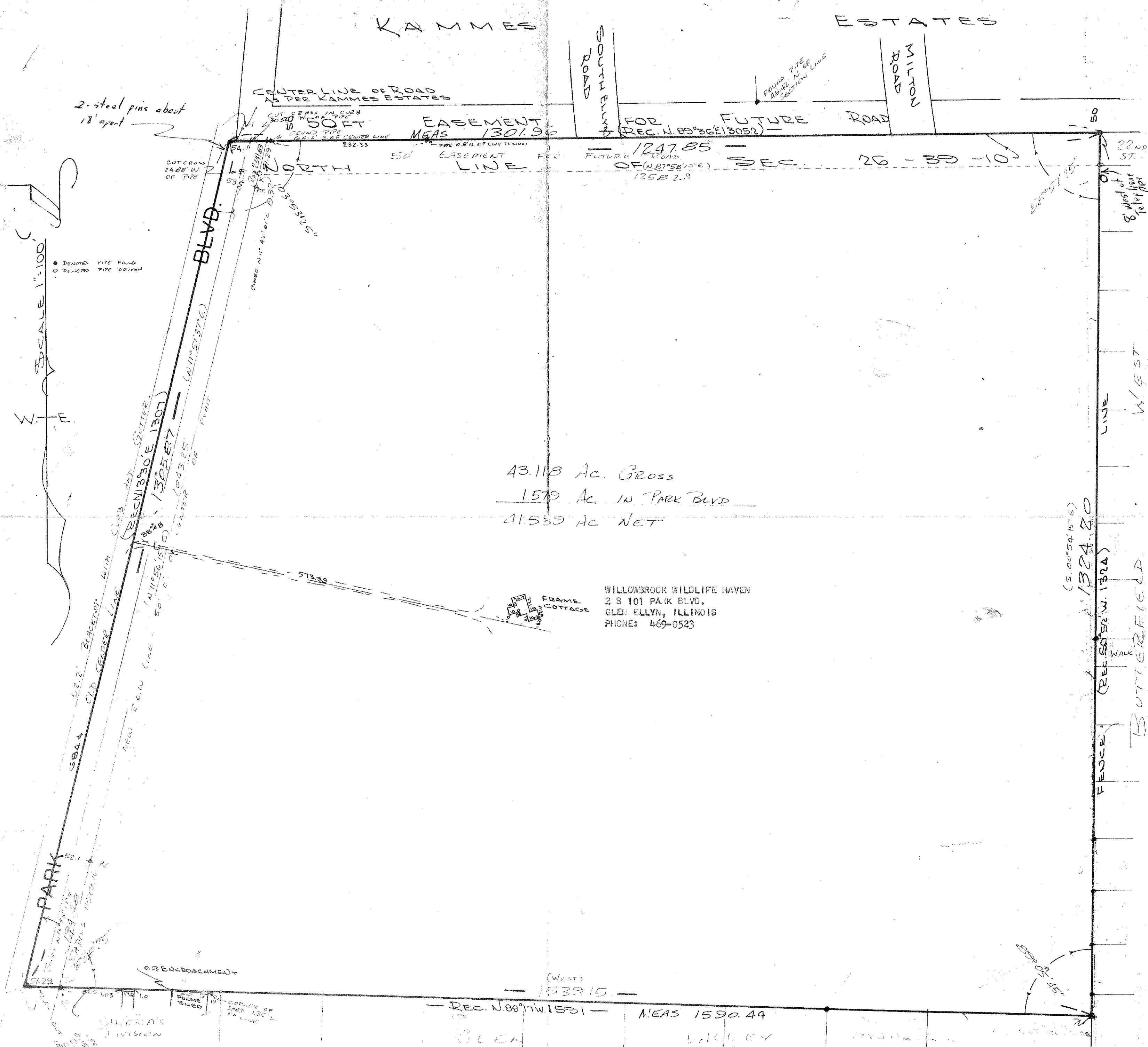
[illegible]

PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AUGUST 15, 1956 AS DOCUMENT 812135;
OF THAT PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN, DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF JOLIET ROAD
WITH THE NORTH LINE OF SAID SECTION 26 AND RUNNING THENCE NORTH 89° 36' EAST ON SAID
NORTH LINE OF SECTION 26, 1305.2 FEET TO FENCE CORNER; THENCE SOUTH 0° 52' WEST 1324.0
FEET TO FENCE CORNER; THENCE NORTH 88° 17' WEST ALONG FENCE LINE 1591 FEET MORE OR LESS,
TO THE CENTER OF JOLIET ROAD; THENCE NORTH 13° 30' EAST ALONG THE CENTER OF JOLIET ROAD
1307 FEET, MORE OR LESS TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION AS PER CHICAGO TITLE AND TRUST COMPANY POLICY 240879

THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF THE JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD) WITH THE NORTH LINE OF SAID SECTION 26 AND RUNNING THENCE NORTH 89° 36' EAST 1305.2 FEET TO FENCE CORNER; THENCE SOUTH 0° 52' WEST 1324 FEET TO FENCE CORNER; THENCE NORTH 88° 17' WEST ALONG FENCE LINE, 1591 FEET, MORE OR LESS, TO THE CENTER OF JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD); THENCE NORTH 13° 30' EAST ALONG THE CENTER OF JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD) 1307 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

copy used to
check corners
Oct 1970 - 40B.



STATE OF ILLINOIS)
COUNTY OF DUPAGE) S. S.

THIS IS TO CERTIFY THAT I, ALFRED B. NELSON, COUNTY SURVEYOR OF DUPAGE COUNTY, ILLINOIS, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. IRON STAKES AT ALL CORNERS UNLESS OTHERWISE NOTED.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS SECOND DAY OF
JANUARY, A. D. 1957.

STATE OF ILLINOIS
COUNTY OF DECATUR

Alfred H. Nelson
COUNTY SURVEYOR OF DUPAGE COUNTY, ILLINOIS.

REPLACES AND IMPROVES
LOCATED THE 2nd October 70

Edgar C. Ketsler in
ILLINOIS LAND SURVEYOR NO. 1354

PREPARED BY:
WEBSTER AND ASSOCIATES
207 S. MAPLEVILLE STREET
WHEATON, ILLINOIS
PHONE: 668-7503

PREPARED FOR:
DU PAGE COUNTY FOREST PRESERVE
ST. CHARLES ROAD
LOMBARD, ILLINOIS 60148
OCTOBER 5, 1970

CHASE - Willow Brook

Page 64 of 235





EXISTING SITE



PHOTO 1 - VIEW ALONG PARK AVE



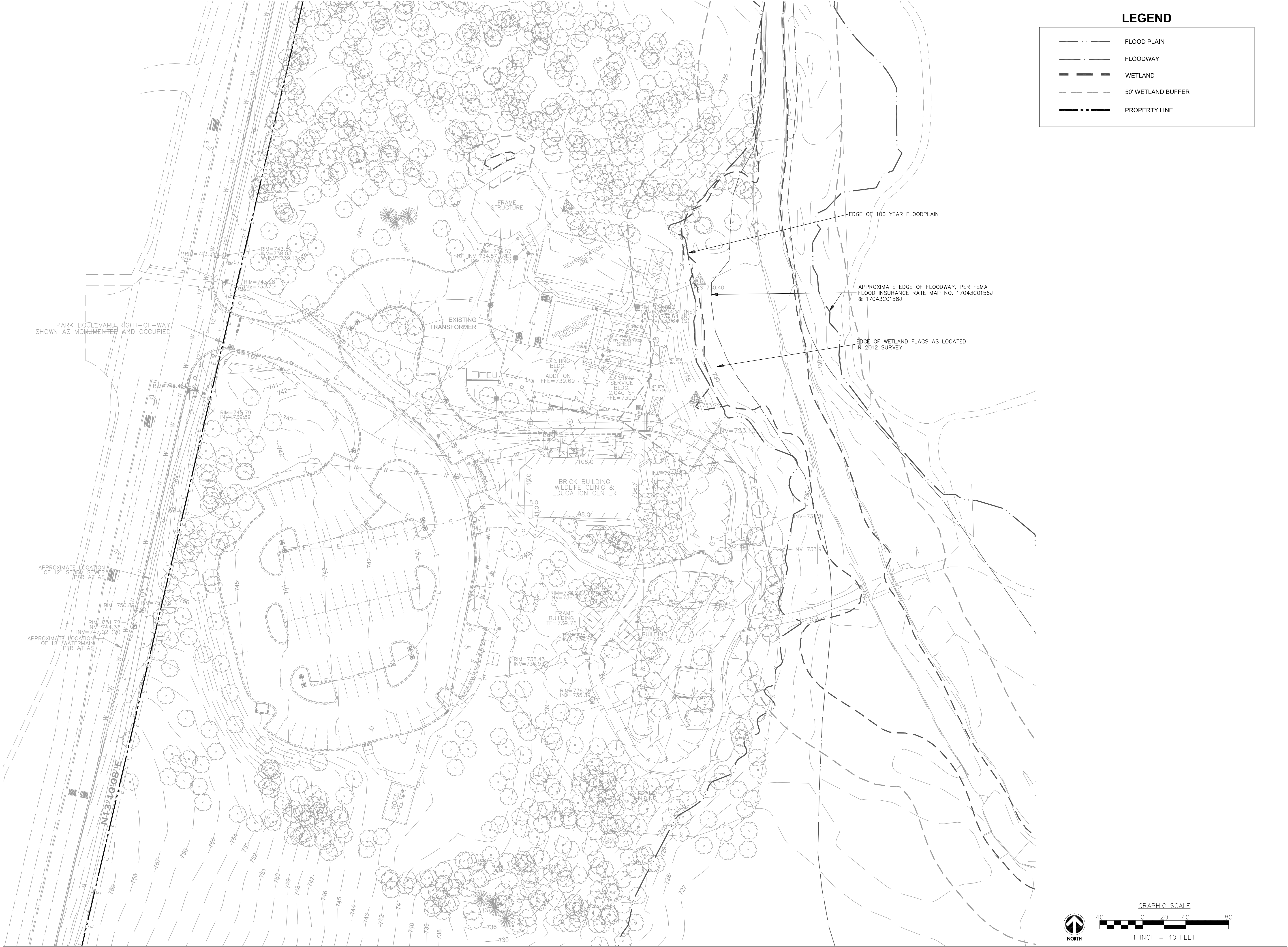
PHOTO 2 - MAIN ENTRANCE



PHOTO 3 - EXISTING ENCLOSURES AND PROPAGATION BUILDING



PHOTO 4 - EXISTING ENCLOSURES



Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979

A3	VILLAGE COMMENT RESP	08/12/2022
A2	VILLAGE COMMENT RESP	07/29/2022
A1	PHASE A - ADDENDUM 1	06/02/2022
	PHASE A-ISSUED FOR BID AND PERMIT	05/20/2022
REV	DESCRIPTION	DATE

WILLOWBROOK WILDLIFE CENTER

525 S. PARK BOULEVARD
GLEN ELLYN, IL 60137

ENLARGED EXISTING CONDITIONS PLAN

Project Number:
210107
Drawn By:
NKH
Sheet:

C1.00

SITE DESIGN PHASING PLAN



- PHASE A - SUMMER 2022**
- Outdoor Rehabilitation Phase I
 - Removal of Dilapidated Enclosures
 - Relocation of Existing Resident Animals to New Enclosures

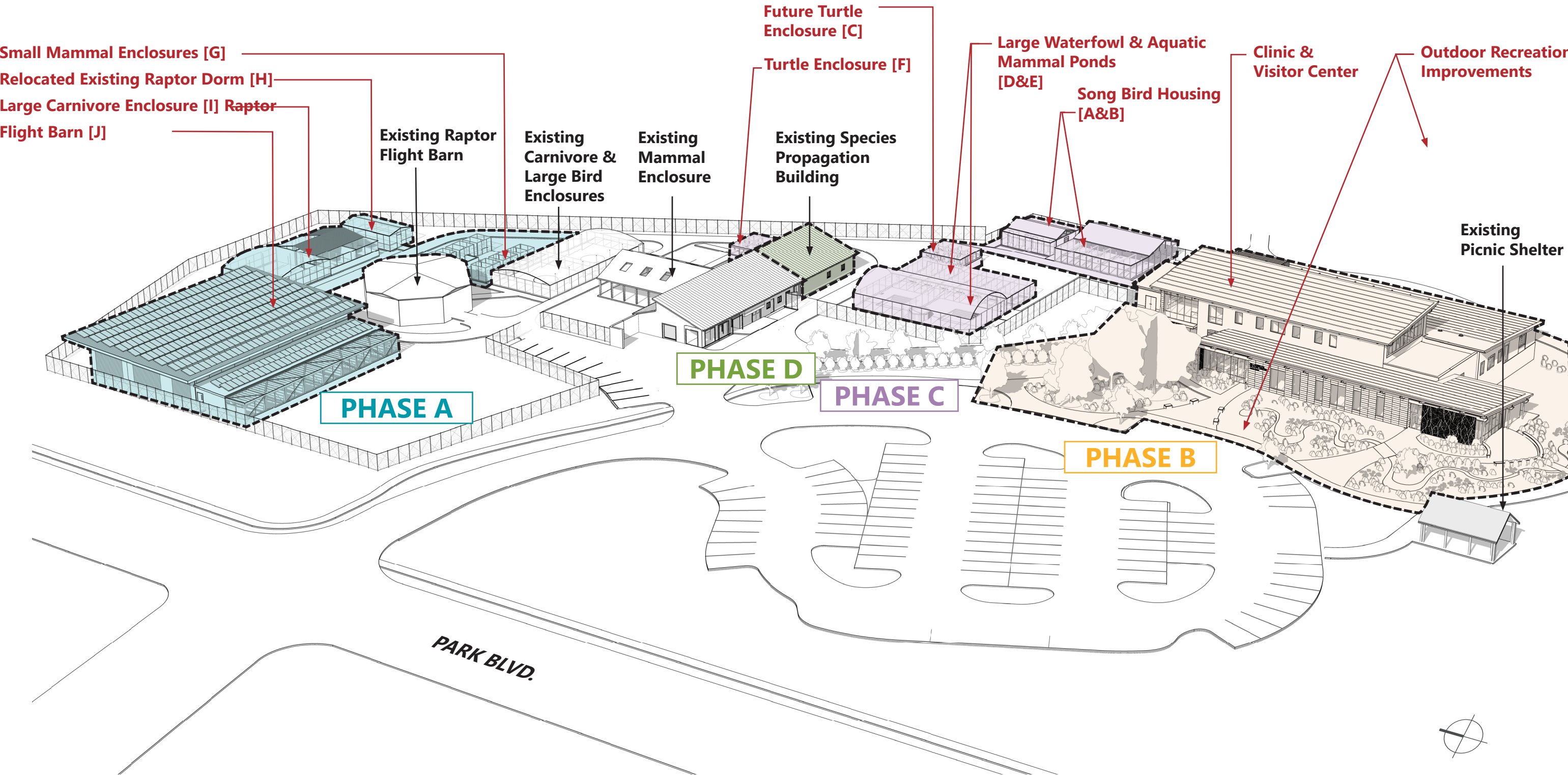
- PHASE B - SUMMER 2023**
- New Clinic & Visitor Center and Indoor Rehabilitation
 - Site Development (Site Prep, drainage, paving, etc.)
 - Interior Exhibits (Public Engagement)
 - Outdoor Recreation Improvements (Public Engagement)
 - Transition from old clinic to new clinic

- PHASE C - SPRING 2024**
- Demo old clinic
 - Outdoor Rehabilitation Phase I

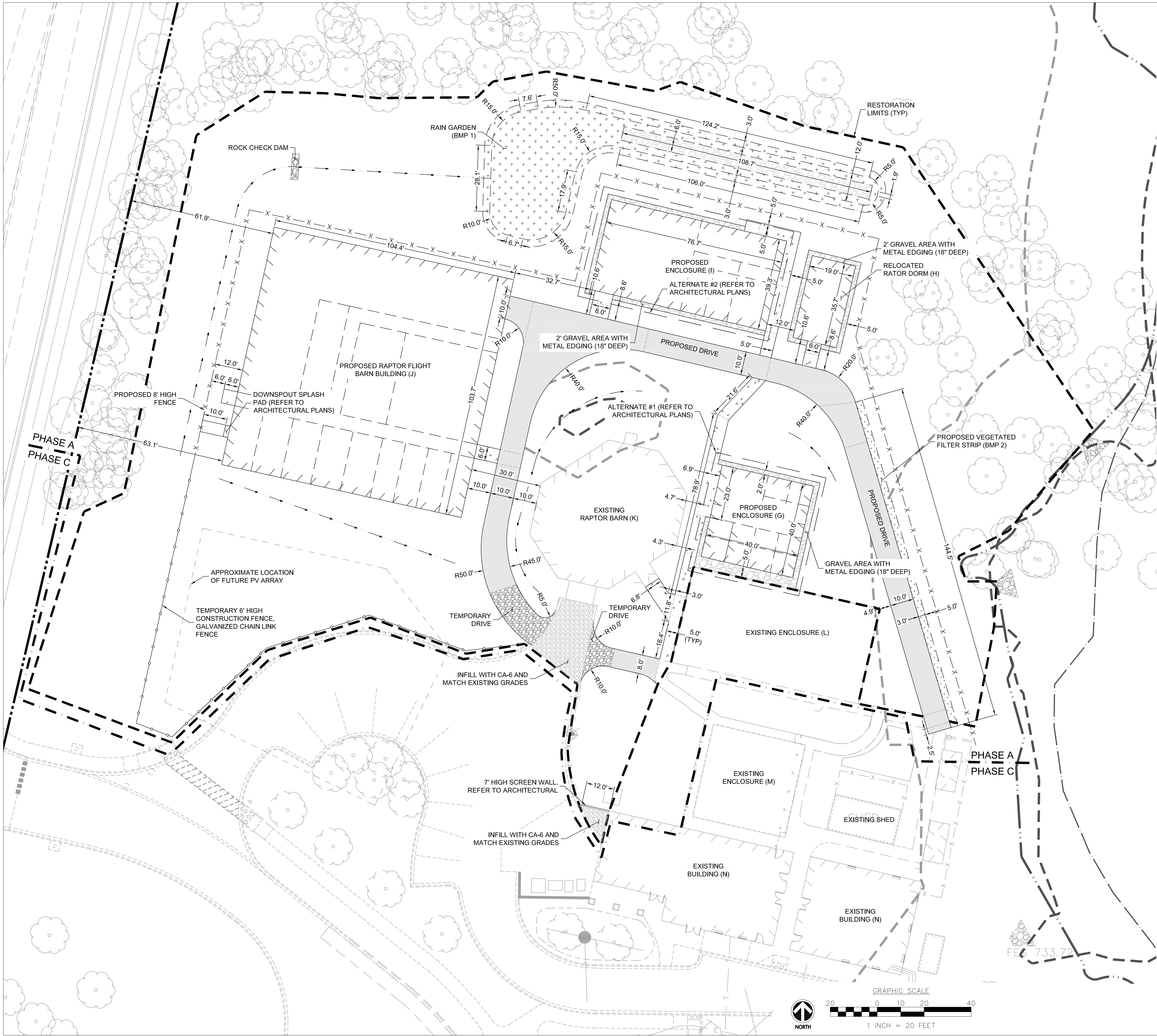
- PHASE D - SUMMER 2024**
- Conversion of Species Propagation Building

PHASE A THROUGH D
Completion January 2025 (Standard Schedule)

SITE DESIGN
PHASING DIAGRAM



\\wightco.com\ntServ\DuPage Forest Preserve\210107_WWC Phase II\01\11 Drawings\02 CD\210107 C2.00 SITE PLAN - PH A.dwg nkherro Aug 11, 2022 6:40:49 am
Wight & Company
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LEGEND

	HMA PAVEMENT AND STONE BASE
	TEMPORARY GRAVEL DRIVE
	TEMPORARY GRAVEL INFILL
	CONCRETE SIDEWALK AND STONE BASE
	RAIN GARDEN AREA (REFER TO LANDSCAPE PLANS)
	VEGETATED FILTER STRIP AREA (REFER TO LANDSCAPE PLANS)
	PEA GRAVEL STRIP
	PROPERTY LINE
	RESTORATION LIMITS
	100-YR FLOODPLAIN
	FLOOD WAY
	WETLAND
	WETLAND SETBACK
	FENCE LINE
	TEMPORARY FENCE LINE
	CENTERLINE OF SWALE

- ### SITE PLAN NOTES
- ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
 - ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
 - ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
 - ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED. REFER TO TREE REMOVALS PLAN.
 - CONTRACTOR TO COORDINATE WITH CLIENT/OWNER ON FINAL LOCATIONS OF SIGNS.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND ENCLOSURE PLANS.

- ### LAYOUT NOTE:
- ALL LAYOUT FOR SITE IMPROVEMENTS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR HIRED BY THE CONTRACTOR. LAYOUT SHALL BE COMPLETED USING THE ELECTRONIC CAD FILES PROVIDED BY THE ENGINEER.



Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979

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WILLOWBROOK WILDLIFE CENTER

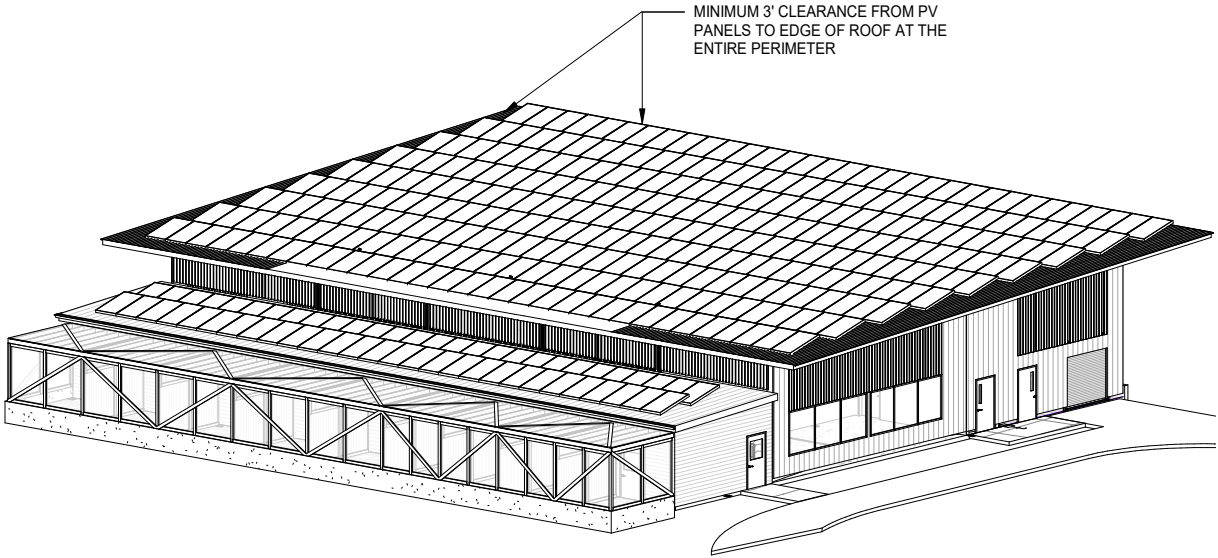
525 S. PARK BOULEVARD
GLEN ELLYN, IL 60137

SITE PLAN PHASE A

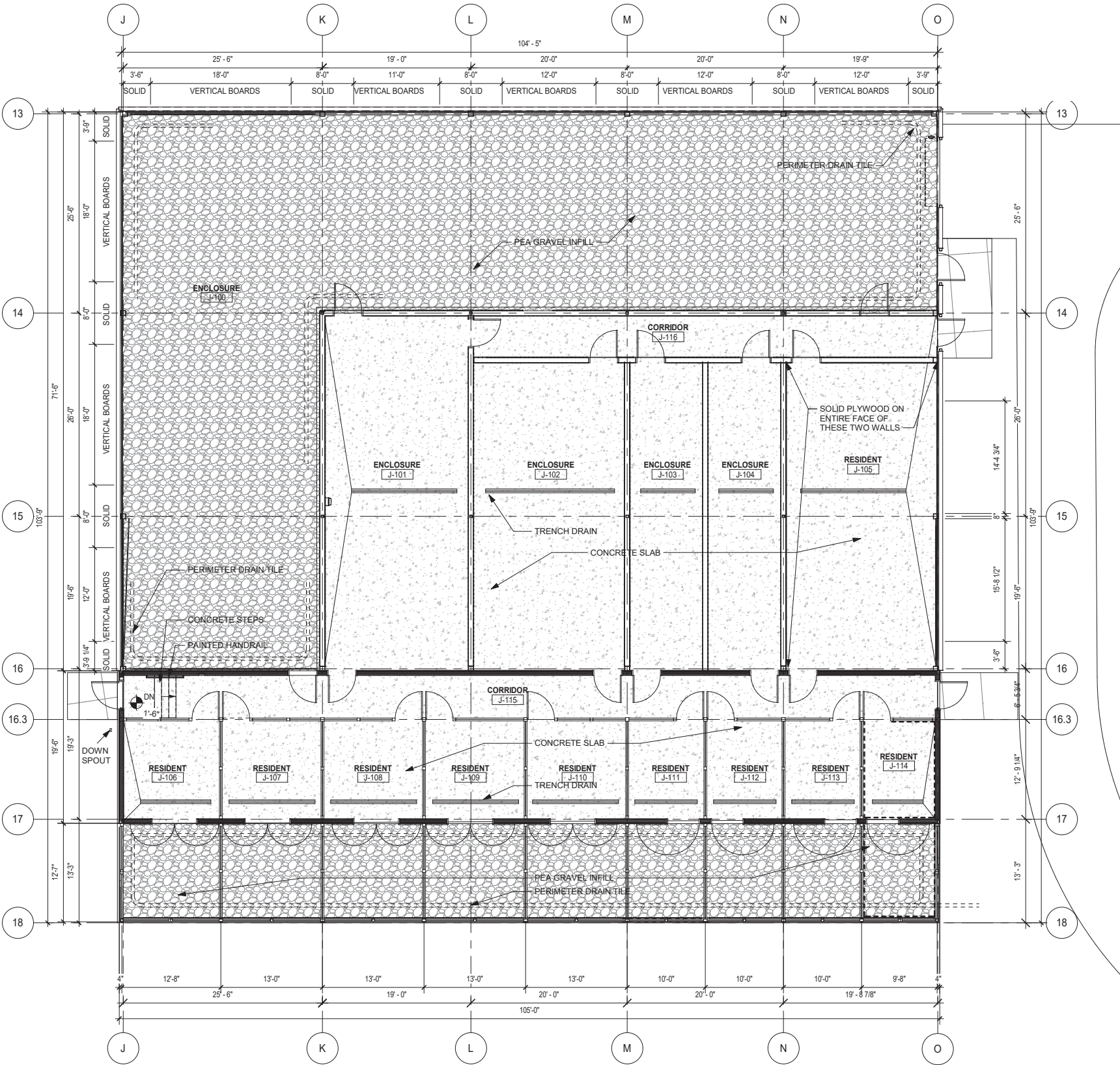
Project Number:
210107
Drawn By:
NKH
Sheet:

C2.00

PHASE A DESIGN
RAPTOR FLIGHT BARN (J)

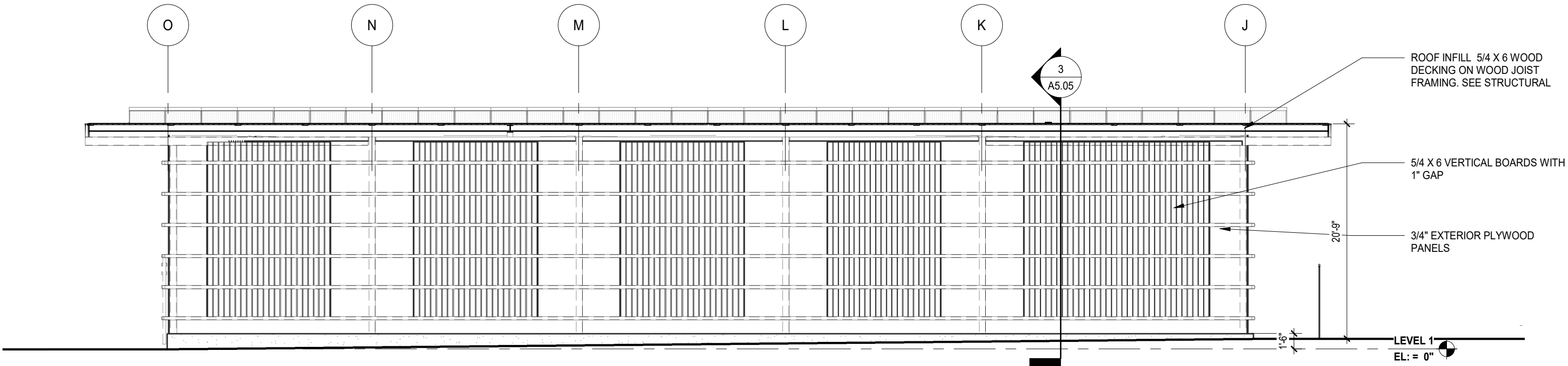


RAPTOR BARN (J) AXONOMETRIC

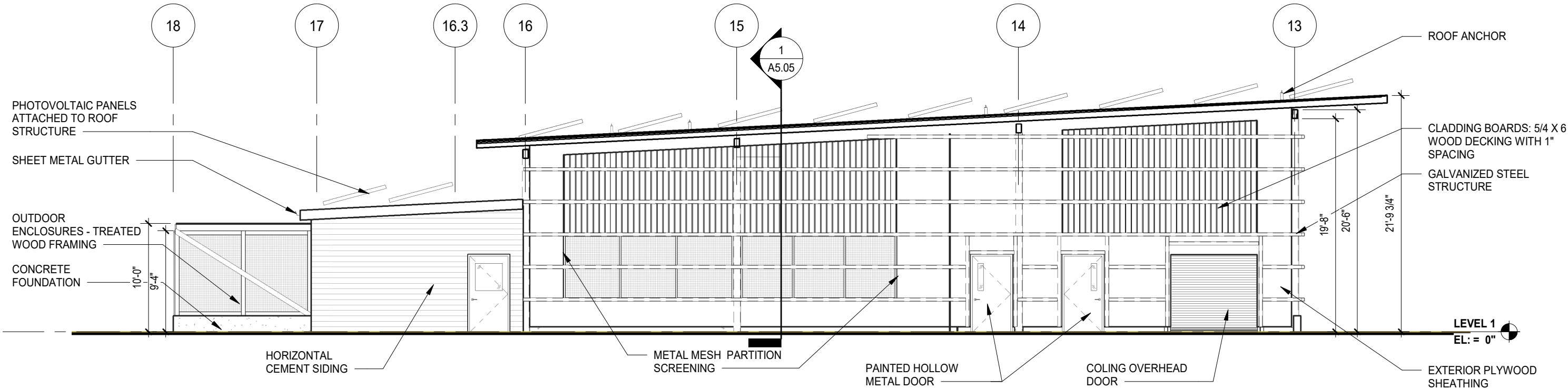


PHASE A DESIGN

RAPTOR BARN (J) EXTERIOR ELEVATIONS

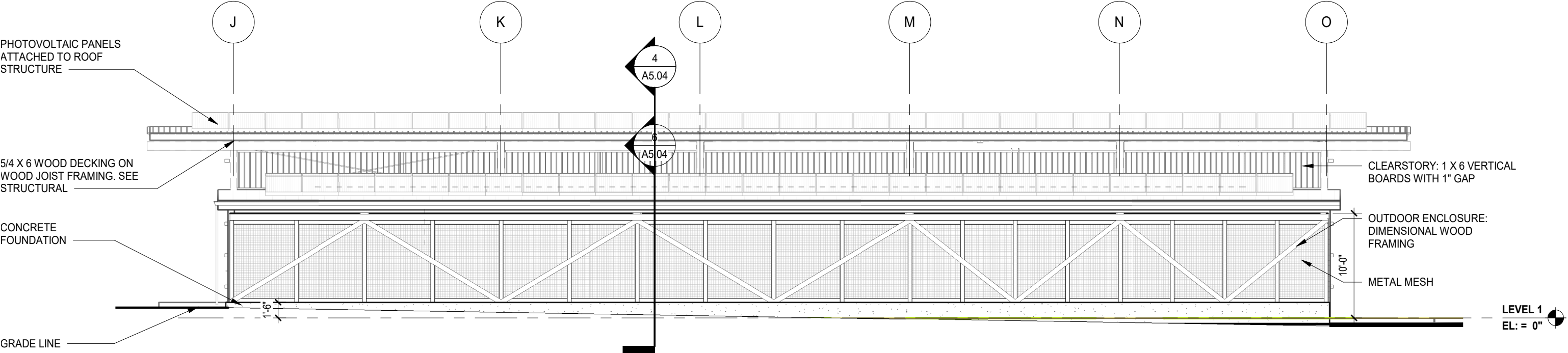


1 BUILDING J - NORTH
SCALE: 1/8" = 1'-0"

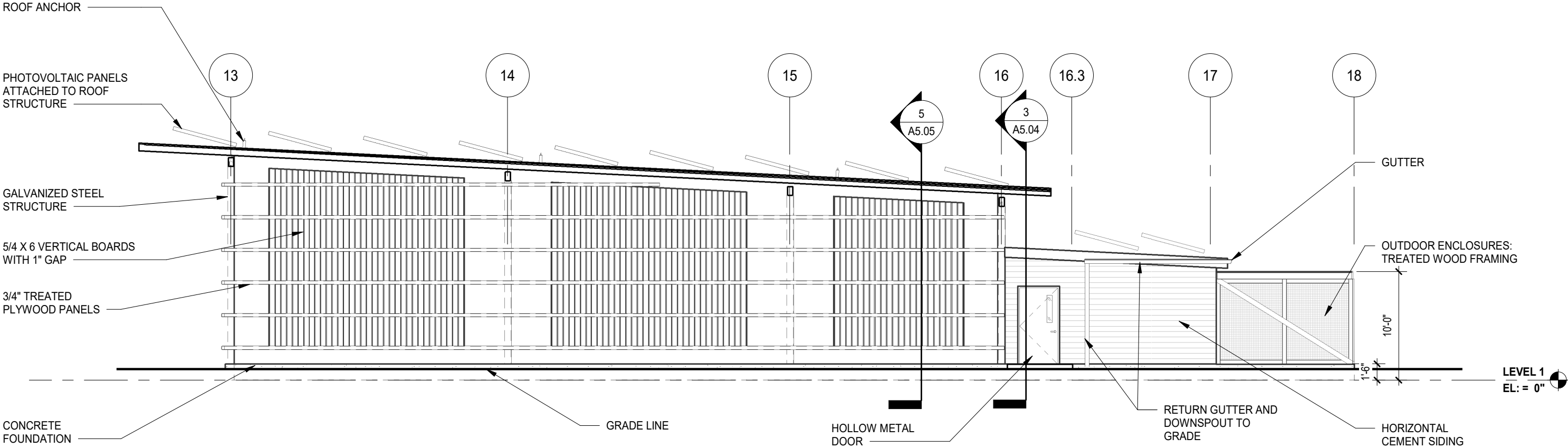


2 BUILDING J - EAST
SCALE: 1/8" = 1'-0"

PHASE A DESIGN
RAPTOR BARN (J) EXTERIOR ELEVATIONS

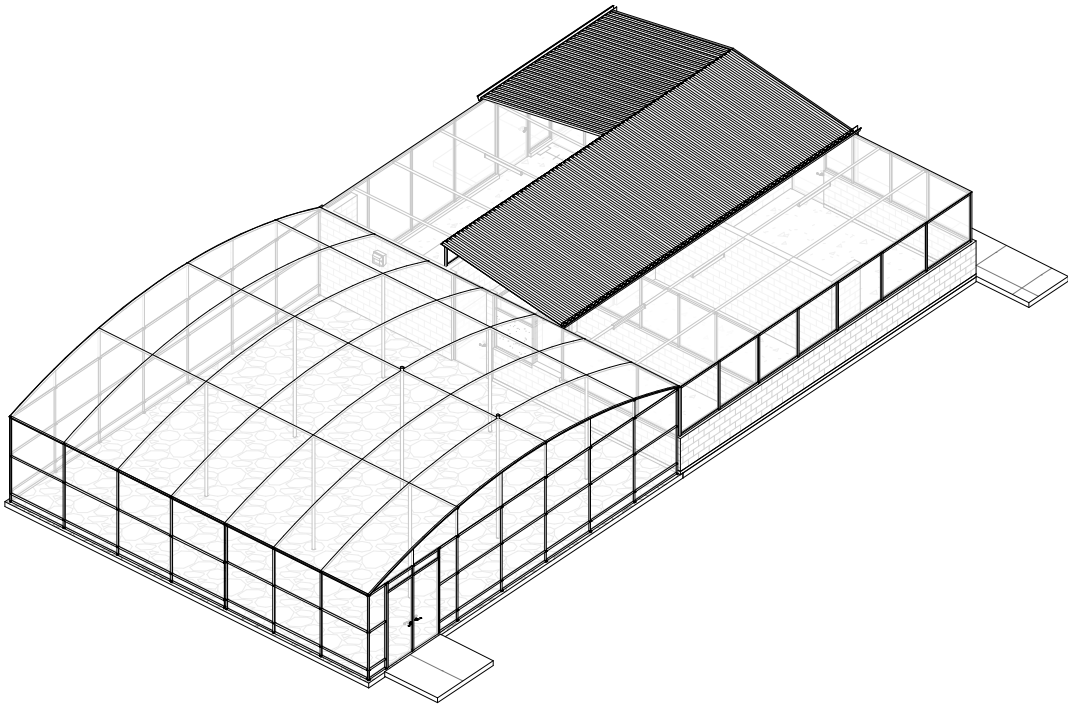


3 BUILDING J - SOUTH
SCALE: 1/8" = 1'-0"

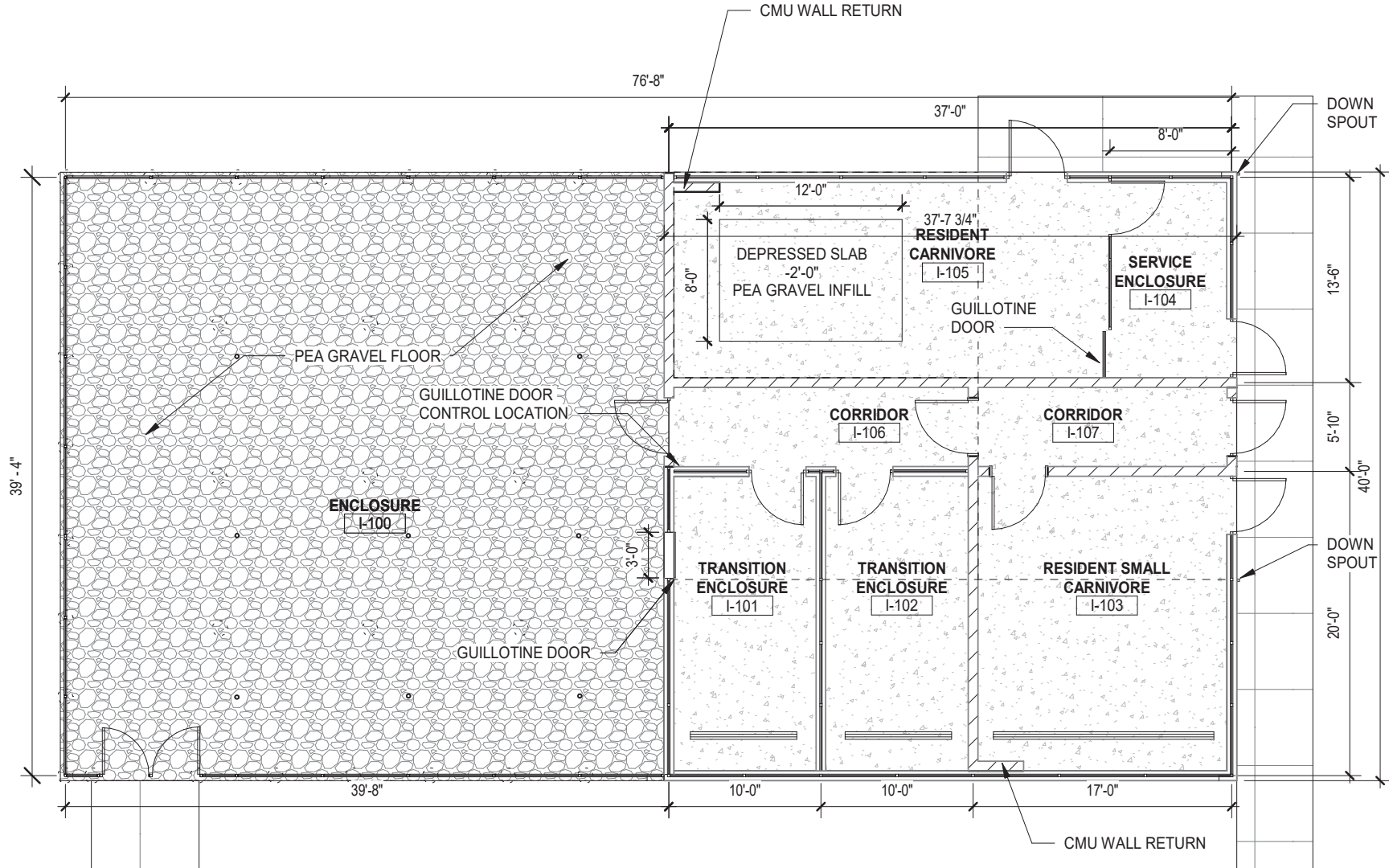


4 BUILDING J - WEST
SCALE: 1/8" = 1'-0"

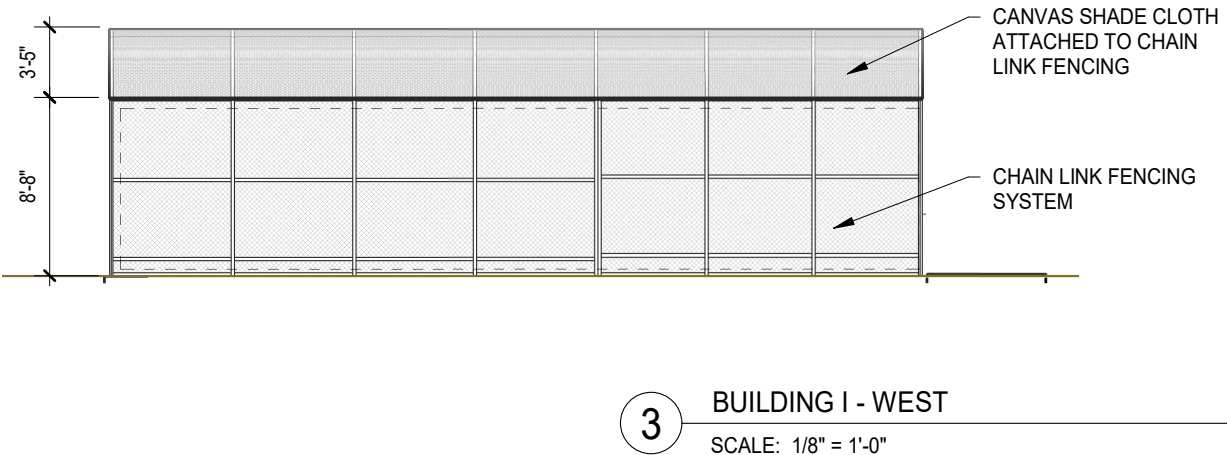
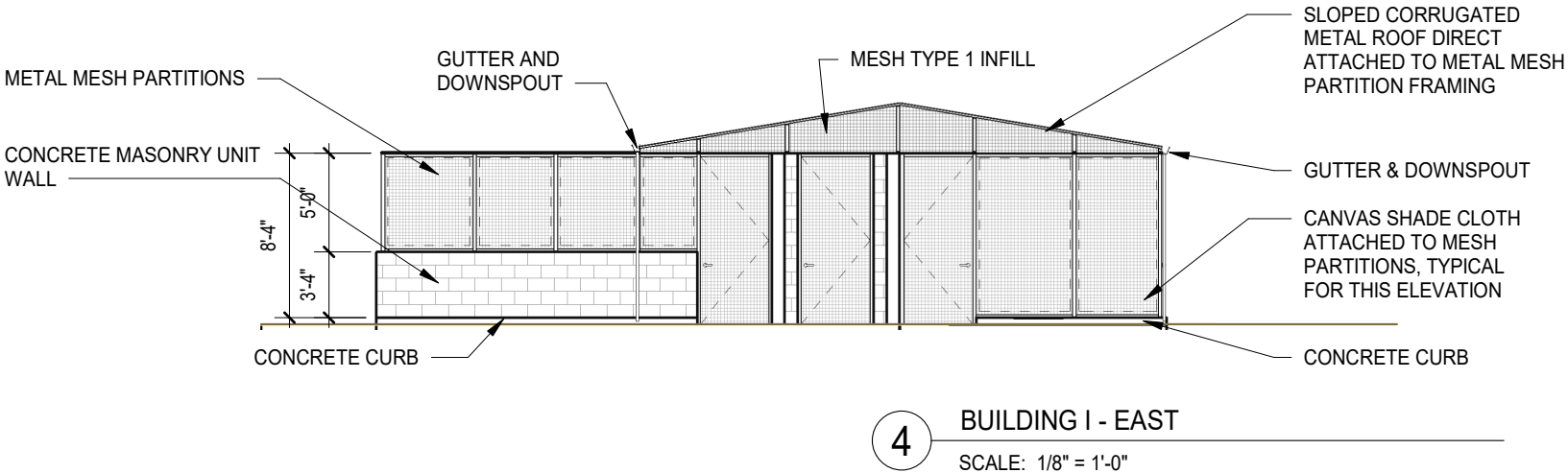
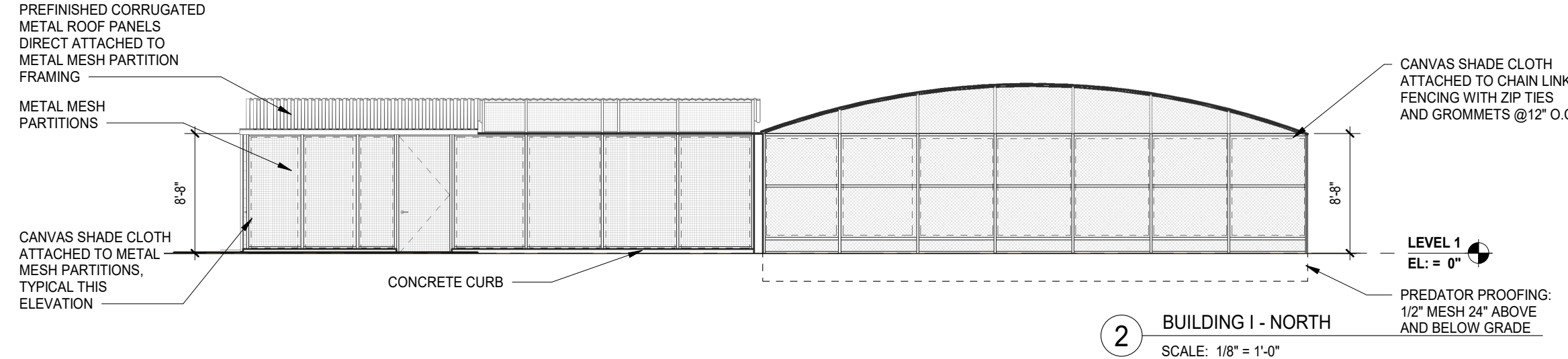
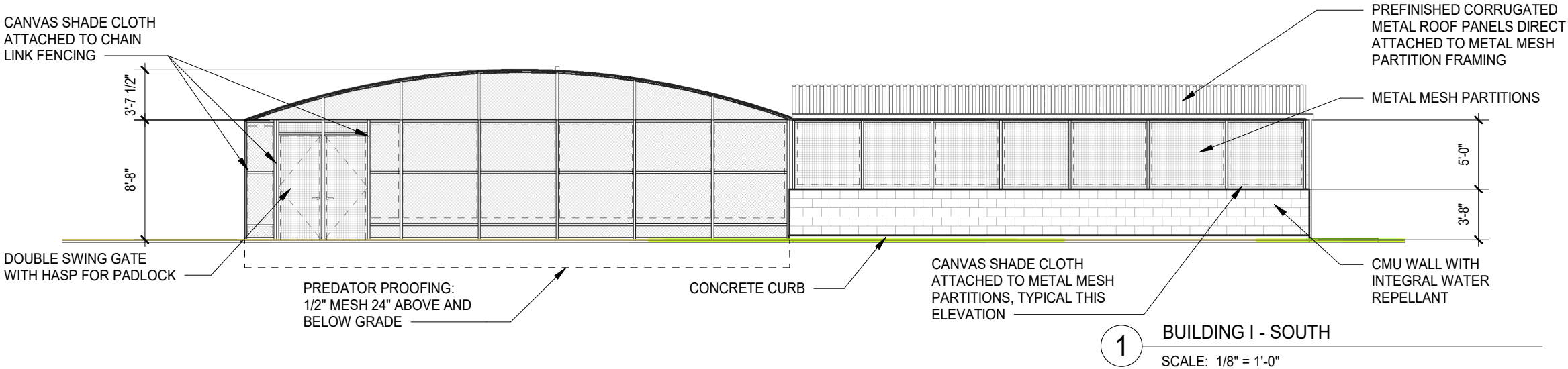
PHASE A DESIGN
CARNIVORE ENCLOSURE (I)



