



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, June 14, 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. Approval of Draft Minutes**
 - 1) Approval of May 2, 2023 Meeting Minutes
- C. Public Comment (non-agenda items)**
- D. Exterior Appearance Review**
 - 1) 800 St. Charles Road: Exterior Appearance Approval for an Addition to the Ackerman Sports and Fitness Center (Glen Ellyn Park District)
 - 2) 49 Deicke Drive and for a new facility at 26 Newton Avenue: Exterior Appearance Approval (B.R. Ryall YMCA)
 - 3) 604-610 Roosevelt Road: Exterior Appearance Approval
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business and Adjournment**

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Tuesday, May 2, 2023 at 7:30 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Jacobson called the meeting to order at 7:30 PM, and roll was called. In addition to the Chairperson, Commissioners Albrecht, Goranov, Mees, Rahn, Sallwasser, and Smith were present.

B. Approval of Meeting Minutes

A motion to accept the minutes of the April 12, 2023, Architectural Appearance Commission meeting passed by voice vote following a motion by Commissioner Rhan and a second by Commissioner Sallwasser.

C. Public Comment (non-agenda items)

There was no public comment.

D. Exterior Appearance Review: 490 Kenilworth Avenue

Staff Presentation

Community Development Director Scott introduced the project, stating that the petitioner, the Glen Ellyn Park District, requests an Exterior Appearance Review for construction of the new Frank Johnson Center. The proposed facility would be the maintenance headquarters for the Park District; it would replace an existing structure on the property already owned by the petitioner. Mr. Scott referred to the detailed Staff Report included in the agenda packet. He described the project as a 13,125 square foot facility located on approximately two acres on the southwest corner of Anthony Street and Kenilworth Avenue. He said the proposed building would include a mix of masonry veneer with cement board applications, and an asphalt shingle and metal roof. He noted the color renderings of the proposed building included in the petitioner's submission. Mr. Scott described proposed site

improvements as practical, including new driveways and parking areas. He said the lighting plan was thoughtful, and he noted that fixtures were well-shielded. He acknowledged that landscaping is a priority for the District and said the proposed landscaping plan is satisfactory. Mr. Scott invited the petitioners to present to the commission.

Petitioner's Presentation

Nathan Troia, Superintendent of Planning and Natural Resources at the Glen Ellyn Park District, briefly described the history of the project, noting that the existing building was originally developed in the 1920s. He said that a feasibility study was conducted and considered various options, including renovating the existing building or building a new facility at a different location. He said it was concluded that it was most feasible to build a new facility on the existing site. Mr. Troia presented slides with photos of existing conditions and photos of the proposed footprint. He noted that the objective was to continue existing operations under a new roof, and not to expand operations in any way.

Mark Price, Senior Associate at FGM Architects, presented the project plan in detail. He reviewed the site plan, noting that with existing conditions there is much visibility of the fleet and operations, while the proposed plan shields fleet operations from street view. He discussed site improvements, including improved parking and driveways, storage bins and trash enclosures, and fencing. Mr. Price reviewed the proposed floor plan, including an office component, an operations component, and a storage component. He reviewed proposed elevations, noting that the project is set in a residential neighborhood. He said the planned building was meant to blend into the neighborhood, with less of a commercial look. Mr. Price reviewed project renderings, noting architectural similarities to neighboring townhomes. Mr. Price discussed proposed project materials, including black asphalt shingles, cement siding, and natural stone. He reviewed the proposed building signage and fencing, including an ornamental fence and a black chain link fence with screening slats. Mr. Price invited questions from the commission.

Commission Discussion

Chairperson Jacobson requested clarification on the proposed height of the fences, both ornamental and chain-link.

Commissioner Albrecht advised that the colors presented on the Materials and Colors presentation slide differed from the colors on the submitted renderings; she

requested clarification on the planned color scheme, including the color of the shingles, noting that the color scheme on the photo renderings was preferable. Mr. Price said that the proposed color palette is neutral warm and indicated that the presentation slide listing the asphalt shingles as black was incorrect and will be corrected.

Commissioner Albrecht inquired about solar panel considerations and other green initiatives. Mr. Troia shared that solar panels were cost prohibitive, and that planned green initiatives included natural lighting and EV infrastructure for future fleet electrification. Mr. Price shared additional green initiatives, including occupancy sensors and rainwater capture.

Commissioner Goranov inquired about roofing considerations, including standing seam metal as opposed to shingles. He reiterated the preference for lighter roof coloring as reflected in the renderings, and for solar panels. Commissioner Goranov also asked whether radiant heat had been considered. Mr. Price said that the shingle roof chosen reflected the residential appearance that blended with neighboring townhomes; he said that radiant heat had not been considered.

Chairperson Jacobson asked for a draft motion to recommend approval of the Exterior Appearance Review for 490 Kenilworth Avenue.

After conducting a public meeting and deliberating on the request of the petitioner, the Glen Ellyn Park District, for approval of an exterior appearance review for 490 Kenilworth Avenue in the CR Conservation/Recreation District, the Architectural Appearance Commission hereby recommends Approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on May 2, 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 Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Architectural Appearance Commission public meeting and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.
3. Presentation of appropriate roofing material and colors shall be required.

Commissioner Goranov made the motion, and it was seconded by Commissioner Albrecht.

Chairperson Jacobson asked if there was any further discussion or questions, and with none being presented, asked for a roll call vote.

Chairperson Jacobson and Commissioners Albrecht, Goranov, Mees, Rahn, Sallwasser, and Smith voting "YES."

E. Trustee Liaison's Report

Trustee Gould provided an update on the Brick & Mortar building on Main Street and the purchase and sale of the US Bank site.

F. Chairperson's Report

There was no Chairperson's Report.

G. Staff Report

Community Development Director Scott reported that there would not be an Architectural Appearance Commission meeting on May 10, 2023.

H. Adjournment

The meeting was adjourned by Chairperson Jacobson at 8:02 p.m. following a voice vote on a motion made by Commissioner Smith and seconded by Commissioner Sallwasser.

Respectfully submitted,

Audrey Savikas
Recording Secretary

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Michael D’Onofrio, Planning Consultant

FOR: June 14, 2023 Public Meeting

SUBJECT: 800 St. Charles Road, Ackerman Sports and Fitness Center
Exterior Appearance Approval

PETITIONER: The petitioner is the Glen Ellyn Park District at 490 Kenilworth Avenue.

REQUEST: The petitioner is requesting an Exterior Appearance Review for expansion of the Ackerman Sports and Fitness Center. The improvements include an approximately 13,000 s.f. expansion of the existing facility. The addition will be constructed at the northwest corner of the existing building and will be 32 ft. in height. It will include a 6,000 s.f. gymnastics center, 900 s.f. viewing area and multipurpose room, two exercise and multipurpose exercise and multipurpose studios, and a customer service center. Along with the building improvements, the existing parking lot on the east side of the property will be expanded to accommodate an additional 52 vehicles. To proceed with the project, the petitioner will need to receive approval of the Exterior Appearance of the proposed improvements.

LOCATION & ZONING: The subject 59.5-acre property is located at 800 St. Charles Road

The property is zoned CR Conservation/Recreation District. The land use and zoning of the properties in the surrounding area are identified below and it should be noted the north, east and west sides abut against unincorporated land:

<u>Land Use</u>	<u>Zoning</u>
North: Single Family Residential (Unincorporated Milton Township)	N/A
South: Single Family Residential	R2
East: DuPage County FPD & PW (Unincorporated Milton Township)	N/A
West: Single-Family (Unincorporated Milton Township)	N/A

COMP PLAN: According to the 2001 Comprehensive Plan, the subject property is designated as Parks and Open Space. The stated goal of which is to provide *“A park and open-space system that meets the recreational and leisure needs of Village residents and enhances the overall image and character of the community”*. The proposed expansion of the Center is consistent with the goal of the Comprehensive Plan.

PROJECT SUMMARY:

Building. The petitioner is proposing construction of an addition to the existing Sports and Fitness Center. It will include a 6,000 s.f. gymnastics center, 900 s.f. viewing area and multipurpose room, two exercise and multipurpose exercise and multipurpose studios, and a customer service center.

The building style is an extension of the existing pre-engineered metal building, consisting of a metal frame with corrugated metal panel siding. The color of the siding will match the existing building color as close as practical. The wall will be broken up by two horizontal-colored bands: (1) the upper portion will have a green horizontal band, matching a similar band on the existing building, (2) a second band, along the lower portion of the wall, will match the color of a similar band on the existing building. As for fenestration, the glazing frames will match the color of the existing as close as possible. The glazing on the north elevation will be clear; the glazing on the east and west elevations will be tinted gray. Egress doors will be hollow metal, painted to match the metal wall panels. The roof will be a standing seam metal and will match the existing color as best possible.

The west façade includes a 10 ft. tall by 16 ft. wide window assembly, including a single door, located at the south end of the addition. The north façade includes five 18.33 ft. tall by 4 ft. wide window assemblies and a service door at the east end of the wall. The east facade, which is the main entrance, includes a 10 ft. by 8 ft. double door entrance with a canopy and a 16 ft. by 8 ft. window assembly above. This wall also includes a set of service doors on the north end of the wall.

Based on the General Design Principals identified in Chapter 1 of the Appearance Review Guidelines, the proposed improvements, where applicable, are consistent with them as follows:

- *“Section 1.1 New construction should be compatible with the character of the site, adjacent development and the adjacent streetscape”.*

Comments: First, the building addition will use similar materials and color pallet as the existing building, as well as using a muted primary color and two much smaller colored bands. Second, its architectural style is consistent and compatible with the existing building. Third, the entrance on the east side is open, highlighted with a canopy and readily identifiable from the parking lot to the east. Fourth, although there is significant mass to the addition, the walls include a significant amount of fenestration, which provides a sizeable amount of articulation. Finally, given the size of the site and setbacks, the addition is compatible with the site and is appropriately sized.

Site Improvements. The major site improvement is the expansion of the parking lot located east of the existing building and proposed addition. The existing 58 space parking lot will be expanded to the west include an additional 52 spaces. The new lot will be surfaced entirely with brick pavers and include

landscaped islands at the ends and at the middle of the lot. These landscaped islands will be planted with a variety of perennials and ornamental grasses. The perimeter of the lot will be landscaped with 12, 3" caliper shade trees and grass. Finally, sidewalks will be installed along the west side of the new parking lot, from the lot to the new addition entrance, and from the new lot south to the existing parking lot in the front of the facility.

- *"Section 2.1 Landscaping, utilizing recommended plant materials identified in Appendix B, should be provided to enhance a project, buffer utilitarian view, and screen private areas of nearby residential property from visual intrusion."*

Comments: First, with respect to the types of plantings proposed in and around the parking lot, the trees, shrubs, and ground cover are consistent with those called for in Appendix B of the Guidelines. Second, landscaped islands are provided both at the end of parking rows and mid lot, thereby breaking up the pavement mass. Finally, it appears as though the plantings chosen are hardy, and will provide color throughout the growing season.

Lighting. The petitioner has submitted a photometric plan and cut sheets. The plan meets the standards found in Section 10 – 5- 13M of the Zoning Code. The proposed improvements include parking lot lighting and building lighting. With respect to the parking lot, three pole lights will be installed between the existing and new parking lots. The lights will be 22.5 ft. tall, with an anodized aluminum pole, LED luminaires, and are equipped with glare shields. Nine wall lights will be installed, five of which will be adjacent to the new sidewalk from the parking lot to the new entrance. They will be installed on north wall of existing building at a height of 16 feet and will be LED lights. The remaining four, which are a wall sconces, will be installed above services doors on the new addition (three on the east wall and one on the west), and installed at a height of 10 feet.

