



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, May 4, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Public Comment (non-agenda items)**
- C. Approval of Draft Minutes**
 - 1) (April 27, 2023 minutes will be presented at the May 25, 2023 meeting)
- D. New Business**
 - 1) Public Hearing – 490 Kenilworth Avenue: Frank Johnson Center; Glen Ellyn Park District, is petitioning the Village for a Special Use Permit and a Zoning Variation, associated with construction of a new maintenance facility, associated outdoor storage, and site development.
 - 2) Public Hearing – Proposed Text Amendment: Amendments to Chapter 4 (District Regulations), specifically C3-C6 zoning districts of the Zoning Code pertaining to the designation of tobacco, vape, and smoke shops as special uses.
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Scott Viger, Planning Consultant

DATE: April 28, 2023

FOR: May 4, 2023, Plan Commission Meeting

SUBJECT: 490 Kenilworth Avenue - Frank Johnson Center; Glen Ellyn Park District-Special Use Permit and Zoning Variation

PETITIONER: Glen Ellyn Park District is the owner of the property located at 490 Kenilworth Avenue.

REQUEST: Approval of a Special Use Permit associated with construction of a new maintenance facility, associated outdoor storage, and site development. In order to accommodate the project, the petitioner is specifically requesting approval of the following:

1. A Special Use Permit in accordance with Section 10-4-3(A) and (B) for a new building (Park District Maintenance Facility).
2. A variation from table 10-5-5 (B)4-#12 of the Zoning Code. This section allows a 6 ft. fence no closer to the street than the principal structure. (The proposed fence extends north of the proposed principal structure).

**LOCATION/
ZONING:**

The subject property is comprised of approximately 2.04 acres and is located on the southeast corner of Anthony Street and Kenilworth Avenue. The surrounding zoning and land uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>
North:	Single-Family	Village R2
South:	Single-Family	Village C4
East:	Single-Family and Townhomes	Village R2 and R4
West:	Single – Family and Vacant Building (Wheaton College)	Village R2 and C4

**PUBLIC
NOTICE:**

Notice of the public hearing was published in the April 19, 2023, edition of the *Daily Herald*. Property owners within 250 feet of the property were

notified by mail of the public hearing and a placard was placed on the property. (The Park District also held a neighborhood meeting in April).

REVIEW**PROCESS:**

In order to accommodate the project, the Park District is requesting approval of a special use permit and variation. The proposed exterior appearance is scheduled for review by the Architectural Review Commission on Wednesday, May 2, 2023.

PROJECT**SUMMARY:**

The Frank Johnson Maintenance Center will be the maintenance headquarters for the Glen Ellyn Park District. The 13,125 square foot Center will house parks and facilities maintenance, natural area maintenance, horticulture, and fleet maintenance. Specific details of the project are contained in the petitioner's application packet. An overview of the proposed improvements as they relate to the requested Special Use Permit is below.

1. Maintenance Building. The new Maintenance Facility will be approximately 13,000 square feet single story building with a mezzanine level at its northern end. The building is to be constructed of natural stacked stone and fiber cement (James Hardie) siding. The pitched roof will be shingled with large dormers. The overall height of the building is 34' – 10" below the Code maximum of 35'. The new building would be located at the southern portion of the property allowing the existing green space and playground along Anthony Street to remain. An existing entrance at the site's northwest corner from Anthony Street is proposed to be closed.
2. Access. There are two entrances proposed to the site from Kenilworth Avenue. These two entrances are located to minimize site development work and provide ease of access for Park District vehicles. As such they do not align with driveways on the east side of Kenilworth Avenue.
3. Parking. The new development will have parking for 17 cars east of the building along Kenilworth Avenue and 10 parking spaces along the southern property line. These spaces are setback a minimum of 25' from the eastern property line. Outdoor storage and parking for approximately 25 Park District vehicles is proposed in the rear yard (to the west of the building). The number of spaces complies with the Zoning Code.
4. Trash Enclosure. A masonry trash enclosure is provided. The enclosure meets the Municipal Code for height as it is 8' with two metal gates and is open on the top.

5. Landscaping. The Park District has presented a Landscape Plan which is satisfactory. The plan contains two rain gardens: the larger buffers the parking area from Kenilworth Avenue. The second raingarden is west of the existing playground. Municipal staff had suggested additional ornamental tree or two near the site's northeast corner. Petitioner has stated that the existing playground is due for a planned renovation and this comment will be addressed at that time.
6. Signage. No freestanding sign is proposed. However, the architectural elevation depicts a wall sign. Municipal Code Section 4 – 5- 8 (A) 2 limits wall signs to 1 square foot per linear foot of establishment frontage with a 100 square foot maximum. Any signage would be required to comply with the code.
7. Phasing. This is proposed as a single-phase development although the Park District does mention the future renovation of the existing playground space at the far northern portion of the site.
8. Stormwater. The Village Engineer has reviewed the submittal approved the preliminary plans with conditions that relate to typical stormwater and site design details. Any remaining issues would be addressed well before issuance of a building permit.

**PLAN
COMMISSION
ACTION:**

The Plan Commission should review the petitioner's requests for approval of the requested Special Use Permit and variation and make a recommendation to the Village Board for approval, approval with conditions or denial. In reviewing the requested Special Use Permits, the Commission should consider the criteria in Section 10-10-14(E) of the Zoning Code. The criteria are provided in the draft findings of fact which are attached for your reference.

cc: Martin Scott, Community Development Director
Nathan Troia, Glen Ellyn Park District
Aaron Bruder, CAGE Engineering

**Village of Glen Ellyn
Community Development Department
Development Review Transmittal and Response Form**

DATE: 2/28/2023

SENT BY: Derek Rockwell

DISTRIBUTION:

Marty Scott, Community Development Director	<u>X</u>	Atrian Fard, Senior Planner	<u>X</u>
Rich Daubert, Public Works	<u> </u>	Derek Rockwell, Planner	<u>X</u>
Ray Fano, Civil Engineer	<u>X</u>	Robert Schmidt, Building Official	<u> </u>
Keven Graham, Landscape Consultant	<u> </u>	Alicia Burchacki, HLR Environmental Scientist	<u>X</u>
Amy McKenna, HLR Development Civil Engineer	<u> </u>	ERA:	<u> </u>
Amy McSwane, HLR Traffic Consultant	<u>X</u>	Other:	<u> </u>

Applicant: Glen Ellyn Park District **Project Name:** Frank Johnson Center - Maintenance Facility

Project Location: 490 Kenilworth Avenue **Zoning:** CR: Conservation / Recreation District

Project Description: Demolition and reconstruction of Park District maintenance facility

Date Submitted: 2/27/2023 **Revision #** 1
One Step Process 1 **Two Step Process**

Village Approvals Required:

Outside Approvals Required:

Preliminary PUD	<u> </u>	Preliminary Subdivision	<u> </u>	IDOT	<u> </u>
Final PUD	<u> </u>	Final Subdivision	<u> </u>	DuPage DOT	<u> </u>
Special Use Permit	<u>X</u>	Zoning Map Amendment	<u> </u>	DuPage DEC	<u> </u>
Zoning Variation(s)	<u> </u>	Zoning Text Amendment	<u> </u>	Other:	<u> </u>
Stormwater Variation(s)	<u> </u>	Annexation	<u> </u>		
Exterior Appearance	<u>X</u>	Annexation Agreement	<u> </u>		
Sign Variation(s)	<u> </u>	Recapture Agreement	<u> </u>		
R-O-W Vacation	<u> </u>	Other:	<u> </u>		

Previous Agreements and Ordinances Applicable to the Case:

Please return to Planning and Development NO LATER THAN: Monday, March 27, 2023

Acceptable as is **Unacceptable (see changes below)**

Comments:

SUBMITTED BY: **DEPARTMENT:**

GLEN ELLYN PARK DISTRICT JOHNSON CENTER

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137

LIST OF ATTACHMENTS

- DESCRIPTION OF USE
- WARRANTY DEED
- ZONING VARIATION REQUEST
- EXTERIOR APPEARANCE REVIEW APPLICATION
- SPECIAL USE PERMIT APPLICATION
- PLAT OF SURVEY/LEGAL DESCRIPTION
- SITE PLAN
- LANDSCAPE PLAN
- TREE SURVEY & ANALYSIS
- BUILDING ELEVATION DRAWINGS
- COLOR BUILDING RENDERINGS
- FLOOR PLANS
- LIST OF BUILDING MATERIALS AND COLORS
- LIGHT FIXTURE CUT SHEETS
- PHOTOMETRIC PLAN
- GRADING PLAN
- UTILITIES PLAN
- LAND USE OPINION REPORT APPLICATION
- LAND USE OPINION RESOURCE REVIEW LETTER
- IDNR ENDANGERED SPECIES CONSULTATION

PROJECT EXHIBITS

GLEN ELLYN PARK DISTRICT JOHNSON CENTER

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137

The Dr. L. Frank Johnson Center is the maintenance headquarters for the Park District. The Center is located at 490 Kenilworth Ave, Glen Ellyn, IL 60137.

Situated on 2 acres of land, the building was formerly an ice manufacturing facility. Originally constructed in c.1930 and most recently renovated in 2001.

FJC has served as a recreation, administration, and maintenance facility prior to becoming the maintenance headquarters. Areas of service housed at the FJC include parks and facility maintenance, natural area maintenance, horticulture, and fleet maintenance. Adjacent to the facility is a park and playground.

FGMA was hired in 2021 to perform a facilities analysis, the results of that study determined a new ground up facility located on the existing site would best serve the needs to the Park District.

Per the Park District, implementation of these improvements will help to ensure that the maintenance facility will continue to successfully serve the community in the years to come.

DESCRIPTION OF USE



VILLAGE OF GLEN ELLYN

Special Use Permit Application Packet

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

GLEN ELLYN PARK DISTRICT
440 KENILWORTH

APPLICATION FOR SPECIAL USE PERMIT

CLEAR PAGE

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: _____ Application No: _____

Name of Applicant: Glen Ellyn Park District

Address of Applicant: 185 Spring Ave.

Business Phone: 630-858-2462 Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: ntroia@gepark.org

Property Interest of Applicant: Owner

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Glen Ellyn Park District

Address of Owner: 185 Spring Ave.

Business Phone: 630-858-2462 Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: ntroia@gepark.org

Property Address: 490 Kenilworth Ave.

Legal Description of Property:

THE NORTH 350.5 FEET OF LOT 6 IN BLOCK 3 IN ROBERTSON'S 7TH ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED OCTOBER 20, 1908 AS DOCUMENT 94950, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index No. (PIN): 0510408006 Zoning: CR

Lot Dimensions: 261x350 Lot Area: 2.04

Present Use:

Park District maintenance facility and public park

Requested Use Construction:

Park District maintenance facility and public park

Estimated Date to Begin New Use/Construction: 05/15/23

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

FONTA ARCHITECTS Dan Nicholas 630-576-1686
1211 W. 22nd Street Suite 700 Oak Brook IL

Care Civil Engineers Aaron Broder, P.E.
Engineering Director Illinois

www.carecivil.com
2510 Cahoon Drive Suite 325
Lisle IL 60532
P: 630-598-0607 | M: 847-845-7726

Scott Stroud

McCluskey Engineering
Corporation
1887 High Grove Lane
Naperville, Illinois 60560
T: 630-717-2399 x 313

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

The Use of the property has not changed. All lighting will be deigned with the dark sky principals in mind. Noise will be a minimum/ and only frequent at the start and end of day.

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 Use of the property has not changed. The building will screen the fleet and assist with noise and lights from vehicles. Additional plantings will also aid in a screen

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:

yes

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

correct

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:

yes

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:

yes

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:

yes

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:

yes

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

yes

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

yes

CLEAR PAGE

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>1-9-23</u> Date	<u>DAVE HARRIS</u> Print Name	<u>D-H</u> Signature of Applicant
<u>1-9-23</u> Date	<u>DAVE HARRIS</u> Print Name	<u>D-H</u> Signature of Applicant
<u>1-9-23</u> Date	<u>DAVE HARRIS</u> Print Name	<u>D-H</u> Signature of Applicant

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



VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

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

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

APPLICATION FOR VARIATION

For the property at _____ 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: _____

Address: _____

Home Phone No.: _____ Cell Phone No.: _____

Fax No.: _____

E-mail: _____

Ownership Interest in the Property in Question:

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):

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

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: _____

Permanent tax index number: _____

Legal description:

Zoning classification: _____

Lot size: _____ ft. x _____ ft. Area: _____ sq. ft.

Present use:

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):

Estimated date to begin construction: _____

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

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:

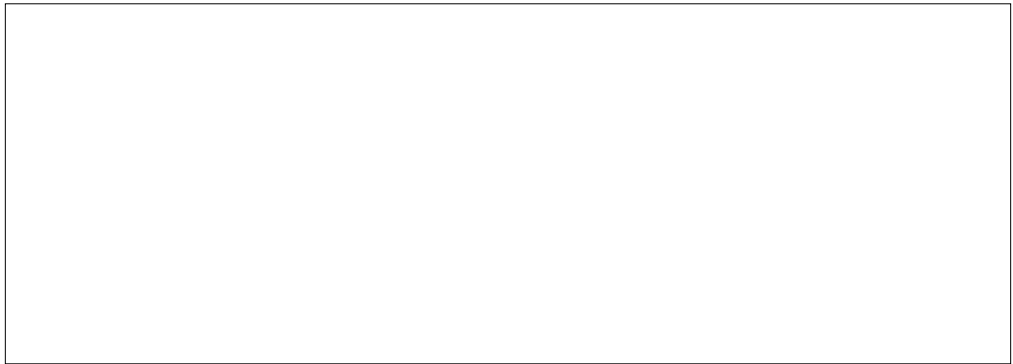
2.
 - a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

OR

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

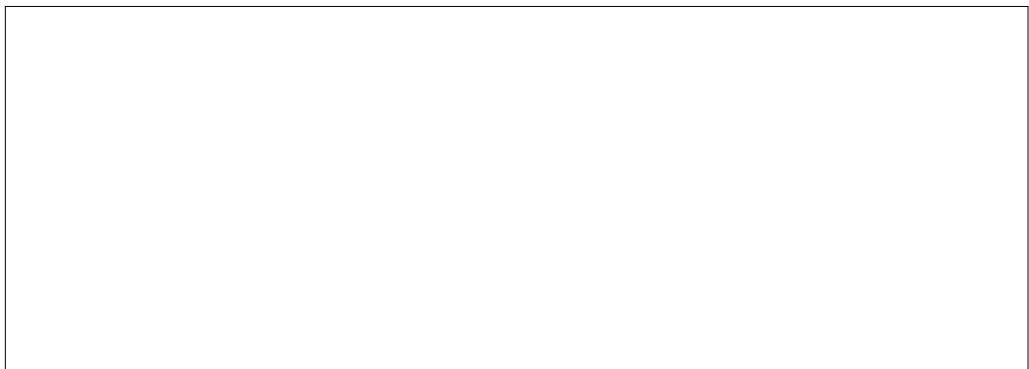
A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item b.

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

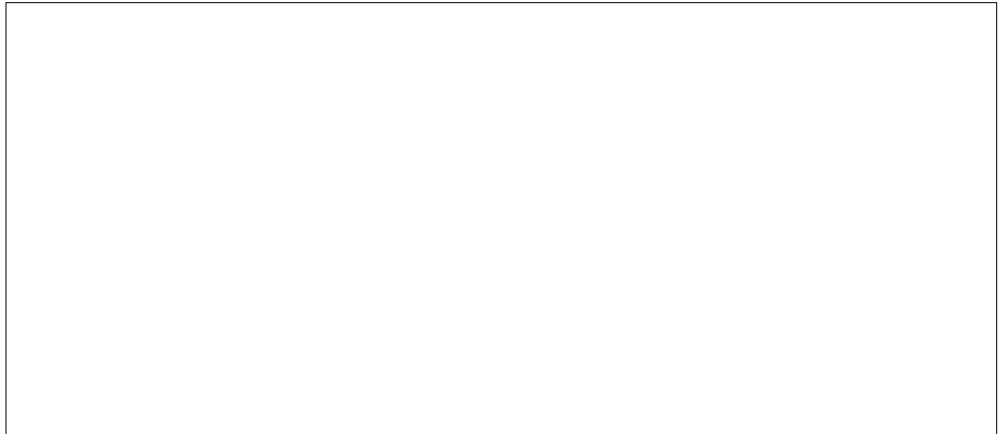
A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 3.

- 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:

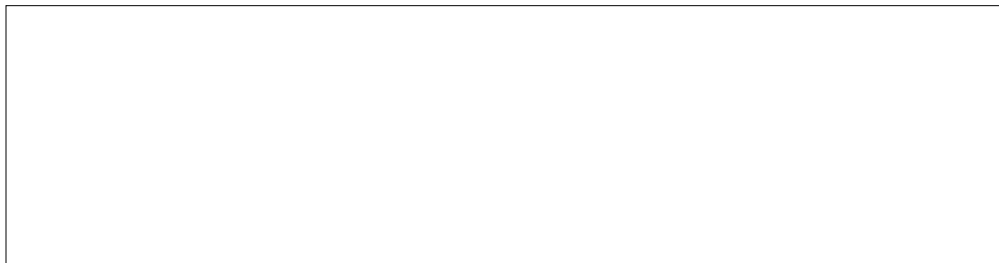
1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 1.

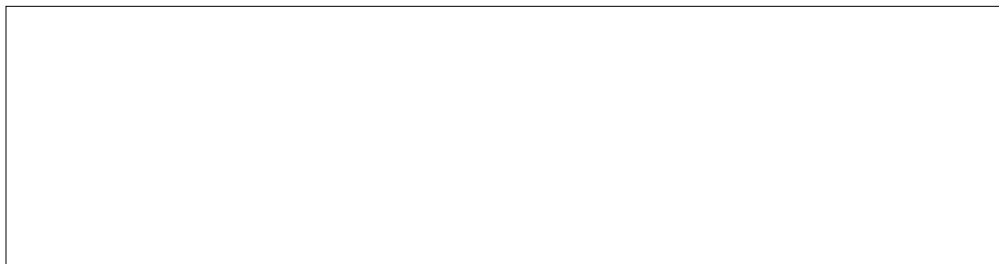
2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 2.

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:

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 3.

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.

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 4.

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.

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 5.

6. Provide evidence that the proposed variation will not:

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

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

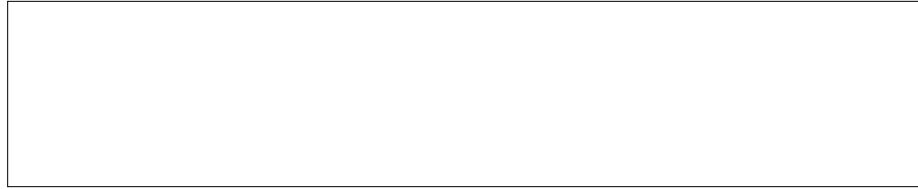
c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

d. Diminish or impair property values within the neighborhood;

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

f. Create a nuisance; or

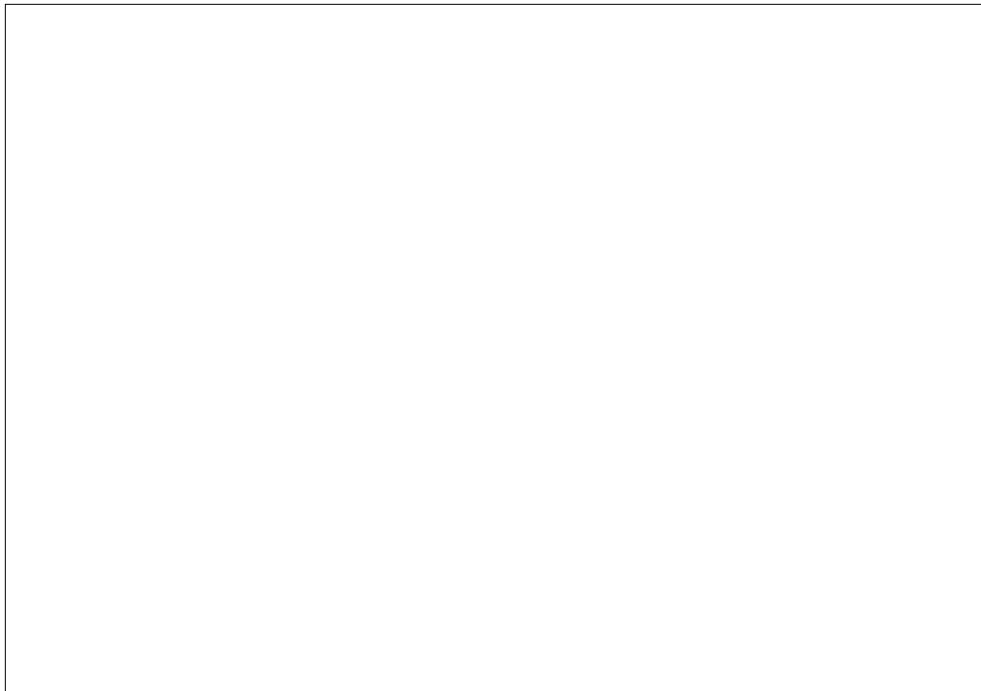
g. Results in an increase in public expenditures.



