



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, June 8, 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**
- C. Approval of Minutes**
 - 1) May 25, 2023 Plan Commission Meeting Minutes
- 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 Zoning Variations, associated with construction of a new maintenance facility, associated outdoor storage, and site development.
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**

DRAFT MINUTES
Glen Ellyn Plan Commission
Thursday, May 25, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

In the absence of Chairperson Loftus, Martin Scott, Community Development Director for the Village of Glen Ellyn, called the meeting to order at 7:04 PM.

Commissioner Wyant made a motion for Commissioner Dawson to serve as Acting Chairperson for the meeting. Commissioner Arango seconded the motion. The motion passed by voice vote.

Commissioner Dawson made introductions and explained the Plan Commission's function and operating procedure as an advisory body. He described the protocol for public comment and announced that comments would be recorded.

Roll was called.

PRESENT: Commissioners Arango, Dawson, Kreuzer, Saeed, Thakkar, and Wyant; Student Commissioner Smith.

ABSENT: Chairperson Loftus, Commissioner Brown, Commissioner Cooper.

B. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

C. Approval of Minutes

Commissioner Dawson presented the following corrections and amendments to the draft minutes for May 4, 2023:

- Replace the draft text "Mr. Wilson said he'd like to see the new Johnson Center and noted that he went to pre-K in the area" as follows: "Zak Wilson stated he would like to see the existing building remain and that he went to pre-K in the building."
- Replace the draft text "Commissioner Dawson said that a final stormwater plan would be required" as follows: "Commissioner Dawson stated that the motion prepared by the Village contains a condition that if approved requires review and approval by the Village Stormwater Engineer."

- Following the draft text “Mr. Saeed also questioned whether there were asbestos and mold issues,” add the following: “Commissioner Dawson added that he on review of Park District meetings would note that the Park District recognizes there is some asbestos present and that it will be abated in the correct manner.”

Commissioner Dawson presented the following corrections and amendments to the draft minutes for April 27, 2023:

- Replace the draft text “He supports both towers, saying that United Kingdom, Canada, and others support the FCC rules” as follows: “He supports both towers, saying that the United Kingdom, Canada, Sweden, and others support the FCC rules.”
- Following the draft text “He added that he would not want to live in a town without 5G,” add the following: “Commissioner Dawson opined that in a view contrary to the implied negative property value discussed that he could see that 5G infrastructure could have a positive effect on property values.”

Commissioner Kreuzer made a motion to approve the May 4, 2023 and the April 27, 2023 minutes, as amended. Commissioner Wyant seconded the motion. The motion passed by voice vote.

D. New Business

1.) 1102 Hill Avenue and 415 Taft Avenue; Combined review of special use permits to allow new 5G antennas

Acting Chairperson Dawson invited the staff to make a presentation.

Staff Introduction

Martin Scott, Community Development Director for the Village of Glen Ellyn, reminded the Commission that the public hearings for 1102 Hill Avenue and 415 Taft Avenue were closed at the prior meeting on April 27, 2023, and that the Commission’s discussion was continued to this meeting. Mr. Scott said that it would be at the Commission’s discretion whether to allow additional public comment following his presentation.

Mr. Scott described the location, history, and project summary for each of the subject sites, as detailed in the Staff Reports dated May 19, 2023 and included in the agenda packet. He reviewed prior public meetings dating back to December 2022, and noted the extensive public comment received, as well as informal and formal legal opinions. Mr. Scott said that the Village attorney and the Petitioners were in attendance.

Commissioner Questions

There were no questions for Mr. Scott.

Petitioner Presentation

Karl Camillucci, Attorney at Taft Stettinius & Hollister LLP, was invited to speak. He said that it was the third time the subject property had appeared before the Commission and he did not wish to re-present the entire matter. Mr. Camillucci said the requests were eligible facilities requests under federal law, the Spectrum Act, which specifically allows existing towers to have new transmission equipment installed in the proposed manner. He said that following the April 27, 2023 Plan Commission meeting, the Petitioners provided additional information to respond to Commissioner questions about the Village's legal authority, and that he would be happy to address any questions. Mr. Camillucci asked that the presentation and testimony provided during the prior public hearing be incorporated into this record as well.

Commissioner Questions

Commissioners thanked the Petitioner for the additional materials. Commissioner Wyant asked for Gregory Mathews, Village Attorney, to clarify whether the Plan Commission had any basis for objection, given the Spectrum Act.

Attorney Mathews described the Village's legal authority to regulate, noting that Village doesn't have authority to regulate particularly in relation to the existence of a 5G frequency, as that is the purview of the federal government. Attorney Mathews said that the question asked at last hearing was to render opinion on whether Commission could consider implications on property values. He said he provided this information directly to the Commission in a confidential memorandum.

Commissioner Wyant discussed the Commission's limitations with regard to the Spectrum Act and objections to the request based on the theory that radio frequency transmissions were harmful. A discussion ensued regarding Commission the impacts of the Spectrum Act.

Public Comment

Acting Chairperson Dawson reminded attendees that this was a continuation meeting, and that the public's opportunity for speaking had passed. He said he would exercise leniency and allow additional public comments, limited to three minutes, with the expectation that comments would provide new information.

Public Comment:

Mr. Scott was invited to read public comments submitted in advance of the meeting. He read aloud three written submissions, all expressing opposition to the Petitioners requests.

Acting Chairperson Dawson invited public comment. Three individuals — Nancy Perlman, Ellen Snelling, and Angel Oakley — presented testimony in opposition to the Petitioners requests. They submitted written copies of their remarks.

Commissioner Discussion

Acting Chairperson Dawson invited Commissioners to deliberate.

Commissioner Wyant referred to the public comment from Ms. Oakley regarding FCC active litigation concerning 5G safety. He asked Attorney Mathews whether the litigation was a reason for the Commission to delay a decision, or whether the litigation was outside the purview of the Commission. Attorney Mathews responded that consideration of pending litigation is outside the purview of the Village and the Plan Commission.

Commissioner Saeed remarked that there were so many objections from the people, and questioned how to address objections, including those related to property values and children's health.

Acting Chair Dawson said the Commission's role is to deliberate and decide upon the matter. He reminded attendees that the Commission is advisory in nature only, and that the Commission's recommendation would go to the Village Board, and the Village Board would make the final determination.

Commissioner Thakkar said he appreciated all the public comments at both meetings, and he discussed the purview of the Plan Commission, including boundaries with respect to the Spectrum Act. He discussed public opposition to 5G and that it cannot be the basis for denying the petition; he discussed opposition based on property values, noting that there has been no determination that property values are a reasonable stance for denying the request; and he discussed pending FCC litigation, noting that it isn't something the Commission can take into account. He concluded that there wasn't much of an option for the Commission other than recommending approval of the petition.

Commissioner Kreuzer added that the Commissioners are not the ones that ultimately make the decision about whether there should or shouldn't be 5G on cell towers. He discussed the Commission's process for advising the Village Board and the Village Board's process, including consent agenda items. Commissioner Kreuzer suggested making a decision based on what the Commissioners perceive to be right, and allowing the Village Board to make the final decision on what should be done pursuant to law. He said the Village Board should have the opportunity to hear the public comment, noting that he was not suggesting he agreed with the comments, but that the Board should have the opportunity to hear from the Village and from the Village Attorney.

Acting Chairperson Dawson added that the Village Board will certainly extend the opportunity for public comment and that any Trustee may request an item be taken off of the consent agenda.

He provided additional high-level comments including the differentiation between large, or tall, cell and small cell, noting that this application is not about small cell, nor would it necessarily lead to a proliferation of small cells. He said that Glen Ellyn is already surrounded by 5G. He referred to merger activity and actions to prevent monopolistic events, noting that the market has opened up and the petitioner is a new player in the arena. He said he is supportive of this request.

Acting Chairperson Dawson noted that there were no further Commissioner deliberations. He said that while the requests were combined for the meeting, there were two separate motions to consider. He invited a motion for 1102 Hill Avenue.

Commissioner Kreuzer made a motion to consider:

MOTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO ALLOW AN ADDITION OF DISH WIRELESS ANTENNAS 5G CAPABLE AND SUPPORT EQUIPMENT TO THE EXISTING CELLULAR TOWER AT 1102 HILL AVE.

After conducting a public hearing and deliberating on the request of the petitioner, Tony Phillips of Fullerton Engineers Consultants LLC, on behalf of Crown Castle USA Inc. and DISH Wireless LLC, for approval of a Special Use Permit to allow an addition of DISH Wireless antennas 5G capable and support equipment to the existing cellular tower at 1102 Hill Avenue in the I1 Light Industrial District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission meeting held on May 25, 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. That the new DISH Wireless antenna with 5G technology added to the existing cellular tower be operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.**

Commissioner Thakkar seconded the motion. Acting Chairperson Dawson asked for a roll call vote. Roll call vote: Two Commissioners present voting “Yes”: Acting Chairperson Dawson and Commissioner Thakkar; Four Commissioners present voting “No”: Commissioners Arango, Kreuzer, Saeed, Wyant. The motion failed.

When voting, Commissioner Kreuzer said that his vote to deny the petition was made without any suggestion about what is right or wrong, and any suggestion about any of the comments heard today or any of the comments made in any of the written submissions.

When voting, Commissioner Arango said that based on the information provided and in light of the Spectrum Act and everything else that was presented she felt this was a task that the Commission wasn't necessarily qualified for, nor should have been asked to do.

Acting Chairperson Dawson invited a motion for 415 Taft Avenue.

Commissioner Kreuzer made a motion to consider:

MOTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO ALLOW AN ADDITION OF DISH WIRELESS ANTENNAS 5G CAPABLE AND SUPPORT EQUIPMENT TO THE EXISTING CELLULAR TOWER AT 415 TAFT AVE.

After conducting a public hearing and deliberating on the request of the petitioner, Tony Phillips of Fullerton Engineers Consultants LLC, on behalf of Crown Castle USA Inc. and DISH Wireless LLC, for approval of a Special Use Permit to allow an addition of DISH Wireless antennas 5G capable and support equipment to the existing cellular tower at 415 Taft Avenue in the C4 Office District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission meeting held on May 25, 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. That the new DISH Wireless antenna with 5G technology added to the existing cellular tower be operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.**

Commissioner Arango seconded the motion. Acting Chairperson Dawson asked for a roll call vote. Roll call vote: Two Commissioners present voting “Yes”: Acting Chairperson Dawson and Commissioner Thakkar; Four Commissioners present voting “No”: Commissioners Arango, Kreuzer, Saeed, and Wyant. The motion failed.

3.) Discussion & Recommendation — Proposed Zoning Text Amendment

Acting Chairperson Dawson introduced the next item on the agenda, proposed text amendments to the Glen Ellyn Zoning Code with regard to the keeping of hens. He invited Mr. Scott to present.

Staff Introduction

Martin Scott, Community Development Director for the Village of Glen Ellyn, provided a brief summary of the history of the proposed text amendment, as detailed in the Staff Report dated May 19, 2023 and included in the agenda packet. He said the Plan Commission initially reviewed draft regulations on March 9, 2023 and posed a series of questions. He said staff provided answers and a revised draft of the text amendment for consideration. He said that representatives of the group Hen Ellyn were in attendance and requested to speak.

Commissioner Questions

Commissioner Wyant said he had a number of comments and questions, including: If we were to approve the keeping of hens, what other farm animals should we be prepared to allow? Mr. Scott replied that the only thing the staff would anticipate possibly coming forward would be requests for beekeeping. Commissioner Wyant described other types of farm animals evolving to domesticated animals, including proponents of ducks, goats, potbelly pigs, and pigeons. He and Mr. Scott discussed whether the proposed text amendment might open the door for further requests.

Commissioner Arango asked about the issue of liability, including if someone is hurt or diseases are spread, and whether Village staff had discussed this. Mr. Scott said that the staff did not discuss liability specifically and that to his knowledge, this was not an issue in other communities.

Commissioner Wyant said made additional comments for his fellow Commissioners, saying that the Commissioners need to be very careful to not grant the wishes of the impassioned few, but to be carefully cognizant of the well-being of 28,000 residents. He discussed increasing density and vehicular traffic in the community, and the risk to quiet enjoyment. He discussed his personal experience with hens and their noise. He expressed disagreement with the materials provided by the hen advocates, specifically regarding their relation to predatory animals. He agreed that liability is an issue, including keeping small pets safe. He discussed the importance of the character and charm of Glen Ellyn in comparison to other communities.

Commissioner Kreuzer asked whether the Village received any public comment opposing the proposed amendment. Mr. Scott said there was none. Commissioner Kreuzer asked whether any attendees were present in opposition. There were none. Commissioner Kreuzer said he questioned whether the Village would have liability. He asked if there was still opportunity to make changes to the proposed text amendment. Mr. Scott said it was a draft and Commissioners could make suggested modifications as they saw fit.

Commissioner Wyant asked about feedback from local realtors regarding the proposal. Mr. Scott reported that the feedback was minimal and neutral. Commissioner Wyant described his personal discussion with a local realtor.

Commissioner Thakkar referenced agenda packet materials, including additional information regarding consent forms and the potential to cap the level of permits. He asked whether this was recommended. Mr. Scott shared that the majority of communities that have approved hens do not require consent.

Acting Chairperson Dawson invited public comment.

Public Comment

Mr. Scott was invited to read public comments submitted in advance of the meeting. He read aloud three written submissions, all expressing support for the proposed amendments to the Zoning Code.

Acting Chairperson Dawson invited public comment. Six individuals presented testimony in support of amendments to the Zoning Code to allow hen keeping, including Billy Joe Mills, Mary Eileen Gaudette, Emily Henkels, William Weicher, Grace Chan, and Heidi Anderson.

Billy Joe Mills' public comments included opposition to neighbor consent requirement for hen keeping; information about public support received through social media; the lack of public opposition informally and at public hearings; compromises and modifications made to the original proposed text.

Commissioner Wyant remarked that it seemed arrogant to introduce farm animals to the backyard, to change the ecosystem of the backyard without giving adjoining neighbors a say.

Mary Eileen Gaudette's public comments included details about her personal experience owning flocks of chickens in her former community; the minimal impact of hen keeping to the area; the and the lack of public opposition.

Commissioner Wyant questioned what recourse neighbors would have and whether the Village would need to monitor and police hen keeping activity.

Commissioner Kreuzer asked several detailed questions about hen keeping, including the appropriate number of hens, their presence in homes or garages, their enclosures, their level of activity during the day and at night, their noise levels, the coop structure, and waste.

Commissioner Kreuzer also asked about the potential for a sunset period, after which hen keeping could be re-evaluated. Ms. Gaudette responded in detail based on her personal experiences.

Emily Henkel's public comments included information about the level of community support Hen Ellyn has received; acknowledgement for the work of the Village staff regarding research and best practices from neighboring communities; and the desire to live in a community that allows for hen keeping.

William Weicher's public comments included addressing the distinction between chickens and other farm animals; the reasonable revisions to the initial draft amendment; opposition to neighbor consent; the comparison of hens and dogs; and the issue of predators.

Grace Chan's public comments included her surprise that hens weren't allowed in Glen Ellyn, given the Village's support for nature; the educational benefits of hen keeping for children; and the serene and calming effects of neighbors who keep hens in other communities.

Heidi Anderson's public comments included personal experience living near farm animals and predatory wildlife; the desire to live in a community that allows for hen keeping; the practice of growing and exchanging food with neighbors; and the positive community aspects to hen keeping.

Commissioner Discussion:

Acting Chairperson Dawson invited Commissioners to deliberate.

Commissioner Wyant requested clarification on the specific vote before the Commission. Mr. Scott reviewed the options, including to recommend approval, recommend approval with revisions, or deny the proposed amendment.

Commissioner Thakkar described how his initial views on hen keeping have changed based on the hearings and research, specifically with regard to the sound pollution issue. He discussed his preference to proceed in a more restricted, permitted way. He mentioned limiting the number of permits and the height of the coop structure. He suggested that with potential restrictions he is more open to the amendment than initially.

Commissioner Kreuzer described his position, saying that he is not opposed. He shared his personal experience with hens and described some of his concerns, including sanitary conditions, setback requirements, lot size, the height of coops. He noted that he isn't concerned about noise. He voiced agreement with limiting the number of permits annually and suggested a two-year sunset. He said he'd like to see amendments to the proposed text and for the Village to have a two-year opportunity to pilot hen keeping.

Acting Chairperson Dawson discussed his position, saying that he said he is generally in favor. He referenced fellow Commissioner Brown's research regarding neighbor consent, and said that he concurs with many of the comments made by fellow Commissioners.

Commissioners and Mr. Scott discussed how the Commission should proceed with regard to amendments. Commissioner Wyant reminded Commissioners of their options to reject the proposed draft, approve the proposed draft as-is, or modify the draft. Acting Chairperson

Dawson noted that another option was to table the discussion, given that there would be multiple amendments. Mr. Scott suggested polling Commissioners to identify amendments for consensus.

Commissioner Wyant detailed 10 proposed amendments, which he said he would submit in writing, including amendments related to reporting on predatory animals, licensing, neighbor consent, revocation of licenses, liability, lot and structural restrictions, and veterinary requirements. He said there are unintended consequences and that the Commission has to do its best to protect taxpayers and neighbors.

Acting Chairperson Dawson conducted a straw poll to determine Commissioners' positions on the proposed amendment as currently presented, concluding that a vote on the proposed amendment as-is would fail. Commissioners and Mr. Scott discussed next steps, including opportunities for Village staff to resubmit proposed Zoning Code amendments with changes reflecting the Commissioners discussion. Commissioners discussed whether to formally vote on the proposed text amendment as-is, or to table the discussion for a future meeting.

Commissioners and Mr. Scott discussed whether there was consensus on amendments and the role of the Village staff versus Commissioners in revising the proposed text. Mr. Scott requested that Commissioners table the discussion to a future meeting.

Commissioner Kreuzer remarked that he had not heard any public opposition to the proposal, and that attendees were interested in having the issue addressed completely. He suggested he was prepared to work toward consensus to advance something to the Village Board for the final decision.

Commissioner Wyant remarked that the Commission seemed inclined to find a path forward with some restrictions and that tabling the discussion made sense. Commissioner Dawson suggested tabling the item and requested a motion.

Commissioner Thakkar made a motion to table the discussion regarding the proposed Zoning Text amendments relating to the keeping of hens to the meeting scheduled for June 22, 2023. The motion was seconded by Commissioner Saeed and approved unanimously on a roll call vote, with: Six Commissioners present voting "Yes": Commissioners Arango, Dawson, Kreuzer, Saeed, Thakkar, and Wyant.

E. Trustee Liaison's Report

There was no Trustee Liaison report.

F. Chair Report

Acting Chairperson Dawson said he very much looked forward to Chairperson Loftus' return for the next meeting.

G. Staff Report

Mr. Scott said that the sole agenda item for the next meeting scheduled for June 8, 2023, would be a hearing for an updated application for the Frank Johnson Center request.

H. Adjournment

Acting Chairperson Dawson requested a motion to adjourn the meeting. Commissioner Wyant made a motion to adjourn the meeting at 9:25 PM. Commissioner Kreuzer seconded the motion, and the motion passed by voice vote.

Respectfully submitted,

Audrey Savikas
Recording Secretary

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Marty Scott, Director of Community Development

DATE: June 2, 2023

FOR: June 8, 2023, Plan Commission Meeting

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

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:

- a. A Special Use Permit in accordance with the Glen Ellyn Zoning Code, specifically Sections 10-4-3(B), special uses with the CR Conservation/Recreation District, and 10-10-14 (A)(1) related to a use operated by a public agency, all associated with construction of a new maintenance facility and associated outdoor storage.
- b. 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 proposed fence extends north of the proposed principal structure.
- c. The following variation from the Glen Ellyn Zoning Code: Per Section 10-4-3(B)5, Public or private recreational facility where buildings do not occupy more than ten percent of the site area including any parking lots located across a right-of-way provided they are within 300 feet of the property on which the facility is located. The applicant is seeking a variation since the proposed buildings occupy more than 10% of the site area.
- d. The following variation from the Glen Ellyn Zoning Code: Per Section 10-5-4(A), Accessory structure (or building):1.Location: Accessory structures in required yard setbacks shall be subject to the provisions of subsection 10-5-5(B), "Permitted Obstructions In Required Yard Setbacks", of this chapter.2.Area:(a)The total combined area of all freestanding accessory structures on a zoning lot shall be limited to 1,000 square feet, but no more than 30 percent of a required rear yard, whichever is less. The applicant is seeking a variation since the proposed bin storage area is 2,680 sq.ft.

**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/Townhomes	Village R2 and R4
West:	Single – Family and Vacant Building (Wheaton College)	Village R2 and C4

**PUBLIC
NOTICE:**

The original Notice of the public hearing was published April 19, 2023, and a hearing held on May 4, 2023. A new notice was published in the *Daily Herald Newspaper* on May 24, 2023, announcing a June 8, 2023 hearing. Notice by mail and placement of a hearing sign were also completed.

**REVIEW
PROCESS:**

The Park District appeared before the Commission on May 4, 2023, seeking approval of a special use permit and variations. At that meeting, the Commission expressed concern regarding the application and notice in regard to the special use category as well as a possible compliance issue relating to the non-conforming section of the zoning regulations. Following the meeting, Attorney Mathews considered the concerns and addressed both issues in a confidential memorandum which was sent directly to Plan Commission members.

The proposed exterior appearance was reviewed by the Architectural Appearance Commission (AAC) on Wednesday, May 2, 2023. The AAC unanimously recommended approval that meeting.

**PROJECT
SUMMARY:**

The applications and plans presented for the Commission's consideration do not differ greatly from those reviewed at the May public hearing. The main revisions include:

- The special use and variation applications were updated with detailed answers to the standards for each request. The special use request was properly applied for and “noticed” per the Village Attorney’s advice. The variation requests were clarified as well.

- Installation of a four foot (4') high decorative fence along a portion of the north lot line along with additional shrubs. This is revision is in response to some of the concerns raised about children leaving the park and possibly entering the northern driveway leading into the site.
- A new exhibit, titled "FJC new-existing coverage areas" answers questions related to lot and building coverage comparisons.
- Removal of the fuel tank. The District has decided that the tank would either be installed at a later date (in a location and design permitted by all applicable codes) or, not be installed at all. The District may decide to partner with the Village for fuel services.

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 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 variations 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. (A draft motion to recommend approval has been provided. If a different draft recommendation is necessary, a Commission member may request it prior to the meeting).

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



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*

**SPECIAL USE PERMIT PROCEDURE
OUTLINE**

1. Pre-application meeting with Planning and Development Department;
2. Preparation of application packet;
3. Review of packet by Planning and Development Department staff (recommended);
4. Formal application (submission of packets and fee);
5. Notice in newspaper, notice by letter to surrounding property owners, sign on site;
6. Review by Plan Commission at a public hearing;
7. Preparation of public hearing transcripts or minutes;
8. Review by Village Board at workshop;
9. Action by Village Board at meeting;
10. Adoption of ordinance.

SPECIAL USE PERMIT PROCEDURE

1. **Pre-Application Meeting:** The petitioner should meet with the Village Planner or Director of Planning and Development for a pre-application meeting to informally discuss the proposed Special Use prior to filling out a formal application. At the pre-application meeting, the petitioner should provide general information that describes or outlines the existing conditions of the site and the proposed Special Use. A request to informally discuss the proposed Special Use with the Plan Commission may be made at this time. The Planning and Development Department staff will also review the types of required submittals (see item #2), the number of copies required and the approximate length of review time required by the Village.

The petitioner is encouraged to become familiar with the appropriate provisions of the Zoning Code.

2. **Required Submittals:** The petitioner shall prepare the following items for submittal to Village staff:

- a. **Application:** Completed application for Special Use Permit (form attached and associated fee);
- b. **Reimbursement of Fees Agreement:** Signed agreement consenting to reimburse the Village for out of pocket expenses incurred in processing the application.
- c. **Plat of Survey:** A current Plat of Survey of the property, prepared by a land surveyor registered with the State of Illinois, with contour lines depicting the existing grade and a statement that the property is or is not in the floodplain;
- d. **Site Plan:** A plan or plat drawn to scale, including a north arrow, address of the site, name of the preparer and date, showing:
 1. Lot line dimensions and lot area;
 2. Existing or proposed grades with contour intervals not in excess of two feet;
 3. Location of any existing and proposed structures on the lot;
 4. Street locations, right-of-way widths and pavement widths;
 5. Location, width and materials of sidewalks, curb cuts and driveways;
 6. Location and size of any sanitary sewer and water lines or septic systems and wells, location of storm sewers;
 7. Location and width of easements;
 8. Location of parking areas, type of surface, dimension of parking spaces and drive aisles;
 9. Location of loading areas, types of surface, dimensions, striping and signing, type of screening;
 10. On-site traffic access and circulation delineated by directional arrows and signs;
 11. Open spaces;
 12. Location of existing and proposed signs;
 13. Location, height and type of existing and proposed lighting;
 14. Location, size and species of existing and proposed landscaping;

- 15. Zoning of subject property and adjacent properties;
- 16. Other data that may be necessary for the review of the application, as determined by the Planning and Development staff;

- d. Proof of Ownership: A copy of a Guarantee Title Policy or other proof of ownership as approved by the Planning and Development Department staff;
- e. Disclosure of Interest: If the subject property is held in a trust, a complete disclosure of interest of the ownership, including the names of trustees and beneficial owners, shall be provided. If the subject property is owned by a corporation, a disclosure of the shareholders, including the names of the officers and directors, should be provided (form attached);
- f. Affidavit of Authorization: A document signed by the owner of the subject property which authorizes the petitioner to represent them for the Special Use request shall be provided (form attached);
- g. Narrative Statement: A description of the existing and proposed use(s) of all structures and land. The statement should evaluate the economic effects of the proposed Special Use and the impacts of such elements as noise, glare, odor, fumes, and vibration on adjoining property. The statement should discuss the general compatibility with existing and proposed uses in the general vicinity and with the recommendations of the Comprehensive Plan; and
- h. Land Use Opinion: A Land Use Opinion from the Kane DuPage Soil and Water Conservation District Board, if required.

NOTE: Waiver of the required documentary evidence can be granted by the Director of Planning and Development provided staff determines that the information is insignificant or unnecessary.

NOTE: If the plans accompanying the Special Use application are required to be recorded with the DuPage County Recorder of Deeds, the petitioner should have the surveyor sign a Letter of Authorization (form attached) which designates a representative from the Village of Glen Ellyn as the agent to record the plan.

NOTE: The petitioner should be aware that the requirements outlined herein are the minimum requirements for processing an application for Special Use and that, from time to time, the Plan Commission may require such other information that it deems necessary to determine if the proposed Special Use meets the intent and requirements of the Zoning Code.

- 3. Preliminary Staff Review: When the petitioner has plans in substantially completed form, it is recommended that a draft copy of all application documents shall be submitted for preliminary review by the Planning and Development staff. Staff will review the project for compliance with all applicable Village ordinances and will raise any concerns or issues with the proposal. Following review by staff, the petitioner may wish to modify the proposal to respond to staff comments.
- 4. Escrow Account for Consultants: The Village utilizes consultants for engineering, legal and Plan Commission secretarial services. Prior to involving these individuals in the

review of a proposed Special Use Permit, the Village requires a petitioner to establish an escrow account to pay the Village consultant costs. The minimum amount of an escrow account is five hundred dollars (\$500). The Director of Planning and Development may set a higher minimum based on an evaluation of the size of the project and likely expenses associated with the review process. Once the escrow account is established, the Village involves its consultants in the review process as necessary. When invoices are received from the consultants, the Village draws on the account. The developer receives a monthly accounting of the invoices and is requested to replenish the escrow account back to the original amount, when the balance is less than five hundred dollars (\$500). The escrow account is maintained throughout the review and building processes. Once the project is complete, any remaining funds in the escrow account are returned to the petitioner.

5. **Formal Application:**

- a. Special Use requests require an application fee. Staff will identify the amount of the fee, as determined by the Village Board, at the pre-application meeting. This fee is applied toward project review costs. The fee is payable when formal application is made for a Special Use Permit;
- b. Upon receipt of the required number of copies of all of the items enumerated above and the application fee, the Planning and Development staff shall set a date for a public hearing before the Plan Commission on the application for Special Use Permit. The application must be received a minimum of 21 days in advance of the proposed public hearing date;
- c. Not more than 30 days nor less than 15 days before the public hearing before the Plan Commission, the Planning and Development staff will place a legal notice in The Glen Ellyn News which will describe the petitioner's request, location of the subject property and the time, date, and location of the public hearing. The staff will also mail a notice of the Special Use request to property owners within 250 feet of the subject property and will cause a sign to be placed on the subject property not less than 15 days prior to the public hearing which announces that a public hearing regarding the subject property will be held. The sign shall remain until completion of the public hearing, after which it will be removed. Jurisdiction of the Plan Commission to hold the public hearing shall not be affected by the absence of a sign, if such absence is not the result of the petitioner; and
- d. The Director of Planning and Development, if he/she considers it necessary, may call upon any Village department or official for their review of the proposed Special Use prior to any public hearing. Such review shall be in writing and take no more than ten days.

6. **Staff Review:** The Village Planner or Director of Planning and Development will review the request for compliance with the provisions of the Comprehensive Plan, Zoning Code and other applicable codes. Staff will also visit the subject property. A staff report, which summarizes the request and presents staff concerns, will be prepared and submitted to the Plan Commission. The petitioner will be provided a copy of the staff report and the agenda of the Plan Commission meeting.

7. **Public Hearing:**

- a. The Planning and Development staff will submit the application, staff report and any other supporting documents to the Plan Commission to conduct the public hearing thereon. The Plan Commission meets on the second and fourth Thursday of each month, at 7:00 p.m. in the Glen Ellyn Civic Center, 535 Duane Street;
- b. The petitioner or his/her representative must attend the public hearing. It is the responsibility of the petitioner to present an argument supporting the request for a Special Use Permit in a complete and logical manner and to have available all evidence necessary to support the request. It is advisable, but not required, for the petitioner to prepare color versions of the plans (site plan, landscaping, building drawings), mounted for presentation purposes;
- c. The Plan Commission may make a decision at one meeting or choose to continue the public hearing to another date for a variety of reasons, including but not limited to: additional information is deemed necessary; Plan Commissioners desire an opportunity to visit the site or request staff to conduct further research; or insufficient time remains on the night of the public hearing to conclude the hearing. If the hearing is continued, no additional public notice is required to be published, however the sign remains on the subject property;
- d. At the close of the public hearing, the Plan Commission will take a roll call vote on the requested Special Use. The Plan Commission may recommend approval, approval with conditions, or denial. In making its recommendation, the Plan Commission must find that the requested Special Use:
 1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan or the Zoning Code;
 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;
 3. Will not be hazardous or disturbing to existing or future neighborhood uses;
 4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed Special Use shall be able to provide adequately any such services;
 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;
 6. Will not involve uses, activities, processes, materials, equipment 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;

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;
8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community.

8. **Final Action:**

- a. Within 90 days after the close of the public hearing, the Plan Commission will submit to the Village Board the minutes or transcripts which contain the Commission's recommendations to the Village Board and summarize what occurred at the public hearing, the exhibits presented and the citizens and witnesses heard;

NOTE: Before the Village Board takes final action and votes on the request, the petitioner must have the escrow account balance brought back to the original amount.

- b. After receiving the minutes or transcripts and supporting documents, the Village Board will schedule the request on a Village Board agenda. The Village Board meets on the 2nd, 3rd, and 4th Monday of each month. The third Monday is a workshop, and the second and fourth Mondays are formal meetings. There is a pre-board meeting before the formal meeting on the 2nd Monday. At the workshop and pre-board meetings, the Village Board discusses and decides what action will be taken on the agenda items for the formal meeting. The petitioner will be informed by Planning and Development staff at which Village Board workshop or pre-board meeting and formal meeting they are scheduled to be heard. The petitioner or his/her representative must be in attendance at these meetings.
- c. The meeting of the Village Board is not a public hearing. The Village Board may decide to approve, approve with conditions, or deny the requested Special Use. Any proposed Special Use that fails to receive the approval of the Plan Commission may be approved by a favorable vote of two-thirds of the Village Board. If a proposed Special Use receives the approval of the Plan Commission, a favorable vote of the majority of the members of the Village Board is sufficient to grant the Special Use. Conditions or restrictions may be required to reduce or minimize injurious effects of Special Uses on other property or to implement the general purpose and intent of the Zoning Code. Action on the requested Special Use will be by an ordinance which is adopted by the Village Board.
- d. After the Village Board votes on the petition, Director of Planning and Development, Building and Zoning Official and Director of Public Works are informed of the action. If the decision is to approve the Special Use Permit, the

petitioner may seek building permits after the ordinance has been approved and signed. A building permit must be applied for within 18 months from the date of the ordinance or the Special Use Permit will become null and void. The Planning and Development Department will compare plans submitted for permits to the plans that were approved by the Village Board and any conditions applied to the Special Use Permit.

Questions may be directed to the Village Planner at phone number 630-547-5250.

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

FGMA ARCHITECTS - Dan Nicholas 630.576.1086
1211 w 22nd Street Suite 700 Oak Brook IL

Cage Civil Engineers - Aaron Bruder, P.E.
Engineering Director - Illinois

www.cagecivil.com
2200 Cabot Drive, Suite 325
Lisle, IL 60532
P: 630.598.0607 | M: 847.849.7726

Scott Strnad

McCluskey Engineering
Corporation
1887 High Grove Lane
Naperville, Illinois 60540
T: 630.717.5399 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 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. The original building was constructed in c.1930. The property directly to the south is a multi-story apartment complex, the property to the north is a recreational park, properties to the east is

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 Johnson Center has been on this site for 30 + years. The proposed Johnson center would occupy the same site and provide the same operation in a more appropriate way.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The ARC approved project is designed in a vernacular consistent with the general vicinity. Area has multiple densities. The project compliments with a tie in to the park.