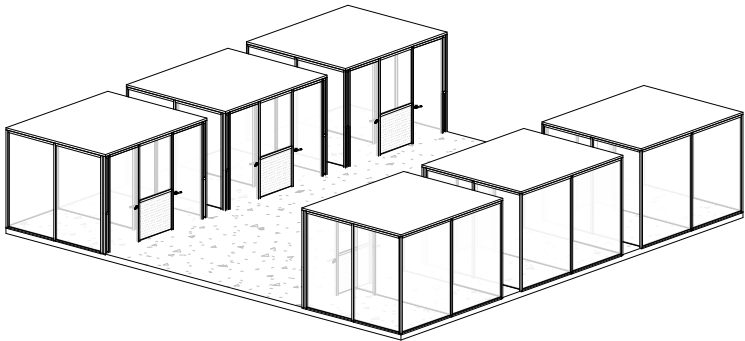
CARNIVORE ENCLOSURE (I) AXONOMETRIC



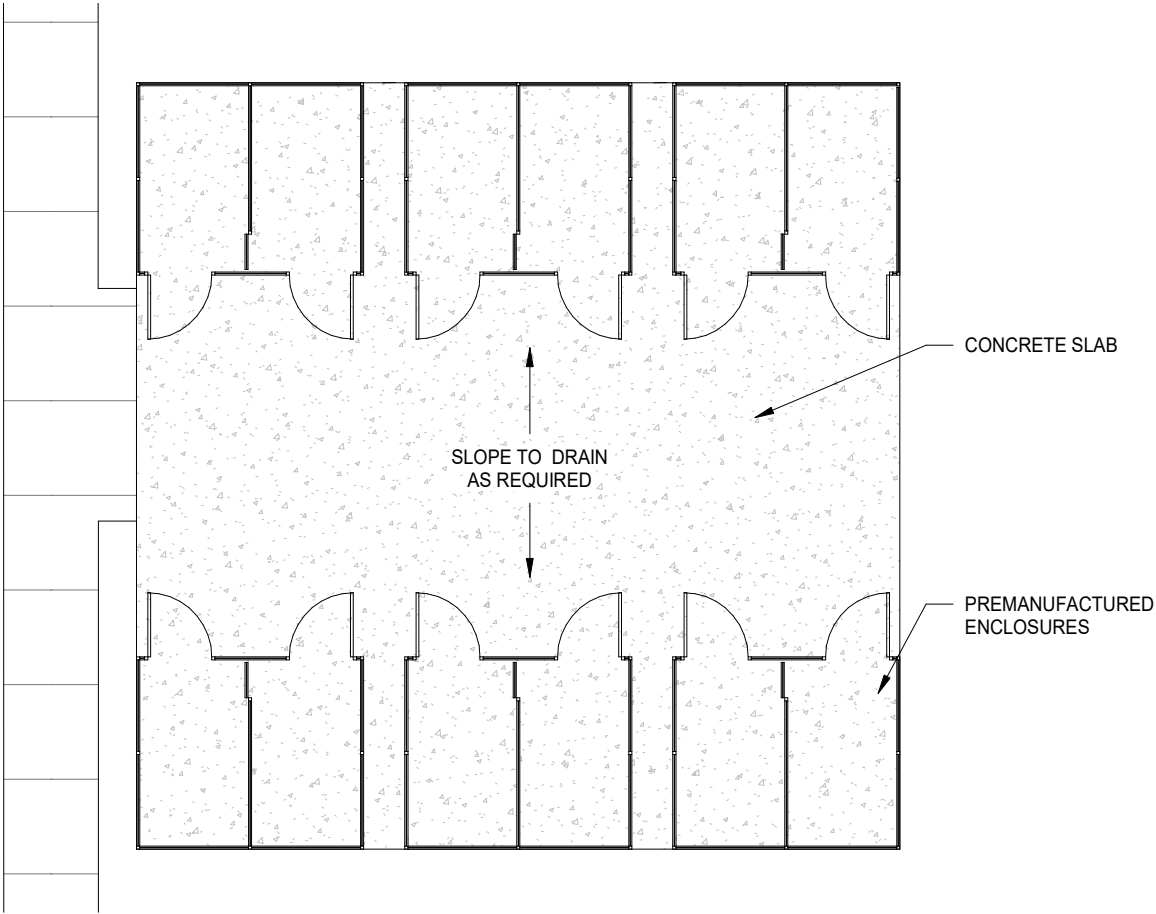
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CARNIVORE ENCLOSURE (I) EXTERIOR ELEVATIONS



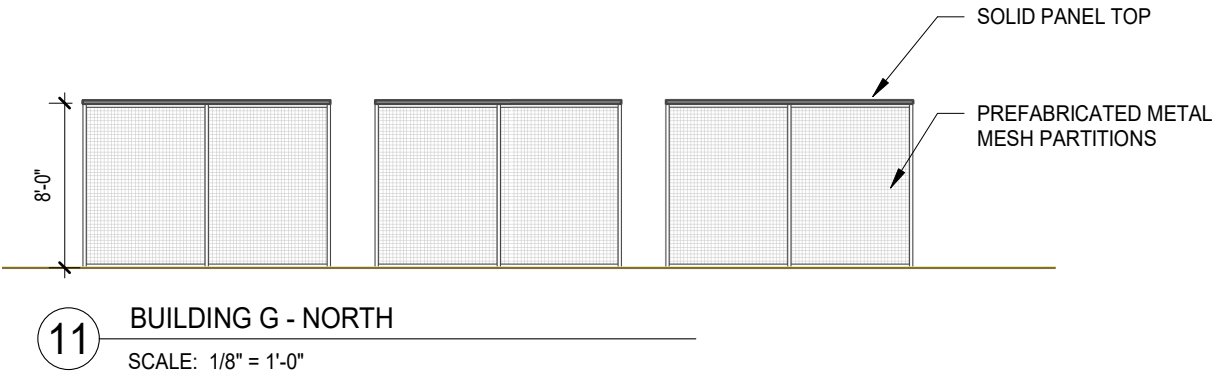
PHASE A DESIGN
SMALL MAMMAL ENCLOSURE (G)



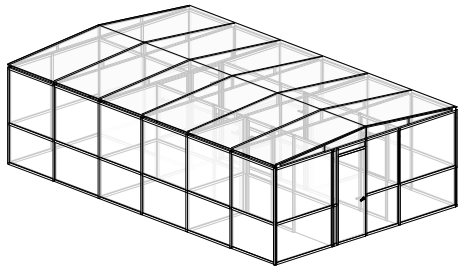
SMALL MAMMAL ENCLOSURE (G) AXONOMETRIC



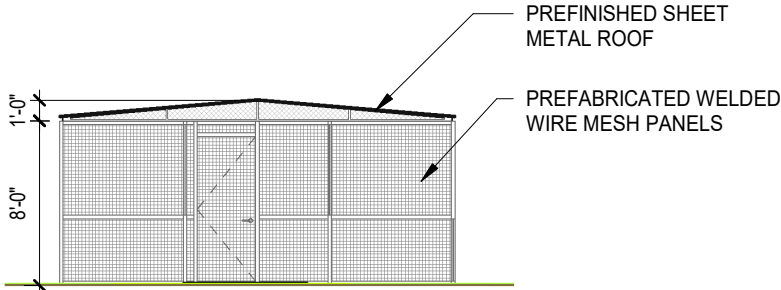
EXAMPLE: PREFABRICATED ENCLOSURES TO BE PLACED ON CONCRETE PAD



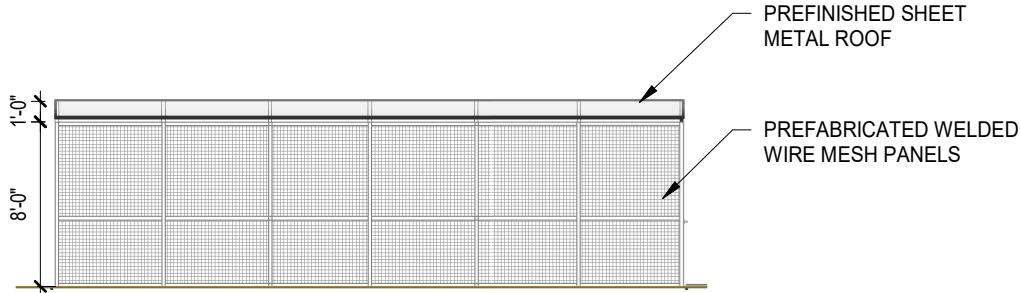
PHASE A DESIGN
EXISTING RELOCATED ENCLOSURE (H)



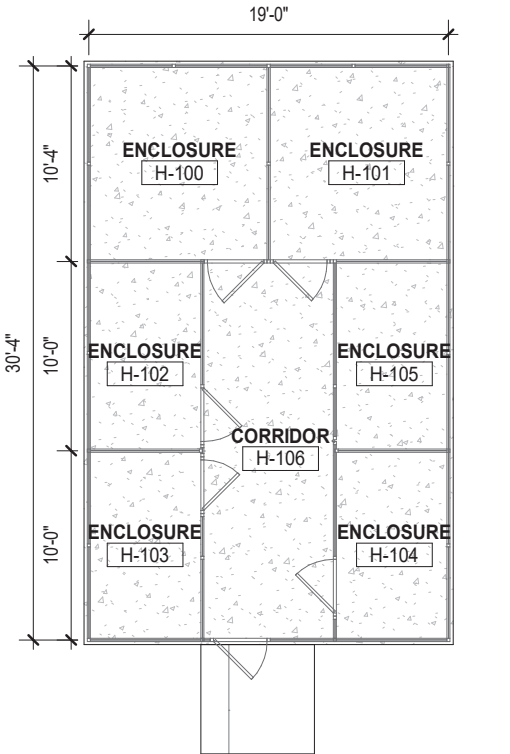
EXISTING RELOCATED ENCLOSURE (H) AXONOMETRIC



10 RELOCATED ENCLOSURE H - SOUTH
SCALE: 1/8" = 1'-0"



12 RELOCATED ENCLOSURE H - EAST
SCALE: 1/8" = 1'-0"









EXAMPLE: PREFABRICATED ENCLOSURES TO BE PLACED ON CONCRETE PAD

PHASE A DESIGN
EXTERIOR RENDERINGS



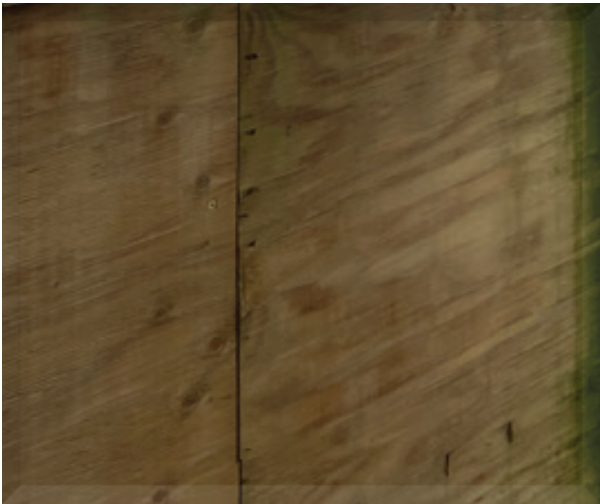
PHASE A DESIGN
EXTERIOR MATERIALS



WELDED WIRE MESH - GREY - GALVANIZED



HORIZONTAL CEMENT SIDING - TAUPE COLOR



PRESSURE TREATED PLYWOOD
SHEATHING - NATURAL (NO SATIN)



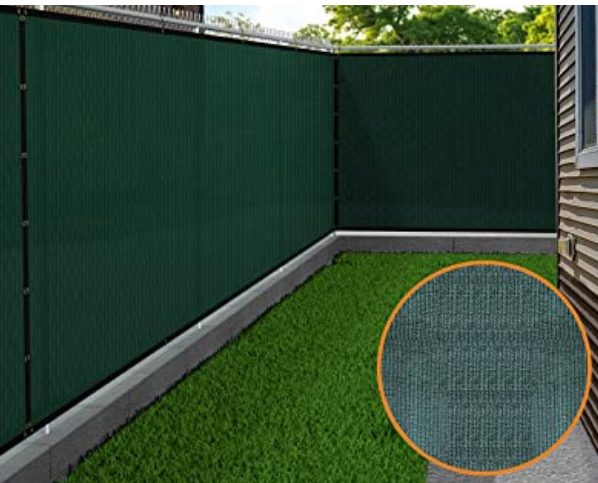
CHAIN LINK FENCING - GREY - GALVANIZED



CONCRETE MASONRY UNIT - NATURAL GREY



HDPE SOLID PLASTIC PRIVACY PANELS - WHITE



PRIVACY CANVAS SHADE CLOTH - GREEN OR BLACK



PRESSURE TREATED WOOD CLADDING
BOARDS - NATURAL (NO SATIN)



STANDING SEAM ROOF - LIGHT GREY

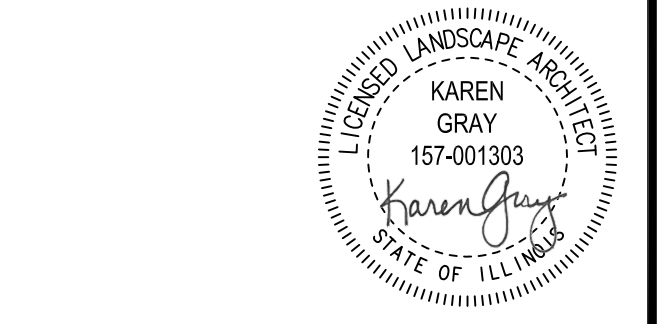


A1 TREE PRESERVATION PLAN
TP1.01 SCALE: 1" = 20'-0"

OWNER: STREET ADDRESS:
3 S 580 NAPERVILLE ROAD
WHEATON, IL 60189-8761

MAILING ADDRESS:
P.O. BOX 5000
WHEATON, IL 60189-5000

CONTACT NUMBERS:
PH# 630-933-7200
FAX# 630-933-7204



SIGNED: DATE: LIC#: EXP:
SIGNED: DATE: LIC#: EXP:

ILLINOIS

**WILLOWBROOK WILDLIFE CENTER
TREE PRESERVATION PLAN PHASE A
525 S. Park Blvd., Glen Ellyn, IL**

PH#: FAX#
SUBCONSULTANT:
PH#: FAX#
CONSULTANT:

MARK:	DATE:	DESCRIPTION:

PROJECT NO: M-340-000
DRAWN BY: ---
CHECKED BY: ---
DATE: 7/27/2022
SCALE: 1" = 20'-0"

SHEET TITLE:
**PRESERVATION
PLAN**

SHEET NO:
TP1.01

TREE #	SPECIES	DIAMETER	CONDITION	ACTION
7	Buckthorn	6	Poor	Remove
8	Buckthorn	6	Poor	Remove
9	Buckthorn	6	Poor	Remove
11	N. Red Oak	16	N/A	
12	Buckthorn	6	Poor	Remove
12	Elm	6	N/A	
13	N. Red Oak	12	N/A	
15	Black Cherry	6	N/A	
16	Black Cherry	8	N/A	
18	Elm	6	N/A	
22	Crabapple	6	N/A	
23	Buckthorn	6	Poor	
24	Crabapple	6	N/A	
25	Crabapple	6	N/A	
27	Crabapple	6	N/A	
28	Elm	6	N/A	
30	Black Cherry	6	N/A	
34	Crabapple	6	N/A	
35	Sugar Maple	6	N/A	
36	Buckthorn	6	Poor	
38	Crabapple	6	N/A	
39	Crabapple	5	N/A	
40	Cedar	6	N/A	
41	Crabapple	5	N/A	
44	Cedar	4	N/A	
46	Crabapple	5	N/A	
47	Crabapple	8	N/A	
48	Crabapple	7	N/A	
48	Crabapple	6	N/A	
49	Crabapple	5	N/A	
50	Buckthorn	6	Poor	
50	Buckthorn	6	Poor	
52	Crabapple	6	N/A	
53	Buckthorn	6	Poor	
55	Buckthorn	6	Poor	
56	Buckthorn	5	Poor	
57	Buckthorn	5	Poor	
60	Sugar Maple	10	N/A	
60	Sugar Maple	10	N/A	
61	Elm	8	N/A	
62	Walnut	8	N/A	
63	Mulberry	8	N/A	
66	Buckthorn	6	Poor	
67	Silver Maple	7	N/A	
68	Black Cherry	5	N/A	
69	Elm	6	N/A	
70	Black Cherry	6	N/A	
71	Silver Maple	6	N/A	
74	Buckthorn	5	Poor	
75	Sugar Maple	12	N/A	
76	Buckthorn	6	Poor	
77	Buckthorn	6	Poor	
79	Pin Oak	14	N/A	
80	Mulberry	6	N/A	
81	Buckthorn	6	Poor	
82	Black Cherry	8	N/A	
83	Pin Oak	20	N/A	
84	Buckthorn	6	Poor	
85	Buckthorn	6	Poor	
85	Buckthorn	6	Poor	
86	Mulberry	8	N/A	
86	Mulberry	6	N/A	
87	Mulberry	6	N/A	
88	Mulberry	7	N/A	
89	Buckthorn	6	Poor	
90	Elm	6	N/A	
91	Elm	6	N/A	
95	Elm	9	N/A	
96	Walnut	5	N/A	
98	Walnut	6	N/A	
100	Sycamore	9	Fair	Remove
101	Elm	6	Fair	Remove
102	Mulberry	6	Fair	Remove
103	Sugar Maple	5	Fair	Remove

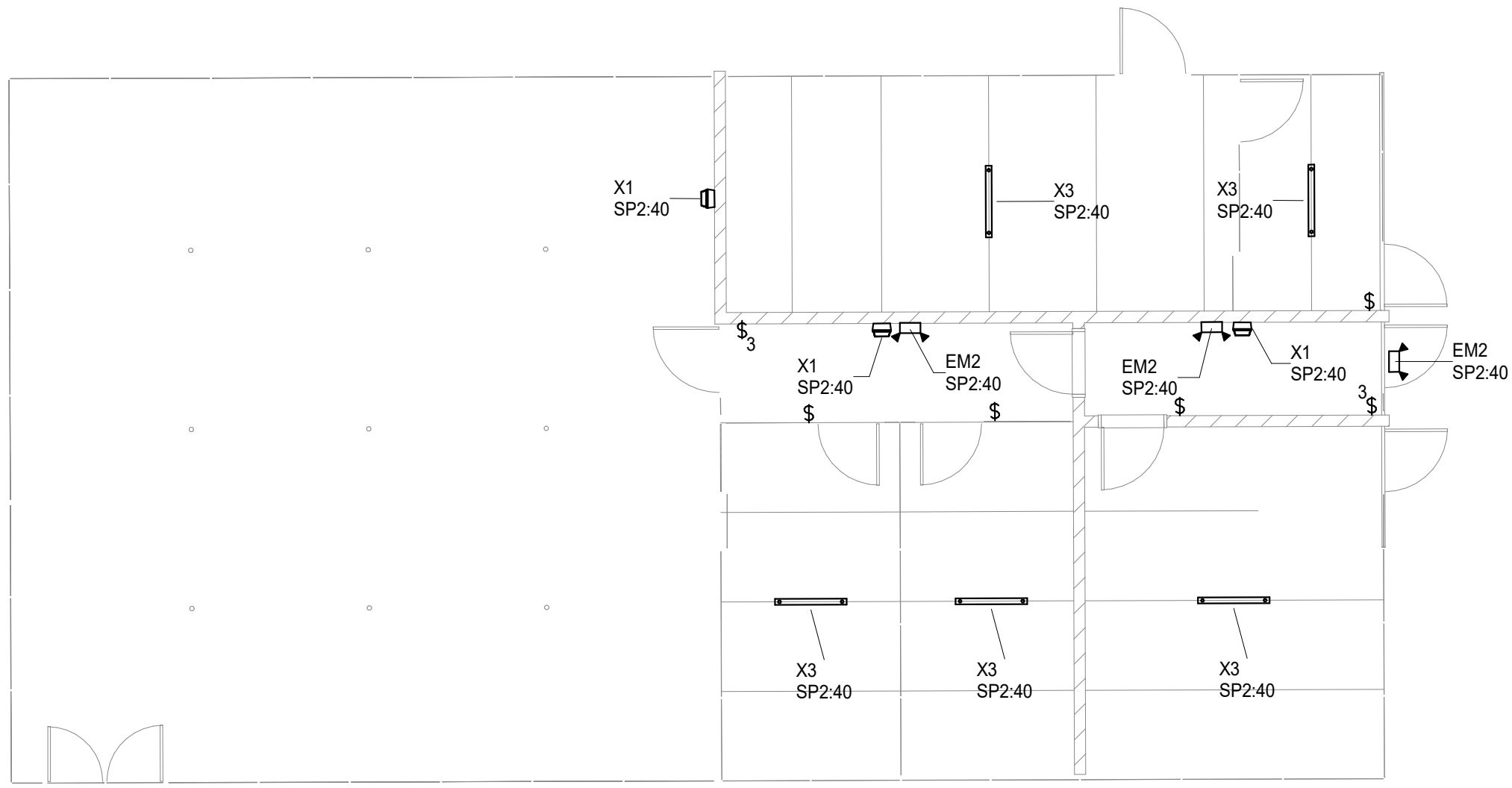
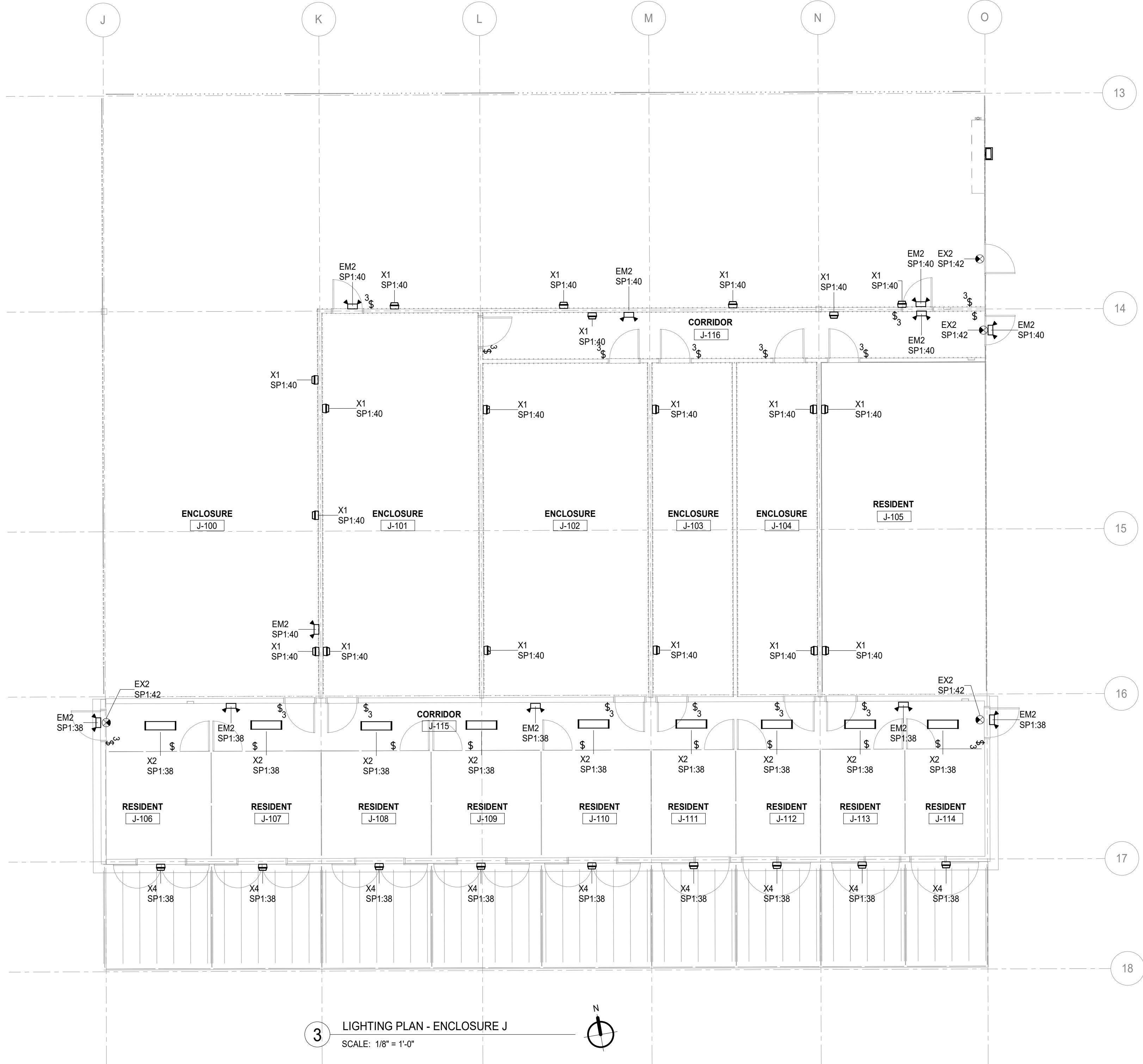
447	Buckthorn	6	Poor	Remove
448	Honeylocust	6	Fair	Remove
449	Buckthorn	6	Poor	Remove
450	Buckthorn	6	Poor	Remove
451	White Poplar	6	N/A	Remove
452	Buckthorn	6	Poor	Remove
454	Mulberry	6	N/A	Remove
455	Silver Maple	10	N/A	Remove
456	Mulberry	6	N/A	Remove
460	Buckthorn	6	Poor	Remove
462	Buckthorn	6	Poor	Remove
463	Mulberry	6	N/A	Remove
464	Buckthorn	6	Poor	Remove
465	Buckthorn	6	Poor	Remove
466	Buckthorn	6	Poor	Remove
467	Buckthorn	6	Poor	Remove
468	Buckthorn	6	Poor	Remove
469	Buckthorn	6	Poor	Remove
470	Buckthorn	6	Poor	Remove
471	Sycamore	22	Good	Remove
472	Mulberry	5	N/A	Remove
473	Mulberry	6	Fair	Remove
474	Buckthorn	6	Poor	Remove
475	Buckthorn	6	Poor	Remove
477	Mulberry	6	Fair	Remove
479	Mulberry	6	Fair	Remove
480	Silver Maple	14	Poor	Remove
482	Buckthorn	6	Poor	Remove
484	Silver Maple	18	Fair	
486	Buckthorn	6	Poor	
488	Silver Maple	16	N/A	
489	Silver Maple	6	Poor	
490	Buckthorn	6	Poor	
491	Buckthorn	6	Poor	
492	Buckthorn	6	Poor	
493	Silver Maple	6	N/A	
494	Buckthorn	6	Poor	Remove
496	Buckthorn	6	Poor	Remove
497	Mulberry	6	N/A	Remove
498	Silver Maple	12	N/A	Remove
499	Buckthorn	6	Poor	Remove
500	Buckthorn	6	Poor	Remove
500	N. Red Oak	6	N/A	
500	Elm	6	N/A	
1170	Buckthorn	6	Poor	
1171	Buckthorn	6	Poor	
1179	Black Cherry	6	N/A	
1180	Elm	10	N/A	
1181	Black Cherry	6	N/A	
1182	Black Cherry	6	N/A	
1183	Black Cherry	6	N/A	
1184	Black Cherry	6	N/A	
1185	Black Cherry	6	N/A	
1186	Black Cherry	6	N/A	
1188	Black Cherry	6	N/A	
1188	Black Cherry	6	N/A	
1190	Crabapple	6	N/A	
1191	Black Cherry	6	N/A	
1194	Black Cherry	6	N/A	
1195	Black Cherry	6	N/A	
1196	Black Cherry	6	N/A	
1198	Buckthorn	6	Poor	
1199	Elm	6	N/A	
1201	Buckthorn	6	Poor	Remove
1202	Buckthorn	6	Poor	Remove
1202	Buckthorn	6	Poor	Remove
1203	N. Red Oak	12	N/A	Remove
1203	N. Red Oak	12	N/A	Remove
1204	Cottonwood	20	N/A	Remove
1204	Cottonwood	20	N/A	Remove
1205	Buckthorn	6	Poor	Remove
1206	Honeysuckle	5	Poor	Remove
1207	Honeysuckle	5	Poor	Remove

104	Buckthorn	6	Poor	
105	Honeylocust	9	Poor	
106	Honeylocust	9	Good	
107	Buckthorn	6	Poor	
108	Honeylocust	10	Fair	
109	Buckthorn	6	Poor	
110	Buckthorn	6	N/A	
111	Buckthorn	5	Poor	
112	Buckthorn	6	Poor	
113	Buckthorn	5	Poor	
115	Sugar Maple	7	Fair	
117	Elm	6	N/A	
118	Sugar Maple	7	Poor	
119	Buckthorn	6	Poor	
121	Sugar Maple	5	N/A	
124	Sugar Maple	5	Poor	Remove
125	Sugar Maple	5	Good	Remove
126	Sugar Maple	22	Good	Remove
127	Mulberry	6	Poor	Remove
128	Walnut	5	Fair	Remove
129	Mulberry	6	Poor	Remove
130	Sycamore	10	Fair	Remove
131	Sugar Maple	5	Fair	Remove
132	Sugar Maple	8	Good	Remove
133	Sugar Maple	8	N/A	Remove
134	Mulberry	6	N/A	Remove
136	Box Elder	8	N/A	Remove
136	Honeysuckle	5	Poor	Remove
137	Buckthorn	5	Poor	Remove
138	Sugar Maple	9	N/A	Remove
139	Walnut	15	N/A	
140	Elm	6	N/A	
141	Sugar Maple	8	N/A	
142	Elm	6	N/A	
143	Honeysuckle	5	Poor	
144	Elm	5	N/A	
145	Elm	6	N/A	
146	Buckthorn	6	Poor	
149	Elm	5	N/A	
150	Elm	6	N/A	
151	Box Elder	8	N/A	Remove
152	Buckthorn	6	Poor	Remove
153	Honeylocust	7	N/A	
154	Honeylocust	6	N/A	
155	Black Cherry	8	N/A	
156	Buckthorn	6	Poor	
157	Buckthorn	6	Poor	
157	Buckthorn	6	Poor	
159	Mulberry	6	N/A	
160	Elm	6	N/A	
161	Honeylocust	6	N/A	
162	Buckthorn	5	Poor	
162	Buckthorn	6	Poor	
163	Buckthorn	6	Poor	
164	Black Cherry	5	N/A	
165	Walnut	10	N/A	
166	Black Cherry	6	N/A	
167	N. Red Oak	10	N/A	
168	Honeylocust	5	N/A	
169	Buckthorn	6	Poor	
170	Honeylocust	10	N/A	
171	Elm	5	N/A	
172	Elm	6	N/A	
173	Silver Maple	6	N/A	
174	Buckthorn	5	Poor	
175	Buckthorn	6	Poor	
176	Elm	6	N/A	
178	Black Cherry	6	N/A	
179	Black Cherry	6	N/A	
180	Black Cherry	6	N/A	Remove
181	Black Cherry	6	N/A	Remove
182	Honeylocust	14	N/A	
183	Mulberry	6	N/A	Remove
184	Mulberry	6	Fair	Remove
185	Mulberry	6	N/A	Remove

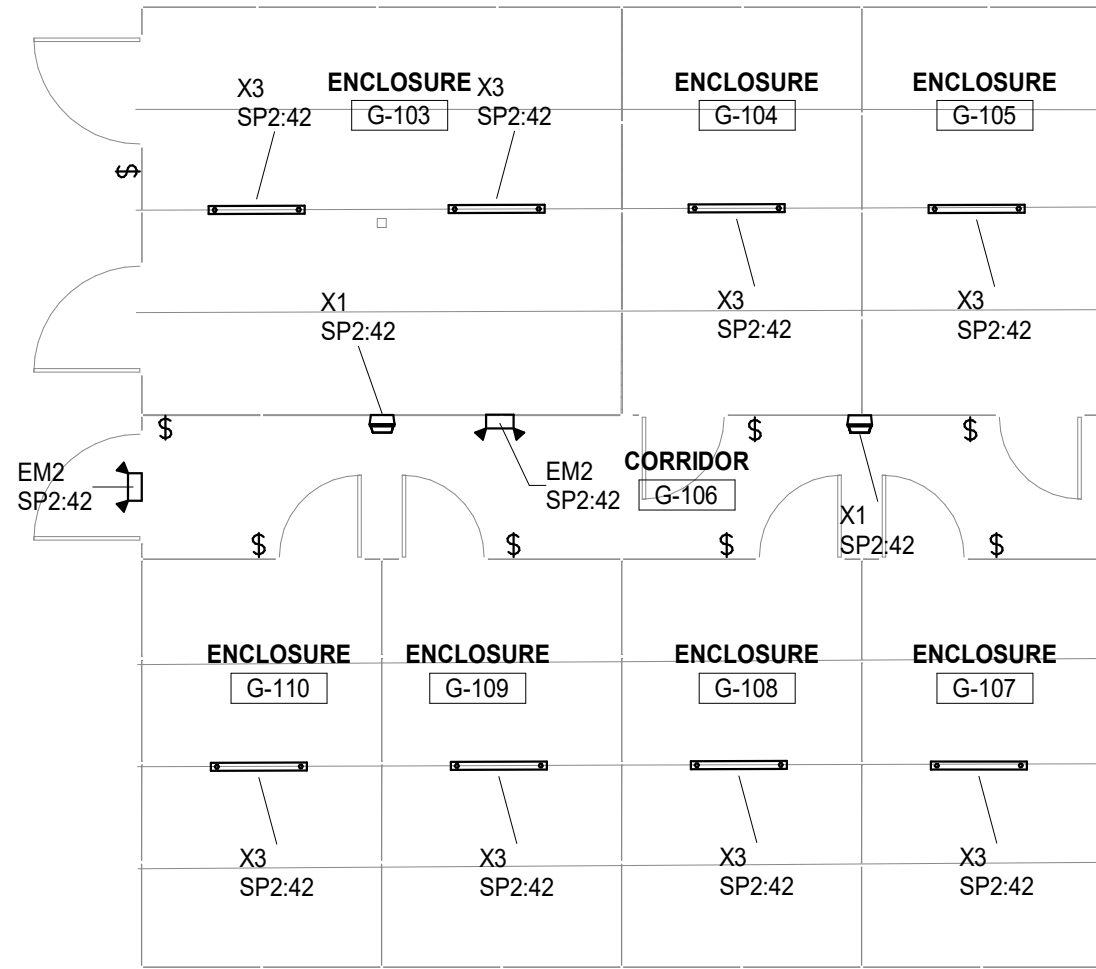
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1209	Silver Maple	8	N/A	Remove
1209	Silver Maple	10	N/A	
1210	Buckthorn	6	Poor	
1211	Buckthorn	6	Poor	
1212	Buckthorn	6	Poor	
1213	Honeysuckle	5	Poor	
1214	Buckthorn	6	Poor	
1215	Mulberry	6	N/A	
1216	Buckthorn	6	Poor	
1217	Buckthorn	6	Poor	
1218	Elm	5	N/A	
1219	Honeysuckle	6	Poor	
1221	Buckthorn	5	Poor	
1222	Buckthorn	5	Poor	
1223	Box Elder	6	N/A	Remove
1224	Buckthorn	5	Poor	Remove
1225	Mulberry	8	N/A	Remove
1226	Buckthorn	6	Poor	
1228	Elm	6	N/A	
1227	Catalpa	19	N/A	
1229	Black Cherry	5	N/A	
1230	Honeysuckle	6	Poor	
1231	Buckthorn	6	Poor	
1232	Buckthorn	6	Poor	
1233	Buckthorn	6	Poor	
1234	Buckthorn	6	Poor	
1235	Buckthorn	6	Poor	
1236	Sycamore	10	Good	Remove
1237	Crabapple	6	N/A	Remove
1238	Crabapple	6	N/A	
1386	Sugar Maple	10	N/A	
1389	Sugar Maple	10	N/A	
1393	Crabapple	6	N/A	
1394	Crabapple	6	N/A	
1396	Sugar Maple	6	N/A	
1398	Elm	8	N/A	
4219	Crabapple	6	N/A	
4306	Linden	16	N/A	
5133	Sugar Maple	24	Good	Remove
5134	Spruce	12	Poor	Remove
5135	Spruce	14	Fair	Remove
5136	Spruce	14	Fair	Remove
5141	Spruce	14	Fair	Remove
5627	Linden	14	N/A	

186	Elm	6	N/A	
187	Mulberry	6	N/A	Remove
188	Honeyberry	6	N/A	Remove
189	Elm	6	N/A	
190	Buckthorn	6	Poor	
191	Buckthorn	6	Poor	
192	Mulberry	6	N/A	
193	Buckthorn	6	Poor	
194	Buckthorn	6	Poor	
195	Honeylocust	18	N/A	
196	Silver Maple	10	N/A	
197	Box Elder	8	N/A	
198	Buckthorn	6	Poor	
200	Mulberry	6	N/A	
201	Buckthorn	6	Poor	
202	N. Red Oak	15	N/A	
203	N. Red Oak	10	N/A	
204	Black Cherry	8	N/A	
205	Silver Maple	10	N/A	
206	Mulberry	6	N/A	
208	Black Cherry	6	N/A	
209	Sugar Maple	10	N/A	
210	Mulberry	6	N/A	
211	Crabapple	6	N/A	
212	Honeylocust	10	N/A	
213	Black Cherry	8	N/A	
214	Black Cherry	8	N/A	
214	Black Cherry	6	N/A	
215	Elm	6	N/A	
217	Buckthorn	6	Poor	
218	Buckthorn	6	Poor	
219	Honeylocust	10	N/A	
222	Buckthorn	5	Poor	
223	Mulberry	6	N/A	
223	Mulberry	6	N/A	
224	Mulberry	6	N/A	
225	Honeylocust	9	N/A	
226	Honeylocust	10	N/A	
226	Honeylocust	8	N/A	
227	Honeylocust	6	N/A	Remove
228	Crabapple	6	N/A	Remove
228	Honeylocust	12	N/A	
229	Elm	8	N/A	
230	Buckthorn	6	Poor	
231	Black Cherry	8	N/A	
231	Elm	6	N/A	Remove
232	Buckthorn	6	Poor	Remove
234	Elm	6	N/A	
236	Buckthorn	6	Poor	
237	Elm	6	N/A	
237	Elm	5	N/A	
238	Buckthorn	6	Poor	
239	Buckthorn	6	Poor	Remove
240	Elm	6	N/A	Remove
241	Honeylocust	6	N/A	Remove
242	Elm	6	N/A	Remove
244	Buckthorn	6	Poor	
245	Buckthorn	6	Poor	Remove
246	Black Cherry	6	N/A	Remove
246	Buckthorn	5	Poor	Remove
249	Buckthorn	6	Poor	Remove
250	Honeylocust	12	Poor	Remove
251	Mulberry	6	Poor	Remove
252	Silver Maple	38	Good	Remove
254	Buckthorn	6	Poor	Remove
254	Silver Maple	6	Fair	Remove
256	Buckthorn	6	Poor	Remove
257	Sycamore	20	Dead	Remove
258	Buckthorn	6	Poor	Remove
259	Silver Maple	6	Dead	Remove
260	Mulberry	6	Fair	Remove
261	Mulberry	6	Fair	Remove
262	Black Cherry	6	Fair	
263	Honeylocust	8	Fair	Remove
264	Honeylocust	8	Fair	Remove
265	Honeylocust	8	Fair	Remove

5/25/2022 8:13:17 AM
BM 360 Willowbrook Wildlife Center210107_VWC Phase I New Building MEP-FP_2021.rvt
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1 LIGHTING PLAN - ENCLOSURE I
SCALE: 1/8" = 1'-0"



2 LIGHTING PLAN - ENCLOSURE G - ALTERNATE
SCALE: 1/8" = 1'-0"

LIGHTING FIXTURE SCHEDULE-PHASE A					
MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	Apparent Load	Voltage
EM2	90MIN EMERGENCY LIGHT OUTDOOR	LITHONIA	INDL SP1100L UVOLT LTP SDR1 CW	21 VA	120 V
EX2	EXIT SIGN WITH BATTERY BACK UP OUT DOOR	LITHONIA	WLTE W1 R EL SD	5 VA	120 V
X1	WALL MOUNTED IN CAGE WITH CUSTOM SHEET METAL ANGLED COVER OVER THE FIXTURE	LITHONIA	TWPX2 LED AL0 40K MVOLT DBLXD	54 VA	120 V
X2	SURFACE MOUNTED TO ENCLOSURE CEILING, PROVIDE UNISTRUT MOUNTING AS REQUIRED	LITHONIA	CSV1 L48 5000LM MVOLT 40K 80 STSL	42 VA	120 V
X3	SURFACE MOUNTED TO ENCLOSURE STRUCTURE WITH UNISTRUT, MANUFACTURER TO PROVIDE CLIPS BY MANUFACTURER.	G&G LIGHTING	VPX4 40K-UVO-120V/27V	40 VA	120 V
X4	WALL MOUNTED IN CAGE, MOUNTED TO BE BOTTOM OF CEILING CLOSE AS POSSIBLE VIF	LITHONIA	TWPX1 LED P2 40K MVOLT DBLXD	10 VA	120 V
X5	WALL MOUNTED TO TUBE STEEL, COORDINATE LOCATION IN FIELD	LITHONIA	WSQ P3 40K SR4 MVOLT PIR DBLXD	40 VA	120 V

ADDITIONAL FIXTURE NOTES:

- WHERE LIGHT FIXTURES (ALL TYPES) WALL MOUNTED IN THE CAGE ENCLOSURES CONTRACTOR TO PROVIDE CUSTOM SHEET METAL SHIELD (45DEG ANGLED) TO PREVENT ANIMAL NESTING
- FIXTURE TYPE X3 SHALL BE MOUNTED WITH JUNCTION BOX AS CLOSE AS POSSIBLE TO MINIMIZE EXPOSED WIRING
- FIXTURE TYPE X4 SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CEILING TO AVOID BIRD NESTING
- CONTRACTOR TO PROVIDE UNISTRUT MOUNT WHERE REQUIRED IN FIELD

ELECTRICAL LIGHTING PLAN GENERAL NOTES

- THESE NOTES APPLICABLE TO ALL LIGHTING PLANS
- THE MINIMUM WIRE SIZE SHALL BE #12 AWG EXCEPT FOR SHARED NEUTRAL CONDUCTORS WHICH THE MINIMUM SIZE SHALL BE #10 AWG. THE MINIMUM CONDUIT SIZE FOR HOMERUNS SHALL BE 3/4"
- ALL LIGHTING BRANCH CIRCUITS SHALL TERMINATE AT 20A/1-POLE CIRCUIT BREAKERS IN PANELBOARD INDICATED UNLESS NOTED OTHERWISE
- PROVIDE LOCK-ON CIRCUIT BREAKER DEVICES FOR ALL EMERGENCY LIGHTING & EXIT SIGN BRANCH CIRCUITS
- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LUMINAIRE LOCATIONS
- ALL LUMINAIRES SHOWN HALF SHADED SHALL BE WIRED (NON-SWITCHED CIRCUIT) DIRECTLY TO THE EMERGENCY PANEL. PROVIDE DEDICATED NEUTRAL CONDUCTOR TO EACH BRANCH CIRCUIT TO THE EMERGENCY PANEL. CIRCUIT NUMBER(S), WHERE SHOWN, ARE TO INDICATE QUANTITY OF CIRCUITS REQUIRED. VERIFY EXACT CIRCUIT NUMBER TO BE UTILIZED IN FIELD. CONTRACTOR SHALL PROVIDE ACTUAL CIRCUITING AS PART OF "AS BUILT" DRAWINGS
- EMERGENCY BATTERY PACKS SHOWN ARE TO BE CONNECTED TO THE NEAREST LIGHTING BRANCH CIRCUIT AHEAD OF LOCAL SWITCH UNLESS NOTED OTHERWISE
- ALL LAY-IN LUMINAIRES SHALL BE INDEPENDENTLY SUPPORTED AT OPPOSITE CORNERS TO A STRUCTURAL MEMBER
- PROVIDE PULL BOXES BETWEEN PULL POINTS AS REQUIRED TO COMPLY WITH NEC 344.28 SUCH THAT THERE SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREE TOTAL) BETWEEN PULL POINTS
- PROVIDE SEPARATE NEUTRAL FOR ALL DIMMED CIRCUITS
- CONTRACTOR SHALL PROVIDE COMMON DISCONNECTING MEANS FOR BRANCH CIRCUITS UTILIZING SHARED NEUTRALS PER ARTICLE 210.4(D). HANDLE TIES ARE ACCEPTABLE WHEN BREAKERS ARE "SLASH RATED" FOR THE HIGHER SYSTEM VOLTAGE RATING OF THE SYSTEM. WHEN HANDLE TIES ARE NOT POSSIBLE DUE TO NON-ADJACENT BREAKERS, PROVIDE A DEDICATED NEUTRAL FOR EACH UNGROUNDED CONDUCTOR

ELECTRICAL NOTE FOR EXTERIOR INSTALLATIONS

- THESE NOTES APPLICABLE TO ALL POWER AND LIGHTING PLANS
- ALL RECEPTACLES SHALL BE GFCI PROTECTED WITH EXTERIOR GRADE METAL BACK BOXES AND RIGID CONDUIT WITH WATER PROOF CONNECTORS
- ALL RECEPTACLE SHALL HAVE WEATHER PROOF, IN-USE CLEAR PLASTIC COVER
- ALL LIGHT SWITCHES SHALL BE EXTERIOR GRADE WEATHER PROOF TYPE
- ALL LIGHT FIXTURE SHALL BE WEATHER PROOF TYPE, BATTERIES SHALL BE RATED FOR EXTERIOR RATING WHERE IDENTIFIED
- CONTRACTOR SHALL PROVIDE PROPER SUPPORT FOR CONDUIT ABOVE GROUND WHERE MOUNTED ON THE CAGES. COORDINATE STRUCTURAL POST LOCATIONS WITH ARCHITECTURAL, STRUCTURAL, AND MANUFACTURER SHOP DRAWINGS PRIOR TO INSTALL. PROVIDE MOCK-UP FOR APPROVAL PRIOR TO INSTALL
- ALL CONDUIT AND BOXES SHALL BE PAINTED TO MATCH FENCE COLORS



Wight

Wight & Company

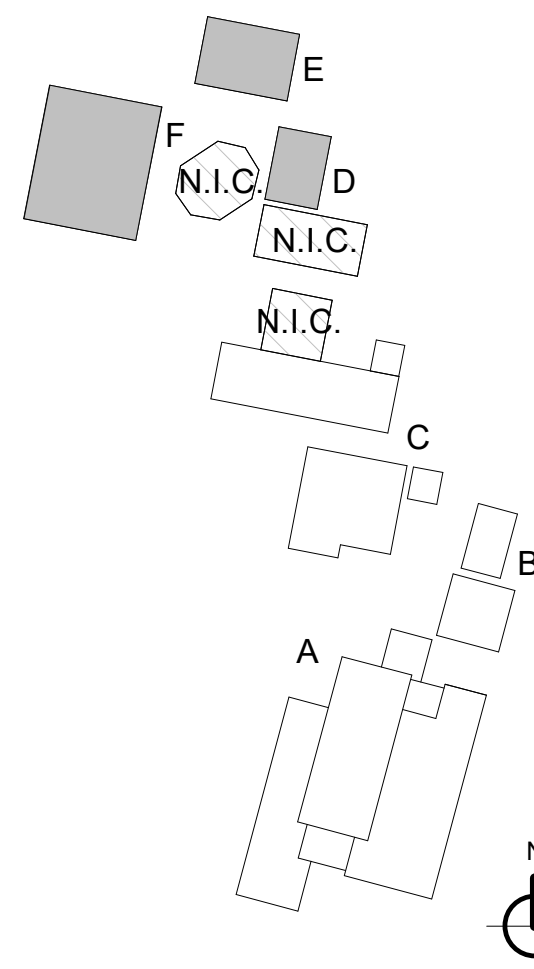
wightco.com

2500 North Frontage Road

Darien, IL 60561

P 630.969.7000

F 630.969.7979



NOT FOR CONSTRUCTION

PHASE A-ISSUED FOR BID & PERMIT 05/20/2022
REV DESCRIPTION DATE

**WILLOWBROOK
WILDLIFE CENTER**

525 S PARK BLVD.
GLEN ELLYN, IL 60137

**LEVEL 1 LIGHTING PLAN
AREA D, E, & F - PHASE A**

Project Number:

210107

Drawn By:

RT

Sheet:

E3.01D

FEATURES & SPECIFICATIONS

INTENDED USE — Provides a minimum of 90 minutes illumination for the rated wattage upon loss of AC power to meet and exceed code required emergency lighting. Ideal for light, heavy and demanding industrial applications requiring LEDs with quick installation and unparalleled performance for mounting heights from 7.5' to 40'. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** [Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.](#)

CONSTRUCTION — The housing is gray thermoplastic, design to perform in a wide variety of industrial applications. It is 5VA flame rated, impact-resistant, scratch-resistant and corrosion proof. The UV-stable resin resists discoloration from natural and man-made light sources. There is a low-profile, integrated and back-lit test switch with an easily visible multi-color LED status indicator. The back-plate contains a universal j-box mounting pattern to facilitate ease of installation on a wide variety of j-boxes and the front housing allows tool-less access for ease of maintenance. The lamp heads have a unique track-and-swivel arrangement permitting full range of direction of optical aiming.