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



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

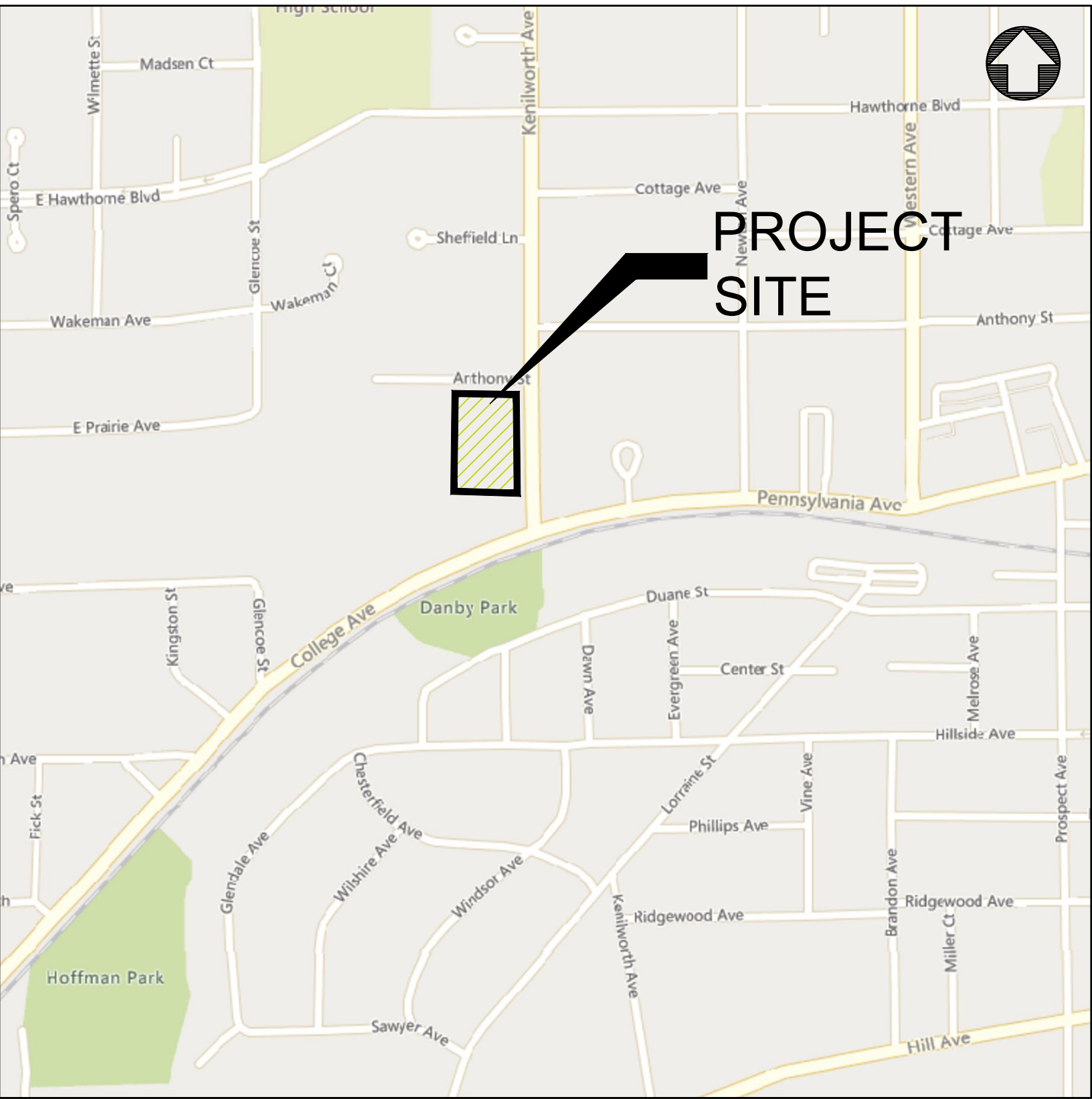


FINAL ENGINEERING FOR

FRANK JOHNSON CENTER

490 KENILWORTH AVE.
GLEN ELLYN, IL 60137

LOCATION MAP



SECTION 10, TOWNSHIP 39N, RANGE 10E

Sheet List Table

Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES AND SPECIFICATIONS
C1.0	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION PLAN
C1.2	SITE PLAN
C2.0	GRADING PLAN
C3.0	SOIL EROSION & CONTROL PLAN
C3.1	SOIL EROSION & CONTROL PLAN DETAILS
C4.0	UTILITY PLAN
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS

LEGAL DESCRIPTION

THE NORTH 350.5 FEET OF LOT 6 IN BLOCK 3 IN ROBERTSON'S 7TH ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED OCTOBER 20, 1908 AS DOCUMENT 94950, IN DUPAGE COUNTY, ILLINOIS.

ALSO LOT 2 IN SCRIPTURE PRESS PUBLICATIONS RESUBIDISION BEING A SUBDIVISION IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED AUGUST 7, 1991 AS DOCUMENT R91-101194, IN DUPAGE COUNTY, ILLINOIS.

TOTAL PROPERTY AREA: 2.10 ACRES

SITE BENCHMARKS

WEST BONNET BOLT WITH ARROW POINTING TOWARDS ON THE HYDRANT AT THE SOUTHWEST CORNER OF KENILWORTH AVE AND ANTHONY STREET.
ELEVATION = 757.75 (NAVD88)

SOUTH BONNET BOLT WITH ARROW POINT TOWARDS ON THE FIRST FIRE HYDRANT SOUTH OF ANTHONY STREET ON THE EAST SIDE OF KENILWORTH AVE.
ELEVATION = 759.30 (NAVD88)

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	BARRIER CURB
CURB & GUTTER	B6.12 CURB & GUTTER
EXISTING BUILDING	DEPRESSED CURB
PCC SIDEWALK	PROPOSED BUILDING
GAS SERVICE	PCC SIDEWALK
ELECTRIC SERVICE	STANDARD DUTY BITUMINOUS PAVEMENT
STORM SEWER	HEAVY DUTY CONCRETE PAVEMENT
SANITARY SEWER	GAS SERVICE
WATER MAIN	ELECTRIC SERVICE
CABLE LINE	STORM SEWER
OVERHEAD UTILITY LINE	SANITARY SEWER
COMMUNICATION LINE	WATER MAIN
FIBER OPTIC LINE	FENCE
FENCE	STORM STRUCTURE
STORM STRUCTURE	DOWNSPOUT CONNECTION
SANITARY MANHOLE	SANITARY MANHOLE
CLEANOUT	CLEANOUT
WATER METER	WATER METER
VALVE VAULT	VALVE VAULT
VALVE BOX	VALVE BOX
HYDRANT	HYDRANT
GAS METER	GAS METER
ELECTRIC METER	ELECTRIC METER
PARKING LOT LIGHT	PARKING LOT LIGHT
UTILITY POLE	FLOW ARROW
GUY WIRE	OVERLAND FLOOD ROUTE
TRANSFORMER	TOP OF SIDEWALK GRADE
FIBER OPTIC BOX	TOP OF CURB GRADE
FIBER OPTIC PEDESTAL	PAVEMENT GRADE
CABLE PEDESTAL	GROUND GRADE
PHONE PEDESTAL	MAJOR CONTOUR
ELECTRIC PEDESTAL	MINOR CONTOUR
MAJOR CONTOUR	
MINOR CONTOUR	

DRAINAGE STATEMENT:
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

ENGINEER: DATE: 04/10/2023

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

04/10/2023
VILLAGE RESUBMITTAL
03/17/2023
ISSUE FOR OWNER REVIEW
02/27/2023
ISSUE FOR OWNER REVIEW

GLEN ELLYN PARK DISTRICT
FRANK JOHNSON CENTER
490 KENILWORTH AVENUE
GLEN ELLYN, IL

PROJ NO: 220169

ENG: SJS, AJB

DATE: 02/27/2023

SHEET TITLE

SITE
LOCATION
MAP & CIVIL
LEGEND

SHEET NUMBER

C0.0

1 OF 11



GENERAL REQUIREMENTS:		
1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED JANUARY 1, 2022 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.	26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.	3. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.	27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.	4. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.	28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.	5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.	29. RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE VILLAGE OF GLEN ELLYN.	6. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.	EXISTING TOPOGRAPHY:	7. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES;" AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.	1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.	8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY VILLAGE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE VILLAGE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICAADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE VILLAGES TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND GLENN ELLYN'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.	2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.	9. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.	3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.	10. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.	SITE DEMOLITION:	11. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.	1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.	12. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.	2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.	13. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.	3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.	14. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.	4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.	15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.	5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.	16. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.	6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.	17. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.	7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.	18. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.	8. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.	19. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.	9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.	20. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.	10. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.	SITE UTILITIES:
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.	11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.	1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.	12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.	A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.	13. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS (INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS) SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.	B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.	14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.	C. VILLAGE OF GLEN ELLYN OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.	15. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.	2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
25. ALL SIDEWALKS SHALL BE 5 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. IN AREAS WHERE THE SIDEWALK CROSSES THE DRIVEWAY APPROACH, IT SHALL BE 8 INCHES IN THICKNESS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%.	16. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.	3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
	SITE LAYOUT:	4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
	1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.	5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
	2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.	6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
	3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE VILLAGE OF GLENN ELLYN. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.	7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
	4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.	8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
	5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.	9. SANITARY MANHOLES WILL REQUIRE SELF-SEALING FRAMES/LIDS AND CHIMNEY SEALS.
	6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.	10. ALL STORM SEWERS AND STRUCTURES ONSITE ARE TO BE PRIVATELY OWNED AND MAINTAINED.
	7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.	11. HDPE ADJUSTMENT RINGS ARE REQUIRED WHEN ADJUSTMENTS ARE 3 INCHES OR LESS AND ANYTHING BETWEEN 3 TO 9 INCHES CONCRETE RINGS ARE ALLOWED. ADJUSTMENTS GREATER THAN 8 INCHES ARE NOT ALLOWED.
	SITE GRADING AND EROSION CONTROL:	12. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
	1. ALL SUBGRADE EXCAVATION AND COMPACTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "REPORT OF SOILS EXPLORATION" PREPARED BY <u>TESTING SERVICE CORPORATION</u> , DATED <u>01/03/2023</u>	A. REINFORCED CONCRETE PIPE (RCP), ASTM C76
	2. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.	a. GASKETS - ASTM C443
		b. FITTINGS - ASTM C443
		B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
		a. WATER TIGHT JOINTS
		b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
		C. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35

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REVISIONS

04/10/2023
VILLAGE RESUBMITTAL
03/17/2023
ISSUE FOR OWNER REVIEW
02/27/2023
ISSUE FOR OWNER REVIEW

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GLLEN ELLYN PARK DISTRICT

FRANK JOHNSON CENTER

490 KENILWORTH AVENUE
GLEN ELLYN, IL

PROJ NO: 220169

ENG: SJS, AJB

DATE: 02/27/2023

SHEET TITLE

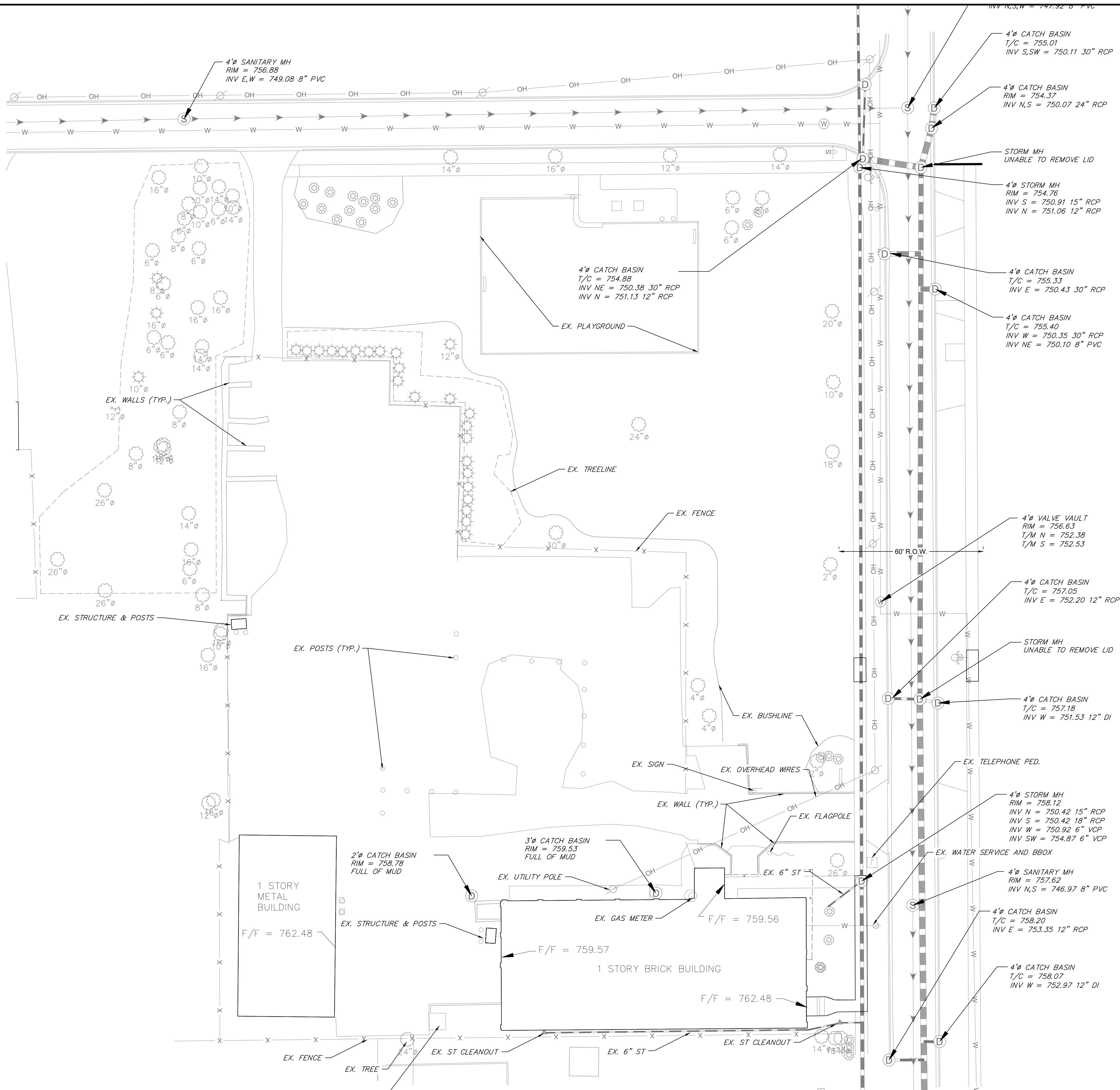
GENERAL NOTES AND SPECIFICATIONS

SHEET NUMBER

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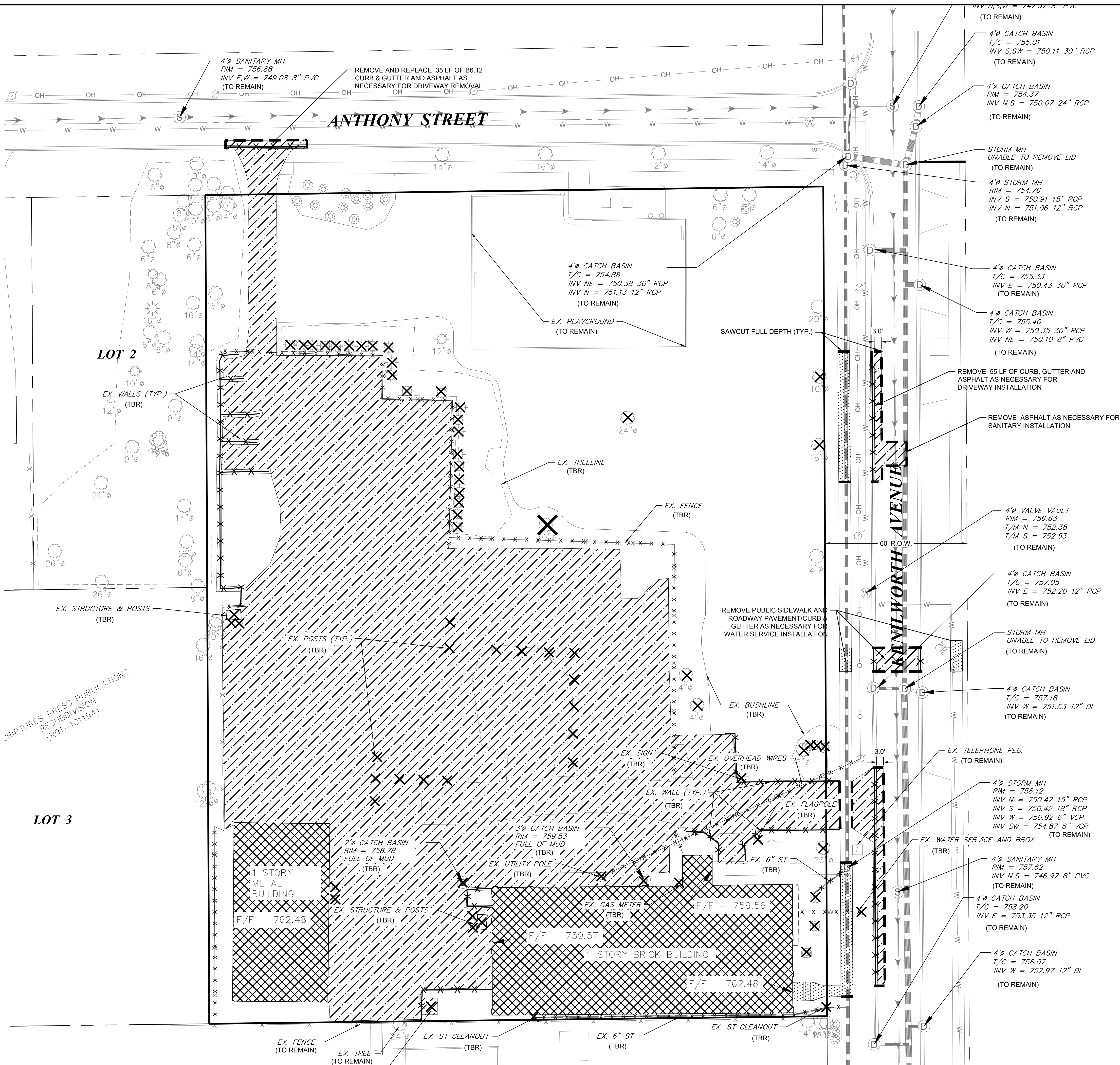
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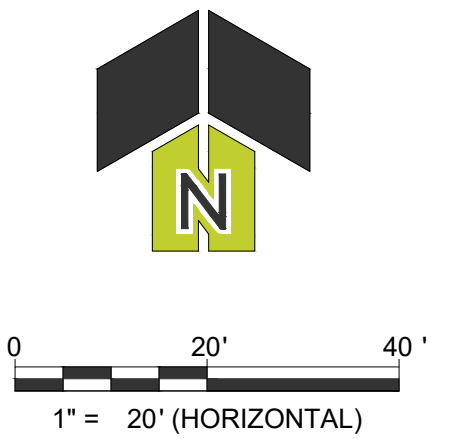
REVISIONS	△
04/10/2023 VILLAGE RESUBMITTAL	
03/17/2023 ISSUE FOR OWNER REVIEW	
02/27/2023 ISSUE FOR OWNER REVIEW	
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GLEN ELLYN PARK DISTRICT FRANK JOHNSON CENTER 490 KENILWORTH AVENUE GLEN ELLYN, IL	
PROJ NO: 220169	ENG: SJS, AJB
DATE: 02/27/2023	
SHEET TITLE EXISTING CONDITIONS PLAN	
SHEET NUMBER C1.0 3 OF 11	



DEMOLITION LEGEND	
	BUILDING DEMOLITION
	ASPHALT PAVEMENT REMOVAL, FULL DEPTH
	CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
	SAWCUT PAVEMENT, FULL DEPTH
	CURB & GUTTER REMOVAL
	UTILITY REMOVAL
	TREE/BUSH REMOVAL
	UTILITY STRUCTURE REMOVAL
	(TBR) TO BE REMOVED

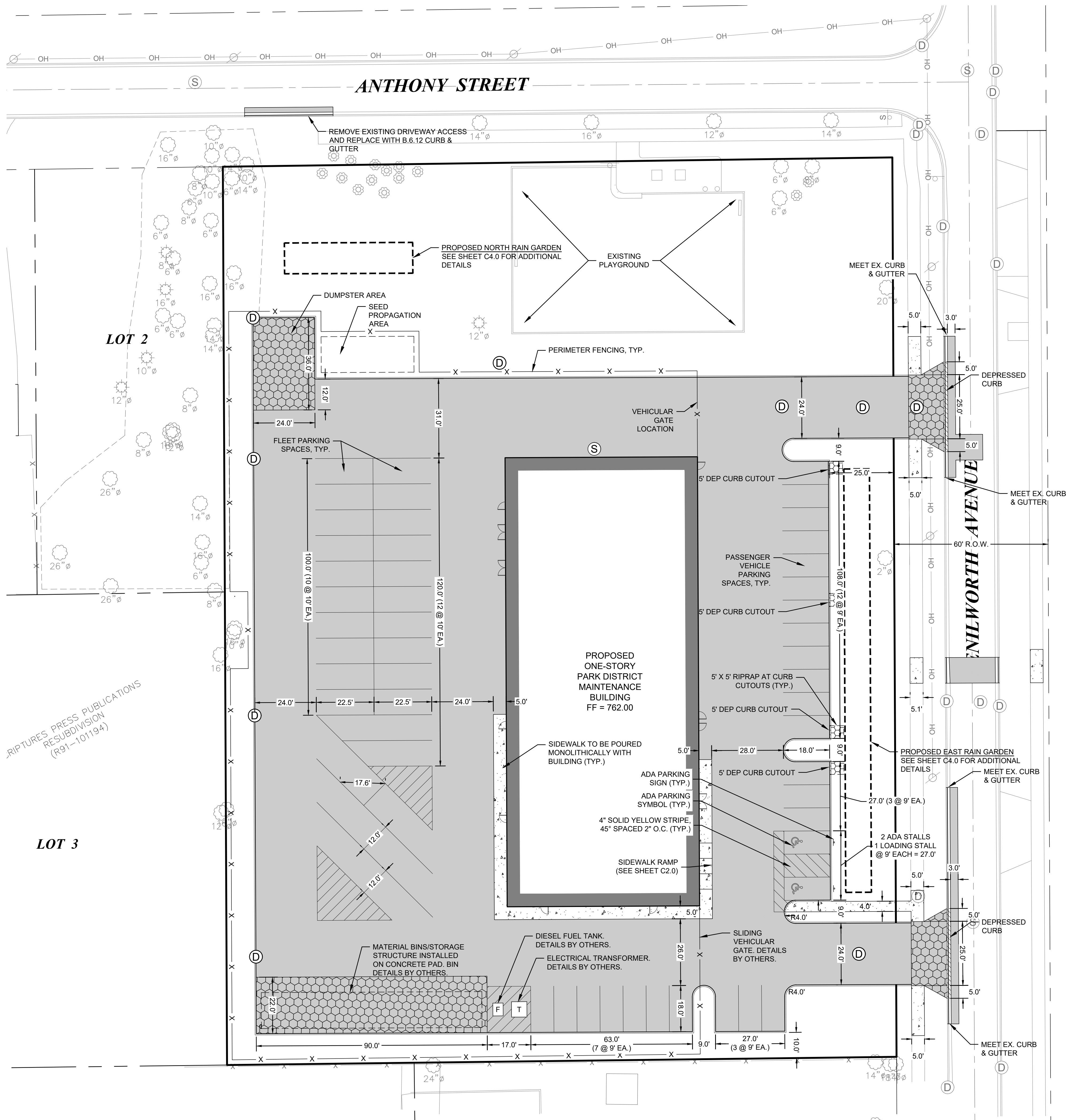
- SHEET NOTES**
- VILLAGE OF GLEN ELLYN PUBLIC WORKS SHALL BE CONSULTED REGARDING THE DISCONNECTION OF EXISTING UTILITY SERVICES AND INSTALLATION OF NEW SERVICES. PERMANENT DISCONNECTIONS OF EXISTING SERVICES AT THE MAINS WILL BE REQUIRED.