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

The existing project will be safe and secure and not disturb the neighborhood. as the property to the north is a park. South is an apartment building. West is undisturbed

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:

The project will be served by all functions. Fire trucks can enter site and refuse disposal is located in an ideal location.

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:

The project will not be an economic detriment. Properly planned for efficiency it may save fiscal dollars by the nature of a new facility. Operations costs... etc.

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:

The facility will not create any of the above mentioned detriments. Start up sequence of the fleet in the morning and returning at end of work day.

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:

The project will have fleet access to the site, with no additional fleet added. The traffic demand is the same per the existing versus new.

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

The proposed building will help manage storm run-off. Therefore it will be a betterment as it relates to the existing conditions.

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

The existing facility does not lie on any historic registers or the historic building survey as completed by the Village. It will not destroy any historic features.

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>5/18/2023</u>	<u>NICHOLAS CNAUBERMAN</u>	<u></u>
Date	Print Name	Signature of Applicant
<u>5/18/23</u>	<u>NATHAN TROIA</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

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

OWNERSHIP BY LAND TRUST

CLEAR PAGE

Date: _____

Address: _____

Legal Description:

--

TRUSTEE: _____ TRUST NO.: _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: _____

Address: _____

Legal Description:

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

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, _____ owner of the property described as

verify that _____

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

OWNER SIGNATURE

Subscribed and sworn to before me this

_____ day of _____, 20_____

Notary Public

LETTER OF AUTHORIZATION

CLEAR PAGE

I, _____, Registered Land Surveyor
with the State of Illinois, hereby authorize a representative from the Village of Glen Ellyn to
record the plat(s) or plan(s) prepared by me for:

Signature

Date

IDNR ENDANGERED SPECIES CONSULTATION

An Endangered Species Consultation may be required for your project. If an Endangered Species Consultation is required as part of your application, the Online Ecological Compliance Assessment Tool (EcoCAT) must be completed and a copy of the final report from the Illinois Department of Natural Resources (IDNR) should be included in your Special Use Permit application packet. The online EcoCAT information and application can be found at <https://dnr.illinois.gov/ecopublic/>.

Below is information directly from the EcoCAT Frequently asked Questions, regarding which actions require consultation and which are exempt from consultation.

What actions require consultation?

Any action that will change existing environmental conditions, i.e. anything that disturbs the land, water, or air. Examples include:

- construction
- discharge of pollutants or application of chemicals into the air, water, or land
- dredging any naturally occurring materials
- re-zoning from a non-urban classification to an urban classification (e.g. from agricultural to residential) or a change from one urban classification to another on land not used in its entirety for the original classification
- subdivision and other development plats
- infrastructure alterations (utilities, roads, sewers)
- land management
- alteration, removal, excavation or plowing of non-farmed, non-cultivated areas
- altering existing topography
- annexations
- parks, stream, or lake modifications

What actions are exempt from consultation?

Unless it is evident that they could directly or indirectly affect an endangered or threatened species or a Natural Area, the following actions are exempt from consultation:

- mowing within maintained highway rights-of-way
- routine resurfacing and application of oil and gravel to existing roads
- maintenance or repair of existing structures
- actions under a Department-approved management plan undertaken to maintain or improve natural ecosystem conditions or to re-establish pre-settlement vegetation conditions (such as prescribed burns, spot application of herbicides or brush clearing)
- maintenance of existing lawns, yards, and ornamental plantings
- routine cultivation of agricultural lands
- change of zoning requests for land currently zoned, developed, and used in its entirety for commercial, industrial, or residential purposes

**KANE DUPAGE SOIL AND WATER CONSERVATION DISTRICT
LAND USE OPINION**

A Land Use Opinion from the Kane DuPage Soil and Water Conservation District may be required to be submitted with an application for approval of a Special Use Permit. If a Land Use Opinion is required for your project, the required fee and application should be submitted directly to the Kane DuPage Soil and Water Conservation District. A link to this typing enabled form can be found at <http://www.kanedupageswcd.org/pdfs/LUO/LandUseOpinionApp13.pdf>.

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: _____
- II. OWNER:
- A. Owner of Property: _____
- B. Owner's Address: _____
- C. Owner's Home Phone Number: _____ Fax: _____
- D. Owner's Work Phone Number: _____
- E. Owner's E-mail: _____
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- III. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: _____
- B. Petitioner's Address: _____
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: _____
- E. Petitioner's E-mail: _____
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: _____
- B. Acreage of Parcel: _____
- C. Permanent Index Number(s): _____
- D. Legal Description (Please attach)
- V. REIMBURSEMENT OF FEES:

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

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

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

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

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

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

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

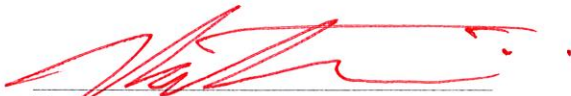
Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

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

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

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

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



Petitioner

Village of Glen Ellyn

GLEN ELLYN PARK DISTRICT

Owner

By: _____
Planning and Development Director

Date: 5/18/2023

Date: _____



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, ILLINOIS
Community Development Department
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

ZONING VARIATION REQUEST PACKET

Contents

1. Information Sheet for Potential Zoning Variation Requests and Related Options
2. Sample Schedule for a Zoning Variation
3. Description of the Zoning Variation Request Process and Instructions
4. Zoning Code Variation Guidelines for Particular Hardship and Practical Difficulty Criteria
5. Application for Variation form
6. Affidavit of Authorization
7. Disclosure of Interest or Ownership forms
8. Affidavit Affirming No Conflict of Interest

VILLAGE OF GLEN ELLYN, ILLINOIS

INFORMATION SHEET FOR POTENTIAL ZONING VARIATION REQUESTS AND RELATED OPTIONS

Note: This Information Sheet should be provided to each person who has been advised by a staff member of the Village Community Development Department, acting in his or her official capacity, that the project proposed by such person requires the granting of one or more variations from the Glen Ellyn Zoning Code.

This Information Sheet lists options available to you now that you have been officially advised by the staff of the Community Development Department that your proposed project requires the granting of one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended). The options listed below are not intended to be exhaustive nor are they mutually exclusive. (For example, you could decide to proceed under options 1 and 2 below as alternatives). You may wish to contact an attorney to discuss the options listed or explore other options that may be available to you.

- OPTION 1 - You could (1) decide not to revise your proposed project to reduce or eliminate the required zoning variation(s); and (2) apply for the required zoning variation(s). If this option is chosen, you will need to apply for approval of a zoning variation.
- OPTION 2 - You could (1) revise your proposed project to reduce the number and/or size of the required zoning variation(s) or (2) reduce the degree of your variation request; and (3) apply for the required zoning variation(s) for your revised proposal. If this option is chosen, you should proceed as described under Option 1 above.
- OPTION 3 - You could revise your proposed project to eliminate the need for the required zoning variation(s).
- OPTION 4 - You could decide not to revise or proceed with your proposed project. If this option is chosen, no zoning variation will be required.
- OPTION 5 - You could appeal the Village's staff interpretation of the zoning code to the Glen Ellyn Zoning Board of Appeals (ZBA) per Section 10-10-9, all appeals go to ZBA. If this option is chosen, you must file, within 45 days after the decision by Village staff that your proposed project requires one or more zoning variations, a notice of appeals specifying the grounds therefore and containing the information required by Section 10-10-9 of the Zoning Code

with the Director of the Village Community Development Department and the Zoning Board of Appeals.

Such an appeal would be governed by Section 10-10-9 of the Zoning Code and applicable State law. In general, the appeal process entails (1) a public hearing before the Zoning Board of Appeals following reasonable notice to interested parties and (2) a decision by the Zoning Board of Appeals, based on the evidence presented at the hearing, within a reasonable period of time after the conclusion of the hearing. Under the Zoning Code, the Zoning Board of Appeals has the authority to affirm or reverse, wholly or in part, or modify the decision of Village staff being appealed. Unlike the decision of the Zoning Board of Appeals on a variation application (which constitutes a recommendation to the Village Board), the decision of the Zoning Board of Appeals on such an appeal is the final Village action on the matter in question.

Regardless of the option you choose, members of the Village staff will be available to continue working with you in an effort to bring your proposed project to a conclusion.

Please note: All zoning code variation requests for single-family and two-family homes and accessory structures are reviewed by the ZBA with a recommendation to the Village Board. All other zoning code variation requests are reviewed by the Plan Commission (PC) with a recommendation to the Village Board.

VILLAGE OF GLEN ELLYN, ILLINOIS
SAMPLE SCHEDULE FOR A ZONING VARIATION

1. Application submitted and reviewed by staff
 - Consult with staff for the number of copies for Plan Commission (PC)
 - 2 copies for Zoning Board of Appeals (ZBA)
2. After the application is determined complete, it is placed on next available ZBA or PC Agenda
 - 15-30 days for public hearing notice in local newspaper
 - Usually about 6 weeks from the date of submittal to the public hearing
3. Hearing before ZBA or PC
4. Minutes/Transcripts from hearing prepared and forwarded to the Village Board
5. Variation considered by the Village Board

Steps 1 – 5: Approximately 90 to 120 days

Zoning variations that are reviewed by the Plan Commission in association with a requested Special Use Permit or proposed Subdivision may take longer to process than what is represented by the above sample schedule.

VILLAGE OF GLEN ELLYN, ILLINOIS
DESCRIPTION OF THE ZONING VARIATION REQUEST
PROCESS AND INSTRUCTIONS

I. OVERVIEW:

A. Introduction:

In general, the zoning variation process involves the following three steps (each of which is described in more detail below):

STEP 1 - Application:

Zoning variation requests are initiated by filing a completed Application for Variation form, together with other supporting documents and materials, with the Director of the Village Community Development Department.

Prior to completing the Application for Variation form, applicants and their representatives, if any, are strongly encouraged to carefully review the Glen Ellyn Zoning Variation Request Package and to become familiar with the applicable provisions of the Zoning Code.

STEP 2 - Public Hearing before the ZBA or PC which both make Findings of Fact and Recommendation to the Village Board:

After notice has been published and mailed to the surrounding property owners, a public hearing on the requested zoning variation(s) will be held before the ZBA or PC. Based on the evidence presented at the hearing by or on behalf of the applicant or by others, the ZBA or PC is required to make specific findings of fact to support its recommendation to the Village Board regarding the requested zoning variation(s). See Section I. B. below for a brief description of the findings/standards for a variation under the Zoning Code.

STEP 3 - Village Board Action:

After the minutes or transcript of the public hearing containing the Commission's findings of fact and recommendation have been delivered to the Village Board, the Village Board will consider the requested zoning variation(s). Under the Zoning Code, the Village Board has the final authority to act on the requested zoning variation(s).

A sample schedule for a zoning variation is included in this Zoning Variation Request Package. The actual schedule for particular requested zoning variation(s) may differ from the representative schedule for a wide variety of reasons.

Questions regarding the zoning variation process should be directed to the Community Development Department at (630) 547-5250.

B. Required Findings of Fact/Standards for a Variation:

Set forth below is a short summary of the three principal findings of fact or standards which must be met in order for the ZBA or PC to recommend, and the Village Board to grant, a requested zoning variation from the Zoning Code. This summary is a simplified version of Section 10-10-12(C) of the Zoning Code, which the applicant is referred to for the governing legal language.

All three of the following findings of fact or standards must be established and met to support a requested zoning variation (since #2 below consists of two alternatives, only one of the two is required; however, the applicant may present evidence on both alternatives):

1. There would be practical difficulties or particular hardship for the applicant/owner resulting from the characteristics of the property in question if strict compliance with the Zoning Code were required (i.e., if no zoning variation were granted); and
2. Either:
 - A. The property in question cannot yield a reasonable return without a zoning variation, or
 - B. The plight of the applicant/owner is due to unique circumstances relating to the property in question; and
3. Granting the requested zoning variation will not alter the essential character of the locality of the property in question.

Applicants are also referred to Section 10-10-12(D) of the Zoning Code for a list of supplemental findings.

The primary purpose of both the Application for Variation form and the public hearing before the ZBA or PC is to elicit evidence relating to these findings of fact or standards upon which the ZBA or PC and the Village Board can base their actions on the requested zoning variation(s).

II. APPLICATION FOR VARIATION AND RELATED MATTERS:

A. Application for Variation:

The following items must be submitted to the Director of the Village Community Development Department to begin the process for a zoning variation:

1. A properly completed Application for Variation form, together with all supporting documents and materials.

Applicants should note that Section 10-10-10(B) of the Zoning Code contains a list of requirements that should be carefully reviewed and includes submitting disclosure of ownership interests and authorization letters depending on the type and capacity of the person or entity holding fee title to the property in question or acting as the applicant for the zoning variation (e.g., representatives, land trusts, corporations, partnerships, other business entities, etc.).

Disclosure of Interest and Affidavit of Authorization forms are attached with this packet.

Applicants should also note that they are obligated to notify the Village in writing of any change in the requirements relating to the applicant under Section 10-10-10(B) of the Zoning Code (e.g., new 5% or more stockholder in a corporate applicant or new partner in a partnership applicant) that occur at any time after the Application for Variation has been submitted and before final action by the Village Board on their requested zoning variation(s).

2. An application fee must be paid at the time the application is made. Staff will inform the Petitioner of the amount. Depending on the type of application, an escrow (amount to be determined by the Community Development Director) may also be required to pay out of pocket Village expenses related to public notice costs, recording costs and other items related to the project application.
3. A site plan (at a scale of no less than 1 inch = 100 feet) showing:
 - Site dimensions and area
 - Location of any existing buildings and/or structures on the lot
 - Lot location
 - Placement of proposed building(s)/structure(s) on the lot
 - Street width, sidewalks and curb cuts
 - Easements
 - Type of construction
 - Floor layout
 - Building elevations
 - Parking area and layout
 - Front, rear and side yard setbacks, and
 - Other data that may be necessary for the review of the application

4. Proof of ownership from the most recent title insurance policy, deed or commitment covering the property in question.
5. A plat of survey of the property in question, with a topographical map containing a statement made by a registered Illinois land surveyor that the property is or is not in a flood plain or other type of special management area.
6. Reimbursement of Fees Agreement (for Plan Commission cases).

B. Village Review:

The Village staff will examine each Application for Variation and accompanying items within a reasonable time after filing. When the Application for Variation and accompanying items appear to be complete and in good order, the requested zoning variation(s) will be scheduled for consideration at a public hearing before the ZBA or PC.

C. Public Hearing Notices and Related Matters:

Village staff will produce a legal notice of the public hearing before the ZBA or PC to be published not more than 30 or less than 15 days before the beginning of the hearing in one or more newspapers generally circulated within the Village. Such legal notice will state the time, date and location of the hearing and the particular location of the property in question and briefly describe the applicant's requested zoning variation(s).

Not less than 10 days prior to the public hearing, the Village Community Development Department will cause notice of the public hearing to be mailed to all property owners within a 250-foot radius of the property in question.

The Village will place one or more placards on the property in question not less than 15 days prior to the date of the public hearing. The placard(s) must remain until completion of the public hearing, at which time it will be removed by the Village. The placard(s) will be provided by the Village and will contain such information as is directed by the Director of the Village Community Development Department. Jurisdiction of the ZBA or PC to hold a hearing will not be affected by the absence of the placard(s), if the absence is not the result of the applicant's act or omission.

The Community Development Department will submit the Application for Variation and all accompanying and related items to the ZBA or PC for the public hearing.

Applicants are advised that members of the ZBA or PC and Village Board may visit the property in question to inspect it for themselves prior to the hearing.

III. PUBLIC HEARING:

A. Time, Date and Location:

Regularly scheduled meetings of the ZBA are on the 2nd and 4th Tuesday of each month and the regularly scheduled meetings of the PC are on the 2nd and 4th Thursday of each month both at 7:00 p.m. on the third floor of the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

B. Public Hearing:

The public hearing for the ZBA or PC is typically divided into five separate stages (which are described in more detail below) – (1) Staff Presentation, (2) Petitioner's Presentation, (3) Public Participation, (4) Commission Deliberation, and (5) Findings of Fact & Recommendation by the Commission.

1. Staff Presentation:

The Village staff will present a general overview of the applicant's request based on applicant's submittals and/or adherence to the Village's Zoning Code, review guidelines, stormwater standards and other relevant data.

2. Petitioner's Presentation:

After the Village staff's presentation, the applicant is given the opportunity to present his or her case. Applicants should note that it is the responsibility of the applicant and/or his or her representatives to present evidence supporting the requested zoning variation(s) in a complete and logical manner and to have all supporting documentation available at the hearing.

3. Public Participation:

The purpose of the public participation portion of the hearing is to give the public an opportunity to testify and to present evidence related to the requested zoning variation(s). Pursuant to State law, all testimony by witnesses in the hearing must be given under oath.

4. Commission Deliberation/Finding of Fact:

The Commission then discuss whether the evidence presented at the hearing is sufficient to establish and meet the findings/standards required under the Zoning Code to support a requested zoning variation. (See Section I.B. above for a short summary of the requisite findings/standards for a variation under the Zoning Code). Following this discussion, the Commission makes its recommendation and findings of fact under the Zoning Code and State law, based on the evidence presented during the public participation portion of the hearing to the Village Board concerning the requested zoning variation(s) by vote.

5. Vote:

An affirmative vote of four (4) members of the ZBA and five (5) members of the PC is necessary to recommend the granting of a requested zoning variation to the Village Board.

Under the Zoning Code, the Commission may recommend to the Village Board a lesser variation than the requested zoning variation. In addition, the ZBA or PC may recommend to the Village Board such conditions and restrictions upon the property in question as may, in the opinion of the Commission, be necessary (1) to comply with the standards for a variation set forth in Section 10-10-12 of the Zoning Code, (2) to reduce or minimize the injurious effect of the variation upon other property in the neighborhood, and/or (3) to implement the general purpose and intent of the Zoning Code.

IV. VILLAGE BOARD ACTION:

After a record of the public hearing containing the Commission's findings and recommendations has been delivered to the Village Board, the Village Board considers the requested zoning variation(s) against the findings/standards required under the Zoning Code for a variation. The Village Board may choose to consider the requested zoning variation(s) at a workshop meeting before a request is considered at the regular meeting of the Village Board. The Village Board has final authority to act on the requested zoning variation(s).

The Village Board holds its meetings on the second (2nd) and fourth (4th) Mondays of every month at 7:00 PM. On the third (3rd) Monday of the month, the Village Board holds a workshop, where it discusses various requests but does not act on any applications.

Without further public hearing, the Village Board may grant, deny or amend the recommendation for variation or refer the requested zoning variation back to the ZBA or PC for further consideration.

A zoning variation may only be granted by an ordinance which is duly passed and approved by the Village Board and President. Pursuant to state law, passage of an ordinance granting a zoning variation which failed to receive a recommendation for approval from the ZBA or PC requires the affirmative vote of two-thirds of all Trustees on the Village Board.

After final action by the Village Board, the Village Clerk will notify the applicant, the Director of the Village Community Development Department, the Village Building and Zoning Official and the Director of the Village Public Works Department of the decision of the Village Board.

Applicants should note that unless a building permit to begin construction is applied for within 24 months after the approval of an ordinance granting a zoning variation, the ordinance granting the zoning variation becomes null and void (unless the 24-month time limit is expressly extended by the Village Board by ordinance).

Zoning Code Variation Guidelines for Particular Hardship and Practical Difficulty Criteria

Seeking a variation is a legal process that allows property owners to build structures or use land in a way that is contrary to the local zoning regulations. Variations are meant to be used sparingly. Granting a variation should be based on a practical difficulty or a particular hardship that is directly related to the property and related uses. The Glen Ellyn Zoning code reads:

“The Zoning Board of Appeals shall not recommend, and the Village Board shall not vary, the provisions of this Zoning Code, except in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any regulation of this Zoning Code relating to the use, construction or alteration of buildings or structures or the use of land.”

It is very important to consider what constitutes a practical difficulty or particular hardship. Unfortunately, there is more information about what is not a practical difficulty or particular hardship than there is to define one. This is probably because there are an infinite number of variation probabilities and scenarios.

The courts have ruled that a practical difficulty or particular hardship cannot be self created, cannot be just showing that the property would be worth more if a variation were granted, and it cannot be just a demonstration that a property is better suited for a use that is prohibited than a use that is permitted.

In trying to define the practical difficulty or particular hardship the person making the decision on whether or not to support the variance will need to evaluate if:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; or
2. The plight of the owner is due to unique circumstances; and that the Variation, if granted, will not alter the essential character of the locality;

The first test above essentially applies to the variety of uses that could be developed on the land. The applicant or owner must show more than a loss. The applicant or owner must demonstrate that there would be a loss or lack of reasonable return from each and every permitted use on the property. The second test implies that the hardship conditions shall not be generally applicable to a similar situation in the same zoning district. If that were the case, then the zoning of the district would be materially changed. Uniqueness relates to hardship, which refers to the land and not to the personal circumstances of the applicant or owner.

Furthermore, the Zoning Board must also consider other standards prescribed in the Glen Ellyn Zoning Code when deciding on variations:

1. That the particular physical surroundings, shape or topographical condition of the specific

property involved would bring particular hard-ship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

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;
3. That the purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
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;
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;
6. 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 said property 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 highways;
 - f. Create a nuisance; or
 - g. Result in an increase in public expenditures;
7. That the Variation is the minimum Variation that will make possible the reasonable use of the land, building or structure.

A zoning variation runs with the land indefinitely. This reinforces that variations should not be granted based on personal circumstances; while the people eventually will go away, the variation does not. The New York Supreme Court defined a variance as:

"An authority to a property owner to use the property in a manner forbidden by the ordinance."

The owners seeking variations are expected to bear a "higher burden of proof". Where a request for a variation is not unique or changes the essential character of the area, the petitioner should seek an amendment to the zoning code that would then apply throughout the district, rather than a variation. Variations are meant to be used sparingly, which is intentional as suggested in a reference from the case of *Real Properties v. Board of Appeals of Boston* that reads:

"The power of variances is to be sparingly exercised and only in rare instances and under exceptional circumstances peculiar in their nature and with due regard to the main purpose of a zoning ordinance to preserve the property rights of others."

Here are a couple of examples of variation requests that have hardships:

1. A platted lot that is uniquely shaped and when the zoning code is applied, interferes with the buildable area of the lot.
2. Unusual topography or natural conditions within a parcel.

These are a few variations requests that do not include hardships:

1. The cost of a project would be greater if it were constructed in an area that would be otherwise permissible.
2. Request to accommodate the size of one's family or personal health issues.
3. Request to expand beyond conditions created by a previous owner. For example, the previous owner may have elected to build the structure up to the setback line even though there was ample space to provide more distance from the property line.

In conclusion, a hardship is not just ordinary inconvenience or difficulty and the owner must be able to show that there is an inability to make reasonable use of the land. The hardship or difficulty must be unique and should not generally apply to other properties. Hardships cannot be self-created, which even applies to action taken by previous owners, including work performed without a permit. According to the courts, a hardship does not include a potential for economic loss or less than maximum return. Finally, the use or modification must not alter the essential character of the area. The ultimate question that must be asked is "Is the property owner deprived of rights or deprived of their desires?"

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 490 Kenilworth Ave. 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: Glen Ellyn Park District

Address: 185 Spring Ave

Home Phone No.: 630-858-2462

Cell Phone No.: _____

Fax No.: _____

E-mail: ntroia@gepark.org

Ownership Interest in the Property in Question:

Property Owner

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):

Glen Ellyn Park District
185 Spring Ave
Glen Ellyn IL

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: 490 Kenilworth Ave.

Permanent tax index number: 0510408006

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.

Zoning classification: CR

Lot size: 261 ft. x 350 ft. Area: 91,350 sq. ft.

Present use:

Park District maintenance facility and public park

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):

Variation #1:

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

(B)Special uses:

.5.Public or private recreational facility where buildings do not occupy more than ten percent of the site area including any parking lots located across a right-of-way provided they are within 300 feet of the property on which the facility is located.

We are seeking variations request on this item as we are more than 10% of the site.

Variation #2:

10-5-4. - Accessory structures and uses.

(A)Accessory structure (or building):1.Location: Accessory structures in required yard setbacks shall be subject to the provisions of subsection 10-5-5(B), "Permitted Obstructions In Required Yard Setbacks", of this chapter.2.Area:(a)The total combined area of all freestanding accessory structures on a zoning lot shall be limited to 1,000 square feet, but no more than 30 percent of a required rear yard, whichever is less.

We are seeking a variation to the 1,000 sf requirement. As our Bin Storage is 2,680 sf.

Variation #3:

Title 10 – Zoning Code, Chapter 5 – Supplementary Regulations, 5 Yards, Table 10-5-5(B)4 #12.

indicates that a six-foot fence cannot be closer to the street than the principal building.

We are seeking a variation on the fence location for the fleet storage yard

Estimated date to begin construction: 7/15/23

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

FGM ARCHITECTS- Dan Nicholas 630.576.1086
1211 w 22nd Street Suite 700 Oak Brook IL

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

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

A. Standards Applicable to All Variations Requested:

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

The existing building is causing a detriment to the efficiency, repair and maintenance of the Park District fleet. The building, which was an old ice house has outlived its usefulness for the continued operations of the Park District. A properly planned maintenance facility will better serve the community for years to come. The current building is not ADA compliant. Modifications for Accessibility is not reasonable, given the current condition of the existing building.

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):

The current building is not energy efficient, the existing storm water detention is not up to current standards, as electric vehicles and green technologies are becoming more and more commonplace for fleet vehicles the existing building would not be able to accommodate the future needs of the Park District. The properly programmed area for a facility of this type requires that variations to allow for the added area of 3,755 sf. This including 2,680 sf of bin storage, which materials are currently stored wherever possible on existing site.

OR

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

The current building is not energy efficient, the existing storm water detention is not up to current standards, as electric vehicles and green technologies are becoming more and more commonplace for fleet vehicles the existing building would not be able to accommodate the future needs of the Park District. The Park District owns this site and the location of the property is ideal for operations of the Park District. Improvement of the site also improves storm water control and provides the Park District a facility that can continue to operate more efficiently in maintaining the fleet for many years in the future.

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

The project is located in an area with various types of neighborhood character. The property to the direct south is a multi-storied apartment building. We have an adjacent park to the north. We have undeveloped land to the west and a town home development to the east. Single family homes area across the street from the northern park. The project has been designed in a traditional style with residential type materials. The project has been set back from Kenilworth with a public parking lot to serve the park to the north when facility is not in operation. The project has been approved by the ARC committee, and the Park District held an open house in December of 2022 in which adjacent neighbors attended and gave support for the project.

- 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:

Due to the site constraints of the playground and adjacent properties. We are limited by the size and shape and are required to seek a variance based on use and safety and security of the staff and equipment. The programmed areas that are properly needed for operations leads to the size requirement of the facility. The orientation of the building allows for screening of the fleet vehicles and providing a more efficient and safe entry and exit strategy on Kenilworth.

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:

Based on size, special use and zoning district this request would be made solely for this property. The CR district allows the following:

Variation #1:
10-4.3. - CR Conservation/Recreation District.
(B)Special uses:
.5.Public or private recreational facility where buildings do not occupy more than ten percent of the site area including any parking lots located across a right-of-way provided they are within 300 feet of the property on which the facility is located.

We are seeking variations request on this item as we are more than 10% of the site.

Variation #2:
10-5.4. - Accessory structures and uses.
(A)Accessory structure (or building):1.Location: Accessory structures in required yard setbacks shall be subject to the provisions of subsection 10-5-5(B), "Permitted Obstructions In Required Yard Setbacks", of this chapter.2.Area (a)The total combined area of all freestanding accessory structures on a zoning lot shall be limited to 1,000 square feet, but no more than 30 percent of a required rear yard, whichever is less.

We are seeking a variation to the 1,000 sf requirement. As our Bin Storage is 2,680 sf.

Variation #3:
Title 10 - Zoning Code, Chapter 5 - Supplementary Regulations, 5 Yards, Table 10-5-5(B)4 #12.

indicates that a six-foot fence cannot be closer to the street than the principal building.

We are seeking a variation on the fence location for the fleet storage yard

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:

This is to enhance the Park District Maintenance Facility to better serve the Village. This enhancement is not due to money, but the dilapidated existing facility currently being used. In efforts to create operational efficiency, energy efficiency, and create a fully code compliant sprinklered building. The new facility with the green initiatives being incorporated would potentially save money rather than making any money.

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.

This is a Park District Maintenance Facility. No hardship was created by any person.

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.

The variation will not affect the neighborhood as the existing building has not caused any hardship. The new facility will operate in a better functional approach and not incur any additional operations currently not being done at the site. The variations would help reduce parking on Anthony Street, encourage a better traffic flow from Kenilworth, and provide a safe and secure facility with cameras and alarm systems. Incorporating all current life safety code standards into the facility will create a safe and secure site.

6. Provide evidence that the proposed variation will not:

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

The project is a single storied structure sited in the center of the site. The surrounding area around the building is open air with no impact on light or air of the surrounding properties.

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

The project will have a fire alarm and sprinkler system. This will substantially improve the fire hazard of the building. The proposed diesel tanks has been eliminated and fuel will come from PW as it currently does.

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

The maintenance facility is a required component to keep the park district equipment fleet, staff and the continued beautification of the Village in good working order. The project will increase efficiency and make use of an existing property that currently operates as the maintenance facility.

- d. Diminish or impair property values within the neighborhood;

The existing building has been in use by the Park District for 30 + years. The existing building has not impaired property values during that time. With the proposed project helping mitigate the storm water run off and new parking lot offered for public use, the benefits of the project would not impair property values.

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

Due to the added Public parking area and the fleet size maintaining its current size. No added traffic is anticipated. Parking on public streets would be reduced.

- f. Create a nuisance; or

The maintenance facility currently exists on the site. The new facility will operate as it currently does. As the existing facility is not a nuisance, therefore the new facility operating as the Park District currently operates the existing will not create a nuisance.

- g. Results in an increase in public expenditures.

As the new facility will be built in accordance with the current building codes the facility will be energy efficient with occupancy sensors and natural daylighting. This will reduce the overall cost of power as compared to the existing. The building creating proper spaces and increased operational efficiency could potentially reduce costs. No increase in public expenditures is anticipated.

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

The variation allows for the required added program area that is needed at the existing FJC located on the same lot. The site is designed in a responsible way to allow for future green initiatives and provide the district with a state of the art facility. The project has been approved by the ARC of Glen Ellyn on the overall design and project siting. The rain gardens will be a benefit of the community as to assist with storm water run off. This project with granted variations will create a modern, efficient safe and secure facility to allow the Park District to continue the work and beautification of the Village. The existing land is owned by the Park District and is located in an area of various densities of uses. Adjacent to a Park and elimination of a drive aisle from Anthony to increase parking area on the street for the residents and enhancing the green space of the park.

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

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.

Per the Park District, implementation of these improvements will help to ensure that the maintenance facility will serve the district for years to come.

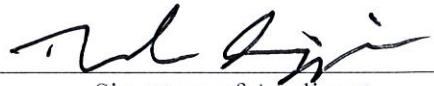
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

<u>5/18/2023</u>	<u>NICHOLAS CINGOLARETTI</u>	<u></u>
Date	Print Name	Signature of Applicant

<u>5/18/23</u>	<u>NATHAN TROIA</u>	<u></u>
Date	Print Name	Signature of Applicant

_____	_____	_____
Date	Print Name	Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, DAVE HARRIS owner of the property described as

490 KENILWORTH AVE.
FRANK JOHNSON CENTER

verify that NATHAN TROIA.

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

DK

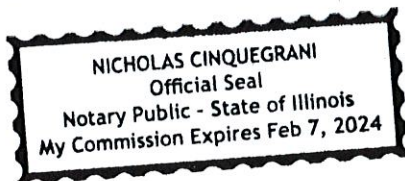
Owner Signature

Subscribed and sworn to before me this

9th day of JANUARY, 20 23

[Signature]

Notary Public



OWNERSHIP BY A CORPORATION

Date: _____

Address: _____

Legal Description:

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

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

--

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Affidavit Affirming No Conflict of Interest

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

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

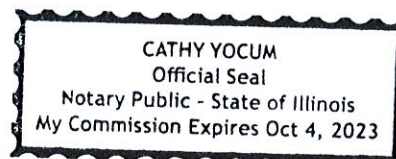
Further affiant sayeth naught.

Name: NICHOLAS GNAUGERMAN
Title: DEPUTY DIRECTOR
Applicant's Name: GLEN ELLYN PARK DISTRICT

Subscribed and sworn to me this

18th day of MAY, 2023.