OPTICS — The SP640L features four high-performance LEDs rated at 6.6 watts and delivers a total of 640 lumens in a spot pattern.

The SP1100L features six high-performance LEDs rated at 10.6 watts and delivers a total of 1,100 lumens in a spot pattern.

The SP2200L features twelve high-performance LEDs rated at 22 watts and delivers a total of 2,200 lumens in a spot pattern.

CCT: 5000K.

INDRE and EXTLRE LED remotes available in 3.3W (SP640L) lamps @ 5VDC-20VDC (-40 - 55°C) input, 5.3W (SP1100L) lamps and 11W (SP2200L) lamps @ 7VDC-30VDC (-30- 50°C) input.

The typical life of an LED is 10 years. The LED light sources typically never need to be replaced under normal conditions for normal off applications.

ELECTRICAL — UVOLT (120 thru 347V, 50/60Hz). Current-limiting charger maximizes battery life and minimizes energy consumption to provide low operating costs. Small battery chargers Certified in the CA Title 20 Appliance Efficiency Database.

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Regulated charge voltage maintains a stable charge voltage over a wide range of line voltages.

Prevents over/undercharging that shortens battery life and reduces capacity. Filtered charger input minimizes charge voltage ripple and extends battery life.

BATTERY: Lithium Iron Phosphate battery. Optional High-Output (HO option) and Extra High Output (EHO option), LTP battery type only, provides a wide variety of remote capacities and/or extended run time.

SELF-DIAGNOSTICS AND REMOTE TEST (SDRT OPTION): Automatic 24-hour recharge after a 90-minute discharge. Advanced electrical design provides constant light output throughout the entire discharge period. Brownout protection is automatically switched to emergency mode when supply voltage drops below approximately 80 percent nominal of 120, 220, 277 or 347. Other input voltages may vary. AC/LVD reset allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Self-Diagnostics: Continuously monitors AC functionality. Standard derangement monitoring will indicate disconnected battery, charger failure and displays green flashing indicator light while in emergency mode. Single multi-chromatic LED indicator to display two-state charging, test activation and three-state self-diagnostics.

Self-diagnostic testing: Five minutes every 30 days and 90 minutes annually. Diagnostic evaluation of lamps, AC to DC transfer, battery charging and condition of microprocessor. Automatic test is easily postponed for eight hours by activating manual test switch or use of remote tester (RTKIT accessory).

Manual testing: Test switch and remote tester (RTKIT accessory) provides manual activation of 60-second diagnostic testing for on-demand visual inspection.

INSTALLATION — Wall mount standard (ceiling mount capable, no additional hardware required). Steel mounting bracket ensures easy installation and safe maintenance. 7/8" entrance provision at top of unit for standard 1/2" conduit entry. Tool-less removal of front cover from back-plate for ease of installation and maintenance.

LISTINGS — INDL is UL wet location listed standard and the EXTL is NEMA 4X, IP66 and NSF listed at 32-122°F (0-50°C). Meets or exceeds all applicable requirements for UL 924, NFPA 101 (current Life Safety code), NFPA 70 (NEC), NOM (Norma Oficial Mexicana), California Energy Commission Title 20 section 1605.3 (W)(4), FCC Title 47, Part 15, Subpart B and OSHA. List and labeled to comply with Canadian Standards C22.2 No. 141-10. Meets City of Chicago code.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

† Small Battery Chargers Certified in the CA Title 20 Appliance Efficiency Database.



Catalog Number	
Notes	
Type	EM2

Industrial LED Emergency Lights

INDL
Indura®
Wet Location



EXTL
Extreme®
NEMA 4X



MOUNTING

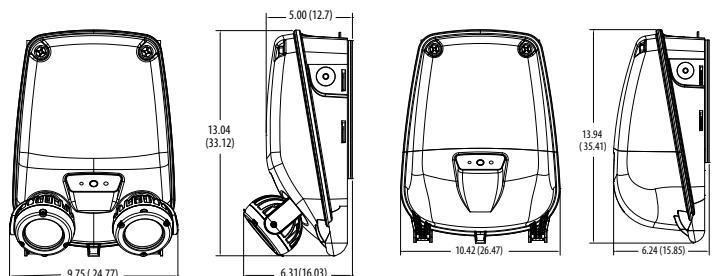
All dimensions are inches (centimeters) unless otherwise indicated.

INDL SP640L/ SP1100L/SP2200L Specifications

Length: 9.75 (24.77)
Depth: 6.31 (16.03)
Height: 13.04 (33.12)
Weight of SP640L / SP1100L: 4.90 lbs (2.22kg)
Weight of SP2200L: 7.0 lbs (3.18kg)

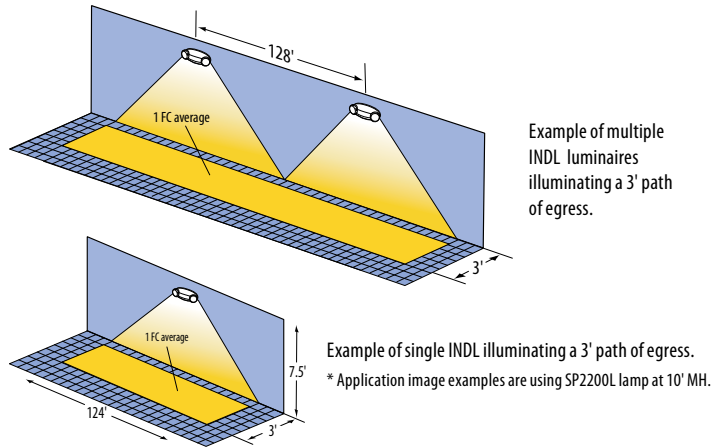
EXTL SP640L/ SP1100L/SP2200L Specifications

Length: 10.42 (26.47)
Depth: 6.42 (16.31)
Height: 13.94 (35.41)
Weight of SP640L / SP1100L: 5.55 lbs (2.52kg)
Weight of LP2200L: 7.65 lbs (3.47kg)



INDL-EXTL Industrial LED Emergency Lights

INDL SPACING GUIDELINES



Maximum Spacing Guidelines — INDL SP640L						
Mounting Height	Illumination Level	Single Luminaire		Multiple Luminaire		Application Notes
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FC Avg ¹	58'	56'	63'	57'	Open warehouse: 200'x15'x30' 10/10/10 reflectances
10'	1FC Avg ¹	56'	50'	59'	54'	
12'	1FC Avg ¹	56'	50'	58'	53'	
16'	1FC Avg ¹	52'	48'	54'	50'	
20'	1FC Avg ¹	48'	44'	50'	46'	
24'	1FC Avg ¹	44'	40'	46'	42'	

Notes:
1. Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.

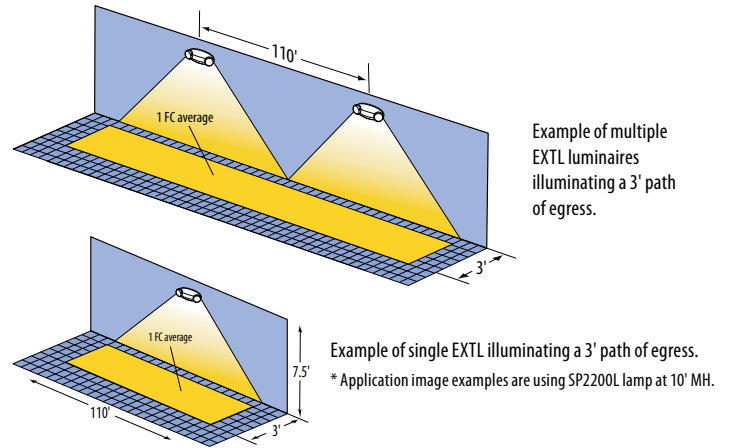
Maximum Spacing Guidelines — INDL SP1100L						
Mounting Height	Illumination Level	Single Luminaire		Multiple Luminaire		Application Notes
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FC Avg ¹	76'	74'	82'	75'	Open warehouse: 200'x15'x30' 10/10/10 reflectances
10'	1FC Avg ¹	76'	72'	79'	75'	
12'	1FC Avg ¹	72'	70'	78'	74'	
16'	1FC Avg ¹	68'	66'	73'	69'	
20'	1FC Avg ¹	64'	62'	67'	64'	
24'	1FC Avg ¹	60'	58'	63'	60'	

Notes:
1. Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.

Maximum Spacing Guidelines — INDL SP2200L						
Mounting Height	Illumination Level	Single Luminaire		Multiple Luminaire		Application Notes
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FC Avg ¹	124'	114'	128'	115'	Open warehouse: 200'x15'x30' 10/10/10 reflectances
10'	1FC Avg ¹	118'	116'	122'	114'	
12'	1FC Avg ¹	120'	116'	121'	114'	
16'	1FC Avg ¹	116'	112'	119'	114'	
20'	1FC Avg ¹	112'	108'	115'	111'	
24'	1FC Avg ¹	106'	104'	108'	107'	

Notes:
1. Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.

EXTL SPACING GUIDELINES



Maximum Spacing Guidelines — EXTL SP640L						
Mounting Height	Illumination Level	Single Luminaire		Multiple Luminaire		Application Notes
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FC Avg ¹	54'	48'	57'	50'	Open warehouse: 200'x15'x30' 10/10/10 reflectances
10'	1FC Avg ¹	52'	48'	56'	50'	
12'	1FC Avg ¹	48'	42'	50'	45'	
16'	1FC Avg ¹	46'	40'	48'	43'	
20'	1FC Avg ¹	42'	38'	44'	40'	
24'	1FC Avg ¹	36'	34'	38'	36'	

Notes:
1. Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.

Maximum Spacing Guidelines — EXTL SP1100L						
Mounting Height	Illumination Level	Single Luminaire		Multiple Luminaire		Application Notes
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FC Avg ¹	69'	67'	72'	67'	Open warehouse: 200'x15'x30' 10/10/10 reflectances
10'	1FC Avg ¹	69'	62'	72'	66'	
12'	1FC Avg ¹	68'	61'	70'	65'	
16'	1FC Avg ¹	62'	60'	66'	62'	
20'	1FC Avg ¹	60'	56'	63'	60'	
24'	1FC Avg ¹	54'	54'	58'	55'	

Notes:
1. Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.

Maximum Spacing Guidelines — EXTL SP2200L						
Mounting Height	Illumination Level	Single Luminaire		Multiple Luminaire		Application Notes
		3' Path of Egress	6' Path of Egress	3' Path of Egress	6' Path of Egress	
7.5'	1FC Avg ¹	110'	100'	110'	104'	Open warehouse: 200'x15'x30' 10/10/10 reflectances
10'	1FC Avg ¹	106'	100'	108'	104'	
12'	1FC Avg ¹	104'	100'	108'	104'	
16'	1FC Avg ¹	102'	98'	104'	101'	
20'	1FC Avg ¹	98'	94'	104'	100'	
24'	1FC Avg ¹	94'	90'	100'	92'	

Notes:
1. Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.

INDL-EXTL Industrial LED Emergency Lights

COMPATIBLE REMOTES

BATTERY CAPACITY AND LOADING				
	Total Capacity	# of Remote SP640L Lamp Heads*	# of Remote SP1100L Lamp Heads*	# of Remote SP2200L Lamp Heads*
INDL SP640L / EXTL SP640L	11W	1	0	0
INDL SP640L HO / EXTL SP640L HO	20.5W	4	2	1
INDL SP640L EHO / EXTL SP640L EHO	32W	7	4	2
INDL SP1100L / EXTL SP1100L	11W	0	0	0
INDL SP1100L HO / EXTL SP1100L HO	20.5W	3	1	0
INDL SP1100L EHO / EXTL SP1100L EHO	32W	6	4	1
INDL SP2200L EHO / EXTL SP2200L EHO	32W	3	1	0

*In addition to the lamp heads on the product



MOUNTING

All dimensions are inches (centimeters) unless otherwise indicated.

INDRE SP640L SGL / T INDRE SP1100L SGL / T Specifications

Length: 11.76 (29.9)
Depth: 4.63 (11.8)
Height: 7.02 (17.8)
Weight of SGL: 3.05 lbs
Weight of T: 3.65 lbs

INDRE SP2200L SGL / T Specifications

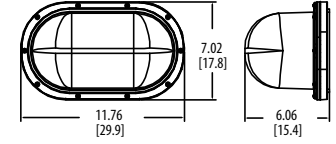
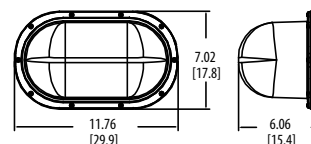
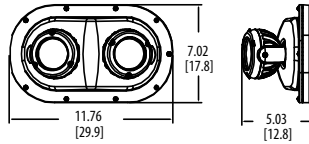
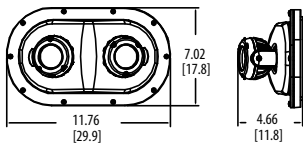
Length: 11.76 (29.9)
Depth: 5.03 (12.8)
Height: 7.02 (17.8)
Weight of SGL: 3.3 lbs
Weight of T: 4.25 lbs

EXTLRE SP640L SGL / T EXTLRE SP1100L SGL / T Specifications

Length: 11.76 (29.9)
Depth: 6.06 (15.4)
Height: 7.02 (17.8)
Weight of SGL: 3.65 lbs
Weight of T: 4.25 lbs

EXTLRE SP2200L SGL / T Specifications

Length: 11.76 (29.9)
Depth: 6.06 (15.4)
Height: 7.02 (17.8)
Weight of SGL: 4.9 lbs
Weight of T: 3.95 lbs



*SGL and T lamp head options use same mounting plate.

SPECIFICATIONS

Lamp Wattage	
Lamp Type	Watts per Lamp Head
SP640L	3.3W
SP1100L	5.3W
SP2200L	11W

ELECTRICAL				
Unit Type	Battery Type	Input Voltage(V)	Input Current (A)	Watts (W)
Cold weather-With Heater	Lithium Iron Phosphate (STD)	120	0.108	12.84
		347	0.087	15.2
	Lithium Iron Phosphate (HO)	120	0.157	18.69
		347	0.119	23.57
	Lithium Iron Phosphate (EHO)	120	0.202	23.95
		347	0.157	27.74
Non Cold weather-Without Heater	Lithium Iron Phosphate (STD)	120	0.028	2.72
		347	0.041	3.84
	Lithium Iron Phosphate (HO)	120	0.042	4.56
		347	0.043	6.62
	Lithium Iron Phosphate (EHO)	120	0.05	5.69
		347	0.047	7.65

Battery Capacity and Loading — Extended Run-Times		
Battery Option	Total Capacity* 2 hours	Total Capacity* 4 hours
INDL	8.25W	4.125W
INDL HO	15.37W	7.68W
INDL EHO	24W	12W
EXTL	8.25W	4.125W
EXTL HO	15.37W	7.68W
EXTL EHO	24W	12W

**Total capacity including the lamp types shipped standard on luminaire. SP640L LED lamp heads are 3.3 watts each, SP1100L LED lamp heads are 5.3 watts each, and the SP2200L LED lamp heads are 11 watts each.

BATTERY					
Lithium Iron Phosphate					
Type	Voltage	Typical Shelf Life	Typical Life ¹	Maintenance ²	Temperature Range ^{3,4}
STD	9.6V	1 year	6-8 years	none	32°F - 122°F (0°C - 50°C)
HO	9.6V	1 year	6-8 years	none	32°F - 122°F (0°C - 50°C)
EHO	12.8V	1 year	6-8 years	none	32°F - 122°F (0°C - 50°C)
CW	9.6V ⁵ , 12.8V ⁵	1 year	6-8 years	none	-22°F - 122°F (-30°C - 50°C)

Notes

- At 77°F ambient temperature, charge/discharge cycles and prolonged full discharge may reduce useful life.
- All life safety equipment, including emergency lighting for path of egress must be tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required testing could jeopardize the safety of occupants and will void all warranties.
- Temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity.
- Battery life is negatively impacted by many variables including temperature, charging rates, number of cycles and deep discharges due to long periods of time without AC power.
- CW battery type is compatible with 9.6V (STD and HO) and 12.8V (EHO) options.

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for wet location areas requiring exit signs for AC only or battery back-up power that are subject to saturation with non-mechanically delivered water.

CONSTRUCTION — White, compact, contemporary design. Engineering-grade thermoplastic housing is impact-resistant, scratch-resistant and corrosion-proof. Universal directional Chevron inserts are easily removed and reinserted. UL94V-0 flame rating. UV-stable resin resists discoloration from natural and man-made light sources. Rugged, heavy-duty, polycarbonate clear housing lens. Housing also available in black or gray. Letters 6" high with 3/4" stroke, with 100 ft. viewing distance rating, based upon UL924 standards.

OPTICS — Low energy consumption — fewer than 5 watts. The typical life of the exit LED lamp is 10 years, based on continuous operation.

ELECTRICAL — Dual voltage input capacity (120/277V).

Battery: (EL Option) — Sealed, maintenance free nickel-cadmium battery delivers 90 minutes rated capacity. Test switch provides manual activation of 30-second diagnostic testing for on-demand visual inspection.

Self-diagnostic testing (SD Option Only) for 30 seconds every 30 days, 30 minutes every 180 days and a 90-minute annual test. Diagnostic evaluation of LED light source, charging and battery condition.

INSTALLATION — Universal mounting canopy for top or end mount. Back mount standard for single face only. Junction box hole pattern for 4" octagon mounting. Flexible conduit entry.

LISTINGS — UL listed. Wet location listed. Standard cold temperature rating -4°F to 122°F (-20°C to 50°C). Meets UL 924, NFPA 101 (current Life Safety Code) and NFPA 70-NEC, Meets all applicable FCC Title 47, Part 15, Subpart B requirements.

WARRANTY — 5-year limited warranty. (Battery is prorated.) This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

† Exit Signs Certified in the CA Title 20 Appliance Efficiency Database.

Catalog Number	
Notes	
Type	EX2

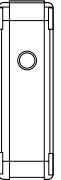
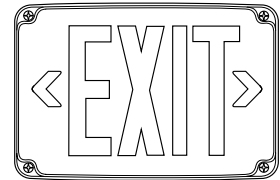
**Wet Location
Exit Sign**

WLTE



Specifications

Length: 12-1/2 (31.8)
Depth: 2-1/2 (6.4)
Height: 8-1/8 (20.6)
Weight: 4.1 lbs (1.9 kg)



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: WLTE W 1 R EL

Series	Housing color	Number of faces	Letter color	Operation	Options
WLTE	W White B Black GY Gray	1 Single face 2 Double face	R Red G Green	(blank) AC only EL Nickel-cadmium battery	TP Tamper-resistant screw hardware SD Self-diagnostics ¹

Accessories: Order as separate catalog number. ²	
ELA WG1	Wireguard (back mount only)

Notes

- 1 Only available with EL option.
- 2 See spec sheet [ELA-WG](#).

SPECIFICATIONS

ELECTRICAL				
Primary circuit				
Type ¹	Typical LED life ²	AC volts	Input watts	Max. amps
Red LED	10 years	120	2.7	0.03
		277	2.7	0.02
Green LED	10 years	120	3.3	0.03
		277	3.4	0.02

BATTERY				
Ni-Cad				
Voltage	Shelf life ³	Typical life ³	Maintenance ⁴	Temperature range ⁵
4.8	3 years	7-9 years	none	-4° – 122°F (-20° – 50°C)

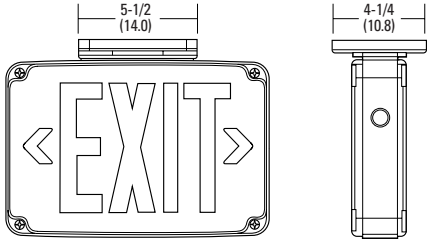
- Notes**
- 1 LED lamps operate in normal (AC input) and emergency (DC input) modes.
 - 2 Based on continuous operation. The typical life of the exit LED lamp is 10 years.
 - 3 At 77°F (25°C).
 - 4 All life safety equipment, including emergency lighting for path of egress, must be maintained, serviced and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service or testing could jeopardize the safety of occupants and will void all warranties.
 - 5 Optimum ambient temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity.

MOUNTING

Specifications

- Length: 12-1/2 (31.8)
- Depth: 2-1/2 (6.4)
- Height: 8-1/8 (20.6)
- Weight: 4.1 lbs (1.9 kg)

All dimensions are inches (centimeters) unless otherwise indicated.





TWPX2 LED

Vandal Resistant LED Wall Luminaire

Catalog
Number

Notes

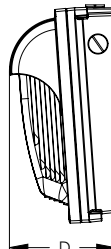
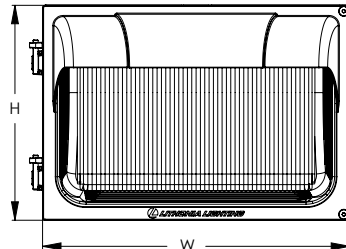
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Specifications

Depth: 4.5"
Height: 9.0"
Width: 13.0"
Weight: 7.5 lbs
(without options)



Introduction

The TWPX LED wall pack family features premium polycarbonate lenses that are designed to make these luminaires tough enough to take real world abuse in applications such as parks and recreation areas, locker rooms, entry ways or any public space that has high-traffic and low mounting height. The TWPX2 LED is energy efficient, saving up to 82% in energy costs when replacing a metal halide luminaire.

The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWPX2 LED ALO luminaires can replace anything from a 70W to 250W metal halide luminaire.

TWPX LED Family Overview

Luminaire	Voltage	Photocell	Lumens (4000K)			
			P1	P2	P3	P4
TWPX1 LED	MVOLT (120-277V)	YES	1,450	2,700	--	--
TWPX2 LED	MVOLT (120-277V), 347V, 480V	YES	3,150	4,250	5,050	6,600
TWPX3 LED	MVOLT (120-277V), 347V	YES	8,400	10,150	12,300	13,200

Ordering Information

EXAMPLE: TWPX2 LED ALO 40K MVOLT DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
TWPX2 LED	P1 3,150 lumens	30K 3000K	MVOLT (120-277V)	PE Photocell, Button Type	DDBXD Dark bronze
	P2 4,250 lumens	40K 4000K	347		DBLXD Black
	P3 5,050 lumens	50K 5000K	480		DWHXD White
	P4 6,600 lumens				DNAXD Natural aluminum
	ALO 1,400 - 6,600 lumens				DDBTXD Textured dark bronze
					DBLTXD Textured black
					DWHGXD Textured White
					DNATXD Textured natural aluminum

FEATURES & SPECIFICATIONS

INTENDED USE

The TWPX2 LED is an energy-efficient, low maintenance LED wall pack for replacing up to a 250W MH fixture, providing the same footprint on the wall. TWPX2 is ideal for applications such as carports, loading areas, driveways and parking areas.

CONSTRUCTION

Two-piece die-cast aluminum housing to optimize thermal management through conductive and convective cooling. The door is hinged on the side and can be removed for easy installation. The housing is completely sealed against moisture and environmental contaminants (IP65) and is suitable for the hose-down applications.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

The advanced optical design uses both reflector and refractor technologies that work together to create superior illumination and further throw, getting the light where it is needed. The UV stabilized polycarbonate refractor is specifically designed to maximize light extraction and create a fully luminous luminaire for a better nighttime look.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to housing to maximize heat dissipation and promote long-life (up to L81/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION

Designed for wall mounting above four feet from the ground. Housing is configured for mounting directly over a standard junction box (by others) or for surface wiring via any of three 1/2" threaded entry hubs.

LISTINGS

CSA certified to U.S. and Canadian standards. IP65 rated for outdoor applications. Rated for -40°C minimum ambient.

WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

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TWPX2 LED
Rev. 05/19/21

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
		Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	23W	3,000	130	3,150	137	3,150	137
P2	32W	4,050	127	4,250	133	4,250	133
P3	39W	4,850	124	5,050	129	5,050	129
P4/ALO	54W	6,300	117	6,600	122	6,600	122

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	23W	0.195	0.112	0.097	0.084	0.067	0.049
P2	32W	0.268	0.154	0.134	0.116	0.093	0.067
P3	39W	0.326	0.188	0.163	0.141	0.113	0.082
P4/ALO	54W	0.447	0.258	0.224	0.194	0.155	0.112

Adjustable Lumen Output (ALO) Table

Setting	System Watts	Lumen Output	Replaces Metal Halide
8*	54W	6,600	250W
7	51W	6,300	
6	42W	5,450	150/175W
5	36W	4,700	
4	29W	3,900	
3	22W	3,050	100W
2	15W	2,150	70W
1	9W	1,400	

* Factory default setting is #8

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

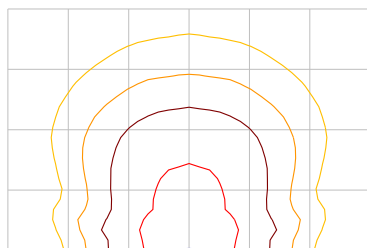
Operating Hours	0	25,000	50,000	60,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.90	>0.88	>0.81

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting TWPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

	0.25 fc
	0.5 fc
	1.0 fc
	3.0 fc



MH = 15ft
Grid = 15ft x 15ft

TWPX2 LED ALO



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TWPX2 LED
Rev. 05/19/21

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for damp/wet locations such as outdoor venues, canopies and locker rooms. Not for use or installation in direct outdoor sunlight. Must be installed under canopy or covered ceiling. For direct sunlight installations, please refer to the FEX product family. **Certain airborne contaminants can diminish integrity of acrylic and/or polycarbonate.** [Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.](#)

Certain airborne contaminants may adversely affect the functioning of LEDs and other electronic components, depending on various factors such as concentrations of the contaminants, ventilation, and temperature at the end-user location. [Click here for a list of substances that may not be suitable for interaction with LEDs and other electronic components.](#)

CONSTRUCTION

- Light Gray Polycarbonate housing
- Frosted Polycarbonate lens
- Poured in place polyurethane gasket
- Polycarbonate Latches, optional stainless steel latches available.
- Standard 1/2" wet location fitting

ELECTRICAL

- High Efficiency LEDs meet DLC Standard
- MVOLT (120-277V) & 347V
- 0-10V Dimming standard

Luminaire Surge Protection Level: Designed to withstand up to 2.5kV/0.75kA per ANSI C82.77-5-2015. For applications requiring higher level of protection additional surge protection must be provided.

INSTALLATION

- Surface (wall, ceiling) using standard brackets
- Suspended (chain, cable) using standard brackets

LISTINGS

- CSA Certified to UL & C-UL Standards for wet location
- IP65, IP66 rated per IEC60529
- NSF Splash zone rated
- FCC Title 47, Part 15 Subpart B compliant
- 2.5kV/0.75kA Surge Rated per ANSI C82-77-5-2015
- CSA Ambient Listings on Page 3
- Lumen Maintenance Listed on Page 3

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Catalog Number	
Notes	
Type	X2

Vapor Tight LED Strip Light

CSVT



CSV T Vapor Tight LED Strip Light

Looking for Contractor Select readily available configurations? Click here to visit Contractor Select™ spec sheet or go to www.contractorselect.com

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: CSV T L48 ALO3 MVOLT SWW3 80CRI

Series	Length	Lumen Output	Voltage	Color temperature	Color rendering index	Options
CSV T Contractor Select Vapor Tight	L48 48"	3000LM 3,000 lumens ‡ 4000LM 4,000 lumens ‡ 5000LM 5,000 lumens ‡ 6000LM 6,000 lumens ‡ ALO3 Switchable lumens, 3000LM / 4000LM / 5000LM	MVOLT 120-277V 347 347V	35K 3500K ‡ 40K 4000K ‡ 50K 5000K ‡ SWW3 Switchable white, 35K / 40K / 50K	80CRI 80 CRI	STSL Stainless steel latches IE7WCP Emergency battery pack, 7W, CA Title 20 Noncompliant ‡ IE7WCPHE Emergency battery pack, 7W, Certified in CA Title 20 MAEDBS ‡
	L96 96"	6000LM 6,000 lumens ‡ 8000LM 8,000 lumens ‡ 10000LM 10,000 lumens ‡ 12000LM 12,000 lumens ‡ ALO4 Switable lumens, 6000LM, 8000LM, and 10000LM				

NOTE: ‡ indicates option chosen has ordering restrictions. Please reference ordering restrictions chart.

‡ Option Value Ordering Restrictions	
Option value	Restriction
35K, 40K, 50K	Not available with ALO lumen packages.
3000LM, 4000LM, 5000LM, 6000LM, 8000LM, 10000LM, 10000LM 12000LM	Not available with SWW3.
CSV T STSL LATCH	Requires two for L96
IE7WCP, IE7WCPHE	Not available with 347V, ALO3 or ALO4.

Accessories: Order as separate catalog number.
CSV T STSL LATCH Stainless steel latch kit (Set of 10) ‡

How to Estimate Delivered Lumens in Emergency Mode

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Output power of emergency driver. P = 10W for IE10WCPHE

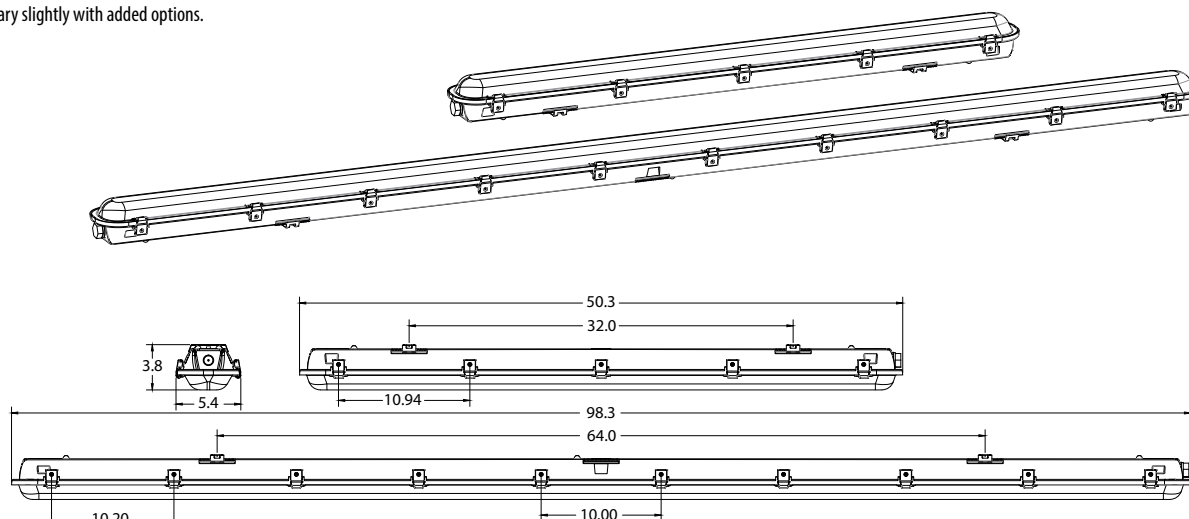
LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet. The LPW rating is also available at Designlight Consortium.

DIMENSIONS

All dimensions are shown in inches unless otherwise noted.

Length	Width	Height	Length	Approximate weight	Fixtures per pallet
L48	5.4	3.8	50.3	5 lbs	70
L96	5.4	3.8	98.3	10 lbs	70

*Weights will vary slightly with added options.



OPERATIONAL DATA

Length	Package	Voltage	Watts	3500 K		4000 K		5000 K		Comparable Lightsource
				Lumens	LPW	Lumens	LPW	Lumens	LPW	
L48	3000LM	MVOLT	24	3033	125	3106	128	3134	129	1-lamp 32W T8, 1-lamp 54W T5H0, 50W HID
		347	28		108		110		11	
	4000LM	MVOLT	34	4065	119	4163	122	4200	123	2-lamp 32W T8, 1-lamp 54W T5H0, 50W HID
		347	40		102		105		106	
	5000LM	MVOLT	42	4829	115	4946	118	4989	119	2-lamp 32W T8, 1-lamp 54W T5H0, 70W HID
		347	49		99		101		102	
	6000LM	MVOLT	49	6066	125	6213	128	6268	129	2-lamp 32W T8, 2-lamp 54W T5H0, 100W HID
		347	56		42		110		111	
	ALO3 (3000LM)	MVOLT	24	3019	124	3106	128	3141	129	1-lamp 32W T8, 1-lamp 54W T5H0, 50W HID
		347	28		107		110		111	
	ALO3 (4000LM)	MVOLT	34	4046	118	4163	122	4210	123	2-lamp 32W T8, 1-lamp 54W T5H0, 50W HID
		347	40		102		105		106	
L96	6000LM	MVOLT	49	6066	125	6213	128	6268	129	2-lamp 32W T8, 2-lamp 54W T5H0, 100W HID
		347	56		108		110		111	
	8000LM	MVOLT	68	8130	119	8326	122	8400	123	3-lamp 32W T8, 2-lamp 54W T5H0, 100W HID
		347	80		102		105		106	
	10000LM	MVOLT	84	9658	115	9891	118	9979	119	4-lamp 32W T8, 2-lamp 54W T5H0, 150W HID
		347	98		99		101		102	
	12000LM	MVOLT	103	12133	118	12425	121	12535	122	4-lamp 32W T8, 3-lamp 54W T5H0, 150W HID
		347	120		101		104		105	
	ALO4 (6000LM)	MVOLT	49	6038	124	6213	128	6283	129	2-lamp 32W T8, 2-lamp 54W T5H0, 100W HID
		347	56		107		110		111	
	ALO4 (8000LM)	MVOLT	68	8092	118	8326	122	8420	123	3-lamp 32W T8, 2-lamp 54W T5H0, 100W HID
		347	80		102		105		106	
	ALO4 (10000LM)	MVOLT	84	9613	114	9891	118	10003	119	4-lamp 32W T8, 2-lamp 54W T5H0, 150W HID
		347	98		98		101		102	

*All values are typical and are at 25C. Actual performance may vary and is dependent on operating environment.

PROJECTED LUMEN MAINTENANCE			
Lumen Maintenance Factor	0.91	0.81	0.75
Operating Hours	40,000	90,000	120,000

*Actual performance may vary based on ambient temperature of installed location.

Ambient Temperature Ratings

Fixture Length	Lumen Package	Temperature rating	Temperature rating with IE7WC
L48	3000LM	-40° C - 45° C	0° C to 30° C
	4000LM	-40° C - 45° C	0° C to 30° C
	5000LM	-40° C - 45° C	0° C to 30° C
	6000LM	-40° C - 35° C	0° C to 30° C
	6000LM	-40° C - 30° C	0° C to 30° C
L96	8000LM	-40° C - 30° C	0° C to 30° C
	10000LM	-40° C - 30° C	0° C to 30° C
	12000LM	-40° C - 30° C	0° C to 30° C
	12000LM	-40° C - 30° C	0° C to 30° C

Board and Driver

Fixture length	Lumen package	Driver QTY	Board QTY
L48	3000LM	1	1
	4000LM	1	1
	5000LM	1	1
	6000LM	1	1
	ALO3	1	1
	6000LM	1	2
L96	8000LM	1	2
	10000LM	1	2
	12000LM	1	2
	ALO4	1	2



**DIRECT AC
DRIVERLESS**

**IP66
IP67
CERTIFIED**



**EMI
SILENT**



Low-Profile Driverless Vaporsealed LED Linear Luminaire

Product Features

Compact Low-Profile Design

1" round patented linear housing provides a remarkably slim low profile allowing installation in almost any application. The design is lightweight, incredibly easy to mount and creates a modern, sleek result.

Maintenance-Free Driverless Design

Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.

Superior Waterproof Chemical & UV Resistance

Seamless polymeric outer shell provides maximum ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

Coextruded Copolyester/Aluminum Housing

Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heatsinking characteristics for long lifetime.

Performance Summary

Delivered Light Output: 2,000 lm (VPX2), 5,000 lm (VPX4) or 10,000 lm (VPX8)

Efficacy: 120 LPW

CRI: Typical 85 CRI

CCT: 4000K & 5000K

Lifetime: Designed to last 100,000 Hours at 25°C

Warranty: 5 Years (See ggled.net for Terms)

Mounting: Ceiling or Wall

Dimensions: Length Varies, Width 1.25" x Height 1.75" Mounted

Protection Class: IP65, IP66, IP67

Voltage: 120 VAC or 277 VAC Input

Lens: Copolyester, Diffused to Limit Glare & Evenly Spread Light Output

Ambient Temperature: -40°C to 60°C

Surge Protection: Built-in 4KV Surge Protection

Ordering Information

Product	Length	Color Temp.	UV Protection	Voltage
VPX				
	2* 2-Foot	50K (standard) 5000 Kelvin	Blank (standard) No Coating, Rated for Indoor Use	120V 120 VAC Input
	4 4-Foot	40K 4000 Kelvin	UVO Outdoor-Rated with UV-Blocking Coating	277V 277 VAC Input
	8 8-Foot			
	*Available in 50K-120V only			

Mounting

Mounting Hardware	Description
VPX-MNT-NM	Non-Metallic Quick Latch
VPX-MNT-SS	Stainless Steel Bolt Latch

Low-Profile Driverless Vaporsealed LED Linear Luminaire

Product Specifications

Construction & Materials

Built-in 6' SJEOW Power Cord

Integrated aluminum heat spreader.

Seamless polymeric outer shell provides IP68 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

All G&G luminaires and components (with the exception of our LED boards and drivers) are proudly manufactured and assembled in the USA.

Regulatory Qualifications

cULus Listed

UL Listed for Wet Locations

NSF Rated

NEMA 4X Rated

NFPA 130 & 502

Lumen & Power Data

Length & Output	Lumens	Wattage	Amps @120V	Amps @277V
VPX2	2,000	16	0.13	-
VPX4	5,000	42	0.35	0.15
VPX8	10,000	84	0.70	0.30

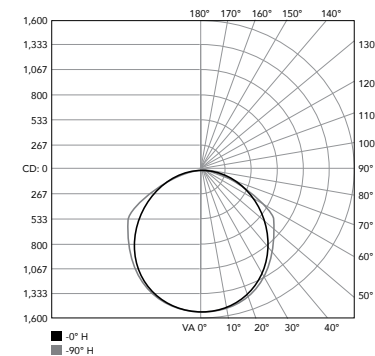
Photometry

VPX Series

Based on DTC Report Test #: 14404-T

Fixture photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. IESNA LM-79-08 specifies the entire luminaire as the source resulting in a fixture efficiency of 100%.

Polar Candela Distribution



Zonal Lumen Summary

Zone	Luminaire
0-30	26.2%
0-40	43.2%
0-60	77.4%
0-90	98.5%
0-180	100%

Dimensions

VPX8



VPX4





TWPX1 LED

Vandal Resistant LED Wall Luminaire

Catalog
Number

Notes

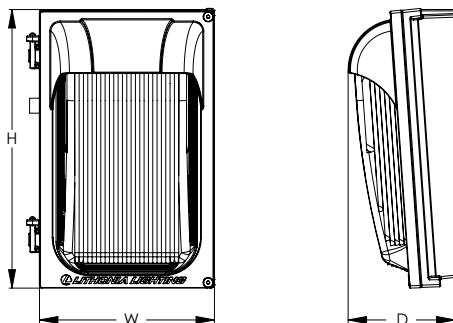
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X4

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Specifications

Depth: 5.0"
Height: 12.0"
Width: 7.5"
Weight: 7 lbs
(without options)



Introduction

The TWPX LED wall pack family features premium polycarbonate lenses that are designed to make these luminaires tough enough to take real world abuse in applications such as parks and recreation areas, locker rooms, entry ways or any public space that has high-traffic and low mounting height. The TWPX1 LED is energy efficient saving up to 83% in energy costs when replacing a metal halide luminaire.

The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWPX1 LED ALO luminaires can replace anything from a CFL to 100W metal halide luminaire.

TWPX LED Family Overview

Luminaire	Voltage	Photocell	Lumens (4000K)			
			P1	P2	P3	P4
TWPX1 LED	MVOLT (120-277V)	YES	1,450	2,700	--	--
TWPX2 LED	MVOLT (120-277V), 347V, 480V	YES	3,150	4,250	5,050	6,600
TWPX3 LED	MVOLT (120-277V), 347V	YES	8,400	10,150	12,300	13,200

Ordering Information

EXAMPLE: TWPX1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature (80 CRI)	Voltage	Options	Finish			
TWPX1 LED	P1 1,450 lumens	30K 3000K	MVOLT (120-277V)	PE Photocell, Button Type	DDBXD	Dark bronze	DBTDX	Textured dark bronze
	P2 2,700 lumens	40K 4000K			DBLXD	Black	DBLBD	Textured black
	ALO 550 - 2,700 lumens	50K 5000K			DWHXD	White	DWHGD	Textured White
					DNAXD	Natural aluminum	DNATD	Textured natural aluminum

FEATURES & SPECIFICATIONS

INTENDED USE

The TWPX1 LED is an energy-efficient, low maintenance LED wall pack for replacing up to a 70W HPS or 100W MH fixture, providing the same footprint on the wall. TWPX1 is ideal for lower mounting height applications such as above the door, storage units, and strip malls.

CONSTRUCTION

Two-piece die-cast aluminum housing to optimize thermal management through conductive and convective cooling. The door is hinged on the side and can be removed for easy installation. The housing is completely sealed against moisture and environmental contaminants (IP65) and is suitable for the hose-down applications.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

The advanced optical design uses both reflector and refractor technologies that work together to create superior illumination and further throw, getting the light where it is needed. The UV stabilized polycarbonate refractor is specifically designed to maximize light extraction and create a fully luminous luminaire for a better nighttime look.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to housing to maximize heat dissipation and promote long-life (up to L81/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION

Designed for wall mounting above four feet from the ground. Housing is configured for mounting directly over a standard junction box (by others) or for surface wiring via the 1/2" threaded conduit entry on the top.

LISTINGS

CSA certified to U.S. and Canadian standards. IP65 rated for outdoor applications. Rated for -40°C minimum ambient.

WARRANTY

5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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TWPX1 LED
Rev. 05/19/21

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
		Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	11W	1,400	127	1,450	132	1,450	132
P2/ALO	22W	2,550	116	2,700	123	2,700	123

Electrical Load

Performance Package	System Watts	Current (A)			
		120V	208V	240V	277V
P1	10W	0.095	0.055	0.047	0.041
P2/ALO	15W	0.187	0.108	0.094	0.081

Adjustable Lumen Output (ALO) Table

Setting	System Watts	Lumen Output	Replaces Metal Halide
8*	22W	2,700	100W
7	21W	2,600	
6	17W	2,250	
5	15W	1,950	70W
4	12W	1,600	
3	9W	1,250	CFL
2	6W	850	
1	4W	550	

* Factory default setting is #8

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

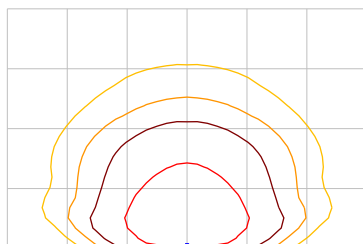
Operating Hours	0	25,000	50,000	60,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.90	>0.88	>0.81

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting TWPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

0.25 fc
0.5 fc
1.0 fc
3.0 fc



MH = 10ft
Grid = 10ft x 10ft

TWPX1 LED ALO



WSQ LED

Architectural Wall Sconce



Buy American

Inverted available with
WLU option only.