RIPTURES PRESS PUBLICATIONS
RESUBDIVISION
(R91-101194)



2200 CABOT DRIVE
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LISLE, IL 60532
P. 630.598.0007
WWW.CAGECIVIL.COM

REVISIONS	
04/10/2023	VILLAGE RESUBMITTAL
03/17/2023	ISSUE FOR OWNER REVIEW
02/27/2023	ISSUE FOR OWNER REVIEW
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GLEN ELLYN PARK DISTRICT	
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490 KENILWORTH AVENUE GLEN ELLYN, IL	
PROJ NO: 220169	ENG: SJS, AJB
DATE: 02/27/2023	
SHEET TITLE	
DEMOLITION PLAN	
SHEET NUMBER	
C1.1	
4	OF 11



PROPOSED LEGEND

	PCC SIDEWALK
	STANDARD DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT

SHEET NOTES

- ALL CURB RADII DIMENSIONS ARE SHOWN TO THE BACK OF CURB

PARKING SUMMARY	
PROVIDED PARKING:	
STANDARD STALLS	25
ADA STALLS	2
FLEET PARKING STALLS	28
TOTAL PARKING SPACES	55

LOT COVERAGE / STORMWATER SUMMARY	
PROPERTY AREA:	91,410 SF 2.10 ACRES
REMOVED IMPERVIOUS AREA:	49,969 SF 1.15 ACRES
NEW IMPERVIOUS AREA:	58,749 SF 1.35 ACRES
NET NEW IMPERVIOUS AREA:	8,780 SF** 0.20 ACRES
** LESS THAN 25,000 SF, THEREFORE STORMWATER DETENTION NOT REQUIRED	
REQUIRED PC BMP VOLUME:	1.25"/SF IMPERVIOUS 6,120 CF STORAGE
REQUIRED COMPENSATORY STORAGE:	100-YR RUNOFF INCREASE 1,586 CF STORAGE
TOTAL STORAGE VOLUME REQUIRED:	7,705 CF
TOTAL STORAGE VOLUME PROVIDED:	7,944 CF

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REVISIONS

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GLEN ELLYN PARK DISTRICT

FRANK JOHNSON CENTER

490 KENILWORTH AVENUE
GLEN ELLYN, IL

PROJ NO: 220169

ENG: SJS, AJB

DATE: 02/27/2023

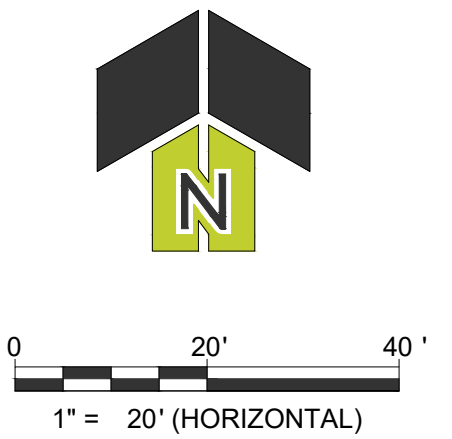
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SITE PLAN

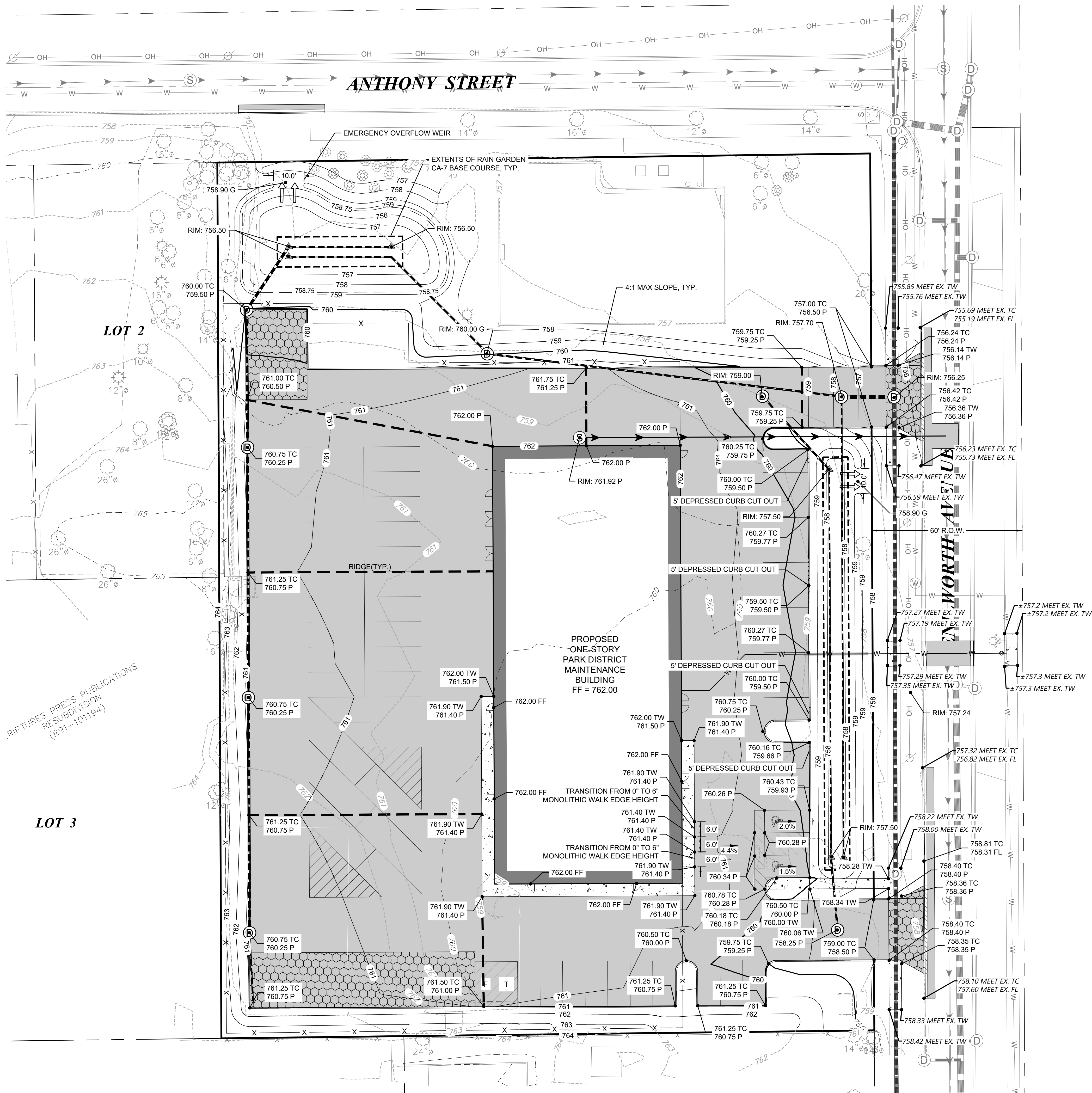
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C1.2

5 OF 11



RIPTURES PRESS PUBLICATIONS
RESUBDIVISION
(R91-101194)



RIPTURES PRESS PUBLICATIONS
RESUBDIVISION
(R91-101194)

LOT 3

LOT 2

ANTHONY STREET

NORTH AVENUE



0 20' 40'
1" = 20' (HORIZONTAL)

REVISIONS

04/10/2023
VILLAGE RESUBMITTAL
03/17/2023
ISSUE FOR OWNER REVIEW
02/27/2023
ISSUE FOR OWNER REVIEW

GLEN ELLYN PARK DISTRICT
FRANK JOHNSON CENTER
490 KENILWORTH AVENUE
GLEN ELLYN, IL

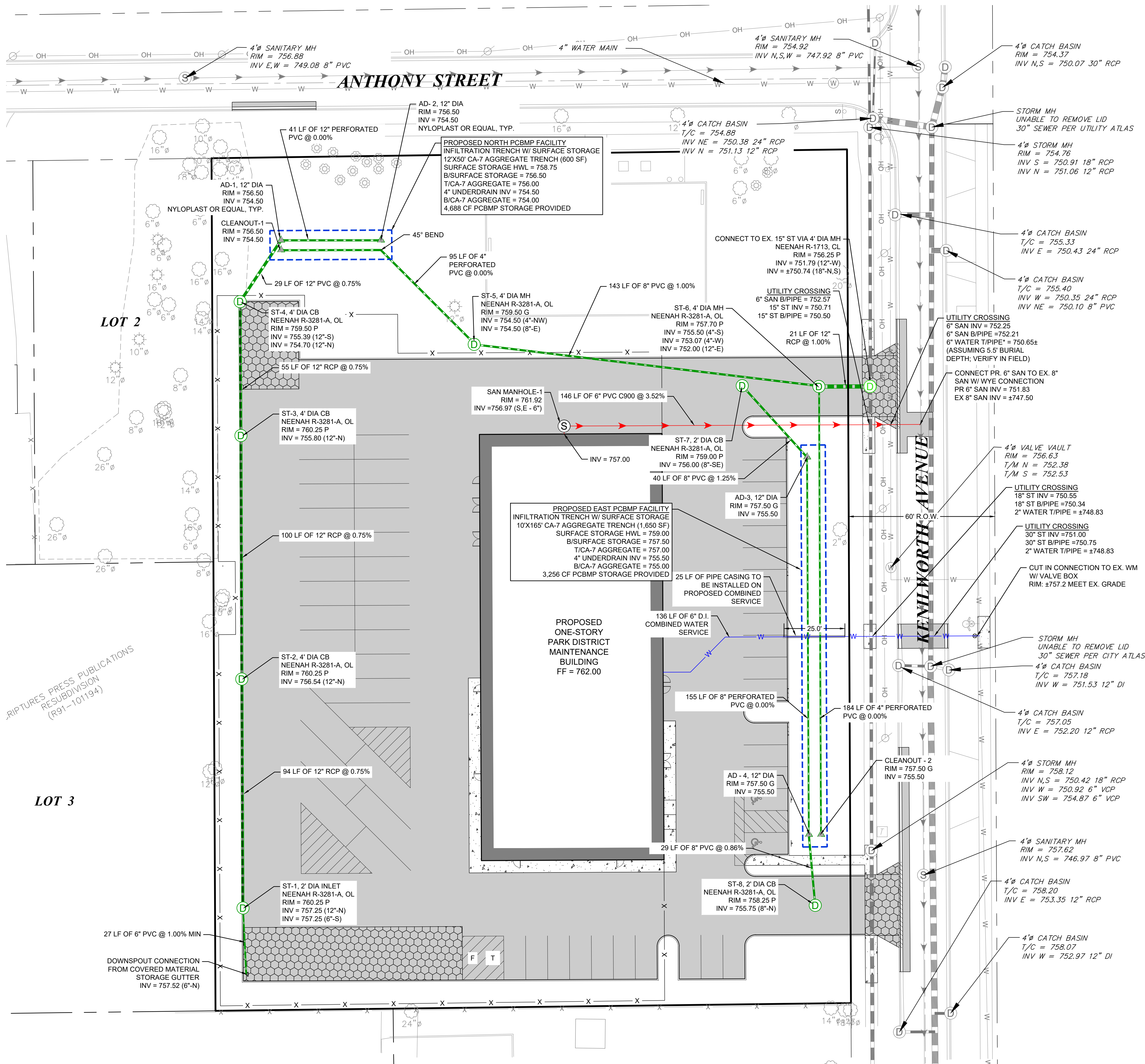
PROJ NO: 220169
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DATE: 02/27/2023

SHEET TITLE
GRADING
PLAN

SHEET NUMBER
C2.0
6 OF 11



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UTILITY LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM CLEANOUT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM STRUCTURE

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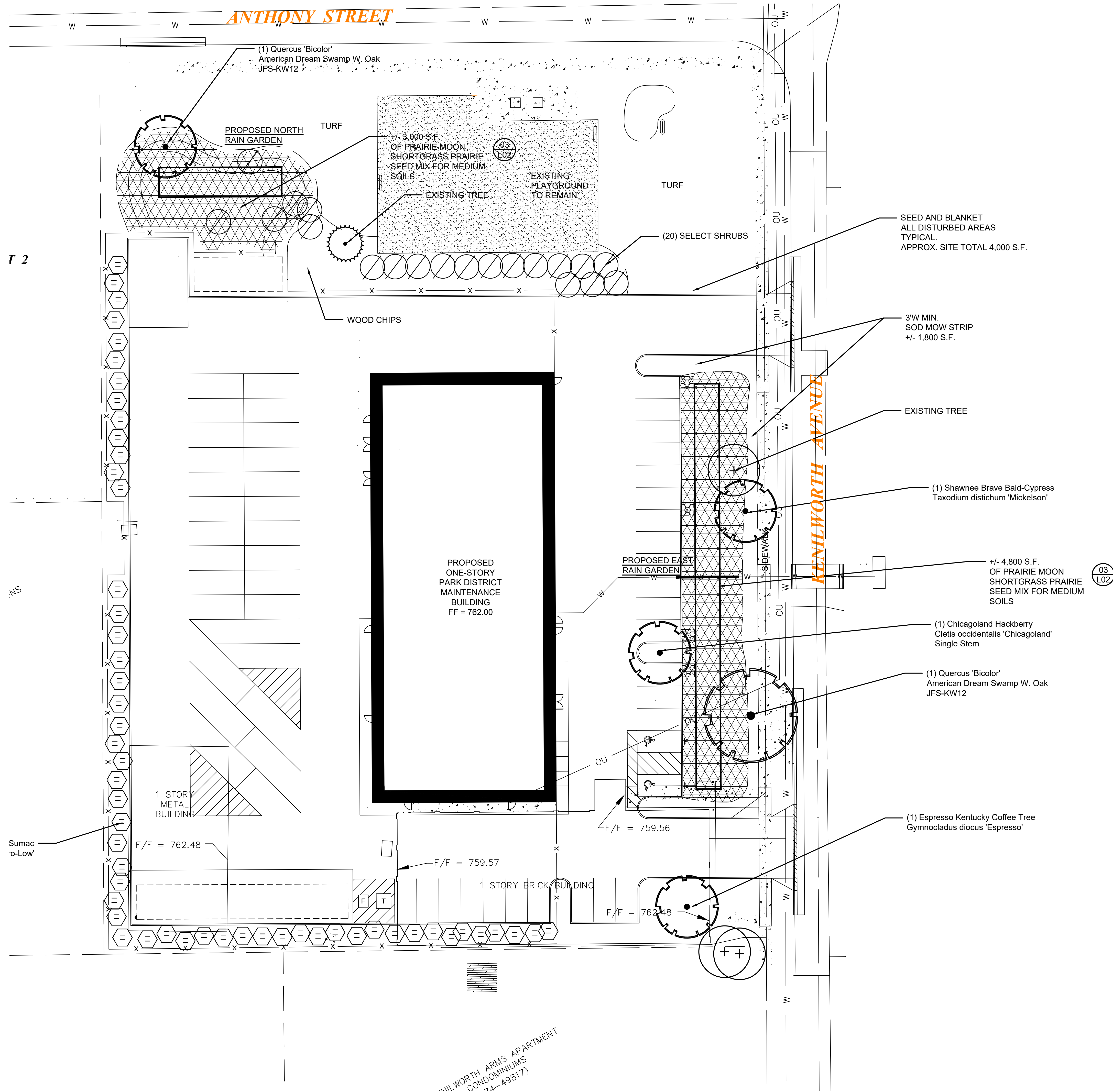
GLEN ELLYN PARK DISTRICT
FRANK JOHNSON CENTER
490 KENILWORTH AVENUE
GLEN ELLYN, IL

PROJ NO: 220169
ENG: SJS, AJB
DATE: 02/27/2023
SHEET TITLE
UTILITY PLAN
SHEET NUMBER
C4.0
9 OF 11

RIPTURES PRESS PUBLICATIONS
RESUBDIVISION
(R91-101194)

LOT 3

LOT 2



SELECT SHRUBS		
QTY.	Botanical Name	Common Name
5	Viburnum prunifolium	Blackhaw Viburnum
2	Prunus virginiana	Chokecherry
4	Quercus prinoides	Dwarf Chinquapin
3	Lindera benzoin	Spicebush
3	Ceanothus americanus	New Jersey Tea
3	Rhus glabra	Smooth Sumac

* FINAL LAYOUT, IN FIELD WITH OWNER



CALL J.U.L.I.E. 1-800-892-0123 to locate underground utilities at least 48 Hours before start of construction.

The location and type of existing underground utilities shown on the plan may not be accurate. The Contractor is responsible for determining the exact location and type of underground utility present so as to avoid damage.