Cathy Yocum
Notary Public

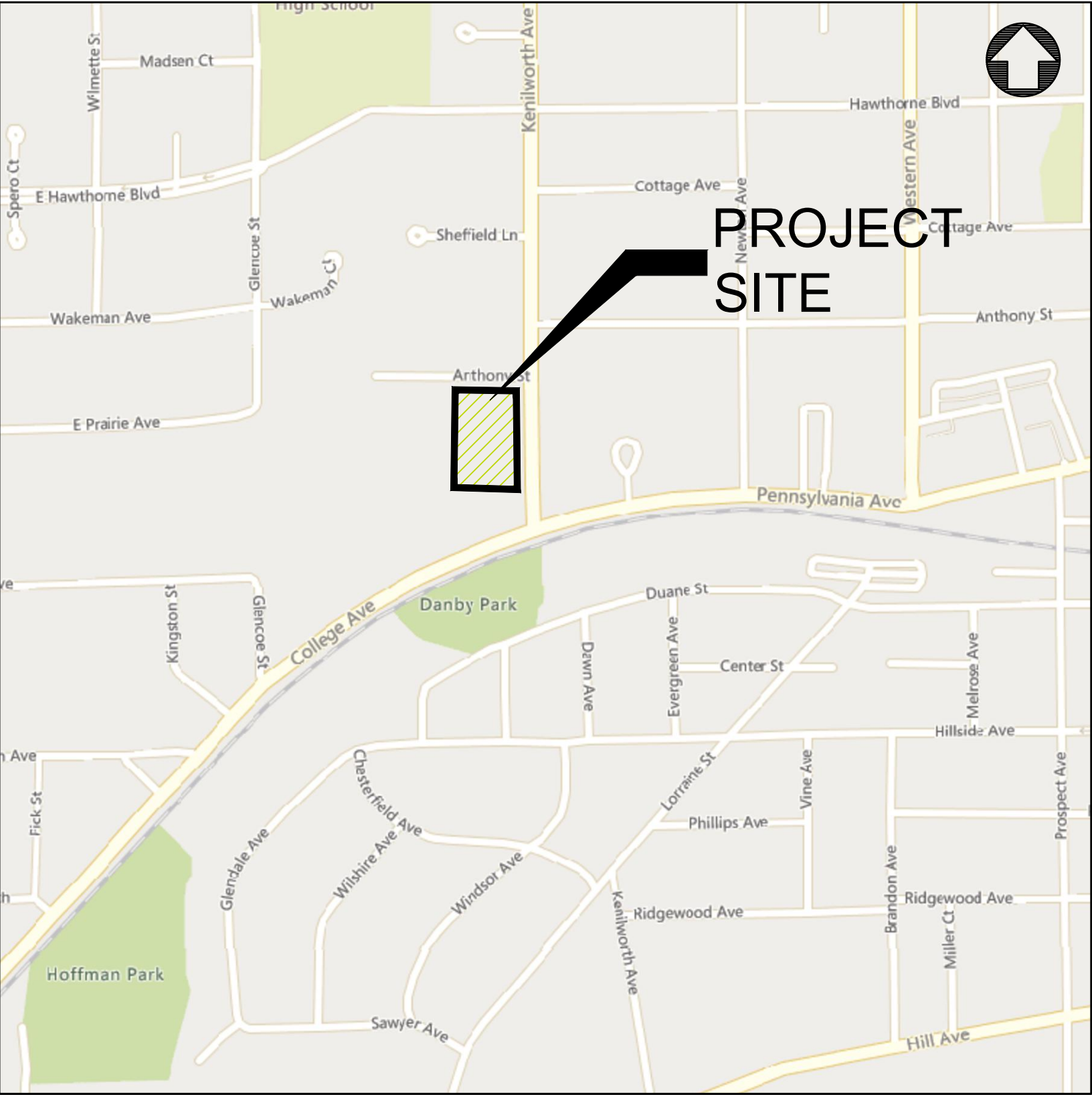


FINAL ENGINEERING FOR

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	100.00 TC
CABLE PEDESTAL	100.00 P
PHONE PEDESTAL	100.00 G
ELECTRIC PEDESTAL	MAJOR CONTOUR
MAJOR CONTOUR	MINOR 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: 05/16/2023

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



REVISIONS

05/16/2023
ISSUE FOR ZONING REVIEW

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

PROJ NO: 220169

ENG: SJS / AJB

DATE: 05/16/2023

SHEET TITLE

SITE
LOCATION
MAP & CIVIL
LEGEND

SHEET NUMBER

C0.0

1 OF 13



GENERAL REQUIREMENTS:

- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
- 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 BARRICADING 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.
- 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.
- 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.
- 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.
- MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
- SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- 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.
- 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.
- 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.
- 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%.

- 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.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
- 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.
- RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE VILLAGE OF GLEN ELLYN.

EXISTING TOPOGRAPHY:

- ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
- 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.
- PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

- 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.
- NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
- ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
- ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
- 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.
- 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.
- CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
- 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.

SITE LAYOUT:

- JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
- NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
- 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.
- P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
- CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

- ALL SUBGRADE EXCAVATION AND COMPACTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "REPORT OF SOILS EXPLORATION" PREPARED BY TESTING SERVICE CORPORATION, DATED 01/03/2023
- 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.

- 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.
- 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.
- 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.
- 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."
- 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.
- 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.
- 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.
- 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.
- 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.
- DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
- ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
- CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
- CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
- CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
- 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.
- ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
- ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

- THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION
 - ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
 - VILLAGE OF GLEN ELLYN OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- SANITARY MANHOLES WILL REQUIRE SELF-SEALING FRAMES/LIDS AND CHIMNEY SEALS.
- ALL STORM SEWERS AND STRUCTURES ONSITE ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
 - REINFORCED CONCRETE PIPE (RCP), ASTM C76
 - GASKETS - ASTM C443
 - FITTINGS - ASTM C443
 - SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
 - WATER TIGHT JOINTS
 - JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
 - PVC STORM SEWER PIPING, ASTM D 3034, SDR 35

- BELL-AND-SPIGOT ENDS
 - ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
- FRAME AND GRATES
 - TYPE 1 CLOSED LID = NEENAH R-1713
 - TYPE 1 OPEN LID = NEENAH R-2504
 - TYPE 3 = NEENAH R-3281-A
 - DITCH GRATE = NEENAH R-4342
- SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
 - PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
 - GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
 - JOINTS - ASTM D 3212
 - BEDDING - CLASS II, ASTM 2321
 - ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
 - CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE GLEN ELLYN DEPARTMENT OF PUBLIC WORKS.
 - CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE GLEN ELLYN DEPARTMENT OF PUBLIC WORKS.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
 - 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.
 - ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
 - ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
 - FOR ALL WATERMAIN CONSTRUCTION:
 - WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PIPE.
 - TWO COMPLETE PIPE LENGTHS OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON THE BRANCH LEG OF ALL TEES AND BOTH SIDES OF ALL 90 DEGREE BENDS.
 - ONE COMPLETE PIPE LENGTH OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL 11-1/4 AND 22-1/2 DEGREE BENDS.
 - ALL BENDS, TEES, PLUGS, VALVES AND HYDRANTS SHALL BE RESTRAINED JOINT.
 - ALL WATERMAIN PIPE 4" AND LARGER SHALL BE POLY WRAPPED DUCTILE IRON PIPE SPECIAL, CLASS 52, 250 PSI RATING, WITH SINGLE GASKET JOINTS. CEMENT LINING SHALL BE PROVIDED FOR ALL PIPE.
 - ALL WATER SERVICE PIPE LESS THAN 4" SHALL BE COPPER PIPE, TYPE K OR PVC SDR 9 WITH A PRESSURE RATING OF 200 PSI.

INDEMNIFICATION:

- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE VILLAGE OF GLEN ELLYN, AND CAGE ENGINEERING, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR CAGE ENGINEERING, INC. BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATIONS ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

INSURANCE REQUIREMENTS

- THE CONTRACTOR SHALL PURCHASE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY AND OTHER INSURANCE SET FORTH BELOW WHICH WILL PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE.
 - COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE COVERING ALL AUTOMOBILES, TRUCKS, TRAILERS AND ANY OTHER MOTORIZED EQUIPMENT OWNED OR LEASED BY THE CONTRACTOR.
 - WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE IN ANY AMOUNT NOT LESS THAN STATUTORY LIMITS REQUIRED BY LAW.
 - COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING COVERAGE IN THE AMOUNT OF \$500,000 PER ACCIDENT FOR PROPERTY DAMAGE AND \$1,000,000 PER PERSON AND \$3,000,000 AGGREGATE PER ACCIDENT FOR BODILY INJURY, SICKNESS OR DISEASE, OR DEATH OF ANY PERSON.
- CERTIFICATE OF INSURANCE
 - THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS FILED WITH THE VILLAGE OF GLEN ELLYN AND ITS INSPECTOR A CERTIFICATE OF INSURANCE SHOWING COMPLETE COVERAGE OF ALL INSURANCE REQUIRED, SIGNED BY THE INSURANCE COMPANIES OR THEIR AUTHORIZED AGENTS. EACH CERTIFICATE SHALL PROVIDE THAT COVERAGE SHALL NOT BE TERMINATED OR REDUCED WITHOUT 30 DAYS ADVANCE WRITTEN NOTICE TO THE VILLAGE OF GLEN ELLYN AND ITS INSPECTOR. THE CONTRACTOR SHALL NAME THE OWNER, THE VILLAGE OF GLEN ELLYN, AND CAGE ENGINEERING, INC. AS ADDITIONAL INSURED ON THE COMPREHENSIVE GENERAL LIABILITY AND AUTOMOBILE LIABILITY POLICIES.

CONSTRUCTION MEANS, METHODS, SAFETY

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AN HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS."

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



REVISIONS

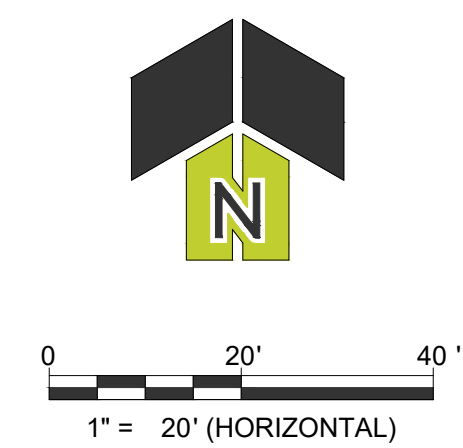
05/16/2023
ISSUE FOR ZONING REVIEW
THIS DOCUMENT HAS BEEN DRAWN AND THE UNIVERSITY OF CAGE ENGINEERING, INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

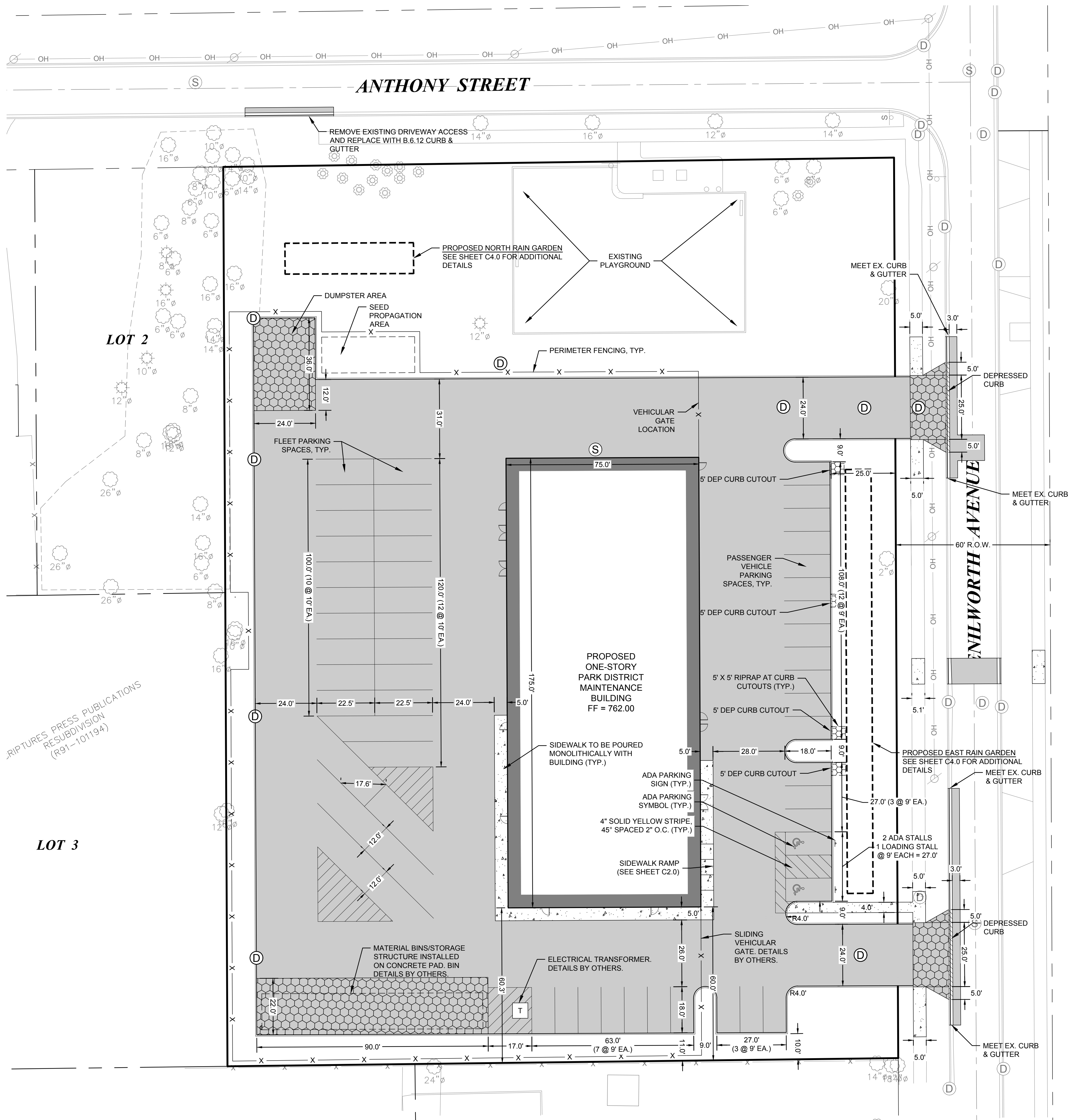
FRANK JOHNSON CENTER
490 KENILWORTH AVENUE
GLEN ELLYN, IL

PROJ NO: 220169
ENG: SJS / AJB
DATE: 05/16/2023

SHEET TITLE
GENERAL NOTES AND SPECIFICATIONS

SHEET NUMBER
C0.1
2 OF 13





PROPOSED LEGEND

	PCC SIDEWALK
	STANDARD DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT

SHEET NOTES

1. ALL CURB RADII DIMENSIONS ARE SHOWN TO THE BACK OF CURB

PARKING SUMMARY

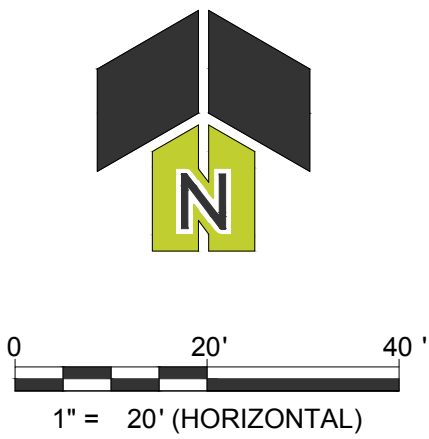
PROVIDED PARKING:	
STANDARD STALLS	25
ADA STALLS	2
FLEET PARKING STALLS	28
TOTAL PARKING SPACES	55

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:	7,734 CF



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

CAGE
CIVIL ENGINEERING

REVISIONS

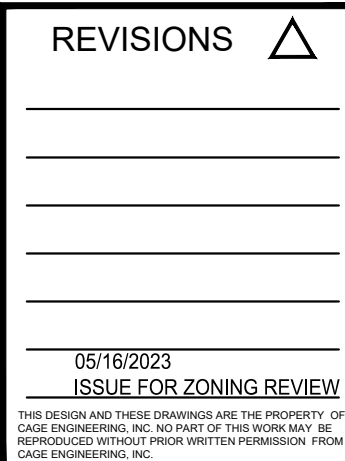
05/16/2023
ISSUE FOR ZONING REVIEW
THIS DOCUMENT AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

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

PROJ NO: 220169
ENG: SJS / AJB
DATE: 05/16/2023

SHEET TITLE
SITE PLAN

SHEET NUMBER
C1.2
5 OF 13



GLEN ELLYN PARK DISTRICT

FRANK JOHNSON CENTER

490 KENILWORTH AVENUE
GLEN ELLYN, IL

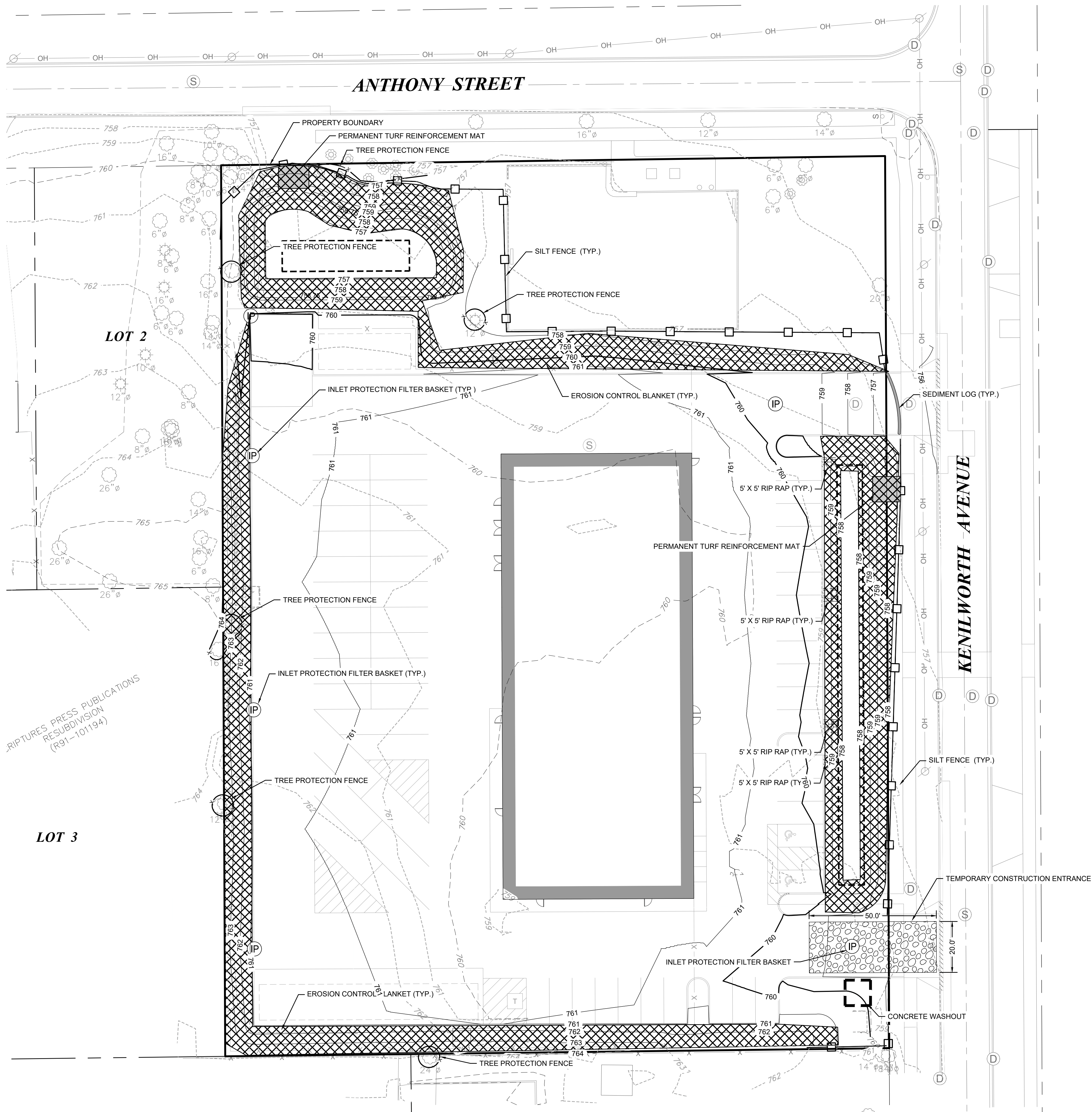
PROJ NO:220169

ENG :SJS / AJB

DATE : 05/16/2023

SHEET TITLE
GRADING
PLAN

SHEET NUMBER
C2.0
6 OF 13



SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- EROSION CONTROL BLANKET
- PERMANENT TURF REINFORCEMENT MAT
- TEMPORARY CONSTRUCTION ENTRANCE
- RIPRAP
- SEDIMENT LOG
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT

North arrow pointing up.

Scale bar: 0, 20', 40'.
1" = 20' (HORIZONTAL)

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

CAGE

CIVIL ENGINEERING

REVISIONS

05/16/2023

ISSUE FOR ZONING REVIEW

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

GLEN ELLYN PARK DISTRICT

FRANK JOHNSON CENTER

490 KENILWORTH AVENUE
GLEN ELLYN, IL

PROJ NO: 220169

ENG: SJS / AJB

DATE: 05/16/2023

SHEET TITLE

SOIL EROSION & CONTROL PLAN

SHEET NUMBER

C3.0

7 OF 13

Page 71 of 118

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING

Diagram showing two types of Flexstorm Catch-It Inlet Filters: one for round openings and one for square/rectangular openings. Both show a replaceable filter bag, galvanized steel framing, and ultimate bypass areas.

LDOT Standard	Nearash Casting	East Jordan Casting	Inlet Type	Grate Size	Bag Cap (ft)	Flow Rating (CFS)	ADS #/N
1	1713, 1762, 1772, 2084, 2435, 2452	1020, 1022, 1050, 1058	Round (RD)	22.25 x 23.5	1.9	1.3	6MRDILT1
2	R-3501-D2-A	7170, 7171	Roller Curb (RC)	22.25 x 16.25	1.6	0.6	62MSOIL2216
3	R3278-A, R-3501-A	7220, 7221	Curb Box (CB)	22.0 x 16.9	1.5	1.0	62MCBILT3
4	R3443-B	5150	Square Rect (SQ)	21.75 x 14.75	1.5	1.0	62MSQILT
6	R3502-A	7235	Roller Curb (RC)	22 x 22.75	2.3	1.2	62MSQILT6
8	2501, 4349-C, 4352, 4353	2630, 2870, 4927	Beehive/Ditch Grate	21.75 x 14.75	2.3	1.6	62MRDILT8
9	R3508-A2	7300	V-Grate	19.25 x 19.25	1.7	1.0	62MSQILT
10	R3506-A2	7281	V-Grate	28.75 x 11.4	1.5	1.1	62MSQILT
11	R3281-A	7210	Curb Box (CB)	28.75 x 17.25	2.5	1.3	62MCBILT11
12	R3503-B	7180	Roller Curb (RC)	22.5 x 22.5	2.4	1.2	62MSQILT
20	R3528-V, R3529-V	7535, 5380, 7536 (2 grs)	Square Rect (SQ)	22.5 x 22.5	2.4	1.2	62MSQILT20
21	R3527-V	7540	Curb Box (CB)	24 x 16.25	1.8	1.1	62MCBILT
23	R3525-L	7464	Square Rect (SQ)	24 x 22.25	2.7	1.3	62MSQILT23
24	R3526-L	7467	Square Rect (SQ)	25.75 x 18.75	2.3	1.2	62MSQILT24
31	...	7250	Roller Curb (RC)	22.75 x 22.4	2.5	1.2	62MSQILT
B	R3485C	...	Square Rect (SQ)	36 x 24	4.6	1.7	62MSQILT
G3/G4	R3501-U	7545	Single W/ft Top	13.75 / 20.2 x 22.12	1.3	0.9	62MCBILTQ3
N/A	R-3501-P	7525	Roller Curb (RC)	25.7 x 19	2.4	1.2	62MSOIL3501-P
N/A	R-3501-TR	7495	Roller Curb (RC)	26 x 23.5	3.1	1.4	62LSOIL3501-TR

INSTALLATION:

- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

NOTES:

- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
- TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.
- UPON ORDERING THE ADS PIN CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING NAME AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT: WWW.INLETFILTERS.COM

Diagram showing the installation of a Flexstorm Catch-It Inlet Filter into a curb box, showing the filter bag, framing, and clamping band.

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (830) 355-3477 FX INFO@INLETFILTERS.COM

SCALE: C-IL-SUBMIT SHEET 1 OF 1

TREE PROTECTION - FENCING

Diagram showing a tree protection fence installation. The fence is 6' high and 40' wide, with a 1' minimum clearance from the tree trunk. The fence is made of 40" high snow fence, 40" plastic web fencing, or any other material approved by the engineer/inspector.

Diagram showing the post and fence detail. The fence is 6' high and 40' wide, with a 1' minimum clearance from the tree trunk. The fence is made of 40" high snow fence, 40" plastic web fencing, or any other material approved by the engineer/inspector.

NOTES:

- 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.
- Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
- The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE:

Project: _____ Date: _____
Designed: _____ Date: _____
Checked: _____ Date: _____
Approved: _____ Date: _____

STANDARD DWG. NO. IL-690 SHEET 1 OF 1 DATE: 4-7-94

SiltSoxx™ for Sediment Control on Pavement

Diagram showing the installation of SiltSoxx™ on a pavement surface. The SiltSoxx™ is 8", 12", or 18" typical. Concrete blocks or sand bags are used to secure the SiltSoxx™. The area to be protected is 10' O.C.

Diagram showing the installation of SiltSoxx™ on a pavement surface. The SiltSoxx™ is 8", 12", or 18" typical. Concrete blocks or sand bags are used to secure the SiltSoxx™. The area to be protected is 10' O.C.

NOTES:

- ALL MATERIAL TO MEET SPECIFICATIONS.
- FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
- FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

SCALE: C-IL-SUBMIT SHEET 1 OF 1

INLET PROTECTION DETAIL

Scale: NOT TO SCALE

Diagram showing the inlet protection detail. The barrier wall is 10' high and 10' wide. The barrier wall is made of 30-MIL POLYETHYLENE. The barrier wall is anchored every 2' on top of the barrier.

Diagram showing the barrier wall anchor section. The barrier wall is 10' high and 10' wide. The barrier wall is anchored every 2' on top of the barrier.

Diagram showing the concrete washout area. The concrete washout area is 10' high and 10' wide. The concrete washout area is made of 30-MIL POLYETHYLENE. The concrete washout area is anchored every 2' on top of the barrier.

NOTES:

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

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

TREE PROTECTION FENCE DETAIL

Scale: NOT TO SCALE

Diagram showing the tree protection fence detail. The fence is 6' high and 40' wide, with a 1' minimum clearance from the tree trunk. The fence is made of 40" high snow fence, 40" plastic web fencing, or any other material approved by the engineer/inspector.

Diagram showing the post and fence detail. The fence is 6' high and 40' wide, with a 1' minimum clearance from the tree trunk. The fence is made of 40" high snow fence, 40" plastic web fencing, or any other material approved by the engineer/inspector.

NOTES:

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

EROSION CONTROL BLANKET INSTALLATION DETAILS

CONSTRUCTION ROAD STABILIZATION

Diagram showing the construction road stabilization. The road is 20' wide and 6' deep. The road is made of 30-MIL POLYETHYLENE. The road is anchored every 2' on top of the barrier.

Diagram showing the barrier wall anchor section. The barrier wall is 10' high and 10' wide. The barrier wall is anchored every 2' on top of the barrier.

Diagram showing the concrete washout area. The concrete washout area is 10' high and 10' wide. The concrete washout area is made of 30-MIL POLYETHYLENE. The concrete washout area is anchored every 2' on top of the barrier.

NOTES:

- Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
- Stone shall meet one of the following DOT coarse aggregate gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
- See plans for construction road location, D and W dimensions.
- Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required.
- Roadway shall follow the contour of the natural terrain to the extent possible.

REFERENCE:

Project: _____ Date: _____
Designed: _____ Date: _____
Checked: _____ Date: _____
Approved: _____ Date: _____

STANDARD DWG. NO. IL-506 SHEET 1 OF 1 DATE: 1-29-93

SILT FENCE DETAIL

Scale: NOT TO SCALE

Diagram showing the silt fence detail. The silt fence is 6' high and 40' wide, with a 1' minimum clearance from the tree trunk. The silt fence is made of 40" high snow fence, 40" plastic web fencing, or any other material approved by the engineer/inspector.

Diagram showing the post and fence detail. The fence is 6' high and 40' wide, with a 1' minimum clearance from the tree trunk. The fence is made of 40" high snow fence, 40" plastic web fencing, or any other material approved by the engineer/inspector.

NOTES:

- Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
- Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
- Stone shall meet one of the following DOT coarse aggregate gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
- See plans for construction road location, D and W dimensions.
- Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required.
- Roadway shall follow the contour of the natural terrain to the extent possible.

REFERENCE:

Project: _____ Date: _____
Designed: _____ Date: _____
Checked: _____ Date: _____
Approved: _____ Date: _____

STANDARD DWG. NO. IUM-620 SHEET 1 OF 2 DATE: 3-16-12

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

CAGE CIVIL ENGINEERING

REVISIONS

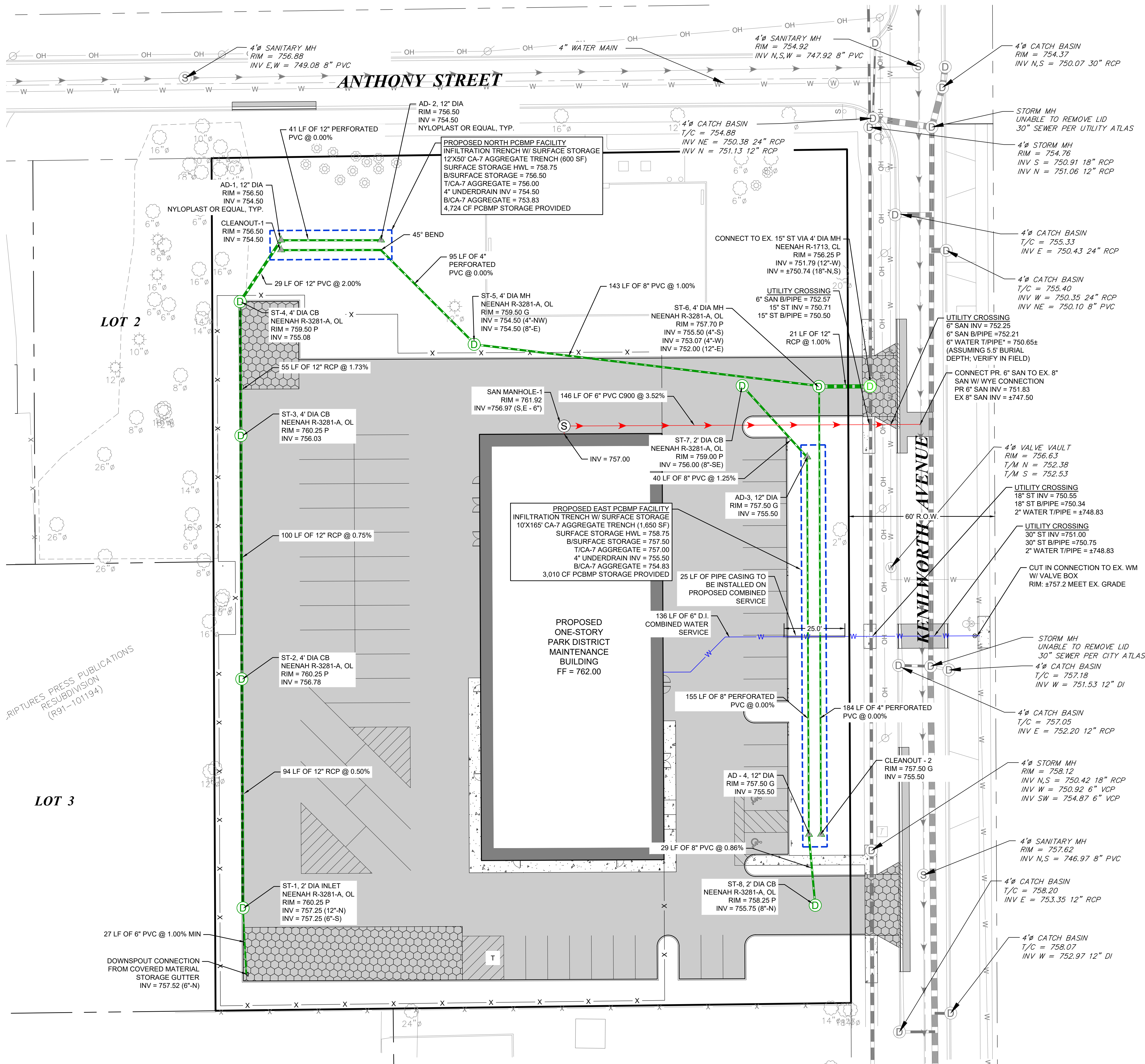
05/16/2023
ISSUE FOR ZONING REVIEW
THIS DOCUMENT AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