- *"Section 2.2 The design of light fixtures should complement the architecture and function of the principal building."*

Comments: based on the photometric plan and lighting fixture cut sheets, the wall mounted fixtures will not allow for light to project to the sky. Second, given that all the lighting is LED, the color should be consistent throughout. Finally, the proposed lighting will be compatible with the architectural design of the existing and proposed buildings.

Landscaping. The petitioner has submitted a landscape plan which is included in your review materials (Page L1.00 Landscape Plan). Please note the landscape plans associated with the parking lot expansion were discussed above in the Site Plan comments. The petitioner is proposing to install plantings along the entire north wall of the existing and new buildings, as well as along the west wall of the addition. The proposed plantings include a variety of evergreen and deciduous shrubs, perennials, and ornamental grass.

- *"Section 2.1 Landscaping utilizing recommended plant materials identified in Appendix B, should be provided to enhance a project, buffer utilitarian view,*

and screen private areas of nearby residential property from visual intrusion.”

Comments: the proposed plantings are consistent with those called for in Appendix B. Second, the width of the landscaped area is five feet which meets the Guidelines standard. Finally, given the mix of evergreens and deciduous shrubs, along with perennials and ornamental grasses, it should provide color throughout the growing season.

AAC

ACTION:

The Architectural Appearance Commission is being asked to consider the petitioner’s request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines.

Staff would recommend the AAC consider the following conditions of approval:

1. That the project is constructed in substantial conformance with the plans as presented and the testimony presented at the June 14, 2023, Architectural Appearance Commission meeting.
2. A building permit shall be required for the exterior alterations.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Proof of Ownership
3. Affidavit of Authorization
4. Disclosure of Interest
5. Narrative Statement/Project Description
6. Plat of Survey/Legal Description
7. Existing Site Plan
8. Site Plan
9. Landscape Plan
10. Dree Survey
11. Building Elevation Drawings Existing
12. Building Elevation Drawings – Proposed
13. Floor Plans
14. Color Rendering
15. Photo
16. List of Building Materials & Colors
17. Rooftop Plan
18. Lighting Plan
19. Light Fixture Cut Sheets
20. Draft motion to approve

cc: Martin Scott, Community Development Director

Project Submittals List

1. Application Form		
2. Application Fee		
3. Escrow	[N/A]	
4. Proof of Ownership		
5. Affidavit of Authorization		
6. Disclosure of Interest		[NO CONFLICT OF]
7. Narrative Statement / Project Description		
8. Plat of Survey/Legal Description		
9. Existing Site Plan		
10. Site Plan		
11. Landscape Plan		
12. Tree Survey		
13. Building Elevation Drawings – Existing		
14. Building Elevation Drawing – Proposed		
15. Floor Plans		
16. Color Rendering		
17. Photo, Slide(s)		
18. List of Building Materials & Colors		
19. Rooftop Plan		
20. Specifications for Rooftop Screening	[N/A]	
21. Sign Plan	[N/A]	
22. List of Signs	[N/A]	
23. Sign Elevations		[SEE item 16]
24. Building Elevation Drawings-Sign Location		[SEE item 16]
25. Trash Enclosure Exterior Equipment/ Fences/Screening	[N/A]	
26. Lighting Plan		
27. Light Fixture Cut Sheets		
28. Streetscape Elevation	[N/A]	
29. Outline Perspective View, Photo Imaging	[SEE item 16]	
30. Staff & Developer Site Visit Pre-Arranged	[N/A]	

MBR- May be Required



VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

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

EXTERIOR APPEARANCE REVIEW
APPLICATION

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

I. APPLICATION INFORMATION:

CLEAR PAGE

A. Date Filed: _____ B: Application No. _____

C. **Project Name:** Ackerman Sports and Fitness Center Addition and Renovation

D. Project Description:

The addition will be 32'-0" in height. Planned expansion and improvements will include a new 6,000-square-foot gymnastics center, a new adjacent 900-square-foot viewing area and multipurpose room, a new first and second floor exercise and multipurpose studio, and an improved customer service center. Approximate total square footage of the addition will be 13,000 square feet.

E. Address of Property: 800 St. Charles Road

F. Permanent Index No.: 05-02-417-019 G. Zoning: CR

H. **Name of Applicant:** Nathan Troia - Superintendent of Planning and Natural Resources - Glen Ellyn Park District

I. Address of Applicant: 185 Spring Ave, Glen Ellyn, IL 60137

J. Phone No. (Business): 630-942-7265 (Home) _____

K. (Mobile) _____ (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: ntroia@gepark.org

N. **Name of Property Owner:** Glen Ellyn Park District

O. Address of Property Owner: 185 Spring Ave, Glen Ellyn, IL 60137

P. Phone No. (Business): _____ (Home) _____

Q. E-Mail Address of Property Owner: _____

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

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

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

The building style is an extension of the existing Pre-engineered metal building, with similar eave height, volume and exterior materials. This building type is a prudent choice for a sports facility that requires high structure clearances and long spanning floor areas.

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

The expansion of the existing facility will be at least 350 feet from any surrounding property to the north and in excess of 1000 feet in other directions. Common beyond these distance are single family residence where residential style siding materials exist.
The metal panel cladding on both the existing Ackerman building and the proposed addition reflect the exterior wall texture of the closest neighboring residences. The proposed addition will resemble the existing building in volume and appearance.

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

The contextual nature of the materials, building form and color as suggested by section 3.4 of the Appearance Review Guidelines is a manner of compliance with the guidelines. Landscaping along the existing north wall that will be adjacent to the addition complies with section 2.1.5 .
A new secondary entrance at the east side of the building with a new canopy, expanse of glass and surrounding landscaping will define the entrance in a manner consistent with the intent of 3.9 and 3.10.

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

The proposed building design is a reasonable interpretation of the Appearance guidelines for the building type, use and location within the village limits.

Signature: _____ Date: _____

EXTERIOR APPEARANCE REVIEW PROCEDURE

APPLICATION PROCESS

New construction, addition(s), exterior rehabilitation, or exterior remodeling, of the following types of projects shall require exterior appearance approval:

1. Non-Residential Principal Buildings
2. Multi-Family Residential Principal Buildings
3. Attached Single Family Residential Principal Buildings
4. Parking Lots

Meeting with Village Staff – Recommended

Prior to submitting a formal application, the applicant should meet with the Director of Planning and Development or his or her designee to discuss the procedure for review. It is recommended that the applicant present general information at this meeting in rough sketch form describing the existing conditions of the site, the proposed site plan, preliminary building elevations and signage plans.

Formal Application-Required

To begin the formal application process, the applicant shall submit (2) copies of a complete and collated application to the Planning and Development Director or his or her designee for review. After staff has reviewed the application and determined that it is complete (which may require submittal of additional information or revised plans), the request will be scheduled for consideration at the first available Village Board meeting. The revised application packet must be submitted at least 2 weeks before the scheduled meeting with the Village Board.

Those materials typically required to be submitted with an application are listed below. The required submittals list may alter depending on the type and scope of the proposed project. Staff may, at its sole discretion, waive any of the following submittal requirements if additional plans or other materials are relevant to the proposed exterior appearance of the specific request.

Prior to submitting a formal application, the applicant should contact the Planning and Development Department to obtain a checklist of items required to be submitted with the application.

Formal Application Submittal Requirements

The following items are typically required to be submitted with an application for exterior appearance approval:

1. The required application fee as set forth in the Village Code.
2. Exterior appearance application form.
3. Narrative statement including:

- A general description of the project.
 - Information about the proposed design intent and why the proposed architectural style was selected.
 - Information about how the proposed exterior appearance complies with the Appearance Review Guidelines.
4. Proof of ownership.
 5. Disclosure of interest, identifying all parties with 5% or more interest in the property.
 6. If the property is owned by an individual or organization other than the applicant, an affidavit of authorization must be submitted, giving the applicant the right of file the application on the owner's behalf.
 7. Existing site plan or plat of survey showing:
 - Property and street pavement lines.
 - Lot dimensions.
 - Gross area of the site stated in square feet.
 - The location of all existing buildings, parking areas, access drives and other structures.
 8. Proposed site plan showing:
 - Property and street pavement lines.
 - Lot dimensions.
 - Gross area of the site stated in square feet.
 - Setbacks of all buildings, parking lots and other structures.
 - If parking is involved, show calculations for determining the required number of off-street parking spaces, as required by the Zoning Code. Give the number of spaces actually proposed.
 - Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets.
 - Service yard areas, including loading areas, mechanical equipment, refuse containers, etc.
 - The location and type of any fencing, berming or screening.

9. Tree survey showing:

- The location of all existing trees with a diameter breast height of 10 inches or more and significant quality tree species including hickory, oak or walnut species with a 5-inch or greater diameter breast height.
- Any trees that are planned for removal should be shown with an (x).
- The condition of the existing trees on the property should be noted on the survey.
- The location of all vegetative masses shown with a diagrammatic outline and information provided about whether these areas are proposed to remain, be removed or be cleared out.

10. Landscape plan containing:

- Existing landscaping that will be retained and all proposed landscaping. The type, size, number, and spacing of plantings must be illustrated (see Recommended Plant Material list).
- Location of existing (to remain) and proposed buildings, parking areas, signs access drives, landscape islands and other structures.
- Information about how the plans comply with the landscape requirements in the Zoning Code.

11. Lighting information including:

- Location of all existing (to remain) and proposed light fixtures.
- Total mounting height of all existing (to remain) and proposed parking lot light fixtures measured from ground level.
- Cut sheets of all parking lot and wall mounted light fixture(s).
- Light fixture dimensions.
- Information about the materials and colors of all proposed light fixtures, including information about the material, design and color of the base of any parking lot light poles.
- Photometric plans showing projected foot-candle levels throughout the site and at the property lines.

12. Existing building elevations drawn to scale showing all sides of any existing buildings to be rehabilitated or remodeled. At staff's discretion a photograph or photographs of the building may be used in place of an elevation. Such building elevations should show:

- The height of the building.

- The location and type of all existing exterior building materials and colors.
13. Proposed building elevations drawn to scale of all sides of any new buildings or structures and any buildings or structures proposed to be rehabilitated or remodeled. The proposed building elevations should show:
 - The location, type and texture of all proposed exterior building materials and colors.
 - A list of proposed building materials and colors.
 - The height of all buildings and structures as defined by the Zoning Code.
 - The location and height of any proposed wall signs.
 - The screening of any rooftop equipment.
 14. Proposed exterior building color and material samples shall be presented at the Village Board meeting, including, but not necessary limited to the materials and colors of the façade, roof, doors, window systems and any trim.
 15. Color rendering or renderings of all proposed buildings and structures.
 16. Floor plans of all existing buildings and structures (to remain) and all proposed buildings and structures.
 17. A sign plan overlaid on the proposed site plan and showing the following:
 - The location of any proposed signage, including primary signage, regulatory signage, private traffic directional signage, incidental signage, etc.
 - The setbacks of all freestanding signs from the property line.
 18. Color sign elevations drawn to scale showing the following:
 - The dimensions and areas of all proposed signage including all primary, incidental, private traffic directional and any other proposed signs.
 - A description of sign and frame materials.
 - Lighting type and intensity.
 19. Elevations of all proposed misc. structures on the property including such things as trash enclosures and fences.
 20. For significant projects, staff may also require the submission of a street profile or a scaled model.

All of the above plans should include the following:

1. Address of the site.
2. Scale and north arrow.
3. Name of the person and/or company that prepared the plan.
4. Date the plan was prepared and/or revised.

All materials included in the application packet, will become exhibits to the official document file. These materials should be able to be reduced to 11 x17 and should be legible at this reduced size.