LANDSCAPE ARCHITECT/
SITE PLAN DESIGNER:
GLEN ELLYN PARK DISTRICT
NATHAN TROIA, PLA
REG.# 157.001291



Frank Johnson Center New Facility Construction

490 Kenilworth Ave.

ISSUE
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April 10, 2023

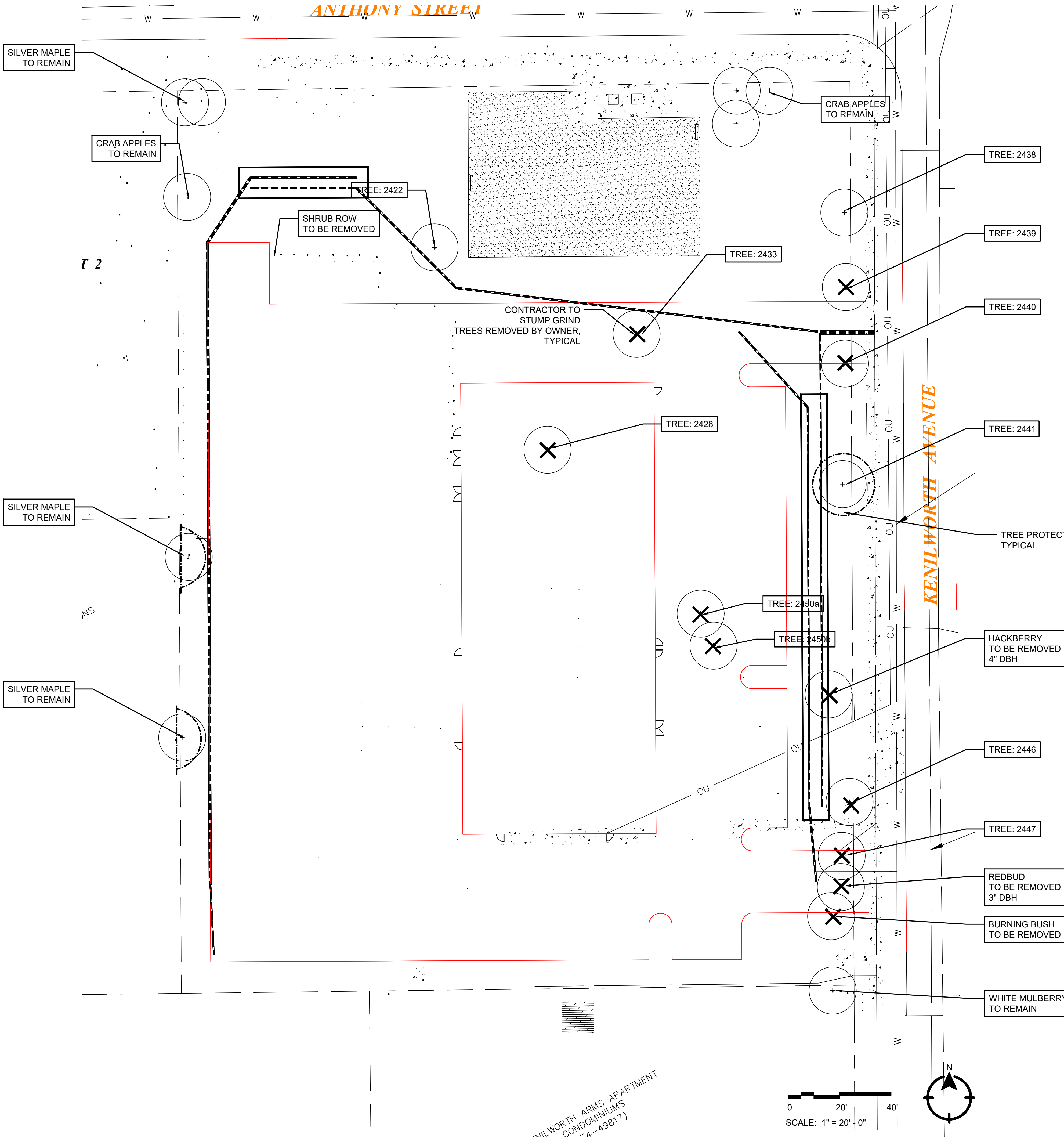
REVISION/RE-ISSUES
REV. COMMENT, DATE

SHEET TITLE
Planting Plan

DRAWN: __ CHECKED: __

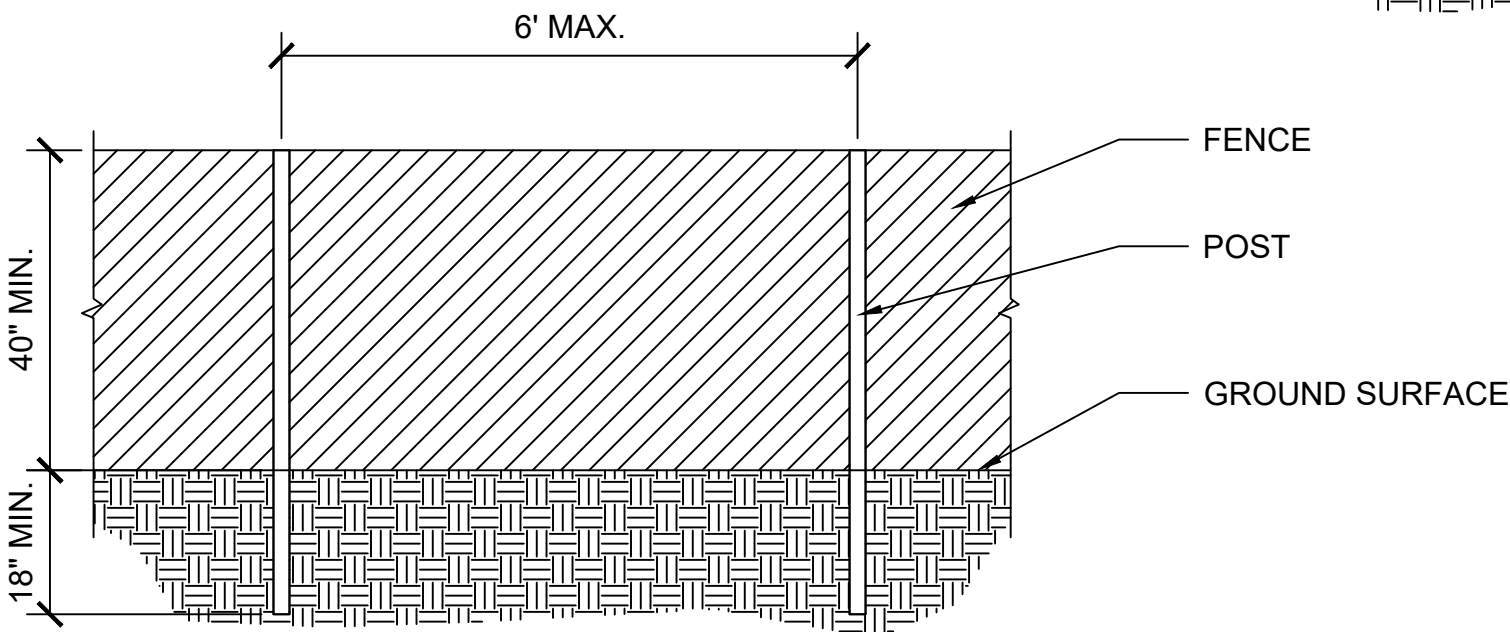
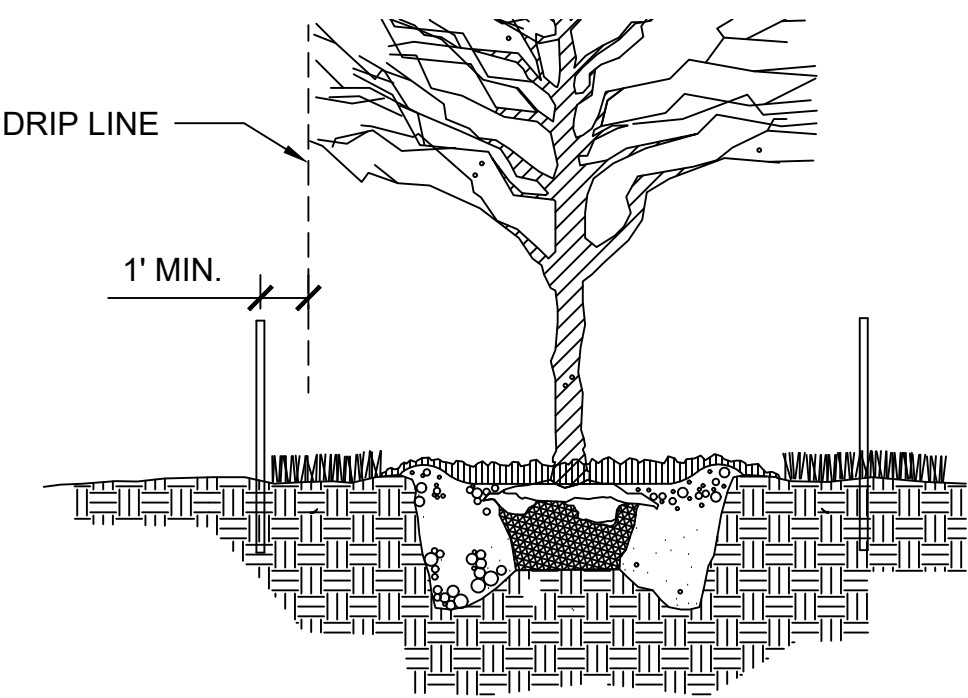
SHEET NO.

L1.0



TREE INVENOTORY					
Tree #	Botanical Name	Common Name	Size (Cal.)	Condition*	Action
2428	Ulmus americana	American Elm	34"	4 (Below Average)	Remove
2422	Pinus nigra	Austrian Pine	8"	3 (Average)	Preserve
2433	Prunus serotina	Black Cherry	19"	4 (Below Average)	Remove
2438	Acer saccharinum	Silver Maple	13"	4 (Below Average)	Preserve
2439	Acer platanoides	Norway Maple	12"	4 (Below Average)	Remove
2440	Acer platanoides	Norway Maple	12"	4 (Below Average)	Remove
2441	Juglans nigra	Black Walnut	3"	3 (Average)	Preserve
2450a	Acer ginnala	Amur Maple	3"	4 (Below Average)	Remove
2450b	Acer ginnala	Amur Maple	3"	4 (Below Average)	Remove
2446	Betula nigra	River Birch	25"	5 (Nearly Dead)	Remove
2447	Cornus	Dogwood spp.	16"	4 (Below Average)	Remove
2435	Malus	Crab Apple Sp.	4"	3 (Average)	Preserve
2437	(2) Acer saccharinum	Silver Maple	6"	3 (Average)	Preserve
NO ID#	Malus	Crab Apple Sp.	4"	3 (Average)	Preserve
NO ID#	Morus alba	White Mulberry	6"	3 (Average)	Preserve
*CONDITION: 1(Specimen), 2 (Above Average), 3 (Average), 4 (Below Average), 5 (Nearly Dead)					

- NOTES:
1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
 2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. INCH
 3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE OWNER.



2 TREE PROTECTION FENCING



CALL J.U.L.I.E. 1-800-892-0123 to locate underground utilities at least 48 Hours before start of construction.

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LANDSCAPE ARCHITECT/
SITE PLAN DESIGNER:
GLEN ELLYN PARK DISTRICT
NATHAN TROIA, PLA
REG.# 157.001291



Frank Johnson Center New Facility Construction

490 Kenilworth Ave.

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April 10, 2023

REVISION/RE-ISSUES

REV. COMMENT, DATE

SHEET TITLE

Tree Preservation

DRAWN: CHECKED:

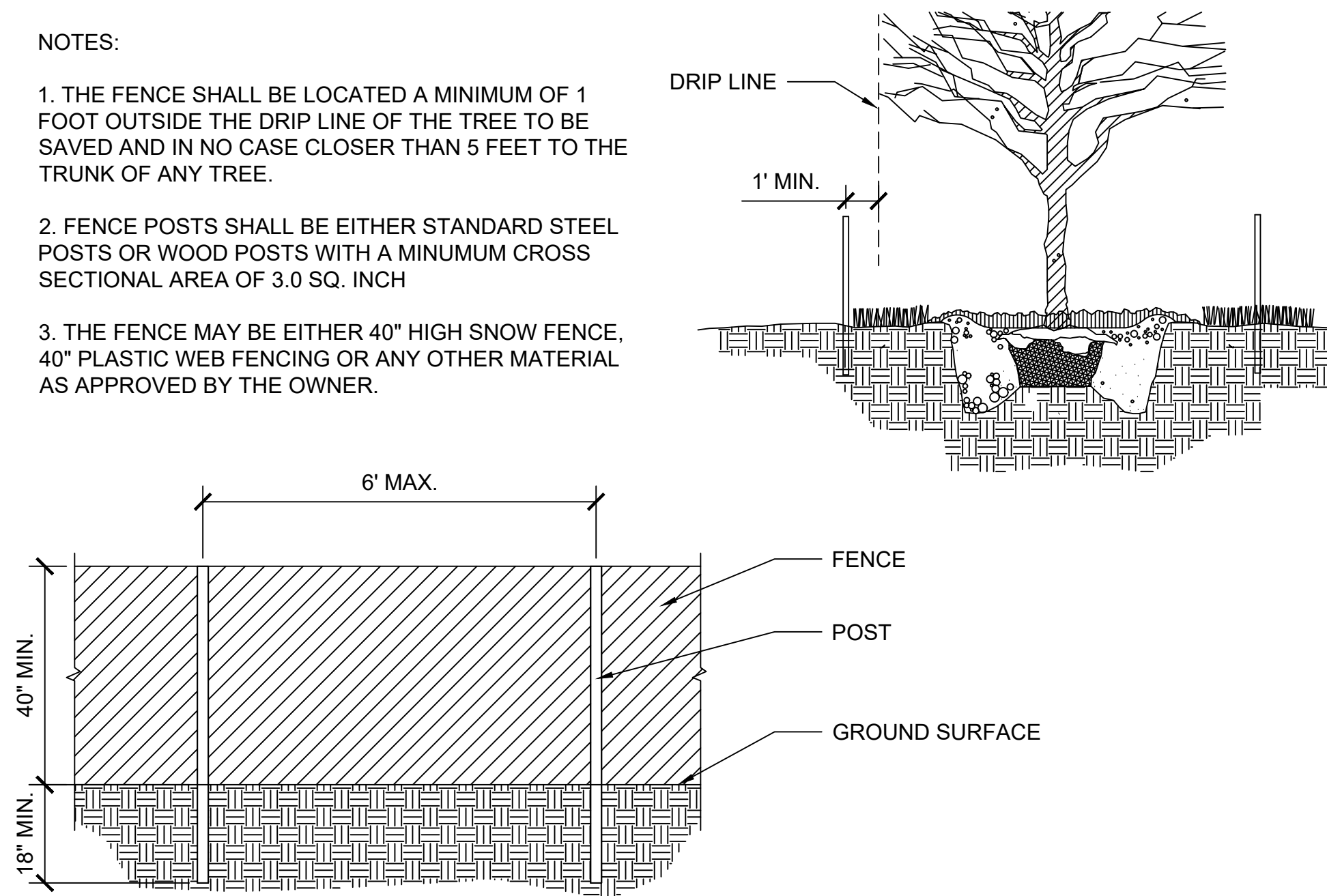
SHEET NO.

L0.1

1 TREE PRESERVATION PLAN

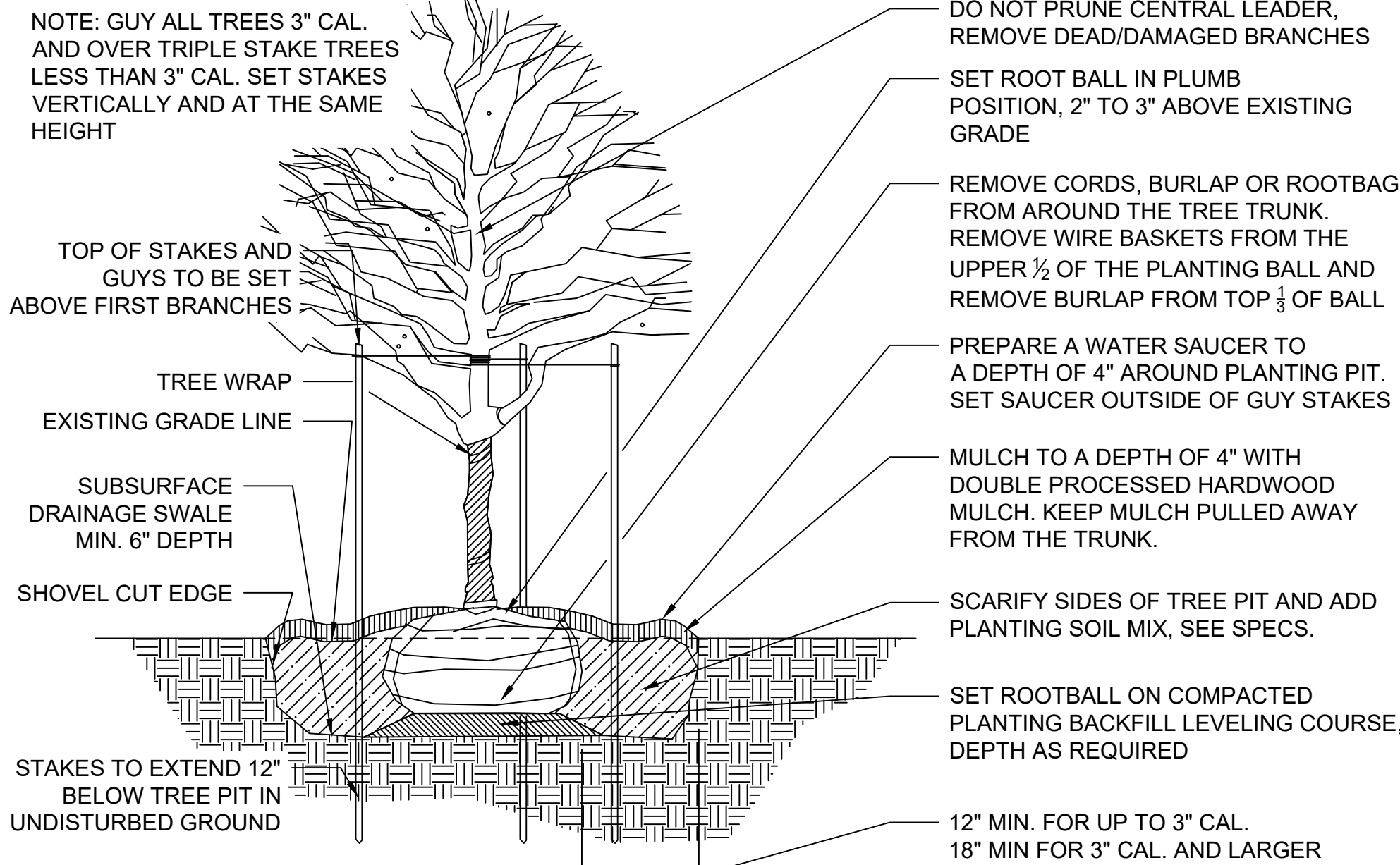
NOTES:

1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. INCH
3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE OWNER.



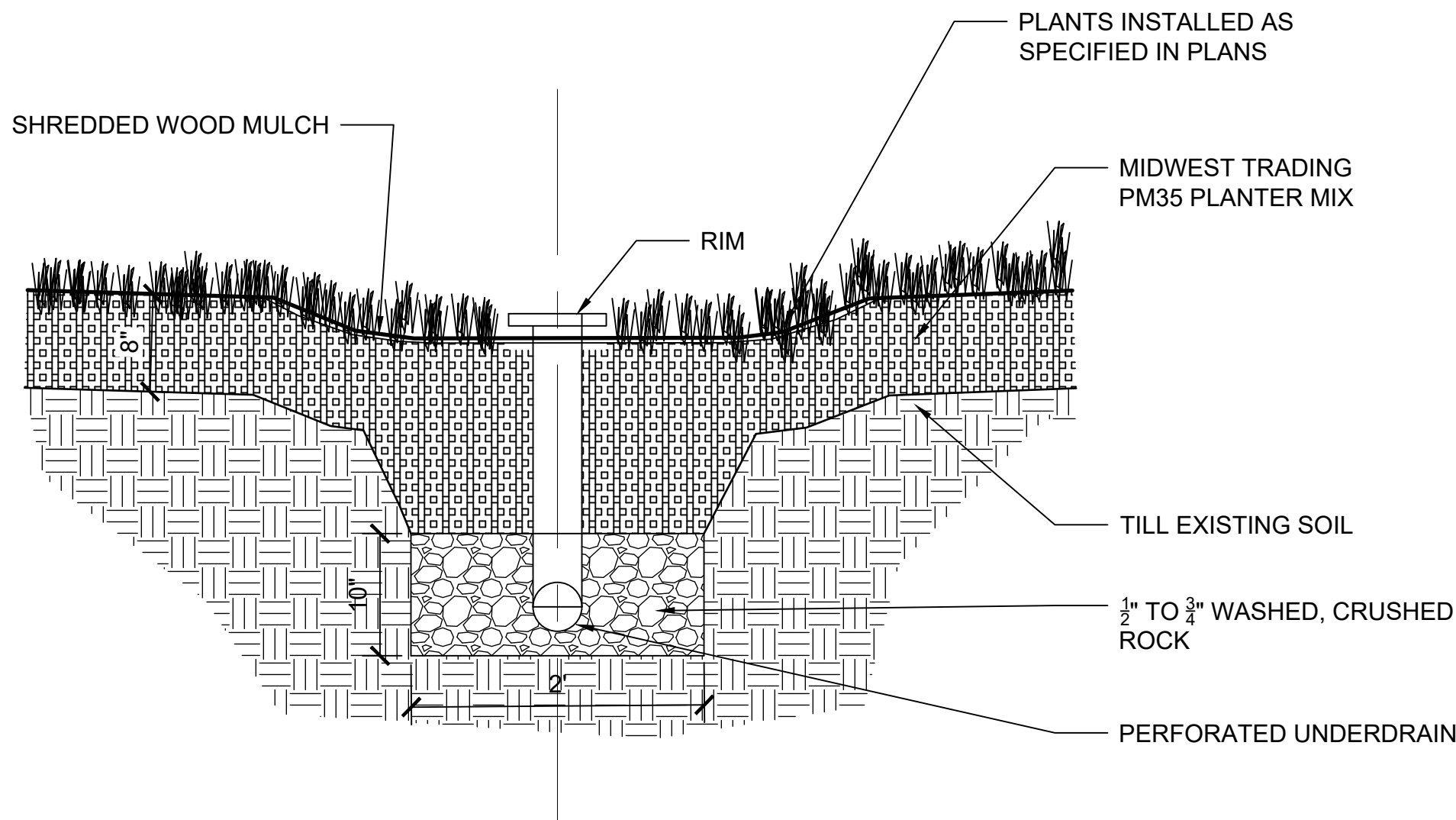
1 TREE PROTECTION FENCE

N.T.S.



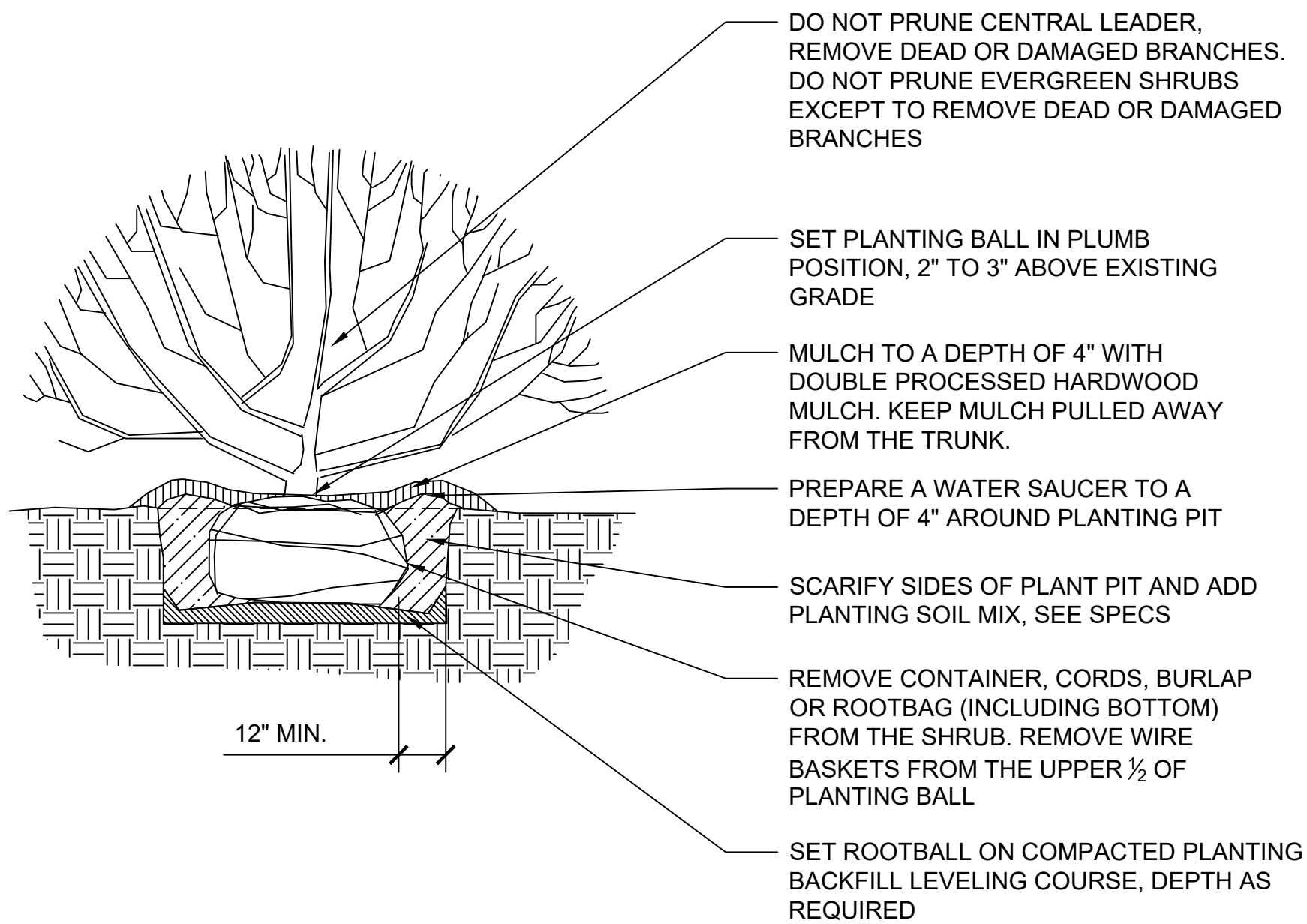
2 DECIDUOUS TREE PLANTING

N.T.S.