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

PROJ NO: 220169
ENG: SJS / AJB
DATE: 05/16/2023

SHEET TITLE
SOIL EROSION & CONTROL PLAN DETAILS

SHEET NUMBER
C3.1
8 OF 13



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

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

CAGE
CIVIL ENGINEERING

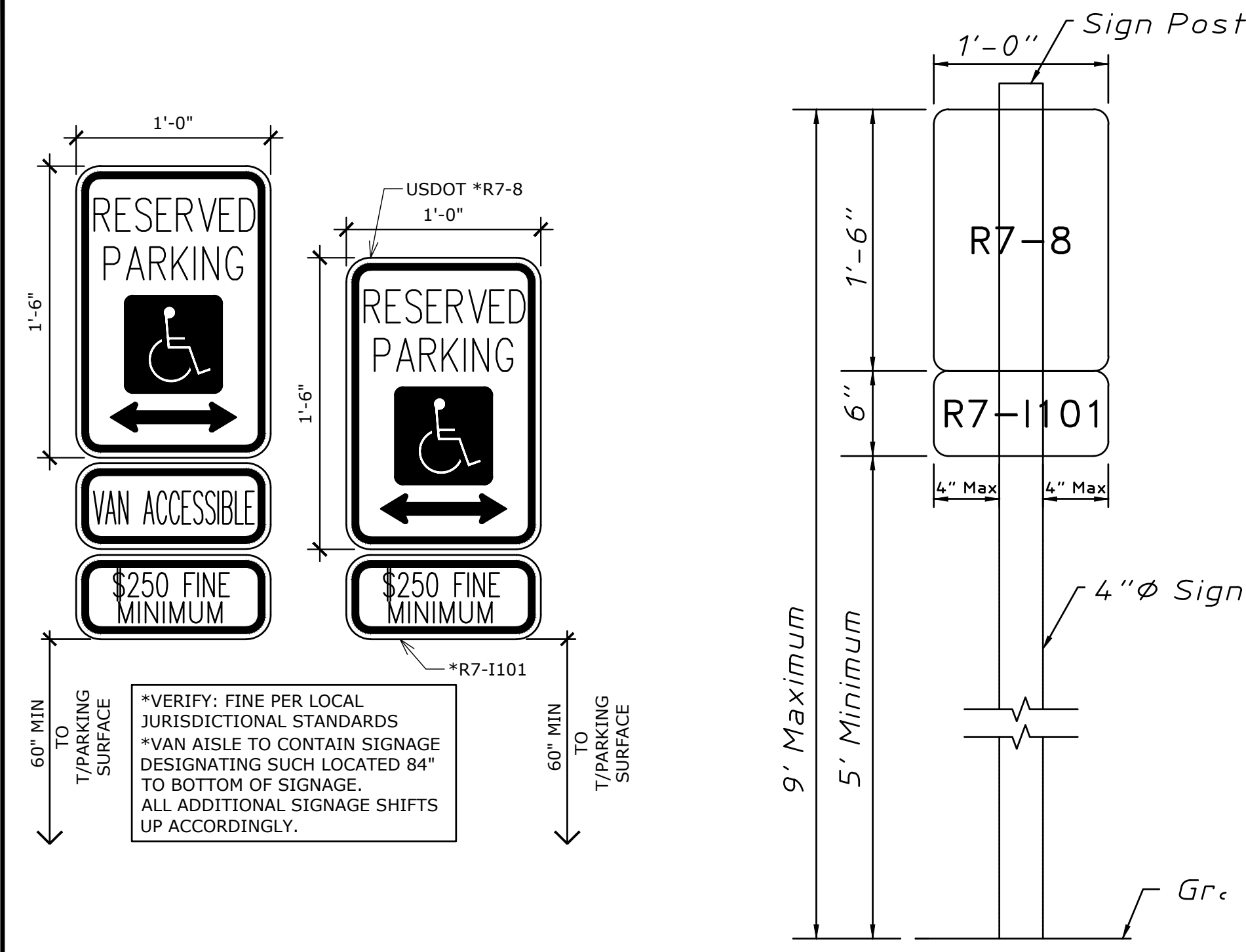
REVISIONS

NO.	DATE	DESCRIPTION

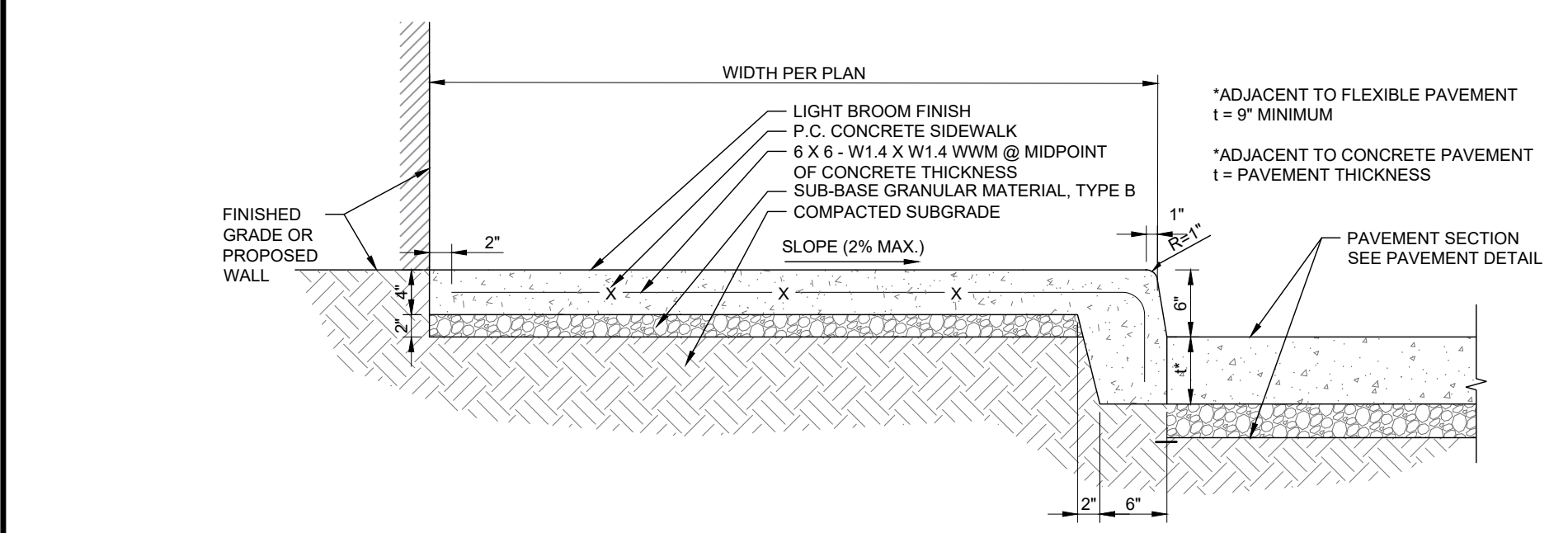
05/16/2023
ISSUE FOR ZONING REVIEW
THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CAGE ENGINEERING, INC.

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

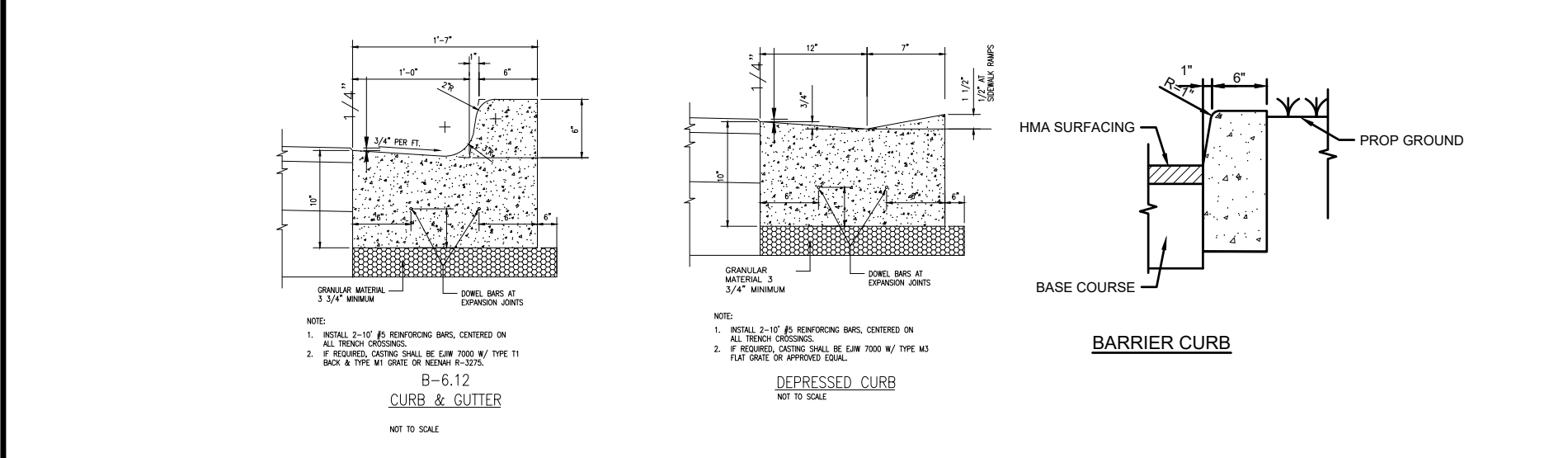
PROJ NO: 220169
ENG: SJS / AJB
DATE: 05/16/2023
SHEET TITLE
UTILITY PLAN
SHEET NUMBER
C4.0
9 OF 13



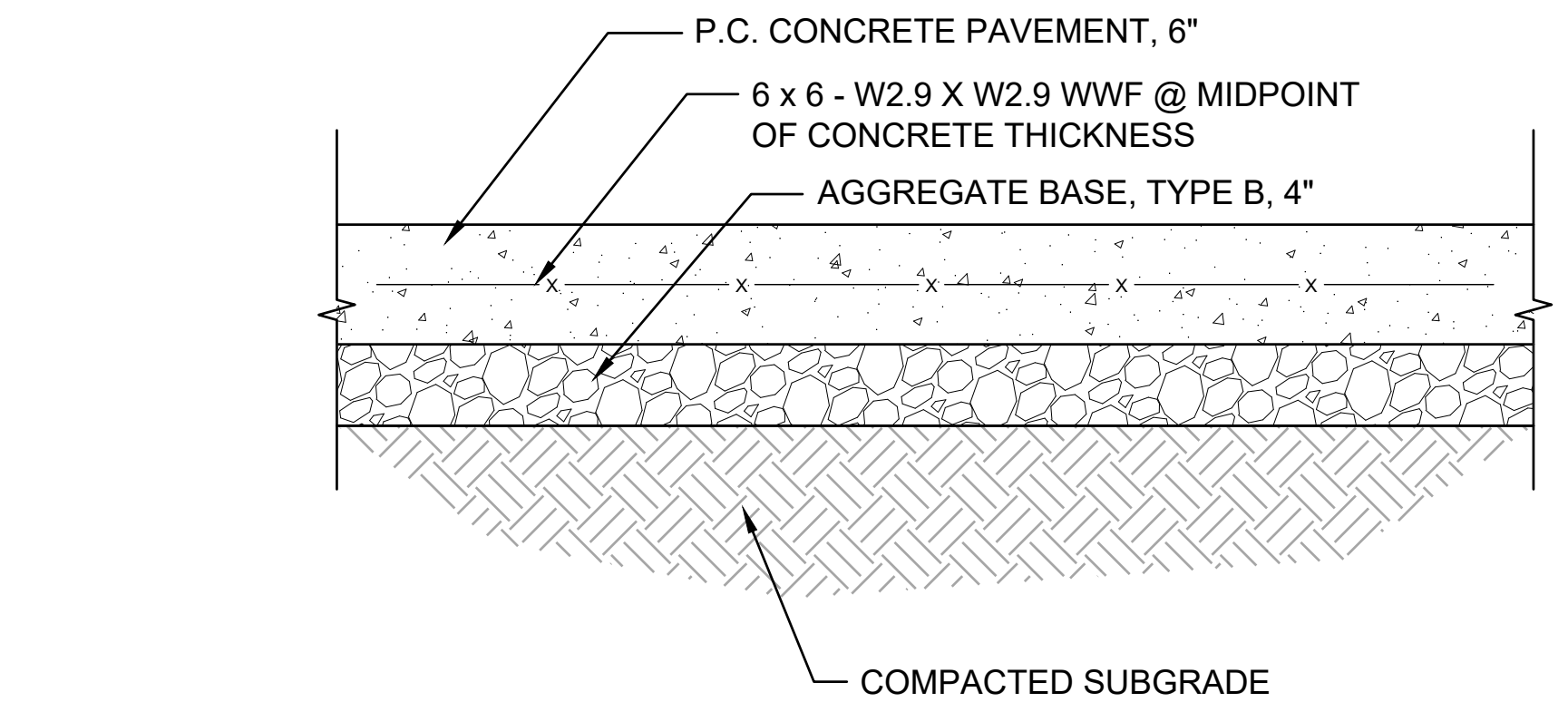
ADA SIGNAGE DETAIL
Scale: N.T.S.



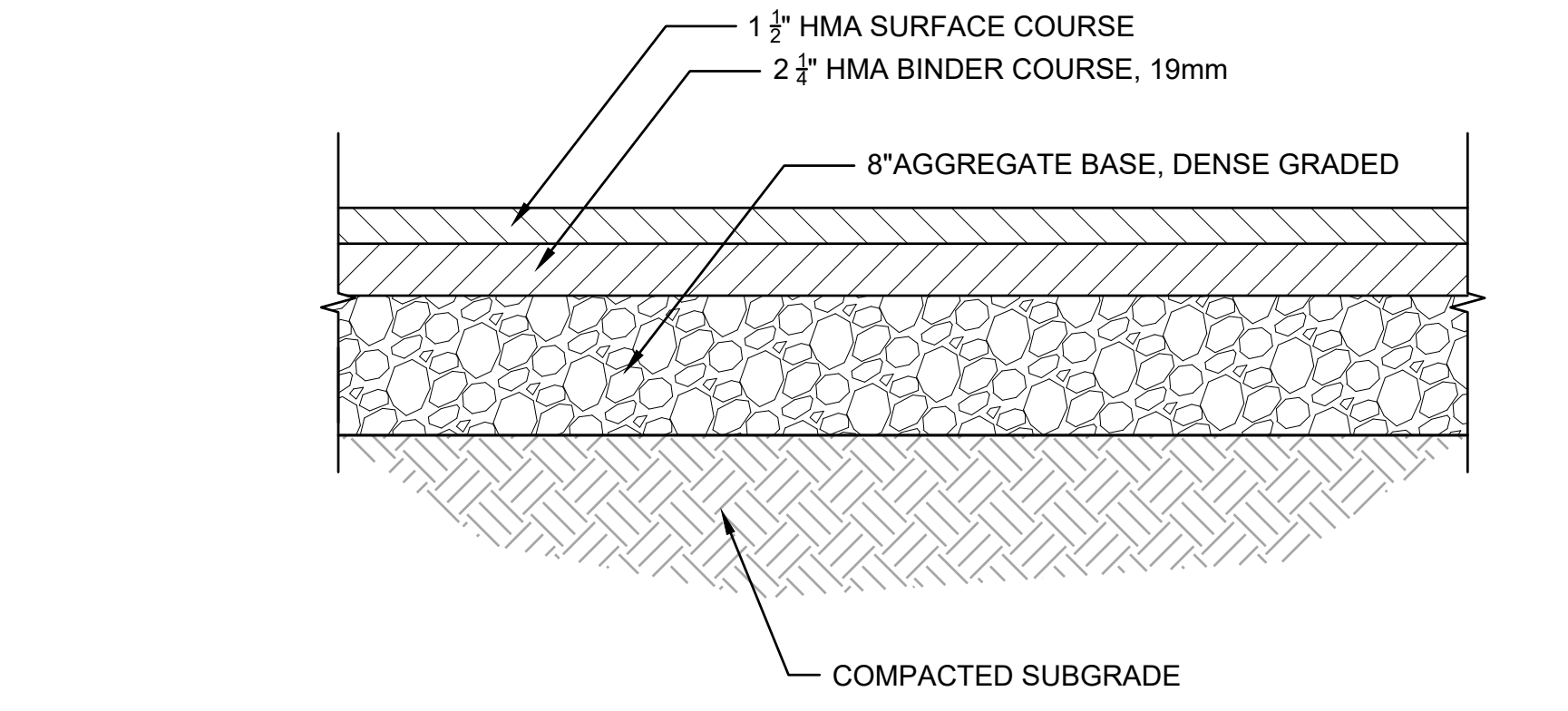
THICKENED EDGE SIDEWALK
Scale: N.T.S.



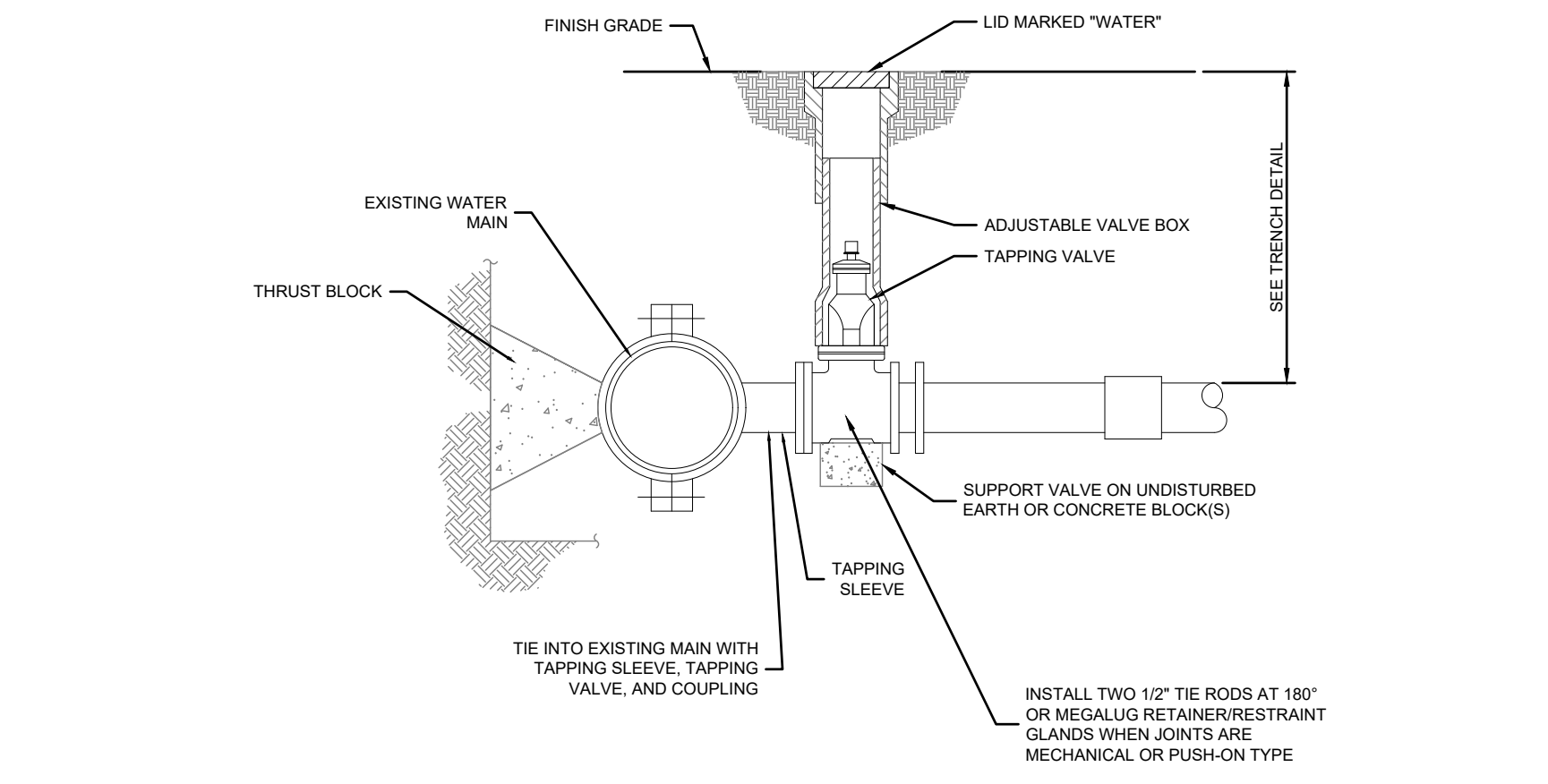
CURB DETAIL
Scale: NOT TO SCALE



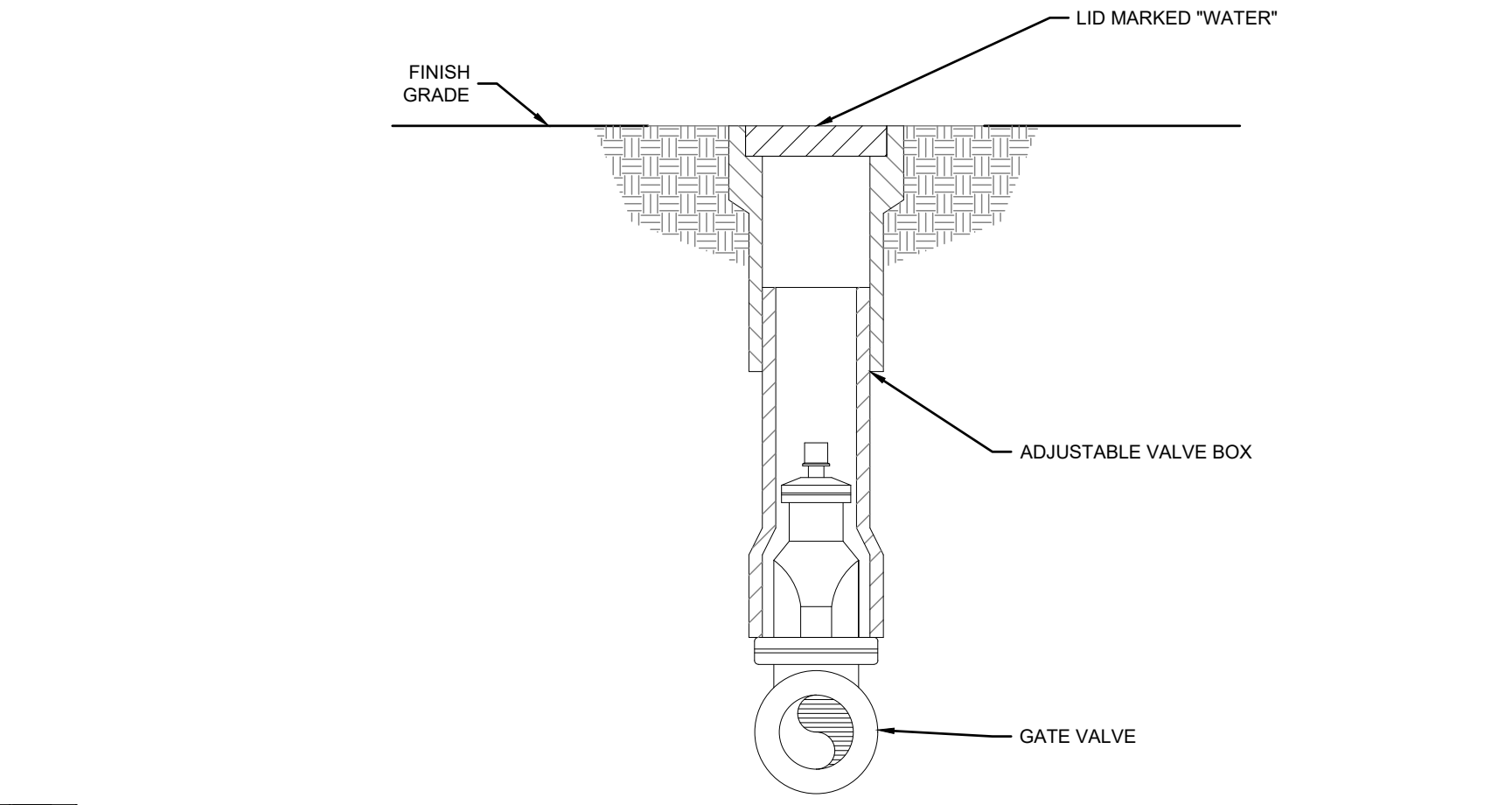
HEAVY DUTY CONCRETE PAVEMENT DETAIL
Scale: NOT TO SCALE



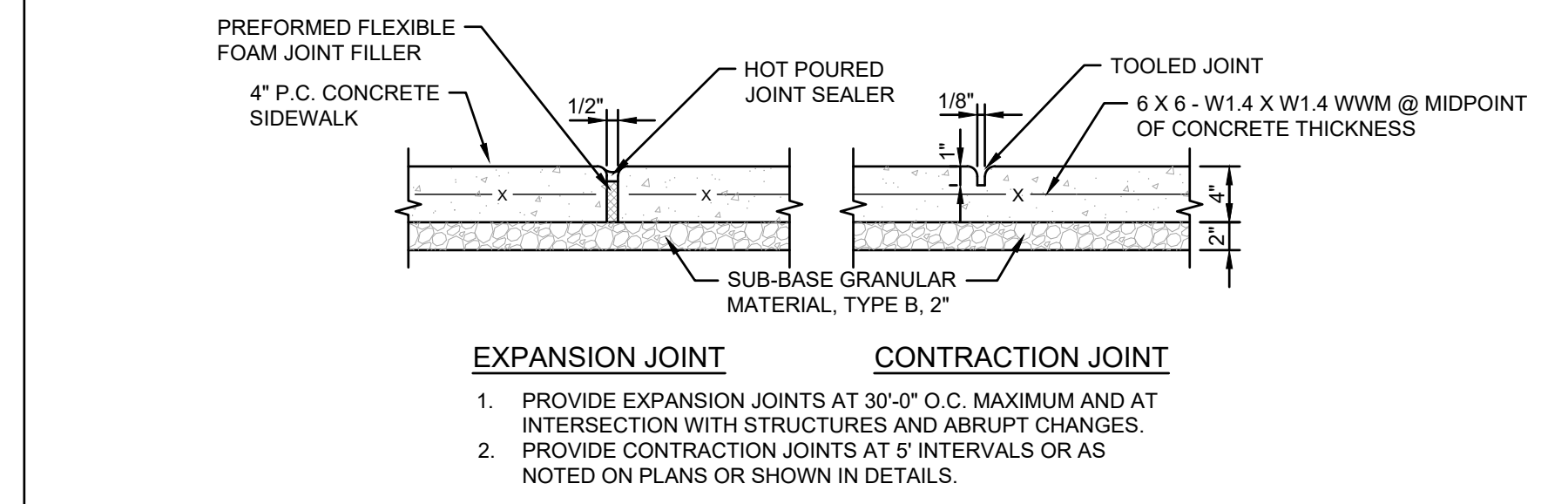
STANDARY DUTY ASPHALT DETAIL
Scale: NOT TO SCALE



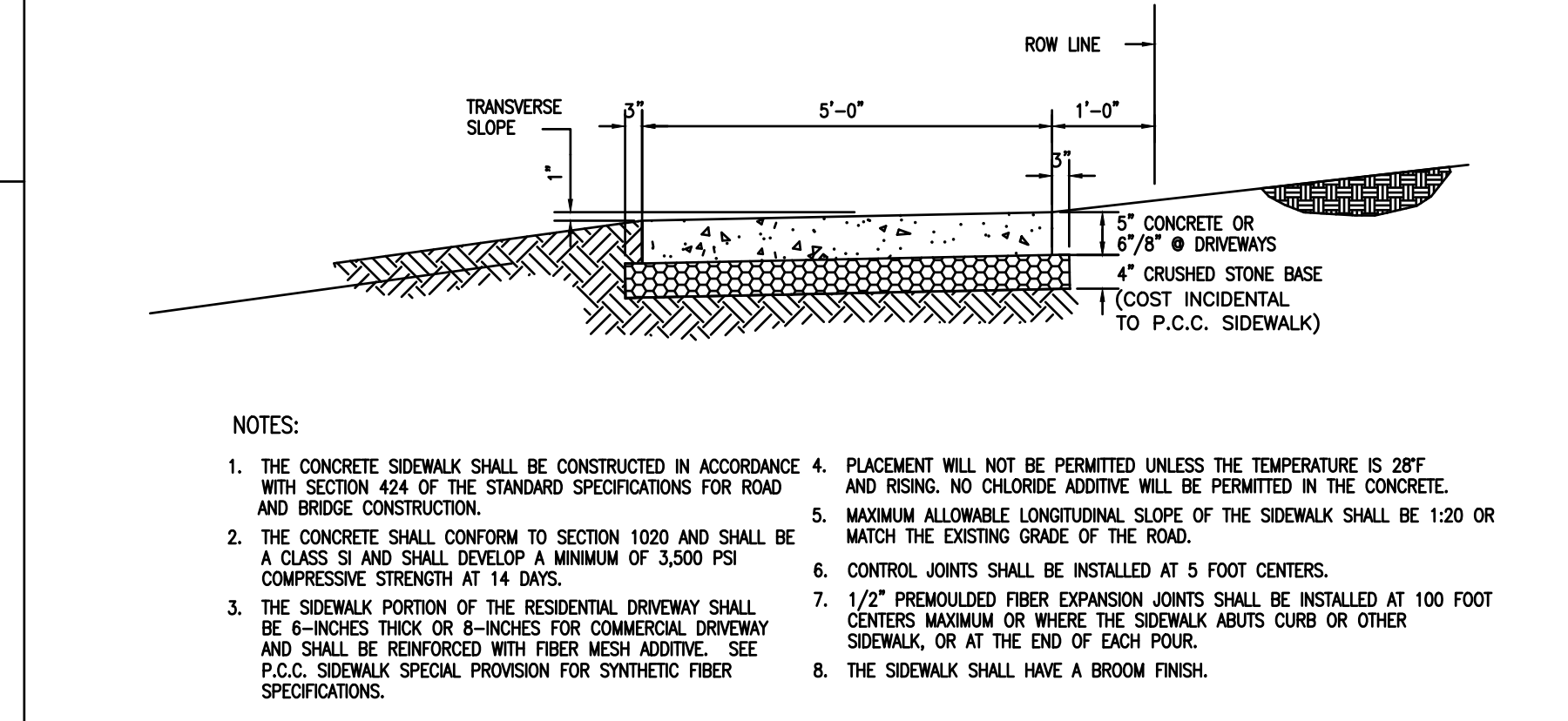
PRESSURE CONNECTION DETAIL
Scale: N.T.S.



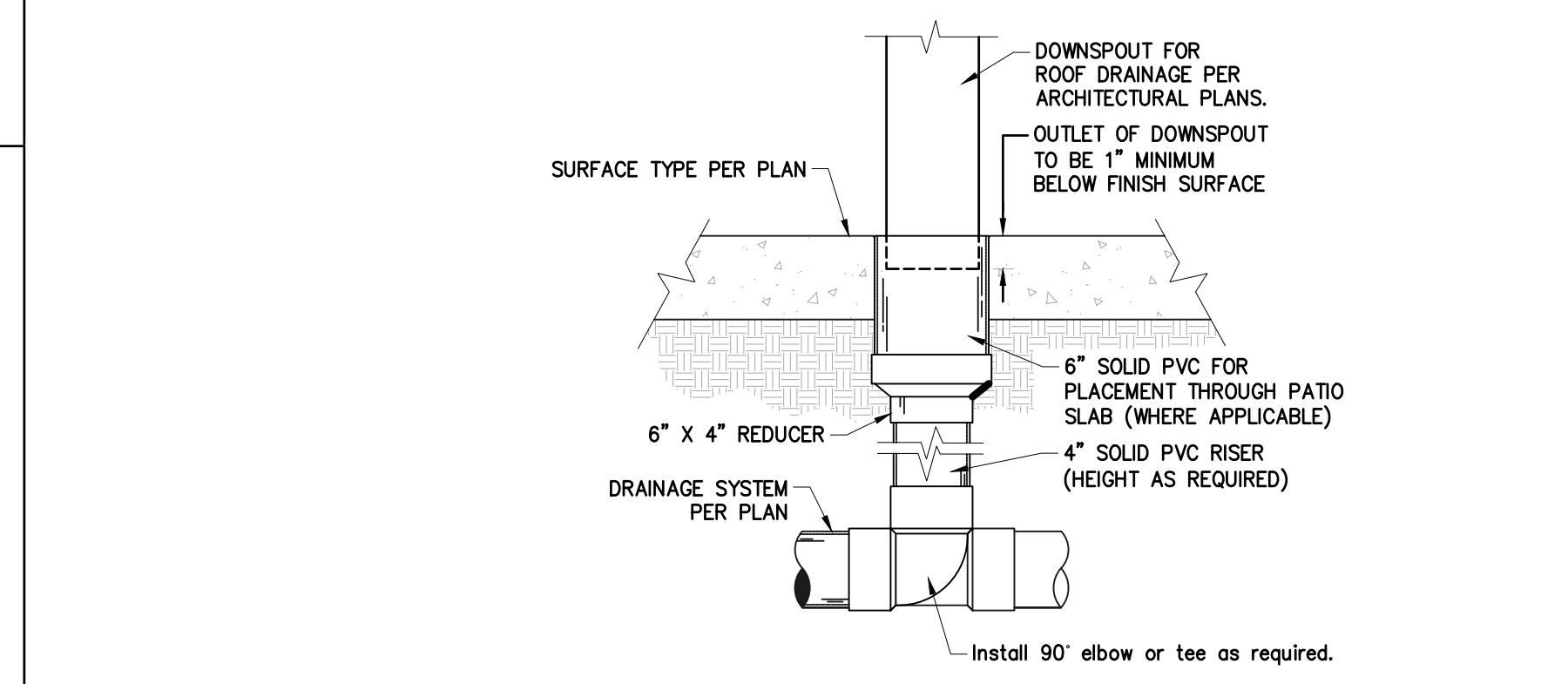
VALVE BOX DETAIL
Scale: N.T.S.