Review by Staff and Village Board

The Planning and Development staff will review the application for completeness and conformance with the Appearance Review Guidelines and make a recommendation to the Village Board of Trustees for approval, approval with conditions or denial. After the application has been considered complete by staff the request will then be scheduled for consideration by the Village Board of Trustees who will ultimately act on the application. The application will be scheduled for review by the Village Board no later than the second next regular meeting of the Village Board, unless a later a meeting date is mutually agreed upon. To commence **any** type of construction activity prior to Village Board approved is a violation of the Village Code.

Changes After Approval

Changes of any kind to an approved exterior appearance application, without the permission of Village staff are prohibited. Any significant changes to an approved application may require review and approval by the Village Board in the same manner as the original application.

****** From the date of formal application a typical exterior appearance takes approximately three (3) months to process. However, if the application is submitted in conjunction with another application such as a special use or planned unit development request, this process may take longer.

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OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: _____

Address: _____

Legal Description:

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

Name: _____ Address: _____ % _____

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AFFIDAVIT OF AUTHORIZATION

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I, _____ owner of the property described as

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

OWNER SIGNATURE

Subscribed and sworn to before me this
_____ day of _____, 20_____

Notary Public



TRUSTEE'S DEED

THIS INSTRUMENT PREPARED BY:
R. J. WESLEY, JR. 1/6/75
6316 South Western Avenue
Chicago, Illinois 60636

R75- 2044

The above space for recorder's use only

I certify that this is a copy of an instrument recorder in my office.

Fred Bucholz
DuPage County Recorder
Date: 11/6/2018
Deputy: MAH

THIS INDENTURE, made this 17 day of October, 1974, between MARQUETTE NATIONAL BANK, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 29 day of MAY, 1969, and known as Trust Number 4662, party of the first part, and GLEN ELLYN PARK DISTRICT, A BODY CORPORATE AND POLITIC party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN DOLLARS AND NO/100-----DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in DuPage County, Illinois, to-wit: SEE RIDER ATTACHED

Lots 2, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 23 and 24 in Block 4; Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 23 in Block 5; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 in Block 6; Lots 1, 2, 3, 4, 5, in Block 7; Lots 1, 2, 3, 4, 5, 13, 14, 15, 17, 18, 19, 22 and 25 in Block 8; Lots 2, 3, 11, 12, 13, 14, 16, 19, 22, 23, 25, 26, 27, 28 and 29 in Block 9 in North Glen Ellyn Homesites, being a Subdivision in the Southeast Quarter of Section 2, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded March 23, 1923 as Document 163751, in DuPage County, Illinois R75- 2044

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit, and behoof forever of said party of the second part.

SUBJECT TO: 1974 Real Estate taxes, covenants, restrictions and easements of record.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its vice-president and attested by its assistant secretary, the day and year first above written.

MARQUETTE NATIONAL BANK As Trustee as aforesaid.

By [Signature] VICE-PRESIDENT

Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS } ss.
COUNTY OF COOK }



I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that the above named Vice President and Assistant Secretary of said Bank, 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 they signed and delivered the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of JANUARY, 1975

GLORIA J. NEMETH
My Commission Expires August 20, 1974 [Signature] Notary Public

NAME FAWELL, JAMES & BROOKS
STREET ATTORNEYS AT LAW
503 N. WASHINGTON ST.
CITY NAPERVILLE, ILLINOIS 60540
INSTRUCTIONS OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Address of Property:
Address of Grantee:
671 Crescent Boulevard
Glen Ellyn, IL 60137

RECORDER'S OFFICE BOX NUMBER

EXEMPT UNDER PROVISIONS OF PARAGRAPH b., SECTION 4, LOCAL TRANSFER TAX ACT.

Document Number

11/3/75

[Signature]

BUYER, SELLER, or REPRESENTATIVE

Fred Bucholz
DuPage County Recorder
Date: 11/6/2018
Deputy: MAH

RECORDED
DU PAGE COUNTY

R75- 02044

1975 JUN 14 PM 1:15

George E. Rapp



A Professional Corporation
140 South Dearborn Street, Suite 600
Chicago, IL 60603
www.ancelglink.com

Derke J. Price
dprice@ancelglink.com
(P) 312.782.7606 Ext. 4612
(F) 312.782.0943

November 27, 2018

Ms. Ann Fletcher
Grant Administrator
Office of Grant Management and Assistance
One Natural Resources Way
Springfield, IL 62702-1271

Re: Ackerman Park

Dear Ms. Fletcher:

We are the Corporate Counsel for the Glen Ellyn Park District, Glen Ellyn, Illinois. I have reviewed the Trustee's Deed dated 7 October 1974, attached hereto as Exhibit A, conveying fee simple ownership of the area commonly known as Ackerman Park to the Glen Ellyn Park District. The legal description of Ackerman Park is set forth in Exhibit A.

I have also had the opportunity to review minutes of title and other documents concerning title to Ackerman Park. I have reviewed and am familiar with the legislative ordinances and other acts of the Corporate Authorities of the Glen Ellyn Park District concerning title to Ackerman Park and the use and management of Ackerman Park. Based upon all of the foregoing, it is our opinion that the Glen Ellyn Park District is the owner, in fee simple, of Ackerman Park (said Park being legally described in Exhibit A)

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Derke Price", written over a horizontal line.

Derke Price

cc: Dave Harris

Enclosure: Trustee's Deed

4827-3433-9969, v. 1

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, ALEX DUNHAM BOARD OF COMMISSIONERS owner of the property described as

Ackerman Sports and Fitness Center

verify that Nathan Troia, PLA

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.

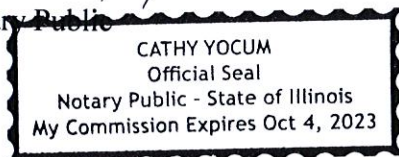
OWNER SIGNATURE

PRESIDENT

Subscribed and sworn to before me this

24th day of February, 2023
Cathy Yocum

Notary Public



Special Use Permit Packet FILLABLE 072817 lg.docx

Affidavit Affirming No Conflict of Interest

CLEAR PAGE

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

1. My name is NATHAN TROIA, and I hold the position of SUPT. OF PLANNING for GUEN ELLYN PARK DISTRICT ("Owner").
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 Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("Application") the Owner 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 Owner, the Application, or the project proposed by the Owner.
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 Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

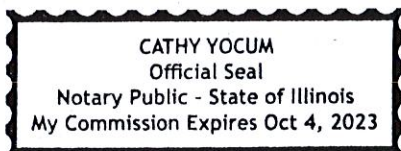
Further affiant sayeth naught.

Name: NATHAN TROIA, PLA
Title: SUPT. OF PLANNING AND NAT. RESOURCES
Signature: [Signature]

Subscribed and sworn to me this

24th day of February, 20 23.

Cathy Yocum
Notary Public





Glen Ellyn Park District Ackerman Sports and Fitness Expansion Preliminary Project Narrative

INTRODUCTION

Glen Ellyn Park District is planning an addition and site improvements to the Ackerman Sports and Fitness Center located at 800 St. Charles Road in Glen Ellyn. This facility has been Glen Ellyn Park District's most active facility since it opened in 2010. This facility currently serves the District's community and provides classes, equipment, amenities, and services dedicated to achieving people's health and fitness goals. These improvements will expand District's services by increasing adult training and exercise opportunities while significantly expanding recreational opportunities.

The following paragraphs summarize the scope of work for the proposed improvements.

BUILDING ADDITION

The new building addition will be connected to the North side of the existing building. The addition will be a two-story building constructed of pre-engineered metal frame with a corrugated metal panel siding and roof. The East side of the addition will have a canopy built over the entrance. The existing building is currently 35'-4". The addition will be 32'-0" in height. Both existing and new buildings will comply with current regulations. Planned expansion and improvements will include a new 6,000-square-foot gymnastics center, a new adjacent 900-square-foot viewing area and multipurpose room, a new first and second floor exercise and multipurpose studio, and an improved customer service center. Approximate total square footage of the addition will be 13,000 square feet.

SITE/CIVIL DESIGN

Parking Lot

Proposed expansion and improvements will include an additional parking lot to the east of the addition. The expanded parking will provide 60 additional parking spaces. A new sidewalk will provide an access from parking lot to new addition entrance. Parking lot lighting is proposed for site safety and security.

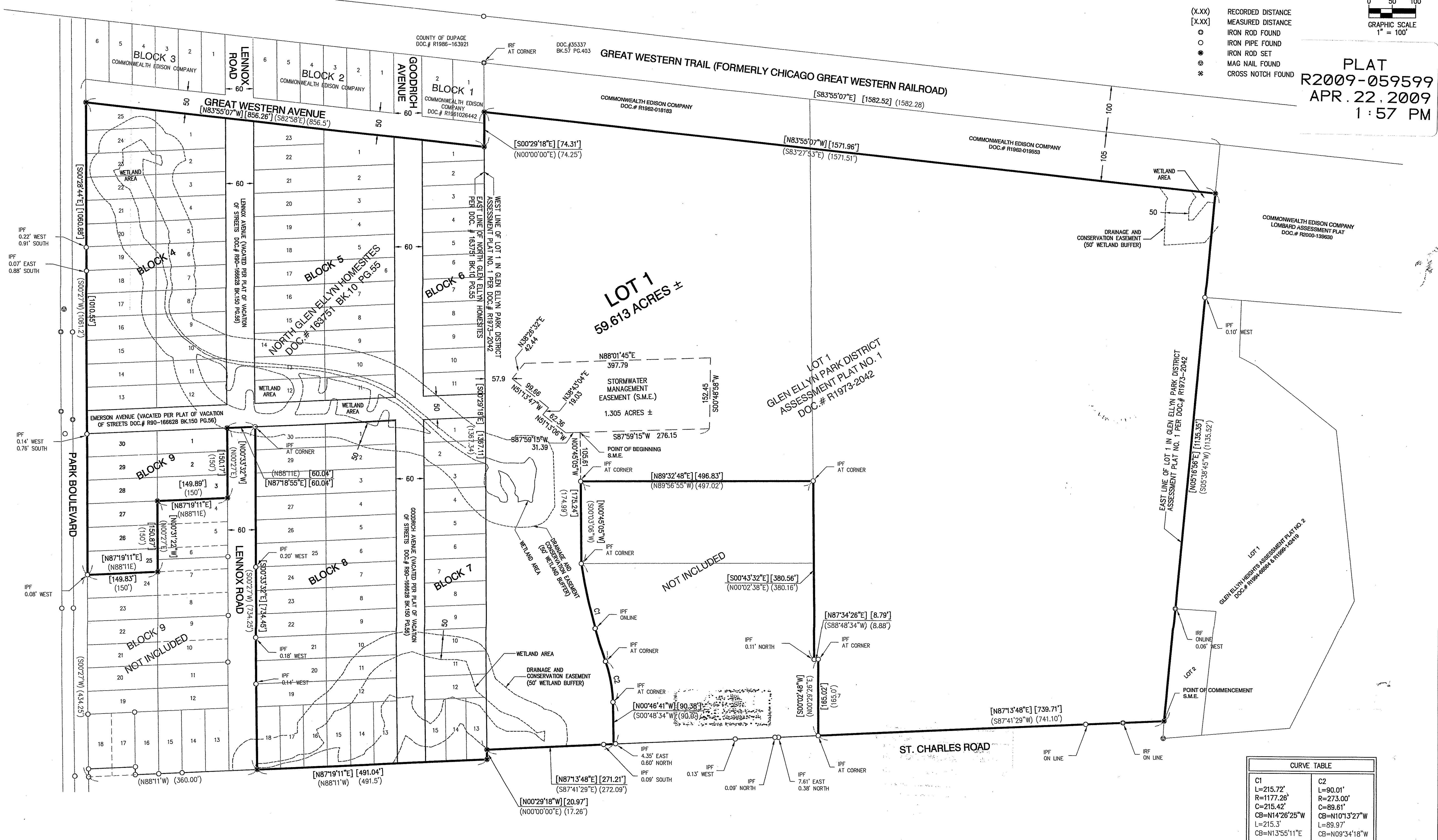
Stormwater Management System

The proposed improvements will be in compliance with DuPage County Stormwater Ordinance and the Village of Downers Grove Storm Water Ordinance. Currently studies are being made to find out what is more feasible: to provide permeable pavers for the parking lot addition or to increase detention pond capacity.