Catalog
Number

Notes

Type

X5

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

Specifications

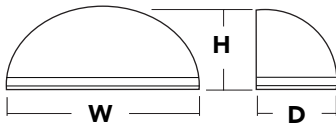
Luminaire

Height: 9-3/8"
(23.8 cm)

Width: 18"
(45.7 cm)

Depth: 9"
(22.8 cm)

Weight: 17 lbs
(7.7 kg)

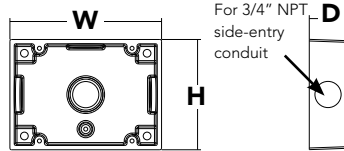


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSQ LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSQ LED P2 40K SR3 MVOLT DDBTXD

WSQ LED							
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (required)
WSQ LED	P1 P2 P3 P4	30K 40K 50K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT ¹ 120 208 240 277 347 480	Shipped included (blank) Surface mount Shipped separately ² BBW Surface-mounted back box	Shipped installed PE Photoelectric cell, button type ^{2,3} SF Single fuse (120, 277, 347V) ⁴ DF Double fuse (208, 240, 480V) ⁴ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C) ⁵ E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C) ⁵ WLU Wet location door for up orientation ⁶ PIR Motion/ambient light sensor ⁷ DS Dual switching ⁸ SPD Separate Surge Protection ⁹ Shipped separately VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

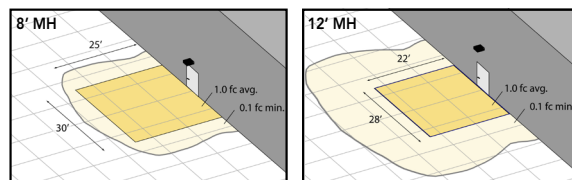
Emergency Battery Operation

The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

WSR P1 LED 40K SR4 MVOLT E20WC
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Not available with 480V option.
- PE option is voltage specific.
- Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options.
- Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR, E20WC or E10WH.
- When ordering PIR, "PE" will be automatically added to the order line for "dim to off" capability. See PIR Table for default settings.
- Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with E20WC, E10WH, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
- See electrical section on page 2 for more details.



Commercial Outdoor

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WSQ-LED
Rev. 03/08/22

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT)	Dist. Type	30K (3000K, 70CRI)		40K (4000K, 70CRI)		50K (5000K, 70CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	20W	SR2	2,111	108	2,251	115	2,305	118
		SR3	2,104	108	2,244	115	2,298	117
		SR4	2,053	105	2,189	112	2,242	115
P2	29W	SR2	2,943	101	3,139	108	3,214	110
		SR3	2,934	101	3,129	107	3,204	110
		SR4	2,863	98	3,053	105	3,126	107
P3	40W	SR2	4,500	114	4,799	122	4,913	125
		SR3	4,486	114	4,784	122	4,898	125
		SR4	4,377	111	4,667	119	4,779	122
P4	61W	SR2	6,159	102	6,567	108	6,724	111
		SR3	6,139	101	6,547	108	6,703	110
		SR4	5,991	99	6,388	105	6,541	108

Motion/Ambient Sensor Default Settings

	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
*PIR USES SFOD 7						

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Normalized Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRW LED P4** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25000	50000	100000	L90
Lumen Maintenance Factor	1	0.96	0.95	0.92	>60000

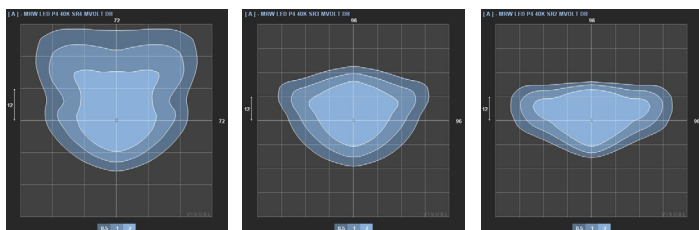
Electrical Load

Power Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	20W	0.17	0.10	0.09	0.08	0.06	0.05
P2	29W	0.26	0.15	0.13	0.12	0.09	0.07
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	61W	0.59	0.33	0.18	0.25	0.19	0.14

Photometric Diagrams

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

Isofootcandle plots for the WSQ LED P4 40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WSQ LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSQ LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 8 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%, and a minimum 6 kV surge protection. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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WSQ-LED
Rev. 03/08/22

WILLOWBROOK WILDLIFE CENTER ENLARGED SITE PLAN

- (A) Clinic and Visitor Center
- (B) Entry Plaza
- (C) Outdoor Learning
- (D) Outdoor Rehabilitation & Isolation Runs
- (E) Wildlife Gardens
- (F) Native Buffer Garden
- (G) Reconfigured Interpretive Trail
- (H) Service Drive
- (I) Song Bird Housing (Including Resident)
- (J) Day Duck and Aquatic Mammal Ponds Enclosure
- (K) Large Waterfowl Enclosure
- (L) Large Carnivore Enclosure
- (M) Large Carnivore Transitional Enclosure
- (N) Existing Species Propagation Building
- (O) Turtle Enclosure
- (P) Existing Mammal Enclosure
- (Q) Resident Carnivore Enclosure
- (R) Existing Enclosure
- (S) Small Carnivore Transitional Enclosure
- (T) Existing Raptor Barn
- (U) Raptor Flight & Raptor Transitional Barn
- (V) Resident Raptor Outdoor/Indoor Enclosure
- (W) Resident Raptor Outdoor Enclosure
- (X) Expanded Rescue Parking
- (Y) Existing Staff Parking
- (Z) Existing Visitor / Staff Parking
- (1) Existing Shelter
- (2) Fencing w/ Gates
- (3) Native Landscape / BMPs
- (4) Wetland
- (5) Glen Crest Creek



MEMORANDUM TO: Mr. Kevin Horsfall
Willowbrook Wildlife Center

FROM: Kelly Pachowicz
Consultant

Michael A. Werthmann, PE, PTOE
Principal

DATE: November 4, 2021

SUBJECT: Summary Traffic Evaluation
Proposed Willowbrook Wildlife Center Expansion
Glen Ellyn, Illinois

This memorandum summarizes the findings of a summary traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Willowbrook Wildlife Center expansion located in Glen Ellyn, Illinois. The center is located on the east side of Park Boulevard (DuPage County Road 5) at its intersection with Fawell Boulevard. Currently, the center has two buildings that include a 4,310 square-foot building to the north and a 5,840 square-foot building to the south. **Figure 1**, included in the Appendix, shows an aerial view of the site.

As proposed, the expansion plans call for replacing the 5,840 square-foot south building with a 27,575 square-foot building that will contain offices, labs, prep rooms, surgery rooms, exam rooms, supply rooms, a classroom, and a breakroom. The expanded center will provide a total of 93 parking spaces. Access to the center will continue to be provided via the existing access drive that forms the east leg of the signalized intersection of Park Boulevard with Fawell Boulevard.

The purpose of this evaluation is to review the existing roadways serving the center, determine the trip generation characteristics of the expanded center, and examine the adequacy of the proposed access system.

Existing Traffic Conditions

The following provides a description of the physical characteristics of the roadways including geometry and traffic control and average daily traffic volumes along the adjacent area roadways.

Park Boulevard (DuPage County Road 5) is a north-south, major collector roadway that in the vicinity of the site provides two travel lanes in each direction. At its signalized intersection with Fawell Boulevard and the center's access drive, Park Boulevard provides an exclusive left-turn lane, an exclusive through lane, and a combined through/right-turn lane on both approaches. The southbound approach provides a high-visibility crosswalk. Park Boulevard is under the jurisdiction of DuPage County, carries an annual average daily traffic (AADT) volume of 13,200 vehicles (IDOT 2016), and has a posted speed limit of 35 miles per hour north of Fawell Boulevard and a posted speed limit of 40 miles per hour south of Fawell Boulevard.

Fawell Boulevard is an east-west, major collector that provides two lanes in each direction within the vicinity of the site and is aligned opposite the center's access drive at its intersection with Park Boulevard. At its signalized intersection with Park Boulevard, Fawell Boulevard (eastbound approach) provides a combined left-turn/through lane, a combined through/right-turn lane, and a standard crosswalk. The center's access drive (westbound approach) provides a combined left-turn/through/right-turn lane and a standard crosswalk. Fawell Boulevard is under the jurisdiction of the Village of Glen Ellyn west of Park Boulevard, carries an AADT volume of 4,250 vehicles (IDOT 2016), and has a posted speed limit of 30 miles per hour.

Traffic Characteristics of the Proposed Expansion

The plans call for replacing the single-story 5,840 square-foot south building with a multi-story 27,575 square-foot building. Existing animal enclosures on the south side of the current building will be removed for the proposed building and new cages are proposed to the north of the buildings. Access to the center will continue to be provided via the existing access drive that forms the east leg of the intersection of Park Boulevard with Fawell Boulevard. A total of 93 parking spaces are proposed to serve the facility, an increase of four spaces over existing conditions. A copy of the site plan is included in the Appendix.

Expansion Generated Traffic

The estimate of the additional traffic to be generated by the proposed expansion was estimated based on the projected increase in the number of employees and visitors generated by the expansion as provided by the operator and discussed below:

- Based on information provided by Willowbrook Wildlife Center officials, the facility has a maximum of approximately 30 people working at any one time which consists of full time and part time employees, volunteers, and seasonal employees. With the expansion, the maximum number of people working at any one time is anticipated to increase to 35 employees/volunteers. As such, the increase in the total number of employees/volunteers working at any one time is projected to be limited. In addition, the shift times for the employees/volunteers will vary and, as such, not all of the employees/volunteers will arrive and depart at the same time.
- Further, Willowbrook Wildlife Center officials have indicated that they anticipate a limited increase in the number of visitors at the center with the proposed expansion. In addition, it is important to note that the visitors generally arrive and depart throughout the day, limiting the volume of traffic generated at any one time.

Therefore, the proposed expansion is projected to generate a low volume of additional traffic, particularly during the critical weekday morning and evening peak periods.

Access Drive Review and Traffic Evaluation

Access to the center is provided via a single access drive located on the east side of Park Boulevard opposite its signalized intersection with Fawell Boulevard. The access drive has one inbound lane and one outbound lane with the outbound lane striped for a shared left-turn/through/right-turn lane. A separate southbound left-turn lane is located on Park Boulevard serving the access drive. The intersection is under traffic signal control.

As discussed previously, the expanded center is projected to generate a low volume of additional peak hour and daily traffic. When compared to the existing daily traffic traversing the Park Boulevard/Fawell Boulevard/access drive intersection, it can be seen that the expanded center will have a limited impact on the existing roadway system. Further, given the fact that the access drive is under traffic signal control and a separate left-turn lane is provided on Park Boulevard serving the access drive, the existing access drive will be sufficient to accommodate the low additional traffic to be generated by the expanded center.

Appendix



Aerial View of Site

Figure 1



TESTING SERVICE CORPORATION

Local Office:

457 E. Gundersen Drive, Carol Stream, IL 60188-2492
630.653.3920 • Fax 630.653.2726

Corporate Office:

360 S. Main Place, Carol Stream, IL 60188-2404
630.462.2600 • Fax 630.653.2988

Local Office
June 13, 2022

Ms. Karen Gray
Forest Preserve Dist. of Du Page County
PO Box 5000
Wheaton, IL 60189

Re: L-93,201A
SHGWT Determination
Willowbrook Wildlife Center (North End)
525 South Park Boulevard
Glen Ellyn, Illinois

Dear Ms. Gray:

A soils exploration was conducted for the above captioned project under TSC Job No. L-93,201, with report dated May 26, 2022. Borings 6, 11 and 14 were performed on the north end of the property. The associated seasonal high groundwater table (SHGWT) at the above referenced borings is estimated to be at or below an approximate Elevation 731.0. It was based on soil coloration and mottling at the referenced soil borings as well as water level observations at the time of drilling.

Please call if there are any questions in regards to this matter or if we may be of further service.

Respectfully submitted,

TESTING SERVICE CORPORATION

Timothy R. Peceniak, P.E.
Project Engineer
Registered Professional Engineer
Illinois No. 062-061269

ATTACHMENT B
(ENCLOSED SEPARATELY)

.....

wightco.com

.....

ATTACHMENT C

.....

wightco.com

.....



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

Project/Site: Willowbrook Wildlife Center, Glen Ellyn, IL, DuPage County
NPDES Permit No: ILR10ZBSS

06/24/2022

We have reviewed your application requesting coverage for Willowbrook Wildlife Center located at 525 S. Park Boulevard, Glen Ellyn, IL 60137, and determined that storm water discharges associated with industrial activity from construction sites are appropriately covered by the [General NPDES Permit](#) issued by the Agency. Your discharge is covered by this permit effective as of the date of this letter. A copy of the NOI submission can be downloaded at this link: <https://npdes-creporting.epa.gov/net-cgp/api/public/v1/form/1477166/attachment/zip>.

The Permit includes special conditions regarding the application, Storm Water Pollution Prevention Plan and reporting requirements. Failure to meet any portion of the Permit could result in civil and/or criminal penalties. The Agency is ready and willing to assist you in interpreting any of the conditions of the Permit as they relate specifically to your discharge.

As a Permit Holder, it is your responsibility to:

1. Submit a modified Notice of Intent of any substantial modification to the project such as address changes, new contractors, area coverage, or additional discharges to Waters of the United States within 30 days.
2. Submit a Notice of Termination once the site has completed final stabilization and all storm water discharges from construction activities that are authorized by this Permit are eliminated.

Please reference your permit number ILR10ZBSS in all future correspondence. Should you have any questions concerning the Permit, please contact the Permit Section at (217) 782-0610.

Sincerely,

Darin E. LeCrone
Manager, Permit Section
Division of Water Pollution Control

Link to: [General NPDES Permit No. ILR10](#)

cc:

2125 S. First Street, Champaign, IL 61820 (217) 278-5800
2009 Mall Street Collinsville, IL 62234 (618) 346-5120
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000
595 S. State Street, Elgin, IL 60123 (847) 608-3131

2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

PLEASE PRINT ON RECYCLED PAPER



Illinois Environmental Protection Agency

Bureau of Water • 1021 North Grand Avenue East • P.O. Box 19276 • Springfield • Illinois • 62794-9276

Division of Water Pollution Control Notice of Intent (NOI) for General Permit to Discharge Storm Water Associated with Construction Site Activities

Permit Information

Master Permit Number: ILR100000

NPDES ID: ILR10ZBSS

State/Territory to which your project/site is discharging: IL

Is your project/site located on federally recognized Indian Country Lands? No

By Indicating "Yes" below, I confirm that I understand that this General Permit only authorizes the allowable stormwater discharges in Part I.B.1 and Part I.B.2. Any discharges not expressly authorized in part I.B.3 of this permit cannot become authorized or shielded from liability under CWA Section 402(k) by disclosure to EPA, State, or local authorities after issuance of this permit via any means, including the Notice of Intent (NOI) to be covered by the permit, the Stormwater Pollution Prevention Plan (SWPPP), during an inspection, etc. If any discharges requiring NPDES permit coverage other than the allowable stormwater discharges listed in Part I.B.1 and Part I.B.2, they must be covered under another NPDES permit.

Yes

Is your construction site less than one acre? No

Owner and Operator Information

Owner (Company) Information

Owner (Company) Name: Forest Preserve District of DuPage County

Owner Type: State

Owner (Company) Mailing Address

Address Line 1: 3S580 Naperville Rd

Address Line 2:

ZIP/Postal Code: 60189

City: Wheaton

State: IL

Owner (Company) Point of Contact Information

First Name Middle Initial Last Name: Karen Gray

Professional Title: Landscape Architect Supervisor

Phone: 630-933-7248Ext.:

Email: kgray@dupageforest.org

Operator (Contractor) Information

Is the Operator Information the same as the Owner Information? No

Operator (Contractor) Name: Wight Construction

Operator (Contractor) Mailing Address

Address Line 1: 2500 N. Frontage Road

Address Line 2:

ZIP/Postal Code: 60561

City: Darien

State: IL

Operator (Contractor) Point of Contact Information

First Name Middle Initial Last Name: George Gardner Gardner

Professional Title: Project Manager

Phone: 630-969-7000Ext.:

Email: ggardner@wightco.com

NOI Preparer Information

☒ This NOI is being prepared by someone other than the certifier.

First Name Middle Initial Last Name: Kyle Buck

Organization: Wight

Page 113 of 235

Phone: (630) 739-7258

Ext.:

Email: kbuck@wightco.com

Project/Site Information

Project/Site Name: Willowbrook Wildlife Center

Project/Site Location

Address Line 1: 525 S. Park Boulevard

Address Line 2:

City: Glen Ellyn

ZIP/Postal Code: 60137

State: IL

County or Similar Division: DuPage

Latitude/Longitude for the Project

Latitude/Longitude Format: Decimal Degrees

Latitude/Longitude: 41.84288°N, 88.060341°W

Other Project Information

Approximate Construction Start Date: 04/04/2022

Approximate Construction End Date: 08/31/2023

Total Size of Construction Site in Acres: 6

Type of Construction: Other

Other: Animal rehab Facility

SIC Code:

Type a detailed description of the Project:

This project new exterior animal enclosures to rehab injured animals, a main building for staff and for care of injured animals, removal of the existing center building for construction of new exterior animal enclosures. The main building and exterior enclosures will be connected via a asphalt and concrete walks. The east part of the site will see upgrades to the aggregate paths

SWPPP Information

Has the SWPPP been prepared in advance of filing this NOI as required? Yes

SWPPP Contact Information

First Name Middle Initial Last Name: Kyle Buck

Organization:

Professional Title: Project Manager

Phone: 630-739-7258

Ext.:

Email: Kbuck@wightco.com

Project Inspector

Is the Project Inspector Information the same as the SWPPP Contact Information? No

First Name Middle Initial Last Name: George Gardner

Organization:

Professional Title: Project Manager

Phone: 630-969-7000

Ext.:

Email: ggardner@wightco.com

Use the space below to upload a copy of your SWPPP.

Name	Uploaded Date	Size
 210107 WWC PH A - SEC.pdf (attachment/1534673)	05/25/2022	5.68 MB

Receiving Water Information

Does your storm water discharge directly to: Waters of the State

Owner of Storm Sewer System:

Name of closest receiving waterbody to which you discharge: Glen Crest Creek

Historic Preservation and Endangered Species Compliance

Historic Preservation Office:

Use the space below to upload a copy of your Historic Preservation Office approval letter.

Name	Uploaded Date	Size
 210107.pdf (attachment/1534675)	05/25/2022	159.57 KB

IDNR Impact Assessment Section:

Use the space below to upload a copy of your EcoCAT approval letter.

Name	Uploaded Date	Size
 EcoCAT_2210264_Initial Consultation.pdf (attachment/1534674)	05/25/2022	639.48 KB

Certification Information

▼

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 submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than 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. Signing an electronic document on behalf of another person is subject to criminal, civil, administrative, or other lawful action.

Certified By: Kyle Buck

Certifier Title: Project Manager

Certifier Email: kbuck@wightco.com

Certified On: 05/25/2022 10:09 PM ET

ATTACHMENT D

.....

wightco.com

.....



United States Department of the Interior

US FISH AND WILDLIFE SERVICE REGION 3

Chicago Ecological Services Field Office
230 South Dearborn Street, Suite 2938
Chicago, IL 60604



IN REPLY REFER TO:
FWS/AES-CIFO/2022-0037385

May 5, 2022

Mr. Tom Velat
Forest Preserve District of DuPage County
3S580 Naperville Road
P.O. Box 5000
Wheaton, IL 60189

Dear Mr. Velat:

This responds to your email dated May 2, 2022, regarding the proposed construction modifications and improvements to the Willowbrook Wildlife Center in Glen Ellyn, DuPage County, Illinois.

This proposed project includes modifying and improving the Wildlife Center building, which includes the construction of resident and rehabilitation enclosures for wildlife as well as adding a new 27,000 square foot building for the rehabilitation clinic and visitor center with additional modifications to remaining structures.

You have accessed IPAC on April 29, 2022, to obtain an official species list for this proposed project. There are five Federal listed species and one candidate species that may occur at the project's location.

The five Federal listed species include:

Northern long eared bat (*Myotis septentrionalis*), Hine's emerald dragonfly (*Somatochlora hineana*), rusty patched bumble bee (*Bombus affinis*), eastern prairie fringed orchid (*Platanthera leucophaea*), leafy prairie clover (*Dalia foliosa*). The one candidate species is the monarch butterfly (*Danaus plexippus*).

Correspondence from you dated May 2, 2022, includes your no effect determination for the Hines' emerald dragonfly, the eastern prairie fringed orchid, and the leafy prairie clover due to no habitat present to support these three species. This rationale is appropriate.

The location of this proposed project is in the high potential zone of the rusty patched bumble bee although the species has not been recorded in the preserve at Willowbrook Wildlife Center.

You indicate that the District's invertebrate ecologist has visited the site and performed a rusty patched bumble bee habitat assessment and determined that the site is not likely to provide suitable habitat. Developed areas within the project site are primarily paved parking and walking areas, mowed turf grass, and various human dominated structures. Only 1.48 acres of the total project area of 6.11 acres is forest, and is dominated by invasive shrubs. This area is described as being vegetatively depauperate, specifically lacking in spring ephemeral wildflowers. For this reason, you believe the project may affect but is not likely to adversely affect the rusty patched bumble bee and we would agree.

The northern long eared bat (NLEB) has not been recorded at Willowbrook Wildlife Center, but has been detected (in 2014) at two nearby DuPage County Forest Preserves (Herrick Lake, Danada). This project is not within ¼ mile of any known roost trees or known hibernaculum. Phase 1 of this project requires a portion of trees to be felled in July 2022. By signing the streamlined consultation form you have determined that this project may affect the NLEB, but that any resulting incidental take of the NLEB is not prohibited by the final 4(d) rule. All remaining phases of the project that require tree removal would be completed between October 31 and April 1 for the duration of the project which would result in a no effect determination for NLEB for those actions.

At this time the monarch is a candidate species for listing. Monarch butterflies have been observed at Willowbrook Wildlife Center. Native flora exists at this location that provides both nectar and host plants for this species, however most of the areas slated for development in this project are either previously developed areas or are significantly degraded woods with few blooming plants. For these reasons you have determined that there would be no significant impact to the monarch as a result of this project and we would agree.

If you have any questions, please contact Ms. Cathy Pollack at 847-608-3101.

Sincerely,

A handwritten signature in cursive script that reads "Louise Clemency".

Louise Clemency
Field Supervisor



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Chicago Ecological Service Field Office

U.S. Fish And Wildlife Service Chicago Ecological Services Office

230 South Dearborn St., Suite 2938

Chicago, IL 60604-1507

Phone: (312) 485-9337 Fax:

<http://www.fws.gov/midwest/endangered/section7/s7process/7a2process.html>



In Reply Refer To:

April 29, 2022

Project Code: 2022-0037385

Project Name: Willowbrook Wildlife Center - Phase 2 Improvements

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

Additionally, please note that on March 23, 2022, the Service published a proposal to reclassify the northern long-eared bat (NLEB) as endangered under the Endangered Species Act. The U.S.

District Court for the District of Columbia has ordered the Service to complete a new final listing determination for the NLEB by November 2022 (Case 1:15-cv-00477, March 1, 2021). The bat, currently listed as threatened, faces extinction due to the range-wide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across the continent. The proposed reclassification, if finalized, would remove the current 4(d) rule for the NLEB, as these rules may be applied only to threatened species. Depending on the type of effects a project has on NLEB, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective (anticipated to occur by December 30, 2022). If your project may result in incidental take of NLEB after the new listing goes into effect this will first need to be addressed in an updated consultation that includes an Incidental Take Statement. If your project may require re-initiation of consultation, please contact our office for additional guidance.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and

recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Chicago Ecological Service Field Office

U.s. Fish And Wildlife Service Chicago Ecological Services Office
230 South Dearborn St., Suite 2938
Chicago, IL 60604-1507
(312) 485-9337

Project Summary

Project Code: 2022-0037385

Event Code: None

Project Name: Willowbrook Wildlife Center - Phase 2 Improvements

Project Type: Government / Municipal (Non-Military) Construction

Project Description: This project involves modifications and improvements to Willowbrook Wildlife Center, adding resident and rehabilitation enclosures for wildlife, as well as adding a new 27,000 square foot building for the rehab clinic and visitor center and modifications to some of the existing structures. Phase A will involve construction of a flight barn for raptor rehabilitation, which includes enclosures for resident raptor species, as well as areas for wildlife undergoing rehab; a large carnivore enclosure for rehabilitation of fox, coyotes and other carnivores; a concrete pad for future carnivore enclosures; and modifications to the staff parking area to better accommodate staff and allow space for photovoltaic panels. Phase B work is the centerpiece of the project, the clinic and visitor center that will allow visitors to view animals through one-way windows and video monitors as they are examined, treated, in surgery, being fed, and rehabilitated. This phase will also include site utilities necessary for the building operations, an outdoor classroom, an interpretive trail with wildlife observation areas, and outdoor activity spaces that demonstrate how to attract and live in harmony with native wildlife. Phase C work includes demolition of the existing clinic building, once operations have moved to the new building, and new enclosures for waterfowl and aquatic mammals, turtles, and songbirds, which will be built at the location of the original clinic and the area to the east of it. Phase D will involve improvements to the existing building north of the clinic, to create more useful spaces for the rehab process and species recovery programs.

Tree Removal Schedule:

- a. Phase A tree removals would begin in July 2022 to allow for summer/fall construction.
- b. Phase B tree removals would begin after resident animals can move into the phase A enclosures. These could occur in February 2023.
- c. Phase C tree removals could occur with phase B removals or during winter prior to April 1, 2024.
- d. Phase D will not require any tree removals.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@41.84285465,-88.06168177005208,14z>



Counties: DuPage County, Illinois

Endangered Species Act Species

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Insects

NAME	STATUS
Hine's Emerald Dragonfly <i>Somatochlora hineana</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7877	Endangered
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate
Rusty Patched Bumble Bee <i>Bombus affinis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9383	Endangered

Flowering Plants

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: Follow the guidance provided at https://www.fws.gov/midwest/endangered/section7/s7process/plants/epfos7guide.html Species profile: https://ecos.fws.gov/ecp/species/601	Threatened
Leafy Prairie-clover <i>Dalea foliosa</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5498	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

IPaC User Contact Information

Agency: DuPage County

Name: Tom Velat

Address: 3 S. 580 Naperville Road

City: Wheaton

State: IL

Zip: 60189-5000

Email: tvelat@dupageforest.org

Phone: 6308716426



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Chicago Ecological Service Field Office

U.s. Fish And Wildlife Service Chicago Ecological Services Office

230 South Dearborn St., Suite 2938

Chicago, IL 60604-1507

Phone: (312) 485-9337 Fax:

<http://www.fws.gov/midwest/endangered/section7/s7process/7a2process.html>

In Reply Refer To:

April 29, 2022

Project code: 2022-0037385

Project Name: Willowbrook Wildlife Center - Phase 2 Improvements

Subject: Consistency letter for the 'Willowbrook Wildlife Center - Phase 2 Improvements' project indicating that any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Dear Tom Velat:

The U.S. Fish and Wildlife Service (Service) received on April 29, 2022 your effects determination for the 'Willowbrook Wildlife Center - Phase 2 Improvements' (the Action) using the northern long-eared bat (*Myotis septentrionalis*) key within the Information for Planning and Consultation (IPaC) system. You indicated that no Federal agencies are involved in funding or authorizing this Action. This IPaC key assists users in determining whether a non-Federal action may cause “take”^[1] of the northern long-eared bat that is prohibited under the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o). Unless the Service advises you within 30 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the Action is not likely to result in unauthorized take of the northern long-eared bat.

Please report to our office any changes to the information about the Action that you entered into IPaC, the results of any bat surveys conducted in the Action area, and any dead, injured, or sick northern long-eared bats that are found during Action implementation.

If your Action proceeds as described and no additional information about the Action’s effects on species protected under the ESA becomes available, no further coordination with the Service is required with respect to the northern long-eared bat.

The IPaC-assisted determination for the northern long-eared bat **does not** apply to the following ESA-protected species that also may occur in your Action area:

- Eastern Prairie Fringed Orchid *Platanthera leucophaea* Threatened
- Hine's Emerald Dragonfly *Somatochlora hineana* Endangered
- Leafy Prairie-clover *Dalea foliosa* Endangered
- Monarch Butterfly *Danaus plexippus* Candidate
- Rusty Patched Bumble Bee *Bombus affinis* Endangered

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species listed above.

[1]Take means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct [ESA Section 3(19)].

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Willowbrook Wildlife Center - Phase 2 Improvements

2. Description

The following description was provided for the project 'Willowbrook Wildlife Center - Phase 2 Improvements':

This project involves modifications and improvements to Willowbrook Wildlife Center, adding resident and rehabilitation enclosures for wildlife, as well as adding a new 27,000 square foot building for the rehab clinic and visitor center and modifications to some of the existing structures. Phase A will involve construction of a flight barn for raptor rehabilitation, which includes enclosures for resident raptor species, as well as areas for wildlife undergoing rehab; a large carnivore enclosure for rehabilitation of fox, coyotes and other carnivores; a concrete pad for future carnivore enclosures; and modifications to the staff parking area to better accommodate staff and allow space for photovoltaic panels. Phase B work is the centerpiece of the project, the clinic and visitor center that will allow visitors to view animals through one-way windows and video monitors as they are examined, treated, in surgery, being fed, and rehabilitated. This phase will also include site utilities necessary for the building operations, an outdoor classroom, an interpretive trail with wildlife observation areas, and outdoor activity spaces that demonstrate how to attract and live in harmony with native wildlife.

Phase C work includes demolition of the existing clinic building, once operations have moved to the new building, and new enclosures for waterfowl and aquatic mammals, turtles, and songbirds, which will be built at the location of the original clinic and the area to the east of it.

Phase D will involve improvements to the existing building north of the clinic, to create more useful spaces for the rehab process and species recovery programs.

Tree Removal Schedule:

- a. Phase A tree removals would begin in July 2022 to allow for summer/fall construction.
- b. Phase B tree removals would begin after resident animals can move into the phase A enclosures. These could occur in February 2023.
- c. Phase C tree removals could occur with phase B removals or during winter prior to April 1, 2024.
- d. Phase D will not require any tree removals.

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@41.84285465,-88.06168177005208,14z>



Determination Key Result

This non-Federal Action may affect the northern long-eared bat; however, any take of this species that may occur incidental to this Action is not prohibited under the final 4(d) rule at 50 CFR §17.40(o).

Determination Key Description: Northern Long-eared Bat 4(d) Rule

This key was last updated in IPaC on **May 15, 2017**. Keys are subject to periodic revision.

This key is intended for actions that may affect the threatened northern long-eared bat.

The purpose of the key for non-Federal actions is to assist determinations as to whether proposed actions are excepted from take prohibitions under the northern long-eared bat 4(d) rule.

If a non-Federal action may cause prohibited take of northern long-eared bats or other ESA-listed animal species, we recommend that you coordinate with the Service.

Determination Key Result

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Qualification Interview

1. Is the action authorized, funded, or being carried out by a Federal agency?

No

2. Will your activity purposefully **Take** northern long-eared bats?

No

3. [Semantic] Is the project action area located wholly outside the White-nose Syndrome Zone?

Automatically answered

No

4. Have you contacted the appropriate agency to determine if your project is near a known hibernaculum or maternity roost tree?

Location information for northern long-eared bat hibernacula is generally kept in state Natural Heritage Inventory databases – the availability of this data varies state-by-state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited. A web page with links to state Natural Heritage Inventory databases and other sources of information on the locations of northern long-eared bat roost trees and hibernacula is available at www.fws.gov/midwest/endangered/mammals/nleb/nhisites.html.

Yes

5. Will the action affect a cave or mine where northern long-eared bats are known to hibernate (i.e., hibernaculum) or could it alter the entrance or the environment (physical or other alteration) of a hibernaculum?

No

6. Will the action involve Tree Removal?

Yes

7. Will the action only remove hazardous trees for the protection of human life or property?

No

8. Will the action remove trees within 0.25 miles of a known northern long-eared bat hibernaculum at any time of year?

No

9. Will the action remove a known occupied northern long-eared bat maternity roost tree or any trees within 150 feet of a known occupied maternity roost tree from June 1 through July 31?

No

Project Questionnaire

If the project includes forest conversion, report the appropriate acreages below. Otherwise, type '0' in questions 1-3.

1. Estimated total acres of forest conversion:

1.47

2. If known, estimated acres of forest conversion from April 1 to October 31

1.2

3. If known, estimated acres of forest conversion from June 1 to July 31

1.2

If the project includes timber harvest, report the appropriate acreages below. Otherwise, type '0' in questions 4-6.

4. Estimated total acres of timber harvest

1.47

5. If known, estimated acres of timber harvest from April 1 to October 31

1.2

6. If known, estimated acres of timber harvest from June 1 to July 31

1.2

If the project includes prescribed fire, report the appropriate acreages below. Otherwise, type '0' in questions 7-9.

7. Estimated total acres of prescribed fire

0

8. If known, estimated acres of prescribed fire from April 1 to October 31

0

9. If known, estimated acres of prescribed fire from June 1 to July 31

0

If the project includes new wind turbines, report the megawatts of wind capacity below. Otherwise, type '0' in question 10.

10. What is the estimated wind capacity (in megawatts) of the new turbine(s)?

0

IPaC User Contact Information

Agency: DuPage County

Name: Tom Velat

Address: 3 S. 580 Naperville Road

City: Wheaton

State: IL

Zip: 60189-5000

Email: tvelat@dupageforest.org

Phone: 6308716426

Buck, Kyle

From: Tom Velat <tvelat@dupageforest.org>
Sent: Monday, May 2, 2022 3:05 PM
To: Cathy Pollack; Cann, Armand A
Subject: IPAC Review Species Determinations - FPDDC 4/26/22
Attachments: Willowbrook20220429_Verification Letter_ Northern Long-Eared Bat (NLEB) Consultation and 4(d) Rule.pdf; Willowbrook20220429_Species List_ Chicago Ecological Service Field Office.pdf; 2210264 Willowbrook Wildlife Center - New Building and Site Work.pdf; FW: ECOCAT Review 2210264

Greetings!

The Forest Preserve District of DuPage County (FPDDC) recently submitted one (1) building construction project to be reviewed through the IPAC system. This project will commence in July of 2022, with construction activities beginning shortly thereafter at the following site – Willowbrook Wildlife Center in Glen Ellyn, Illinois. The project involves modifications and improvements to the wildlife center building, adding resident and rehabilitation enclosures for wildlife, as well as adding a new 27,000 square foot building for the rehab clinic and visitor center and modifications to some of the remaining structures. I have attached the IPAC Official Species List from this project for your reference (accessed IPAC on 4/29/2022). I have also listed the species which require additional review that were not provided with determinations during the IPAC-assisted review (below). In addition, I have attached a previous ECOCAT for the project (#2210264) supplied by IDNR and a corresponding email from the agency regarding mitigation strategies for tree-clearing during NLEB pup-rearing season. We seek concurrence from regulators on the affects determinations made by FPDDC listed below. Please feel free to contact me with questions regarding the determinations.

WILLOWBROOK WILDLIFE CENTER

1. Northern Long-Eared Bat (NLEB) Threatened, FPDDC Determination – This species has not been recorded at Willowbrook Wildlife Center, but has been detected in the past at nearby DuPage forest preserves (Herrick Lake, Danada) during a 2014 wildlife survey performed by FPDDC Ecologists. This project is not within a ¼ mile of any known roost tree or known hibernaculum. The project is expected to start in summer of 2022 and tree-clearing activities are proposed to start in July of the same year. This is not ordinarily done by the FPDDC, but the District's Planning Department has requested a variance in their ECOCAT to IDNR and were seeking approval for Phase A tree removals during the summer 2022 season (ECOCAT # 2210264). IDNR has determined that the District may remove trees during this time period as long as the Planning Department can provide the following items: 1) For areas where date restrictions on tree removal are not possible, it is recommended a tree survey be completed to identify potential habitat trees and 2) all potential habitat trees should be observed to determine if bats are using them by visual emergence survey and 3) if no bats are observed then trees should be felled as soon as possible. The District's Plant Ecologist has completed a tree survey of the Phase A area and determined that there are approximately 20 trees with exfoliating bark and may be potential NLEB habitat trees. The District's Planning Department intends to hire an experienced contractor to perform visual inspection surveys of the trees in Phase A. They have pledged to remove the trees once the contractor has determined they are not being used by bats. All remaining Phases of the project that require tree removal will be completed between October 31st and April 1st for the

duration of the project. As a result, this project may affect but is not likely to adversely affect the species. We seek concurrence from regulators based on the habitat assessment results and conservation measures provided above.

2. Hine's Emerald Dragonfly (HED) – Endangered, FPDDC Determination – This species has not been observed at Willowbrook Wildlife Center either from staff or volunteer dragonfly surveys. No breeding habitat has been observed in the project area as a result of surveys conducted by FPDDC Ecologists. As a result, adverse impacts to this species are unlikely to occur as a result of the project.
3. Monarch Butterfly “Candidate only” (MB), FPDDC Determination – This species is not listed as E&T but is a candidate for federal listing. The species has been observed at Willowbrook Wildlife Center multiple times – specifically with breeding evidence in the form of caterpillars present (2014). A diversity of native flora exist at the preserve that already provide both nectar and serve as host plants for this species. Most of the areas slated for development in this project are either previously developed areas or significantly degraded woods (Total Project Area 6.11 acres minus 4.63 acres developed area = total impact 1.48 acres). The degraded woods has very few blooming plants. The woods were recently surveyed by the District's Plant Ecologist and also found to have no spring ephemeral plants of significance. As a result, no significant impact is expected to this species as a result of the project.
4. Rusty Patched Bumble Bee (RPBB) – Endangered, FPDDC Determination – This species has not been recorded in the preserve at Willowbrook Wildlife Center, but the project location falls within the High Potential Zone (HPZ) for RPBB. Even though the site is within the HPZ, the District's Invertebrate Ecologist has visited the site and performed a RPBB Habitat Assessment of the project location and determined that the site is not likely to provide suitable habitat. Developed areas within the project site are primarily paved parking and walking areas, mowed turf grass, and various human dominated structures / landscapes (Total Project Area 6.11 acres minus 4.63 acres developed area = total impact 1.48 acres). The remaining habitat at the site (1.48 acres) is forest dominated by invasive shrubs such as Eurasian honeysuckle and the District's Plant Ecologist describes the site as vegetatively depauperate - specifically lacking in spring ephemeral wildflowers. In addition, any flowering herbaceous plant species occurring within the project area are part of a planted flower garden (smaller than 0.15 acres) and are expected to be replaced in an adjacent area after project completion. As a result, the project may affect but is not likely to adversely affect the species. We seek concurrence from regulators based on the habitat assessment results and conservation measures provided above.
5. Eastern Prairie Fringed Orchid (EPFO) – Threatened, FPDDC Determination - this species has not been observed at Willowbrook Wildlife Center based on routine county plant surveys completed by the District's Plant Ecologist. As a result, this project is not likely to affect this species.
6. Leafy Prairie-clover (LPC) – Endangered, FPDDC Determination – this species has not been observed at Willowbrook Wildlife Center based on routine county plant surveys completed by the District's Plant Ecologist. As a result, this project is not likely to affect this species.

Sincerely,

Tom Velat
Ecology Coordinator
Forest Preserve District of DuPage County
(630) 871-6426
tvelat@dupageforest.org
www.dupageforest.org



**Forest Preserve District
of DuPage County**

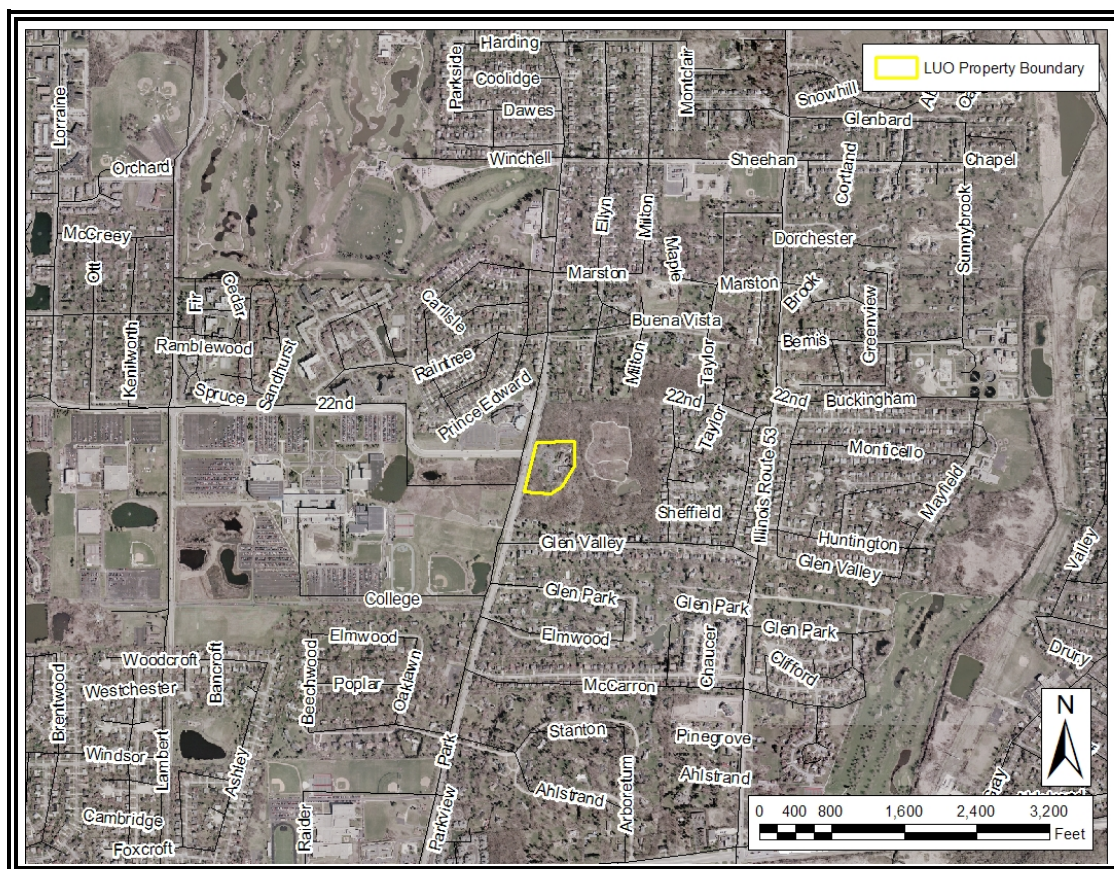


For the phase 1 2013 construction of the parking lots and a building, a 2013 KDSWCD LUO was generated with statements on soils, wetlands, floodplain, stormwater, sediment, and erosion control, NPDES permit, and aquifers. Wight & Company believes this 2013 LUO still applies for all the above have not changed.

- For soils – the soil type has not changed, and a soils survey map is included within the stormwater report. Many soil borings were performed on this site and a Soils report was generated and signed by a Geotechnical Engineer. This information on the soils was utilized in the design of the site's proposed hardscape, buildings, enclosures, and PCBMP features.
- For wetlands – these existed in 2013 and still exist today along Glen Crest Creek. A wetland delineation was performed in 2011 and utilized in the 2013 Phase 1 design. A updated wetland delineation was performed in 2018 and re-verified in 2021 for these Phase A and B improvements. The wetland information is included within the stormwater report.
- For floodplain – again floodplain existed in 2013 and still exist today along Glen Crest Creek. The 2004 FIRM was utilized in the 2013 Phase 1 design. The updated 2019 FIRM is incorporated for these Phase A and B improvements. This updated FIRM is included within the stormwater report.
- Stormwater – The phase A and B designs are following the current DuPage County Stormwater Ordinance in PCBMP's. Per this Ordinance, stormwater detention is not required.
- Sediment and Erosion Control – A SWPP plan, notes and details have been designed and are included within the plan set.
- NPDES permit has been obtained
- Aquifers – There were none in 2013 so there are none today.

We believe a new LUO would generate roughly the same information which has already been studied and incorporated into the design of this project.

LAND USE OPINION
13-09



April 19, 2013

**Prepared for:
Village of Glen Ellyn**

Petitioner:
Shawn M. Benson
2500 North Frontage Road
Darien, IL 60561

Petitioner: Shawn M. Benson, 2500 North Frontage Road, Darien, IL 60561

Contact Person: Shawn M. Benson, 630-442-2887

Unit of Government Responsible for Permits: Village of Glen Ellyn

Acreage: 5.63

Location of Parcel: Section 26, Township 39 N, Range 10 E

Property Address/PIN#: 525 South Park Boulevard

Existing Land Use: Recreational

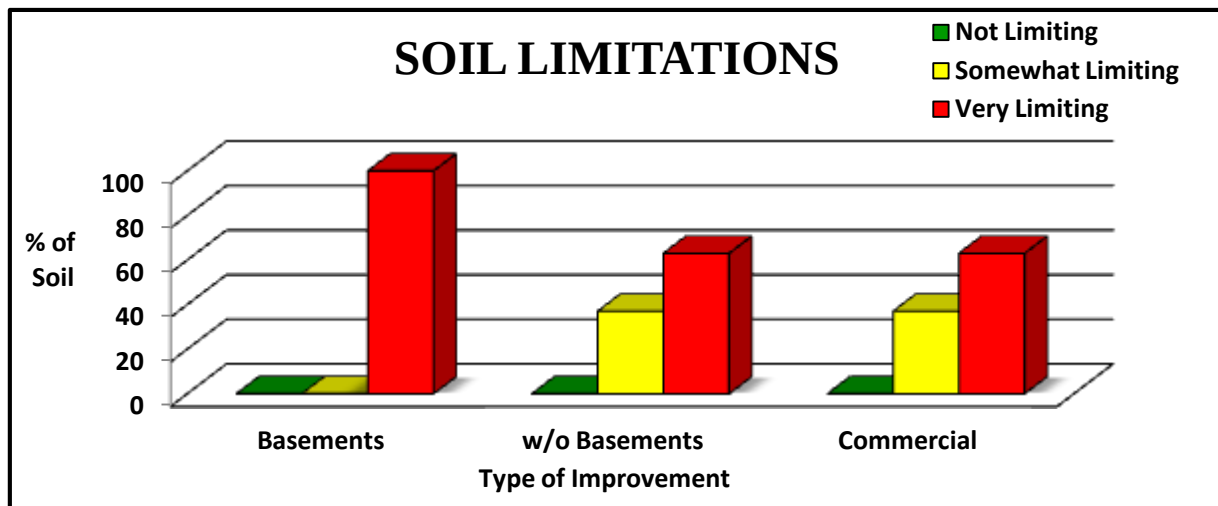
Surrounding Land Use: Residential and Institutional

Proposed Land Use: Recreational Improvements/Special Use

DuPage County Land Use Plan Map: Single Family Residential

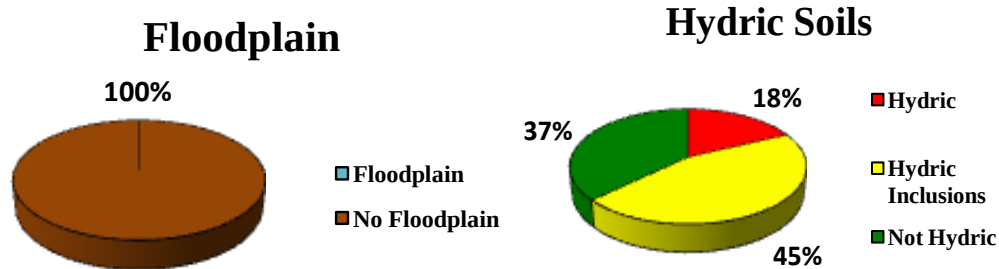
Natural Resource Concerns

Soils Limitations: Soils at this site contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See soils information pages, and attached soils tables. All information is from the Soil Survey of DuPage County, Illinois.