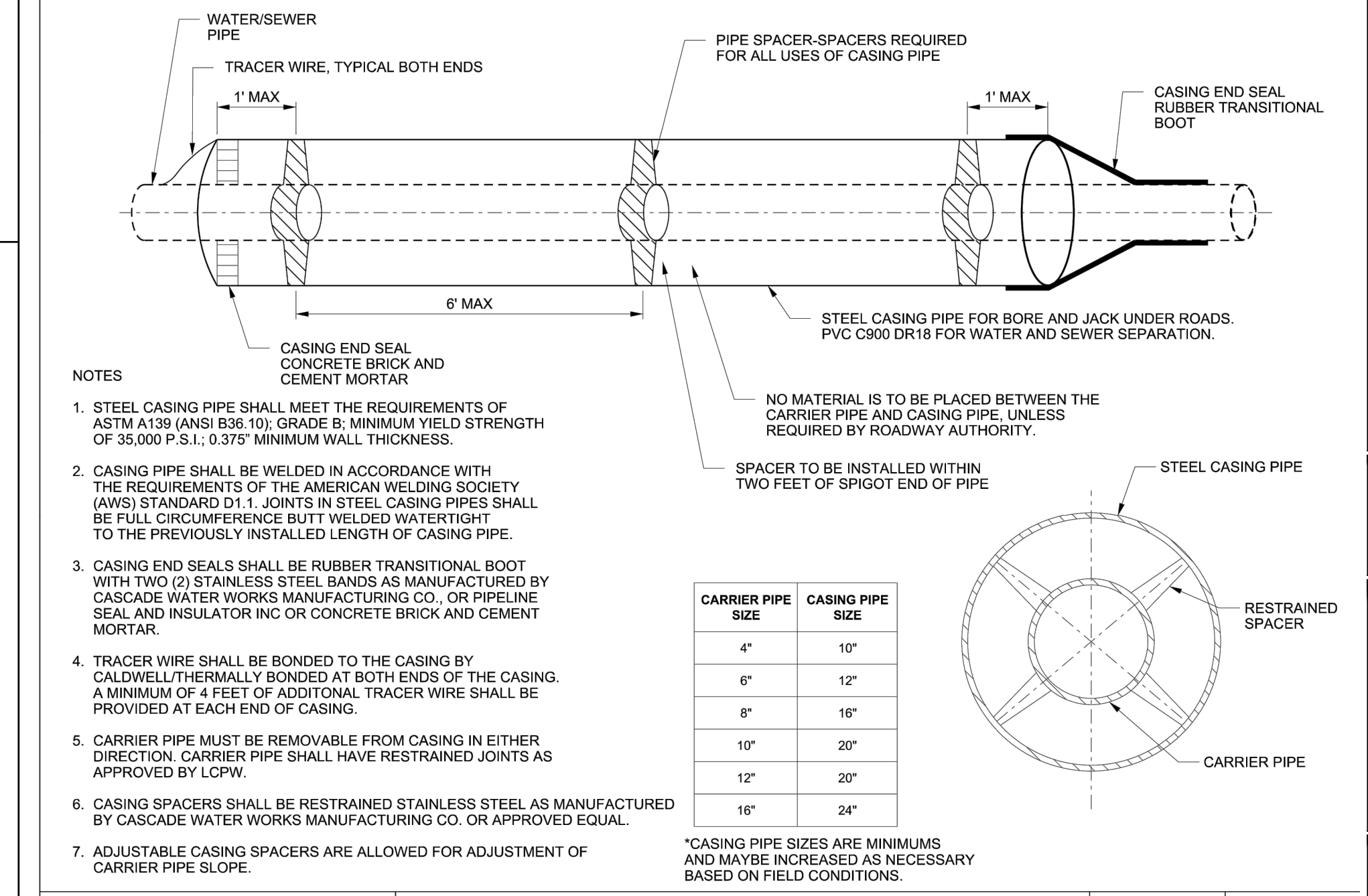
SIDEWALK JOINT DETAIL
Scale: N.T.S.



P.C.C. SIDEWALK DETAIL
Scale: N.T.S.



DOWNSPOUT CONNECTION DETAIL
Scale: N.T.S.



PIPE CASING DETAIL
Scale: NOT TO SCALE

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

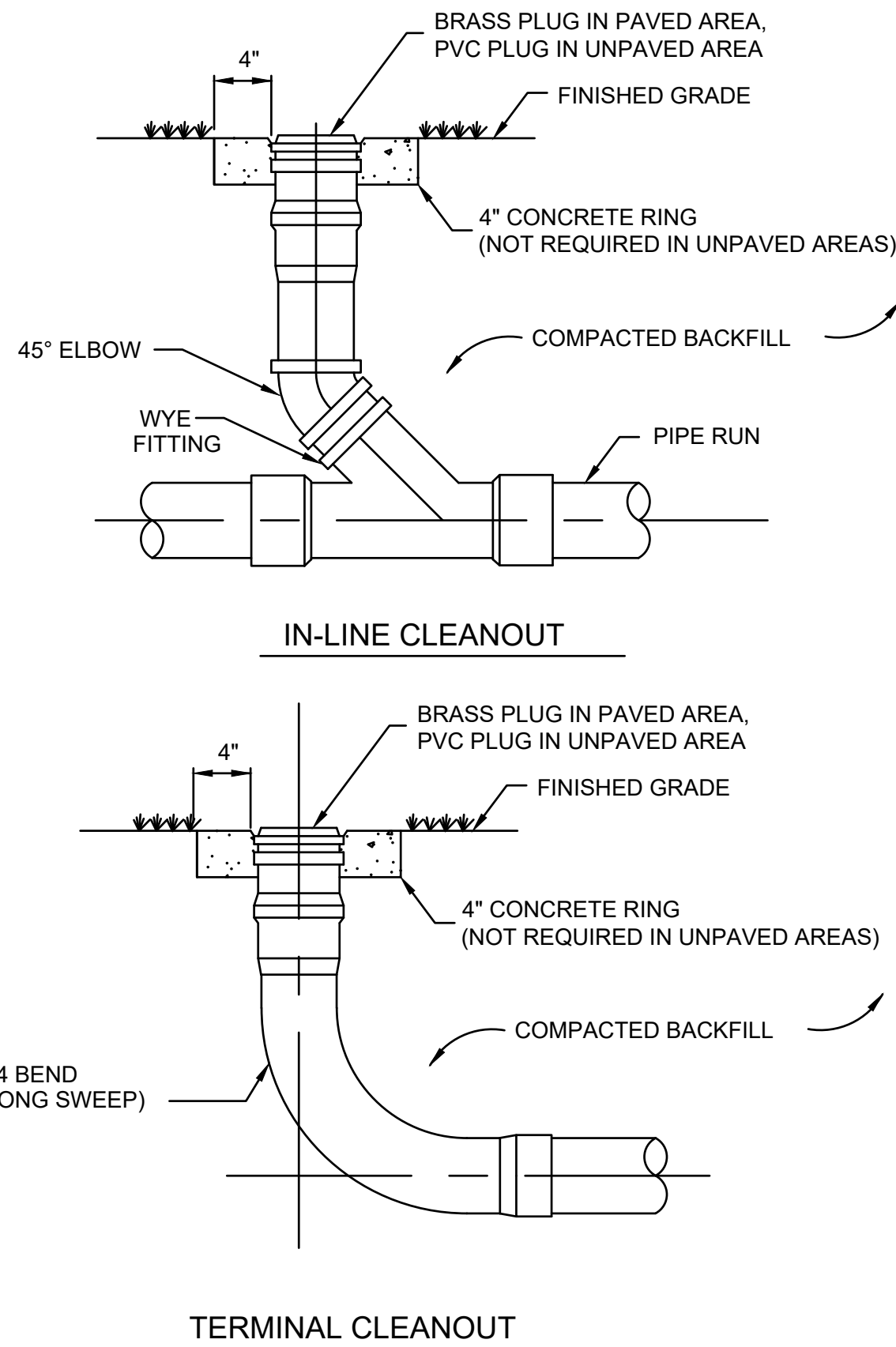
CAGE
CIVIL ENGINEERING

05/16/2023
ISSUE FOR ZONING REVIEW
THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

REVISIONS

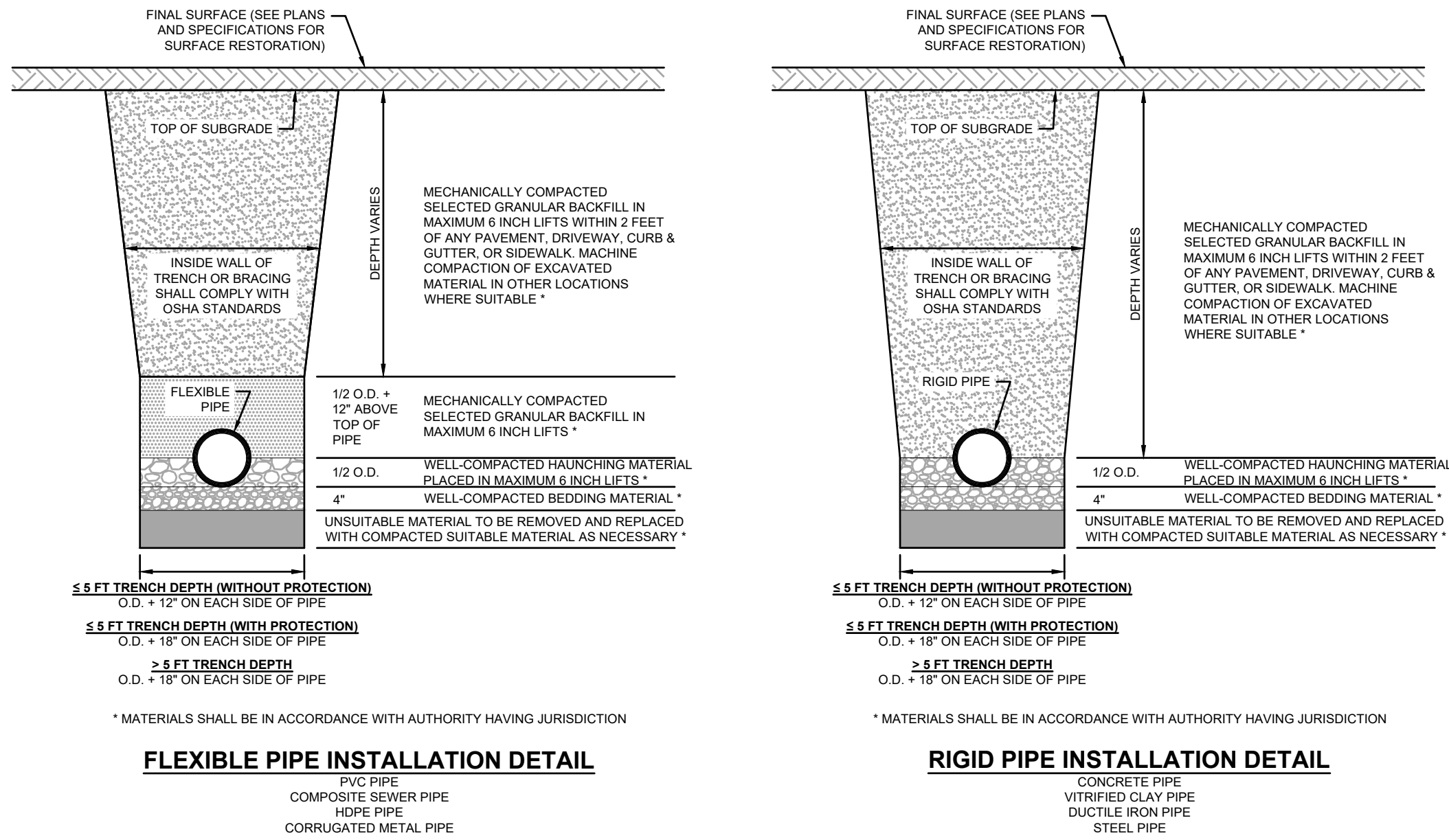
PROJ NO: 220169
ENG: SJS / AJB
DATE: 05/16/2023
SHEET TITLE
CONSTRUCTION DETAILS
SHEET NUMBER
C5.0
10 OF 13

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



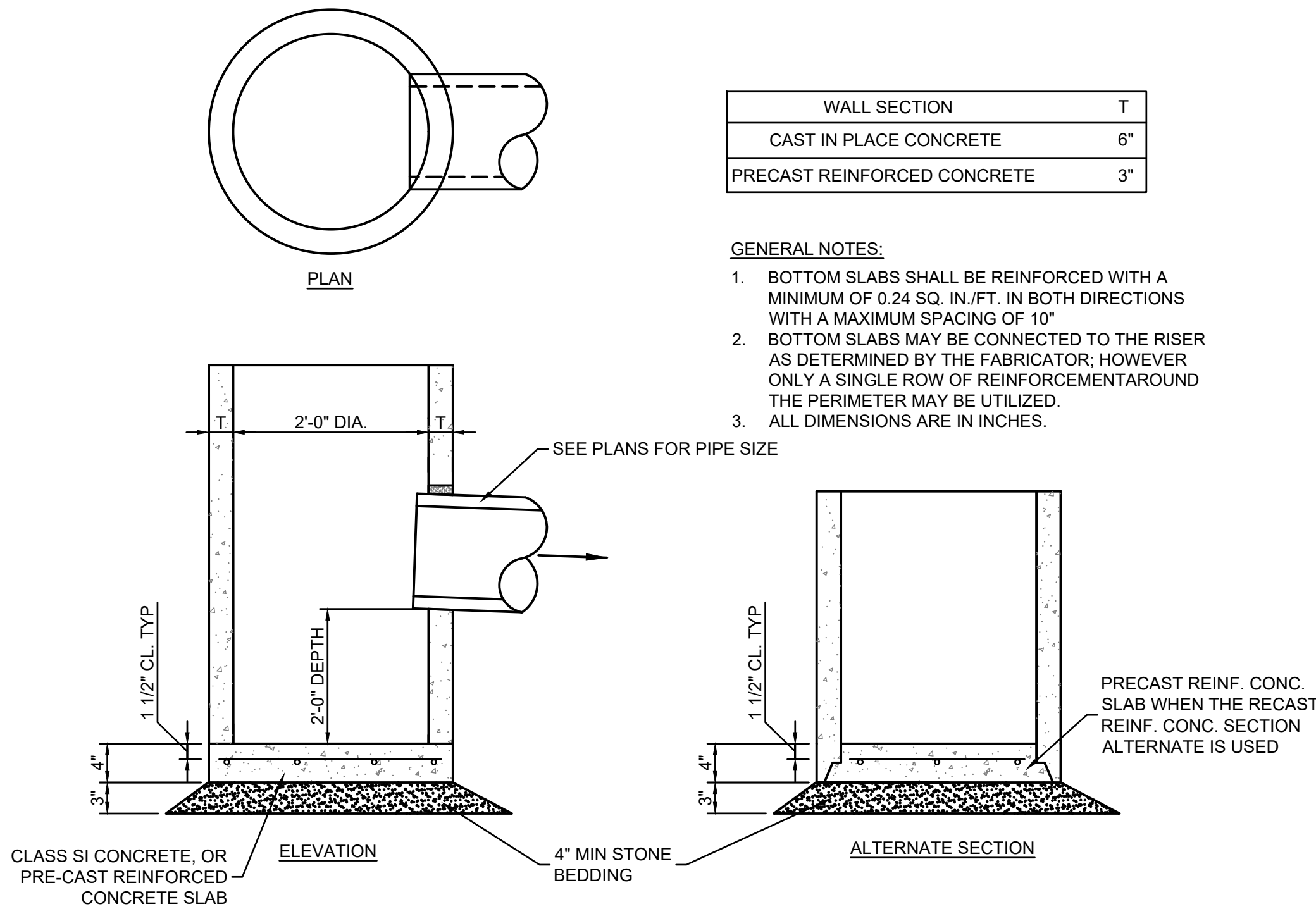
CLEANOUT DETAIL

Scale: NOT TO SCALE



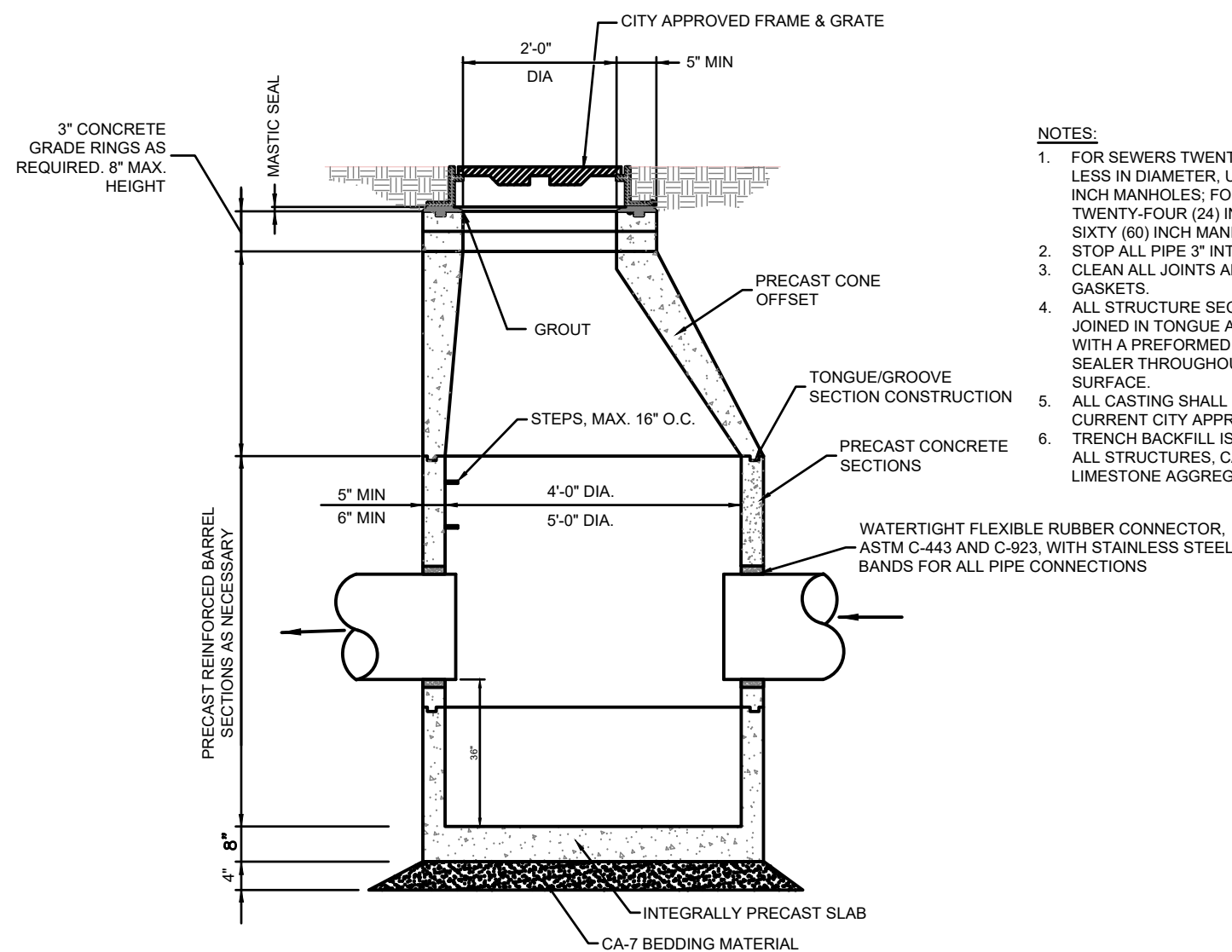
TRENCH BACKFILL DETAIL

Scale: NOT TO SCALE



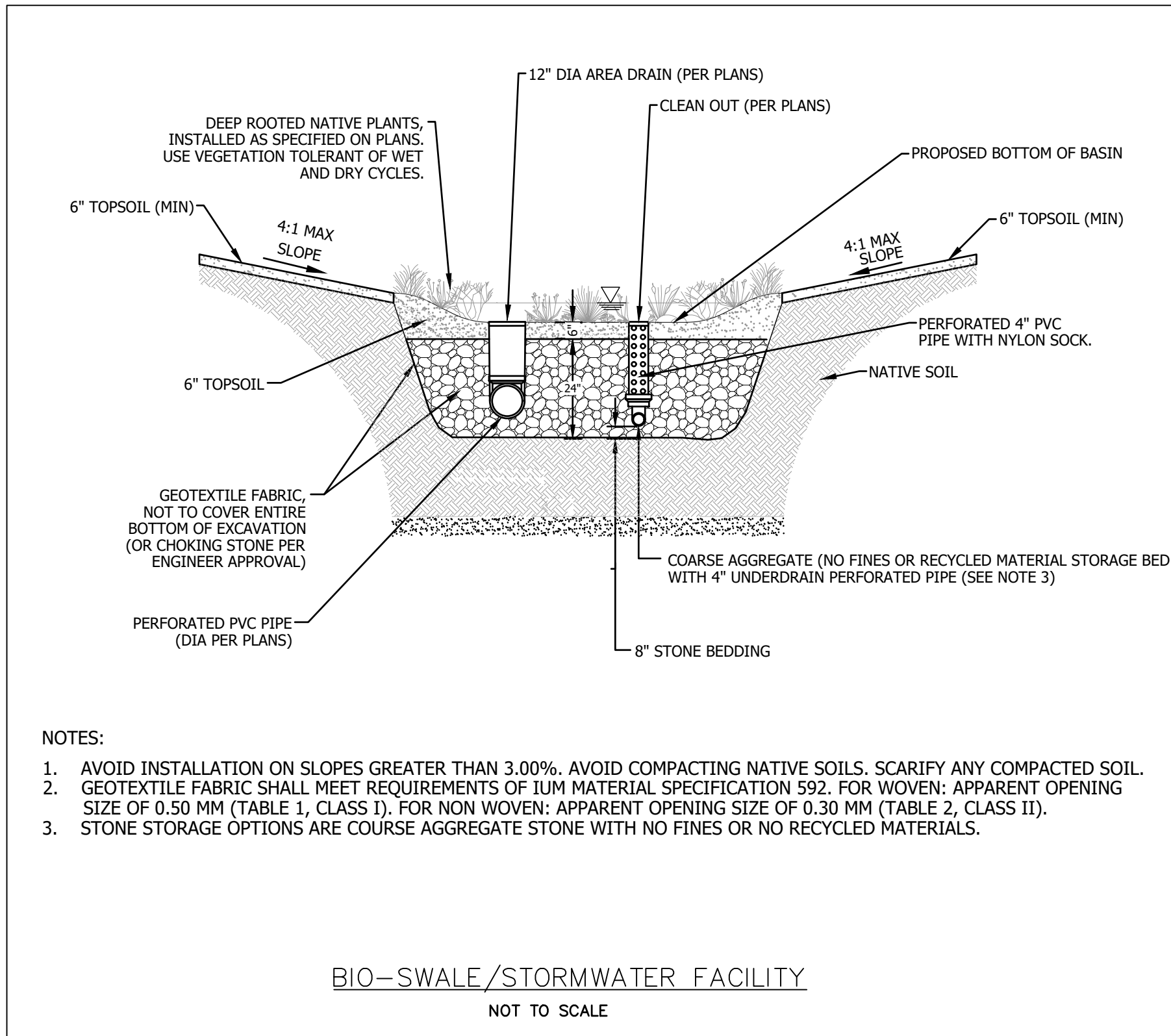
2' DIA CATCH BASIN DETAIL

Scale: NOT TO SCALE



4' DIA CATCH BASIN DETAIL

Scale: NOT TO SCALE



BIO-SWALE/ STORMWATER FACILITY DETAIL

Scale: NOT TO SCALE

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

CAGE

CIVIL ENGINEERING

REVISIONS

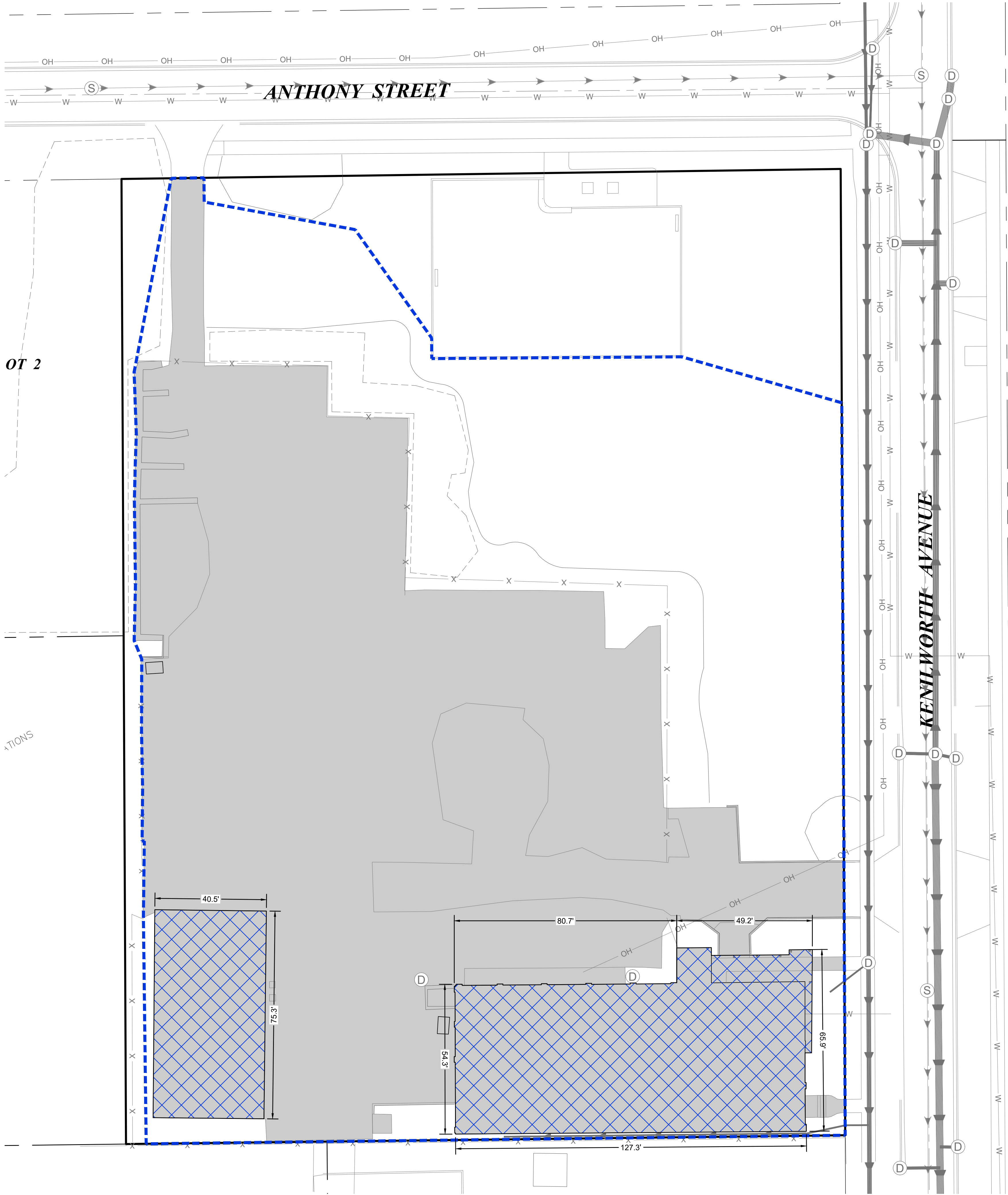
05/16/2023
ISSUE FOR ZONING REVIEW
THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

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

PROJ NO: 220169
ENG: SJS / AJB
DATE: 05/16/2023

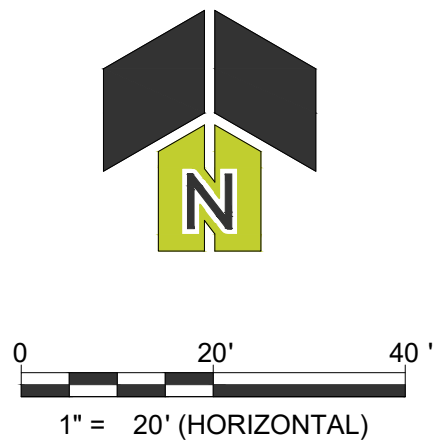
SHEET TITLE
CONSTRUCTION
DETAILS

SHEET NUMBER
C5.1
11 OF 13



LEGEND

- PROPOSED DISTURBED AREA
(76,618 SF ~ 1.76 AC)
- EXISTING IMPERVIOUS AREAS
(49,969 SF ~ 1.15 AC)
* Including Existing Building Areas
- EXISTING BUILDING AREAS
(10,509 SF ~ 0.24 AC)



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

CAGE
CIVIL ENGINEERING

REVISIONS	

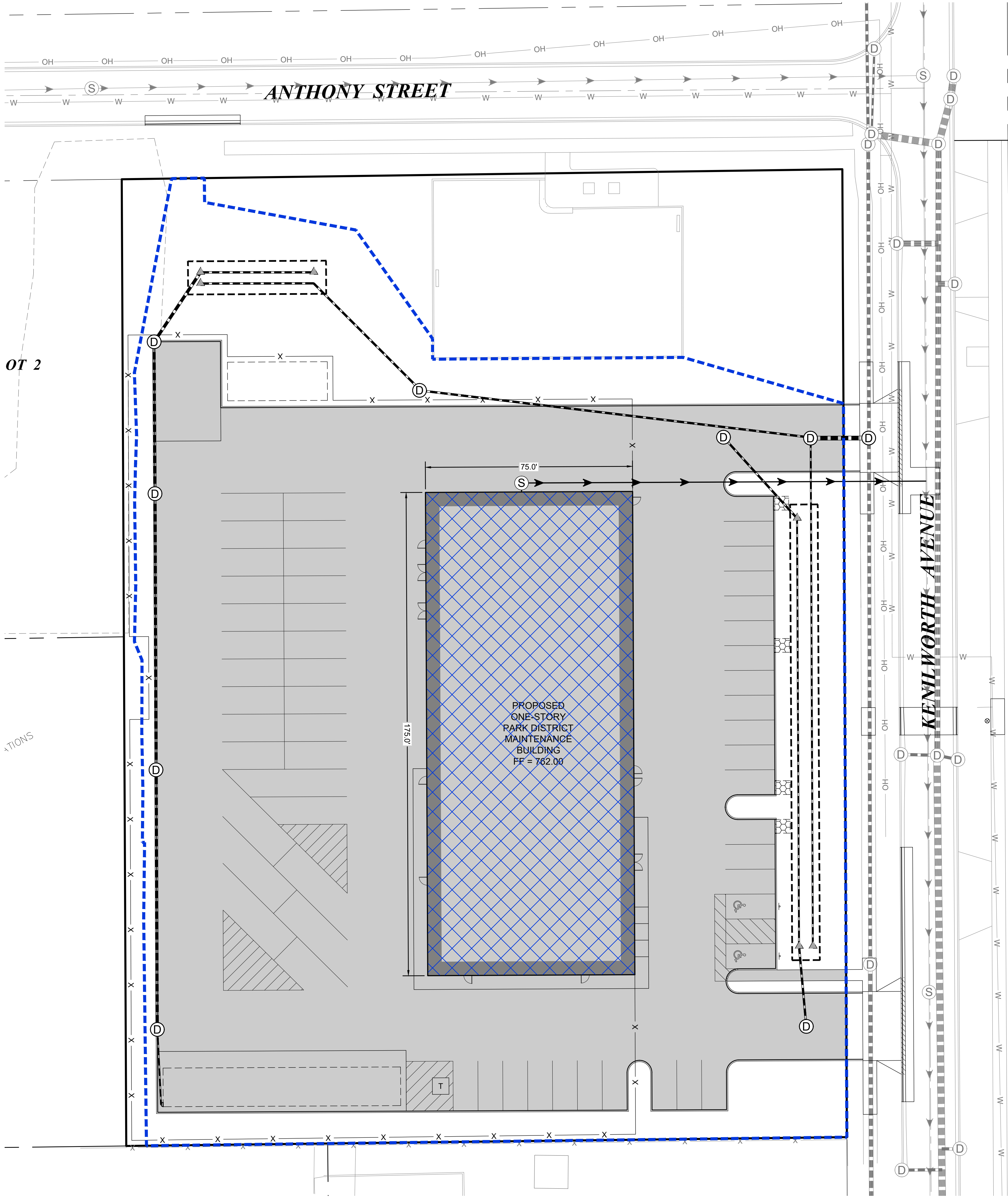
05/16/2023
ISSUE FOR ZONING REVIEW
THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

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

PROJ NO: 220169
ENG: SJS / AJB
DATE: 05/16/2023

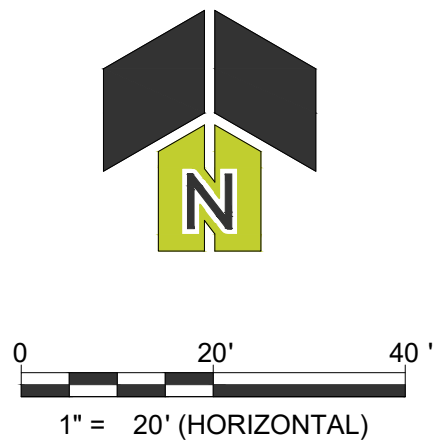
SHEET TITLE
EXISTING LOT COVERAGE EXHIBIT

SHEET NUMBER
CX1.0
12 OF 13



LEGEND

- PROPOSED DISTURBED AREA
(76,618 SF ~ 1.76 AC)
- PROPOSED IMPERVIOUS AREAS
(58,749 SF ~ 1.35 AC)
* Including Proposed Building Areas
- PROPOSED BUILDING AREAS
(13,125 SF ~ 0.30 AC)