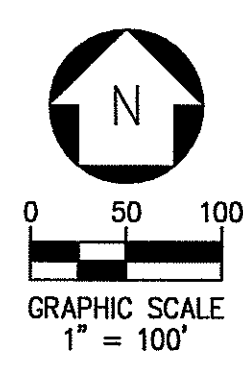
ACKERMAN PARK
PLAT OF CONSOLIDATION NO. 1

PIN NUMBERS:

- 05-02-410-027
- 05-02-411-024
- 05-02-415-031
- 05-02-416-001
- 05-02-416-002
- 05-02-416-005
- 05-02-416-006
- 05-02-416-007
- 05-02-416-008
- 05-02-416-009
- 05-02-416-010
- 05-02-416-011
- 05-02-416-024
- 05-02-416-025
- 05-02-416-026
- 05-02-416-027
- 05-02-416-028
- 05-02-416-029
- 05-02-416-030
- 05-02-416-031
- 05-02-416-032
- 05-02-418-013



- LEGEND
- (X.XX) RECORDED DISTANCE
 - [X.XX] MEASURED DISTANCE
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET
 - MAG NAIL FOUND
 - CROSS NOTCH FOUND



PLAT
R2009-059599
APR. 22, 2009
1:57 PM

CURVE TABLE	
C1 L=215.72' R=1177.26' C=215.42' CB=N14°26'25"W L=215.3' CB=N13°55'11"E	C2 L=90.01' R=273.00' C=89.61' CB=N101°3'27"W L=89.97' CB=N09°34'18"W

REV. NO.	DATE	DESCRIPTION
1	01/30/09	UPDATES PER VILLAGE: ADDITIONAL WETLAND AREAS AND BUFFERS

**PATRICK
ENGINEERING INC.**

4985 Varsity Avenue
Lisle, Illinois 60532-4144
TEL: (630) 795-7200
FAX: (630) 434-8400
Illinois Professional Design Firm No. 184-000409
http://www.patrickengineering.com

Glen Ellyn Park District
185 Spring Ave. Glen Ellyn, IL 60137
Plat of Consolidation
Ackerman Park
Glen Ellyn, Illinois

SCALE	1" = 100'	DATE	12/10/08
FIELD CREW	BTS, R.J., DB	PROJECT	20807.026
DRAWN BY	CD	SHEET NO.	
CHECKED BY	RJP, SL	1	
APPROVED BY	SL	1 OF 2 SHEETS	

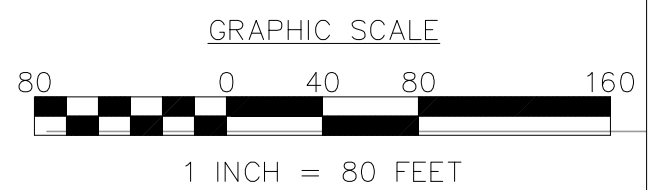
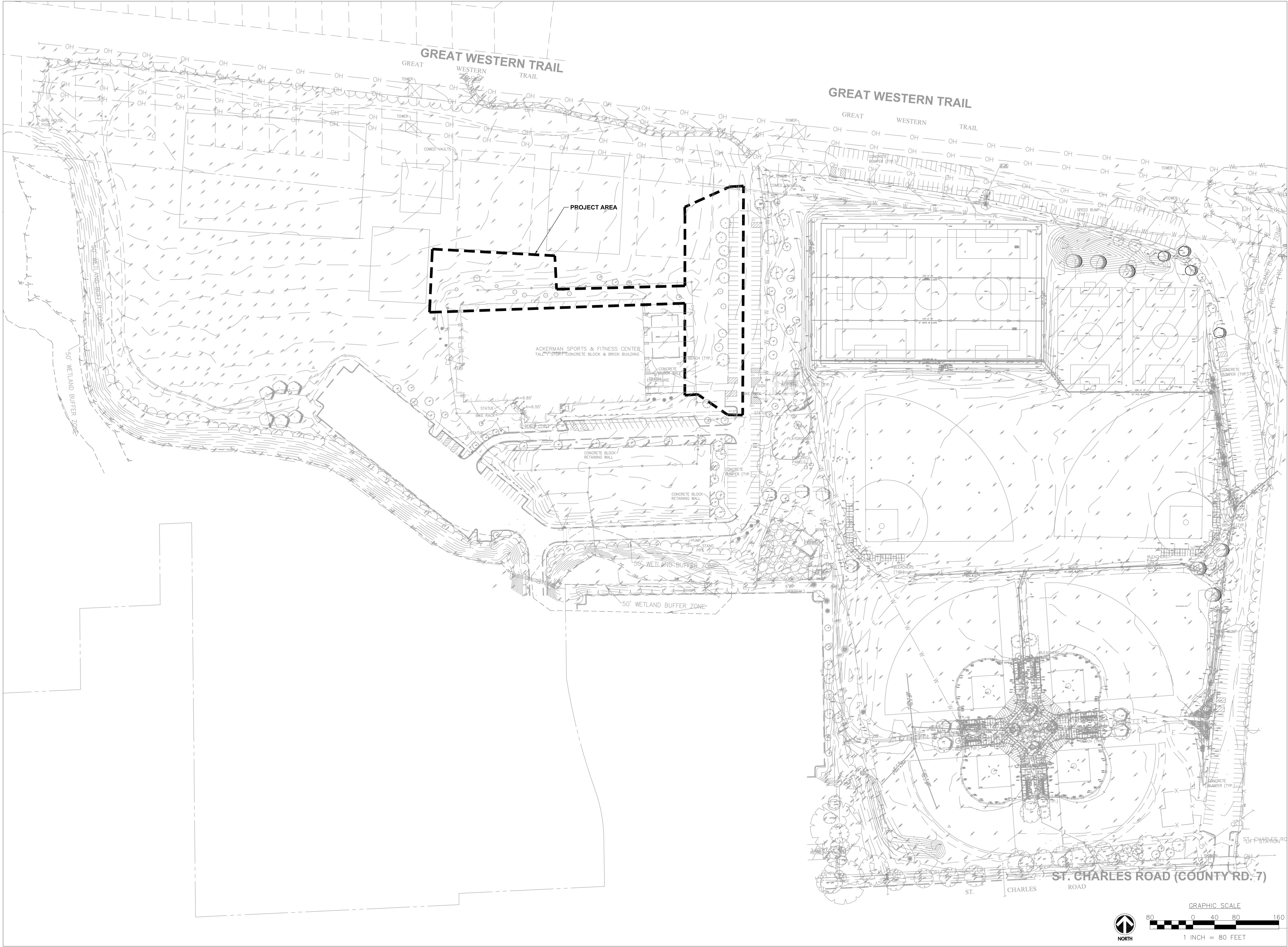
R2009-59599 182

Submitted by # Mail to:

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S:\Darien\glen_ellyn_park_district\220194_ackerman_center_addition & renovation\01\11 drawings\02 CD\C1.00 EXISTING CONDITIONS PLAN.dwg eneeson Feb 17, 2023 12:51:14 pm

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Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

REV	DESCRIPTION	DATE
	SPECIAL USE APPLICATION	02-17-2023

ACKERMAN CENTER ADDITION & RENOVATION

800 ST. CHARLES RD
GLEN ELLYN, IL 60137

OVERALL EXISTING CONDITIONS PLAN

Project Number:
220194
Drawn By:
EN
Sheet:

C1.00

S:\Darien\glen ellyn park district\220194_ackerman center addition & renovation\01\11 drawings\02 CD\C1.00 EXISTING CONDITIONS PLAN.dwg eneeson Feb 17, 2023 12:51:23 pm

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REV	DESCRIPTION	DATE
	SPECIAL USE APPLICATION	02-17-2023

ACKERMAN CENTER ADDITION & RENOVATION

800 ST. CHARLES RD
GLEN ELLYN, IL 60137

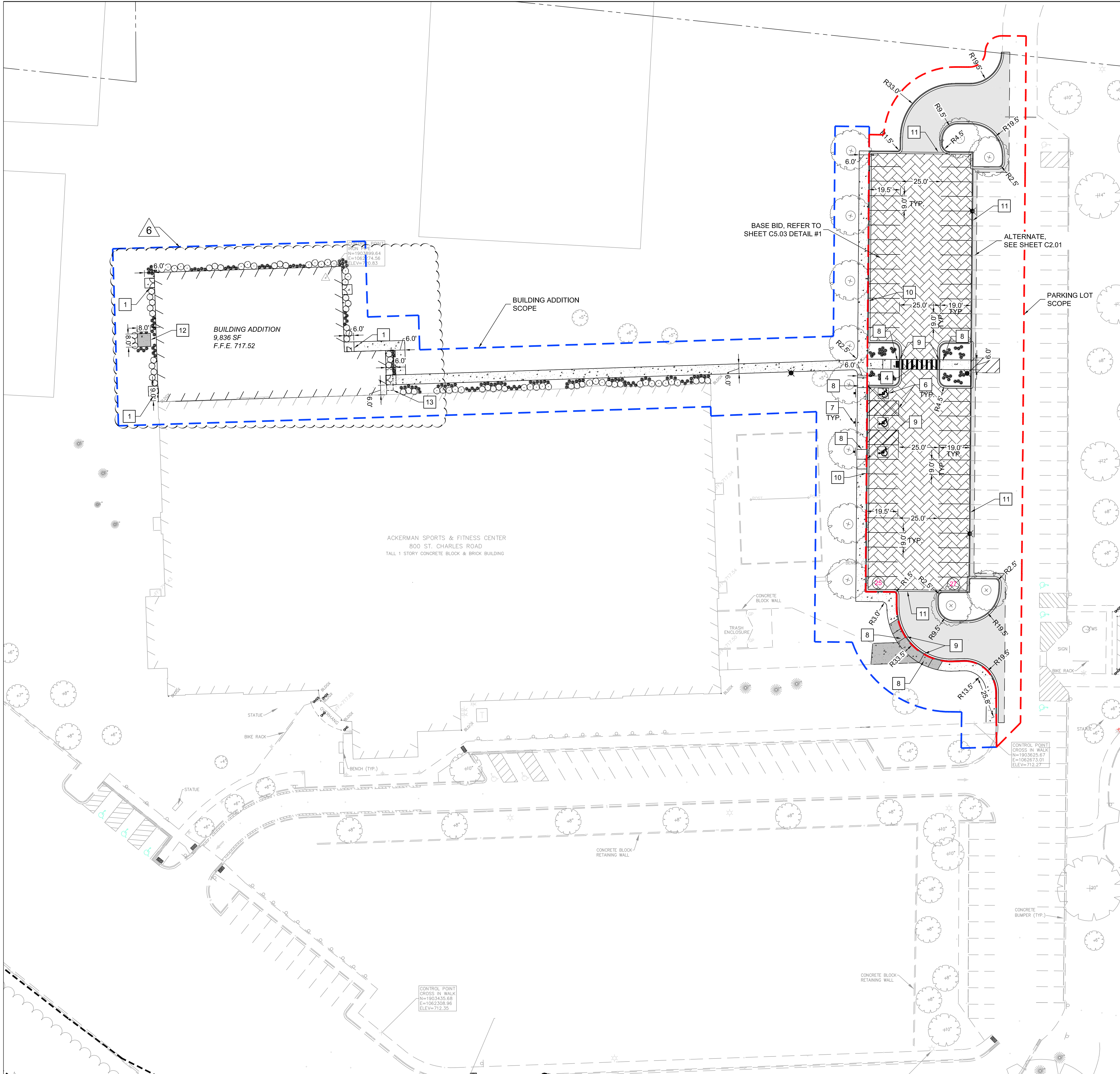
EXISTING CONDITIONS PLAN

Project Number:
220194
Drawn By:
EN
Sheet:

C1.01

S:\Darien\Glen Elyn Park District\220194_Ackerman Center Addition & Renovation\01\11 Drawings\02 CD\C2.00 SITE PLAN.dwg eneeson May 25, 2023 1:23:46 pm

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LEGEND

	FULL DEPTH HMA PAVEMENT AND STONE BASE
	HEAVY DUTY CONCRETE PAVEMENT AND STONE BASE
	PCC SIDEWALK AND STONE BASE
	PERMEABLE PAVERS REFER TO SHEET C5.03 DETAIL #1
	BUILDING ADDITION SCOPE
	PARKING LOT SCOPE
	PARKING COUNT
	LIGHT POLE
	PROPERTY LINE

SITE KEY NOTES

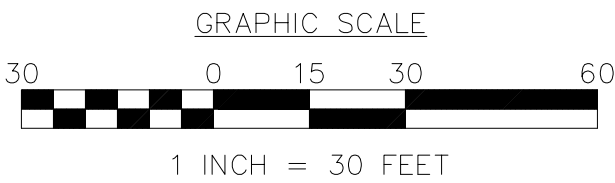
1	FROST STOOP
2	4" SOLID PARKING STRIPE, TRAFFIC WHITE PAINT
3	24" STOP BAR, TRAFFIC WHITE PAINT
4	12" CROSSWALK STRIPING, TRAFFIC WHITE PAINT
5	4" SOLID PARKING STRIPE, 4" O.C., 45° ANGLE, YELLOW
6	ADA PARKING STRIPING
7	ADA SIGN
8	ADA RAMP AND DETECTIBLE WARNINGS
9	DEPRESSED CURB
10	B6.12 CURB & GUTTER
11	FLUSH CONCRETE CONTAINMENT CURB
12	HEAVY DUTY CONCRETE PAD FOR COMPRESSOR UNIT
13	ADDITION CANOPY

SITE PLAN NOTES

- ALL EXISTING CURB TO BE REMOVED UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
- ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
- ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
- CONTRACTOR TO COORDINATE WITH OWNER ON FINAL LOCATIONS OF SIGNS.

LAYOUT NOTE:

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



Wight

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2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979

NOT FOR
CONSTRUCTION

	BID GROUP 3-ADDENDUM 2	05-25-2023
	90% CD	05-11-2023
	ADDENDUM 2	05-01-2023
	BID GROUP 2- ISSUED FOR BID	04-21-2023
	1 BID GROUP 1- ISSUED FOR BID	02-22-2023
	SPECIAL USE APPLICATION	02-17-2023
REV	DESCRIPTION	DATE

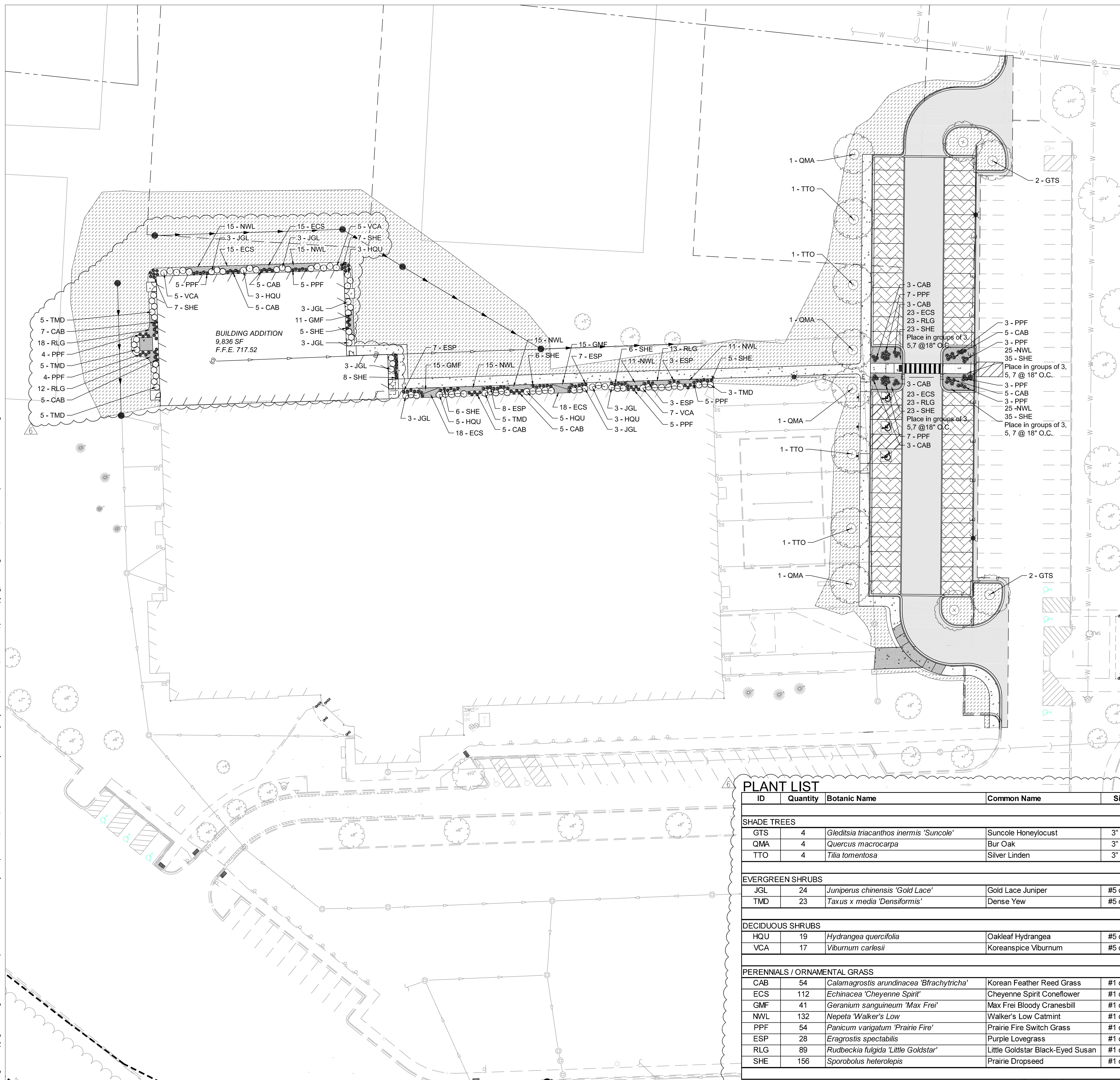
ACKERMAN CENTER ADDITION & RENOVATION

800 ST. CHARLES RD
GLEN ELLYN, IL 60137

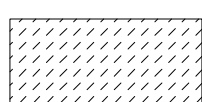
SITE PLAN

Project Number:
220194
Drawn By:
EN
Sheet:

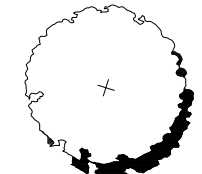
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LEGEND



SEED AND BLANKET RESTORATION



SHADE TREE

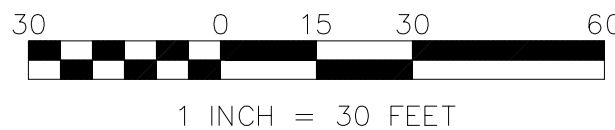
LANDSCAPE NOTES:

1. SEED AND BLANKET LIMIT LINE IS APPROXIMATE. RESTORE TO LIMITS OF DISTURBANCE. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH). FERTILIZER, SEED AND BLANKET AS SHOWN.
2. CROWN OR ROOTS PENETRATING AS SHOWN ON PLANS ARE DISTURBED BY CONSTRUCTION, OUTSIDE SCOPE LIMIT, TO EXISTING CONDITION.
3. ALL PROPOSED PLANTING BED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 10" DEPTH) PRIOR TO PERENNIAL AND SHRUB INSTALLATION.
4. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO THEIR OPERATIONS. CONTRACTOR SHALL INSTALL TREES PROTECTING ENCLOSING AS SHOWN ON PLANS AND DETAILS PRIOR TO BEGINNING WORK.
5. THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
6. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS IT IS APPLIED ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
7. ALL PLANTING BEDS WILL RECEIVE 3" PREMIUM DOUBLE SHREDDED HARDWOOD BARK, GROUNDCOVERS SHALL RECEIVE 1-1/2" CARBELY PLACED AROUND BASE OF PLANT.
8. TREES PLACED IN TURF AREAS WILL HAVE 6" DIA. MULCH RING WITH 3" DEEP SPADE CUT EDGE.
9. ALL BEDLINES SHALL BE SPADE CUT TO A MIN. DEPTH OF 3". EXISTING BEDLINES INCLUDING GRASS AND NOT SEGMENTED.
10. EXISTING TURF IN PROPOSED PLANTING AREAS SHALL BE STRIPPED AND REMOVED.
11. ALL PERENNIAL & SHRUB BEDS HAVE AMENDED TOPSOIL 2" MINIMUM ORGANIC MATTER SHALL BE TILLED INTO THE TOP 10" OF BEDS.
12. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM NEAREST LIGHT POLE.
13. TREES SHALL BE INSTALLED A MINIMUM OF 5' HORIZONTALLY FROM UNDERGRUT AND NOT SEGMENTED FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES.
14. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
15. ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
16. THE CROWNS AND ROOTS OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.

PLANT LIST

ID	Quantity	Botanic Name	Common Name	Size	Root	Spacing
SHADE TREES						
GTS	4	<i>Gleditsia triacanthos inermis</i> 'Suncole'	Suncole Honeylocust	3' cal.	B&B	As shown
QMA	4	<i>Quercus macrocarpa</i>	Bur Oak	3' cal.	B&B	As shown
TTO	4	<i>Tilia tomentosa</i>	Silver Linden	3' cal.	B&B	As shown
EVERGREEN SHRUBS						
JGL	24	<i>Juniperus chinensis</i> 'Gold Lace'	Gold Lace Juniper	#5 cont.		As shown
TMD	23	<i>Taxus x media</i> 'Densiformis'	Dense Yew	#5 cont.		As shown
DECIDUOUS SHRUBS						
HQU	19	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	#5 cont.		As shown
VCA	17	<i>Viburnum carlesii</i>	Koreanspice Viburnum	#5 cont.		As shown
PERENNIALS / ORNAMENTAL GRASS						
CAB	54	<i>Calamagrostis arundinacea</i> 'Bifrachytricha'	Korean Feather Reed Grass	#1 cont.		18" O.C.
ECS	112	<i>Echinacea</i> 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	#1 cont.		18" O.C.
GMF	41	<i>Geranium sanguineum</i> 'Max Frei'	Max Frei Bloody Cranesbill	#1 cont.		18" O.C.
NWL	132	<i>Nepeta</i> 'Walker's Low'	Walker's Low Catmint	#1 cont.		18" O.C.
PPF	54	<i>Panicum variegatum</i> 'Prairie Fire'	Prairie Fire Switch Grass	#1 cont.		18" O.C.
ESP	28	<i>Eragrostis spectabilis</i>	Purple Lovegrass	#1 cont.		18" O.C.
RLG	89	<i>Rudbeckia fulgida</i> 'Little Goldstar'	Little Goldstar Black-Eyed Susan	#1 cont.		18" O.C.
SHE	156	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1 cont.		18" O.C.