Wetlands: The National Wetland Inventory map identifies wetland areas on this site. A wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of any wetlands. (See page 5 for more wetland information.)

Floodplain: There are no floodplain areas identified on this site. However, there are hydric soils, and soils with hydric inclusions, which may be prone to ponding. (See page 7)



Stormwater: The District encourages the use of on-site detention for stormwater runoff, and recommends the use of a 0.10cfs/acre release rate for on-site detention ponds. (See page 8 for more information concerning stormwater planning on this site.)

Sediment and Erosion Control: Development on this site should include a sedimentation and erosion control plan. (See page 10)

NPDES Permits: An NPDES (National Pollution Discharge Elimination System) permit is required by the EPA for all construction sites over 1 acre. (See page 11)

Aquifer Sensitivity: According to Illinois State Geological Survey, Environmental Geology Report, published 1995, there are no aquifers that may be adversely impacted by this project. (See page 4 and Appendix A)

Soil Data: The soil data from SSURGO (or NASIS) is part of a national dataset. The hydric rating used in this report has been modified to reflect local interpretations with guidance from the Area Soil Scientist.

LAND USE OPINION

Land Use Opinion: This site contains the following concerns: **Wetlands, Adjacent Stream, Soil Limitations, Woodlands, Soil Erosion and Sediment Control, and Stormwater Management.** Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **is not suited** for the proposed use **unless** the previously mentioned concerns are addressed.

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PURPOSE AND INTENT

This report presents natural resource information to officials of the local governing body and other decision makers. Decisions concerning variations, amendments or relief of local zoning ordinance 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 because of these decisions may reference this report. This report is a requirement under the SWCD Act contained in ILCS 70, 405/1 ET seq.

This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations and other information furnished by the petitioner. Please read the entire report to coordinate and inter-relate all natural resource factors considered. This report, 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.

The conclusion of this report in no way indicates the impossibility of a certain land use. However, it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Please direct technical questions about data supplied in this report to: **Kane-DuPage**

Soil and Water Conservation District
2315 Dean Street
Suite 100
St. Charles, IL 60175
Phone: (630) 584-7961

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information is taken from the Soil Survey of DuPage County, Illinois, United States Department of Agriculture, Natural Resource Conservation Service. This information is important to all parties involved in determining the suitability of the proposed land use change. **Each soil polygon has a number. That number is a symbol for a map unit that will be described in detail in the Soils Interpretations section of this report found on page 11.**

SOIL MAP UNITS

The soil survey map of this area (Figure 1) indicates soil map units. Each soil map unit has limitations for a variety of land uses such as septic systems, and buildings site development, including dwellings with and without basements. All of the soils contain **very limiting** conditions for building site development. **See Soils Interpretations section and attached Soil Tables.**

The Soil Survey Geographic (SSURGO) data base was produced by the U.S. Department of Agriculture, Natural Resources Conservation Service and cooperating agencies for the Soil Survey of DuPage County, Illinois. The soils were mapped at a scale of 1:12,000. The enlargement of these maps to scales greater than that at which they were originally mapped can cause misunderstanding of the detail of the mapping. If enlarged, maps do not show the small areas of contrasting soil that could have been shown at a larger scale. The depicted soil boundaries and interpretations derived from them 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.

LIST OF SOIL MAP UNITS

SOIL MAP UNIT	PERCENT OF PARCEL	ACRES
1107A-Sawmill	18%	1.01
146A- Elliott	45%	2.52
531C2-Markham	37%	2.07
Table 1: Soil Map Units Total		5.60

All percentages and acreages are approximate.

We suggest that a geotechnical engineer conduct an on site investigation. This should determine, specifically, what soils type is present at a particular location, along with its associated limitations or potential for a particular use. It will also assist in determining which types of engineering procedures are necessary to account for the limitations of the soil on the site.

SOILS INFORMATION

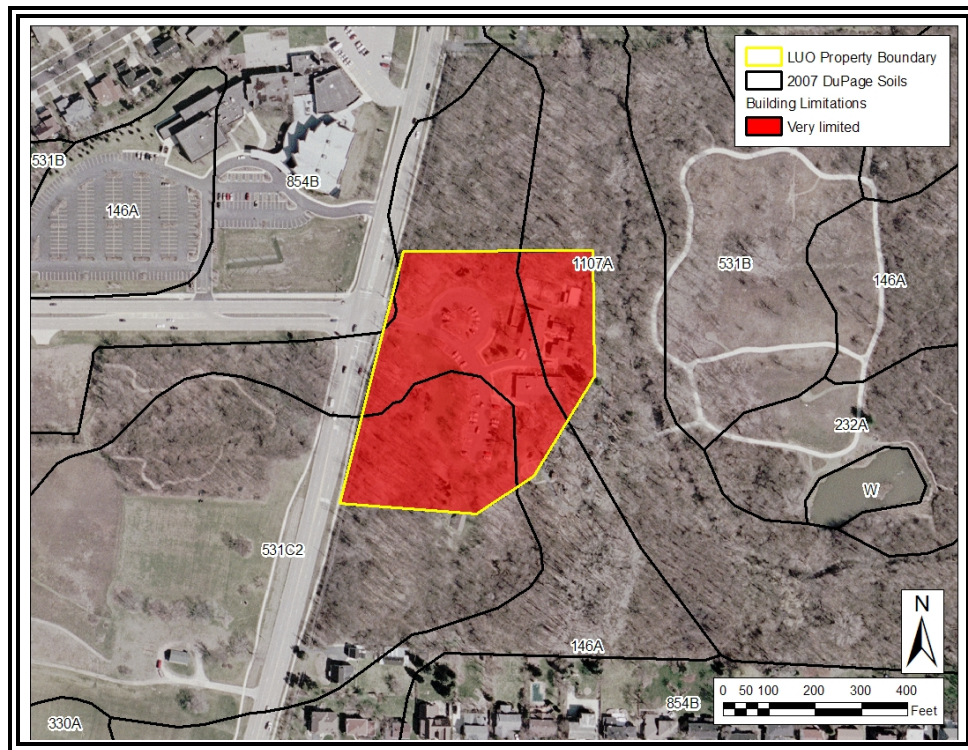


Figure 1: Soil Survey Map

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2000 and DuPage County SSURGO soil layer certified in 1999. Areas shaded red represent VERY LIMITING limitations for building site development, and areas shaded yellow represent SOMEWHAT LIMITING limitations for building site development.

AQUIFER IMPACT

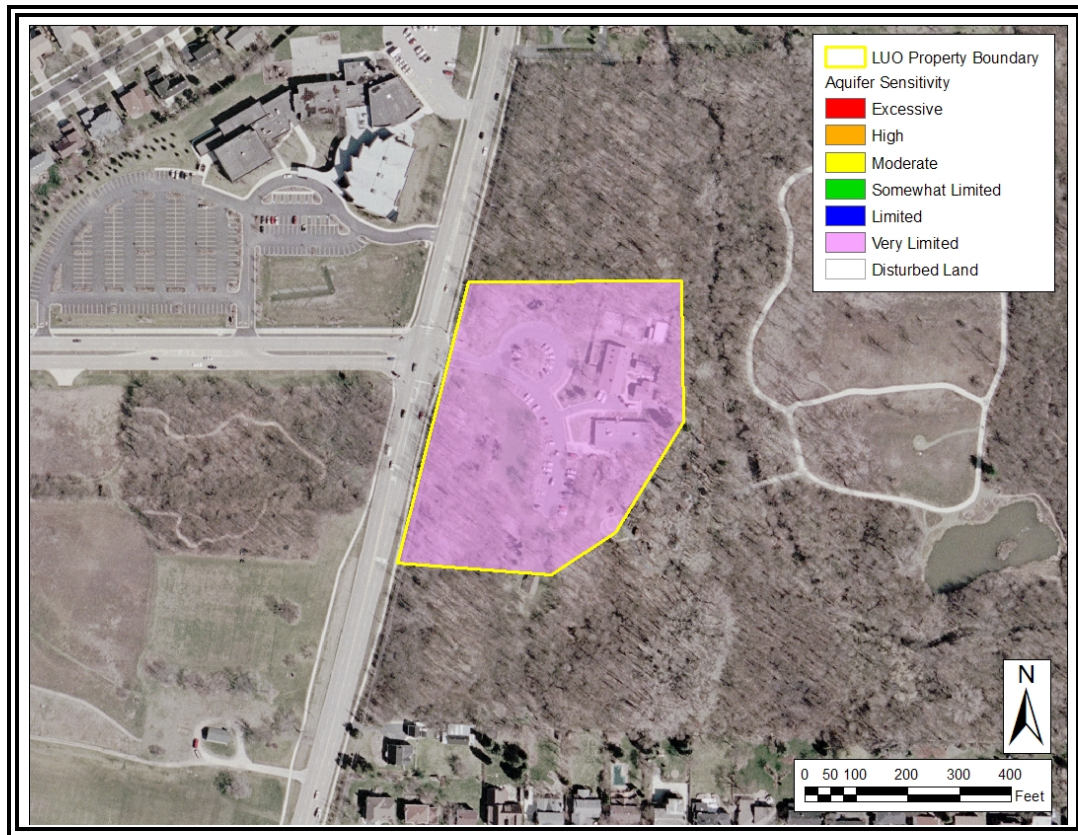


Figure 2: Aquifer Sensitivity Map

According to the Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148 prepared by the Department of Energy and Natural Resources, Illinois

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

SEPTIC ABSORPTION SYSTEMS

There are no septic absorption systems proposed for this site.

WETLANDS

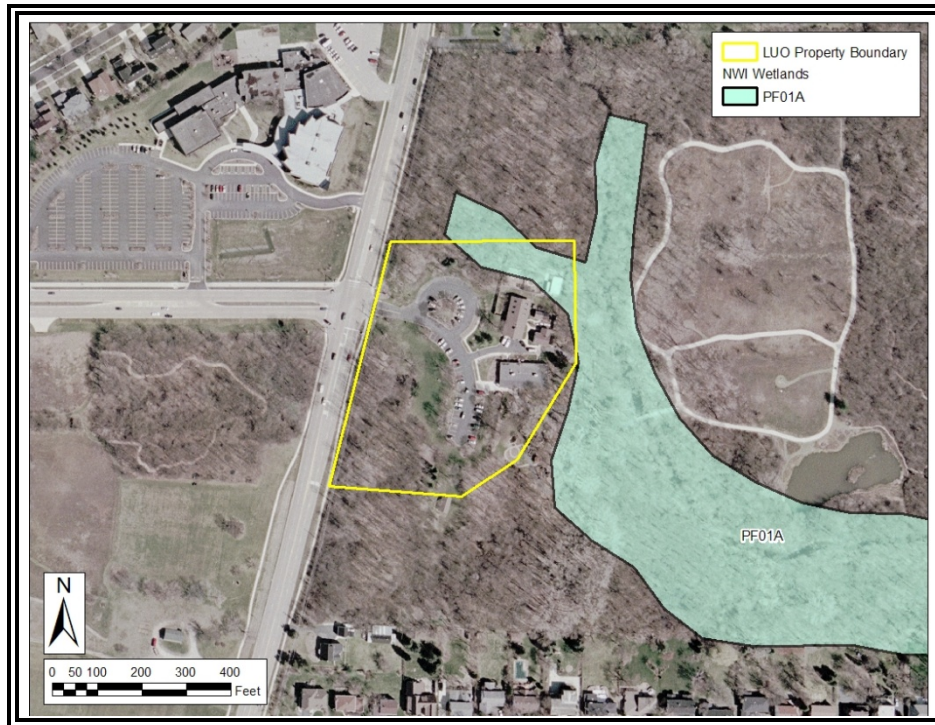


Figure 3: National Wetland Inventory Map

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.

There are wetlands within the boundaries of this site. This has been determined through the use of the National Wetlands Inventory map. The types of wetlands identified on this site include: **(PF01A-Paulstrine Forested Broad-Leaved Deciduous Temporarily Flooded)**. An on-site inspection confirmed the existence of the wetlands. **A wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of these wetlands.**

Wetlands function in many ways to benefit mankind. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants. In addition, they may function as rechargers of our valuable groundwater. They are also essential breeding, rearing, and feeding grounds for many species of wildlife. This organization believes that such valuable resources should remain in a natural state.

Wetlands often need to receive some runoff in order to sustain vegetation and wetland conditions. In fact, low value wetlands may actually be enhanced by receiving more storm water and with selective plantings. Diversion of storm water away from wetlands may dry the wetland. However, there is a problem with using high value wetlands as a significant storm water control device. Urban storm water runoff can carry high volumes of sediment and pollutants, which do not benefit wetlands and water quality. Management of storm water and plant diversity could greatly enhance the value of the wetlands on this property.

The U.S. Army Corps of Engineers has been given jurisdiction over the utilization of our wetland resources. The responsibilities and regulatory authorities of the Corps of Engineers are based on Section 404 of the Clean Water Act (33 U.S.C. 1344). Section 301 of the Act prohibits the discharge of dredged or fill material into waters or other wetland areas without a permit from the Corps.

Figure 4: Wetland Photograph Location Map



Figure 5: Photograph of Wetland
Photograph 1 taken facing north.



FLOODPLAINS



Figure 6: Floodplain Map

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, September 1998.

According to the Flood Insurance Rate Map, this site is **not** within the boundaries of a 100-year floodplain.

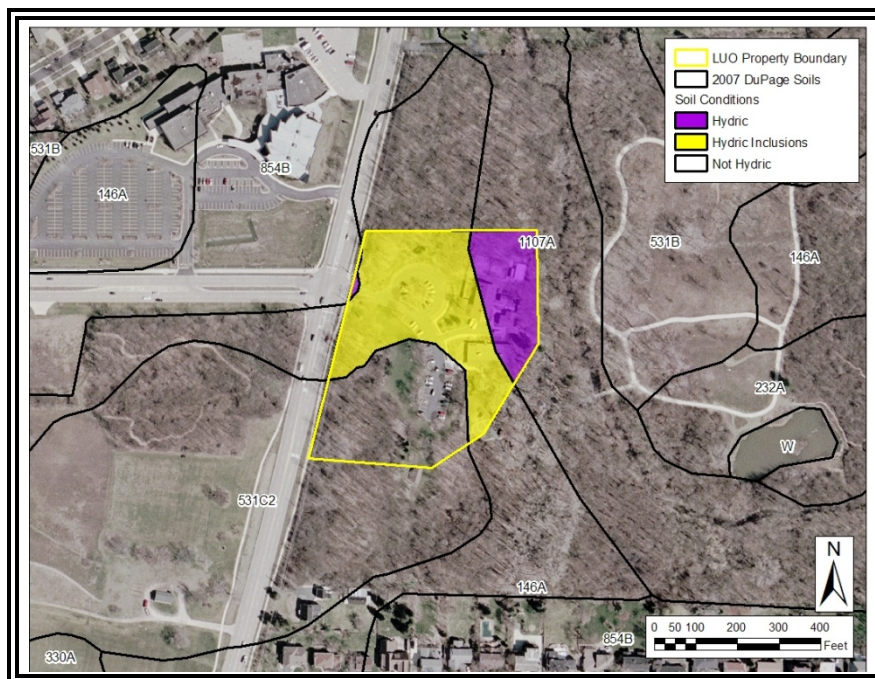
This development should not impede the beneficial functions of the floodplain. These functions include the temporary storage and the slow release of floodwaters. This disturbance could adversely affect other properties in the watershed.

Another indication of flooding potential can be found in the soils information. Figure 7 indicates the hydric soils mapped for the site. Hydric soils by definition have potential ponding problems.

Development in floodplains/floodways is regulated by the Department of Natural Resources, Office of Water Resources.

Figure 7: Hydric Soils

Hydric soils are shaded purple and soils with hydric inclusions are shaded yellow.



WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS, LAKES, WETLANDS, AND FLOODWAYS).

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat As well as recreational resources. Unregulated use of waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

Who Must Apply:

Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES:

- **Wetland/U.S. Waters:** U.S. Army Corps of Engineers, Chicago District, 111 North Canal Street, Chicago, IL 60606-7206. Phone: (312) 353-4117.
- **Floodplains: Illinois Department of Natural Resources\Office of Water Resources,** 2050 W. Sterns Road, Bartlett, IL 60103. Phone: (847) 608-3100

Coordination: We recommend early coordination with the regulatory agencies **BEFORE** finalizing work plans. This allows the agencies to recommend measures to mitigate/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.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a water of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River And Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to \$25,000 per day of violation and imprisonment for up to one year or both.

STORMWATER

The proposed removal of vegetation, compaction of soil, and addition of impervious surfaces (rooftops, roadways, etc.) will greatly increase the amount of storm water runoff generated on this site. We strongly recommend the use of on-site storm water management. All additional runoff should be retained in on-site detention ponds and released at a rate that approximates natural, undisturbed runoff conditions. The S.W.C.D. encourages the use of a .10 cfs/acre release rate. Insufficient storm water management on this site will threaten the storm water capacity of the floodplain. This has the potential to cause or aggravate flooding conditions on surrounding properties or elsewhere in the watershed.

If detention ponds are constructed, the S.W.C.D. strongly encourages incorporating as many of the natural attributes of the existing wetlands as possible. Natural waterway features provide many benefits that sterile detention ponds do not. These include: 1)

flood control by slow release of excess water through the soil, 2) water purification by vegetation, 3) groundwater recharge, and 4) habitat for wildlife. However, there are concerns associated with allowing urban storm water flow to enter natural wetland features. If the runoff generated by impervious surfaces, such as rooftops and roadways, is loaded into these natural features, their flood control capabilities could be overburdened and flooding damage could result. Therefore, care must be used to insure that the natural features are not damaged or destroyed when used as part of a storm water detention plan.

In addition, storm water release needs to be regulated to insure that the creek flowing adjacent to the site is not adversely impacted, nor are downstream properties in the watershed.

Topography and Drainage

TOPOGRAPHY refers to the general shape of the land surface, and the position of its natural and manmade features. It includes the presence or absence of hills, and the slopes or difference in elevation between hilltops and valleys of a given region. Topography influences natural drainage. The force of gravity causes water to move down slopes towards depressions or streams, and pulls free or standing water downward through the soil. Soils on hills tend to be dry and soils in depressions and valleys often are wet or saturated.

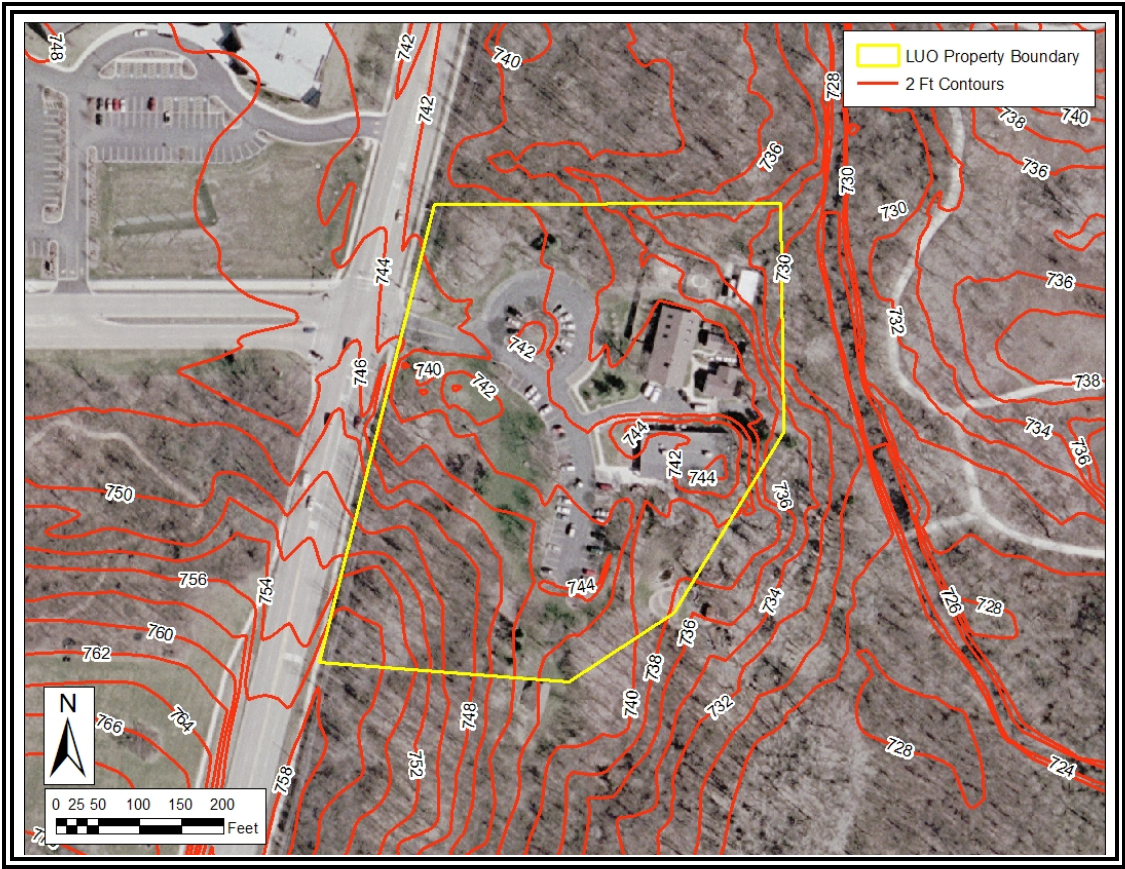
The amount of moisture in the soil while it is developing, affects the rate of weathering and the development of soil colors. Soil colors are a reflection of the saturation status of the soil during development. Well-drained soils have uniformly brownish or yellowish brown subsoils; poorly drained soils have grayish subsoils; somewhat poorly drained soils have mottled brownish yellowish and

grayish subsoils. Differences in natural soil drainage are typically associated with topography.

USGS Topographic maps and other topographic surveys give information on elevations, which are important to determine slopes, natural drainage directions, and watershed information. Elevations determine the area of impact of flooding. Slope information determines steepness and erosion potential of the site. Slope has the greatest impact in determining the erosion potential of a site during construction activities. Drainage directions determine where water leaves the property in question, possibly impacting surrounding natural resources.

The high point of this property is located in the southwestern portion of the site at an elevation of 757 feet above mean sea level. The property generally drains to the west via overland at the lowest elevation on the property at 730 feet above sea level.

Figure 8: Municipalities 2 ft Contours



EROSION

Development on this site should include the use of a soil erosion and sedimentation control plan. Due to the soil type and slope of the site, the S.W.C.D. believes that the potential for soil erosion during and after this proposed construction could be **large**. Furthermore, the erosion and sedimentation may become a primary non-point 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 by reducing the capacity of natural and man-made detention facilities.

Erosion and sedimentation control measures include: 1) staging the construction to minimize the amount of disturbed areas present at the same time, 2) maintaining or planting vegetative groundcover, and 3) keeping runoff velocities low. Wise placement and protection of soil stockpiles is also helpful. Siltation fences are useful controls only if they are properly installed and maintained. Soil erosion and

sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site. Debris basins and siltation ponds can also be used to prevent suspended sediment from leaving the property or damaging the wetland areas. On this property special care must be taken to protect any wetland features from sedimentation damage.

Detailed information on the most appropriate methods of controlling erosion and sedimentation in urbanizing areas can be found in the publication "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" (The Green Book) and the "Illinois Urban Manual". These manuals and additional technical assistance may be obtained by contacting this office. A copy of the Illinois Environmental Protection Agency "Standards and Specifications for Soil Erosion and Sediment Control" can be obtained by contacting the National Technical Information Service, 5285 Port Royal Rd, Spring, VA, 22161, (703) 487-4650.

WOODLANDS

The S.W.C.D. encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same

adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

Careful protection of this area around the trees may also preserve some of the natural woodland groundcover. In general, native plants are hardy, and islands of such vegetation around the bases of trees could prove to be an attractive, inexpensive, and low maintenance form of landscaping.

NATIONAL POLLUTANT DISCHARGE ELIMINATION

Discharges of storm water from construction sites, which disturb 1 or more acres of land, must be covered by an NPDES permit. Under the NPDES General Permits for Storm Water Discharges from Construction Sites, the EPA requires the development and implementation of a pollution prevention plan. A pollution prevention plan for construction is designed to reduce pollution at the construction site before it can cause environmental problems. Many of the practices and measures required for the pollution

prevention plan represent the standard operating procedure at many construction sites. Storm water management controls, erosion and sediment controls, inspection and maintenance have all been used at a number of construction projects. The General NPDES permit can be obtained through the Illinois Environmental Protection Agency, Division of Water Pollution Control, 2200 Churchill Road, P.O. Box 19276, Springfield, Illinois 62794-9276.

SOILS INTERPRETATIONS

The soil interpretation information and a summary of the soil limitations for this site are derived from the SSURGO certified soil layers for Kane and DuPage Counties, IL.

The soil limitation ratings are used mainly for engineering designs of dwellings with or without basements, local streets and roads, small commercial buildings, septic tank absorption fields, and etc. The ratings of not limiting, somewhat limiting, and very limiting are based on national averages and are defined and used as follows:

Not Limiting (Slight) - 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 Limiting (Moderate) - This rating indicates that the soil properties and site features are unfavorable for the specified use, but that the limitations can be overcome or minimized with special planning and design.

Very Limiting (Severe) - This indicates that one or more soil properties or site features are very unfavorable and difficult. 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 severe.

SOIL LIMITATION INTERPRETATIONS

Flooding is the temporary covering of soil surface by flowing water from any source, such as streams overflowing their banks, runoff from adjacent or surrounding slopes, inflow from high tides, or any combination of sources.

Ponding is standing water in a closed depression. The water is removed only by percolation, transpiration, or evaporation.

Frost heave potential and **shrink-swell actions** are concerns when constructing paved surfaces, such as foundations and roadways.

Frost heave is the result of moisture freezing in the soil and forming ice lenses. The ice lenses cause the soil to expand, leading to the premature deterioration of paved surfaces.

Shrink-swell action is related to the type and percentage of clay present. Clays are capable of absorbing large quantities of soil moisture because of their greater surface area. Absorption of soil moisture results in the swelling of the clay horizons. Upon drying, the soil tends to shrink. The expansion and contraction exerts stress on foundations, footings, and paved surfaces due to the changes in soil moisture conditions.

Soils limited by **wetness** indicates the presence of a seasonally high water table. A seasonally **high water table** is a zone of saturation at the highest average depth during the wettest season. It is at least 6 inches thick, persists in the soil for more than a few weeks, and is within 6 feet of the soil surface.

Our opinion is based on information from the following sources:

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2000, and DuPage County, IL SSURGO soil layer certified in 1999 and accompanying interpretations.

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, September 1998.

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.

Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148 prepared by the Department of Energy and Natural Resources, Illinois State Geological Survey.

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 1998/1999 photos, Published: Champaign, Illinois State Geological Survey, 2000.

U.S. Geological Survey, National Elevation Dataset, Published: Sioux Falls, SD, 1999.

An on-site investigation was conducted by the SWCD Resource Analyst, Ashley Jennings on April 9, 2013.

We respectfully submit this information in compliance with the Illinois Soil and Water Conservation Districts Act (ILCS 70, 405/1 et seq). The District Board reviews proposed developments. Ashley Jennings, Resource Analyst, prepared this report.

cc: Shawn M. Benson
2500 Frontage Road
Darien, IL 60561

ecc: Wayne Gorski, USEPA

APPENDIX A

Soil Tables

SOIL REPORT

LUO 13-09

Dwellings With Basements

Aggregation Method: Dominant Condition
Tie-break Rule: Higher

DuPage County, Illinois
Survey Area Version and Date: 8 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
146A	Elliott silt loam, 0 to 2 percent slopes	Very limited	Elliott 90% Depth to saturated zone Shrink-swell
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	Very limited	Markham, eroded 96% Depth to saturated zone
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	Very limited	Sawmill, undrained, frequently flooded 95% Flooding Depth to saturated zone Shrink-swell

Dwellings With Basements

Rating Options

Attribute Name: Dwellings With Basements

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings 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 a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Dwellings Without Basements

Aggregation Method: Dominant Condition
Tie-break Rule: Higher

DuPage County, Illinois
Survey Area Version and Date: 8 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
146A	Elliott silt loam, 0 to 2 percent slopes	Very limited	Elliott 90% Depth to saturated zone Shrink-swell
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Markham, eroded 96% Shrink-swell Depth to saturated zone
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	Very limited	Sawmill, undrained, frequently flooded 95% Flooding Depth to saturated zone Shrink-swell

Dwellings Without Basements

Rating Options

Attribute Name: Dwellings Without Basements

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings 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 a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Small Commercial Buildings

Aggregation Method: Dominant Condition
Tie-break Rule: Higher

DuPage County, Illinois
Survey Area Version and Date: 8 - 01/20/2012

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
146A	Elliott silt loam, 0 to 2 percent slopes	Very limited	Elliott 90% Depth to saturated zone Shrink-swell
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Markham, eroded 96% Shrink-swell Slope Depth to saturated zone
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	Very limited	Sawmill, undrained, frequently flooded 95% Flooding Depth to saturated zone Shrink-swell

Small Commercial Buildings

Rating Options

Attribute Name: 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 a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. 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 a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which 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 or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

APPENDIX B

Contact List

CONTACT LIST

Federal Agencies

U. S. Army Corps of Engineers
Regulatory Branch
111 North Canal Street, Suite 600
Chicago, Illinois 60606
(312) 846-6400
<http://www.usace.army.mil>

**U. S. D. A. Natural Resources
Conservation Service**
2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7961 ext. 3
<http://www.il.nrcs.usda.gov/>

U. S. Fish & Wildlife Service
Chicago Illinois Field Office
1250 South Grove Street Suite 103
Barrington, Illinois 60010
(847) 381-2253
<http://www.fws.gov/>

U. S. Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312) 353-2000
<http://www.epa.gov/region5/>

State Agencies

Illinois Department of Natural Resources
1 Natural Resources Way
Springfield, Illinois 62702-1271
(217) 782-6302
<http://dnr.state.il.us/>

Illinois Environmental Protection Agency
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
(217) 782-3397
<http://www.epa.state.il.us/>

Illinois Department of Transportation
2300 West Dirksen Parkway
Springfield, Illinois 62764-0001
<http://www.dot.state.il.us/>

Illinois Natural History Survey
1816 South Oak Street
Champaign, Illinois 61820
(217) 333-6880
<http://www.inhs.uiuc.edu/>

County Offices

DuPage County

Administration Building
421 North County Farm Road
Wheaton, Illinois 60187
<http://www.co.dupage.il.us/>
630-407-6500

Development Department
(630) 407-6700

**Environmental Concerns Department
Stormwater Management Division**
(630) 407-6700

Solid Waste Department
(630) 407-6700

Health Department
111 North County Farm Road
Wheaton, Illinois 60187
(630) 682-7400

Forest Preserve District
3 S 580 Naperville Road,
Wheaton, Illinois 60189
(630) 933-7200

Kane County

Government Center
719 S. Batavia Ave.
Geneva, IL 60134
<http://www.co.kane.il.us/>
630-232-3400

Development Department
(630) 232-3492

Department of Environmental Management
630-208-5118

Forest Preserve District
(630) 232-5980

Health Department
1240 North Highland Avenue
Aurora, IL 60506
(630) 897-1124

Applicant: Wight & Company
Contact: Kyle Buck
Address: 2500 N Frontage Road
Darien, IL 60561

IDNR Project Number: 2210264
Date: 03/06/2022

Project: Willowbrook Wildlife Center – New building and Site work
Address: 525 S. Park Boulevard, Glen Ellyn

Description: This project new exterior animal enclosures to rehab injured animals, a main building for staff and for care of injured animals, removal of the existing center building for construction of new exterior animal enclosures. The main building and exterior enclosures will be connected via a asphalt and concrete walks. The east part of the site will see upgrades to the aggregate paths The project disturbance area is approximately 6acres.

Natural Resource Review Results

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

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Northern Long-Eared Myotis (*Myotis septentrionalis*)
Rusty Patched Bumble Bee (*Bombus affinis*)

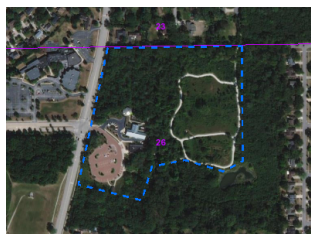
An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

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

County: DuPage

Township, Range, Section:
39N, 10E, 26



IL Department of Natural Resources Contact

Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

IL Environmental Protection Agency
Bureau of Water Pollution Control
1021 N Grand Ave East
Springfield, Illinois 62794

Disclaimer

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

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Karen Gray

From: Kevin Horsfall
Sent: Wednesday, July 6, 2022 3:25 PM
To: Buck, Kyle; Karen Gray; Gardner, George
Cc: Tom Velat; Steffes, Scott
Subject: FW: ECOCAT Review 2210264 / Willowbrook Masterplan Improvements Phase II

Kyle, just an FYI, additional correspondence from IDNR regarding what must be done before tree removals can occur for the trees with exfoliating bark.

Kevin Horsfall, PLA, ASLA
Assistant Director of Resource Management and Development
Forest Preserve District of DuPage County
630-933-7200
630-933-7242 direct
khorsfall@dupageforest.org
www.dupageforest.org



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From: Rawe, Adam <Adam.Rawe@illinois.gov>
Sent: Wednesday, July 6, 2022 3:20 PM
To: Kevin Horsfall <Khorsfall@dupageforest.org>
Subject: Re: ECOCAT Review 2210264 / Willowbrook Masterplan Improvements Phase II

Caution: External Email

Kevin,

Thanks for contacting me. We simply specify qualified individual and I am sure the FPD has an individual on staff with a sufficient background in biology to determine whether or not bats are leaving trees. Since this will not involve handling bats, no further permitting or specific experience handling bats would be necessary.

If bats are present and species cannot be determined, additional studies could be necessary. Since this could involve handling bats, permits from IDNR could be needed. We can discuss this more if you identify bats are active in the project area but cannot determine what species. Acoustic survey or mist netting could be needed.

The Feds have the 4d rule for the northern long-eared bat, however there is not a state level equivalent to this rule so we must treat this bat as any other listed species.

Hope this helps! Start with a basic presence/absence survey and elevate from there if required.

Adam

From: Kevin Horsfall <Khorsfall@dupageforest.org>
Sent: Wednesday, July 6, 2022 2:55 PM
To: Rawe, Adam <Adam.Rawe@illinois.gov>
Cc: Karen Gray <kgray@dupageforest.org>
Subject: [External] RE: ECOCAT Review 2210264 / Willowbrook Masterplan Improvements Phase II

Hi Adam, I know it has been a while but wanted to forward the additional findings by our staff and USFWS as you requested. We are planning on doing the emergent bat survey and just wanted to confirm any special requirements or qualifications for person performing the survey. Thanks,

Kevin Horsfall, PLA, ASLA
Assistant Director of Resource Management and Development
Forest Preserve District of DuPage County
630-933-7200
630-933-7242 direct
khorsfall@dupageforest.org
www.dupageforest.org



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From: Rawe, Adam <Adam.Rawe@illinois.gov>
Sent: Thursday, March 17, 2022 11:09 AM
To: Kevin Horsfall <Khorsfall@dupageforest.org>
Subject: Re: ECOCAT Review 2210264

Caution: External Email

Kevin,

I am sending this email as a followup to our phone conversation. I will note the recommendations are being adopted given you are incorporating them into facility development where applicable.

1. Bat Recommendations. For areas where the date restrictions are not possible, it is recommended a tree survey be conducted to identify potential habitat trees. All potential habitat trees should be observed to determine if bats are using them by visual emergence survey. If no bats are observed, the tree should be felled as soon as possible.
- 2.
3. Rusty patched bumble bee - perform a habitat assessment for the bee. If no habitat is found, no further action is necessary. If nesting habitat is located, the need for an ITA should be considered. Please note, the ITA process can take 4 months or longer to complete.

Also keep in mind both species are also Federally listed.

Thanks
Adam

From: Kevin Horsfall <Khorsfall@dupageforest.org>

Sent: Friday, March 11, 2022 12:26 PM

To: Rawe, Adam <Adam.Rawe@illinois.gov>

Cc: Erik Neidy <eneidy@dupageforest.org>; Tom Velat <tvelat@dupageforest.org>; Scott Meister <smeister@dupageforest.org>; Karen Gray <kgray@dupageforest.org>; Buck, Kyle <kbuck@wightco.com>

Subject: [External] ECOCAT Review 2210264

Hi Adam,

Per my voicemail, I wanted to follow up with this assessment as I have a few questions. This project will involve the expansion of our existing Willowbrook Wildlife Center in Glen Ellyn as a multi-year project and will be the most expensive project that we have undertaken at one time (about 28.2 million dollars – see attached SD presentation for more info) The District has already issued the Bond funds for the project and they have to be spent within a certain amount of time. Our schedule had us projected to start working on Phase A improvements late summer into fall (See attached exhibit) with the main clinic and visitor center construction anticipated to be under construction from spring of 2023 to summer of 2024. The project has to be completed by February 2025 per the debt issuance. Because the new clinic is going where our existing resident non-releasable animals are housed, we have to build the new resident animal enclosures in advance. We have to construct by November of this year so resident animals can be relocated before winter.

We are familiar with the process for both the Bats and the Bees and will take actions to address but need clarification on the following items:

1. For the bats it will be difficult to accommodate the recommended timing for tree removals for Phase A work as most likely this work has to be done in August/September for us to complete work on the enclosures by November. We will need to contact a professional to evaluate the trees. Knowing how busy our staff is I will most likely have to contract this assessment out.
2. For the bees you are just asking us to have someone look for potential habitat, correct? If no habitat is identified then we are clear to proceed pending whatever assessment occurs with the bats. And If suitable habitat is found or determined to be present then that would trigger a need to survey to confirm presence for the bee. In the past, I understand that has taken a full growing season. Would our NR staff qualify to perform the habitat assessment for the bee? Much of the area is degraded or has already been disturbed. In fact there is a significant infestation of emerald ash borer and dead trees where the PHASE A work is to occur.
3. Alternatively, for Phase A work to proceed this fall are incidental take permits even allowed for these species if surveys indicate habitat is present.

I think our Phase B,C, and D work can easily be accommodated within the recommended tree clearing dates, however.

Please advise, Thanks

Kevin Horsfall, PLA, ASLA
Assistant Director of Resource Management and Development
Forest Preserve District of DuPage County
630-933-7200
630-933-7242 direct
khorsfall@dupageforest.org
www.dupageforest.org



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Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

JB Pritzker, Governor
Colleen Callahan, Director

March 7, 2022

Wright & Company
Attn: Mr. Kyle Buck
2500 N Frontage Road
Darien, IL 60561

**RE: Willowbrook Wildlife Center – New Building and Site Work
Consultation Program
EcoCAT Review 2210264
DuPage County**

Dear Mr. Buck,

The Department has received your submission for this project for the purposes of consultation pursuant to the *Illinois Endangered Species Protection Act* [520 ILCS 10/11], the *Illinois Natural Areas Preservation Act* [525 ILCS 30/17], and Title 17 *Illinois Administrative Code* Part 1075.

The proposed project submitted to EcoCAT is described as “new exterior animal enclosures to rehab injured animals, a main building for staff and for care of injured animals, removal of the existing center building for construction of new exterior animal enclosures. The main building and exterior enclosures will be connected via a asphalt and concrete walks. The east part of the site will see upgrades to the aggregate paths. The project disturbance area is approximately 6acres.”. The project area is located at 525 South Park Boulevard, Glen Ellyn, IL.

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

State Threatened or Endangered Species
Northern Long-eared Bat (*Myotis septentrionalis*)
Rusty Patched Bumble Bee (*Bombus affinis*)

Due to the project scope and proximity to protected resources, the Department recommends the following actions be taken to avoid adversely impacting listed species in the vicinity of the project:

Northern Long-eared Bat

This project is in the vicinity of records for the state and federally listed northern long-eared bat. Due to the potential presence of the bat on the project site, the Department recommends tree removal occur between November 1st and March 31st when the bat is likely hibernating off site. If these dates cannot be accommodated, a field visit should be performed by a qualified individual (biologist, forester, or others who have been trained accordingly) to determine if suitable trees are present to provide bat habitat. If suitable habitat trees are found within the project area, they should be clearly flagged and/or marked and shall not be cut between April 1st – October 31st when the bats are most likely to be present. Suitable

habitat trees are defined as trees ≥ 5 inches diameter breast height (dbh), with exfoliating bark and other features potentially utilized by roosting bats. All non-suitable trees may be cut at any time.

Rusty-patched Bumble Bee

This project falls within a Federal High Potential Zone for the state and federally listed rusty-patched bumble bee. Given the likelihood of the bee in this area, the Department recommends any area to be disturbed be surveyed for potential habitat by a qualified individual. If potential rusty-patched bumble bee habitat is found, the Department should be contacted for further guidance.

Given the above recommendations are adopted, the Department has determined impacts to the northern long-eared bat and rusty-patched bumble bee are unlikely.

In accordance with 17 Ill. Adm. Code 1075.40(h), please notify the Department of your decision regarding these recommendations.

Consultation on the part of the Department is closed unless the applicant desires additional information or advice related to this proposal. Consultation for Part 1075 is valid for two years unless new information becomes available which was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the action has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal and should not be regarded as a final statement on the project being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are unexpectedly encountered during the project's implementation, the applicant must comply with the applicable statutes and regulations.

This letter does not serve as permission to take any listed or endangered species. As a reminder, no take of an endangered species is permitted without an Incidental Take Authorization or the required permits. Anyone who takes a listed or endangered species without an Incidental Take Authorization or required permit may be subject to criminal and/or civil penalties pursuant to the *Illinois Endangered Species Act*, the *Fish and Aquatic Life Act*, the *Wildlife Code* and other applicable authority.

Please contact me with any questions about this review.

Sincerely,

Adam Rawe

Adam Rawe
Resource Planner
Office of Realty & Capital Planning
Illinois Dept. of Natural Resources
One Natural Resources Way
Springfield, IL 62702-1271
Adam.Rawe@Illinois.gov
Phone: (217) 785-4991

From: Tom Velat
Sent: Monday, May 2, 2022 3:05 PM
To: Cathy Pollack; Cann, Armand A
Subject: IPAC Review Species Determinations - FPDDC 4/26/22
Attachments: Willowbrook20220429_Verification Letter_ Northern Long-Eared Bat (NLEB) Consultation and 4(d) Rule.pdf; Willowbrook20220429_Species List_ Chicago Ecological Service Field Office.pdf; 2210264 Willowbrook Wildlife Center - New Building and Site Work.pdf; FW: ECOCAT Review 2210264

Greetings!

The Forest Preserve District of DuPage County (FPDDC) recently submitted one (1) building construction project to be reviewed through the IPAC system. This project will commence in July of 2022, with construction activities beginning shortly thereafter at the following site – Willowbrook Wildlife Center in Glen Ellyn, Illinois. The project involves modifications and improvements to the wildlife center building, adding resident and rehabilitation enclosures for wildlife, as well as adding a new 27,000 square foot building for the rehab clinic and visitor center and modifications to some of the remaining structures. I have attached the IPAC Official Species List from this project for your reference (accessed IPAC on 4/29/2022). I have also listed the species which require additional review that were not provided with determinations during the IPAC-assisted review (below). In addition, I have attached a previous ECOCAT for the project (#2210264) supplied by IDNR and a corresponding email from the agency regarding mitigation strategies for tree-clearing during NLEB pup-rearing season. We seek concurrence from regulators on the affects determinations made by FPDDC listed below. Please feel free to contact me with questions regarding the determinations.

WILLOWBROOK WILDLIFE CENTER

1. **Northern Long-Eared Bat (NLEB) Threatened, FPDDC Determination** – This species has not been recorded at Willowbrook Wildlife Center, but has been detected in the past at nearby DuPage forest preserves (Herrick Lake, Danada) during a 2014 wildlife survey performed by FPDDC Ecologists. This project is not within a ¼ mile of any known roost tree or known hibernaculum. The project is expected to start in summer of 2022 and tree-clearing activities are proposed to start in July of the same year. This is not ordinarily done by the FPDDC, but the District's Planning Department has requested a variance in their ECOCAT to IDNR and were seeking approval for Phase A tree removals during the summer 2022 season (ECOCAT # 2210264). IDNR has determined that the District may remove trees during this time period as long as the Planning Department can provide the following items: 1) For areas where date restrictions on tree removal are not possible, it is recommended a tree survey be completed to identify potential habitat trees and 2) all potential habitat trees should be observed to determine if bats are using them by visual emergence survey and 3) if no bats are observed then trees should be felled as soon as possible. The District's Plant Ecologist has completed a tree survey of the Phase A area and determined that there are approximately 20 trees with exfoliating bark and may be potential NLEB habitat trees. The District's Planning Department intends to hire an experienced contractor to perform visual inspection surveys of the trees in Phase A. They have pledged to remove the trees once the contractor has determined they are not being used by bats. All remaining Phases of the project that require tree removal will be completed between October 31st and April 1st for the

duration of the project. As a result, this project may affect but is not likely to adversely affect the species. We seek concurrence from regulators based on the habitat assessment results and conservation measures provided above.

2. Hine's Emerald Dragonfly (HED) – Endangered, FPDDC Determination – This species has not been observed at Willowbrook Wildlife Center either from staff or volunteer dragonfly surveys. No breeding habitat has been observed in the project area as a result of surveys conducted by FPDDC Ecologists. As a result, adverse impacts to this species are unlikely to occur as a result of the project.
3. Monarch Butterfly “Candidate only” (MB), FPDDC Determination – This species is not listed as E&T but is a candidate for federal listing. The species has been observed at Willowbrook Wildlife Center multiple times – specifically with breeding evidence in the form of caterpillars present (2014). A diversity of native flora exist at the preserve that already provide both nectar and serve as host plants for this species. Most of the areas slated for development in this project are either previously developed areas or significantly degraded woods (Total Project Area 6.11 acres minus 4.63 acres developed area = total impact 1.48 acres). The degraded woods has very few blooming plants. The woods were recently surveyed by the District's Plant Ecologist and also found to have no spring ephemeral plants of significance. As a result, no significant impact is expected to this species as a result of the project.
4. Rusty Patched Bumble Bee (RPBB) – Endangered, FPDDC Determination – This species has not been recorded in the preserve at Willowbrook Wildlife Center, but the project location falls within the High Potential Zone (HPZ) for RPBB. Even though the site is within the HPZ, the District's Invertebrate Ecologist has visited the site and performed a RPBB Habitat Assessment of the project location and determined that the site is not likely to provide suitable habitat. Developed areas within the project site are primarily paved parking and walking areas, mowed turf grass, and various human dominated structures / landscapes (Total Project Area 6.11 acres minus 4.63 acres developed area = total impact 1.48 acres). The remaining habitat at the site (1.48 acres) is forest dominated by invasive shrubs such as Eurasian honeysuckle and the District's Plant Ecologist describes the site as vegetatively depauperate - specifically lacking in spring ephemeral wildflowers. In addition, any flowering herbaceous plant species occurring within the project area are part of a planted flower garden (smaller than 0.15 acres) and are expected to be replaced in an adjacent area after project completion. As a result, the project may affect but is not likely to adversely affect the species. We seek concurrence from regulators based on the habitat assessment results and conservation measures provided above.
5. Eastern Prairie Fringed Orchid (EPFO) – Threatened, FPDDC Determination - this species has not been observed at Willowbrook Wildlife Center based on routine county plant surveys completed by the District's Plant Ecologist. As a result, this project is not likely to affect this species.
6. Leafy Prairie-clover (LPC) – Endangered, FPDDC Determination – this species has not been observed at Willowbrook Wildlife Center based on routine county plant surveys completed by the District's Plant Ecologist. As a result, this project is not likely to affect this species.