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

CAGE
CIVIL ENGINEERING

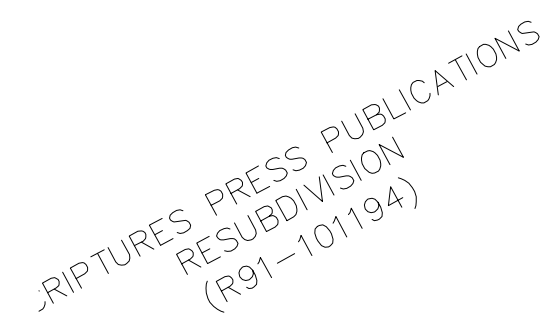
REVISIONS	

05/16/2023
ISSUE FOR ZONING REVIEW

THIS RECORD AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

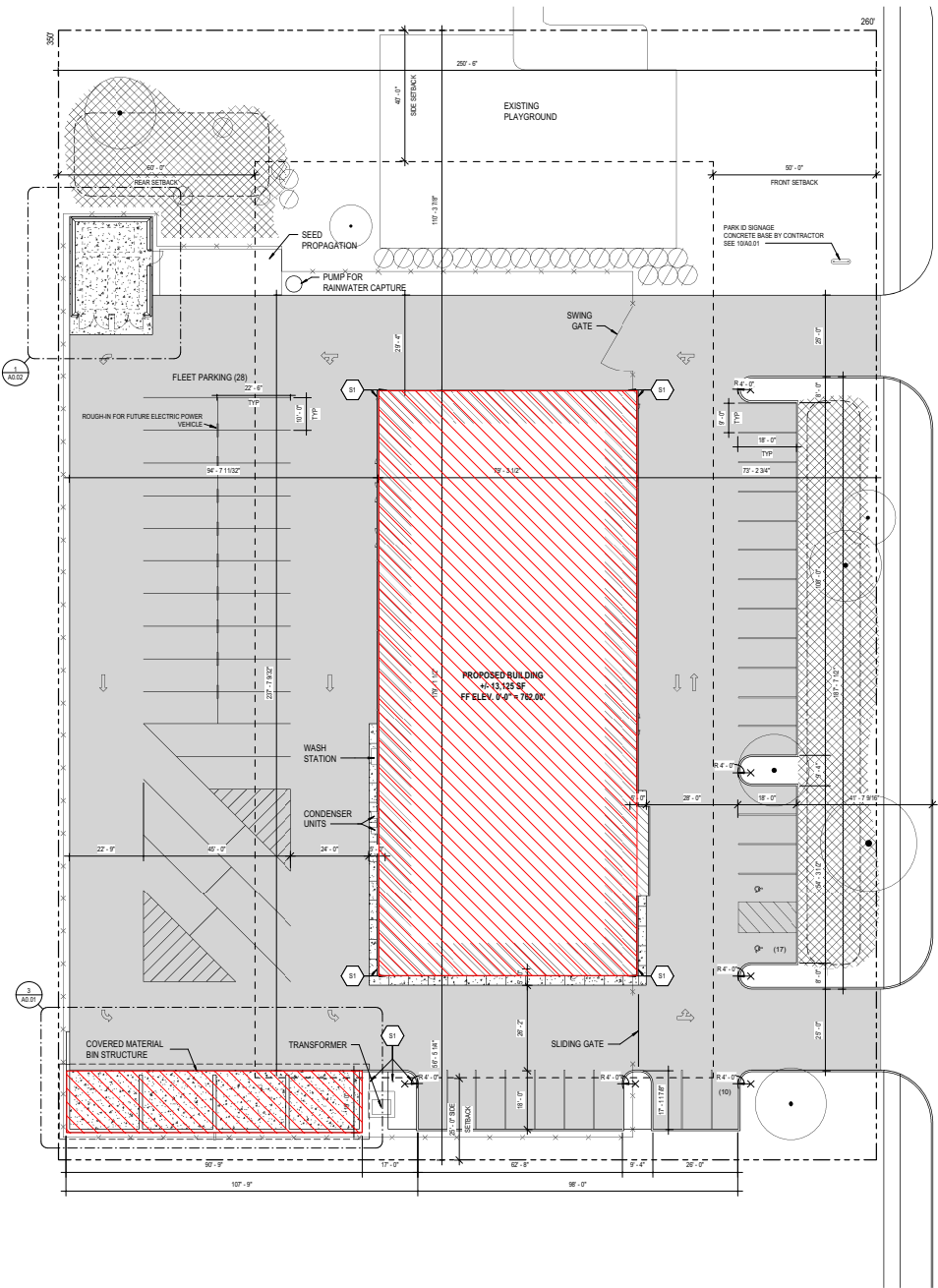
GLEN ELLYN PARK DISTRICT
FRANK JOHNSON CENTER
490 KENILWORTH AVENUE
GLEN ELLYN, IL

PROJ NO: 220169
ENG: SJS / AJB
DATE: 05/16/2023
SHEET TITLE
PROPOSED LOT COVERAGE EXHIBIT
SHEET NUMBER
CX2.0
13 OF 13



GLEN ELLYN PARK DISTRICT JOHNSON CENTER

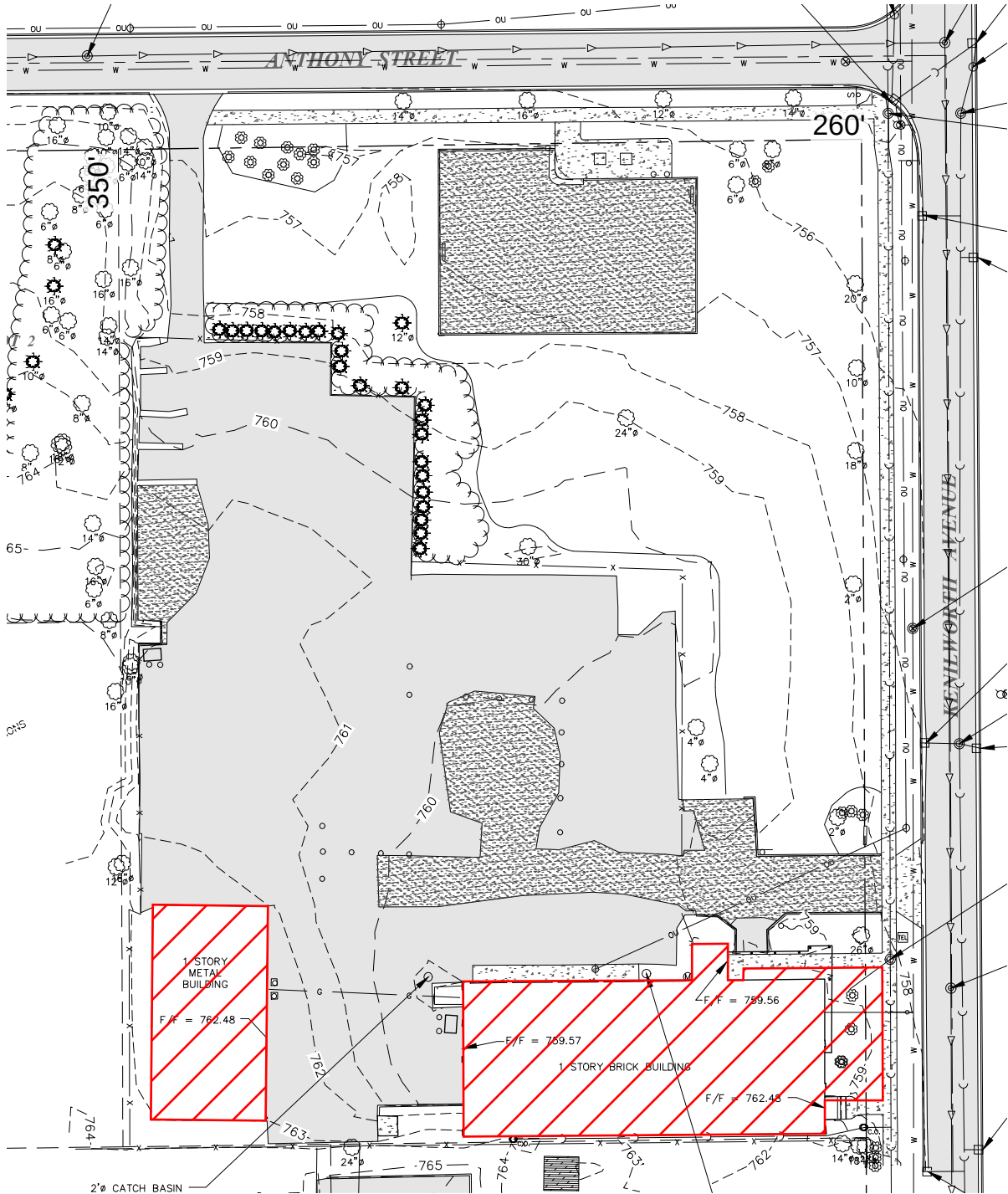
490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



PROPOSED BUILDING
AREA = 14,835 sqft

EXISTING BUILDING
AREA = 11,080 sqft

3,755 sqft DIFFERENCE



NEW AND EXISTING AREAS

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

WARRANTY DEED—Statutory
(ILLINOIS)
(CORPORATION TO CORPORATION)

Approved By (Chicago Title and Trust Co.,
Chicago Real Estate Board)

(The Above Space For Recorder's Use Only)

THE GRANTOR, JEFFERSON ICE COMPANY,

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten - - - - and - - - - 00/100 (\$10.00) DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto THE GLEN ELLYN PARK DISTRICT, a body corporate and politic a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office in the Village of Glen Ellyn County of Du Page and State of Illinois the following described Real Estate situated in the County of Du Page and State of Illinois, to wit:

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 thereof recorded October 20, 1908 as Document 94950, in Du Page County, Illinois.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary, this 7th day of August, 1974. President, and attested by its

IMPRESS
CORPORATE SEAL
HERE

[Signature]
J. H. Rustman
(NAME OF CORPORATION)
PRESIDENT
[Signature]
John E. Rustman
SECRETARY

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that J. H. Rustman personally known to me to be the President of the JEFFERSON ICE COMPANY, an

Illinois corporation, and John E. Rustman personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of August 1974

Commission expires April 7 1978 *[Signature]*
NOTARY PUBLIC

DOCUMENT NUMBER

ADDRESS OF PROPERTY: GRANTEE

671 Crescent Blvd
Glen Ellyn, Ill. 60137

NAME Fredrick Henzi
ADDRESS P.O. Box 710
CITY AND STATE Glen Ellyn, Ill. 60137

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

"Exempt under provisions of Paragraph 8, Section 4, Real Estate Transfer Tax Act.

9/9/74
Date

[Signature]
Buyer, Seller or Representative

GLEN ELLYN PARK DISTRICT JOHNSON CENTER

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



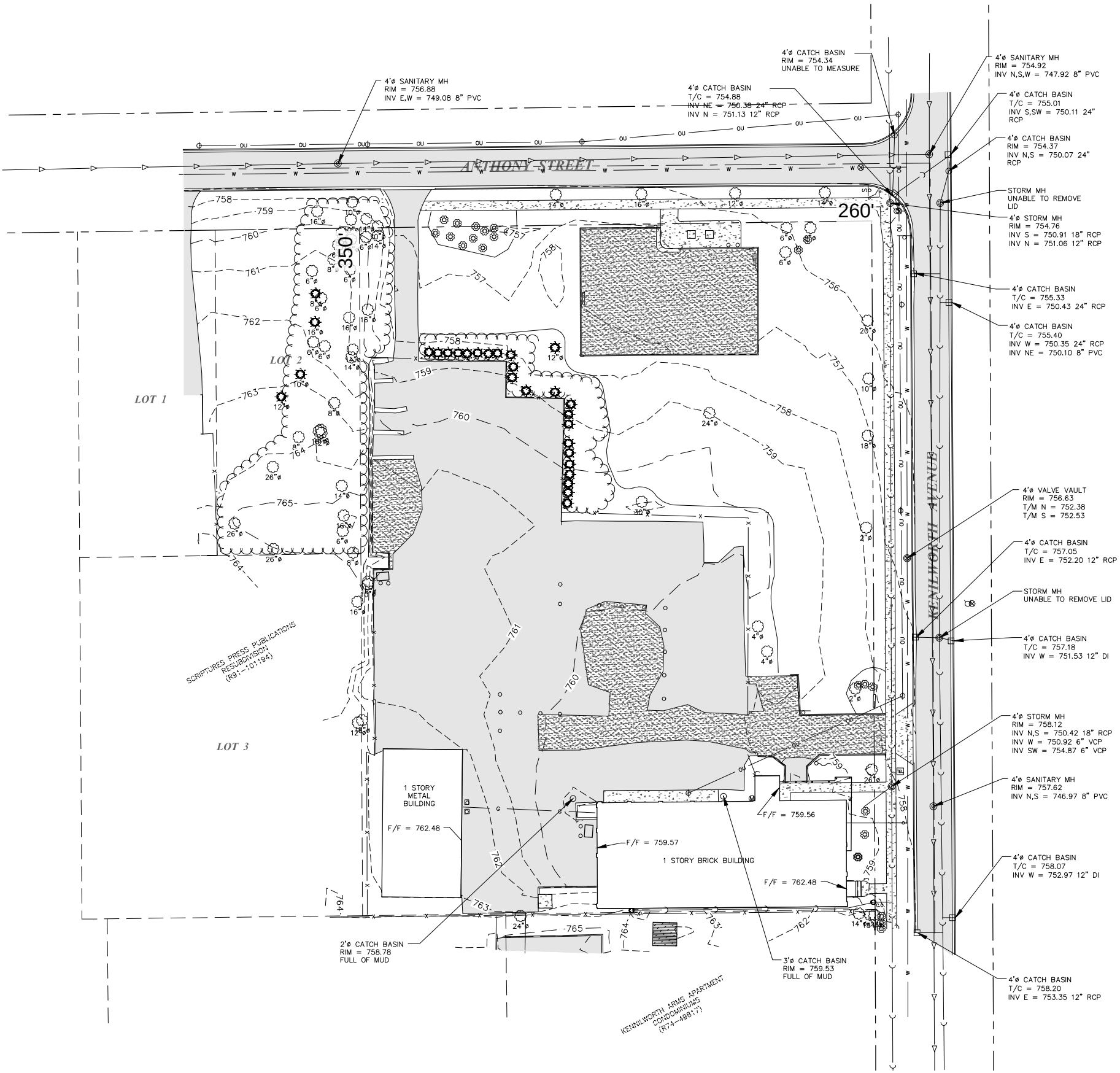
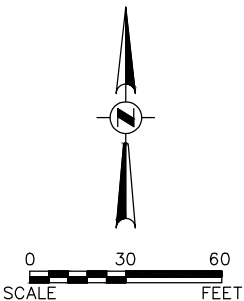
Zoning Legend	
	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	I1 - Light Industrial
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential

PROJECT ZONING

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)

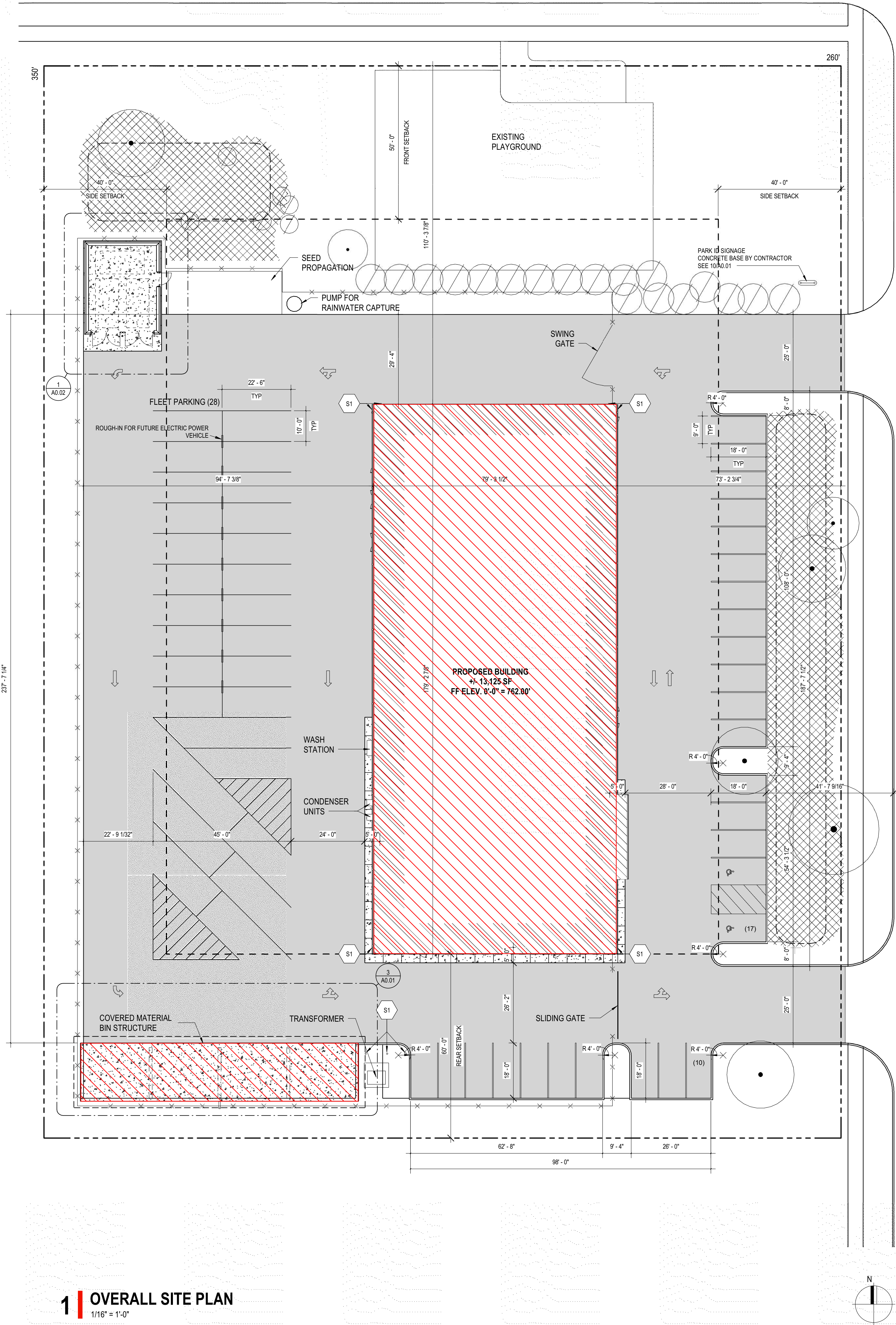
Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

GLEN ELLYN PARK DISTRICT
185 SPRING AVE.
GLEN ELLYN, ILLINOIS 60137

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

5/17/2023 11:21:34 AM
C:\pvt\temp\2020\22-3556.01_Glen Ellyn PD Johnson
Center_Central_2020_CD_taylorwillis22NW.rvt

1 OVERALL SITE PLAN
1/16" = 1'-0"



SITE PLAN KEYED NOTES	
TAG	DESCRIPTION
S1	CONCRETE BOLLARD BOTH SIDES OF OVERHEAD DOORS AND AT EXTERIOR BUILDING CORNERS. SEE SHEET A0.02 FOR DETAIL.

GENERAL SITE PLAN NOTES

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

- NEW BUILDING
- NEW ASPHALT PAVEMENT
- NEW CONCRETE
- RAIN GARDEN
- PROPERTY LINE
- SETBACK LINE
- FENCE
- SHRUB
- TREE

SITE PLAN LEGEND

1/8" = 1'-0"

LOT AREA = 91,000 sqft

PROPOSED BUILDING
AREA = 14,835 sqft

16.3% OF LOT AREA

fgma

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

CIVIL

CAGE CIVIL ENGINEERING
2055 GARDEN DRIVE, SUITE 125
LYLE, ILLINOIS 60532
(630) 588-0007 (O)
IL STATE CERTIFICATE OF AUTHORITY
NO. 22-3556.01

STRUCTURAL

McCLUSKEY ENGINEERING CORP.
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS 60560
(630) 717-3335 (O) (630) 717-3397 (F)
IL STATE CERTIFICATE OF AUTHORITY
NO. 22-3556.01

M.E.P.

W-T GROUP
2055 PEARSON AVENUE
HOFFMAN ESTATES, ILLINOIS 60132
(708) 293-8333 (O) (708) 293-8449 (F)
IL STATE CERTIFICATE OF AUTHORITY
NO. 22-3556.01

CONSTRUCTION MANAGER

FEATHERSTONE, INC.
4624 ACADIAN DR
DOWNERS GROVE, IL 60515
(630) 723-5999 (O)
IL STATE CERTIFICATE OF AUTHORITY
NO. 22-3556.01

ISSUANCE

NO	DATE	DESCRIPTION
	02.24.23	ISSUED FOR REVIEW
	03.29.23	ISSUED FOR BID & PERMIT
1	05.01.23	ISSUED FOR CONSTRUCTION

GLEN ELLYN PARK DISTRICT JOHNSON CENTER

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

ISSUED FOR BID & PERMIT

ARCHITECTURAL SITE PLAN

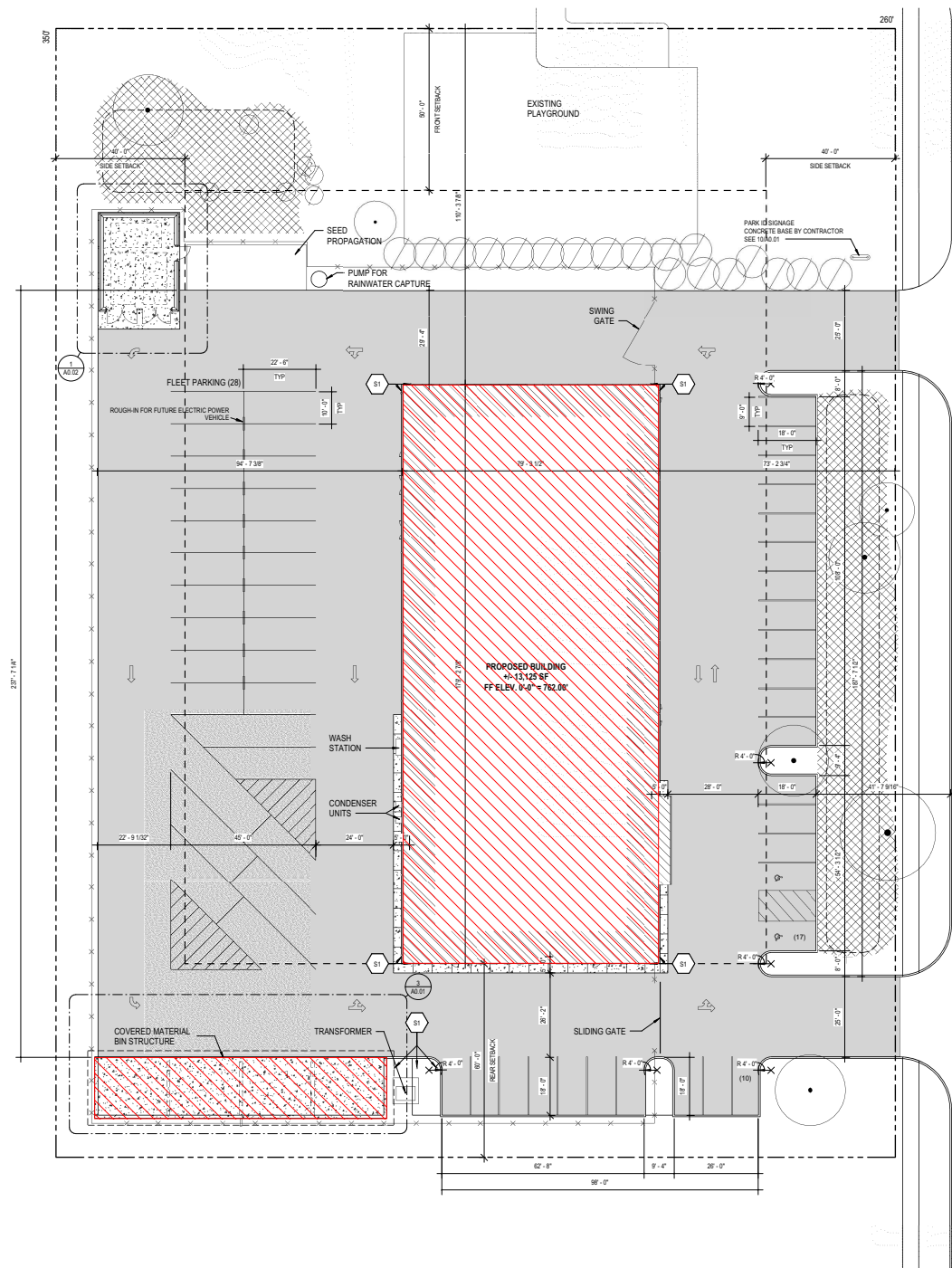
SHEET NO.

A0.00

JOB NO. 22-3556.01
© 2023 FGM Architects Inc.

GLEN ELLYN PARK DISTRICT JOHNSON CENTER

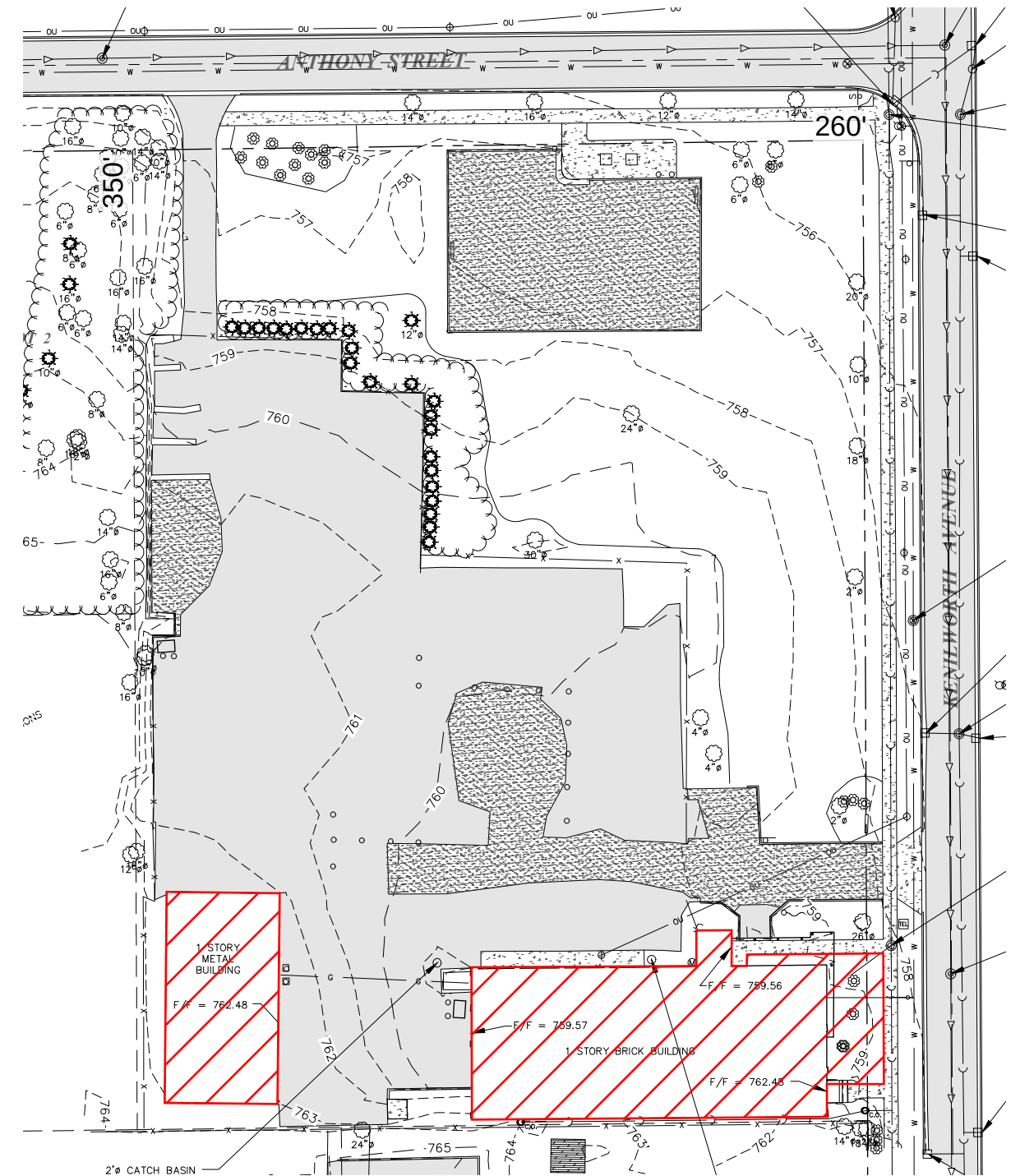
490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



PROPOSED BUILDING
AREA = 14,835 sqft

EXISTING BUILDING
AREA = 11,080 sqft

3,755 sqft DIFFERENCE



PROPOSED AND EXISTING AREAS

GLEN ELLYN PARK DISTRICT
Job No. 22-3556.01

Published 06/08/23
©2023 FGM Architects Inc.



fgma

FGM Architects Inc.
1211 W 22nd St, Suite 700
Oak Brook, Illinois 60523

630.574.8300 OFFICE
630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
FIRM #184.000350

STRUCTURAL
MCCLUSKEY ENGINEERING CORP.
 1887 HIGH GROVE LANE
 NAPERVILLE, ILLINOIS, 60560
 630.737.5335 (C) 630.717.3397(F)
 IL STATE CERTIFICATE OF AUTHORITY
 NO. 22-3556-01

M.E.P.
W.T. GROUP
 2075 PRATTON AVENUE
 HOFFMAN ESTATES, ILLINOIS, 60192
 224.293.6333 (C) 224.293.6444(F)
 IL STATE CERTIFICATE OF AUTHORITY
 NO. 22-3556-01

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

[illegible]

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

OWNER REVIEW

EXTERIOR BUILDING
ELEVATIONS

SHEET NO.

A3.1.0

JOB NO. 22-3556.01
© 2021 FGM Architects Inc.



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

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



FROM THE SOUTHEAST

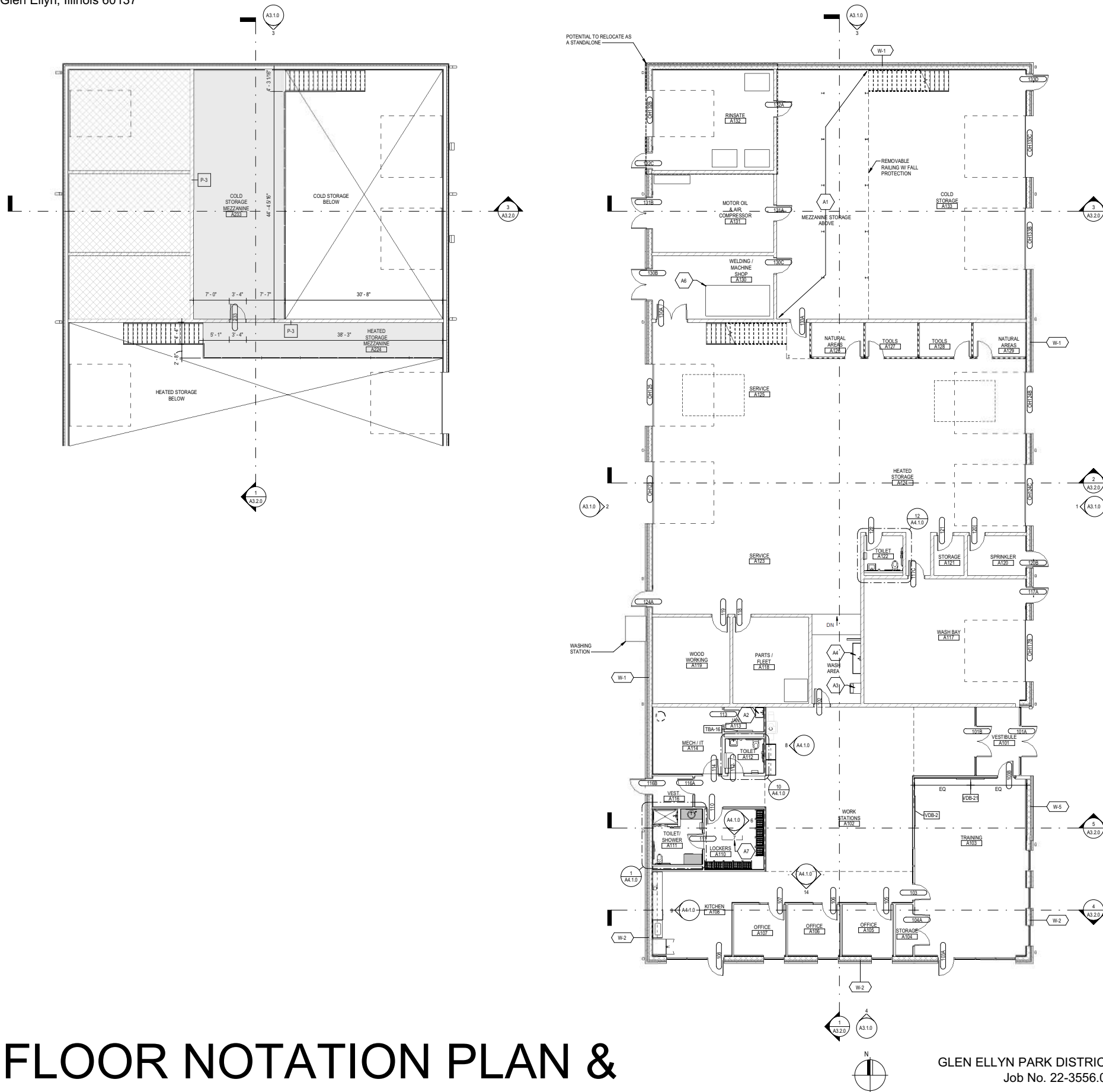


FROM THE NORTHEAST

PERSPECTIVES

GLEN ELLYN PARK DISTRICT JOHNSON CENTER

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-102-1)
- 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 06/08/23
© 2023 FGM Architects Inc.