GRAPHIC SCALE



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2500 North Frontage Road
Darien, IL 60561

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F 630.969.7979

**NOT FOR
CONSTRUCTION**

BID GROUP 3-ADDENDUM 2	05-25-2023
ADDENDUM 3	05-25-2023
90% CD	05-11-2023
ADDENDUM 2	05-01-2023
BID GROUP 2- ISSUED FOR BID	04-21-2023
1 BID GROUP 1- ISSUED FOR BID	02-22-2023
SPECIAL USE APPLICATION	02-17-2023
REV DESCRIPTION	DATE

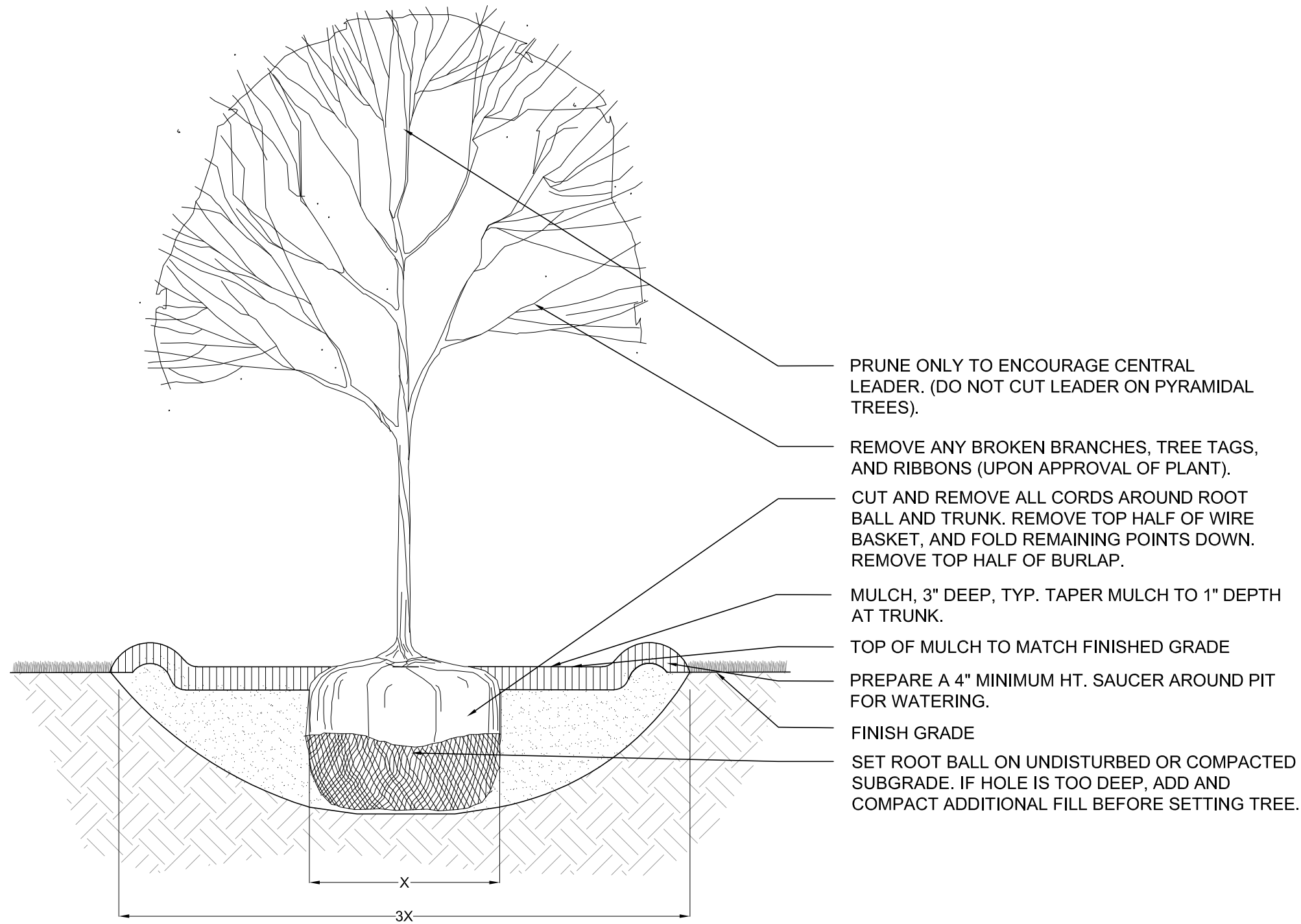
ACKERMAN CENTER ADDITION & RENOVATION

800 ST. CHARLES RD
GLEN ELLYN, IL 60137

LANDSCAPE PLAN

Project Number
220194
Drawn By:
PK/DW
Sheet:

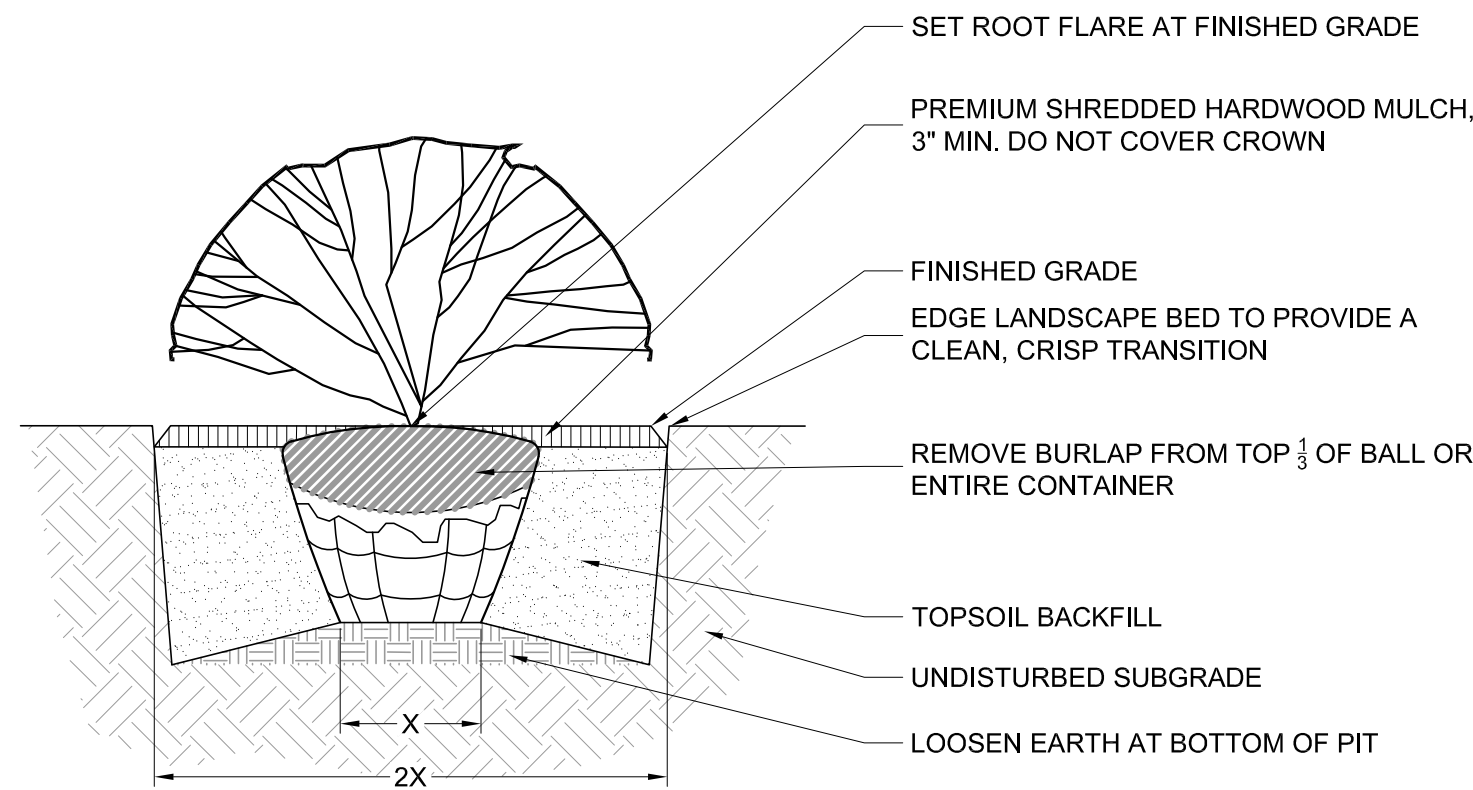
L1.00



- NOTES:
1. PRUNE TO THIN AND SHAPE TREE CANOPY PER SPECIFICATIONS
 2. APPLY STAKES AND/ OR GUYS ONLY AS INDICATED IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
 3. AVOID PLACING SOIL ON TOP OF THE ROOT BALL. MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL. SET ROOT BALL SO THAT BASE OF ROOT FLARE IS 3'-6" HIGHER THAN ADJACENT FINISH GRADE (ROOT FLARE IS TYPICALLY 6" BELOW BUD GRAFT UNION ON GRAFTED TREES).
 4. FLARE PLANTING HOLE EDGE SIZE TO BE TWICE AS WIDE AS ROOT BALL. BACKFILL PIT WITH 1/3 AMENDED TOPSOIL AND 2/3 EXCAVATED MATERIAL. REMOVE EXCESS EXCAVATED MATERIAL FROM SITE AND DISPOSE OF LEGALLY.
 5. SET ROOT FLARE AND TOP OF ROOT BALL 2-3" ABOVE FINISHED GRADE - DO NOT BURY WITH MULCH OR TOPSOIL
 6. EDGE TREE MULCH RING TO PROVIDE A CLEAN, CRISP TRANSITION FOR TREES LOCATED OUTSIDE OF LANDSCAPE BEDS. 5' Ø MIN. MULCH RING. DO NOT VOLCANO MULCH OR MOUND IN A SAUCER

1 TREE PLANTING

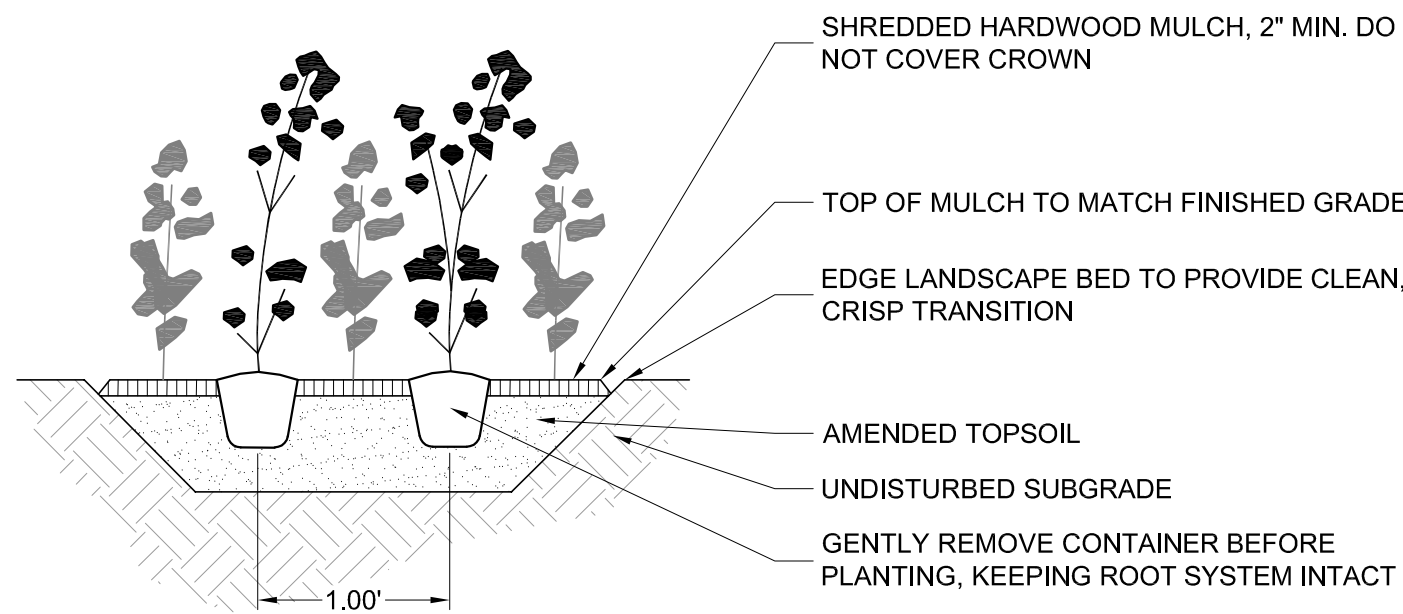
SCALE: 1/2" = 1'-0"