Sincerely,

Tom Velat
Ecology Coordinator
Forest Preserve District of DuPage County
(630) 871-6426
tvelat@dupageforest.org
www.dupageforest.org



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of DuPage County**

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United States Department of the Interior

FISH AND WILDLIFE SERVICE

Chicago Ecological Service Field Office

U.S. Fish And Wildlife Service Chicago Ecological Services Office

230 South Dearborn St., Suite 2938

Chicago, IL 60604-1507

Phone: (312) 485-9337 Fax:

<http://www.fws.gov/midwest/endangered/section7/s7process/7a2process.html>



In Reply Refer To:

April 29, 2022

Project Code: 2022-0037385

Project Name: Willowbrook Wildlife Center - Phase 2 Improvements

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

Additionally, please note that on March 23, 2022, the Service published a proposal to reclassify the northern long-eared bat (NLEB) as endangered under the Endangered Species Act. The U.S.

District Court for the District of Columbia has ordered the Service to complete a new final listing determination for the NLEB by November 2022 (Case 1:15-cv-00477, March 1, 2021). The bat, currently listed as threatened, faces extinction due to the range-wide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across the continent. The proposed reclassification, if finalized, would remove the current 4(d) rule for the NLEB, as these rules may be applied only to threatened species. Depending on the type of effects a project has on NLEB, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective (anticipated to occur by December 30, 2022). If your project may result in incidental take of NLEB after the new listing goes into effect this will first need to be addressed in an updated consultation that includes an Incidental Take Statement. If your project may require re-initiation of consultation, please contact our office for additional guidance.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and

recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Chicago Ecological Service Field Office

U.s. Fish And Wildlife Service Chicago Ecological Services Office
230 South Dearborn St., Suite 2938
Chicago, IL 60604-1507
(312) 485-9337

Project Summary

Project Code: 2022-0037385

Event Code: None

Project Name: Willowbrook Wildlife Center - Phase 2 Improvements

Project Type: Government / Municipal (Non-Military) Construction

Project Description: This project involves modifications and improvements to Willowbrook Wildlife Center, adding resident and rehabilitation enclosures for wildlife, as well as adding a new 27,000 square foot building for the rehab clinic and visitor center and modifications to some of the existing structures. Phase A will involve construction of a flight barn for raptor rehabilitation, which includes enclosures for resident raptor species, as well as areas for wildlife undergoing rehab; a large carnivore enclosure for rehabilitation of fox, coyotes and other carnivores; a concrete pad for future carnivore enclosures; and modifications to the staff parking area to better accommodate staff and allow space for photovoltaic panels. Phase B work is the centerpiece of the project, the clinic and visitor center that will allow visitors to view animals through one-way windows and video monitors as they are examined, treated, in surgery, being fed, and rehabilitated. This phase will also include site utilities necessary for the building operations, an outdoor classroom, an interpretive trail with wildlife observation areas, and outdoor activity spaces that demonstrate how to attract and live in harmony with native wildlife. Phase C work includes demolition of the existing clinic building, once operations have moved to the new building, and new enclosures for waterfowl and aquatic mammals, turtles, and songbirds, which will be built at the location of the original clinic and the area to the east of it. Phase D will involve improvements to the existing building north of the clinic, to create more useful spaces for the rehab process and species recovery programs.

Tree Removal Schedule:

- a. Phase A tree removals would begin in July 2022 to allow for summer/fall construction.
- b. Phase B tree removals would begin after resident animals can move into the phase A enclosures. These could occur in February 2023.
- c. Phase C tree removals could occur with phase B removals or during winter prior to April 1, 2024.
- d. Phase D will not require any tree removals.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@41.84285465,-88.06168177005208,14z>



Counties: DuPage County, Illinois

Endangered Species Act Species

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Insects

NAME	STATUS
Hine's Emerald Dragonfly <i>Somatochlora hineana</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7877	Endangered
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate
Rusty Patched Bumble Bee <i>Bombus affinis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9383	Endangered

Flowering Plants

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: Follow the guidance provided at https://www.fws.gov/midwest/endangered/section7/s7process/plants/epfos7guide.html Species profile: https://ecos.fws.gov/ecp/species/601	Threatened
Leafy Prairie-clover <i>Dalea foliosa</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5498	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

IPaC User Contact Information

Agency: DuPage County

Name: Tom Velat

Address: 3 S. 580 Naperville Road

City: Wheaton

State: IL

Zip: 60189-5000

Email: tvelat@dupageforest.org

Phone: 6308716426



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Chicago Ecological Service Field Office

U.s. Fish And Wildlife Service Chicago Ecological Services Office

230 South Dearborn St., Suite 2938

Chicago, IL 60604-1507

Phone: (312) 485-9337 Fax:

<http://www.fws.gov/midwest/endangered/section7/s7process/7a2process.html>

In Reply Refer To:

April 29, 2022

Project code: 2022-0037385

Project Name: Willowbrook Wildlife Center - Phase 2 Improvements

Subject: Consistency letter for the 'Willowbrook Wildlife Center - Phase 2 Improvements' project indicating that any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Dear Tom Velat:

The U.S. Fish and Wildlife Service (Service) received on April 29, 2022 your effects determination for the 'Willowbrook Wildlife Center - Phase 2 Improvements' (the Action) using the northern long-eared bat (*Myotis septentrionalis*) key within the Information for Planning and Consultation (IPaC) system. You indicated that no Federal agencies are involved in funding or authorizing this Action. This IPaC key assists users in determining whether a non-Federal action may cause “take”^[1] of the northern long-eared bat that is prohibited under the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o). Unless the Service advises you within 30 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the Action is not likely to result in unauthorized take of the northern long-eared bat.

Please report to our office any changes to the information about the Action that you entered into IPaC, the results of any bat surveys conducted in the Action area, and any dead, injured, or sick northern long-eared bats that are found during Action implementation.

If your Action proceeds as described and no additional information about the Action’s effects on species protected under the ESA becomes available, no further coordination with the Service is required with respect to the northern long-eared bat.

The IPaC-assisted determination for the northern long-eared bat **does not** apply to the following ESA-protected species that also may occur in your Action area:

- Eastern Prairie Fringed Orchid *Platanthera leucophaea* Threatened
- Hine's Emerald Dragonfly *Somatochlora hineana* Endangered
- Leafy Prairie-clover *Dalea foliosa* Endangered
- Monarch Butterfly *Danaus plexippus* Candidate
- Rusty Patched Bumble Bee *Bombus affinis* Endangered

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species listed above.

[1]Take means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct [ESA Section 3(19)].

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Willowbrook Wildlife Center - Phase 2 Improvements

2. Description

The following description was provided for the project 'Willowbrook Wildlife Center - Phase 2 Improvements':

This project involves modifications and improvements to Willowbrook Wildlife Center, adding resident and rehabilitation enclosures for wildlife, as well as adding a new 27,000 square foot building for the rehab clinic and visitor center and modifications to some of the existing structures. Phase A will involve construction of a flight barn for raptor rehabilitation, which includes enclosures for resident raptor species, as well as areas for wildlife undergoing rehab; a large carnivore enclosure for rehabilitation of fox, coyotes and other carnivores; a concrete pad for future carnivore enclosures; and modifications to the staff parking area to better accommodate staff and allow space for photovoltaic panels. Phase B work is the centerpiece of the project, the clinic and visitor center that will allow visitors to view animals through one-way windows and video monitors as they are examined, treated, in surgery, being fed, and rehabilitated. This phase will also include site utilities necessary for the building operations, an outdoor classroom, an interpretive trail with wildlife observation areas, and outdoor activity spaces that demonstrate how to attract and live in harmony with native wildlife.

Phase C work includes demolition of the existing clinic building, once operations have moved to the new building, and new enclosures for waterfowl and aquatic mammals, turtles, and songbirds, which will be built at the location of the original clinic and the area to the east of it.

Phase D will involve improvements to the existing building north of the clinic, to create more useful spaces for the rehab process and species recovery programs.

Tree Removal Schedule:

- a. Phase A tree removals would begin in July 2022 to allow for summer/fall construction.
- b. Phase B tree removals would begin after resident animals can move into the phase A enclosures. These could occur in February 2023.
- c. Phase C tree removals could occur with phase B removals or during winter prior to April 1, 2024.
- d. Phase D will not require any tree removals.

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@41.84285465,-88.06168177005208,14z>



Determination Key Result

This non-Federal Action may affect the northern long-eared bat; however, any take of this species that may occur incidental to this Action is not prohibited under the final 4(d) rule at 50 CFR §17.40(o).

Determination Key Description: Northern Long-eared Bat 4(d) Rule

This key was last updated in IPaC on **May 15, 2017**. Keys are subject to periodic revision.

This key is intended for actions that may affect the threatened northern long-eared bat.

The purpose of the key for non-Federal actions is to assist determinations as to whether proposed actions are excepted from take prohibitions under the northern long-eared bat 4(d) rule.

If a non-Federal action may cause prohibited take of northern long-eared bats or other ESA-listed animal species, we recommend that you coordinate with the Service.

Determination Key Result

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Qualification Interview

1. Is the action authorized, funded, or being carried out by a Federal agency?

No

2. Will your activity purposefully **Take** northern long-eared bats?

No

3. [Semantic] Is the project action area located wholly outside the White-nose Syndrome Zone?

Automatically answered

No

4. Have you contacted the appropriate agency to determine if your project is near a known hibernaculum or maternity roost tree?

Location information for northern long-eared bat hibernacula is generally kept in state Natural Heritage Inventory databases – the availability of this data varies state-by-state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited. A web page with links to state Natural Heritage Inventory databases and other sources of information on the locations of northern long-eared bat roost trees and hibernacula is available at www.fws.gov/midwest/endangered/mammals/nleb/nhisites.html.

Yes

5. Will the action affect a cave or mine where northern long-eared bats are known to hibernate (i.e., hibernaculum) or could it alter the entrance or the environment (physical or other alteration) of a hibernaculum?

No

6. Will the action involve Tree Removal?

Yes

7. Will the action only remove hazardous trees for the protection of human life or property?

No

8. Will the action remove trees within 0.25 miles of a known northern long-eared bat hibernaculum at any time of year?

No

9. Will the action remove a known occupied northern long-eared bat maternity roost tree or any trees within 150 feet of a known occupied maternity roost tree from June 1 through July 31?

No

Project Questionnaire

If the project includes forest conversion, report the appropriate acreages below. Otherwise, type '0' in questions 1-3.

1. Estimated total acres of forest conversion:

1.47

2. If known, estimated acres of forest conversion from April 1 to October 31

1.2

3. If known, estimated acres of forest conversion from June 1 to July 31

1.2

If the project includes timber harvest, report the appropriate acreages below. Otherwise, type '0' in questions 4-6.

4. Estimated total acres of timber harvest

1.47

5. If known, estimated acres of timber harvest from April 1 to October 31

1.2

6. If known, estimated acres of timber harvest from June 1 to July 31

1.2

If the project includes prescribed fire, report the appropriate acreages below. Otherwise, type '0' in questions 7-9.

7. Estimated total acres of prescribed fire

0

8. If known, estimated acres of prescribed fire from April 1 to October 31

0

9. If known, estimated acres of prescribed fire from June 1 to July 31

0

If the project includes new wind turbines, report the megawatts of wind capacity below. Otherwise, type '0' in question 10.

10. What is the estimated wind capacity (in megawatts) of the new turbine(s)?

0

IPaC User Contact Information

Agency: DuPage County

Name: Tom Velat

Address: 3 S. 580 Naperville Road

City: Wheaton

State: IL

Zip: 60189-5000

Email: tvelat@dupageforest.org

Phone: 6308716426



United States Department of the Interior

US FISH AND WILDLIFE SERVICE REGION 3

Chicago Ecological Services Field Office
230 South Dearborn Street, Suite 2938
Chicago, IL 60604



IN REPLY REFER TO:
FWS/AES-CIFO/2022-0037385

May 5, 2022

Mr. Tom Velat
Forest Preserve District of DuPage County
3S580 Naperville Road
P.O. Box 5000
Wheaton, IL 60189

Dear Mr. Velat:

This responds to your email dated May 2, 2022, regarding the proposed construction modifications and improvements to the Willowbrook Wildlife Center in Glen Ellyn, DuPage County, Illinois.

This proposed project includes modifying and improving the Wildlife Center building, which includes the construction of resident and rehabilitation enclosures for wildlife as well as adding a new 27,000 square foot building for the rehabilitation clinic and visitor center with additional modifications to remaining structures.

You have accessed IPAC on April 29, 2022, to obtain an official species list for this proposed project. There are five Federal listed species and one candidate species that may occur at the project's location.

The five Federal listed species include:

Northern long eared bat (*Myotis septentrionalis*), Hine's emerald dragonfly (*Somatochlora hineana*), rusty patched bumble bee (*Bombus affinis*), eastern prairie fringed orchid (*Platanthera leucophaea*), leafy prairie clover (*Dalia foliosa*). The one candidate species is the monarch butterfly (*Danaus plexippus*).

Correspondence from you dated May 2, 2022, includes your no effect determination for the Hines' emerald dragonfly, the eastern prairie fringed orchid, and the leafy prairie clover due to no habitat present to support these three species. This rationale is appropriate.

The location of this proposed project is in the high potential zone of the rusty patched bumble bee although the species has not been recorded in the preserve at Willowbrook Wildlife Center.

You indicate that the District's invertebrate ecologist has visited the site and performed a rusty patched bumble bee habitat assessment and determined that the site is not likely to provide suitable habitat. Developed areas within the project site are primarily paved parking and walking areas, mowed turf grass, and various human dominated structures. Only 1.48 acres of the total project area of 6.11 acres is forest, and is dominated by invasive shrubs. This area is described as being vegetatively depauperate, specifically lacking in spring ephemeral wildflowers. For this reason, you believe the project may affect but is not likely to adversely affect the rusty patched bumble bee and we would agree.

The northern long eared bat (NLEB) has not been recorded at Willowbrook Wildlife Center, but has been detected (in 2014) at two nearby DuPage County Forest Preserves (Herrick Lake, Danada). This project is not within ¼ mile of any known roost trees or known hibernaculum. Phase 1 of this project requires a portion of trees to be felled in July 2022. By signing the streamlined consultation form you have determined that this project may affect the NLEB, but that any resulting incidental take of the NLEB is not prohibited by the final 4(d) rule. All remaining phases of the project that require tree removal would be completed between October 31 and April 1 for the duration of the project which would result in a no effect determination for NLEB for those actions.

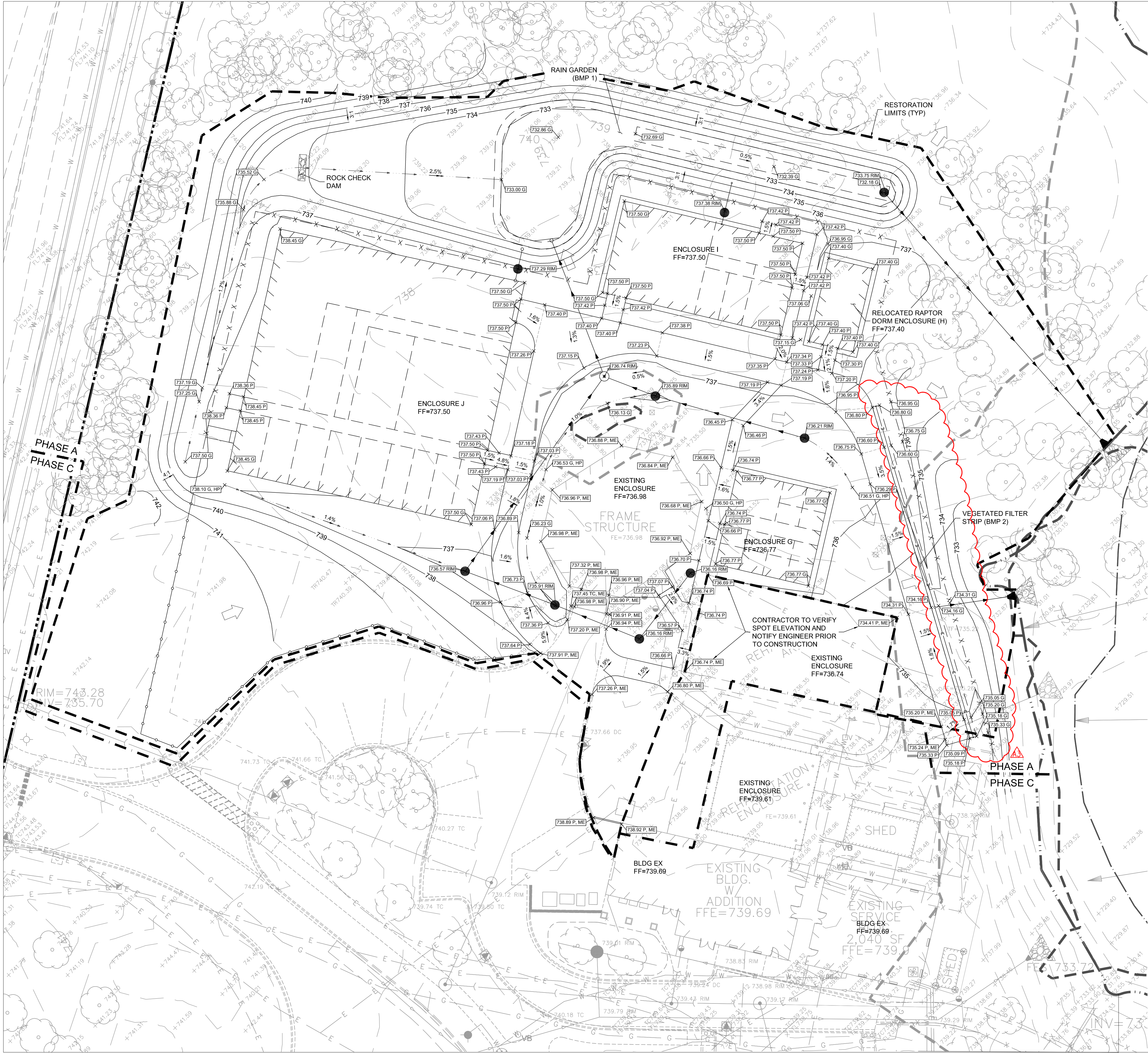
At this time the monarch is a candidate species for listing. Monarch butterflies have been observed at Willowbrook Wildlife Center. Native flora exists at this location that provides both nectar and host plants for this species, however most of the areas slated for development in this project are either previously developed areas or are significantly degraded woods with few blooming plants. For these reasons you have determined that there would be no significant impact to the monarch as a result of this project and we would agree.

If you have any questions, please contact Ms. Cathy Pollack at 847-608-3101.

Sincerely,

A handwritten signature in cursive script that reads "Louise Clemency".

Louise Clemency
Field Supervisor



LEGEND

- PROPERTY LINE
- RESTORATION LIMITS
- 100-YR FLOODPLAIN
- FLOOD WAY
- WETLAND
- WETLAND SETBACK
- ME MATCH EXISTING ELEVATION
- HP HIGH POINT
- ADJ ADJUST STRUCTURE TO PROPOSED GRADE
- 11.77 P TOP OF PAVEMENT ELEVATION
- 11.77 G GROUND ELEVATION
- 11.77 SW TOP OF SIDEWALK ELEVATION
- 11.77 RIM RIM ELEVATION
- 745 EXISTING CONTOUR LINE
- 745 PROPOSED CONTOUR LINE
- 2.0% SLOPE/FLOW DIRECTION
- OVERLAND FLOW ROUTE
- CATCH BASIN
- MANHOLE
- CLEANOUT
- FLARED END SECTION
- STONE OUTFALL

NOTES:

- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, SLOPES, INVERTS, ETC. AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS/DISCREPANCIES.
- CONTRACTOR TO COORDINATE LOCATIONS, SIZE AND INVERTS WITH MEP PLANS.
- THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN ON THE PLANS UNLESS OTHERWISE SPECIFIED. MINIMUM PROTECTION FOR TREES SHALL BE 4" SNOW FENCE INSTALLED ALONG THE DRIP LINE OF TREES.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES.
- ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO MATCH FINISH GRADE. ALL EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR 2 ADJUSTING RINGS SHALL BE ALLOWED.
- ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
- RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
- MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%, ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- SEE SWPPP PLAN FOR ALL EROSION AND SEDIMENT CONTROL NOTES, STANDARDS, INSPECTIONS, MAINTENANCE AND PRACTICES THAT NEED TO BE FOLLOWED.

GEOTECH NOTE:

FOLLOW ALL RECOMMENDATIONS, REQUIREMENTS, REMEDIATION, ETC. AS SPECIFIED IN THE "REPORT OF SOILS EXPLORATION WILLOWBROOK WILDLIFE CENTER" PROVIDED BY TESTING SERVICE CORPORATION, DATED APRIL 26, 2022. CONTRACTOR TO INCLUDE CONTINGENCY FOR UNSUITABLE SUBGRADE CUTS FOR PAVEMENT AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ANY DISCREPANCIES BETWEEN THE REPORTS, NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY.

EARTHWORK NOTES:

CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT EARTHWORK REQUIREMENTS (CUT, FILL, HAUL IN/OFF, ETC.) TO BRING SITE TO FINISHED GRADE. ANY ON-SITE RE-USE OF ON-SITE DEMOLITION DEBRIS/MATERIALS MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.

AS-BUILT NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT SURVEYS. ALL AS-BUILT SURVEYS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR AND BE SIGNED AND SEALED. THE CONTRACTOR SHALL SUBMIT TWO SETS OF THE "AS-BUILT" FINAL ENGINEERING DRAWINGS (I.E. RECORD DRAWINGS) AND STORMWATER MANAGEMENT CALCULATIONS UPON COMPLETION OF IMPROVEMENTS AND INCLUDE ELECTRONIC CAD FILES. THE RECORD DRAWINGS SHOULD AT LEAST INCLUDE THE FOLLOWING INFORMATION: AS-BUILT DETENTION CONTOURS, ELEVATIONS (INCLUDING DETENTION BASIN TOP OF BERM AND OVERFLOW WEIR GRADES) AND VOLUME (VERIFIED, SIGNED, & SEALED BY A PROFESSIONAL ENGINEER (PE) OR PROFESSIONAL LAND SURVEYOR (PLS)); ELEVATION, AND LOCATION (TIES TO TWO POINTS) OF ALL NEW STRUCTURES INCLUDING FIRE HYDRANTS, VALVE BOXES AND VAULTS, LINES/STOP SLEEVES, WATER SERVICE CORPORATION STOPS, WATER MAIN FITTINGS/BENDS, MANHOLES, SANITARY SERVICE WYES (MEASURED FROM DOWNSIDE/STREAM MANHOLE), ALL STORM/SANITARY SEWER STRUCTURES (INCLUDING INVERTS AND PIPE SIZES), ALL PIPES (LOCATIONS, SLOPES, LENGTHS, ETC.), OUTLET CONTROL STRUCTURES (INCLUDING RESTRICTOR SIZES AND ELEVATIONS PLUS TOP OF WALL) AND ABANDONED WATER OR SANITARY SERVICE LINES. DETAILED TOPOGRAPHIC SURVEY OF ALL HIGH POINTS, LOW POINTS, CHANGE OF SLOPE INCLUDING GUTTER GRADES, TOP OF CURB GRADES, PAVEMENT GRADES, SIDEWALK GRADES, RAMP GRADES, ETC. TO VERIFY POSITIVE DRAINAGE. ALL ELEVATIONS SHOULD BE REFERENCED TO THE SAME BENCHMARK DATUM AS THE ORIGINAL DESIGN PLANS. HORIZONTAL TIES SHALL BE REFERENCED TO LOT LINES, BACK OF CURB, OR PROPERTY CORNERS. WITHIN DETENTION/BMP AREAS: FOR VERIFICATION OF DETENTION VOLUME AND SUBBASE GRADES, PRIOR TO BACK FILLING WITH CA-7, THE CONTRACTOR SHALL PROVIDE ENGINEER WITH A CERTIFIED TOPS SURVEY OF AS-BUILT SUBBASE GRADES FOR ENGINEER APPROVAL AND ALSO A COPY OF RECEIPT OF THE CA-7 AGGREGATE.



Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979

A3	VILLAGE COMMENT RESP	08/12/2022
A2	VILLAGE COMMENT RESP	07/29/2022
A1	PHASE A - ADDENDUM 1	06/02/2022
	PHASE A-ISSUED FOR BID AND PERMIT	05/20/2022
REV	DESCRIPTION	DATE

WILLOWBROOK WILDLIFE CENTER

525 S. PARK BOULEVARD
GLEN ELLYN, IL 60137

GRADING PLAN PHASE A

Project Number:
210107
Drawn By:
NKH
Sheet:

C3.00

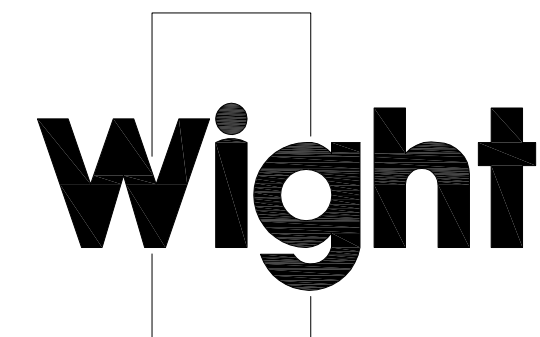


NOTES:

1. SEE SHEET C3.01 & C3.03 FOR ALL EROSION AND SEDIMENT CONTROL NOTES, STANDARDS, INSPECTIONS, AND MAINTENANCE PRACTICES THAT NEED TO BE FOLLOWED.
2. CONTRACTOR TO PROVIDE FINAL LOCATION OF TEMPORARY FENCING, CONSTRUCTION ENTRANCE, CONCRETE WASHOUT, STOCK PILING, ETC.

20 0 10 20 40

1 INCH = 20 FEET



Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979

WILLOWBROOK
WILDLIFE CENTER

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EROSION & SEDIMENT CONTROL PLAN PHASE A

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SEDIMENT AND EROSION CONTROL

- TRADE CONTRACTOR SHALL ABIDE BY EROSION CONTROL MEASURES OUTLINED IN THE "ILLINOIS URBAN MANUAL, LATEST EDITION" BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (EPA).
- SILT FENCING AND OTHER EROSION CONTROL DEVICES SHALL BE INSTALLED BY THE TRADE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES TO THE LIMITS DELINEATED ON THE PLANS. NO DISTURBANCE OF LAND IS ALLOWED OUTSIDE THE SILT FENCE AND PROJECT LIMITS AS INDICATED ON THE PLANS.
- ALL REQUIRED EROSION CONTROL MEASURES INCLUDING DETENTION BASIN CONSTRUCTION SHALL BE IN PLACE PRIOR TO ANY OTHER SITE DISTURBANCE.
- ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE INSPECTED WEEKLY AND MAINTAINED. INSPECTIONS SHALL ALSO BE MADE AFTER A RAINFALL EVENT OF 1/2 INCH OR GREATER OR EQUIVALENT SNOW FALL EVENT. IF NECESSARY, REPAIR OR REPLACEMENT MUST BE PERFORMED IMMEDIATELY TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTIONS.
- IF DETERIORATING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS, BASINS, SEDIMENT FILTER BAGS OR EQUIVALENT MEASURES.
- STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OR PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
- MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
- THE TRADE CONTRACTOR SHALL STABILIZE THE SIDE SLOPES GREATER THAN 10:1 OR WHERE SHOWN ON THE PLANS BY INSTALLING NORTH AMERICAN GREEN SC150BN EROSION CONTROL BLANKET, WITHIN 5 DAYS AFTER FINAL GRADE IS ACHIEVED AND FOLLOWING SEEDING WITH THE TEMPORARY SEED MATRIX. THE EROSION CONTROL BLANKET SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS.
- TEMPORARY STOCKPILES SHALL HAVE A SILT FENCE ERECTED AROUND THE PERIMETER OF THE PILE. IF A PILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT SHALL BE TEMPORARILY SEEDED.
- SOIL STOCKPILE LOCATIONS MAY BE LOCATED BY THE CONTRACTOR AS NECESSARY ON-SITE AND DO NOT NEED TO MATCH EXACT LOCATION AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN. PROVIDE SILT FENCE AROUND ALL STOCKPILE LOCATIONS. NO STOCKPILES SHALL BE PLACED IN THE PROPOSED DETENTION POND OR BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
- ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEM BY THE USE OF STRAW WATTLES, ROCK CHECK DAMS OR OTHER APPROVED METHODS. THE TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM THIS PROJECT FROM ALL SEWERS AND DRAINAGE STRUCTURES (NO FLUSHING DOWNSTREAM) UNTIL 90% OF VEGETATION IS ESTABLISHED.
- TEMPORARY SEDIMENT BARRIERS, STRAW WATTLE PROTECTION, FOR STORM SEWER GRATES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS WITHIN THE PLANS AND THE ILLINOIS URBAN MANUAL.
- THE TRADE CONTRACTOR SHALL PRESCRIBE THE METHODS OUTLINED IN THE ILLINOIS URBAN MANUAL TO CONTROL DUST. ACCEPTABLE MEASURES INCLUDE VEGETATIVE COVER (TEMPORARY SEEDING), MULCH, IRRIGATION, STONE, AND PERMANENT VEGETATION (PERMANENT SEEDING). TEMPORARY DUST CONTROL MEASURES (BY MEANS ACCEPTABLE TO LOCAL AUTHORITIES) SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.
- IF AN EXISTING ON-SITE ASPHALT ACCESS IS NOT PRESENT THEN, THE TRADE CONTRACTOR SHALL PROVIDE A CONSTRUCTION ACCESS ROAD CONSTRUCTED OF IDOT CA-1 FOR 100 FEET IN LENGTH. THE TRADE CONTRACTOR SHALL MAINTAIN THE ADJACENT ROADS FREE OF MUD AND SEDIMENT AT ALL TIMES. REFER TO THE ILLINOIS URBAN MANUAL STANDARD DRAWING IL-630.
- ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.
- TRADE CONTRACTOR IS RESPONSIBLE FOR KEEPING PUBLIC STREETS CLEAR OF DIRT, DUST, DEBRIS AND MUD ON A DAILY BASIS FOR THE ENTIRE CONSTRUCTION PERIOD BY A MEANS ACCEPTABLE TO LOCAL AUTHORITIES.
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.
- CONTRACTOR IS TO SUBMIT ALL REPORTS, CORRESPONDENCE AND DOCUMENTATION REQUIRED BY THE SWPPP AND EPA PERMIT TO THE CIVIL ENGINEER FOR REVIEW AND RECORD.

DUST CONTROL MEASURES

ACTIVITY	DESCRIPTION
STABILIZED CONSTRUCTION ENTRANCE	A STABILIZED PAD OF EXISTING ASPHALT OR NEW AGGREGATE LOCATED WHERE TRAFFIC IS ENTERING OR LEAVING THE CONSTRUCTION SITE. ALSO, USED AS A TEMPORARY PARKING FACILITY TO REDUCE TRAFFIC ON DISTURBED SOILS.
PERMANENT VEGETATION	ESTABLISHING PERMANENT VEGETATIVE COVER TO STABILIZE DISTURBED AREAS. APPROPRIATELY SELECTED PLANTS WILL BE ESTABLISHED TO REDUCE EROSION AND STABILIZE THE SITE IN A MANNER THAT ADOPTS TO SITE CONDITIONS.
WATERING TRUCK	A WATERING TRUCK SHALL BE PROVIDED BY THE CONTRACTOR. USAGE OF THE TRUCK WILL BE BASED ON THE REQUEST OF THE OWNER, OWNER'S REPRESENTATIVE, ENGINEER AND/OR MUNICIPALITY TO KEEP THE DUST DOWN.

SEEDING INFORMATION AND SCHEDULE

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.
PERMANENT SEEDING			A,B,C,D				*	*			
SODDING			E,F								
TEMPORARY SEEDING			E								

SEEDING SPECS

- (1A) GRASS TURF MIXTURE REFER TO LANDSCAPE PLANS.
- (4A) NATIVE SEED MIXTURE REFER TO LANDSCAPE PLANS.
- (4B) RAIN GARDEN PLANT MATERIAL REFER TO LANDSCAPE PLANS.
- (4B) VEGETATED FILTER STRIP PLANT MATERIAL REFER TO LANDSCAPE PLANS.
- (7) TEMPORARY EROSION CONTROL MIXTURE PERENNIAL RYEGRASS 50LBS/ACRE SPRING OATS 64 LBS/ACRE
- F. SOD
- **IRRIGATION NEEDED DURING JUNE AND JULY
- **IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD
- () IDOT STANDARD

DO NOT SEED OF SOD IF GROUND IS FROZEN OR IF THERE IS FROST.

STORM WATER POLLUTION PREVENTION NOTES

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE NPDES PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

THE PERMITTEE MUST COMPLY WITH ALL CONDITIONS OF THE GENERAL PERMIT. ANY NON-COMPLIANCE CONSTITUTES A VIOLATION OF THE EPA ACT AND THE CLEAN WATER ACT AND CAN BE GROUNDS FOR ENFORCEMENT ACTION, PERMIT REVOCATION, MODIFICATION, RE-ISSUANCE, TERMINATION, OR DENIAL OF A PERMIT RENEWAL.

- SITE DESCRIPTION.
 - THE CONSTRUCTION ACTIVITY CONSISTS OF CLEARING AND GRUBBING, MASS GRADING, CONSTRUCTION OF UTILITIES, DRIVES AND SIDEWALKS, PROPOSED BUILDING/ENCLOSURES, AND SITE LANDSCAPING.
 - THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR MAJOR PORTIONS OF THE CONSTRUCTION IS: TOPSOIL STRIPPING, MASS GRADING, UTILITY CONSTRUCTION, PROPOSED BUILDING FOUNDATIONS, HARD SURFACE CONSTRUCTION, FINE GRADING, PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATION.
 - THE TOTAL AREA OF THE SITE IS 48.21 ACRES. 2.05 ACRES ARE EXPECTED TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES. THE PROPOSED CURVE NUMBER FOR THE DISTURBANCE AREA IS 42.
 - THE SOIL TYPES THAT ARE PREVALENT ON THE SITE ARE:ELLIOTT SILT LOAM AND SAWMILL SILTY CLAY LOAM. THE PROJECT CONSISTS OF PREDOMINANTLY TYPE D SOILS ACCORDING TO THE NRCS SOIL SURVEY.
 - THIS PLAN INDICATES DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFFSITE SEDIMENT TRACKING AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, AND THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR.
 - THE RECEIVING WATERS THE WETLANDS LOCATED EAST OF THE SITE. THE ULTIMATE RECEIVING WATER IS GLEN CREST CREEK.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

PROVIDE AND INSPECT, ADEQUATE EROSION CONTROL MEASURES ON THE SITE. ALL EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST REVISION) BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND WITH THE ILLINOIS URBAN MANUAL.

- ESTABLISH THE STABILIZED CONSTRUCTION ENTRANCE.
 - INSTALL SILT FENCE.
 - INSTALL TREE PROTECTION AS NOTED.
 - INSTALL INLET/OUTLET PROTECTION MEASURES.
 - PERFORM SITE CLEARING AND DEMOLITION ACTIVITIES AS SHOWN ON PLANS.
 - PERFORM SITE GRADING AND BIOSWALE BMP/SWALE INSTALLATION AS SHOWN ON GRADING PLANS.
 - STOCK PILE TOP SOIL, PROVIDING SILT FENCE AROUND PILE.
 - INSTALL UTILITIES WITH APPROPRIATE TEMPORARY AND PERMANENT INLET AND OUTLET PROTECTION.
 - TEMPORARILY STABILIZE ANY BARREN AREAS.
 - CONSTRUCTION OF BUILDING/ENCLOSURE FOUNDATIONS, DRIVES, SIDEWALKS, AND TEMPORARY ENTRANCES.
 - INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY.
 - LANDSCAPE INSTALLATION & RESTORATION (SEED, BLANKET, SOD) INSTALLATION, INCLUDING SURFACE BMP.
 - ACHIEVE FINAL SITE STABILIZATION.
 - REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES UPON THE ESTABLISHMENT OF PERMANENT GROUND COVER.
- CONTROLS.

THIS PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED ABOVE. FOR EACH MEASURE, THE CONTRACTOR(S) WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION.

 - EROSION AND SEDIMENT CONTROLS – THE PERMITTEE SHALL INSTALL AND MAINTAIN EFFECTIVE EROSION CONTROLS AND SEDIMENT CONTROLS TO MINIMIZE THE DISCHARGE POLLUTANTS. AT A MINIMUM, SUCH CONTROLS MUST BE INSTALLED AND MAINTAINED TO:
 - CONTROL STORM WATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION
 - CONTROL STORM WATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND TO MINIMIZE DOWNSTREAM CHANNEL AND STREAM BANK EROSION
 - MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY
 - MINIMIZE THE DISTURBANCE OF STEEP SLOPES
 - MINIMIZE SEDIMENT DISCHARGES FROM THE SITE. THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS MUST ADDRESS FACTORS INCLUDING THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON THE SITE.
 - PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATER, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, UNLESS INFEASIBLE
 - MINIMIZE SOIL COMPACTED AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
 - STABILIZATION PRACTICES – STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATION OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OR PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARILY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF MATURE VEGETATION, STAGES OR STAGGERED DEVELOPMENT, AND OTHER APPROPRIATE MEASURES. A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE INCLUDED IN THE PLAN. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED PROVIDED IN PARAGRAPHS (a) AND (b) BELOW.
 - WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED.
 - STRUCTURAL PRACTICES – PRACTICES INSTALLED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR RUNOFF AND OTHERWISE FILTER OR LIMIT THE DISCHARGE OF POLLUTANTS FROM THE SITE SUCH AS, BUT NOT LIMITED TO: SILT FENCES, EARTH DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE-SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, AND TEMPORARY OR PERMANENT SEDIMENT BASINS. STRUCTURAL PRACTICES SHOULD BE ON UPLAND SOILS TO THE DEGREE PRACTICABLE.
 - THE FOLLOWING REQUIREMENTS APPLY TO SEDIMENT BASINS IF SUCH STRUCTURAL PRACTICES WILL BE INSTALLED TO REDUCE SEDIMENT DISCHARGES.
 - WHEN DISCHARGING FROM THE SEDIMENT BASIN, UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE IN ORDER TO MINIMIZE THE DISCHARGE. a.b. PREVENT EROSION OF THE SEDIMENT BASIN USING STABILIZATION CONTROLS (E.G., EROSION CONTROL BLANKETS), AT THE INLET AND OUTLET USING EROSION CONTROL AND VELOCITY DISSIPATION DEVICES.
 - ON AREAS WHERE CONSTRUCTION ACTIVITIES ARE INITIATED, SHALL BE INCLUDED IN THE PLAN. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED PROVIDED IN PARAGRAPHS (a) AND (b) BELOW.
 - USE OF TREATMENT CHEMICALS – THE USE OF ALL POLYMER FLOCCULANTS OR TREATMENT CHEMICALS AT THE SITE SHALL BE IDENTIFIED. DOSAGE OF TREATMENT CHEMICALS SHALL BE IDENTIFIED ALONG WITH ANY INFORMATION FROM ANY MATERIAL SAFETY DATA SHEET. STORAGE AREAS FOR CHEMICALS AND ANY INFORMATION FROM THE MANUFACTURER'S SPECIFICATIONS SHALL BE PROVIDED. TREATMENT CHEMICALS MUST BE STORED IN AREAS WHERE THEY WILL NOT BE EXPOSED TO PRECIPITATION.
 - BEST MANAGEMENT PRACTICES FOR IMPAIRED WATERS – THIS SITE DOES NOT DISCHARGE DIRECTLY TO AN IMPAIRED WATER IDENTIFIED ON THE AGENCY'S WEBSITE FOR 303(d) LISTING FOR SUSPENDED SOLIDS, TURBIDITY, OR SILTATION
 - POLLUTION PREVENTION – POLLUTION PREVENTION MEASURES SHALL BE DESIGNED, INSTALLED, IMPLEMENTED, AND MAINTAINED TO MINIMIZE THE DISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH MEASURES MUST BE DESIGNED, INSTALLED, IMPLEMENTED AND MAINTAINED TO:
 - MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WELL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
 - MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORM WATER MINIMIZE THE DISCHARGE OF POLLUTANTS FORM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES.
 - OTHER CONTROLS
 - WASTE DISPOSAL THE SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIAL, MACHINERY, TOOLS AND OTHER SOLID ITEMS WILL BE COLLECTED AND DISPOSED OFF-SITE BY THE CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE NECESSARY PERMITS FOR SUCH DISPOSAL.
 - BURNING ON THE SITE IS NOT ALLOWED.
 - NO SOLID MATERIALS SHALL BE DISCHARGED TO WATERS OF THE STATE.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL AND SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS. SANITARY SEWAGE SHALL BE DISCHARGED TO THE PROPOSED SANITARY SEWER CONSTRUCTED PER IEPA AND LOCAL STANDARDS.
 - APPROPRIATE TESTS AND MEASURES SHALL BE IN PLACE TO REDUCE OR ELIMINATE DISCHARGES FROM CONCRETE OR ASPHALT.
 - CONTRACTOR TO INCLUDES SPILL RESPONSE PROCEDURES AND PROVISIONS FOR REPORTING IF THERE ARE RELEASES IN EXCESS OF REPORTABLE QUANTITIES.
 - CONTRACTOR TO MINIMIZE THE DISCHARGE OF POLLUTANTS FORM ALL WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR OTHER CONTROL.
 - MINIMIZE THE EXPOSURE OF BUILDING MATERIAL, BUILDING PRODUCTS, CONSTRUCTION WASTE, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON-SITE TO PRECIPITATION EXPOSURE.
 - MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE MEASURES.

- H. SPILL PREVENTION AND RESPONSE PROCEDURES – THE CONTRACTOR WILL TRAIN ALL PERSONNEL IN THE PROPER HANDLING AND CLEANUP OF SPILLED HAZARDOUS SUBSTANCES OR OIL. NO SPILLED HAZARDOUS SUBSTANCES OR OIL WILL BE ALLOWED TO COME IN CONTACT WITH STORM WATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORM WATER WILL BE CONTAINED ON SITE BY MEASURES SUCH AS, BUT NOT LIMITED TO ABSORBENTS, BOOMS, STATIC RESISTANT PADS, SUMP BOOMS AND OTHER CLEAN UP EQUIPMENT UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORM WATER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR'S SUPERINTENDENT TO BE PROPERLY TRAINED, AND TO TRAIN ALL PERSONNEL IN SPILL PREVENTION AND CLEAN UP PROCEDURES.

- IN ORDER TO PREVENT OR MINIMIZE THE POTENTIAL FOR A SPILL OF HAZARDOUS SUBSTANCES OR OIL TO COME INTO CONTACT WITH STORM WATER, THE FOLLOWING STEPS WILL BE IMPLEMENTED:
 - ALL HAZARDOUS SUBSTANCES OR OIL (SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, PAINTS, PAINT SOLVENTS, CLEANING SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE CURING COMPOUNDS AND ADDITIVES, ETC.) WILL BE STORED IN A SECURE LOCATION, WITH THEIR LIDS ON, PREFERABLY UNDER COVER, WHEN NOT IN USE.
 - THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS WILL BE KEPT AT THE PROJECT.
 - A SPILL CONTROL AND CONTAINMENT KIT WILL BE PROVIDED AT THE STORAGE SITE.
 - MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED INSIDE THE JOB TRAILER WALLS AND THE CONTRACTOR WILL BE TRAINED REGARDING THESE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL HAZARDOUS WASTE DISCOVERED OR GENERATED AT THE PROJECT SITE IS DISPOSED OF PROPERLY BY A LICENSED HAZARDOUS MATERIAL DISPOSAL COMPANY. THE CONTRACTOR IS RESPONSIBLE FOR NOT EXCEEDING HAZARDOUS WASTE STORAGE REQUIREMENTS MANDATED BY THE EPA OR STATE AND LOCAL AUTHORITY.
- IN THE EVENT OF A SPILL OF HAZARDOUS SUBSTANCES OR OIL, THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
 - ALL MEASURES MUST BE TAKEN TO CONTAIN AND ABATE THE SPILL AND TO PREVENT THE DISCHARGE OF THE HAZARDOUS SUBSTANCE OR OIL TO STORM WATER OR OFF-SITE. (THE SPILL AREA MUST BE KEPT WELL VENTILATED AND PERSONNEL MUST WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARDOUS SUBSTANCES.)
 - DETERMINE WHETHER THE SPILL IS REPORTABLE.
 - IF THE SPILL IS DETERMINED TO BE REPORTABLE THE EPA SHALL BE CONTACTED IMMEDIATELY.
 - IF THE RELEASE IS EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY, THE SWPPP MUST BE MODIFIED WITHIN SEVEN (7) CALENDAR DAYS OF KNOWLEDGE OF THE DISCHARGE TO PROVIDE A DESCRIPTION OF THE RELEASE, THE CIRCUMSTANCES LEADING TO THE RELEASE, AND THE DATE OF THE RELEASE. THE SWPPP MUST IDENTIFY MEASURES TO PREVENT THE RECCURENCE OF SUCH RELEASES AND TO RESPOND TO SUCH RELEASES.
 - IF THE RELEASE IS DETERMINED TO NOT BE REPORTABLE (LESS THAN A REPORTABLE QUANTITY) IT SHALL BE NOTED ON AN INSPECTION REPORT AS AN UNSATISFACTORY ITEM AND THE CORRECTIVE ACTION ITEM SHALL BE NOTED AND DATED AS IMPLEMENTED.
- THE CONTRACTOR'S SUPERINTENDENT WILL BE THE SPILL PREVENTION AND RESPONSE COORDINATOR. HE WILL DESIGNATE THE INDIVIDUALS WHO WILL RECEIVE SPILL PREVENTION AND RESPONSE TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND RESPONSE. THE NAMES OF THESE PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ON-SITE.

- BEST MANAGEMENT PRACTICES FOR POST-CONSTRUCTION STORM WATER MANAGEMENT – STRUCTURAL MEASURES SHOULD BE PLACED ON UPLAND SOILS TO THE DEGREE ATTAINABLE. THIS PERMIT ONLY ADDRESSES THE INSTALLATION OF STORM WATER MANAGEMENT MEASURES AND NOT THE OPERATION AND MAINTENANCE OF SUCH STRUCTURES AFTER THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE INSTANTANEOUS POST-CONSTRUCTION STORM WATER MANAGEMENT MEASURES PRIOR TO FINAL STABILIZATION OF THE SITE, AND IS NOT RESPONSIBLE FOR MAINTENANCE AFTER STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY HAVE BEEN ELIMINATED FROM THE SITE.
- POST-CONSTRUCTION STORM WATER MANAGEMENT PRACTICES HAVE BEEN DESIGNED AND INCLUDED TO RETAIN THE GREATEST AMOUNT OF POST-DEVELOPMENT STORM WATER FLOWS THAT EXCEEDS THE PRE-DEVELOPMENT FLOWS WILL BE CONTROLLED BY THE INFILTRATION TRENCHES. THE INFILTRATION TRENCH WILL CAPTURE AND RETAIN RUNOFF ON-SITE TO OFFSET THE ADDITIONAL POST DEVELOPMENT FLOW.
- VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FORM THE STRUCTURE TO A WATER COURSE THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G. MAINTAINING VELOCITY OF FLOW AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES.