3 BIORETENTION 'RAIN GARDEN'

N.T.S.



4 DECIDUOUS SHRUB PLANTING

N.T.S.



**GLEN ELLYN
PARK DISTRICT**

CALL J.U.L.I.E. 1-800-892-0123
to located underground utilities at least
48 Hours before start of construction.

The location and type of existing
underground utilities shown on the plan
may not be accurate. The Contractor is
responsible for determining the exact
location and type of underground utility
present so as to avoid damage.

LANDSCAPE ARCHITECT/
SITE PLAN DESIGNER:
GLEN ELLYN PARK DISTRICT
NATHAN TROIA, PLA
REG.# 157.001291



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490 Kenilworth Ave.

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REV. COMMENT, DATE

SHEET TITLE

Details

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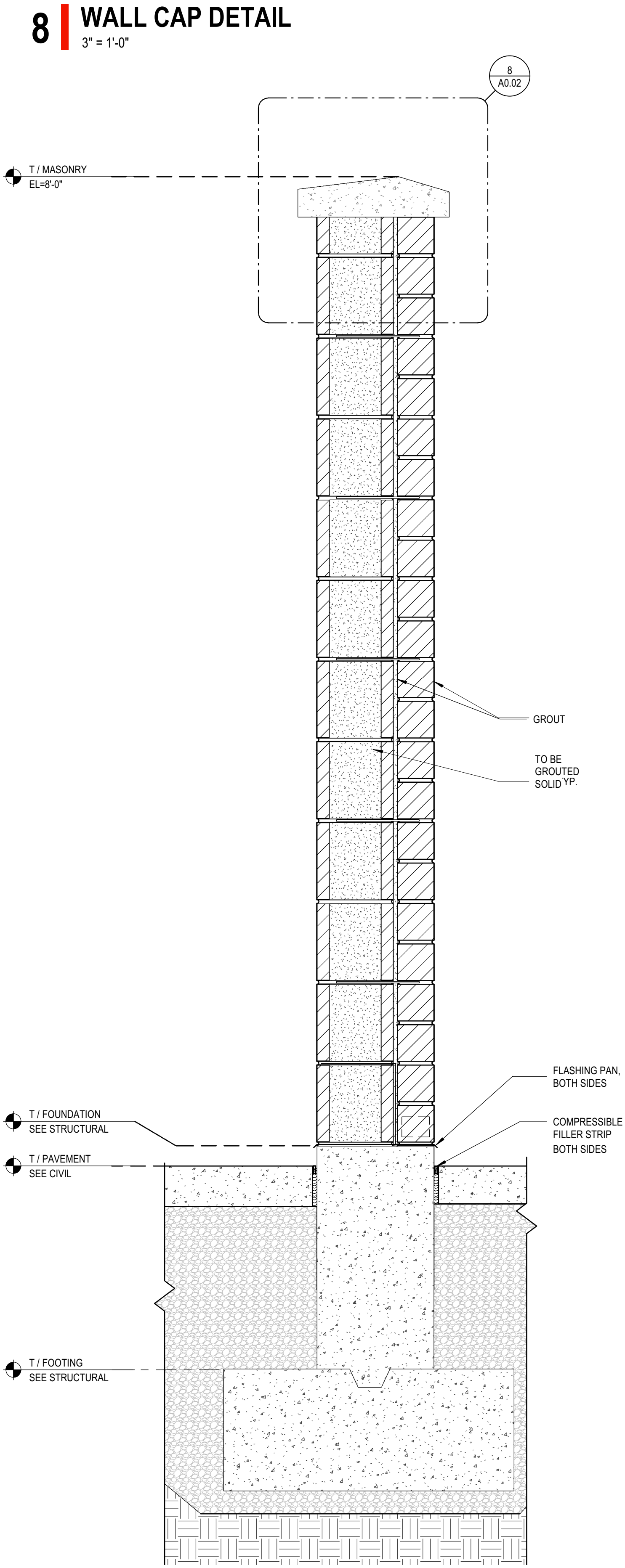
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L2.0

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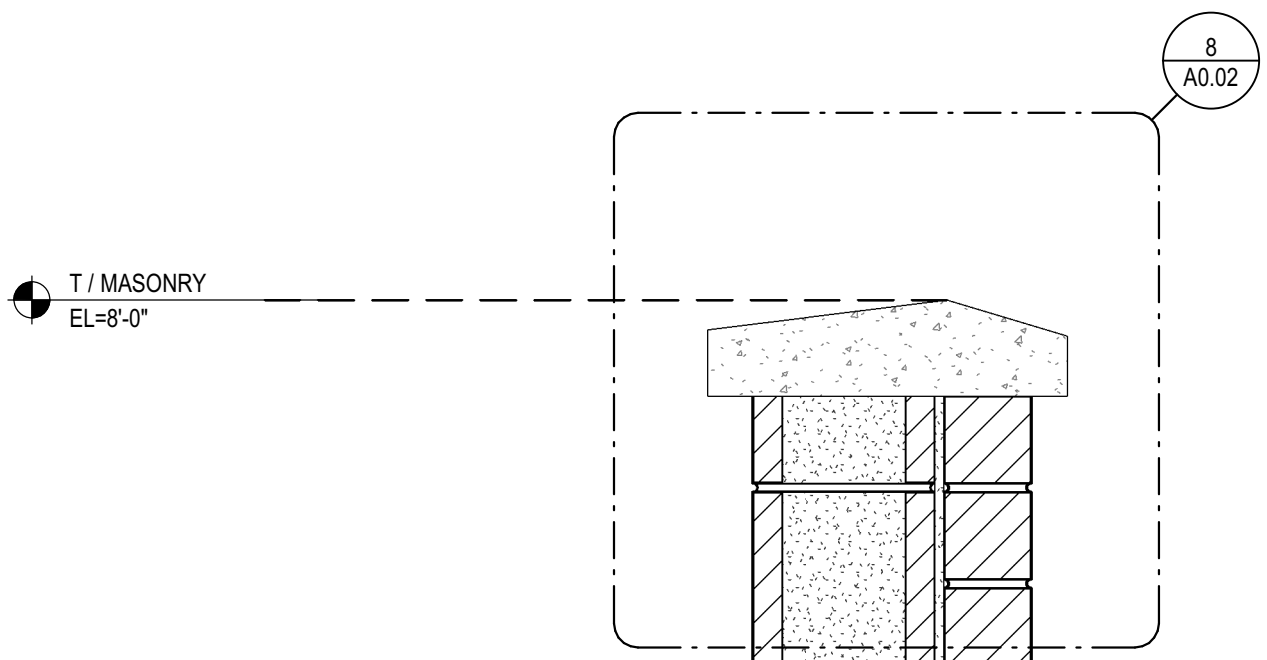
7 TRASH ENCLOSURE WALL SECTION

1 1/2" = 1'-0"



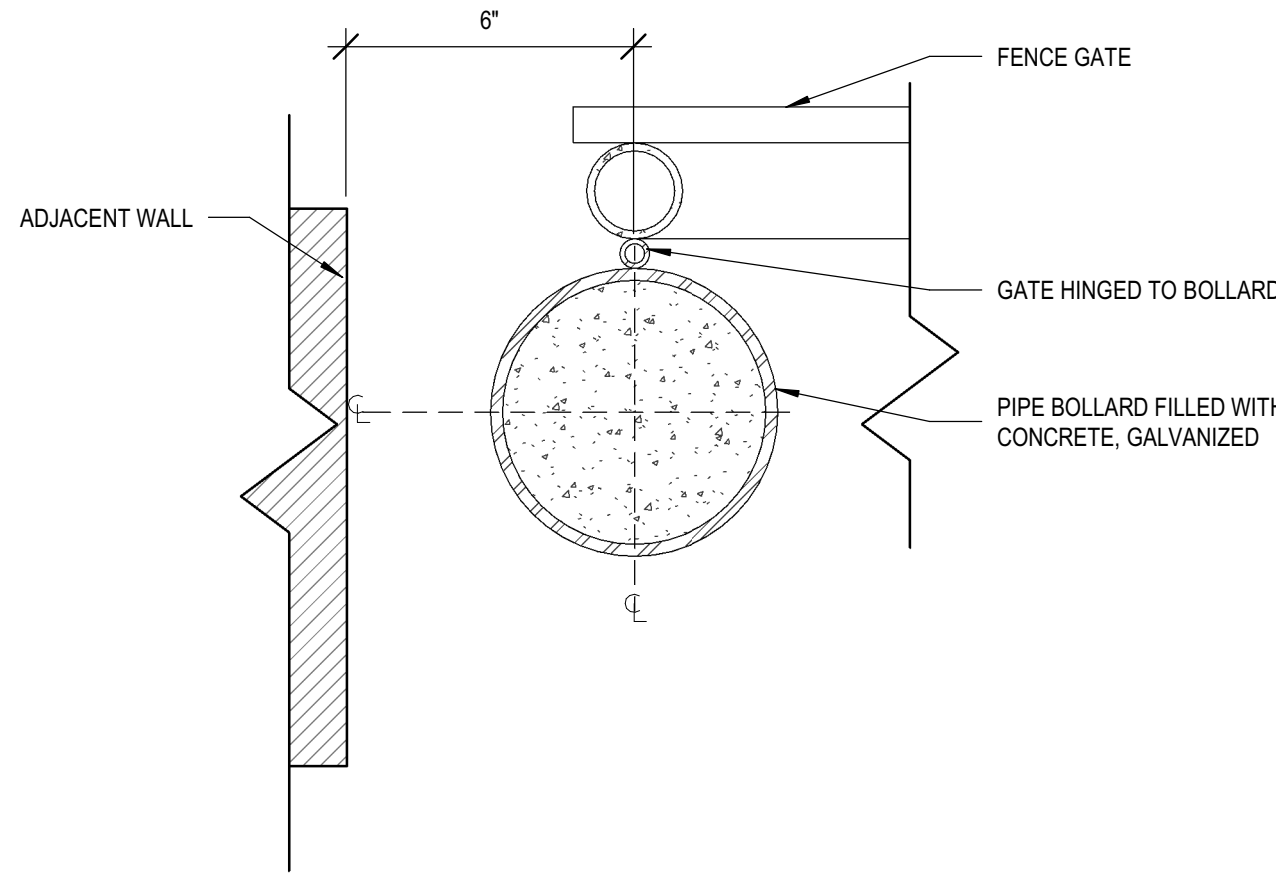
8 WALL CAP DETAIL

3" = 1'-0"



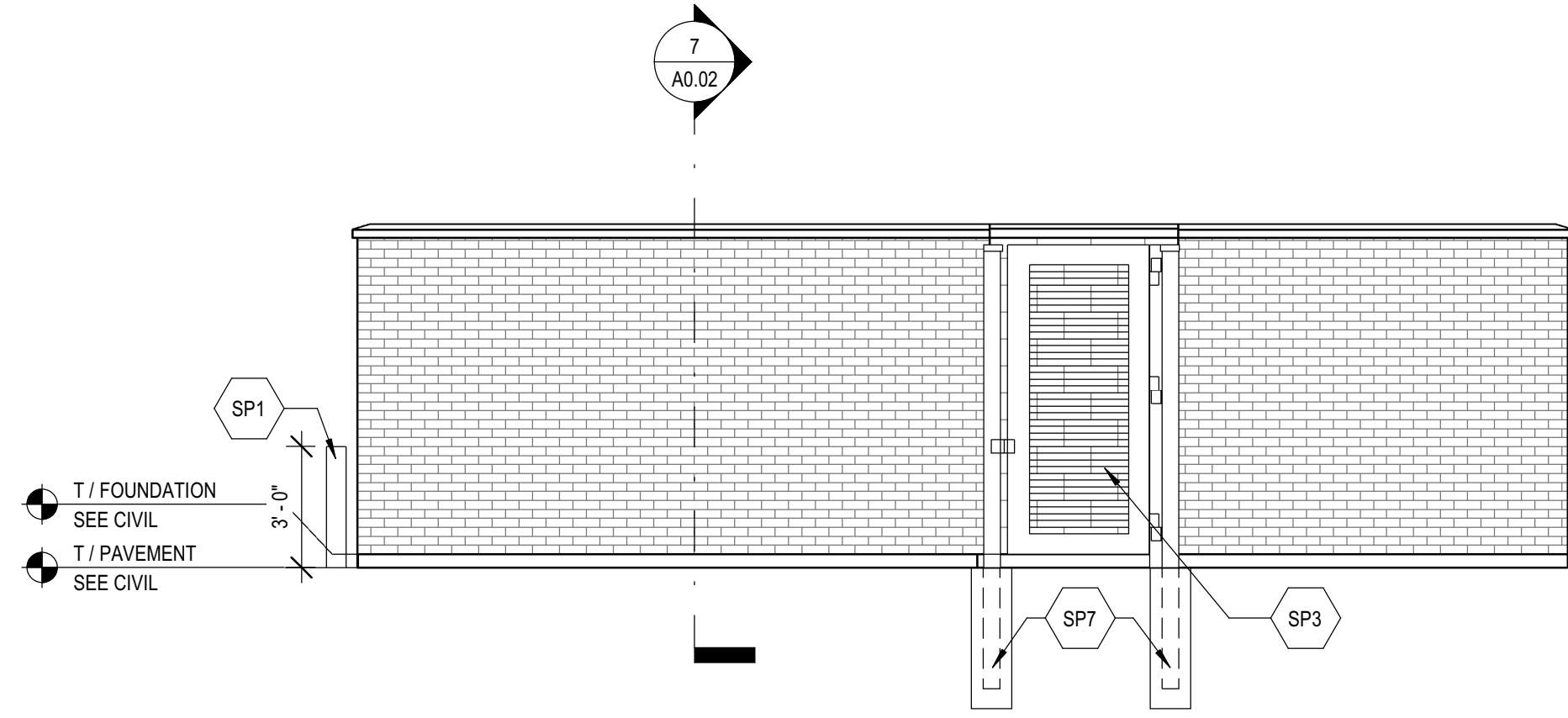
6 TRASH ENCLOSURE GATE DETAIL

3" = 1'-0"



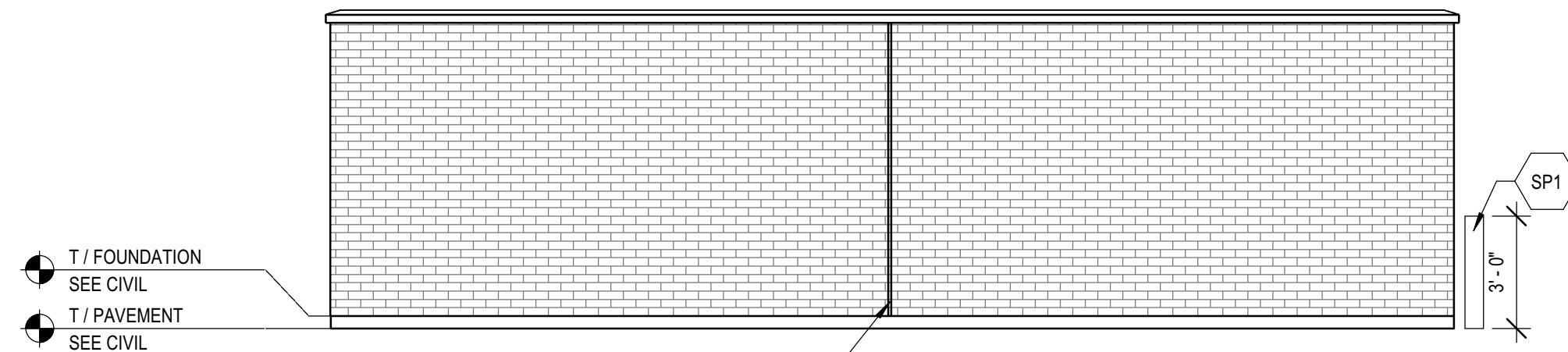
4 EAST ELEVATION

1/4" = 1'-0"



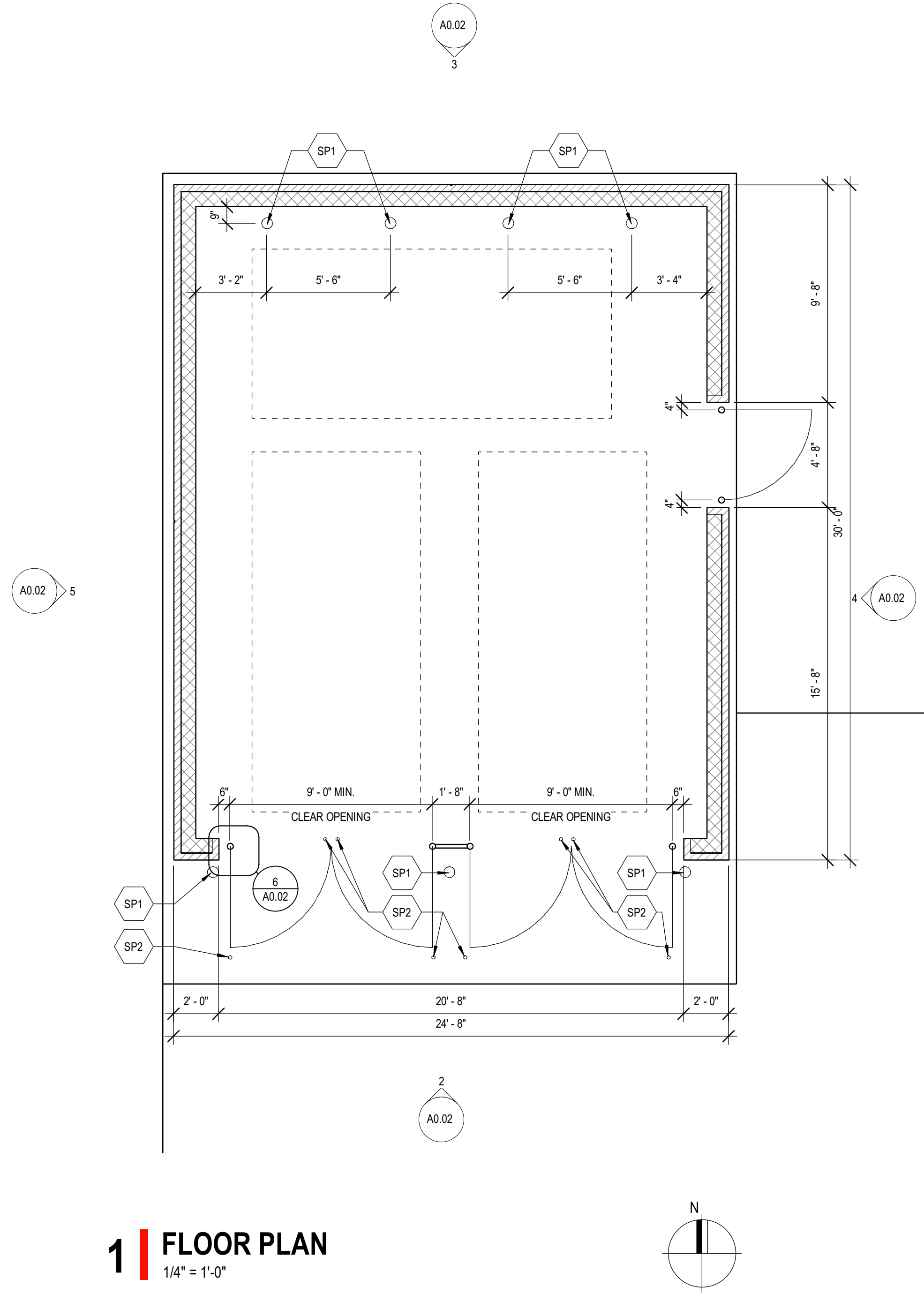
5 WEST ELEVATION

1/4" = 1'-0"