NOTE: TAKE CARE WHEN PLACING HARDWOOD MULCH NOT TO COVER WEEP HOLES

2 SHRUB PLANTING

SCALE: 1/2"=1'-0"



NOTE: TAKE CARE WHEN PLACING HARDWOOD MULCH NOT TO COVER WEEP HOLES

3 PERENNIAL PLANTING

SCALE: 1/2"=1'-0"



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SPECIAL USE APPLICATION		02-17-2023
REV	DESCRIPTION	DATE

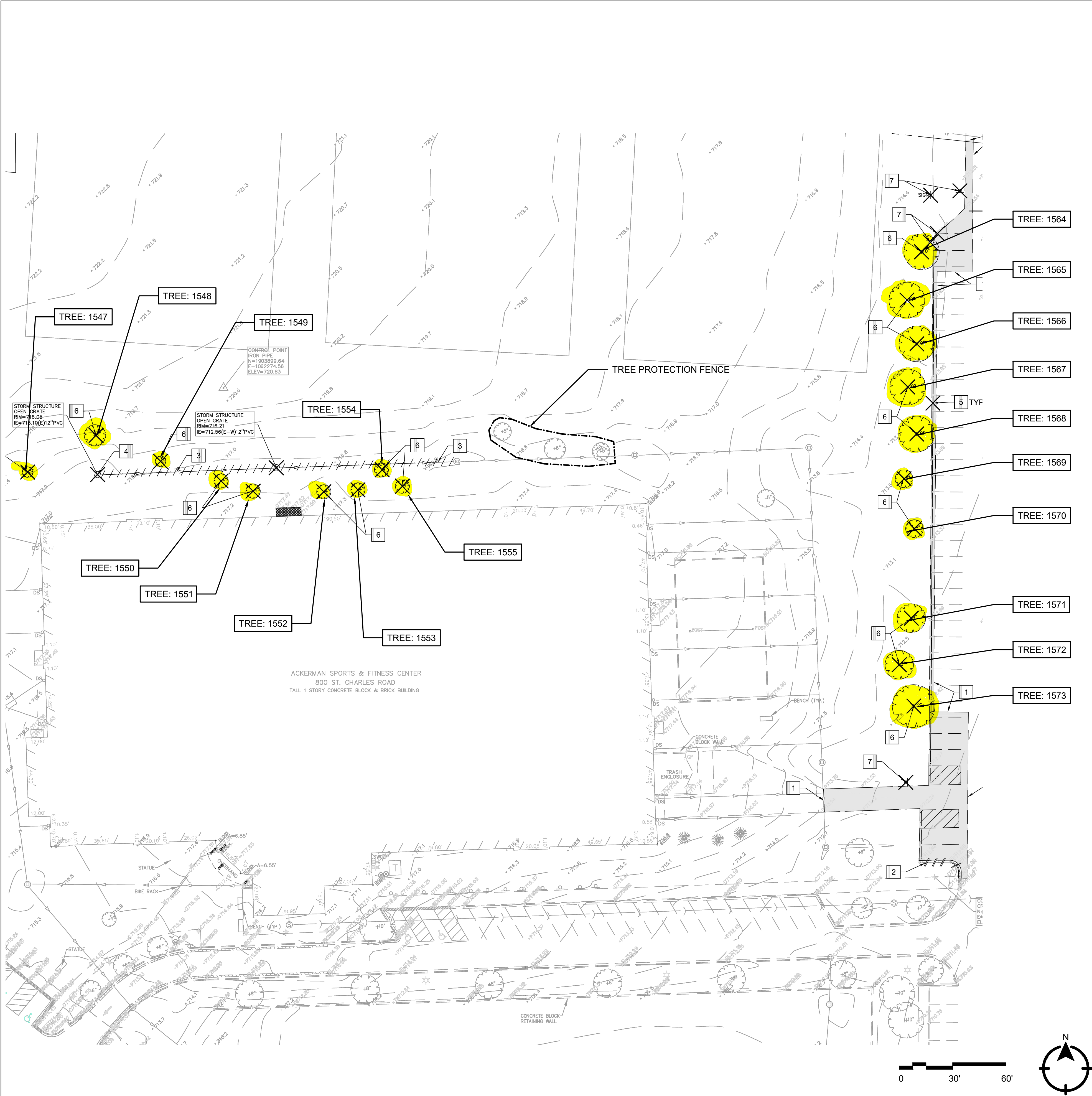
ACKERMAN CENTER ADDITION & RENOVATION

800 ST. CHARLES RD
GLEN ELLYN, IL 60137

LANDSCAPE DETAILS

Project Number:
220194
Drawn By:
PK/DW
Sheet:

L1.01



1 VIEW TITLE

Scale: 1:30

TREE INVENOTORY					
Tree #	Botanical Name	Common Name	Size (Cal.)	Condition	Action
1547	Gymnocladus	Kentucky Coffee	2"	3 (Average)	Remove
1548	Acer	Silver Maple	3"	3 (Average)	Remove
1549	Gymnocladus	Kentucky Coffee	2"	3 (Average)	Remove
1550	Taxodium	Bald Cyprus	3"	3 (Average)	Remove
1551	Taxodium	Bald Cyprus	3"	3 (Average)	Remove
1552	Taxodium	Bald Cyprus	3"	3 (Average)	Remove
1553	Taxodium	Bald Cyprus	3"	3 (Average)	Remove
1554	Taxodium	Bald Cyprus	3"	3 (Average)	Remove
1555	Taxodium	Bald Cyprus	2"	3 (Average)	Remove
1564	Gleditsia tricanthos	Honey Locust	9"	2 (Above Average)	Remove
1565	Gleditsia tricanthos	Honey Locust	9"	2 (Above Average)	Remove
1566	Gleditsia tricanthos	Honey Locust	8"	3 (Average)	Remove
1567	Gleditsia tricanthos	Honey Locust	8"	2 (Above Average)	Remove
1568	Gleditsia tricanthos	Honey Locust	9"	3 (Average)	Remove
1569	Quercus spp.	Burr Oak	4"	3 (Average)	Remove
1570	Syringa spp.	Lilac Shrub	4"	3 (Average)	Remove
1571	Acer platanoides	Norway Maple	4"	3 (Average)	Remove
1572	Gymnocladus	Kentucky Coffee	6"	3 (Average)	Remove
1573	Tilia spp.	Linden	9"	4 (Below Average)	Remove
				1 (Specimen)	
				2 (Above Average)	
				3 (Average)	
				4 (Below Average)	
				5 (Nearly Dead)	



GLEN ELLYN
PARK DISTRICT

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.

Ackerman Center
Addition & Renovation

800 St. Charles Road

ISSUE

Review
Documents

February 17, 2023

REVISION/RE-ISSUES

REV. COMMENT, DATE

SHEET TITLE

Tree
Preservation

DRAWN: CHECKED:

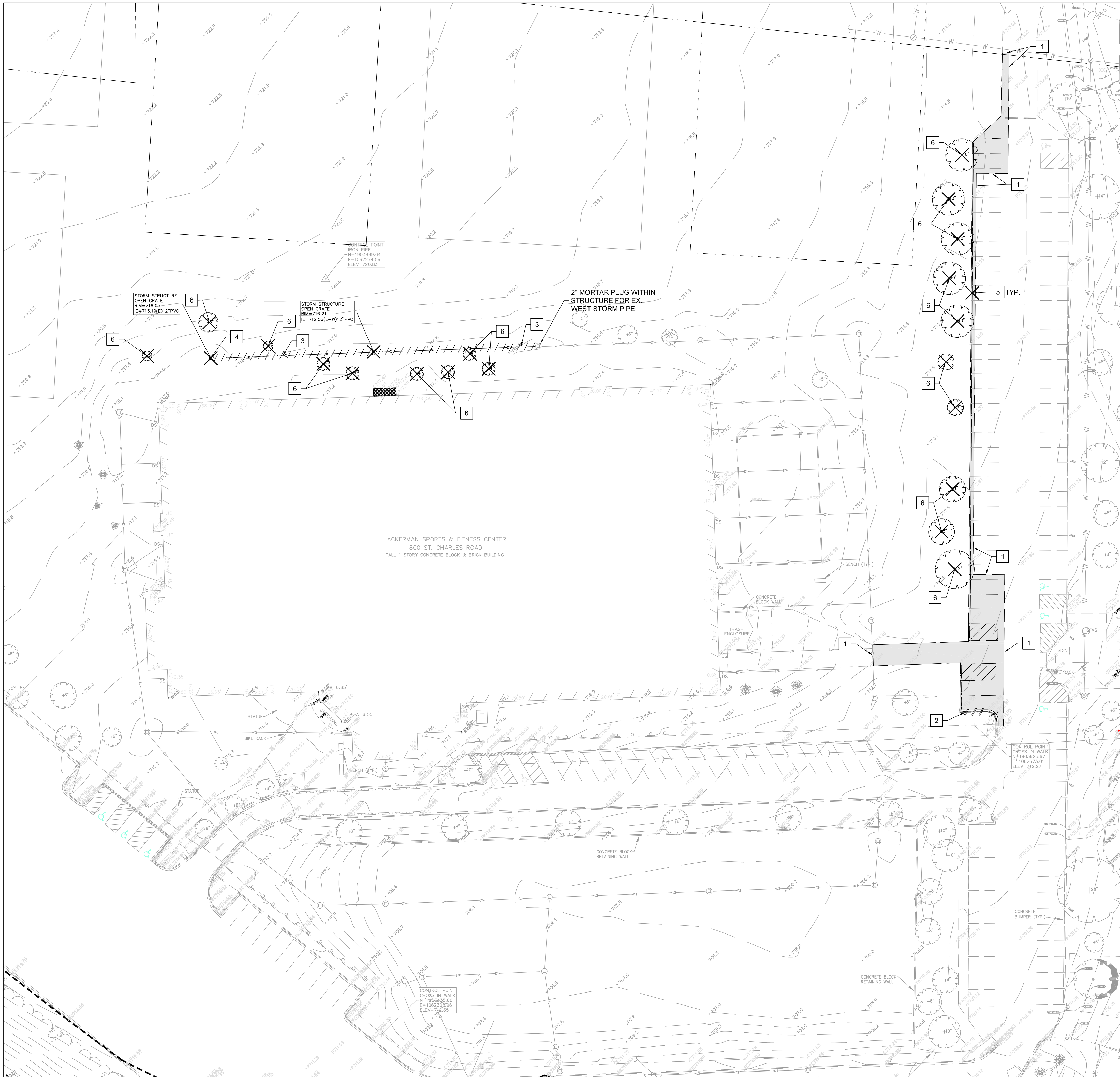
SHEET NO.