- MAINTENANCE
 - THE CONTRACTOR SHALL MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, THE SEDIMENT AND EROSION CONTROL MEASURES IDENTIFIED ON THIS PLAN UNTIL THE SITE IS STABILIZED. ITEMS IN NEED OF REPAIR SHALL BE ADDRESSED AS SOON AS PRACTICABLE.
 - SILT FENCE – ALL DAMAGED SILT FENCE SHALL BE RESTORED TO MEET THE STANDARDS OR REMOVED AND REPLACED AS NEEDED. SEDIMENT SHALL BE REMOVED AND LEGALLY DISPOSED OF WHEN IT HAS REACHED 1/3 THE HEIGHT OF THE FABRIC.
 - STABILIZED CONSTRUCTION ENTRANCE THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONT PUBLIC STREETS. DIRT SHALL BE REMOVED BY WASHING OR WATERING. DIRT SHALL BE REMOVE AND REPLACED TOP LAYER OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC RIGHT OR WAY WILL BE REMOVED IMMEDIATELY.
 - SEDIMENTATION BASINS/TRAPS – THE SEDIMENTS SHALL BE REMOVED WHEN 50% OF THE TOTAL ORIGINAL CAPACITY IS OCCUPIED BY THE SEDIMENT. IN NO CASE SHALL THE SEDIMENT BE BUILT UP TO REMOVE THAT 1 FOOT BELOW THE CREST ELEVATION. AT THIS STAGE, THE BASIN SHALL BE CLEANED OUT TO RESTORE ITS ORIGINAL VOLUME.
 - INLET/OUTLET PROTECTION SEDIMENT SHALL BE REMOVED WHEN 50% OF THE TOTAL ORIGINAL CAPACITY IS OCCUPIED BY THE SEDIMENT. ALL SEDIMENT SHALL BE REMOVED PRIOR TO LARGE RAIN EVENTS. FILTER MATERIAL FOR BASKET TYPE INLET PROTECTION SHALL BE POWER WASHED.
 - ROCK DAMS/FILTERS– SEDIMENT SHALL BE REMOVED WHEN 50% OF THE TOTAL ORIGINAL CAPACITY IS OCCUPIED BY THE SEDIMENT. ADDITIONAL STONE SHALL BE ADDED OR DAM/FILTER STABILIZED AS NECESSARY.
 - SEDIMENT FILTER BAG– SEDIMENT SHALL BE REMOVED WHEN 50% OF THE TOTAL ORIGINAL CAPACITY IS OCCUPIED BY THE SEDIMENT. BAG SHALL BE REPLACED AND DISPOSED OF PROPERLY. BAG SHALL BE INSPECTED FOR HOLES, DAMAGED OR MISSING. BAGS SHALL BE REPLACED AS NECESSARY AND AS NECESSARY.
 - VEGETATIVE EROSION CONTROL MEASURES – THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTERS, ETC SHALL BE MAINTAINED FREQUENTLY AND SUPPLY ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE RESEEDED AS NECESSARY.
 - STRAW WATTLES – STRAW WATTLES SHALL BE INSPECTED FREQUENTLY AND SHALL BE REPAIRED OR REMOVED AND REPLACED AS NEEDED.
 - RIP RAP – RIP RAP SHALL BE INSPECTED AFTER HIGH FLOWS FOR ANY SCOUR BENEATH THE RIP RAP OR FOR STONES THAT HAVE BEEN DISLOGGED. REPAIRS SHALL BE MADE IMMEDIATELY.

- INSPECTIONS
 - QUALIFIED PERSONNEL (PROVIDED BY THE CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS OR WORK DAY. THE INSPECTION SHALL BE CONDUCTED BY THE CONTRACTOR, MEASUREMENT PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROLS MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER (P.E.), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSW) OR OTHER KNOWLEDGEABLE PERSON WHO POSSESSES THE SKILL TO ASSESS CONDITIONS AT THE CONSTRUCTION SITE THAT COULD IMPACT STORM WATER QUALITY AND TO ASSESS THE EFFECTIVENESS OF ANY SEDIMENT AND EROSION CONTROL MEASURES SELECTED TO CONTROL THE QUALITY OF STORM WATER DISCHARGES FORM THE CONSTRUCTION ACTIVITIES.
 - INSPECTIONS MAY BE REDUCED TO ONCE PER MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS. WHEN INSPECTION WILL RECOMMEND WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, OR IF THERE IS 0.5" OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOW MELT OCCURS.
 - DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE. THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICATION IMPACTS TO RECEIVING WATERS, LOCATIONS WHERE VEHICLES ENTER OR EXIST THE SITE SHALL BE INSPECTED FOR EVIDENCE OR OFFSITE SEDIMENT TRACKING.
 - BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN THE PLAN IN ACCORDANCE WITH PARAGRAPH 1 (SITE DESCRIPTION) OF THESE NOTES AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THE PLAN IN ACCORDANCE WITH PARAGRAPH 2 (CONTROLS) OF THESE NOTES SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING INSPECTION.
 - 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 STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THE REPORT SHALL BE SIGNED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT: EPA.SWNOI.COM@ILLINOIS.GOV, TELEPHONE OR FAX WITHIN 24 HOURS OF AN INCIDENT OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING ANY INSPECTION CONDUCTED, OR FOR VIOLATIONS OF ANY CONDITION OF THIS PERMIT. THE PERMITTEE SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN "INCIDENCE OF NONCOMPLIANCE" (OR A REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED, OR FOR VIOLATIONS OF ANY CONDITION OF THIS PERMIT. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.
 - ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY THE PERMITTEE.
 - AFTER THE INITIAL CONTACT HAS BEEN MADE WITH THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE, ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GARDEN AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

- NON-STORM WATER DISCHARGES
THE FOLLOWING SOURCES OF NON-STORMWATER MAY BE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY ADDRESSED IN THIS PLAN.
 - FIRE FIGHTING ACTIVITIES
 - WATER MAIN/ HYDRANT FLUSHING
 - WATERING FOR DUST CONTROL
 - IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH
 - WASH WATER WHERE DETERGENTS ARE NOT USED UNCONTAMINATED GROUND WATERNON-FIRE FIGHTING DISCHARGES FROM WATER MAINS AND PUMPS SHALL NOT BE PERMITTED TO FLOW DIRECTLY ONTO THE SOIL WITHOUT ENERGY DISSIPATES SUFFICIENT TO REDUCE VELOCITIES TO A NON-EROSIVE RATE. ALL SITE DE-WATERING, INCLUDING PUMP DISCHARGE SHALL PASS THROUGH SEDIMENT CONTROL DEVICES PRIOR TO LEAVING THE SITE. THE FOLLOWING SOURCES OF NON-STORMWATER ARE PROHIBITED FROM BEING COMBINED WITH STORM WATER DISCHARGES:
 - CONCRETE AND WASTEWATER FROM WASHOUT OF CONCRETE (UNLESS MANAGED BY AN APPROPRIATE CONTROL
 - DRYWALL COMPOUND
 - WASTEWATER FROM WASHOUT AND CLEANOUT FOR STUCCO AND PAINT
 - FORM RELEASE OILS
 - CURING COMPOUNDS
 - CONSTRUCTION MATERIALS, FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
 - SOAPS, SOLVENTS, OR DETERGENTS
 - TOXIC OR HAZARDOUS SUBSTANCES FORM A SPILL OR OTHER RELEASE
 - OR ANY OTHER POLLUTANT THAT COULD CAUSE OR TEND TO CAUSE WATER POLLUTION
- RETENTION OF RECORDS
 - THE CONTRACTOR SHALL RETAIN COPIES OF STORM WATER POLLUTION PREVENTION PLANS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIODS OF AT LEAST THREE YEARS FROM THE DATE THAT THE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE AGENCY AT ANY TIME.
 - THE CONTRACTOR SHALL RETAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
 - NOTICE OF TERMINATION UPON FINAL STABILIZATION OF THE SITE, THE PERMITTEE SHALL SUBMIT A \ COMPLETED NOTICE OF TERMINATION IN ACCORDANCE WITH NPDES PERMIT NO. ILR10.

STORM WATER POLLUTION PREVENTION PLAN

WILLOWBROOK WILDLIFE CENTER – PHASE A

LOCATION OF DEVELOPMENT	LEGAL DESCRIPTION
525 S. PARK BLVD STREET ADDRESS	26 39N 10E 1/4 SECTION TOWNSHIP RANGE
VILLAGE OF GLEN ELLYN MUNICIPALITY	GLEN CREST CREEK NAME OF RECEIVING WATERS

OWNER/DEVELOPER CERTIFICATION

FOREST PRESERVE DISTRICT OF DUPAGE
35580 NAPERVILLE ROAD
WHEATON, IL

"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 PROPERTY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED 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 FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS."

SIGNED: _____ DATE: _____
OWNER/DEVELOPER

CONTRACTOR'S CERTIFICATION

WIGHT & COMPANY
2500 NORTH FRONTAGE ROAD
DARIEN, IL 60551

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION." I HAVE READ AND UNDERSTAND ALL OF THE INFORMATION AND REQUIREMENTS STATED IN THE STORM WATER POLLUTION PREVENTION PLANS FOR THE ABOVE REFERENCED PROJECT.

SIGNED: _____ DATE: _____
CONSTRUCTION MANAGER

NAME: _____ TITLE: _____

FIRM: _____

ADDRESS: _____ TELEPHONE: _____



Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979

A3 VILLAGE COMMENT RESP 08/12/2022

A2 VILLAGE COMMENT RESP 07/29/2022

A1 PHASE A - ADDENDUM 1 06/02/2022

PHASE A-ISSUED FOR BID AND PERMIT 05/20/2022

REV	DESCRIPTION	DATE
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WILLOWBROOK WILDLIFE CENTER

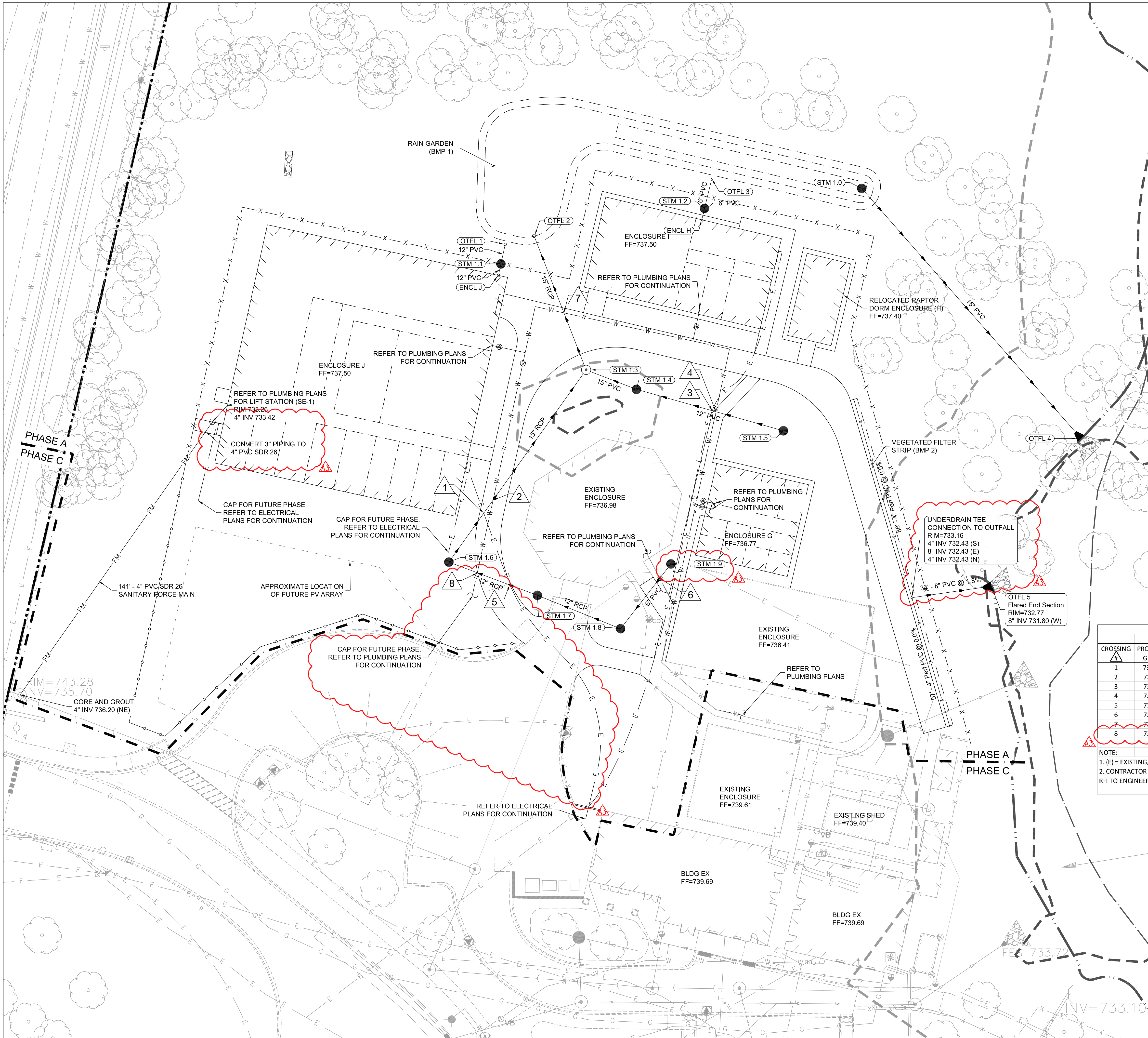
525 S. PARK BOULEVARD
GLEN ELLYN, IL 60137

STORMWATER POLLUTION PREVENTION PLAN

Project Number:
210107
Drawn By:
NKH
Sheet:

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LEGEND

- W — W — WATER MAIN
- E — E — ELECTRICAL CONDUIT
- STM — STM — STORM SEWER
- U — U — UNDERDRAIN
- SG — SG — SANITARY GRAVITY SEWER
- FM — FM — SANITARY FORCE MAIN
- — ● — CATCH BASIN
- — ○ — MANHOLE
- ◄ — ► — FLARED END SECTION
- — ○ — CLEANOUT

UTILITY NOTES:

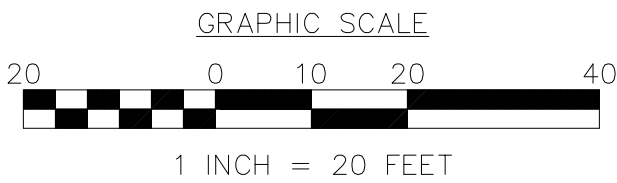
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, SLOPES, INVERTS, ETC., AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS/DISCREPANCIES.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES.
- ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO MATCH FINISH GRADE. ALL EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF 12 INCHES OF ADJUSTING RINGS AND/OR 2 ADJUSTING RINGS SHALL BE ALLOWED.
- CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS AT THE BUILDING WITH THE MEP TO VERIFY CONNECTION LOCATION, PIPE SIZE, AND INVERT.
- CONTRACTOR TO SEE MEP PLANS FOR ALL DETAILS, LOCATION, ROUTING, SIZE, ETC. REGARDING GAS, TELEPHONE, ELECTRIC, AND LIGHTING DESIGN. FOLLOW ALL REQUIREMENTS OF UTILITY PROVIDERS.

AS-BUILT NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR ALL AS-BUILT SURVEYS. ALL AS-BUILT SURVEYS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR AND BE SIGNED AND SEALED. THE CONTRACTOR SHALL SUBMIT TWO SETS OF THE "AS-BUILT" FINAL ENGINEERING DRAWINGS (I.E. RECORD DRAWINGS) AND STORMWATER MANAGEMENT CALCULATIONS UPON COMPLETION OF IMPROVEMENTS AND INCLUDE ELECTRONIC CAD FILES. THE RECORD DRAWINGS SHOULD AT LEAST INCLUDE THE FOLLOWING INFORMATION: AS-BUILT DETENTION CONTOURS, ELEVATIONS (INCLUDING DETENTION BASIN TOP OF BERM AND OVERFLOW WEIR GRADES) AND VOLUME (VERIFIED, SIGNED, & SEALED BY A PROFESSIONAL ENGINEER (PE) OR PROFESSIONAL LAND SURVEYOR (PLS)); ELEVATION, AND LOCATION (TIES TO TWO POINTS) OF ALL NEW STRUCTURES INCLUDING FIRE HYDRANTS, VALVE BOXES AND VAULTS, LINESSTOP SLEEVES, WATER SERVICE CORPORATION STOPS, WATER MAIN FITTINGS/BENDS, MANHOLES, SANITARY SERVICE WYES (MEASURED FROM DOWNSTREAM MANHOLE). ALL STORM/SANITARY SEWER STRUCTURES (INCLUDING INVERTS AND PIPE SIZES), ALL PIPES (LOCATIONS, SLOPES, LENGTHS, ETC.), OUTLET CONTROL STRUCTURES (INCLUDING RESTRICTOR SIZES AND ELEVATIONS PLUS TOP OF WALL) AND ABANDONED WATER OR SANITARY SERVICE LINES. DETAILED TOPOGRAPHIC SURVEY OF ALL HIGH POINTS, LOW POINTS, CHANGE OF SLOPE INCLUDING GUTTER GRADES, TOP OF CURB GRADES, PAVEMENT GRADES, SIDEWALK GRADES, RAMP GRADES, ETC. TO VERIFY POSITIVE DRAINAGE. ALL ELEVATIONS SHOULD BE REFERENCED TO THE SAME BENCHMARK DATUM AS THE ORIGINAL DESIGN PLANS. HORIZONTAL TIES SHALL BE REFERENCED TO LOT LINES, BACK OF CURB, OR PROPERTY CORNERS. WITHIN DETENTION/BMP AREAS, FOR VERIFICATION OF DETENTION VOLUME AND SUBBASE GRADES, PRIOR TO BACK FILLING WITH CA-7, THE CONTRACTOR SHALL PROVIDE ENGINEER WITH A CERTIFIED TOPO SURVEY OF AS-BUILT SUBBASE GRADES FOR ENGINEER APPROVAL AND ALSO A COPY OF RECEIPT OF THE CA-7 AGGREGATE.

UTILITY CROSSING TABLE									
		UTILITY BELOW				UTILITY ABOVE			
CROSSING	PROPOSED GRADE	UTILITY	DIAMETER [IN]	CROWN ELEV	UTILITY	DIAMETER [IN]	BOTTOM OF PIPE	CLEARANCE [FT]	
1	737.04	(P) SD	15	734.92	(P) ELEC	0.75	735.23	0.31	
2	737.03	(P) WATR	2	731.83	(P) SD	15	733.33	1.50	
3	736.49	(P) SD	15	734.52	(P) ELEC	0.75	734.67	0.15	
4	736.49	(P) WATR	2	731.98	(P) SD	12	733.48	1.50	
5	736.76	(P) SD	12	734.07	(P) ELEC	0.75	734.70	0.62	
6	736.76	(P) WATR	1	730.28	(P) SD	6	733.54	3.26	
7	737.39	(P) WATR	1	731.47	(P) SD	6	732.97	1.50	
8	736.92	(P) WATR	2	731.17	(P) SD	12	732.67	1.50	

NOTE:
1. (E) = EXISTING, (P) = PROPOSED
2. CONTRACTOR TO CONFIRM ELEVATIONS IN FIELD AND SHOULD A CONFLICT BE IDENTIFIED, SUBMIT A RFI TO ENGINEER IDENTIFYING CONFLICTING UTILITY TYPE, SIZE, LOCATION, AND ELEVATION.



Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

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A3	VILLAGE COMMENT RESP	08/12/2022
A2	VILLAGE COMMENT RESP	07/29/2022
A1	PHASE A - ADDENDUM 1	06/02/2022
	PHASE A-ISSUED FOR BID AND PERMIT	05/20/2022
REV	DESCRIPTION	DATE

WILLOWBROOK
WILDLIFE CENTER

525 S. PARK BOULEVARD
GLEN ELLYN, IL 60137

UTILITY PLAN
PHASE A

Project Number:
210107
Drawn By:
NKH
Sheet:

C4.00

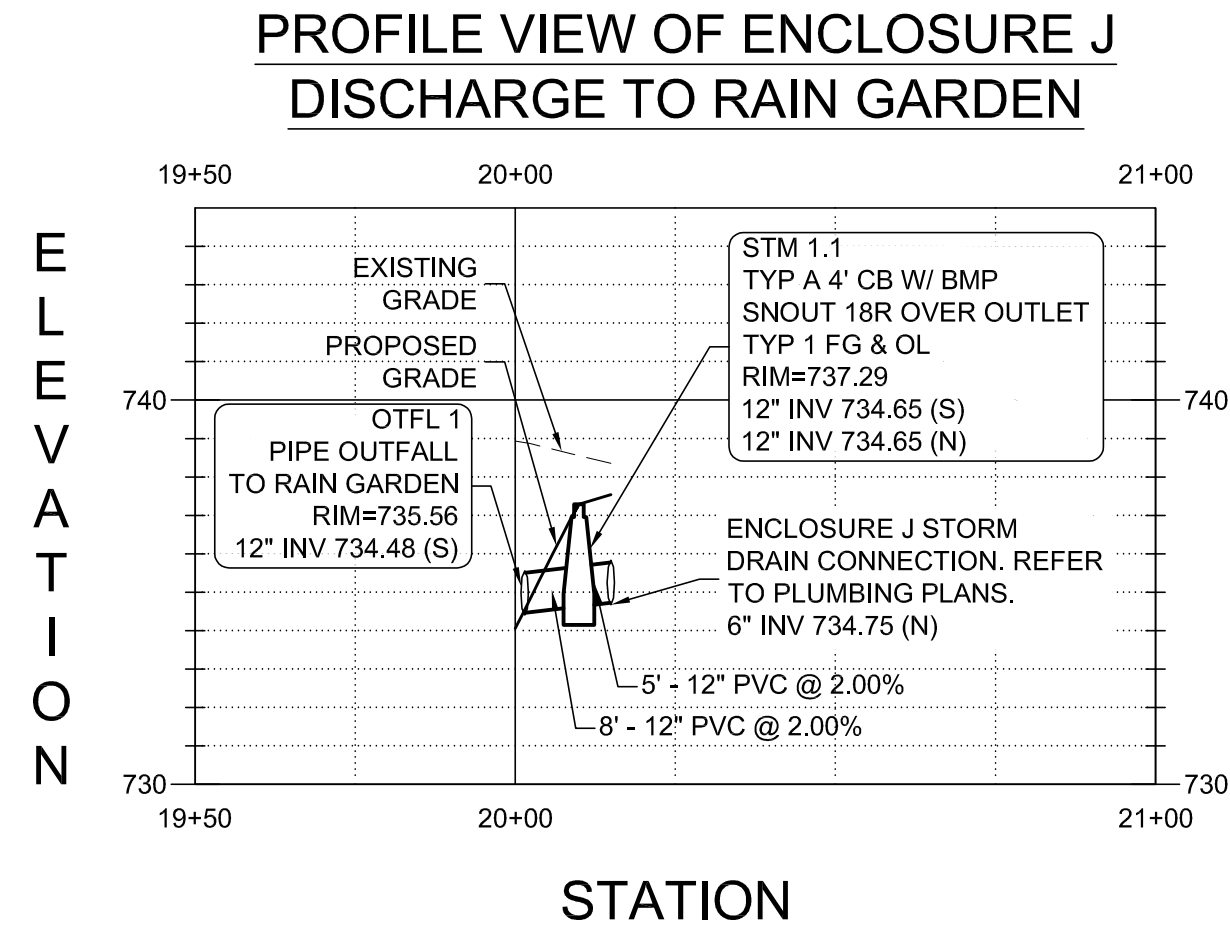
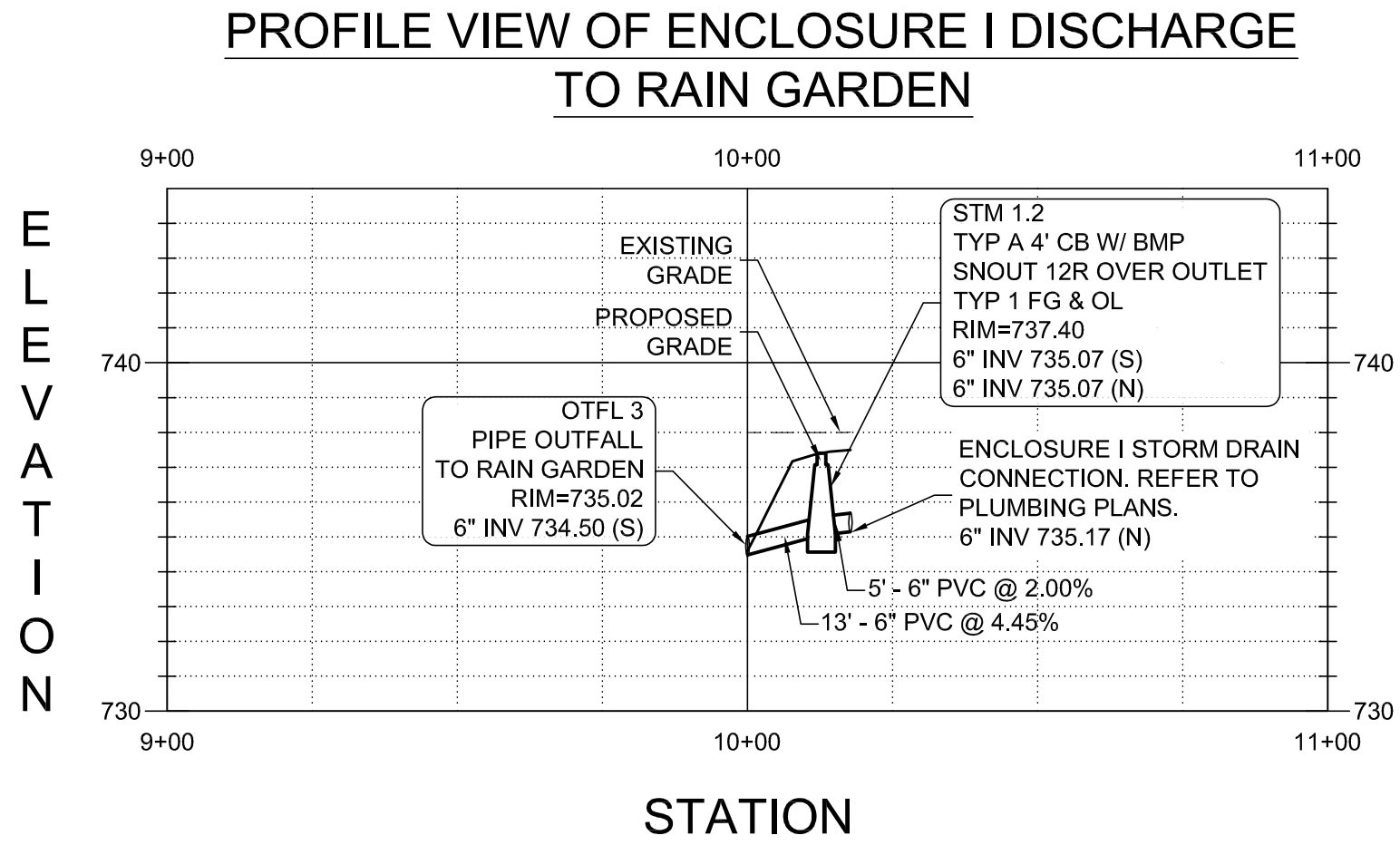
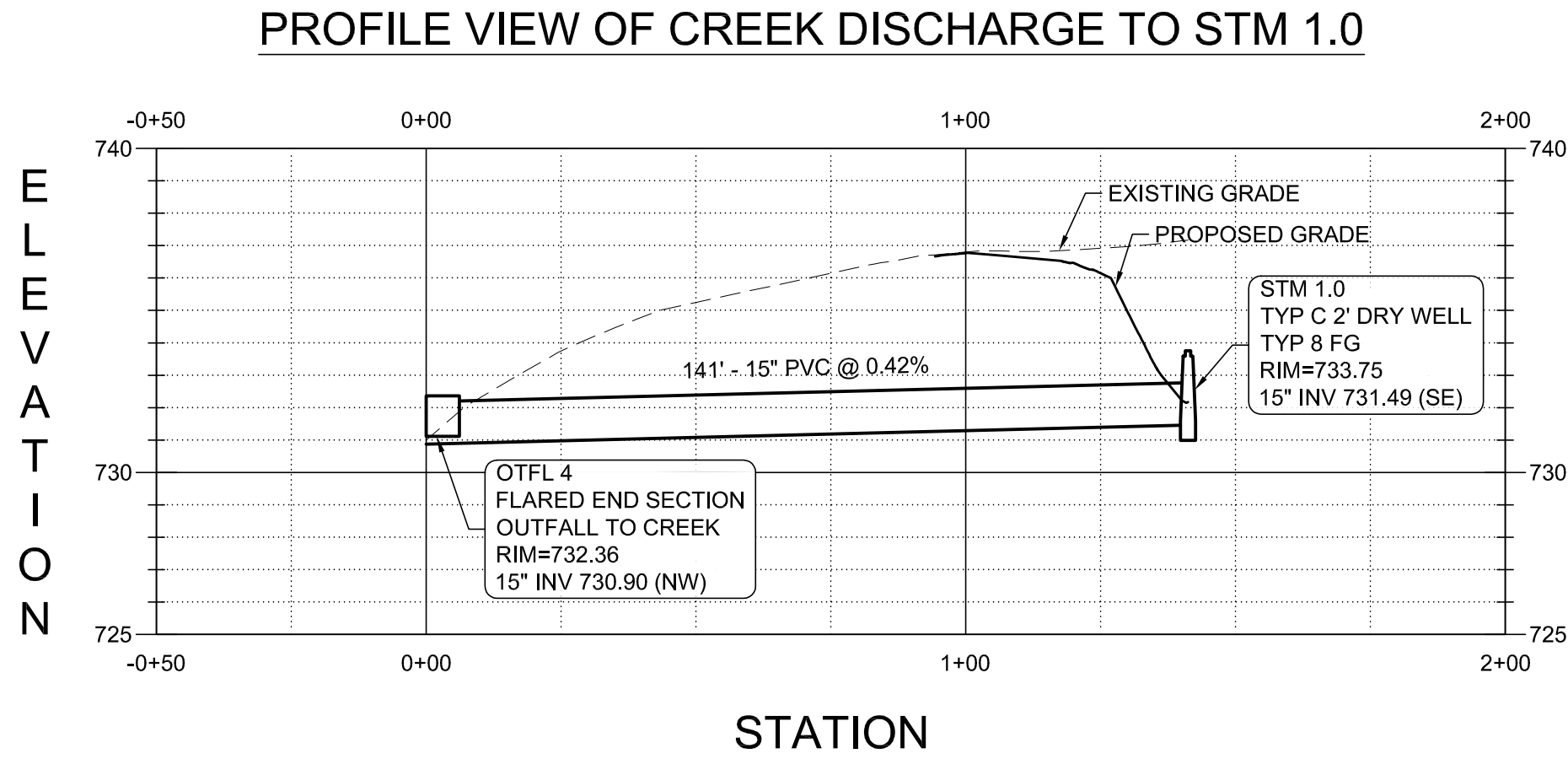
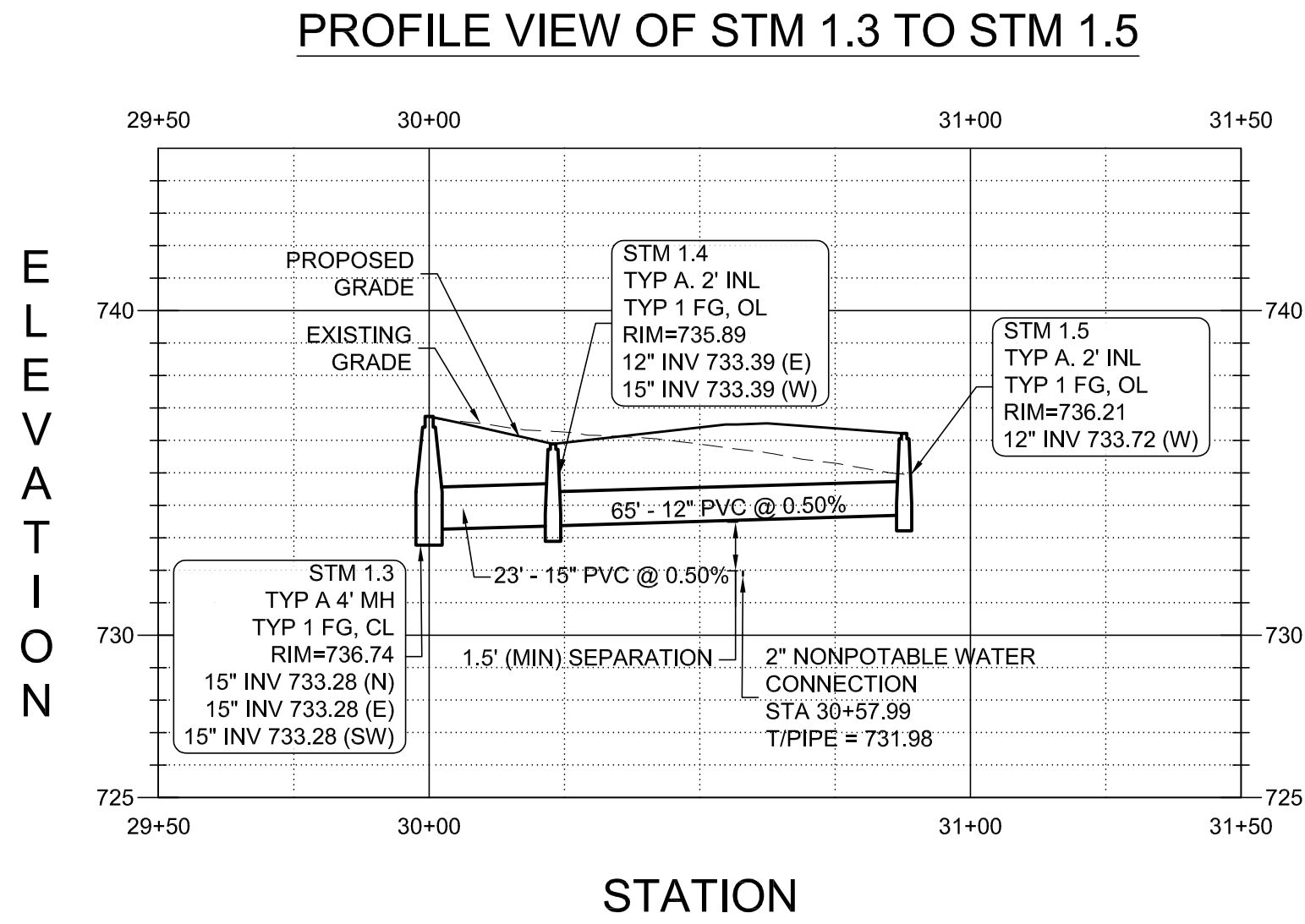
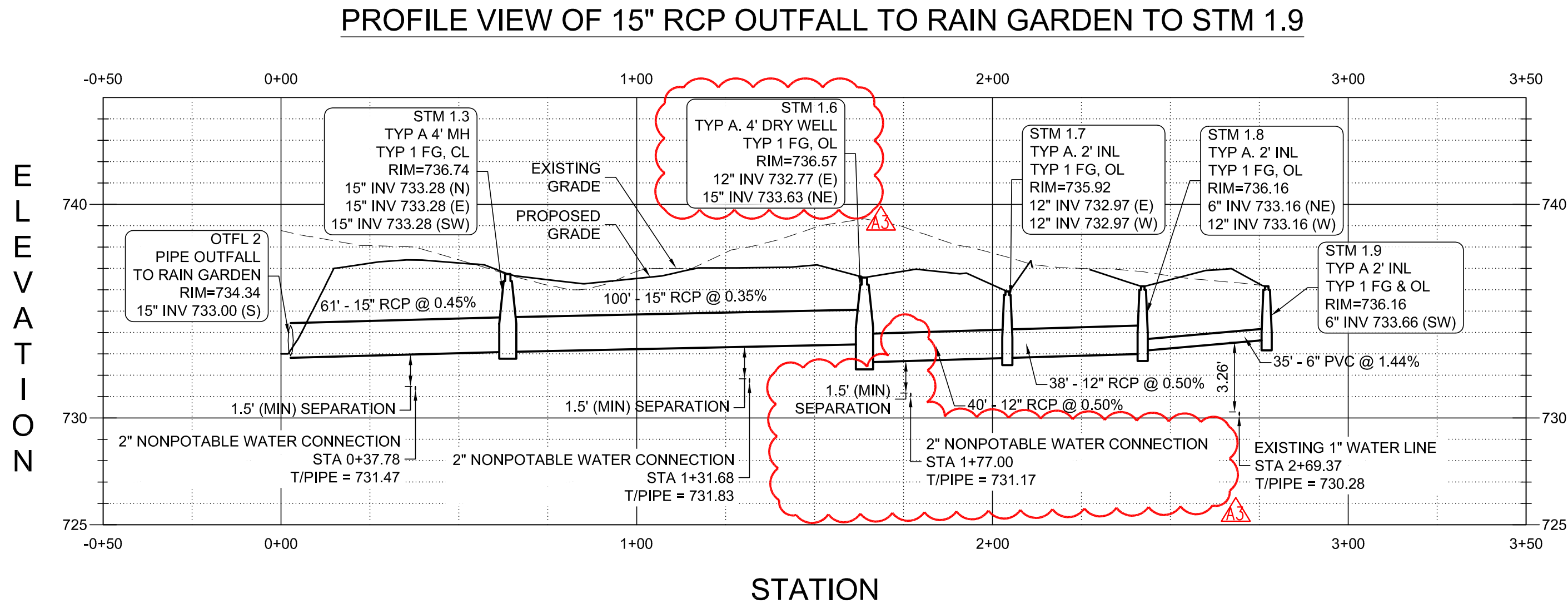
\\wightco.com\ntServ\DuPage Forest Preserve\210107_WWC Phase II\01\11 Drawings\02 CD\210107 C4.00 UTILITY PLAN - PH A.dwg nkherro Aug 11, 2022 6:42:25 am

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NOTES

- ALL EXISTING WATER, SEWER, ETC. SHOWN IS APPROXIMATE LOCATION AND BASED UPON BEST AVAILABLE INFORMATION. CONTRACTOR TO LOCATE IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE ALL RE-ROUTING, LOWERING AND OR NEW UTILITY SERVICES WITH MEP PLANS & UTILITY PROVIDER DUE TO CONFLICTS AS SHOWN ON THE PROFILES.
- FOLLOW ALL WATER MAIN SEPARATION REQUIREMENTS FROM SHEET C0.01 GENERAL NOTES. ALL IEPA REQUIREMENTS AND STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS (LATEST EDITION) SHALL BE ADHERED TO.
- ALL WATER MAIN AND WATER SERVICES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER.
- ANY NEW DRY UTILITIES INSTALLED (TELE/ELEC/CABLE/GAS) SHALL AVOID PROPOSED SANITARY, STORM AND WATER UTILITIES DURING INSTALLATION, DRY UTILITIES SHALL BE SET ABOVE OR BELOW SAID UTILITIES.

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'



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A3	VILLAGE COMMENT RESP	08/12/2022
A2	VILLAGE COMMENT RESP	07/29/2022
A1	PHASE A - ADDENDUM 1	06/02/2022
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REV	DESCRIPTION	DATE

WILLOWBROOK WILDLIFE CENTER

525 S. PARK BOULEVARD
GLEN ELLYN, IL 60137

UTILITY PROFILES PHASE A

Project Number:
210107
Drawn By:
NKH
Sheet:

C4.01



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

OCT. 09, 2013

2:10 PM

OTHER

05-26-200-001

022 PAGES

R2013-142392

Village Of Glen Ellyn

Ordinance No. 6154

**An Ordinance Granting Approval of
a Special Use Permit, Zoning Variations, Sign Variations and the Exterior Appearance
Associated with a Master Plan for the Willowbrook Wildlife Rehabilitation Center
Located at 525 S. Park Boulevard
Glen Ellyn, Illinois 60137**

P.P.

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 22nd Day of July, 20 13.**

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 23rd
day of July, 20 13.

**PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 Duane Street
Glen Ellyn, IL 60137**

Ordinance No. 6154

**An Ordinance Granting Approval of
a Special Use Permit, Zoning Variations, Sign Variations and the Exterior Appearance
Associated with a Master Plan for the Willowbrook Wildlife Rehabilitation Center
Located at 525 S. Park Boulevard
Glen Ellyn, Illinois 60137**

Whereas, the Forest Preserve District of DuPage County (hereinafter "Forest Preserve") has approved a Master Plan to enhance the Willowbrook Wildlife Rehabilitation Center at 525 S. Park Boulevard that it intends to construct in two phases; and

Whereas, in order to accommodate the project, the Forest Preserve has petitioned the Village President and Board of Trustees for approval of the following:

- A. A Special Use Permit in accordance with Section 10-4-3(B)5 for a Public Recreational Facility (wildlife education and rehabilitation center) where buildings do not occupy more than 10% of the site area.
- B. The following variations from the Glen Ellyn Zoning Code:
 - 1. A variation from the specific landscape requirements in Section 10-5-13(L)1 related to the number, type and size of required trees on the property in the event that the site as a whole would not fulfill the specific requirements of this section.
 - 2. A variation from Section 10-4-3(D) to allow a building height of 40 feet for the main building/visitor's center in lieu of the maximum height of 35 feet permitted.
 - 3. A variation from Section 10-5-5(C) to allow an impervious surface setback of as little as 42.4 feet in lieu of the minimum setback of 65.54 feet required.
- C. The following variations from the Glen Ellyn Sign Code:
 - 1. Variations from Section 4-5-11 to allow incidental signage in the CR Conservation Recreation zoning district where it would not otherwise be permitted and to eliminate the height regulation for signage in the CR Conservation Recreation district of 5 feet for improved properties and 8 feet for vacant properties provided that such signage is not visible from adjacent public ways and adjacent properties.
 - 2. A variation from Section 4-5-5(G) to grant a waiver from the maximum area, maximum height and maximum number of incidental signage permitted on the property where such signs are not visible from adjacent public ways and adjacent properties.

D. Exterior appearance approval for the proposed Phase I improvements in accordance with the Appearance Review Guidelines adopted on October 6, 2006 as Ordinance 5508.

all to accommodate a master plan for the Willowbrook Wildlife Rehabilitation Center that includes but is not limited to the expansion of the existing parking lot, service building and visitor's center and enhanced animal exhibits; and

Whereas, the subject property is comprised of approximately 41-acres and is located on the east side of Park Boulevard between Buena Vista Drive and Glen Valley Road in the CR Conservation Recreation zoning district. and

Whereas, the property is legally described as follows:

THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF THE JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD) WITH THE NORTH LINE OF SAID SECTION 26 AND RUNNING THENCE NORTH 89 DEGREES 36 MINUTES EAST 1305.2 FEET TO FENCE CORNER; THENCE SOUTH 0 DEGREES 52 MINUTES WEST 1324 FEET TO FENCE CORNER; THENCE NORTH 88 DEGREES 17 MINUTES WEST ALONG FENCE LINE, 1591 FEET, MORE OR LESS, TO THE CENTER OF JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD); THENCE NORTH 13 DEGREES 30 MINUTES EAST ALONG THE CENTER OF JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD) 1307 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-26-200-001; and

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, the Architectural Review Commission of the Village of Glen Ellyn conducted a public hearing on July 10, 2013, at which hearing the Architectural Review Commission considered the requested sign variations; and

Whereas, at the July 10, 2013 Architectural Review Commission meeting, the Commission also considered the proposed exterior appearance of the Phase I improvements; and

Whereas, at the July 10, 2013 public hearing and meeting of the Architectural Review Commission, the petitioner presented evidence, testimony, and exhibits relative to the requests for exterior appearance and sign variation approval and one person spoke and asked general questions about the project; and

Whereas, based upon the evidence, testimony, and exhibits presented at the July 10, 2013 Architectural Review Commission public hearing and meeting, by a vote of six (6) "yes" and zero (0) "no", the Architectural Review Commission recommended approval of the requested sign variations and proposed Phase I exterior appearance as set forth in the minutes of the July 10, 2013 Architectural Review Commission meeting, a draft of which is attached hereto as Exhibit "A"; and

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 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 July 11, 2013, at which hearing the Plan Commission considered the requested special use permit and zoning variations; and

Whereas, at the July 11, 2013 Plan Commission public hearing, the Forest Preserve presented evidence and testimony in support of the requests and two (2) people spoke in favor of the project; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, by a vote of nine (9) "yes" and zero (0) "no", the Plan Commission recommended approval of the requested special use permit and zoning variations as set forth in the minutes of the July 11, 2013 Plan Commission meeting, a draft of which is attached hereto as Exhibit "B"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the July 10, 2013 Architectural Review Commission public meeting and hearing and the July 11, 2013 Plan Commission public hearing and have considered the recommendations of the Architectural Review Commission and Plan Commission and hereby adopt the findings of fact for the requested special use permit, zoning variations and sign variations as set forth in Exhibit "C" attached hereto; and

Whereas, the President and Board of Trustees have determined that approving the Phase I exterior appearance of the project is consistent with the recommendations of the Glen Ellyn Appearance Review Guidelines, that granting the requested sign variations is consistent with the purpose of the Glen Ellyn Sign Code and that granting the requested special use permit and zoning variations is consistent with the goals of the Glen Ellyn Zoning Code.

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: Based upon a review of the evidence, testimony, and exhibits presented at the July 10, 2013 Architectural Review Commission public meeting and hearing and the July 11, 2013 Plan Commission public hearing, the Village President and Board of Trustees hereby grant approval of the requested special use permit, zoning variations, sign variations and Phase I exterior appearance for the Willowbrook Wildlife Rehabilitation Center located at 525 S. Park Boulevard subject to the following conditions:

A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the July 10, 2013 public meeting and hearing of the Architectural Review Commission and the July 11, 2013 public hearing before the Plan Commission and with the petitioner's application packet stamped received July 2, 2013 including the following plans and documents referenced below, as though they were attached to this Ordinance:

1. Application for Special Use Permit dated May 23, 2013 including attachment

2. Application for Variation dated May 23, 2013 including attachment
3. Application for Sign Variation dated May 23, 2013
4. Exterior Appearance Application dated May 23, 2013 including attachment
5. List of Variations/Deviations (no date)
6. Quantitative Summary (no date)
7. List of Building Materials and Colors (no date)
8. McGraw-Edison parking lot light fixture cut sheet (no date)
9. WST LED wall mounted light fixture cut sheet (no date)
10. Master Site Plan (Sheet A5.0) prepared by Wight & Company (no date), a reduced copy of which is attached hereto as Exhibit "D"
11. Master Plan Rendering (Sheet A3.1) prepared by Wight & Company (no date)
12. Support Building Rendering (Sheet A3.0) prepared by Wight & Company (no date)
13. Phase I and II Exhibit prepared by Wight & Company dated February 6, 2013
14. Overall Site Plan (Sheet C2.00) prepared by Wight & Company dated February 6, 2013
15. Site Plan (Sheet C2.01) prepared by Wight & Company dated February 6, 2013 a reduced copy of which is attached hereto as Exhibit "E"
16. Erosion and Sediment Control Plan (Sheet C3.00) prepared by Wight & Company dated February 6, 2013
17. Grading Plan (Sheet C3.01) prepared by Wight & Company dated February 6, 2013
18. Utility Plan (Sheet C4.00) prepared by Wight & Company dated February 6, 2013
19. Support Building and Dumpster Screen Elevations (Sheet A2.0) prepared by Wight & Company (no date) a reduced copy of which is attached hereto as Exhibit "F"
20. Photometric Plan (Sheet A4.0) prepared by Wight & Company (no date)
21. Overall Tree Preservation Plan (Sheet L1.0) prepared by the Forest Preserve District of DuPage County revised May 23, 2013
22. Tree Preservation Detail Plan (Sheet L1.1) prepared by the Forest Preserve District of DuPage County revised May 23, 2013
23. Tree Preservation Detail Plan (Sheet L1.2) prepared by the Forest Preserve District of DuPage County revised May 23, 2013
24. Tree Preservation Detail Plan (Sheet L1.3) prepared by the Forest Preserve District of DuPage County revised May 23, 2013
25. Landscape Plan (Sheet L2.0) prepared by the Forest Preserve District of DuPage County revised July 1, 2013, a reduced copy of which is attached hereto as Exhibit "G"

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

- B. The exterior appearance approval granted herein is for the Phase I improvements only.
- C. Access in and out of the Park Boulevard construction drive be limited to right-in/right-out only.