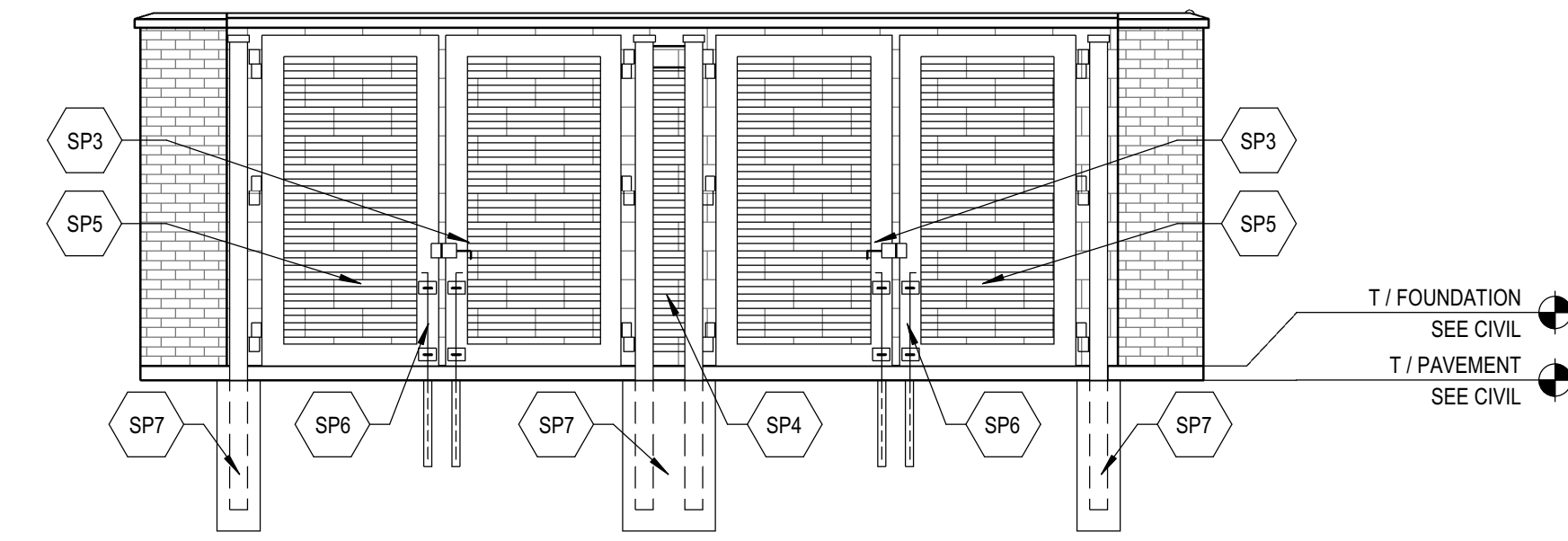
1 FLOOR PLAN

1/4" = 1'-0"



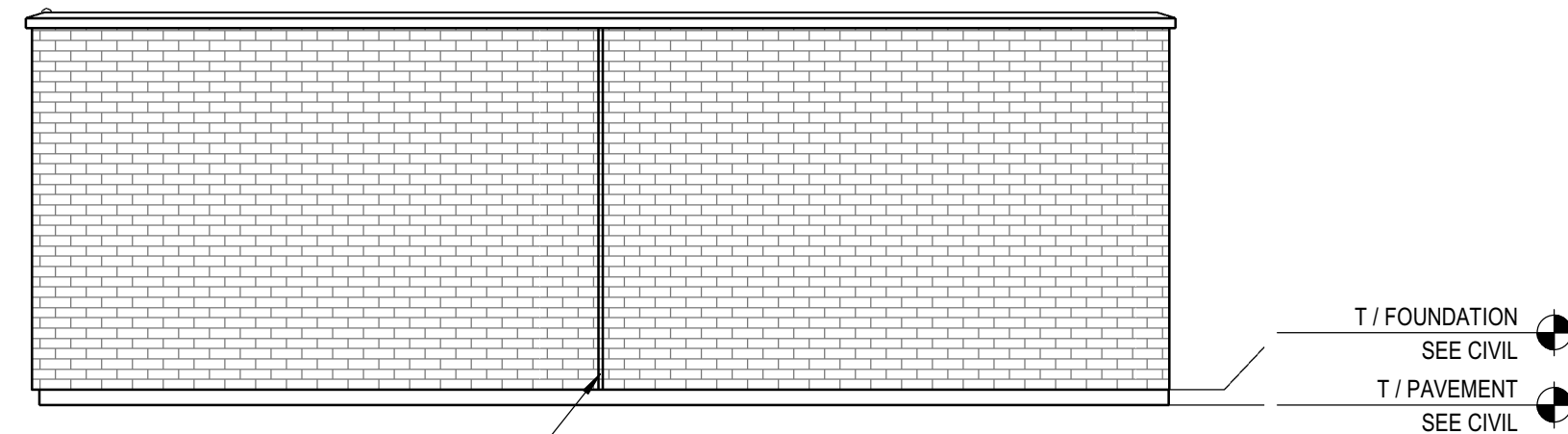
2 SOUTH ELEVATION

1/4" = 1'-0"



3 NORTH ELEVATION

1/4" = 1'-0"



DETAIL NOTES - SITE	
TAG	NOTE
SP1	PIPE BOLLARD, SEE SITE DETAILS FOR ADDITIONAL INFORMATION
SP2	PROVIDE GATE DROP RODS FOR OPEN AND CLOSED POSITION
SP3	PROVIDE KEYED GATE LATCH
SP4	DECORATIVE STEEL FENCE SYSTEM, 8' HIGH
SP5	DECORATIVE STEEL SWING GATE, LOCKABLE, 8' HIGH
SP6	PROVIDE KEEPER ROD AND SHOE AT OPEN AND CLOSE POINTS FOR EACH GATE
SP7	CONCRETE PIER, TYPICAL AT ALL POSTS

GLEN ELLYN PARK DISTRICT JOHNSON CENTER
GLEN ELLYN PARK DISTRICT
490 Kenilworth Avenue, Glen Ellyn, Illinois 60137

ISSUED FOR BID & PERMIT

TRASH ENCLOSURE DETAILS

SHEET NO.

A0.02

JOB NO. 22-3556.01
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ISSUANCE		
NO	DATE	DESCRIPTION
02.24.23	02.24.23	ISSUED FOR REVIEW
03.29.23	03.29.23	ISSUED FOR BID & PERMIT

CIVIL

CAGE CIVIL ENGINEERING

2051 EAST OREGON, SUITE 125
OAK BROOK, ILLINOIS 60132
(630) 588-0007 (O)
IL STATE CERTIFICATE OF AUTHORITY
NO. 22-3556.01

STRUCTURAL

McCLUSKEY ENGINEERING CORP.

1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
(630) 717-5335 (O) (630) 717-5397 (F)
IL STATE CERTIFICATE OF AUTHORITY
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M.E.P.

W.E.P. GROUP

2051 PEARSON AVENUE
NORTHMAN ESTATES, ILLINOIS 60132
(224) 293-8333 (O) (224) 293-8449 (F)
IL STATE CERTIFICATE OF AUTHORITY
NO. 22-3556.01

CONSTRUCTION MANAGER

FEATHERSTONE, INC.

4820 ACADIAN RD
DOWNERS GROVE, IL 60515
(630) 723-5990 (O)
IL STATE CERTIFICATE OF AUTHORITY
NO. 22-3556.01

fgma

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1211 W 22nd St, Suite 700
Oak Brook, Illinois 60137

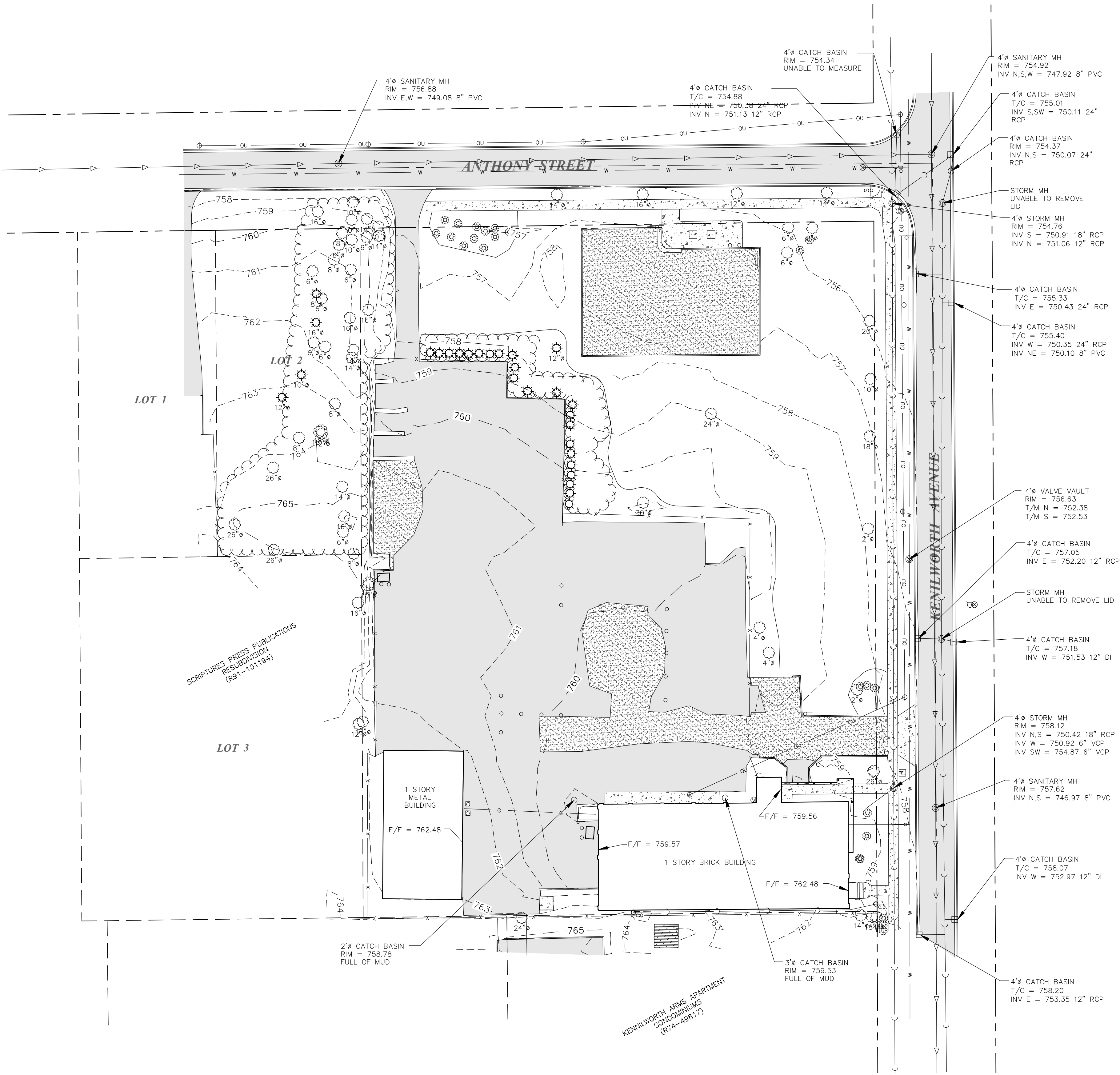
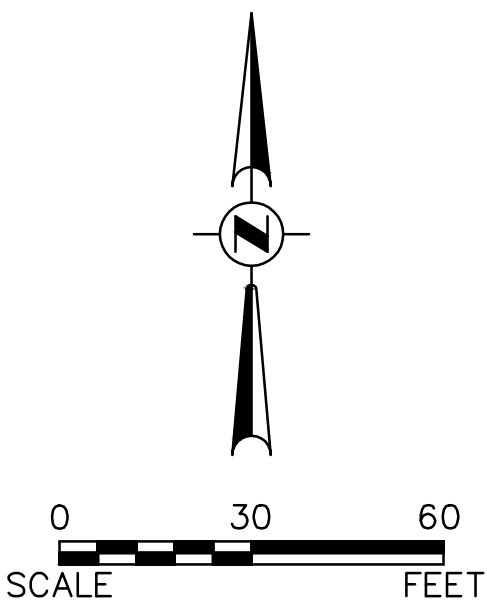
630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

TOPOGRAPHIC SURVEY

THE NORTH 350.5 FEET OF LOT 6 IN BLOCK 3 IN ROBERTSON'S 7TH ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED OCTOBER 20, 1908 AS DOCUMENT 94950, IN DUPAGE COUNTY, ILLINOIS.

ALSO LOT 2 IN SCRIPTURE PRESS PUBLICATIONS RESUBDISION BEING A SUBDIVISION IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED AUGUST 7, 1991 AS DOCUMENT R91-101194, IN DUPAGE COUNTY, ILLINOIS.



LEGEND			
	SANITARY SEWER		DECIDUOUS TREE
	STORM SEWER		CONIFEROUS TREE
	WATER MAIN		BUSH
	896 - - - -		TREE LINE
	FENCE		STOP SIGN
	CATCH BASIN		SIGNS
	INLET		BENCHMARK
	FIRE HYDRANT		GUY ANCHOR
	VALVE VAULT		FLAG POLE
	VALVE BOX		UTILITY POLE
	B-BOX		BITUMINOUS PAVEMENT
	SANITARY MANHOLE		CONCRETE
	SANITARY SEWER CLEANOUT		GRAVEL
	BOLLARD		
	LIGHT POLE		

SITE REFERENCE MARK 1
WEST BONNET BOLT WITH ARROW POINTING TOWARDS ON THE HYDRANT AT THE SOUTHWEST CORNER OF KENILWORTH AVE AND ANTHONY STREET.
ELEVATION = 757.75 (NAVD88)

SITE REFERENCE MARK 2
SOUTH BONNET BOLT WITH ARROW POINT TOWARDS ON THE FIRST FIRE HYDRANT SOUTH OF ANTHONY STREET ON THE EAST SIDE OF KENILWORTH AVE.
ELEVATION = 759.30 (NAVD88)

Engineering Enterprises, Inc.

CONSULTING ENGINEERS

52 Wheeler Road

Sugar Grove, Illinois 60554

630.466.6700 / www.eeiweb.com

GLEN ELLYN PARK DISTRICT

185 SPRING AVE.

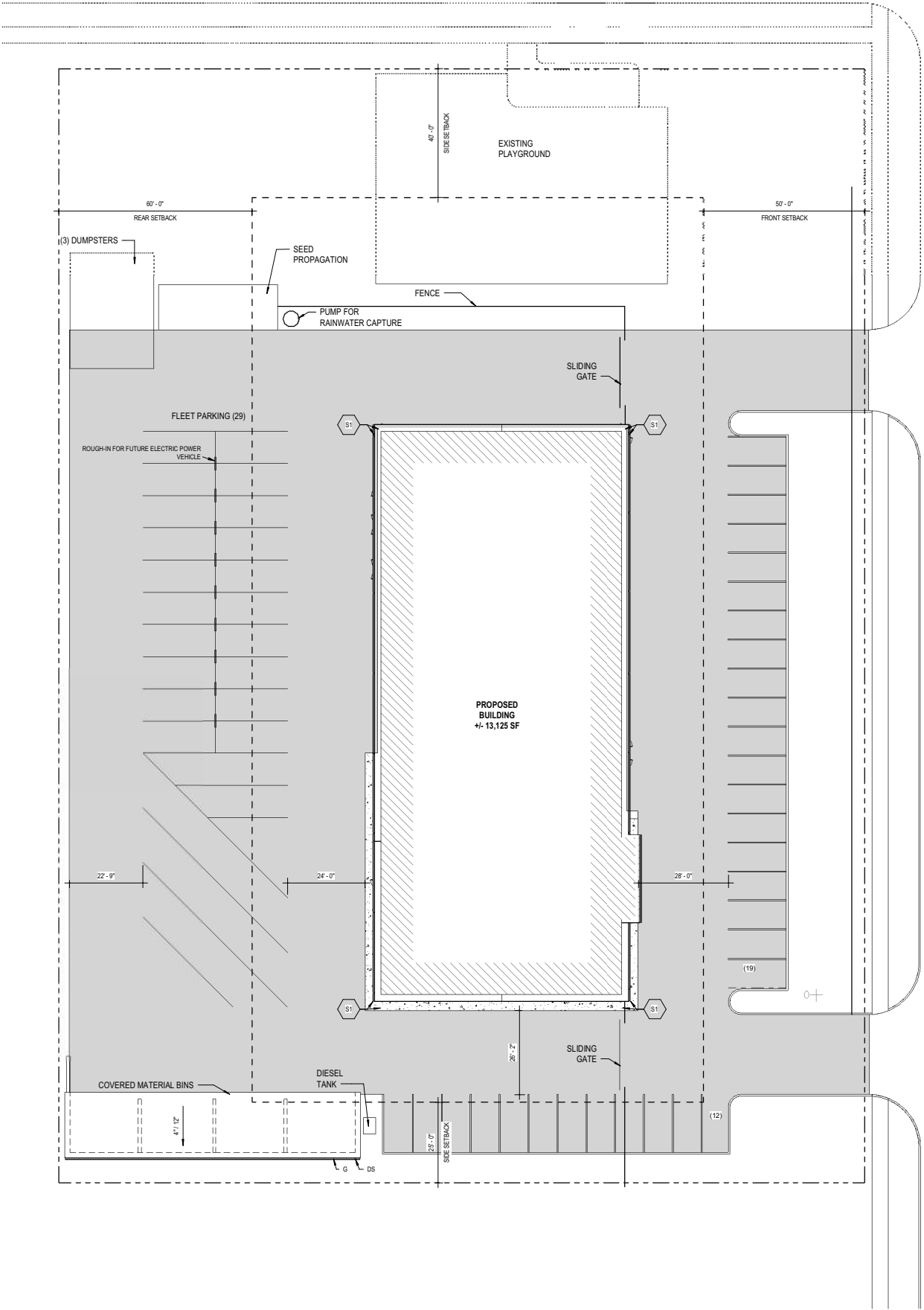
GLEN ELLYN, ILLINOIS 60137

DATE:	APRIL 11, 2022
PROJECT NO.	PD2202
FILE NO	PD2202-TOPO

PAGE 1 OF 1

GLEN ELLYN PARK DISTRICT JOHNSON CENTER

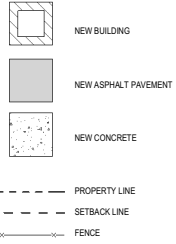
490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



SITE PLAN KEYED NOTES	
TAG	DESCRIPTION
S1	CONCRETE BOLLARD BOTH SIDES OF OVERHEAD DOORS AND AT EXTERIOR BUILDING CORNERS. SEE SHEETS A3.1.0 FOR DETAIL.

GENERAL SITE PLAN NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION, ELEVATIONS, PAVEMENT, AND SIDEWALK DIMENSIONS, ETC.
2. REFER TO CIVIL DRAWINGS FOR CURB LAYOUTS AND DETAILS.
3. REFER TO ELECTRICAL AND PLUMBING DRAWINGS FOR SITE UTILITIES.



SITE PLAN LEGEND

1/8" = 1'-0"

ARCHITECTURAL SITE PLAN



GLEN ELLYN PARK DISTRICT
Job No. 22-3556.01

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STRUCTURAL MCCLUSKEY ENGINEERING CORP. 13877 HIGH GROVE LANE NAPERVILLE, ILLINOIS, 60564 630.717.5338 (O) 630.717.5377(F) IL STATE CERTIFICATE OF AUTHORITY NO. 22-3556-01	M.E.P. W-T GROUP 26775 PRAIRIE AVENUE HOFFMAN ESTATES, ILLINOIS, 60192 224.293.6333 (O) 224.293.6844(F) IL STATE CERTIFICATE OF AUTHORITY NO. 22-3556-01
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[illegible]

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GLEN ELLYN PARK DISTRICT
490 Kenilworth Avenue, Glen Ellyn, Illinois 60137

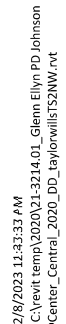
OWNER REVIEW

EXTERIOR BUILDING
ELEVATIONS

SHEET NO.