GLEN ELLYN PARK DISTRICT JOHNSON CENTER

490 Kenilworth Avenue, Glen Ellyn, Illinois 60137



JAMES HARDIE FIBER
CEMENT SIDING -
MONTEREY TAUPE



ASPHALT SHINGLES



JAMES HARDIE FIBER
CEMENT SIDING -
COBBLE STONE



NATURAL STONE
STACKED STONE -
MOCHA LATTE

MATERIALS AND COLORS



WST LED

Architectural Wall Sconce



Catalog
Number

Notes

Type

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

Specifications

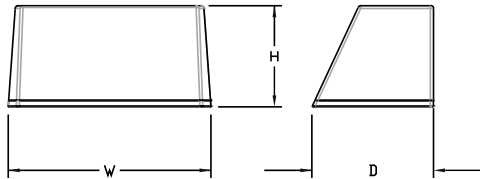
Luminaire

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} NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6,7} PE Photoelectric cell, button type ⁸ PER NEMA twist-lock receptacle only (controls ordered separate) ⁹ PER5 Five-wire receptacle only (controls ordered separate) ⁹ PER7 Seven-wire receptacle only (controls ordered separate) ⁹ PIR Motion/Ambient Light Sensor, 8-15' mounting height ^{5,6} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,6} PIRH 180° motion/ambient light sensor, 15-30' mounting height ^{5,6} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,6} 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
	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

See Accessories and Notes on next page.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
 © 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

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

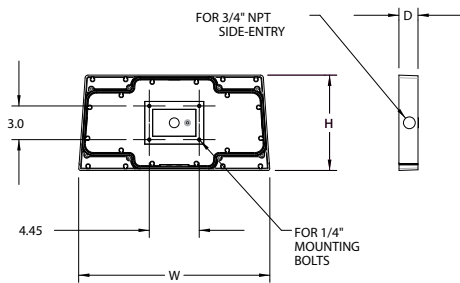
- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 3 Also available as a separate accessory; see accessories information.
- 4 Top conduit entry standard.
- 5 Not available with VG or 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)

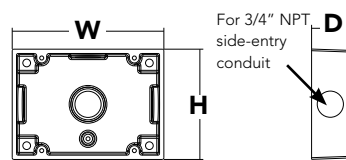


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

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

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



Emergency Battery Operation

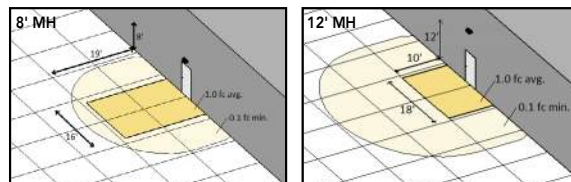
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

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](#)

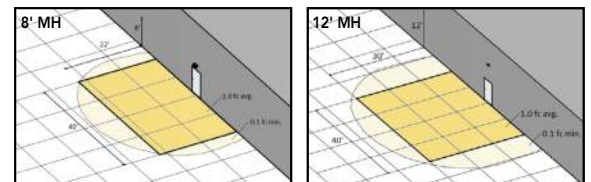
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate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

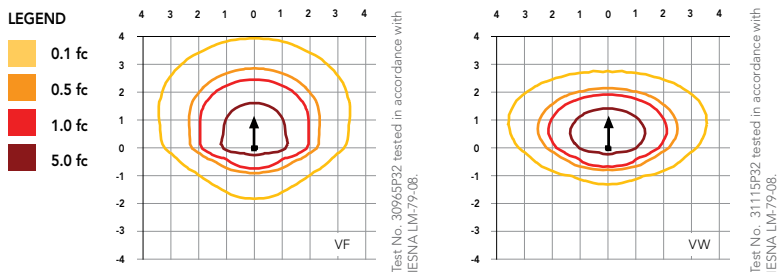


COMMERCIAL OUTDOOR

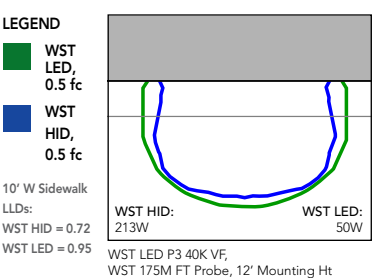
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
© 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

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.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
© 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

WST-LED
Rev. 01/19/23



WDGE1 LED

Architectural Wall Sconce



Catalog
Number

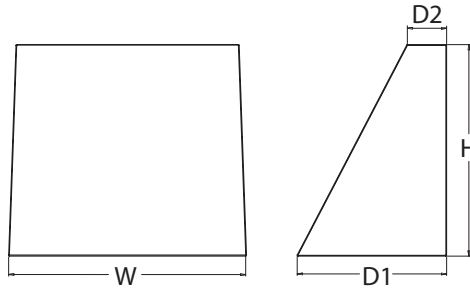
Notes

Type

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

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
E4WH ³ Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
BAA Buy America(n) Act Compliant	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

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
 © 2019-2022 Acuity Brands Lighting, Inc. All rights reserved.

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).

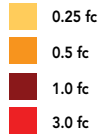
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

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

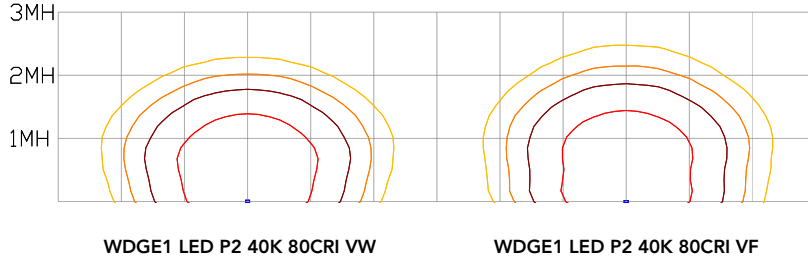
Photometric Diagrams

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



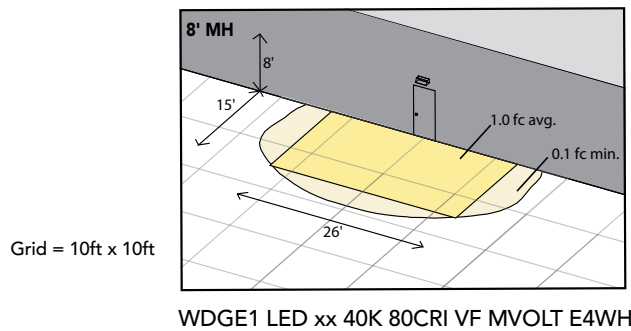
Emergency Egress Options

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

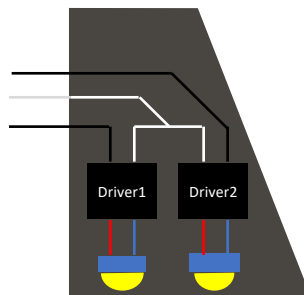
The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.



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.



JOB NO. 21-3214.01
© 2021 FGM Architects Inc. Page 1

December 16, 2022

Village of Glen Ellyn

Emily Rodman
535 Duane St
Glen Ellyn IL 60137

Re: Land Use Opinion:
Application # 22-112
CAGE Engineering, Inc
2200 Cabot Drive
Lisle, IL 60532

Owner:
Glen Ellyn Park District
185 Spring Ave
Glen Ellyn, IL 60137

Parcel # 05-10-408-006 Location Address: 490 Kenilworth Av, Glen Ellyn
Township: Milton, Section 10, Township 39N, Range 10E in DuPage County
Zoning change: Special Use Permit

The KDSWCD has carefully reviewed your application for a Land Use Opinion and Natural Resources Inventory. According to the Land Use Opinion (LUO) policy of the KDSWCD, a full LUO report is not required. Everyone has the responsibility for protecting the environment and local natural resources, in order to sustain our natural resources on which we depend for a quality life. Any disturbance of soil, vegetation, or other natural resources, no matter how small, can have a negative impact on the environment if development is done carelessly. This letter fulfills the requirement to notify the Kane-DuPage Soil and Water Conservation District (KDSWCD) of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Part 106 et seq.

The application for the proposed land use change and/or the accompanying plan and description of the proposed land use change meets one of the following criteria; the area of planned disturbance is less than 2,500 square feet, the whole parcel is less than ¼ acre and planned disturbance is less than 2,500 square feet, or the entirety of the parcel has been previously altered and developed and no undisturbed natural resources remain intact. Parcels that meet any of the preceding criteria have minimal natural resources that would be impacted by the proposed land use change. However, if there are deviations from the submitted application or plan, a full LUO report may be required and an application may need to be resubmitted.

In any development or land use change, use best management practices to keep the soil covered as much as possible to prevent soil erosion, use erosion control measures to prevent soil from leaving the site to limit negative impacts to water quality, use permeable pavers or other practices to keep stormwater onsite, use native vegetation as much as possible, and protect existing native trees and shrubs from damage.

No wetlands, hydric soils or floodplain have been identified in or near your parcel. Not all wetlands in the county have been identified, so use caution in working in wet areas or areas of hydric soils. Earthwork that may impact wetlands or floodplains require permits before construction activities commence and a certified wetland determination may be required. Please contact the U.S. Army Corps of Engineers and the DuPage County Storm Water Management for permit information or requirements prior to any land disturbance.

If there are questions concerning which best management practices to use during construction and land use change activities, or if you have any questions concerning this letter, please contact the KDSWCD office at the address or phone below.

Sincerely,

Jennifer Shroder
Resource Assistant

Land Use Opinion Report (LUO) Application

Petitioner: CAGE Engineering, Inc.
Contact person: Aaron Bruder, PE
Address: 2200 Cabot Drive, Suite 325
City, State, Zip: Lisle, IL 60532
Phone Number: (847) 849-7726
Email: abruder@cagecivil.com

Owner: Glen Ellyn Park District
Address: 185 Spring Avenue
City, State, Zip: Glen Ellyn, IL 60137
Phone Number: (630) 942-7265
Email: ntroia@gepark.org

Please select: How would you like to receive a copy of the LUO Report? Email ☒ Mail ☐

*Milton Twp
Sec 10*

Site Location

Address: 490 Kenilworth Avenue
City, State, Zip: Glen Ellyn, IL 60137
Township(s) 39 **N Range(s)** 10 **E Section(s)** 10
Parcel Index Number(s): 05-10-408-006

Type of Request

- ☐ Change in Zoning from _____ to _____
☐ Subdivision or Planned Unit Development (PUD)
☐ Variance (Please describe fully on a separate sheet)
☒ Special Use Permit (Please describe on separate sheet)

Site Information

Permitting Unit of Government: Village of Glen Ellyn **Hearing Date:** TBD
Project Name: Frank Johnson Center **Total Acres:** 2.10 **Aera of Disturbance:** 1.61
Current Use of Site: Park District maintenance facility **Proposed Use:** Park District maintenance facility

Proposed Improvements (Check all that apply)

- ☐ Dwellings with Basements ☒ Parking Lots ☒ Commercial Buildings ☐ Common Open Space
☐ Dwellings without Basements ☐ Roads and Streets ☒ Utility Structures ☐ Other _____

Stormwater Treatment

- ☐ Drainage Ditches or Swales ☐ Dry Detention Basins ☐ No Detention Facilities Proposed
☒ Storm Sewers ☐ Wet Detention Basins ☒ Other Rain garden PCBMP facility

Water Supply

- ☐ Individual Wells
☒ Community Water

Wastewater Treatment

- ☐ Septic System ☐ Other _____
☒ Sewers

Required: Include One Copy of Each of the Following (Processing will not begin until all items are received)

MAIL TO: 2315 DEAN ST. SUITE 100, ST. CHARLES, IL 60175

- ☒ **Application** (completed and signed)
☒ **Fee** (according to fee schedule on back)
☐ Make Checks payable to Kane-DuPage Soil and Water Conservation District
☒ **Plat of Survey** showing legal description, legal measurements
☒ **Site Plan/Drawings** showing lots, storm water detention areas, open areas, streets etc.
☒ **Project Narrative** with additional details on the proposed use, including total area of ground disturbance
☐ **Location Map** (if not on maps above) include distances from major roadways or tax parcel numbers

If Available- Not Required:

Any applicable surveys including wetland deliniation, detailed soil survey, topographic survey etc.

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent Aaron Bruder

Date 12/16/2022

FOR OFFICE USE ONLY

LUO # 22-112 **Natural Resource Review Letter** ☒ **Date Initially rec'd** 12/15/22 **Date all rec'd** 12/16/22
Date Due 1/14/23 **Fee Due \$** 100.00 **Refund Due** _____ **Check #** online

The opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Effective July 1, 2020

Applicant: CAGE Engineering
Contact: Aaron J. Bruder, PE
Address: 2200 Cabot Drive
Lisle, IL 60532

IDNR Project Number: 2307726
Date: 12/15/2022
Alternate Number: 220169

Project: Frank Johnson Center
Address: 490 Kenilworth Avenue, Glen Ellyn

Description: Demolition and reconstruction of existing park district maintenance building.

Natural Resource Review Results

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

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

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

County: DuPage

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



IL Department of Natural Resources

Contact

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

Government Jurisdiction

IL Environmental Protection Agency
Division of Water Pollution Control
1021 N Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794 -9276

Disclaimer

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

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



GLEN ELLYN PARK DISTRICT

Frank Johnson Center Site Improvements 490 Kenilworth Ave.

SHEET INDEX

L0.0	LANDSCAPE NOTES
L0.1	TREE PRESERVATION PLANS
L0.2	PERMIT NOTES
L1.0	PLANTING PLAN
L2.0	DETAILS

OWNER/LANDSCAPE ARCHITECT

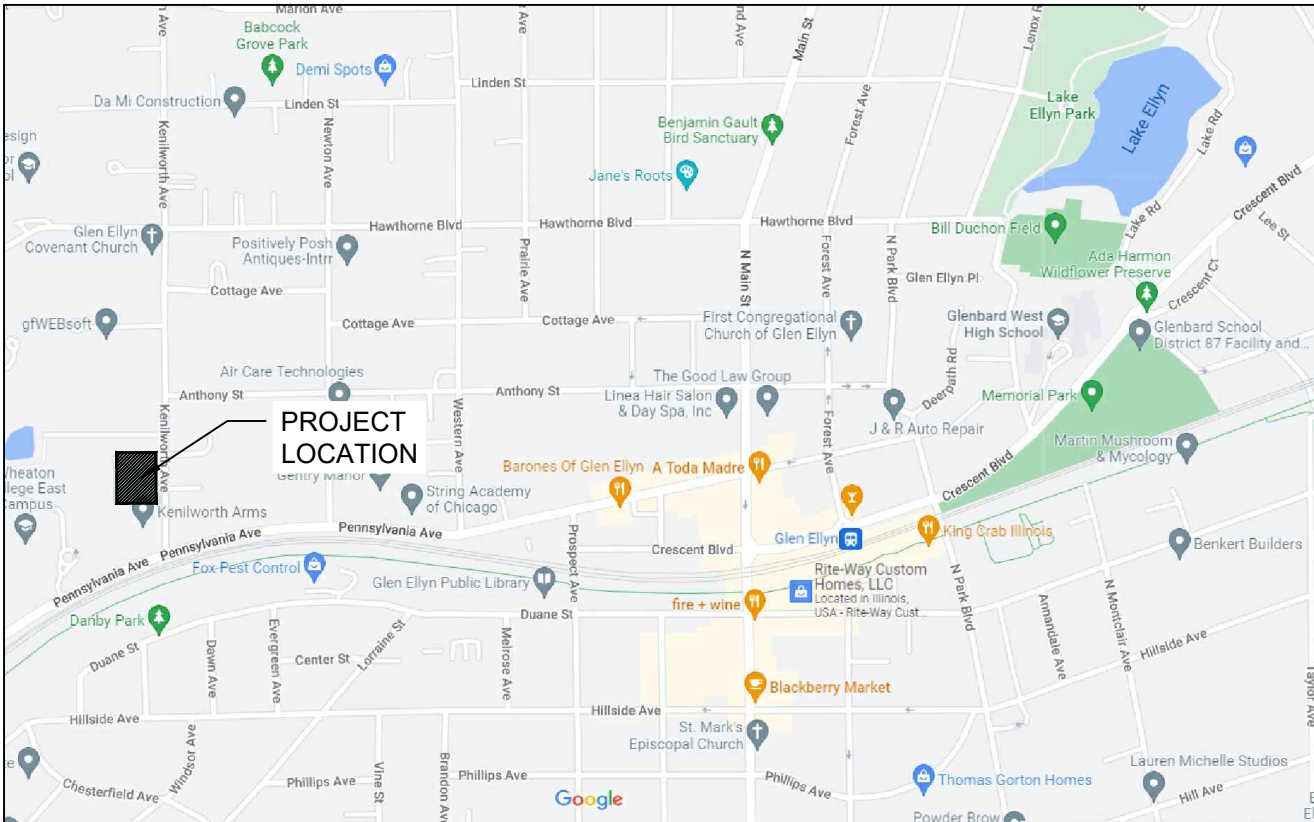
GLEN ELLYN PARK DISTRICT
ATTN: NATHAN TROIA, PLA
185 SPRING AVENUE
GLEN ELLYN, IL 60137
TEL: 630-858-2462

GENERAL PROJECT NOTES

- FOR THE PURPOSES OF THE GENERAL PROJECTS NOTES THE TERM "OWNER" SHALL MEAN THE GLEN ELLYN PARK DISTRICT, "LANDSCAPE ARCHITECT" SHALL MEAN THE DESIGNER AND PREPARER OF THESE PLANS IN ADDITION TO BEING A REPRESENTATIVE OF THE GLEN ELLYN PARK DISTRICT, AND "CONTRACTOR" SHALL MEAN THE GENERAL CONTRACTOR AWARDED THE CONTRACT AND HIRED BY THE OWNER TO IMPLEMENT AND CONSTRUCT THIS PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ORDINANCES AND CODES OF THE VILLAGE OF GLEN ELLYN, AND THESE IMPROVEMENT PLANS AND DETAILS.
- HOLD HARMLESS AND INDEMNIFICATION CLAUSE - THE CONTRACTOR SHALL AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY TO ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY; REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE LANDSCAPE ARCHITECT.
- DAMAGE RESPONSIBILITY - CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE IMPOSED, INTENTIONALLY OR ACCIDENTAL, TO EXISTING UTILITIES, BUILDINGS, OR OTHER AMENITIES, DUE TO THE ACTIONS OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES, AND/OR CONTRACTOR'S SUB CONTRACTORS. CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGE OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING FROM THE OWNER.
- UNAUTHORIZED CHANGES TO PLANS - THE LANDSCAPE ARCHITECT PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS, VISIT THE SITE OF THE WORK AND INFORM HIMSELF FULLY WITH THE WORK INVOLVED, GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS WHICH MAY AFFECT THE COST AND TIME OF COMPLETION OF THIS PROJECT BEFORE SUBMITTING A PROPOSAL.
- PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL CALL THE ATTENTION OF THE LANDSCAPE ARCHITECT TO ANY MATERIAL OR EQUIPMENT HE DEEMS INADEQUATE AND TO ANY ITEM OF WORK OMITTED.
- THIS PROJECT IS INTENDED TO BE BID AS A LUMP SUM BID. THERE ARE NO PAY ITEMS. ALL OPERATIONS REQUIRED TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THE PLAN ARE TO BE INCLUDED IN THE CONTRACTOR'S LUMP SUM BID.
- IN INSTANCES WHERE UNIT PRICES ARE ASKED FOR THEY ARE PROVIDED SOLELY FOR THE OWNER TO EVALUATE THE LUMP SUM BID, THE CONTRACTOR IS RESPONSIBLE FOR VERIFY ALL QUANTITIES PRIOR TO SUBMITTING A BID
- ALL PERMIT FEES SHALL BE PAID FOR BY THE GLEN ELLYN PARK DISTRICT.
- IF ANY APPROVED EQUAL ITEMS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL AT LEAST ONE WEEK PRIOR TO INSTALLATION.
- TRADE COORDINATION- CONSTRUCTION AND INSTALLATION OF TREES AND OTHER LANDSCAPE MATERIAL WITHIN CLOSE PROXIMITY TO UNDERGROUND UTILITIES SHALL REQUIRE CLOSE COORDINATION BETWEEN TRADES IN UNDERGROUND AND UTILITY INSTALLATION, AND TREE LOCATION. BE RESPONSIBLE TO INSURE PROPER COORDINATION BETWEEN TRADES TO AVOID CONSTRUCTION DELAYS OR DAMAGE TO IMPROVEMENTS OR UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REQUIRED INSPECTIONS WITH DUPAGE COUNTY AND OTHER AGENCIES. NOTIFY OWNER AT LEAST 48 HOURS IN ADVANCE PRIOR TO REQUIRED OF DESIRED INSPECTION.
- THE CONTRACTOR SHALL KEEP ALL ADJOINING STREETS PAVEMENT CLEAN OF MUD, DIRT AND DEBRIS, AND WHEN NECESSARY SHALL CLEAN PAVEMENT ON A DAILY BASIS.
- MAINTAIN PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIAL, AND RUBBISH INCIDENTAL DURING WORK INCLUDING WEEKENDS AND HOLIDAYS. DISPOSE OF RUBBLE, TRASH, OR OTHER ITEMS RESULTING FROM DEMOLITION, AND NEW WORK. DISPOSE ITEMS IN A LEGAL, LAWFUL, AND SAFE MANNER TO AN APPROVED DISPOSAL SITE.
- THE CONTRACTOR SHALL OBTAIN, ERECT, MAINTAIN AND REMOVE ALL SIGNS, BARRICADES, PROVIDE FLAGMEN AND OTHER CONTROL DEVICES AS MAY BE NECESSARY FOR THE PURPOSE OF REGULATING, WARNING OR GUIDING TRAFFIC. PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE PARTS OF ARTICLE 107.14 OF THE STANDARD SPECIFICATIONS AND THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- ALL ROAD SIGNS, STREET SIGNS AND TRAFFIC SIGNS WHICH NEED TO BE RELOCATED OR MOVED DUE TO CONSTRUCTION SHALL BE TAKEN DOWN AND STORED BY THE CONTRACTOR AT HIS OWN EXPENSE, EXCEPT THOSE THAT ARE NECESSARY FOR PROPER TRAFFIC CONTROL WHICH SHALL BE TEMPORARILY INSTALLED UNTIL COMPLETION OF CONSTRUCTION OPERATIONS. AFTER COMPLETION OF THE WORK, THE CONTRACTOR SHALL INSTALL, AT HIS EXPENSE, ALL SAID SIGNS.
- THE CONTRACTOR SHALL BE REQUIRED TO MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS, STRUCTURES, POLES, CABLES AND PIPE LINES, BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER AT HIS OWN EXPENSE.
- ALL TREES, BRUSH AND OTHER VEGETATION SHALL BE REMOVED FROM THE SITE AND RECYCLED INTO MULCH/OR FIREWOOD. ALL VEGETATIVE DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF PROPERLY.
- ALL OTHER DEMOLITION DEBRIS CREATED THROUGH CLEARING, DEMOLITION, AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS AND SHOWN BUT NOT LIMITED TO THOSE ITEMS ON THE DEMOLITION PLAN SHALL BECOME THE PROPERTY OF THE CONTRACTOR, REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY, AND ARE NOT NECESSARILY COMPLETE. CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AS TO LOCATION OF ALL EXISTING UNDERGROUND STRUCTURES, CABLES AND PIPE LINES.

ADA DISCLAIMER:
THIS PROJECT SHALL BE ADA COMPLIANT.
MAXIMUM SLOPE ON A PEDESTRIAN ROUTE
SHALL NOT EXCEED 5%.
WITH A MAX. CROSS SLOPE OF 2%.
NOTIFY OWNER OF ANY DISCREPANCIES OR
QUESTIONS PRIOR TO CONSTRUCTION

VICINITY MAP



490 KENILWORTH AVE.
VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS

- IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER SO THAT THE CONFLICT MAY BE RESOLVED.
- THE CONTRACTOR SHALL NOTIFY J.U.L.I.E. (1-800-892-0123) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION SO THAT EACH UTILITY COMPANY CAN STAKE OUT ANY UNDERGROUND IMPROVEMENTS THEY MAY HAVE WHICH MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER BY THE CONTRACTOR AT HIS OWN EXPENSE.
- ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, SERVICE SEWERS, WATER MAINS, WATER SERVICE PIPES AND THE EXCAVATION AROUND CATCH BASINS, MANHOLES, INLETS AND OTHER APPURTENANCES WHICH OCCUR WITHIN THE LIMITS OF EXISTING OR PROPOSED PAVEMENTS, SIDEWALKS AND CURB AND GUTTERS OR WHERE THE EDGE OF THE TRENCH SHALL BE WITHIN TWO FEET (2') OF SAID IMPROVEMENTS SHALL BE BACKFILLED WITH APPROVED SUITABLE SELECT MATERIAL AND PROPERLY COMPACTED.
- THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED OUTSIDE THE CONSTRUCTION SITE TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL USE. THIS SHALL INCLUDE FINISH GRADING, ESTABLISHMENT OF A VEGETATIVE COVER (SEEDING OR SOD), GENERAL CLEANUP AND PAVEMENT REPLACEMENT.
- ALL LOT IRONS DAMAGED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND SAID COST OF REPLACEMENT SHALL BE PAID BY THE CONTRACTOR.
- BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER. FINAL PAYMENT SHALL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
- THESE DRAWINGS AND SPECIFICATIONS ARE PROPERTY AND COPY RIGHT OF THE GLEN ELLYN PARK DISTRICT (GEPD). DRAWINGS SHALL NOT BE USED ON OTHER WORK EXCEPT BY WRITTEN AUTHORIZATION FROM THE GEPD.
- VERIFY WRITTEN DIMENSIONS AND SCALED DIMENSIONS ON SITE. REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- QUANTITIES INDICATED ARE PROVIDED AS A COURTESY ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES AND CONDUCT ALL INDEPENDENT QUANTITY TAKE OFF PER PLANS.
- THE LANDSCAPE ARCHITECT SHALL DECIDE QUESTIONS RELATING TO INTERPRETATION OF DRAWINGS AND ACCEPTABLE FULFILLMENT OF CONTRACT DOCUMENTS.
- PLANT MATERIAL IS TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION, INCLUDING DECIDUOUS TREES, EVERGREEN TREES, ORNAMENTAL TREES AND SHRUB MATERIAL.
- DECIDUOUS TREES, EVERGREEN TREES AND ORNAMENTAL TREES SHALL BE TAGGED IN THE PLANT NURSERY, BY THE LANDSCAPE ARCHITECT, PRIOR TO SITE DELIVERY.
- STAKE PLANT MATERIAL AND RECEIVE LANDSCAPE ARCHITECT APPROVAL PRIOR TO ANY HOLES BEING DUG. BED LINES SHALL BE PAINTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY HOLES BEING DUG.
- GRADES TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINISHED GRADES.
- UNCONDITIONALLY GUARANTEE DECIDUOUS TREES, EVERGREEN TREES, ORNAMENTAL TREES AND SHRUB MATERIAL FOR ONE YEAR FROM FINAL ACCEPTANCE. ALL OTHER PLANT MATERIAL SHALL BE UNCONDITIONALLY GUARANTEED FOR A PERIOD OF 6 MONTHS FROM DATE OF FINAL ACCEPTANCE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS DURING FINISH GRADING PROCESS.
- NO SLOPES TO EXCEED 4:1 IN LANDSCAPE AREAS. SLOPES IN ACCESS OF 4:1 ARE PERMISSIBLE IN STREAM BED AND BIO-SWALE AREAS WHERE PROPER EROSION CONTROL MEASURES AND BANK CONTAINMENT ARE IN PLACE.
- DO NOT PLANT TREES WITHIN 6' OF BUILDING WITHOUT EXPRESS WRITTEN APPROVAL OF OWNER.
- INFORM OWNER OF PLANT MATERIAL CONCERNS BASED ON PLANTING SEASON (I.E. WINTER, SUMMER). SHOULD LANDSCAPE CONTRACTOR HAVE ANY CONCERNS ABOUT PLANT MATERIAL DUE TO HEAT/FROST OR EXPOSURE, REQUEST A SUBSTITUTION OR DELAY IN PLANTING. ONCE PLANTED, PLANT MATERIAL IS SUBJECT TO SPECIFIED WARRANTIES.



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



Frank Johnson Center New Facility Construction

490 Kenilworth Ave.

ISSUE

Bid/Review Documents

May 17, 2023

REVISION/RE-ISSUES

REV. COMMENT, DATE

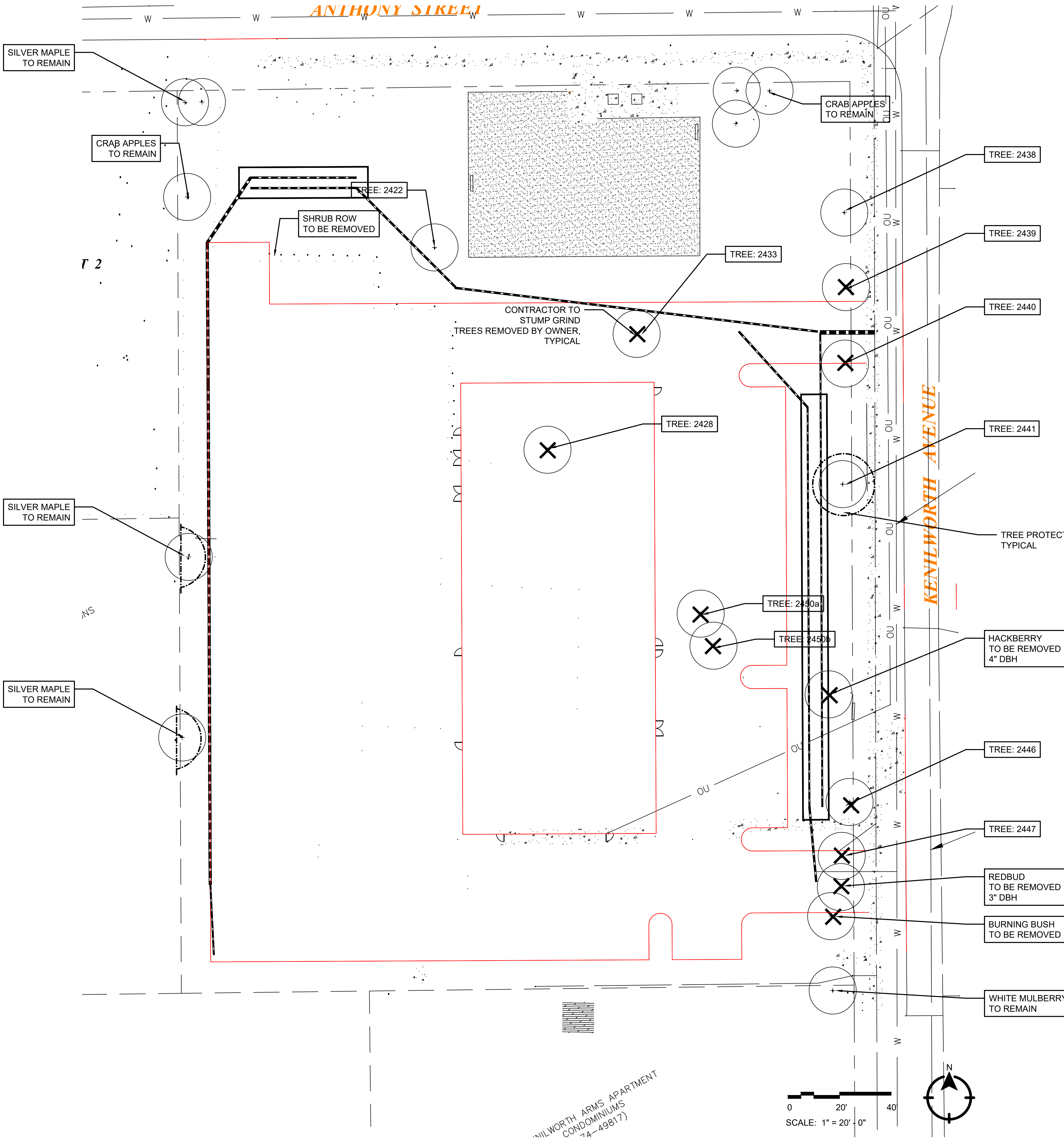
SHEET TITLE

Landscape Notes

DRAWN: __ CHECKED: __

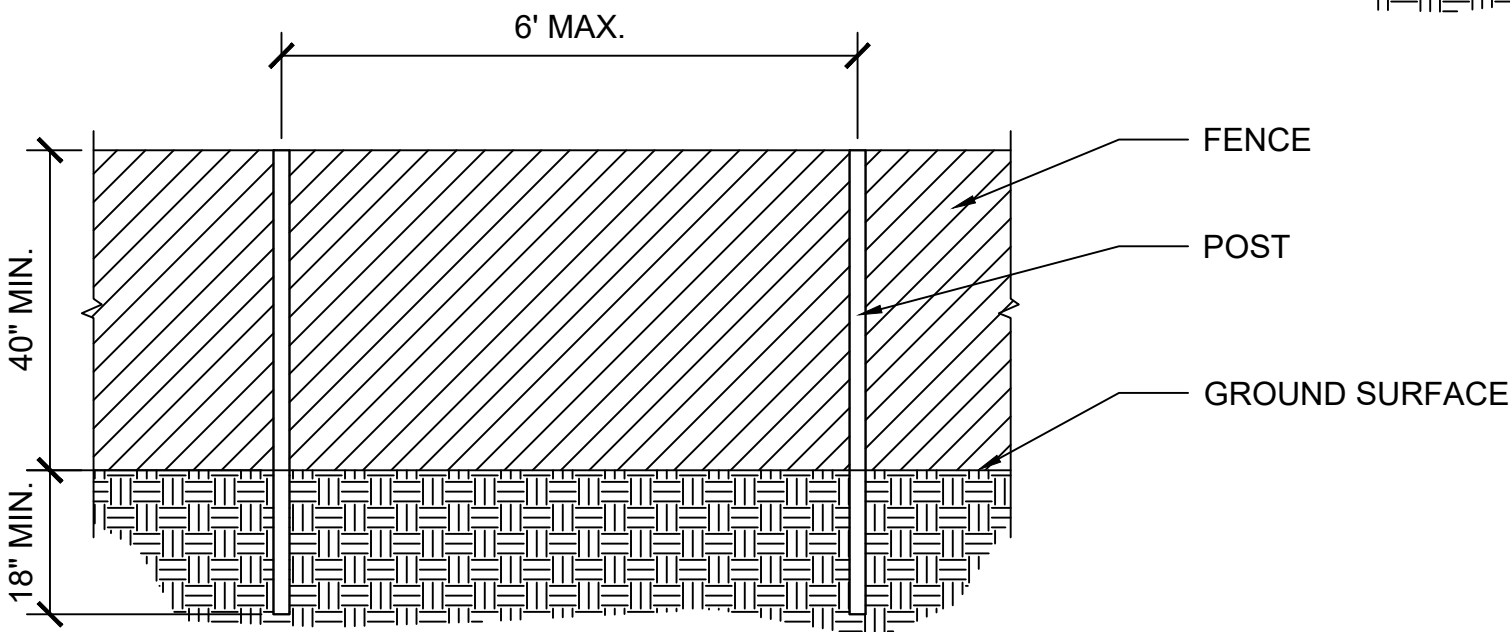
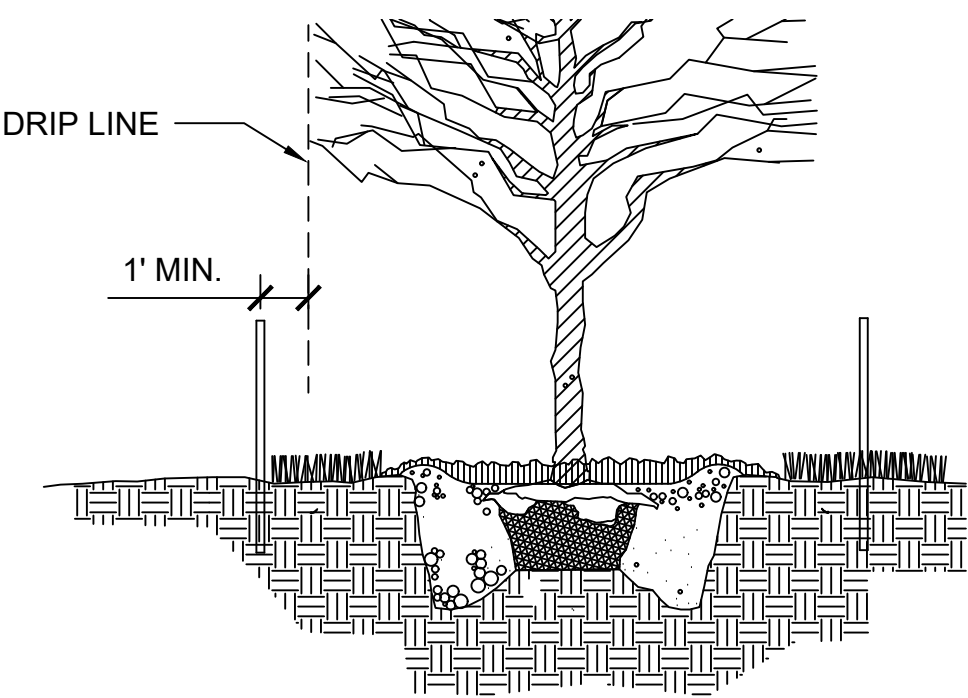
SHEET NO.