Section Two: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the special use permit, zoning variations, sign variations and Phase I exterior appearance approved herein, provided that all the 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. This grant of approval of the aforementioned requests shall expire and become null and void within 10 years of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, 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 Three: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Four: 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 Five. 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 22ND day of July, 2013.

Ayes: Trustees Clark, Elliott, Friedberg, Ladese and McHenry .

Nays: ϕ

Absent: Trustee O'Shea

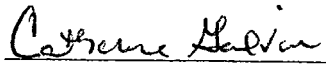
Approved by the Village President of the Village of Glen Ellyn, Illinois, this 22ND day

of July, 2013.



Village President of the
Village of Glen Ellyn, Illinois

Attest:



Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 3rd day of July 2013.)

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Park\Park 525 S., Willowbrook Wildlife Center, SUP\2013 SUP, EA\Ordinance.doc



CERTIFICATION

I, Catherine Galvin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6154, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Board Meeting of said Board held on the 22ND day of July 2013, and that the same was signed and approved by the President of said Village on the 22ND day of July 2013.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 22ND day of July, 2013.

Catherine Galvin

Village Clerk

CORPORATE SEAL

DRAFT
MINUTES

BOARD/COMMISSION: Architectural Review

DATE: 7/10/13

MEETING: Regular

CALLED TO ORDER: 7:37 p.m.

QUORUM: Yes

ADJOURNED: 8:44 p.m.

MEMBER ATTENDANCE: **PRESENT:** Chairman Burdett, Commissioners Albrecht, Dohrer, Draths, Senak, Thompson,

ABSENT: Commissioners Dickie, Hartweg, Wussow, Student Commissioner Howard

ALSO PRESENT: Village Planner Stegall, Trustee Liaison Ladesic, Recording Secretary Solomon

1. Call to Order

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:42 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Approval of Minutes from June 19, 2013 Meeting

Commissioner Draths moved to approve the June 19, 2013 minutes. The motion was seconded by Commissioner Albrecht and carried unanimously by a vote of 5-0.

3. Approval of Minutes from June 26, 2013 Meeting

Commissioner Albrecht moved to approve the June 26, 2013 minutes. The motion was seconded by Commissioner Draths and carried unanimously by a vote of 5-0.

4. Public Hearing – Willowbrook Wildlife Center, 525 S. Park Boulevard – Exterior Appearance and Sign Variations.

Commissioner Draths made a motion to open a public hearing on 525 S. Park Boulevard at 7:39 p.m. The motion was seconded by Commissioner Thompson and carried unanimously by a vote of 5-0.

Village Planner Stegall was sworn in, and presented background on a request regarding exterior appearance and sign variations associated with a master plan for the Willowbrook Wildlife Center at 525 S. Park Boulevard. She stated the property is located on the east side of Park Boulevard between Buena Vista Drive and Glen Valley Road in the CR Conservation Recreation zoning district and is surrounded by Village R1, County R3, County R4 and Village CC zoning districts. She stated the petitioner, the Forest Preserve District of DuPage County, has developed

a master plan for the property that would be constructed in 2 phases: Phase I would include an expansion of the parking lot and service building; Phase II would include an expansion of the visitor's center and relocation and enhancements of the animal exhibits. She stated the architectural plans for Phase II have not yet been fully developed, and the Forest Preserve will submit an exterior appearance application for the Phase II improvements at a later date. She noted that a variety of informational, educational and other signage is anticipated with the project which is technically defined as incidental signage. The Forest Preserve is requesting approval of sign variations to allow incidental signage in the CR Conservation Recreation zoning district and to waive the associated regulations for incidental signage. After the project is complete, considerable distance and trees will continue to separate the improved portion of the property from the surrounding residential uses and therefore such signs would not be visible to the surrounding residential properties nor are they anticipated to be visible from Park Boulevard. Therefore, the public benefit in regulating such signs is questionable.

Tim Whelan, Commissioner for District 4 of the Forest Preserve District of DuPage County, 1200 Roosevelt Road, Suite 150; Glen Ellyn, IL, stated the master plan vision of this unique Wildlife Center has been long in planning and hopes the ARC will approve the plans so they can make the project a reality.

Jessica Ortega, Forest Preserve District Landscape Architect Supervisor in the office of Planning, 3 S. 580 Naperville Road, Wheaton, Illinois, stated the Wildlife Center has been at this site for 50 years and serves as an education and rehabilitation center for animals. She presented information on the different educational programs and rehabilitation programs that happen at this location. She stated discussions for the master plan began in 2009 with an open house to collect feedback and comments in March of 2010; the master plan has been approved by the Forest Preserve District. She stated the master plan includes expansion of the visitor center, the out-building and the parking lot among other items.

Commissioner Senak joined the meeting at 7:55 p.m.

Jason Dwyer, Project Executive of Wight and Company, 2500 N. Frontage Rd.; Darien, Illinois, stated the proposed improvements will be done in 2 phases so they can maintain an operational facility. He showed pictures of the existing buildings and a rendering of the master plan and stated the support building will be done in simple materials with fiber-cement siding and a metal shingle roof. He passed around material samples.

Mr. Dwyer stated the parking lot would be done in permeable pavers and expanded to 99 parking spaces. He stated the area around the current parking area is heavily landscaped, and they will need to remove some trees to expand this area, but they also will add more trees back to the area. Ms. Ortega stated the landscape plan includes species chosen from the Appearance Review Guidelines and will be species that are food for birds and resting places for butterflies. She stated they will replace many trees and screening shrubs and add additional flowers, perennials and grasses for color and interest. She stated the building is set back far from Park Boulevard, and the building should not change the character of the neighborhood. She stated about 20% of the removed trees will be ash trees.

Mr. Dwyer showed a picture example of what the incidental signage could look like and stated the sign variation requests are for signage that would be installed on the property providing general information about the property and different exhibits, and many signs would be educational in nature.

Mr. Dwyer stated the parking lot lighting will be LED site lighting for durability and long life. He stated the height of the light poles will be 20 feet and referred to the picture of the lighting in the ARC's packet.

Commissioner Albrecht asked about the parking lot to which Mr. Dwyer stated there are now 53 spaces, and they will expand the lot to 99 spaces. He stated the Zoning Code requires 98 spaces once the visitor's center is updated in Phase II.

Charles Warren, 22W280 Glen Valley Drive, Glen Ellyn, Illinois, asked when Phase II would happen to which Mr. Dwyer stated it will be multiple years before the entire master plan is completed. Mr. Warren asked if they were considering solar power and other green measures to which Mr. Dwyer stated the details have not been finalized; however, sustainable options are being discussed.

Chairman Burdett asked about the signage waiver to which Mr. Dwyer stated there is not a specific category for interpretive signage in the ordinance so this educational signage fell in the category of incidental signage as there is a wide variety of signage. Commissioner Senak asked if there would be any signage that would be dramatically different than other signage that is out in forest preserves already to which Mr. Dwyer stated there would not be as the signage will be in character with the other sites. Village Planner Stegall stated the Forest Preserve would still need to comply with the regulations related to primary signage and that no changes are currently planned to the primary sign near the Park Boulevard entrance. Any primary signage for the main building would be reviewed when the Forest Preserve District comes back for the Phase II improvements.

Commissioner Dohrer made a motion to close the public hearing at 8:15 p.m. The motion was seconded by Commissioner Senak and carried unanimously by a vote of 6-0.

Commissioner Dohrer stated the exterior appearance looks tastefully done and will be a vast improvement. He stated the materials work well together, and the signage is a necessity for this unique property.

Commissioner Thompson stated she thinks the plan is good and likes the landscape plan. She stated she likes the idea of the permeable pavers.

Commission Draths stated she thinks the plan is wonderful and will be well-received. She stated the permeable pavers will be good as well as the materials. She stated she is fine with the signage.

Commissioner Senak stated this looks like a fiscally-responsible plan as there is a balance of the design with the materials. He stated the signage is for a unique use and will enhance the interactive experience of the visitors.

Commissioner Albrecht stated she likes the landscape plan as well as the additional parking spaces and permeable pavers. She stated this 1st step will be a huge improvement and likes the natural organic palette and design. She stated the unique signage variations make perfect sense.

Neighboring property owner Warren suggested that the Forest Preserve will need to look carefully at the drainage in the parking lot to ensure it will be appropriate.

Chairman Burdett stated the service building will fit in to the natural setting, and the colors are appropriate. He stated the landscape plan is appropriate and within guidelines. He stated he is in favor of the signage waiver.

Commissioner Senak made a motion to recommend the approval of:

1. A variation from Section 4-5-11 of the Glen Ellyn Sign Code to allow incidental signage in the CR Conservation Recreation zoning district where it would not otherwise be permitted and to eliminate the height regulation for signage in the CR Conservation Recreation district of 5 feet for improved properties and 8 feet for vacant properties provided that such signage is not visible from adjacent public ways and adjacent properties;
2. A variation from Section 4-5-5(G) of the Glen Ellyn Sign Code to grant a waiver from the maximum area, maximum height and maximum number of incidental signage permitted on the property where such signs are not visible from adjacent public ways and adjacent properties; and
3. The exterior appearance in accordance with the Appearance Review Guidelines adopted on October 9, 2006 as Ordinance 5508;

subject to the condition that the project shall be installed in substantial conformance with the plans as submitted and the testimony presented at the ARC meeting.

The recommendation for approval of the requested sign variations was made based on the following findings of fact:

1. The requested variations comply with the purpose of the Glen Ellyn Sign Code because the purpose of the Code is to protect adjacent public areas and adjacent properties from an overload of graphic messages. The proposed variances are requested with the understanding the subject signage will not be visible from adjacent public areas and adjacent properties and as such will not detrimentally affect public areas or adjacent properties.
2. If granted, the requested variations will not alter the essential character of the locality because the signage for which the variances are requested will not be visible from adjacent

public areas and adjacent properties, and will be in excess of 300 feet from any lot line and therefore will not affect the character of the locality.

3. The petitioner has demonstrated a practical difficulty in adhering to the strict regulations of the Sign Code because specialized information and interactive signage is desired to promote the uniqueness of the outdoor animal exhibit areas.
4. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because should the variances not be granted then it may eliminate the ability to provide specialized information and interactive signage within the outdoor animal exhibit area.
5. The supplemental findings of fact in the petitioner's application packet dated May 23, 2013 and recommended approval of the following:

The motion was seconded by Commissioner Draths and carried unanimously by a vote of 6-0.

5. Traveling Architecture and Landscape Awards

Village Planner Stegall stated the Appearance Review Guidelines authorize the ARC to present a "Traveling Trophy Design Award" each year which is "intended to acknowledge excellence in building design." She stated the Vivian Ball Landscape Award "is intended to acknowledge excellence in achieving the aesthetic landscape objective of the Village."

There was a discussion about the about the 6 projects that have been completed since the ARC last reviewed the awards in July 2012.

Commissioner Draths made a motion to award the Traveling Trophy Design Award to The Stand and to not award the Vivian Ball Landscape Award this year. The motion was seconded by Commissioner Albrecht and carried unanimously by a vote of 6-0.

6. Public Comment.

None

7. Chairman's Report.

None

8. Trustee's Report.

None

9. Staff Report.

Village Planner Stegall stated there would probably be a meeting on July 24, 2013.

10. Other Business.

None

11. Adjourn.

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Albrecht moved, seconded by Commissioner Dohrer to adjourn the meeting at 8:44 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

DRAFT
PLAN COMMISSION
MINUTES
JULY 11, 2013

The meeting was called to order by Chairperson Mary Loch at 7:30 p.m. Plan Commissioners David Allen, Gary Fasules, Jeff Girling, Tracy Heming-Littwin, Jeff Mansfield, Jay Strayer, Ray Whalen and Lyn Whiston were present. Plan Commissioners Craig Bromann and Heidi Lannen were excused. Also present were Trustee Liaison Robert Friedberg, Village Planner Michele Stegall and Recording Secretary Barbara Utterback.

The only item on the agenda was regarding Willowbrook Wildlife Center, 525 S. Park Boulevard.

WILLOWBROOK WILDLIFE CENTER, 525 S. PARK BOULEVARD –
SPECIAL USE PERMIT AND ZONING VARIATIONS.

A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT AND ZONING VARIATIONS ASSOCIATED WITH A PROPOSED MASTER PLAN FOR THE WILLOWBROOK WILDLIFE CENTER AT 525 S. PARK BOULEVARD. THE PROPOSED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE EXPANSION OF THE PARKING LOT, SERVICE BUILDING AND ENHANCED ANIMAL EXHIBITS. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF PARK BOULEVARD BETWEEN BUENA VISTA DRIVE AND GLEN VALLEY ROAD IN THE CR CONSERVATION RECREATION ZONING DISTRICT.

Plan Commissioner Whiston moved, seconded by Plan Commissioner Heming-Littwin, to open the public hearing. The motion carried unanimously by voice vote.

Staff Presentation

Village Planner Michele Stegall stated that the Forest Preserve District of DuPage County is requesting a special use permit and zoning variation approval for the Willowbrook Wildlife Rehabilitation Center located at 525 S. Park Boulevard. Ms. Stegall stated that the Village is very fortunate to have this facility in Glen Ellyn. She added that the Forest Preserve District is planning some exciting enhancements to the property that will make the facility more attractive to visitors and enhance the educational experience.

Ms. Stegall displayed a plat of the property which is located in the Village's CR Conservation Recreation District which is a passive recreation district. She stated that any activity areas in this district require approval of a special use. She stated that the subject parcel is over 40 acres in size and is very heavily wooded. She added that the facility is located in a small area close to Park Boulevard and the improvements cover approximately 15 acres of the site with a lot of trees and woods separating the site from the surrounding residential areas and a lot of trees along Park Boulevard buffering the property. Ms. Stegall stated that one of the items that is proposed with this development is the expansion of the parking lot and it is believed that the facility will become more visible from Park Boulevard although some screening will continue to be located

in this area. Ms. Stegall displayed a master plan of the subject property which shows the project being constructed in two phases with the expanded parking lot and service area in Phase 1 and the main building and animal exhibits in Phase 2. Ms. Stegall added that because this is a phased project and is expected to take some time to implement, the petitioner is requesting up to 10 years to complete the project. Ms. Stegall stated that three zoning variations are also being requested and that the first is the setback of the parking lot from Park Boulevard. She explained that the impervious surface setback is based on the percentage of the lot width which in this case is in excess of 65 feet; therefore, the proposed setback would be 42.4 feet. Ms. Stegall stated that a variation is also being requested for the height of the main building at 40 feet, and she explained that the permitted height in the district is 35 feet. She also stated that the petitioner appeared before the Architectural Review Commission who reviewed the exterior appearance of the Phase 1 improvements. She added that the petitioner will need to return to the ARC for approval of the main building in Phase 2 when it is more finalized. Ms. Stegall stated that the final variation is from the technical requirements of the ordinance related to landscaping and trees. She stated that the Village zoning ordinance is very specific in requiring a certain number and size of shade, evergreen and ornamental trees per acre of green space on the property. Ms. Stegall stated that the Village did not want to ask the Forest Preserve District to pay to have all of the trees surveyed to be sure that they comply with the code; therefore, a variation is being requested from the specific landscape requirements in the event the site is not in compliance. She added that the Forest Preserve District is very interested in the trees on their heavily wooded lot.

Petitioner's Presentation

Present to speak on behalf of the subject requests were Tim Whelan, Forest Preserve District 4 Commissioner, 3S580 Naperville Road, Wheaton, Illinois, Jason Dwyer, Wight and Company, 2500 North Frontage Road, Darien, Illinois and Jessica Ortega, forest preserve staff, 3S580 Naperville Road, Wheaton, Illinois. Mr. Whelan stated that they are asking for the Plan Commission's recommendation to the Village Board for a special use permit and certain zoning variations as well as a time expansion. Mr. Whelan stated that fundraising as well as tax money will be used for this project which is why an expanded timeframe is being requested.

Ms. Ortega provided a history of Willowbrook which she stated has operated for over 50 years and provides rehabilitation to injured, orphaned and migrant native wildlife. She stated that last year, 8,500 birds, reptiles, animals and amphibians were admitted to the rehabilitation clinic.

Ms. Ortega stated that Willowbrook is also an education center and 120,000 visitors were at the facility last year. She stated that the site also has an outdoor exhibit trail, indoor exhibits that house animals with permanent disabilities, a classroom and a discovery area for young visitors and she described the species recovery program. Ms. Ortega stated that the District began working on an updated master plan in 2009 because of an increase in the number of animals at Willowbrook. She stated that an open house was held in 2010 for public comment and the master plan was approved in 2011. Ms. White stated that the plan calls for improvement and

expansion of the existing main building, rehabilitation service and support building improvements, expanded visitor parking, reconfiguration and replacement of the outdoor animal exhibits as well as restoration along Glencrest Creek. Ms. Ortega stated that the District has received some grant funding and is working with the Village to move forward with the first phase of improvements in the Master Plan which includes expanded parking, improvement to the support area service building and the species recovery building.

Mr. Dwyer displayed photos of and described some of the existing buildings at the subject site. He stated that the master plan calls for improvements in all areas with the first phase related to some of the support functions in the parking lot. He stated that one of their big missions is to separate some of the rehabilitative components from the educational components so that each has more ability to better support their mission. Mr. Dwyer also displayed drawings of some second phase improvements. He also stated construction access will be via a construction-only temporary access road brought up Park Boulevard so the parking lot can be constructed while maintaining the existing main entryway for public access. Mr. Dwyer stated that they hope to start the improvements this fall to be completed by next summer. Mr. Dwyer also briefly described some future projects on the site and stated that they intend to maintain the laid back, informal character and feel of the site. Mr. Dwyer stated that the parking lot expansion will accommodate the extra visitors and will meet the zoning ordinance requirements for parking once the Master Plan is finished. He stated that 98 parking spaces are required for the Master Plan and 99 will be provided. Mr. Dwyer displayed and described some earlier conceptual renderings of buildings and stated that the overall project is envisioned to be a highly green or sustainable design as well as energy efficient. He also displayed a concept for the outdoor animal habitat trail. He also stated there will be many opportunities for education for children and adults.

Mr. Dwyer stated that the subject property is heavily wooded and they are working hard to maintain trees on the property. He stated that they are confining their development area to a very small section of the property overall and added that they focused their tree survey on the development area. Mr. Dwyer displayed the landscape plan and stated they will need to remove some trees in order to accommodate the expansion of the parking lot. He stated that some plantings will be included in the Phase 1 improvement. Mr. Dwyer stated that part of the goal is to expand the visibility of the facility as it is such a great asset. Mr. Dwyer stated that they have focused on natural plantings that will provide visual interest throughout the year.

Mr. Dwyer stated that the overall frontage for the property is 1,310 square feet and the 5% setback requires a 65.54 foot setback. He stated that they have proposed focusing on the developed portion of the lot in terms of calculating the setback so they looked at a 635 foot developed zone from the south edge to the north edge of existing buildings. That calculation yielded a setback requirement at the 5% ratio of 31.75 feet. He stated that they designed the parking lot to have a 42.4 foot setback but had put into the request 31.75 feet. He stated that they would like to have the variation to accommodate the parking at that location.

Mr. Dwyer stated that the shed style roof envisioned for the main building has a nice feel and characteristic that fits well with the existing area, and with the 2-story section to minimize the site impact, the building structure is slightly higher and they are hoping to get approval for a 40-foot building height. He stated that a raised area will allow natural light into the facility. He added that they feel the extra height in this case will not impact the neighbors.

Mr. Dwyer added that a 10-year timeframe is being requested to allow enough time to raise money for the improvements.

Questions from the Plan Commission

Plan Commissioner Whiston asked if any other requests have been approved for 10 years in the past, and Ms. Stegall responded that the Glen Ellyn Evangelical Covenant Church received approval for 10 years of phased work. She also stated that Maryknoll Park received a lengthy approval time. Ms. Stegall responded to Plan Commissioner Girling that the Village Links received more than 5 years to complete that project but she could not recall the exact time frame. Plan Commissioner Allen asked if the petitioner used a survey or utilized County best practices when deciding to use the permeable pavers, and Mr. Dwyer stated that their engineers have used permeable pavers for many of their jobs in the past and stated that those benefits include durability and maintenance. Mr. Dwyer added that permeable pavers also have water quality benefits. Plan Commissioner Strayer asked if the petitioner had a budget amount, and Mr. Dwyer responded that they do not have a number tied down but can make estimations. Mr. Dwyer also responded to Plan Commissioner Strayer that funds are in the budget for Phase 1. Ms. Ortega added that the first phase of the parking lot and service building improvements are fully funded. She also responded to Plan Commissioner Strayer that there is not a specific plan as yet regarding fund raising. Mr. Whelan added that there are residents/organizations in the community who will be financially supportive of this project. Jennifer Nevis, 525 S. Park Boulevard, Glen Ellyn, Illinois responded to Plan Commissioner Strayer that there are 16 paid staff and 100-110 volunteers at Willowbrook. At Plan Commissioner Girling's request, Mr. Dwyer displayed an interior view of the main building and stated that the height of the building would be 32 feet if the roof was more flat. Mr. Dwyer also responded to Plan Commissioner Girling that a flat roof would not impact natural light. He also stated that a roof that is not flat is preferred in terms of maintenance and durability. Plan Commissioner Mansfield asked how long the construction drive will be in place. Mr. Dwyer responded approximately 12-16 weeks, about the time-frame of the construction of the parking lot. Mr. Dwyer responded to Plan Commissioner Mansfield that he would have no problem with a condition of approval that the temporary access drive will be right-in/right-out. Regarding traffic flow, Mr. Dwyer responded to Plan Commissioner Allen that buses will park along the full circle drive in the existing operation. He stated that in the future, a zone will be located at the edge of the parking lot to have some buses for drop-off. Mr. Dwyer explained that no major changes are being made to the accessway coming in; the alignment only is changing somewhat in terms of how it sweeps coming into the site. Mr. Dwyer also responded that the sidewalk to the north side is proposed to align with the stoplight at the intersection so that people can come in and the crossing of the main drive will be minimized. Mr. Dwyer confirmed for Plan Commissioner Allen that there is

no crosswalk on the south side of the property. Ms. Stegall responded to Plan Commissioner Whalen that the petitioner plans to construct dumpsters at the site, and Mr. Dwyer added that the trash enclosures will be screened.

Comments from the Public

Katherine Cilley, 3S101 Sequoia Drive, Glen Ellyn, Illinois stated she is a Willowbrook volunteer and has been involved with Willowbrook for eight years. Ms. Cilley stated that Willowbrook is a fabulous place but very tiny which is especially difficult when groups visit. She stated that Willowbrook needs to be expanded. She asked those present at the meeting to visit the site which is a nursing home for animals. She asked for the Plan Commission's support regarding this project.

Bob Wulffen, 153 N. Park Blvd., Glen Ellyn, Illinois is a volunteer at Willowbrook Wildlife Center. Mr. Wulffen stated he works with programs for guests and visitors. He stated they present programs for all ages regarding nature. He stated that another group that uses Willowbrook programs is students and young adults with special needs. Mr. Wulffen felt that enhancing the facility with more interactive activities would make the visitors' experience much more enriching.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Strayer, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Plan Commission

All of the Plan Commissioners were in favor of the proposed special use permit and variation requests for the Willowbrook Wildlife Center which they felt is an asset to Glen Ellyn. Most Plan Commissioners were in favor of a 10-year term for work at the site although two Plan Commissioners expressed some concern regarding this lengthy period of time. Plan Commissioner Mansfield stated he was comfortable with the height variation knowing that the Architectural Review Commission will review it prior to construction. He also requested adding a restriction regarding right-in/right-out access on the construction drive for safety reasons and other Plan Commissioners agreed with this condition. Plan Commissioner Allen recommended finishing the parking lot in Phase 1 before moving to Phase 2. Plan Commissioner Strayer was in favor of setting up funding that is earmarked for this facility only. Plan Commissioner Heming-Littwin stated that Willowbrook is a gem in town.

Motion

Plan Commissioner Mansfield moved, seconded by Plan Commissioner Girling, to recommend approval of a special use permit and zoning variations for the Willowbrook Wildlife Center at

535 S. Park Blvd. She stated that the Plan Commission hereby adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the July 11, 2013 public hearing as well as findings included in the deliberations of the Plan Commission and recommends approval of the following: 1. A special use permit in accordance with Section 10-4-3(B)5 for a Public Recreational Facility (wildlife education and rehabilitation center) where buildings do not occupy more than 10% of the site area. 2. The following variations from the Glen Ellyn Zoning Code: a. A variation from the specific landscape requirements in Section 10-5-13(L)1 related to the number, type and size of required trees on the property in the event that the site as a whole would not fulfill the specific requirements of this section. b. A variation from Section 10-4-3(D) to allow a building height of 40 feet for the main building/visitor's center in lieu of the maximum height of 35 feet permitted. c. A variation from Section 10-5-5(C) to allow an impervious surface setback of as little as 42.4 feet in lieu of the minimum setback of 65.54 feet required.

This recommendation for approval is subject to the following conditions: 1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the public hearing of the Plan Commission. 2. Access on the construction drive shall be restricted to right-in and right-out only.

The motion carried unanimously as follows: Plan Commissioners Mansfield, Girling, Allen, Fasules, Heming-Littwin, Strayer, Whalen, Whiston and Chairperson Loch voted yes.

Trustee Report

Plan Commissioner Strayer inquired about a newspaper article regarding sidewalks in Glen Ellyn and Trustee Friedberg responded.

Staff Report

Ms. Stegall stated that at least one item will be on the next Plan Commission meeting agenda.

There being no further business before the Plan Commission, the meeting was adjourned at 8:37 p.m.

Prepared by: Barbara Utterback, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

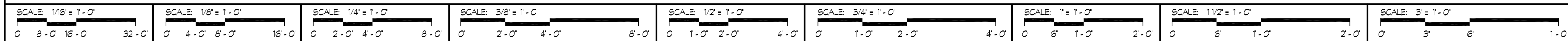
Exhibit "C"
Findings of Fact for
Requested Special Use Permit

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 an office is permitted in the C5A district with the approval of a special use permit and the front of the building will be maintained for retail use.
2. The proposed project is designed and shall be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the use will be located within an existing building and the proposed changes to the building and site will enhance the area.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the proposed use will be a passive office use similar to other office uses located on this same block.
4. The proposed use will be served adequately by existing 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 because the utilization of public facilities and services will be similar to the existing building.
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 an increase in the need for public facilities and services is not anticipated and the proposed use will result in the occupation of a long vacant building which should have a positive impact on the economic welfare of 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 proposed office use is not anticipated to produce excessive noise, smoke, fumes, glare or odors and no on-street parking is anticipated under normal usage.
7. The project 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 street frontage and existing parking facilities will remain.
8. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the only additional impervious surface proposed on the site are permeable pavers in the back patio area which will undergo stormwater review as part of the normal building permit process.
9. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because the proposed improvements have been designed in keeping with the historic character of the area and should enhance the building and site.

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1 MASTER SITE PLAN
A5.0 SCALE: N.T.S.



FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

Wight

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

EXISTING WILDLIFE REHAB FACILITIES

ADDITION, WITH RECEIVING AND STORAGE

EXISTING GARAGE, REMODELED AS REHAB SERVICE BUILDING

ADDITION WITH SPECIES RECOVERY ROOM AND OPEN-AIR PENS

OUTLINE OF EXISTING OFFICE HOUSE, DEMOLISHED

EXISTING MAIN BUILDING, REMODELED AS CLINIC AND REHAB CENTER

EXISTING PATH RESURFACED

CRESS CREEK

ADDITION WITH NEW VISITOR CENTER

LOWER OBSERVATION DECK

EXISTING BRIDGE TO EAST SECTION

OPOSSUM HABITAT

PEREGRINE HABITAT

TURKEY VULTURE HABITAT

RED-TAILED HAWK HABITAT

EDUCATION ACTIVITY DECK (TYPICAL)

BOBCAT HABITAT

RED FOX HABITAT

SHORT-EARED OWL HABITAT

BARN OWL HABITAT

NEW PAVED PATHS THROUGHOUT EXCEPT WHERE NOTED

REV	DESCRIPTION	DATE
1	MASTER SITE PLAN	

WILLOWBROOK WILDLIFE CENTER - SPECIAL-USE/ MASTER PLAN SUBMITTAL

525 S. PARK BOULEVARD
GLEN ELLYN, IL.

MASTER SITE PLAN

Project Number:
02-4844-09

Drawn By:

Sheet:

A5.0

MEMORANDUM

Date: July 19, 2022

To: Ms. Atrin Khodadadi Fard
Village Planner
Village of Glen Ellyn

From: Thomas Adomshick, PE, PTOE Brian Gilmore, PE
President Associate Engineer

Re: Willowbrook Nature Center Expansion
Park Boulevard & Fawell Boulevard
Glen Ellyn
Project No. 1115.086 – Review 1

At your request we have reviewed the following documents submitted for the expansion of the existing Willowbrook Nature Center located at Park Boulevard and Fawell Boulevard. This development will consist of four phases with an anticipated completion of the final phase after three construction seasons.

- Summary Traffic Evaluation prepared by KLOA, Inc. dated November 4, 2021.
- Special Use Permit Application prepared by Wight & Company dated July 8, 2022.

The proposed improvements to the Nature Center would include adding four additional parking spaces to serve the facility. Full access would continue to be provided at the signalized intersection of Park Boulevard and Fawell Boulevard.

Site Design Phasing Plan

1. The DuPage County Forest Preserve website indicates that the visitor center will remain closed until a new building opens in 2024. We do not anticipate any issues with construction traffic having a negative effect on traffic operations if the visitor center is closed.
2. The normal operating hours for the visitor center are 9 AM to 5 PM and the surrounding forest preserve has posted hours of 10 AM to 3 PM. Visitors come and go at various times throughout the day. We anticipate the proposed buildings will not have a significant impact since the planned visitor parking increases by only five vehicles. The parking supply limits the number of visitors at any time.
3. The expanded improvements are reported to increase the number of workers/volunteers from 30 to 35. We concur with the report that this will have a limited impact to the existing roadway system.

Traffic Impact Study

We have no further comments on the Summary Traffic Evaluation.

--end--



MEMORANDUM

TO: Atrian Fard, Village Planner
FROM: Amy McKenna, Consulting Civil Engineer, Hampton, Lenzini and Renwick, Inc.
DATE: August 5, 2022
SUBJECT: Willowbrook Wildlife Center Phase A Improvements
Engineering Review No. 2 for Plan Commission

We have reviewed the submittal for the subject project, and based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns as they relate to the civil engineering-related items. **The submitted documents are acceptable for presentation to the Plan Commission at this time. The applicant must address the following comments with the permit submittal and provide a comment response letter with that submittal.**

Stormwater Certification Submittal Comments

1. **Tab 2** — In the “Existing and Proposed Site Runoff” section of the narrative, add a reference to the Modified Rational Method, as it appears this was used to estimate the existing and proposed runoff values. The values for the runoff coefficient, C, assumed in all calculations are higher than typical Rational Method C values, which means that all values for runoff (site wide or for storm sewer) are conservative.
2. **Tab 2** — The engineer must provide documentation of the Estimated Seasonal High Water Table (ESHWT) by a geotechnical engineer or soils classifier. The ESHWT values noted on the PCBMPs details included are much lower than we would expect given the site proximity to wetlands and Glen Crest Creek. The ESHWT greatly affects the design and feasibility of PCBMPs.
3. **Tab 2** — The narrative notes that BMP 2 will be replacing an existing bioinfiltration basin. Clarify if this was previously required because of an impervious surface addition; if so, this existing volume must be replaced. Likewise, footnote 2 with Table 2: BMP Volume Sizing references an existing BMP; provide more information and show the location of the existing BMP on the BMP exhibits, labeling its associated volume.
4. **Tab 2** — The narrative references an “exhibit O&M” for PCBMPs, but that was not included in the report.
5. **Tab 2** — Provide additional soil erosion and sediment control information in the report. Provide a copy of the IEPA NPDES Permit and/or Notice of Intent correspondence and the Stormwater Pollution Prevention Plan (SWPPP).
6. **Tab 2** — Proposed site gravel is included in several of the site impervious area tabulations, but it is not clear where the gravel is located. Show gravel surfaces in the legends on the exhibit and in all DMAs. For example, DMA 7 is shown to have gravel per the table on EXH2.0, but the area is not shown. Does DMA stand for Drainage Management Area?
7. **Tab 2** — On EXH3.0, the stone storage depth for DMA 7 is shown as 32 inches, but the PCBMP detail seems to show 33 inches. We calculated a required BMP surface area of 1671 SF, based on a stone depth of 32 inches.
8. **Comment partially addressed - Tab 2** - On EXH3.0, label the dimensions/surface area of BMP 1 and BMP 2. **The designs have been altered. Provide more detailed calculations of the BMP volumes either in the report on EXH 3.0. Clarify the depth and elevation of the stone beneath rain garden (BMP 1) and filter strip (BMP 2) and add information to the details**

and/or site plan. To maximize infiltration and the available storage volume the bottom of the stone layers should be flat or nearly flat. In addition, the surface grading near BMP 2 must be adjusted to force capture of runoff in the gravel beneath the filter strip; create a ridge on the east edge of the filter strip and add elevations to the grading plan.

9. **Tab 2**—On EXH3.1, label the rim elevations of the structures on the BMP cross section details. See comments above about the ESHWT.
10. **Tab 2**—In the storm sewer sizing calculations, the intensity values do not match Bulletin 75 values. A 5 minute, 10 year storm has an intensity of 7.44 in/hr. A 10 minute, 10 year storm has an intensity of 6.48 in/hr.
11. **Tab 2**—In the storm sewer sizing calculations, pipes 31-34 seem to be sized for a 10 year event, but these pipes are essentially roof drain connections. We believe roof drains are sized for the 100 year, 1 hour event per the building code. The engineer should coordinate with the architect to determine the required flow for these storm sewers. Perhaps the engineer intends that excess flow will bubble out of the lids of structures STM 1.3 and STM 1.4?
12. **Tab 3**—The engineer should briefly address protection of buildings. From the flood profiles submitted, it appears the engineer has determined the base flood elevation in the vicinity of the improvements. Provide a statement above the elevation of the buildings relative to the floodplain; one foot of freeboard is required for commercial structures near a major stormwater system. The requirement appears to be met based on the base flood elevation information provided.
13. **Acknowledged - Tab 4** - Wetland comments will be provided in a separate review letter by the Village's environmental scientist consultant.
14. **Comment partially addressed - Tab 7** – Provide tab 7 and address maintenance and monitoring of impacted buffer areas and PCBMPs. **The review of the revised wetland/buffer submittal may dictate additional requirements for the buffer areas; this can be addressed during permit review.**
15. **Tab 8**—Provide tab 8 information at the time of permit review. Include an Engineer's Opinion of Probable Construction Cost must be provided for all stormwater facilities and erosion and sediment control measures (including grading and landscape restoration).

Design Plan Comments and Miscellaneous Comments

1. The proposed plumbing plans show trench drains within the enclosed areas connected to the storm sewer system. In enclosure J, some trench drains drain to the storm sewer and some to the sanitary sewer. It is our understanding that floor drains and trench drains in roofed areas must be connected to the sanitary sewer system. Drain tiles around the perimeter of the enclosure and downspout piping should be designed to handle storm water that migrates into and around the enclosure; trench drains are suited for allowing for washing and animal waste to be removed. We noted that in 2021, the Village provided direction to the Forest Preserve District about handling and treatment of animal waste and indicated that discharge to stormwater facilities is not appropriate.
2. Clearly show the areas of pea gravel (that contain drain tile) around the perimeter of the enclosures.
3. Label the dimensions of the enclosures/buildings on the civil site plan.
4. Provide dimensions of the BMPs 1 and 2 on the site plan. Show the outline of BMP 2 on all sheets where BMP boundaries are shown; label all of them (or provide a line type within the legend).
5. The notes and legends on most of the civil plans obscure most of the wetland, buffer, floodway and floodplain boundaries. Relocate these or reconfigure the sheets such that more of the boundaries can be seen.
6. The rip rap apron detail seems to include only one set of dimensions, when the proposed outfall pipes vary in size. Clarify if the same size apron be used for all three outfalls.
7. **Acknowledged** - Utilities will be reviewed in detail when building permit plans are submitted for review. However, we note that the civil plans refer to the plumbing plans for lift station information (C4.00), and the plumbing plans refer to the civil plans (P1.00). Force main length is specified on C4.00, but no additional information is provided.

8. ~~In the correspondence regarding threatened and endangered species, there is reference to USFWS correspondence (Tom Velat's email on 5/6/2022). Include a copy of that correspondence within the packet. Provide the results of the "emergent survey" for the bat once complete and follow-up correspondence with IDNR.~~
9. ***New Comment Based on Revisions*** – STM 1.9 appears to be in conflict with an electrical line.
10. ***New Comment Based on Revisions*** – While the Village will not prohibit the proposed invert elevations and drywell concept for STM 1.6, design changes could reduce or eliminate the proposed offset/siphon invert condition. The slopes of the storm sewer between OTFL 2 and STM 1.8 could be reduced and still provide 2 ft/s cleansing velocity, and use of plastic pipe instead of RCP would provide additional cover above the pipes. Since the RCP storm sewer crosses above the water main, the pipe would need to have water-tight joints, be encased, or be constructed of water main quality pipe (ductile iron or PVC) anyway.

cc: Emily Rodman, Interim Director of Community Development
Steve Witt, Building & Zoning Official
John Hubsy, Assistant Director Public Works
Nick Burgoni, Utilities Supervisor
Alicia Burchacki, Environmental Scientist, Hampton, Lenzini and Renwick, Inc.



MEMORANDUM

TO: Atrian Fard, Village Planner

FROM: Alicia Burchacki, Consulting Environmental Scientist
Hampton, Lenzini and Renwick,
Inc.

DATE: August 4, 2022

SUBJECT: Willowbrook Wildlife Center Phase A Improvements
Wetland Review No. 2

We have reviewed the submittal for the subject project and based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns as they relate to the wetland delineation and DuPage County Permitting. **The applicant should address the following comments and provide a comment response letter with the revised submittal.**

Wetland Submittal Comments

1. The WWC Phase A Development Plan Review Response Letter wetland response refers to a Wetland Review Comments Response Letter Dated 7/29/2022. We did not receive that document. Please provide us with that document at your earliest convenience.
2. I, Alicia Burchacki with HLR Engineering, met with Edmond Lebbos from BLA Inc. on 8/4/2022 to verify the updated wetland boundaries. Those are approved and the wetland report and plans will need to be updated to reflect the changes. This can be done anytime between now and the wetland permit submittal. These changes should not affect any of the building design or layout.
3. Regarding the indirect impact analysis: The narrative in Tab 4 in the stormwater report references an exception on the DuPage County ordinance (Section 15-87.A.1). The Ordinary High Water Mark (OHWM) is defined as the line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank (scour line), shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. Information about the Ordinary High Water Mark was not provided within the wetland submittal. While the wetlands are within the regulatory floodplain and below the base flood elevation (BFE), it does not appear that the wetlands are not entirely at or below the OHWM. However, the calculations and information provided in the stormwater report do indicate that there is no potential for adverse impact, per section 15-87.A.3 of the DuPage County ordinance, so no further analysis is required.

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF A SPECIAL USE PERMIT, ZONING VARIATIONS, AND EXTERIOR
APPEARANCE TO ALLOW PHASE A OF THE IMPROVEMENTS TO
WILLOWBROOK WILDLIFE CENTER LOCATED AT 525 S. PARK BOULEVARD**

Related to the requests of the petitioner, Karen Gray, on behalf of the Forest Preserve District of DuPage County, for approval of a **Special Use Permit**, to accommodate Phase A of the improvements to the Willowbrook Wildlife Center located at 525 S. Park Boulevard, in accordance with Section 10-10-14(E) 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 proposed improvements support the goal of the 2001 Comprehensive Plan that envisions Willowbrook Wildlife Center as a focal point and landmark and supports the expansion of the existing use and amenities on the property. The Draft Comprehensive Plan also supports the execution of the Forest Preserve's Master Plan.
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 features, construction, and operation of Willowbrook Wildlife Center will remain consistent with before. The improved area on the property will not be visible to surrounding residential properties and will be setback and screened from Park Boulevard. In addition, the Forest Preserve District has a commitment to the utilization of durable materials that lend themselves to a long life span and ease of maintenance.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the current use of the site will not be changing.
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 will be no change in the public facilities and services needed and the site will continue to be served by the existing street network and other support services through the Village including water and sewer services and fire protection will be available.
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 site has been operating successfully without additional public cost and will continue to operate in such as manner. Furthermore, the project intends to serve current users better and operate the wildlife rehabilitation services more efficiently.

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 there will be no changes in the nature of the use; it will continue to be operated as a forest preserve, wildlife rehabilitation and visitor center. However, the operation of the facility will be more efficient, thereby making improvements to the current condition.
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 vehicular approach to the facility will not be changing and currently the vehicular approach is at a signalized intersection.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the petitioner has engaged a civil engineer to examine various strategies 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 the petitioners have consulted with the Illinois Department of Natural Resources to preserve natural features of the site and the proposed Phase A of improvements will be generally confined to the existing developed area.

Related to the requests of the petitioner, Karen Gray, on behalf of the Forest Preserve District of DuPage County, for **approval of the following zoning variations:**

- a. Section 10-5-4(A)-2(a) to allow the total combined area of the existing and proposed accessory structures to be approximately 23,000 square feet where the maximum combined area of 1,000 square feet is permitted for freestanding accessory structures.
- b. Section 10-5-4(A)-4(a) to allow the proposed accessory structures to be closer to the front property line than the principal buildings on the lot.
- c. Section 10-5-5(B)-3 to allow an eave height of 17.75 feet for an accessory structure in lieu of the maximum allowable eave height of 12 feet.
- d. Table 10-5-5(B)4#12 to allow an eight-foot, fully enclosed fence where the maximum height for a fence closer to the street than the principal structure on a lot is four feet with 33.3 percent openness.
- e. Table 10-5-5(B)4#12 to allow an eight-foot-tall fence where the maximum height for a fence

located at or behind the front face of the principal structure is six feet.

- f. Specific landscape requirements in Section 10-5-13(L)1 related to the number, type and size of required trees on the property in the event that the site as a whole would not fulfill the specific requirements of this section.

...all to accommodate Phase A of the improvements to the Willowbrook Wildlife Center, 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 without the granting of the variations the proposed improvements would not meet the minimum standards required for wildlife rehabilitation to operate effectively. The design submitted will yield the highest and best use for the site.
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 use of the property is unique, which imposes certain requirements for wildlife rehabilitation that would not be generally applicable to other properties in the CR District.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property but rather to provide the best care for animals and effectively improve the operations.
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 Willowbrook Wildlife Center would like to improve the site to the best of their ability to create a more effective rehabilitation center that better suits their needs.
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 improvements will enhance the usefulness of the property, the service to the current users, and the wildlife rehabilitation operations.

- a. Impair an adequate supply of light and air to the adjacent property due to the presence of considerable forest buffer screening the new improvements from adjacent neighbors.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because the proposed improvements will maintain over 275 feet from surrounding neighbors.
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village because the proposed improvements will enhance the operations and functions of Willowbrook Wildlife Center and will not negatively impact general welfare of the Village.
 - d. Diminish or impair property values within the neighborhood because the project will be an improvement over the existing conditions, which would enhance the property values of the neighborhood through renovations and rehabilitation of the dilapidated structures.
 - e. Unduly increase traffic congestion in the public streets and highways because there will be no changes to the facilities accessed by public and therefore; there will be no increase to the amount of traffic generated.
 - f. Create a nuisance because the improvements requiring variations will maintain over 275 feet of green buffer from adjacent properties.
 - g. Result in an increase in public expenditures because public improvements are not required for this project.
6. 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 rehabilitation center would be underutilized. The design submitted to the Village is part of Forest Preserve's Master Plan that will allow the highest and best use of the property. It will enable the Willowbrook Wildlife Center to expand its operations and increase efficiency.

Related to the requests of the petitioner, Karen Gray, on behalf of the Forest Preserve District of DuPage County, for approval of the **Exterior Appearance** application to accommodate Phase A of the improvements to the Willowbrook Wildlife Center located at 525 S. Park Boulevard, in accordance with Ordinance No. 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 Phase A improvements are in substantial conformance with the Appearance Review Guidelines and are compatible with the character of the neighborhood.

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Park\Park 525 S., Willowbrook Wildlife Center, SUP\2022 SUP, EA\Meeting Materials\PC\Draft Findings of Fact.docx

(DRAFT) MOTION TO RECOMMEND APPROVAL A SPECIAL USE PERMIT, ZONING VARIATIONS, AND EXTERIOR APPEARANCE TO ALLOW PHASE A OF THE IMPROVEMENTS TO WILLOWBROOK WILDLIFE CENTER LOCATED AT 525 S. PARK BOULEVARD

After conducting a public hearing and deliberating on the requests of the petitioner, Karen Gray, on behalf of the Forest Preserve District of DuPage County, for approval of a Special Use Permit, Zoning Variations, and Exterior Appearance, all to accommodate Phase A of the improvements to the Willowbrook Wildlife Center located at 525 S. Park Boulevard, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on August 25, 2022 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. The project shall be constructed in substantial conformance with the Phase A plans as submitted and the testimony presented at the August 25, 2022 Plan Commission public hearing.
2. That the proposed landscaping on the site shall be installed in compliance with the approved landscape plan and be continuously maintained in perpetuity.
3. That the proposed structures shall be constructed in compliance with the approved Exterior Appearance.
4. The stormwater management plan shall be reviewed and approved by the Village Stormwater Engineer prior to the issuance of a building permit for Phase A.
5. The wetland delineation shall be reviewed and approved by the Village Environmental Engineer prior to the issuance of a building permit for Phase A.
6. The petitioner shall return to the Plan Commission and Village Board for review and approval of the remaining phases of the project.

Motion by: _____ Seconded by: _____