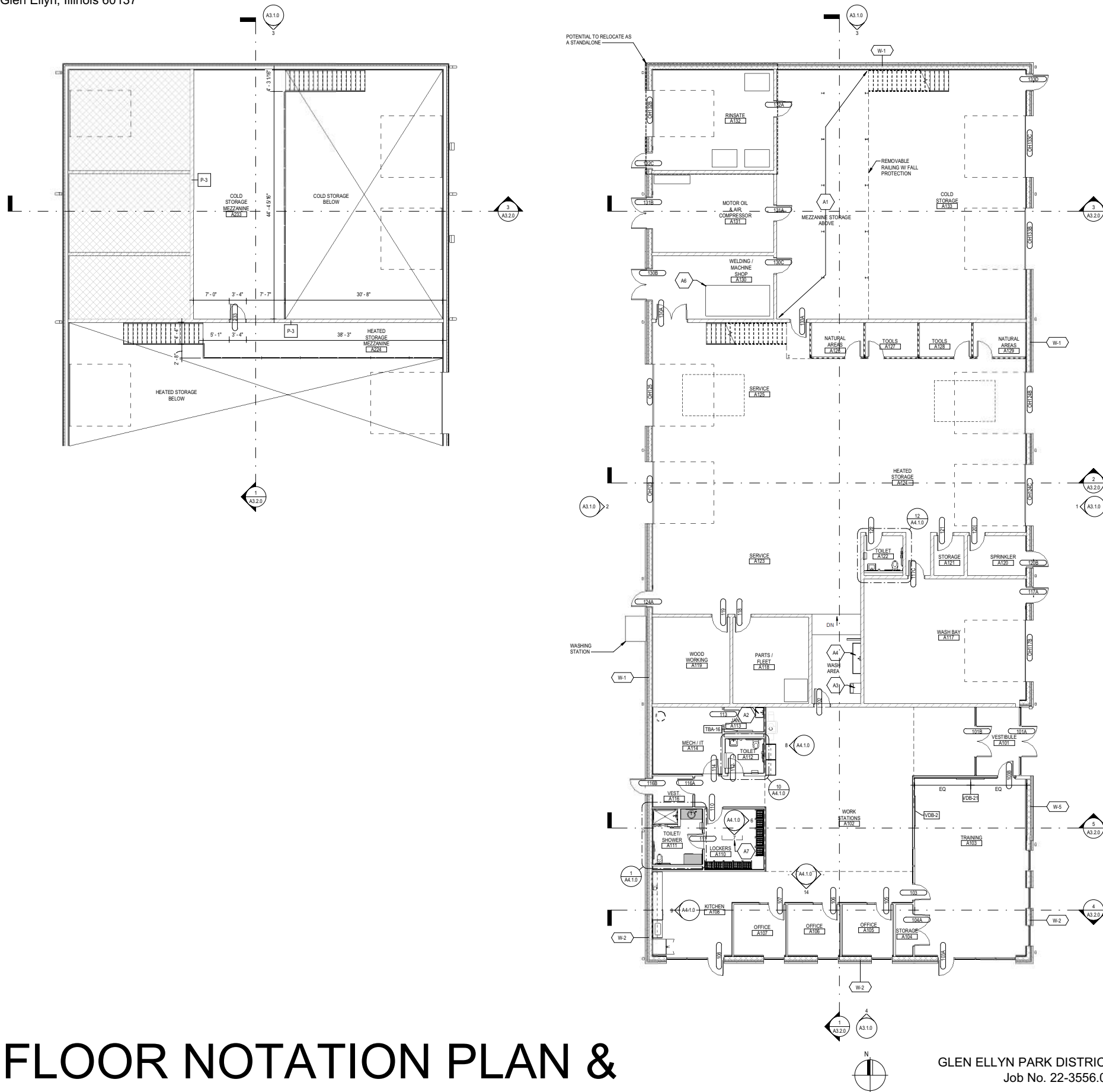
A3.1.0

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490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



GENERAL FLOOR PLAN NOTES

- 1 REFER TO PARTITION TYPES FOR THICKNESS OF WALLS AND PARTITIONS.
- 2 WALL AND PARTITION DIMENSIONS ARE SHOWN TO FINISHED FACE OF WALL.
- 3 DIMENSIONS FOR AREAS DRAWN AT A LARGER SCALE ARE SHOWN ON ENLARGED SCALE PLANS. SEE A4 SERIES DRAWINGS.
- 4 UNLESS OTHERWISE NOTED, WALLS AND PARTITIONS WHICH ARE SHOWN TO BE ON A GRID LINE OR IMMEDIATELY NEXT TO A GRID LINE SHALL BE LOCATED PARALLEL WITH THE GRID LINE WITH THE FACE OF THE WALL 1" AWAY FROM THE LEG OF THE STEEL JOIST. (SEE DETAIL A-42-1)
- 5 UNLESS OTHERWISE NOTED, WALL AND PARTITIONS WHICH ARE LAID OUT CONCENTRICALLY ARE DIMENSIONED FROM THE NEAREST GRID AND SHALL BE LAID OUT ALONG THE ESTABLISHED RADIUS.
- 6 WALLS AND PARTITIONS WHICH ARE NOT INTENDED TO BE LAID OUT ON A RADIUS, ARE SHOWN TO BE PERPENDICULAR (-) OR AT SOME ANGLE (-) TO THE ADJOINING WALLS OR PERPENDICULAR TO A GRID LINE (-).
- 7 DIMENSIONS ALONG CURVED LINES ARE ACTUAL CURVED DIMENSIONED ARC LENGTHS.
- 8 FOR PARTITION TYPES, SEE A2 SERIES DRAWINGS.
- 9 FOR TYPICAL COLUMN ENCLOSURE DETAILS, SEE A2 SERIES DRAWINGS.
- 10 FOR ROOM FINISH SCHEDULE, SEE A2 SERIES DRAWINGS.
- 11 FOR DOOR AND FRAME INFORMATION, SEE A2 SERIES DRAWINGS.
- 12 FOR WINDOW AND STOREFRONT TYPES, SEE ELEVATION, ON A2 SERIES DRAWINGS.
- 13 FOR EXTERIOR ENVELOPE DETAILS, SEE A3 SERIES DRAWINGS.
- 14 FOR LARGE SCALE PLANS, SEE A4 SERIES DRAWINGS.
- 15 FOR INTERIOR ELEVATIONS, SEE A5 SERIES DRAWINGS.
- 16 FOR CEILING INFORMATION, SEE A6 SERIES DRAWINGS.
- 17 FOR SPECIAL FINISHES, PATTERNS, ETC., SEE A8 SERIES DRAWINGS.
- 18 FURNITURE AND EQUIPMENT SHOWN DOTTED IS NOT IN CONTRACT AND IS SHOWN FOR COORDINATION PURPOSES.
- 19 SEE SPECIFICATION SECTION 01100 - "SUMMARY" OR 011001 "GENERAL REQUIREMENTS FOR SMALL PROJECTS" FOR RESPONSIBILITY FOR WORK UNDER OTHER CONTRACTS AND FOR OWNER FURNISHED - CONTRACTOR INSTALLED WORK.

FLOOR PLAN KEYED NOTES

TAG	DESCRIPTION
A1	PRE-FABRICATED MEZZANINE
A2	UTILITY SINK
A3	WASHER/DRYER
A4	SINK/LAUNDRY
A6	HOOD, REFER TO MECHANICAL DRAWINGS
A7	12" W MAPLE WOOD BENCH TOP WITH METAL LEGS

TOILET & BATH ACCESSORY SCHEDULE

TAG	DESCRIPTION
TBA-2	TOILET TISSUE DISPENSER
TBA-4	COMBO PAPER TOWEL DISPENSER / RECEPTACLE
TBA-6.1	COUNTER MOUNTED SOAP DISPENSER
TBA-6.2	WALL MOUNTED SOAP DISPENSER
TBA-7.1	GRAB BAR
TBA-7.5	SHOWER GRAB BAR
TBA-9	SANITARY NAPKIN DISPOSAL UNIT
TBA-11	MIRROR UNIT
TBA-12	SHOWER ROD & CURTAIN
TBA-15.1	ROBE HOOK
TBA-15.1H	ROBE HOOK (ACCESSIBLE HEIGHT)
TBA-16	MOP AND BROOM HOLDER
TBA-18	RECESSED MOUNTED DIAPER CHANGING TABLE

TOILET & BATH ACCESSORY SCHED.

12" = 1'-0"

VISUAL DISPLAY BOARD SCHEDULE

TAG	DESCRIPTION
VDB-2	6'-0" W X 4'-0" H CLARIDGE WHISKEY MOUNT MAGNETIC GLASS MARKERS BOARD, COLOR BRILLIANT WHITE, INCLUDE STADIUM MARKER CADDY AND MAGNETIC ERASER
VDB-21	MANUALLY OPERATED PROJECTION SCREEN

VISUAL DISPLAY BOARD

12" = 1'-0"

FIRST FLOOR NOTATION PLAN & MEZZANINE PLAN

GLEN ELLYN PARK DISTRICT
Job No. 22-3556.01

Published 09/11/12
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GLEN ELLYN PARK DISTRICT JOHNSON CENTER

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



EAST



WEST

ELEVATIONS

GLEN ELLYN PARK DISTRICT JOHNSON CENTER

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



SOUTH



NORTH

ELEVATIONS

GLEN ELLYN PARK DISTRICT JOHNSON CENTER

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FROM THE SOUTHEAST



FROM THE NORTHEAST

PERSPECTIVES

GLEN ELLYN PARK DISTRICT JOHNSON CENTER

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



JAMES HARDIE FIBER
CEMENT SIDING -
MONTEREY TAUPE



ASPHALT SHINGLES -
BLACK



JAMES HARDIE FIBER
CEMENT SIDING -
COBBLE STONE

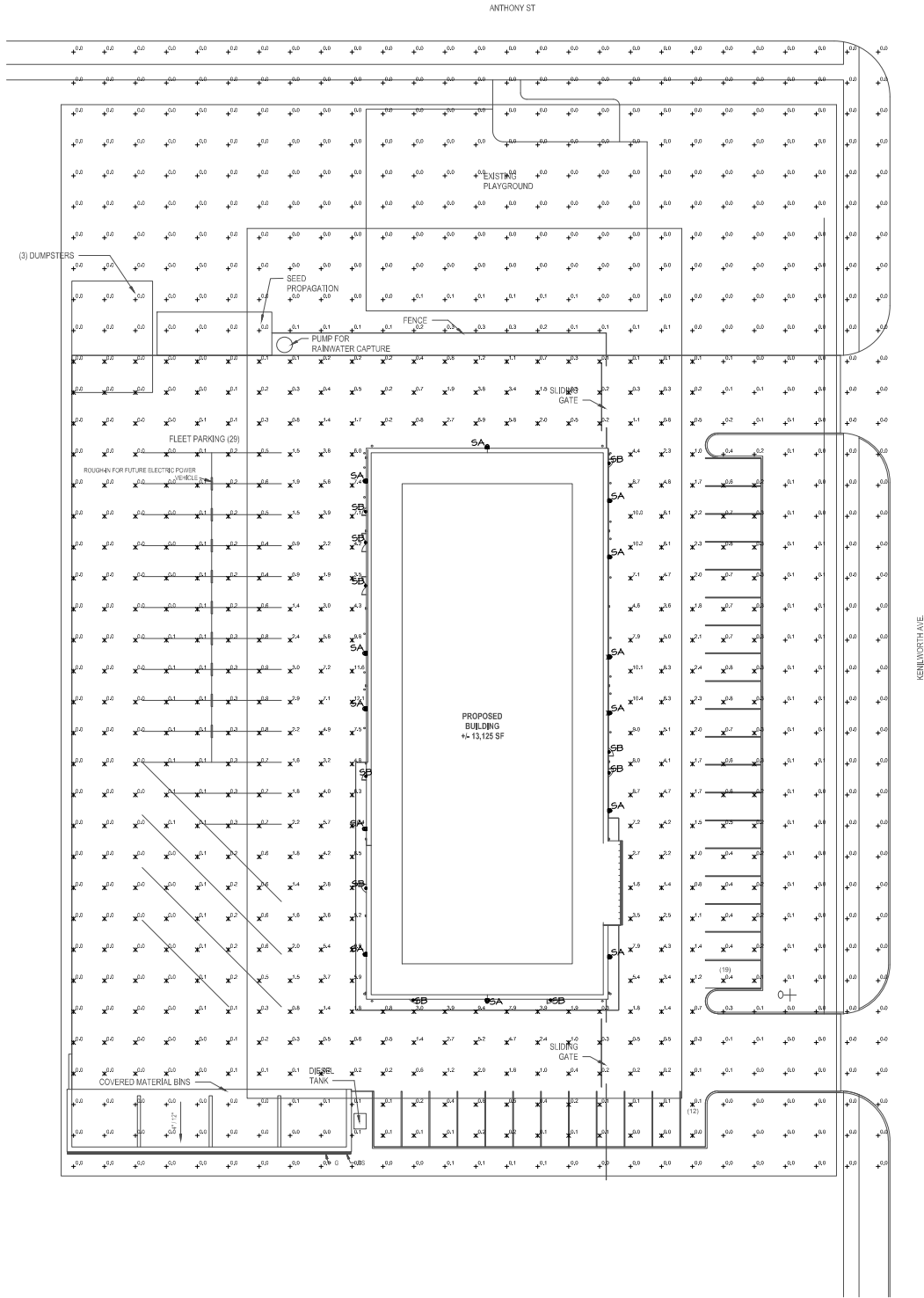


NATURAL STONE
STACKED STONE -
MOCHA LATTE

MATERIALS AND COLORS

ELECTRICAL SITE PHOTOMETRIC PLAN

1" = 20'-0"



Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Fc	1.5	12.1	0.0	N/A	N/A
PROPERTY LINE	Fc	0.0	0.0	0.0	N/A	N/A



fgma

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FIRM #184-005350

CIVIL
CAGE CIVIL ENGINEERING
2301 CANTY DRIVE, SUITE 120
OAK BROOK, ILLINOIS 60521
630.583.0070 (O)
6.5418 CERTIFICATE OF AUTHORITY
NO. 22-355619

STRUCTURAL
MCCLUSKEY ENGINEERING CORP.
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60540
630.717.5335 (O) 630.717.5370 (F)
6.5418 CERTIFICATE OF AUTHORITY
NO. 22-355611

M.E.P.
W-T GROUP
2079 PRATMAN AVENUE
NORTON GROVE, ILLINOIS 60132
224.291.4333 (O) 224.291.4449 (F)
6.5418 CERTIFICATE OF AUTHORITY
NO. 22-355611

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construction.

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preliminary or incomplete, not for
construction, recording purposes, or
implementation.

NO		DATE	DESCRIPTION	ISSUANCE
		2/7/23	100% DESIGN DEVELOPMENT	

GLEN ELLYN PARK DISTRICT JOHNSON CENTER
GLEN ELLYN PARK DISTRICT
490 Kenilworth Avenue, Glen Ellyn, Illinois 60137

DESIGN DEVELOPMENT

ELECTRICAL SITE
PHOTOMETRIC PLAN

SHEET NO.

E0.2

JOB NO. 21-3214.01
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WST LED

Architectural Wall Sconce



Catalog
Number

Notes

Type

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

Specifications

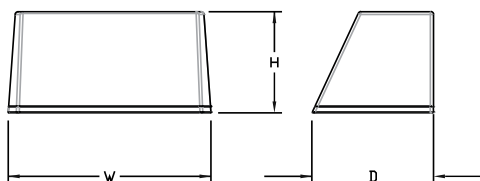
Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)



A+ Capable options indicated
by this color background.

Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED					
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT ¹ 120 ² 208 ² 240 ²	277 ² 347 ² 480 ² Shipped included (blank) Surface mounting bracket PBBW Premium surface-mounted back box ^{3,4} Shipped separately BBW Surface-mounted back box ³

Options	Finish (required)
NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{5,6,7}	DDBXD Dark bronze
NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6,7}	DBLXD Black
PE Photoelectric cell, button type ⁸	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) ⁹	DWHXD White
PER5 Five-wire receptacle only (controls ordered separate) ⁹	DSSXD Sandstone
PER7 Seven-wire receptacle only (controls ordered separate) ⁹	DDBTXD Textured dark bronze
PIR Motion/Ambient Light Sensor, 8-15' mounting height ^{5,6}	DBLXD Textured black
PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,6}	DNATXD Textured natural aluminum
PIRH 180° motion/ambient light sensor, 15-30' mounting height ^{5,6}	DWHGXD Textured white
PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,6}	DSSTXD Textured sandstone
SF Single fuse (120, 277, 347V) ²	
DF Double fuse (208, 240, 480V) ²	
DS Dual switching ¹⁰	
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹¹	
E7WH Emergency battery backup, Non CEC compliant (7W) ⁷	
E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{7,12}	
E7WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ^{7,13}	
E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS ⁷	
E20WC Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{7,12}	
E23WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{7,12,14}	
LCE Left side conduit entry ¹⁵	
RCE Right side conduit entry ¹⁵	
BAA Buy America(n) Act Compliant	
Shipped separately	
RBPW Retrofit back plate ³	
VG Vandal guard ¹⁵	
WG Wire guard ¹⁵	

See Accessories and Notes on next page.



COMMERCIAL OUTDOOR

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WST-LED
Rev. 01/19/23

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WS8BW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁷

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 3 Also available as a separate accessory; see accessories information.
- 4 Top conduit entry standard.
- 5 Not available with VG or WG. See PER Table.
- 6 Reference Motion Sensor table.
- 7 Not available 347/480. E7WC or E23WHR, only available 120 or 277.
- 8 Need to specify 120, 208, 240 or 277 voltage.

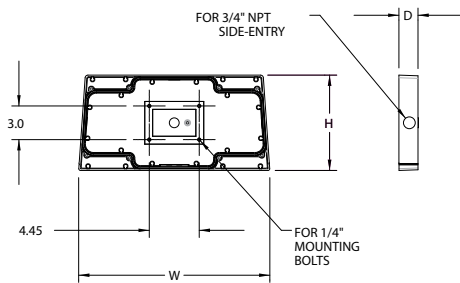
- 9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 10 Not available with Emergency options, PE or PER options.
- 11 DMG option not available with standalone or networked sensors/controls.
- 12 Battery pack rated for -20° to 40°C.
- 13 Comes with PBBW.
- 14 Warranty period is 3-years.
- 15 Not available with BBW.
- 16 Must order with fixture; not an accessory.
- 17 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

Optional Back Box (PBBW)

Height: 8.49"
(21.56 cm)

Width: 17.01"
(43.21 cm)

Depth: 1.70"
(4.32 cm)

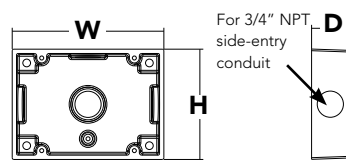


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

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

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



Emergency Battery Operation

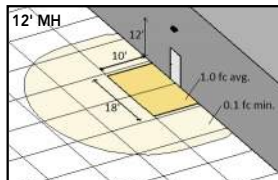
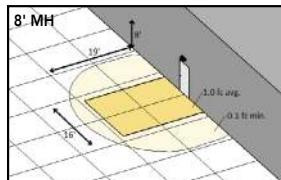
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

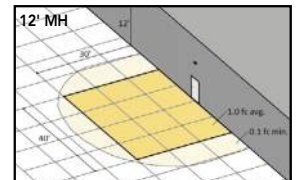
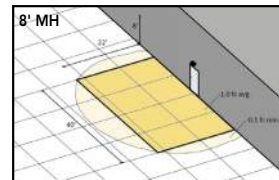
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate 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 and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

Performance Data

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	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

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 ¹)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134

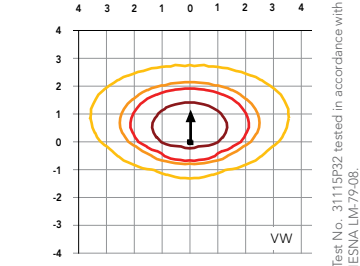
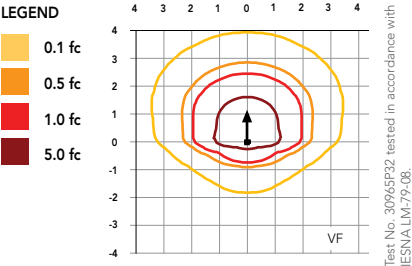


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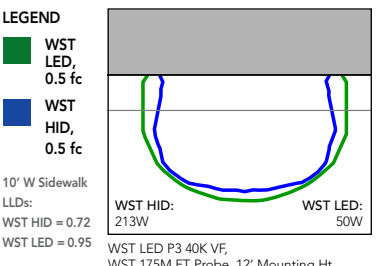
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WST-LED
Rev. 01/19/23

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST 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 single-piece 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

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST 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 98 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 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (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. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/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/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.



WDGE1 LED

Architectural Wall Sconce



Catalog
Number

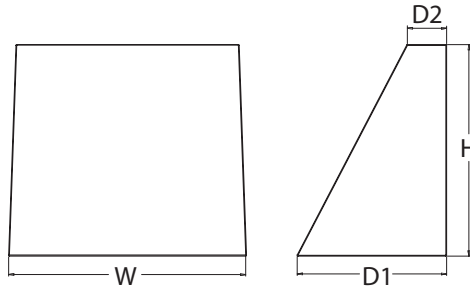
Notes

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Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
 (without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁵ Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.
	P2	30K 3000K	90CRI	VW Visual comfort wide		
		35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options	Finish
E4WH³ Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) PE⁴ Photocell, Button Type DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy America(n) Act Compliant	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)
 WDGE1PBBW DDBXD U WDGE1 surface-mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.



COMMERCIAL OUTDOOR

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WDGE1 LED
 Rev. 11/21/22

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. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

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	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

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

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



COMMERCIAL OUTDOOR

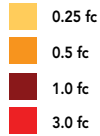
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WDGE1 LED
Rev. 11/21/22

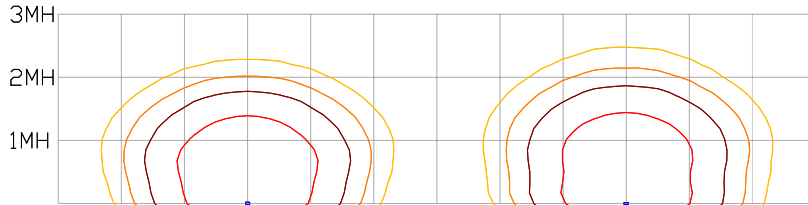
Photometric Diagrams

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

LEGEND



MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

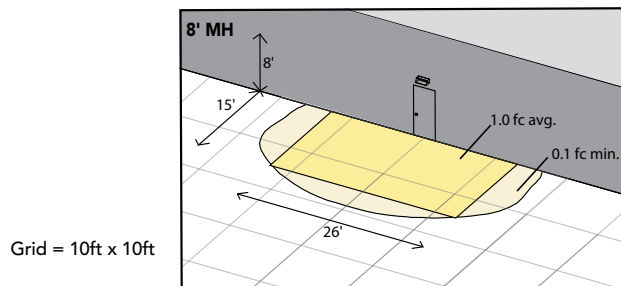
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

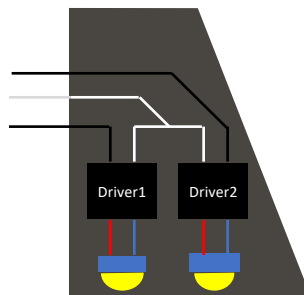


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece 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 IP66 rating for the luminaire.

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. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE 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 consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°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. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/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/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.

NOTICE OF PUBLIC HEARING

The Glen Ellyn Park District, owner of property located at 490 Kenilworth Avenue, is requesting approval of a Special Use Permit and a Zoning Variation, associated with construction of a new maintenance facility, associated outdoor storage, and site development. The subject property is comprised of approximately 2.10 acres and is located on the west side of Kenilworth Avenue 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 and Zoning Variation, on **Thursday, May 4, 2023, 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:

- a. A Special Use Permit in accordance with Section 10-4-3(A) of the Glen Ellyn Zoning Code associated with construction of a new maintenance facility and associated outdoor storage
- a. The following variation from the Glen Ellyn Zoning Code: Per Table 10-5-5(B)4#12, allows a 6' fence no closer to the street than the principal structure. The fence extends north of the proposed principal structure.