L0.0



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

N.T.S.



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



Frank Johnson Center New Facility Construction

490 Kenilworth Ave.

ISSUE

Bid/Review Documents

May 17, 2023

REVISION/RE-ISSUES

REV. COMMENT, DATE

SHEET TITLE

Tree Preservation

DRAWN: CHECKED:

SHEET NO.

L0.1

GENERAL

1. THE TRADE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL ABIDE BY THE REQUIREMENTS OF ALL APPLICABLE PERMITS.
2. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE VILLAGE OF GLEN ELLYN, ILLINOIS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.
3. TRADE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PUBLIC STREET CLEAN OF DEBRIS.

VILLAGE CONTACT INFORMATION:

DEVELOPMENT ENGINEER
630-547-5247

BUILDING INSPECTIONS
630-547-5250

PUBLIC WORKS INSPECTIONS
630-469-6756

COMPLY WITH ALL VILLAGE CODES, INCLUDING BUT NOT LIMITED TO:

11-4-9. - Trees.

(A)Preservation: Existing trees shall be preserved whenever possible. To this end, the Director of Community Development shall review the proposed tree preservation plan and provide a recommendation to the Plan Commission and Village Board regarding the preservation of existing trees. Existing trees identified as being preserved on the tree preservation plan shall be preserved on a given lot until construction of the structure on that lot is complete and a certificate of occupancy is issued for the building. In unique and unusual circumstances, the Director of Community Development may approve minor revisions to the tree preservation plan approved as part of the subdivision where such revision is submitted on a revised tree preservation plan along with a statement describing the proposed change.

(B)Subdivision trees: Once a subdivision application, or preapplication, has been submitted to the Director of Community Development, no trees shall be removed from the subdivision and no change shall be made to the grade of the land affected until approval of the final plat has been granted by the Village Board.

(C)Parkway trees:1.Parkway or street trees shall be planted 40 feet on center, or a greater spacing as recommended by the Village to accommodate for underground utilities, curb cuts, streetlights and similar obstructions. The subdivider shall be solely responsible for the purchase and planting of all new parkway trees.2.All new parkway trees must have a minimum caliper of two and one-half inches. When five or more parkway trees are required, no more than 20 percent of the trees may be of the same species. When fewer than five trees are required, no more than 50 percent of the trees may be of the same species. The trees must be purchased from a nursery that is a member of the Suburban Tree Consortium or otherwise approved by the Public Works department.3.All new or relocated parkway trees shall be planted in accordance with the Village of Glen Ellyn standards for the construction of public improvements.4.The subdivider shall guarantee all parkway trees for two years following the date of planting. The Public Works department shall be notified of the date of plantings. At the discretion of public works, the newly planted parkway trees may be subject to an inspection. If any parkway trees die or are determined by the Village to be distressed within the two-year period then the subdivider shall replace said trees.5.In no event shall parkway trees be planted later than five years from the date of final plat approval.



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



Frank Johnson Center
New Facility Construction

490 Kenilworth Ave.

ISSUE

Bid/Review
Documents

May 17, 2023

REVISION/RE-ISSUES

REV. COMMENT, DATE

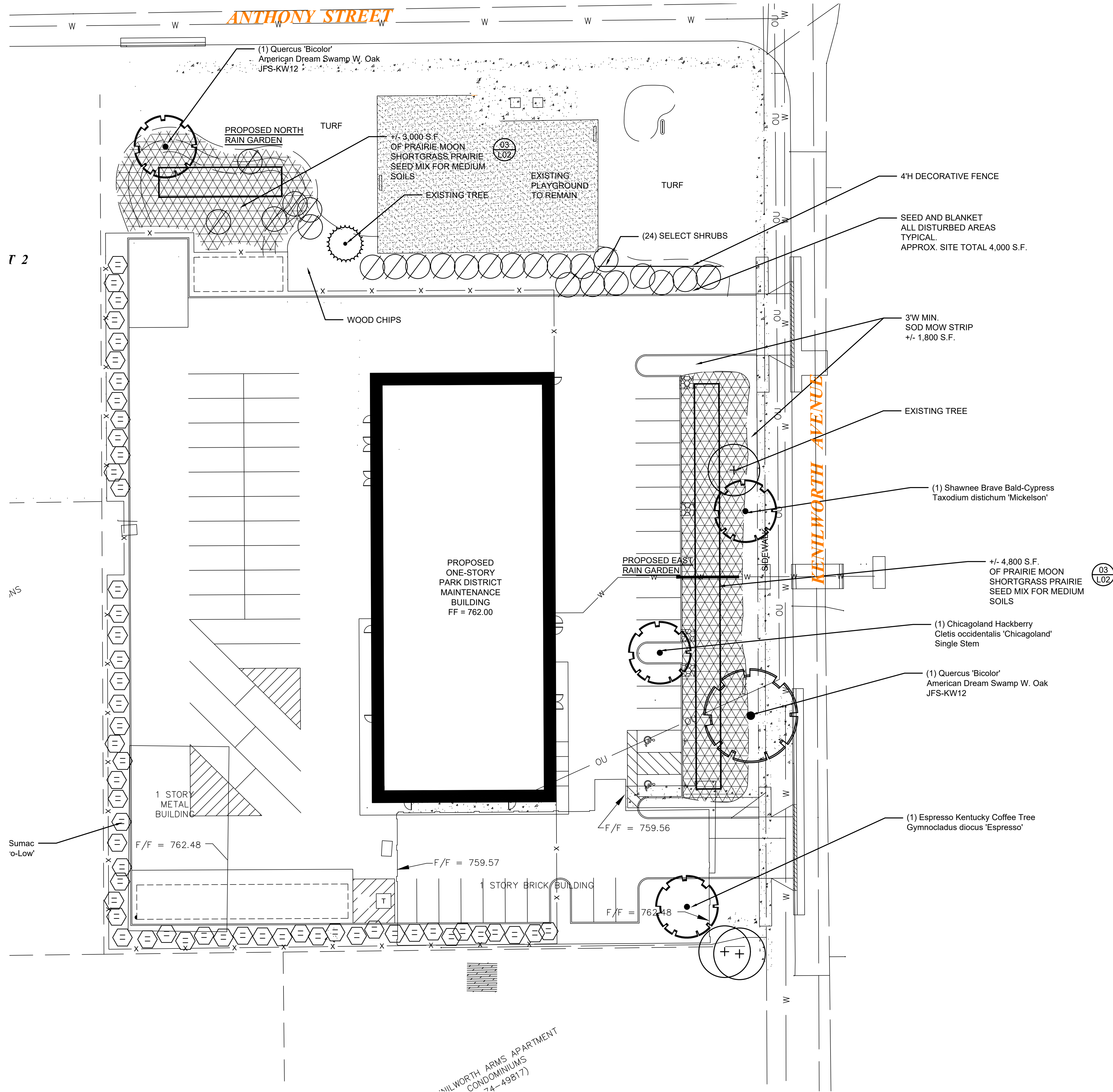
SHEET TITLE

Permit
Notes

DRAWN: CHECKED:

SHEET NO.

L0.2



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
Bid/Review Documents

May 17, 2023

REVISION/RE-ISSUES
REV. COMMENT, DATE

SHEET TITLE
Planting Plan

DRAWN: __ CHECKED: __

SHEET NO.

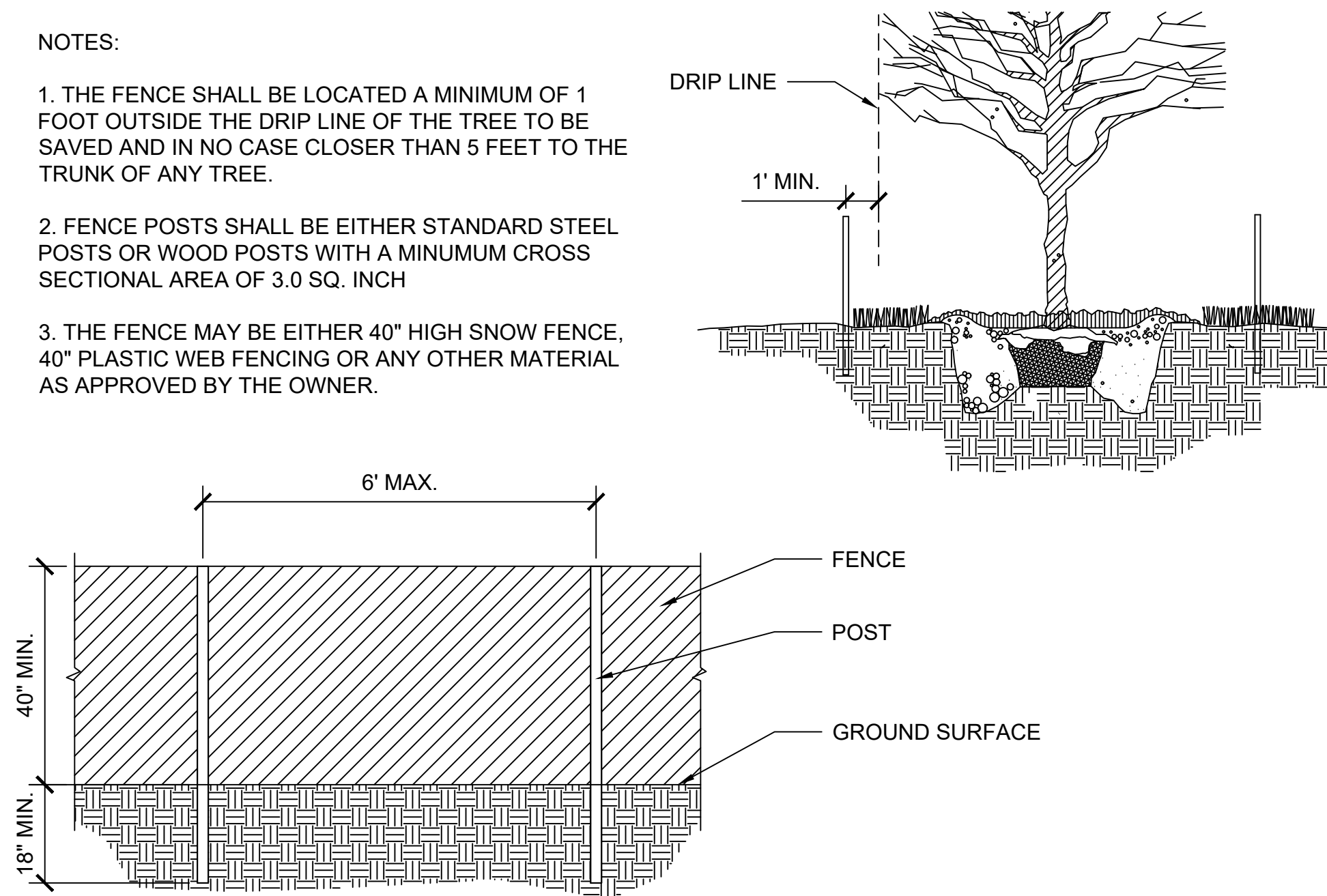
L1.0

PLANTING NOTES:

- QUANTITIES INDICATED ARE PROVIDED AS A COURTESY ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES AND CONDUCT ALL INDEPENDENT QUANTITY TAKE OFF PER PLANS.
- SEED/SOD LIMIT LINE IS APPROXIMATE. CONTRACTOR RESPONSIBLE FOR RESTORATION OF ALL AREAS OF DISTURBANCE, REGARDLESS OF LIMITS OR QUANTITIES SHOWN.
- THE SIZE OF NEW TREES, SHRUBS AND OTHER PLANTS SHALL BE AT A MINIMUM:
SHADE TREES 3" CAL.,
ORNAMENTAL TREES 2" CAL. OR 6'H,
DECIDUOUS SHRUBS 18-36"H

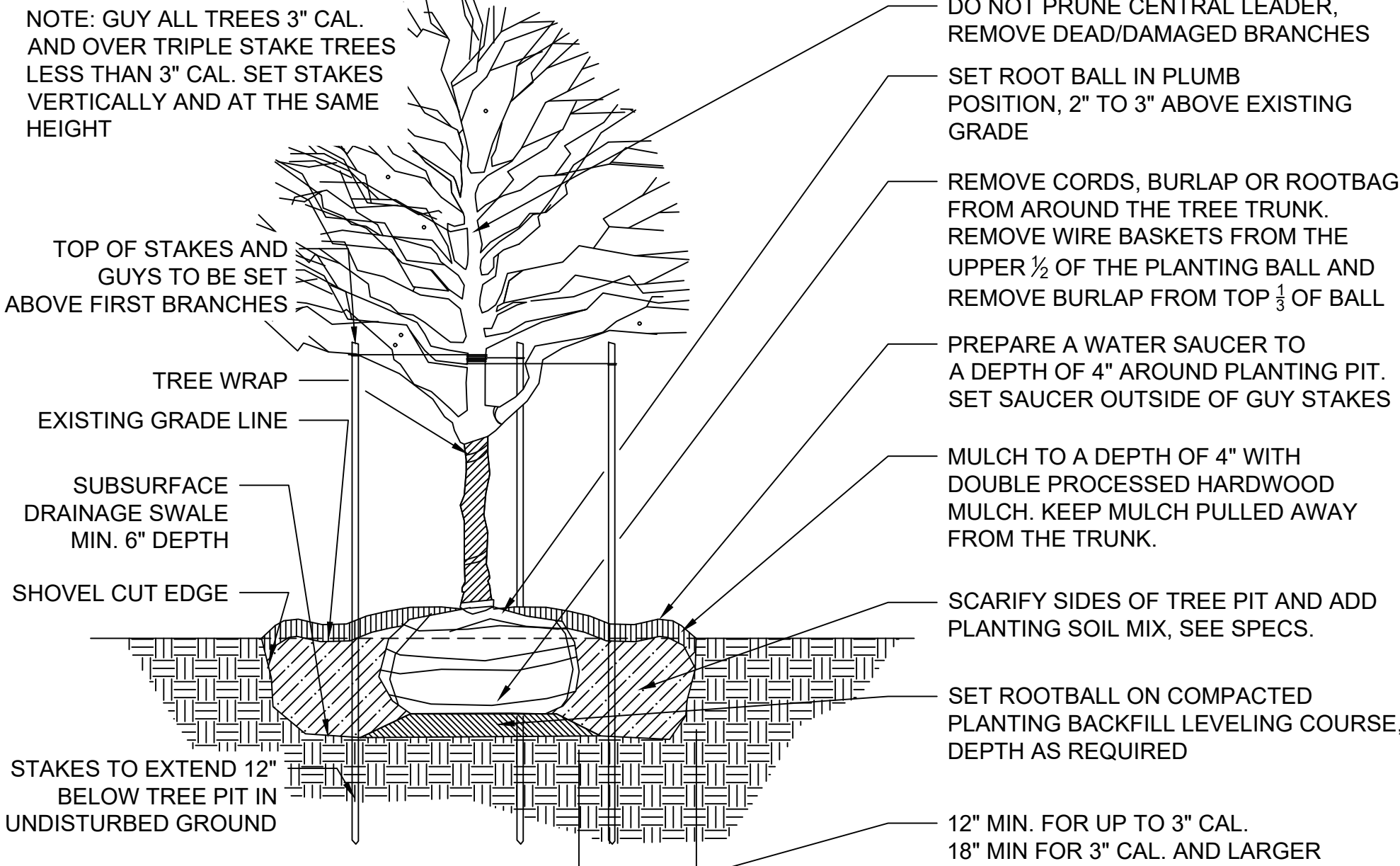
NOTES:

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.



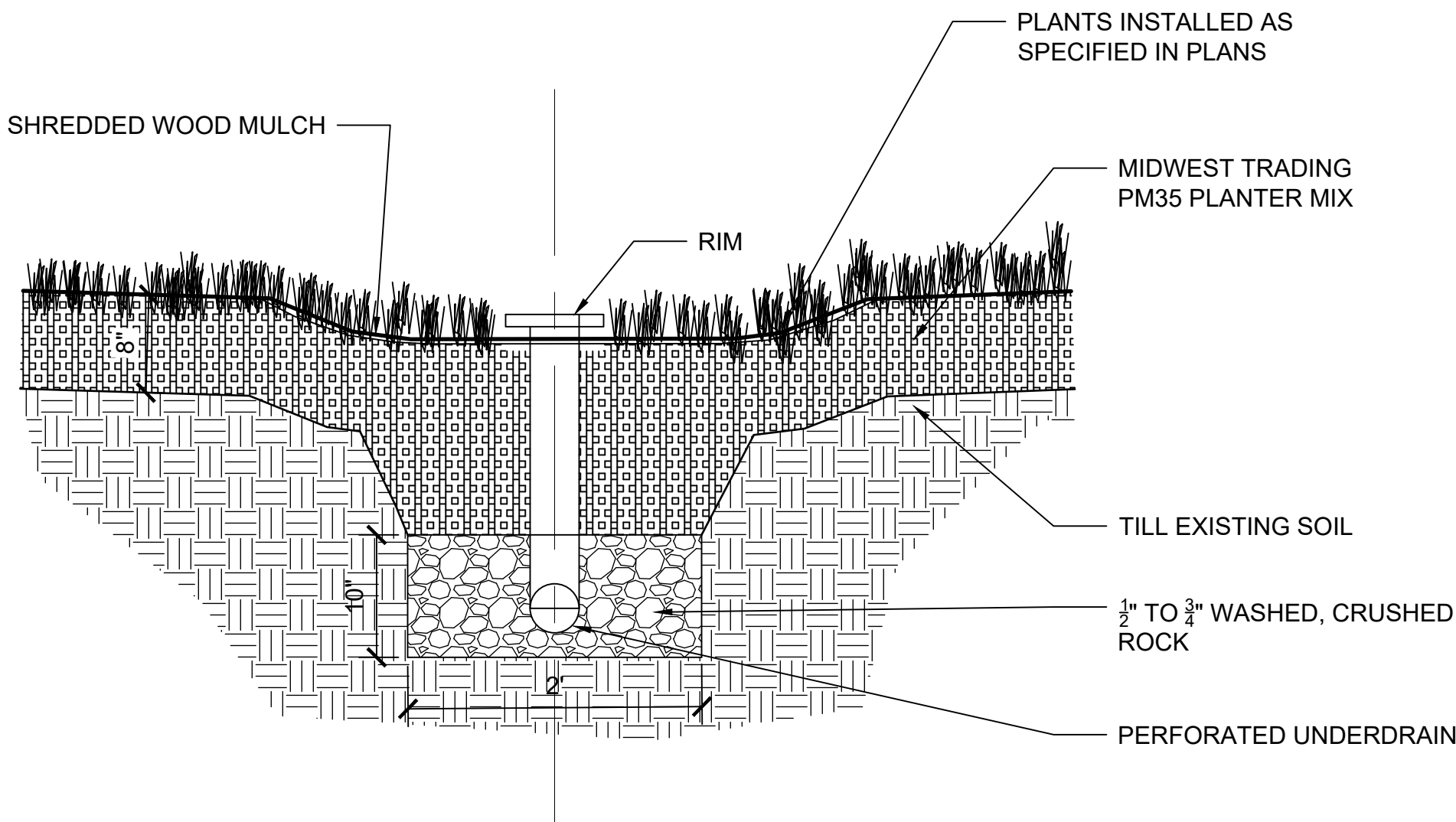
1 TREE PROTECTION FENCE

N.T.S.



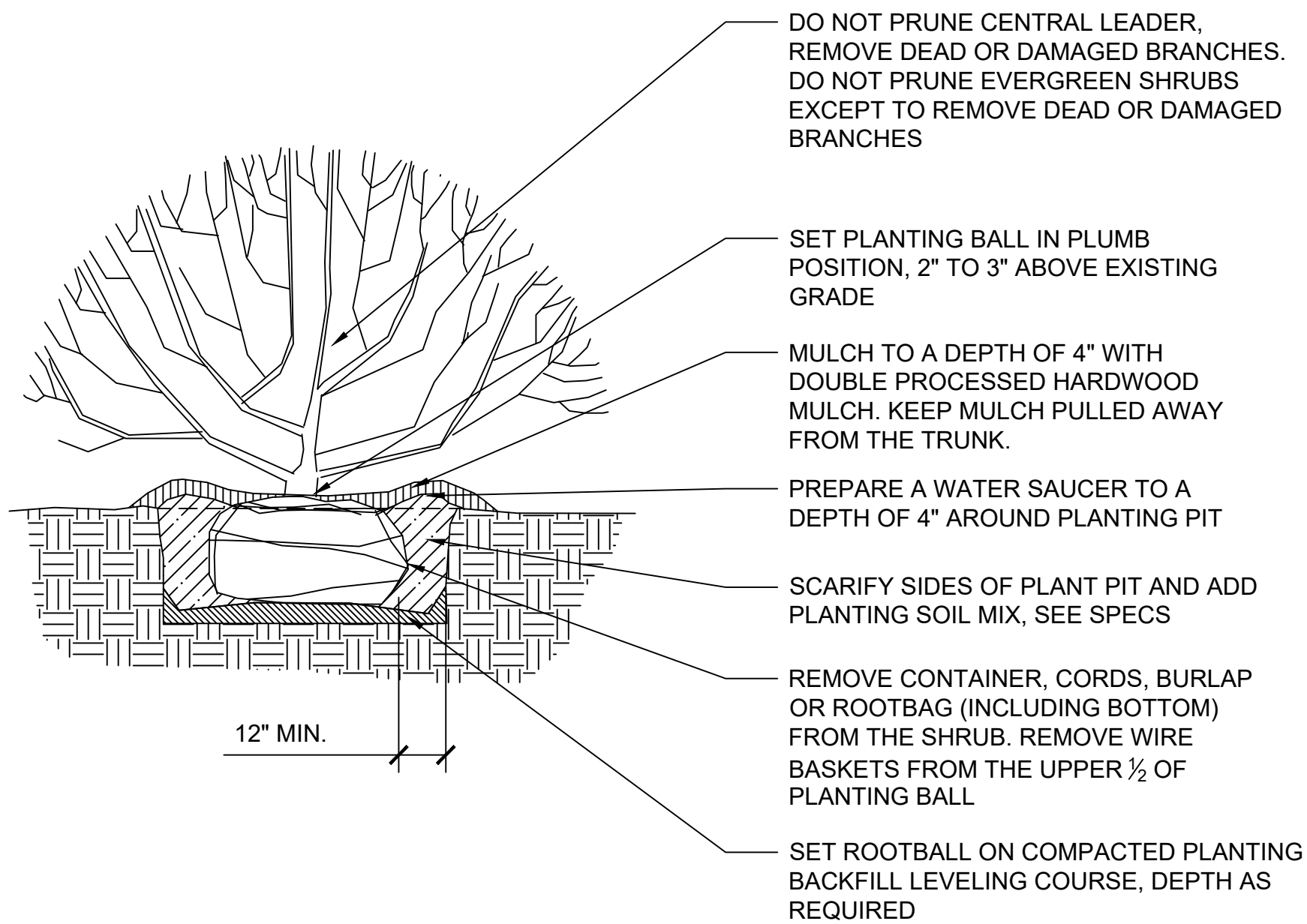
2 DECIDUOUS TREE PLANTING

N.T.S.



3 BIORENTION '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



**Frank Johnson Center
New Facility Construction**

490 Kenilworth Ave.

ISSUE

**Bid/Review
Documents**

May 17, 2023

REVISION/RE-ISSUES

REV. COMMENT, DATE

SHEET TITLE

Details

DRAWN: __ CHECKED: __

SHEET NO.

L2.0

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF A SPECIAL USE PERMIT AND ZONING VARIATIONS 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 not 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 and additional measures have been taken in regards to safety near the north lot line and driveway.

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. 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 proposed fence extends north of the proposed principal structure.
 - b. The following variation from the Glen Ellyn Zoning Code: Per Section 10-4-3(B)5, Public or private recreational facility where buildings do not occupy more than ten percent of the site area including any parking lots located across a right-of-way provided they are within 300 feet of the property on which the facility is located. The applicant is seeking a variation since the proposed buildings occupy more than 10% of the site area.
 - c. The following variation from the Glen Ellyn Zoning Code: Per Section 10-5-4(A), Accessory structure (or building):1.Location: Accessory structures in required yard setbacks shall be subject to the provisions of subsection 10-5-5(B), "Permitted Obstructions In Required Yard Setbacks", of this chapter.2.Area:(a)The total combined area of all freestanding accessory structures on a zoning lot shall be limited to 1,000 square feet, but no more than 30 percent of a required rear yard, whichever is less. The applicant is seeking a variation since the proposed bin storage area is 2,680 sq.ft.

...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. Additionally, the existing building has become inefficient and difficult to maintain. The design of the bin storage area is based on logical everyday operations and without this improvement (in the proposed location), a portion of the work of the Park District does would be difficult to achieve.
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. The design and use of the maintenance facility is also unique since the Park District is the only agency which provides park space and indoor recreation (and also must maintenance their buildings and parks).
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 for the Park District.
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 and other variations, the general operation of the facility would not be as safe and efficient.

(DRAFT) MOTION TO RECOMMEND APPROVAL A SPECIAL USE PERMIT AND ZONING VARIATIONS 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 June 8, 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:

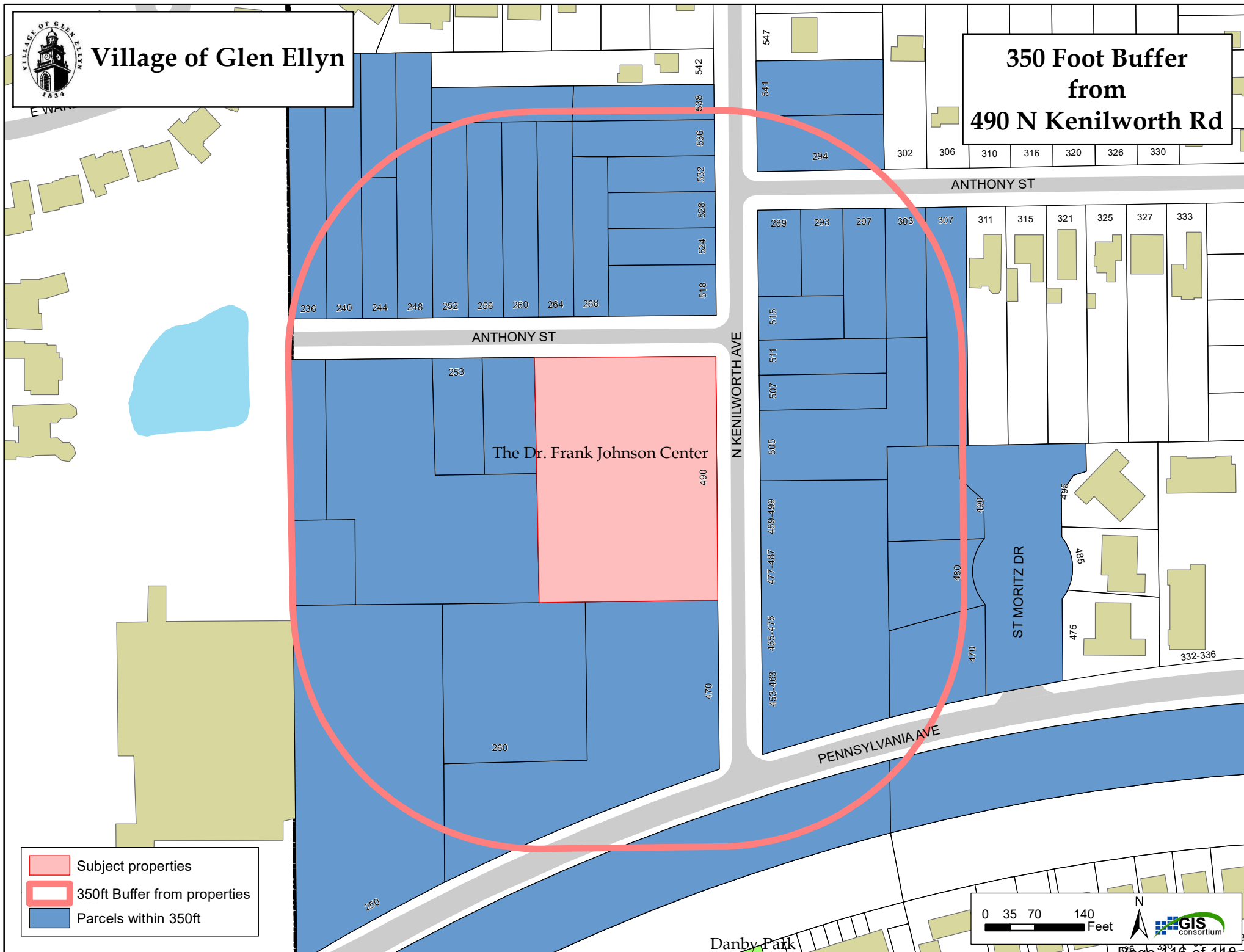
1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the June 8, 2023, Plan Commission public hearing.
2. That the proposed landscaping on the site shall be installed in compliance with the approved landscape plan and be continuously 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: _____

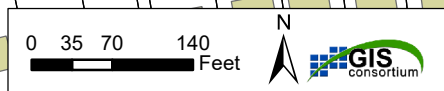


Village of Glen Ellyn

350 Foot Buffer
from
490 N Kenilworth Rd



Danby Park



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 Zoning Variations, 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 Variations, on Thursday, June 8, 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 the Glen Ellyn Zoning Code, specifically Sections 10-4-3(B), special uses with the CR Conservation/Recreation District, and 10-10-14 (A)(1) related to a use operated by a public agency, all associated with construction of a new maintenance facility and associated outdoor storage.
- b. 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 proposed fence extends north of the proposed principal structure.
- c. The following variation from the Glen Ellyn Zoning Code: Per Section 10-4-3(B)5, Public or private recreational facility where buildings do not occupy more than ten percent of the site area including any parking lots located across a right-of-way provided they are within 300 feet of the property on which the facility is located. The applicant is seeking a variation since the proposed buildings occupy more than 10% of the site area.
- d. The following variation from the Glen Ellyn Zoning Code: Per Section 10-5-4(A), Accessory structure (or building):1.Location: Accessory structures in required yard setbacks shall be subject to the provisions of subsection 10-5-5(B), "Permitted Obstructions In Required Yard Setbacks", of this chapter.2.Area:(a)The total combined area of all freestanding accessory structures on a zoning lot shall be limited to 1,000 square feet, but no more than 30 percent of a required rear yard, whichever is less. The applicant is seeking a variation since the proposed bin storage area is 2,680 sq.ft.

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.