The subject property is legally described as follows:

THE NORTH 350.5 FEET OF LOT 6 IN BLOCK 3 IN ROBERTSON'S 7TH ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED OCTOBER 20, 1908 AS DOCUMENT 94950, IN DUPAGE COUNTY, ILLINOIS.

ALSO LOT 2 IN SCRIPTURE PRESS PUBLICATIONS RESUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED AUGUST 7, 1991 AS DOCUMENT R91-101194, IN DUPAGE COUNTY, ILLINOIS. P.I.N: 05-10-408-006

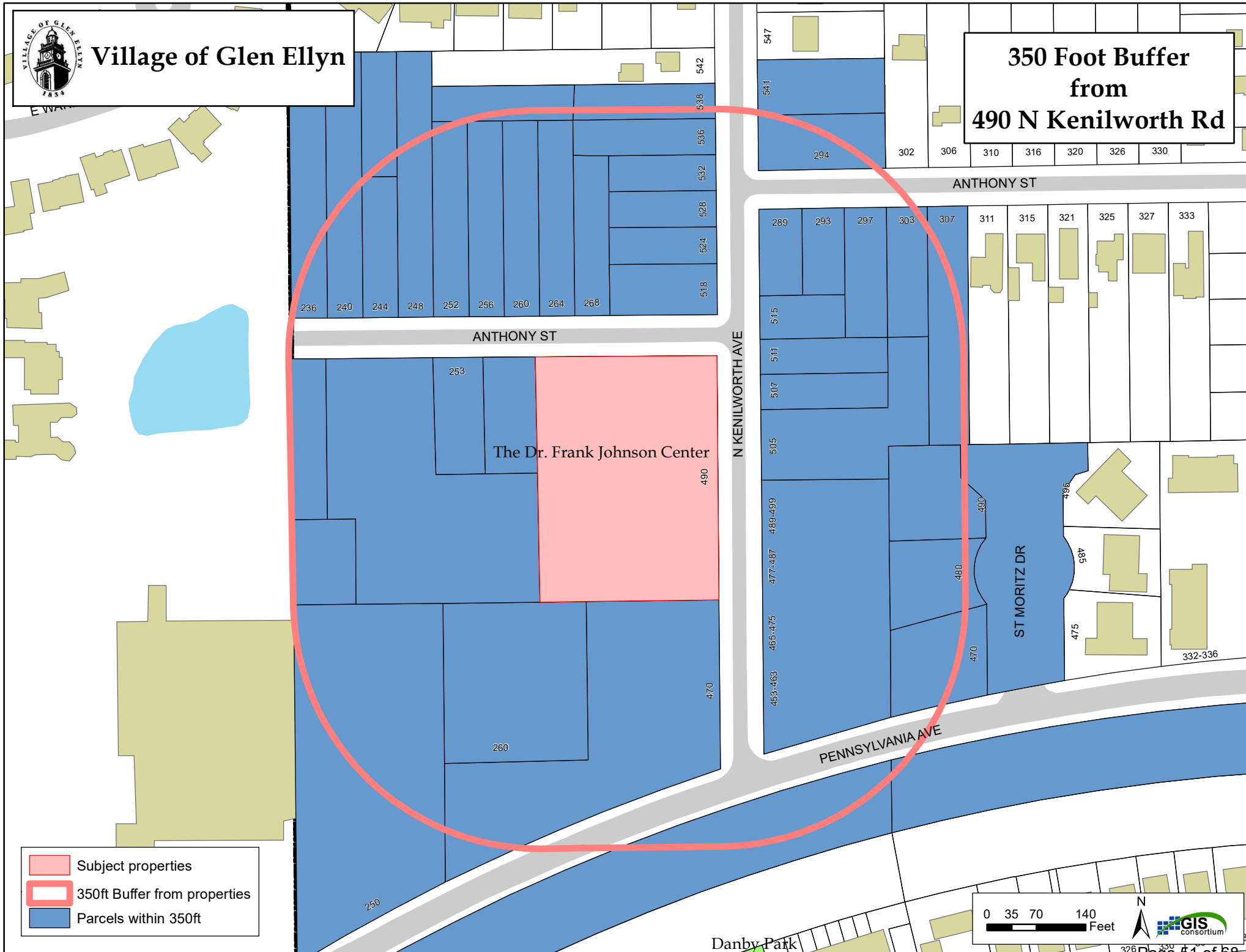
All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. To view plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Information related to the request is 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 Marty Scott, Director of Community Development, at (630) 547-5240.

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
490 N Kenilworth Rd



Danby Park

0 35 70 140 Feet



**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF A SPECIAL USE PERMIT AND ZONING VARIATION TO ALLOW
THE FRANK JOHNSON MAINTENANCE FACILITY LOCATED AT 490 N.
KENILWORTH AVE.**

Related to the requests of the petitioner, Glen Ellyn Park District, to construct a new maintenance facility, associated outdoor storage, and site development located at 490 N. Kenilworth Avenue, and 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 2001 Comprehensive Plan designates the subject property as "parks and open space" and the site will remain under the control of the Glen Ellyn Park District.
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 the new maintenance facility will remain generally consistent with the previous use. The proposed site improvements, enhanced landscaping and fencing, will attempt to screen the site from surround properties.
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 change significantly.
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 for the residents of the Park District and will continue to operate in such as manner.
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 significant

changes in the nature of the use; the site and new building will continue to be operated as a maintenance facility.

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 dramatically.
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 properly address and 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. The petitioners have determined that the site and building are not home to natural, scenic, or historic features.

Related to the requests of the petitioner, Glen Ellyn Park District, for approval of the following zoning variation:

1. The following variations from the Glen Ellyn Zoning Code:
 - a. A variation from table 10-5-5 (B)4-#12 of the Zoning Code. This section allows a 6 ft. fence no closer to the street than the principal structure. Zoning Variation: 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.

...all to accommodate, 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 fence would not properly surround the parking and storage area of the property which will allow the site to operate safely and effectively.

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 properly enclosing the maintenance facility property for public safety and 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 enclosure of the site, provide safety, and effectively improve 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 the Park District would like to improve the site to the best of their ability to create a more effective maintenance facility that is both safe and functional, and which best 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 residents of the District, and the general operations.
 - a. Impair an adequate supply of light and air to the adjacent property. The proposed building location will increase the setback from some of the adjacent neighbors.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because the proposed new building will be a significant distance 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 Glen Ellyn Park District and will not negatively impact general welfare of the Village.
 - d. Diminish or impair property values within the neighborhood because the new building and site improvements will be an enhancement over the existing dilapidated building.
 - e. Unduly increase traffic congestion in the public streets and highways because there will be no significant changes to the operation of the facility.
 - f. Create a nuisance because the new building and site improvements will facilitate a use that is very similar to the current use.

- 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 the fence variation, the general operation of the facility would not be as safe and efficient.

(DRAFT) MOTION TO RECOMMEND APPROVAL A SPECIAL USE PERMIT AND ZONING VARIATION TO ALLOW THE FRANK JOHNSON MAINTENANCE FACILITY LOCATED AT 490 N. KENILWORTH AVE.

After conducting a public hearing and deliberating on the requests of the petitioner, Glen Ellyn Park District, to construct a new maintenance facility, associated outdoor storage, and site development located at 490 N. Kenilworth Avenue, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on May 4, 2023 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 plans as submitted and the testimony presented at the May 4, 2023, 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 final stormwater management plan shall be reviewed and approved by the Village Stormwater Engineer prior to the issuance of a building permit.

Motion by: _____ Seconded by: _____



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

Meeting 5/4/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Other
Prepared By: Marty Scott

**AGENDA ITEM (ID
2023-492)**

DOC ID: 2023-492

Public Hearing – Proposed Text Amendment: Amendments to Chapter 4 (District Regulations), specifically C3-C6 zoning districts of the Zoning Code pertaining to the designation of tobacco, vape, and smoke shops as special uses.

Statement of the Issue:

Please see the attached staff report.

Analysis:

Please see the attached staff report.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Please see the attached staff report.

Attachments:

1. PC Memo - Tobacco-Vape - Text Amendments
2. Tobacco, Vape, and Smoke Shops - Draft Text Amendment - 5-4-23 PC review
3. Draft Motions to Approve - Vape-Tobacco

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Marty Scott, Director of Community Development

DATE: April 28, 2023

FOR: May 4, 2023 Plan Commission Special Meeting

SUBJECT: Proposed Village Code Text Amendments

PETITIONER: The Village of Glen Ellyn

REQUEST: Village staff is requesting that the Plan Commission revisit possible text amendments to the Village Code relating to tobacco, vape, and smoke shops within commercial zoning districts. A new public hearing was published with the intention that the Commission could host a hearing and subsequently provide a new recommendation to the Village Board.

PUBLIC NOTICE: Notice of the public hearing was published in the April 19, 2023, edition of The Daily Herald advertising a public hearing to be held on Thursday, May 4, 2023.

SUMMARY: Tobacco, Vape, and Smoke Shop Regulations

Earlier this year, the Village Board directed staff to prepare a draft text amendment which would designate tobacco, vape, and smoke shops as special uses within the Village. Currently, the only zoning district to allow these uses is the C3 Service Commercial District, where they are permitted.

When this issue was last presented to Commission on March 9th, the draft language only included changes to the C-3 district (to convert these uses from permitted to special uses). The Commission recommended approval and the issue proceeded to the Village Board. At a subsequent meeting, the Board expressed concern that the same level of scrutiny would not be applied to other commercial districts. The Board directed staff to prepare amendments to the C3 through C6 districts. Staff has drafted the attached text amendment to the Zoning Code to accomplish the following:

- Remove tobacco, vape, and smoke shop as permitted within the C3 district, and add them a special uses.

- Add tobacco, vape, and smoke shop as special uses with the following districts:
 - ❖ C-4 Office District
 - ❖ C5A Central Retail Core Subdistrict
 - ❖ C5B Central Service Subdistrict and,
 - ❖ C6 Commercial/Multiuse Planned Development District

These proposed amendments are shown on the attached documents.

These amendments are important since tobacco, vape, and smoke shops can become a visual nuisance. Many of the shops install a variety of lighting features (e.g., rope lights, neon, flashing signs, etc.) to attract customers. The Village receives complaints from the public regarding the garish look of some of these establishments. In fact, each of the four current establishments have received “notices of violation” in regard to their signage and will likely be required to appear at a Local Adjudication hearing. This one characteristic of the business operation is reasonable justification for the proposed text amendments.

**PLAN
COMMISSION
ACTION:**

The Plan Commission should review and discuss the attached proposed Zoning Code text amendments. The Commission may recommend approval, approval with revisions, or denial of the proposed amendments. The Commission may also recommend approval of some of the regulations and not others. (Please note that other sections of the permitted and/or special lists cannot be modified at this time since the hearing notice focused on tobacco and vape shops).

Proposed amendments to Chapter 4 (District Regulations), specifically C-3 through C-6 Zoning Districts of the Zoning Code and of the Glen Ellyn Village Code, regarding the designation of tobacco, vape and smoke shops as special uses. (Below are code excerpts from the affected sections of the Zoning Code).

10-4-15. C3 Service Commercial District.

(A) *Permitted uses:*

1. Animal daycare.
2. Animal grooming.
3. Animal training.
4. Automobile and automotive sale and service use, including open sales lots, parking lots and public garages and storage garages.
5. Bakery where not more than 50 percent of the floor area is devoted to processing.
6. Bank, loan office, and financial institution but not including payday lending service, check cashing service, or currency exchange.
7. Building material sales establishment; plumbing, heating, ventilating and electrical equipment and fixture service and repair uses; machinery and equipment sales, service and rental; cabinetmaking and custom woodworking uses.
8. Commodities sales uses for basic living needs of a neighborhood, such as: art and school supply store; bicycle sale and repair shop; bookstore; camera and photographic supply store; candy and beauty shop; furniture, upholstery, carpet, china or glass store; clothing store; department store; toy and hobby shop; hardware store; jewelry or leather goods store; liquor store; garden supply shop; electrical and household appliance sales; coin and philatelic store; interior decorating including making of draperies, slip covers and other similar articles; sporting goods; musical instrument sales and repair; paint and wallpaper store; variety store; video sales and rental store.
9. Community support service uses such as: music and dance school; antique shop; health spa; mail order store; newspaper office; office supply; pet shop; indoor theater; catering; laundry retail; mortuary; photographic and art studio; food store; and employment agency.
10. Drugstore and pharmacy, retail.
11. Engraving, printing, publishing, lithography, blueprinting and photocopying establishment.
12. Greenhouse, including retail and wholesale sale of plants.
13. Hotel or motel.

-
14. Indoor recreational facility.
 15. Laundry, commercial.
 16. Mail order house, retail.
 17. Medical or dental clinic.
 18. Monument establishment.
 19. Movie theater.
 20. Nail salon.
 21. Office, business, medical or professional.
 22. Research activity.
 23. Restaurant and eating place, including outdoor seating on private property as an accessory use provided such outdoor seating complies with the provisions in section 10-5-15 of this title.
 24. Service uses performed on premises for needs of a neighborhood, such as: barber and beauty shop; dressmaking; tailoring; shoe repair; household appliance repair; radio or television sales, service and repair; frozen food locker; locksmith; millinery shop; travel agency; telegraph office; furrier storage, conditioning and sales; picture framing.
 25. Telephone exchange.
 - ~~26. Tobacco, Vape, and Smoke Shop.~~
 26. Used car, trailer or boat sales.
 27. Veterinarian or animal hospital.
 28. Antenna attachments to existing antenna towers, buildings or other structures which do not exceed the permitted height in the zoning district or the height established by a special use permit.

All permitted uses must also comply with all applicable requirements contained in chapter 5, "Supplementary Regulations", of this title as well as all other pertinent regulations in this title.

- (B) *Special uses:* No enumerated special use shall be considered to be an accessory use to any other permitted or special use, and a separate permit shall be required for each separate special use.

1. Automobile car wash.
2. Automobile repair.
3. Automotive vehicle rental.
4. Cartage, express, parcel delivery or motor freight terminal.
5. Church or temple.

-
6. Commercial planned development in accordance with the provisions of the "planned unit development regulations".
 7. Compounding of cosmetics, toiletries, dyes and pharmaceuticals.
 8. Contractor's yard for storage of vehicles and materials.
 9. Drive-in commercial facility.
 10. Garage/service station.
 11. Kennel or cattery.
 12. Light manufacturing assembly of previously manufactured parts, fabricating, cleaning, testing, assembling, repairing or servicing.
 13. Outdoor amusement establishment.
 14. Outdoor merchandise, storage, promotional activities, or tents.
 15. Payday lending service, check cashing service, and currency exchange.
 16. Private school.
 17. Public park and playground.
 18. Public use.
 19. Public utility and public service use.
 20. School, commercial or trade.
 21. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flagpole which exceed the maximum height.

22. Tobacco, Vape, and Smoke Shop.

23. Vehicle storage lot.

24. Wholesale merchandising and storage warehousing.

All special uses must also comply with all applicable requirements contained in chapter 5, "Supplementary Regulations", of this title, as well as all other pertinent regulations in this title.

10-4-16. C4 Office District.

(B) Special uses: No enumerated special use shall be considered to be an accessory use to any other permitted or special use, and a separate permit shall be required for each separate special use.

-
1. Adult daycare center.
 2. Automobile repair.
 3. Church or temple.
 4. Congregate housing for the elderly.
 5. Daycare center.
 6. Office planned development in accordance with the provisions of the "planned unit development regulations".
 7. Outdoor merchandise, storage, promotional activities, or tents.
 8. Printing and publishing establishment.
 9. Public park and playground.
 10. Public use.
 11. Public utility and public service use.
 12. Sheltered care facility.
 13. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flagpole which exceed the maximum height.
 14. Tobacco, Vape, and Smoke Shop.
 15. Vehicle storage lot.
 16. Warehouse.
 17. Medical cannabis dispensary (in accordance with section 10-5-19 of this title).

10-4-17-1. C5A Central Retail Core Subdistrict.

(B) Special uses: No enumerated special use shall be considered to be an accessory use to any other permitted or special use, and a separate permit shall be required for each separate special use.

1. Adult daycare center.
2. Automobile and automotive sales and service uses.
3. Automobile car wash.
4. Automobile repair.
5. Automobile vehicle rental (or automotive vehicle rental).
6. Bank and financial institution.
7. Beauty and barber shop.
8. Building material sales establishment, plumbing, heating, ventilating and electrical equipment and fixtures service and repair uses; machinery and

equipment sales, service and rental; cabinetmaking and custom woodworking uses.

9. Catering service.
10. Church.
11. Club and lodge, private, fraternal or religious.
12. Communication exchange.
13. Compounding of cosmetics, toiletries, dyes and pharmaceutical products.
14. Congregate housing for the elderly.
15. Co-working office with business events.
16. Daycare center.
17. Drive-in commercial facility.
18. Drive-in or carryout eating place.
19. Engraving, printing, publishing, lithography, blueprinting and photocopy establishment.
20. Greenhouse, including retail and wholesale sale of plants.
21. Health spa.
22. Hospital.
23. Hotel, motel and apartment hotel.
24. Indoor amusement.
25. Indoor recreational facility.
26. Laundry and dry cleaning (commercial).
27. Light manufacturing assembly of previously manufactured parts, fabricating, cleaning, testing, repairing or servicing.
28. Medical or dental clinic.
29. Monument establishment.
30. Mortuary.
31. Music and dance school.
32. Nail salon.
33. Newspaper office and distribution center.
34. Office: business, medical, professional or public.
35. Outdoor merchandise, storage, promotional activities, or tents.
36. Private school.
37. Public or private garage and parking lot.
38. Public park or playground.
39. Public school.
40. Public use.
41. Public utility and public services use.
42. Research activities and/or laboratory.

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43. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flagpole which exceed the maximum height.
 44. Tobacco, Vape, and Smoke Shop.
 45. Trailer or boat sales.
 46. Travel agency.
 47. Veterinarian or animal hospital.
 48. Wholesale merchandising and storage warehousing.

10-4-17-2. C5B Central Service Subdistrict.

(B) Special uses: No enumerated special use shall be considered to be an accessory use to any other permitted or special use, and a separate permit shall be required for each separate special use.

1. Adult daycare center.
2. Automobile and automotive sales and service use.
3. Automobile car wash.
4. Automobile repair.
5. Automobile vehicle rental (or automotive vehicle rental).
6. Building material sales establishment, plumbing, heating, ventilating and electrical equipment and fixtures service and repair uses; machinery and equipment sales, service and rental; cabinetmaking and custom woodworking uses.
7. Church.
8. Compounding of cosmetics, toiletries, dyes and pharmaceutical products.
9. Congregate housing for the elderly.
10. Daycare center.
11. Designated historical landmark, site, or structure.
12. Drive-in commercial facility.
13. Drive-in or carryout eating place.
14. Dwellings: single-family attached (provided that no more than six units are attached), single-family detached, two-family and multi-family.
15. Engraving, printing, publishing, lithography, blueprinting and photocopy establishment.
16. Greenhouse, including retail and wholesale sale of plants.
17. Hospital.
18. Hotel, motel and apartment hotel.

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19. Indoor recreational facility.
 20. Laundry and dry cleaning (commercial).
 21. Light manufacturing assembly of previously manufactured part, fabricating, cleaning, testing, repairing or servicing.
 22. Medical or dental clinic.
 23. Monument establishment.
 24. Outdoor merchandise, storage, promotional activities or tents.
 25. Private school.
 26. Public or private garage and parking lot.
 27. Public park or playground.
 28. Public school.
 29. Public use.
 30. Public utility and public services use.
 31. Research activities and/or laboratory.
 32. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower and spire, chimney, elevator bulkhead, conveyor and flagpole which exceed the maximum height.
 33. Tobacco, Vape, and Smoke Shop.
 34. Trailer or boat sales.
 35. Veterinarian or animal hospital.
 36. Wholesale merchandising and storage warehousing.

10-4-18. C6 Commercial/Multiuse Planned Development District.

Development within this district shall be by planned development only, and shall be consistent with the Glen Ellyn Comprehensive Plan. All development shall comply with requirements contained in chapter 7, "Planned Unit Developments", of this title, as well as all other pertinent regulations in this title.

(A) Uses: The following uses may be allowed, subject to the review and approval of the development plan:

1. The complete range of primary retail and service uses.
2. Offices: business, professional, headquarters and governmental.
3. Auto oriented commercial uses.
4. Institutional uses, consistent with the predominantly commercial/multiuse plan for the site.

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5. Residential uses, consistent with the predominantly commercial/multiuse plan for the site.
 6. Outdoor merchandise, storage, promotional activities, or tents.

(B) Special uses: No enumerated special use shall be considered to be an accessory use to any other permitted or special use, and a separate permit shall be required for each separate special use.

1. Tobacco, Vape, and Smoke Shop.

**(DRAFT) MOTIONS TO RECOMMEND APPROVAL OF PROPOSED
AMENDMENTS TO CHAPTER 4 (DISTRICT REGULATIONS), OF THE ZONING
CODE OF THE GLEN ELLYN VILLAGE CODE.**

After conducting a public hearing and deliberating on the requests of the petitioner, the Village of Glen Ellyn, for approval of proposed amendments to Chapter 4 (District Regulations), of the Zoning Code of the Glen Ellyn Village Code, the Plan Commission hereby recommends:

- a. Approval as discussed or amended at the Plan Commission public hearing on May 4, 2023, which are hereby incorporated into the Motions 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, of proposed amendments to Chapter 4 (District Regulations) of the Zoning Code, relating to tobacco, vape, and smoke shop regulations, specifically as they apply to:
 - i. C-3 Service Commercial District
 - ii. C-4 Office District
 - iii. C5A Central Retail Core Subdistrict
 - iv. C5B Central Service Subdistrict and,
 - v. C6 Commercial/Multiuse Planned Development District, of the Zoning Code and of the Glen Ellyn Village Code, and any other necessary adjustments to the Village Code in order to allow for the proposed amendments.

Motion by: _____ Seconded by: _____