TP.1



S:\Darien\glen_ellyn_park_district\220194_ackerman_center_addition & renovation\01\11 drawings\02 CD\C1.01 DEMOLITION PLAN.dwg eneeson Feb 17, 2023 12:51:53 pm

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LEGEND

	ITEM REMOVAL
	LINEAR ITEM REMOVAL
	FULL DEPTH HMA AND STONE BASE REMOVAL
	CONCRETE AND STONE BASE REMOVAL

DEMO KEY NOTES

1	SAWCUT
2	REMOVE CURB AND GUTTER
3	REMOVE STORM SEWER
4	REMOVE STORM STRUCTURE.
5	REMOVE WHEEL STOPS. RELOCATE PER OWNER DIRECTION.
6	REMOVE TREE.
7	REMOVE SIGN, POST AND FOUNDATION

DEMOLITION NOTES

- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES DURING DEMOLITION & CONSTRUCTION ACTIVITIES, WHETHER SHOWN ON THE PLANS OR NOT, UNLESS OTHERWISE SPECIFIED. ANY RELOCATION, ADJUSTMENTS, CONFLICTS, ETC. SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. CONTRACTOR TO LOCATE ALL PUBLIC & PRIVATE UTILITIES IN THE RIGHT-OF-WAY AND SITE PRIOR TO CONSTRUCTION.
- ALL EXISTING CURB TO REMAIN UNLESS OTHERWISE SPECIFIED. ANY CURB DAMAGED DURING DEMOLITION SHALL BE REPLACED IN KIND.
- ALL EXISTING SIGNS & LIGHT POLES TO REMAIN AND BE PROTECTED UNLESS OTHERWISE SPECIFIED. ANY SIGNS REMOVED SHALL BE SALVAGED AND RELOCATED OR RETURNED TO OWNER.
- ANY UTILITY ADJUSTMENTS, CONFLICTS, RELOCATIONS, ETC. REQUIRED SHALL BE COORDINATED WITH ENGINEER AND UTILITY OWNER/PROVIDER.
- ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE SPECIFIED.
- ALL DEMOLITION AND CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE COORDINATED AND APPROVED BY THE VILLAGE OF GLEN ELLYN. THE CONTRACTOR IS TO CONTACT THE INSPECTORS AT THE VILLAGE OF GLEN ELLYN PRIOR TO CONSTRUCTION.
- COORDINATE ALL ELECTRICAL, CABLE FIBER, ETC., REMOVAL/RELOCATION WITH MEP PLANS. CONTRACTOR SHALL PROTECT ALL EXISTING ELECTRIC SERVICES DURING CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.
- ALL EXISTING SHRUBS AND LANDSCAPING IN CONFLICT WITH SITE IMPROVEMENTS SHALL BE REMOVED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED PUBLIC/PRIVATE PROPERTY OR ROADWAY AS A RESULT OF CONSTRUCTION ON THIS SITE. THE RIGHT-OF-WAY MUST BE RESTORED TO EXISTING OR BETTER CONDITION.
- ITEMS NOTED AS REMOVE AND RELOCATE, SEE LAYOUT PLAN FOR NEW LOCATIONS.



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SPECIAL USE APPLICATION 02-17-2023

REV DESCRIPTION DATE

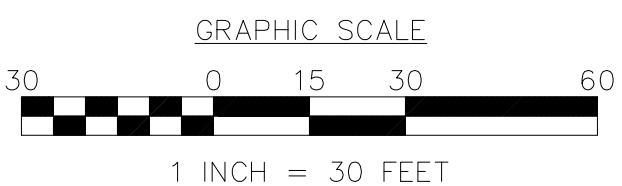
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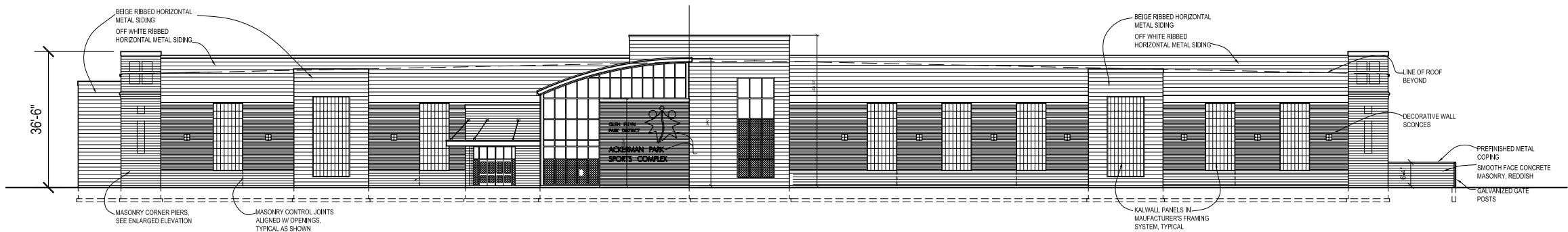
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DEMOLITION PLAN

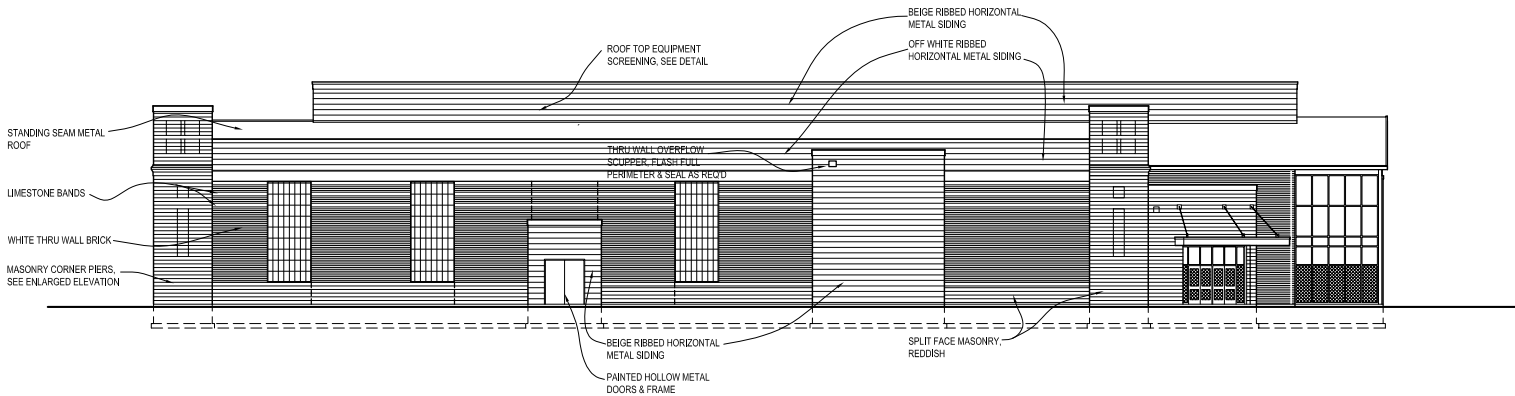
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220194
Drawn By:
EN
Sheet:

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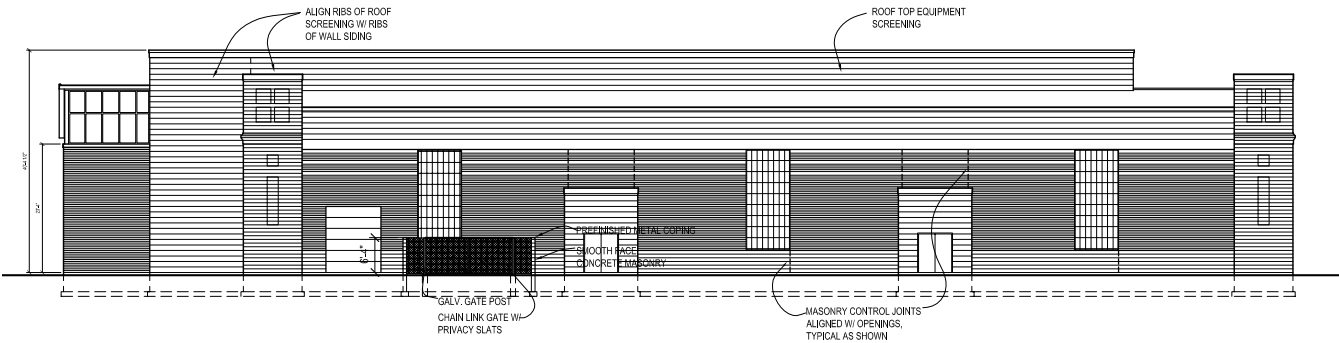




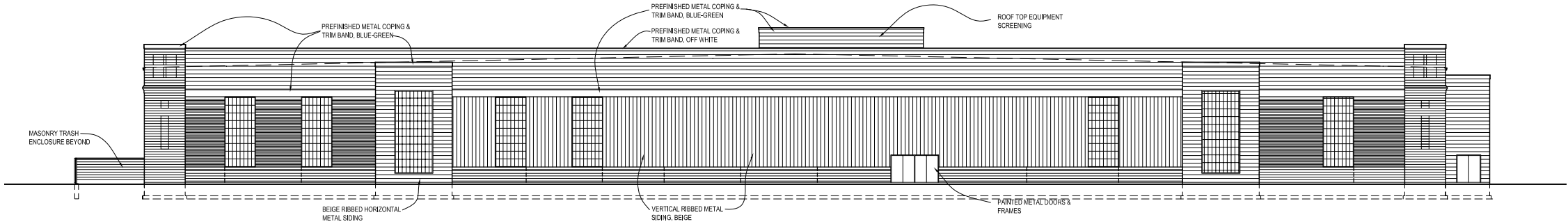
A3 SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



E3 WEST ELEVATION
SCALE : 1/16" = 1'-0"

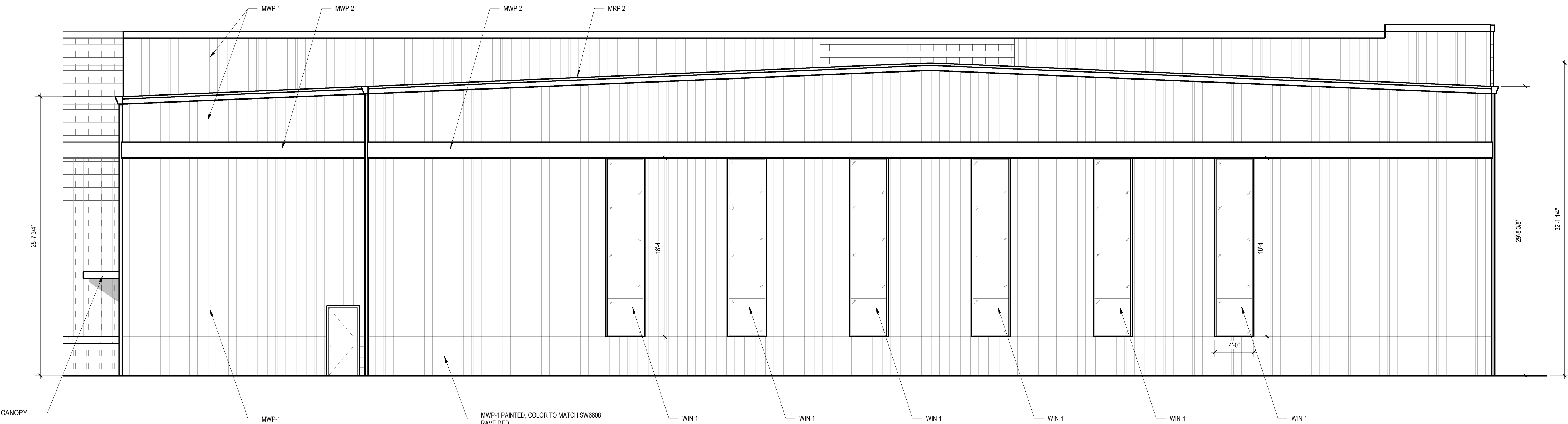


D3 EAST ELEVATION
SCALE : 1/16" = 1'-0"

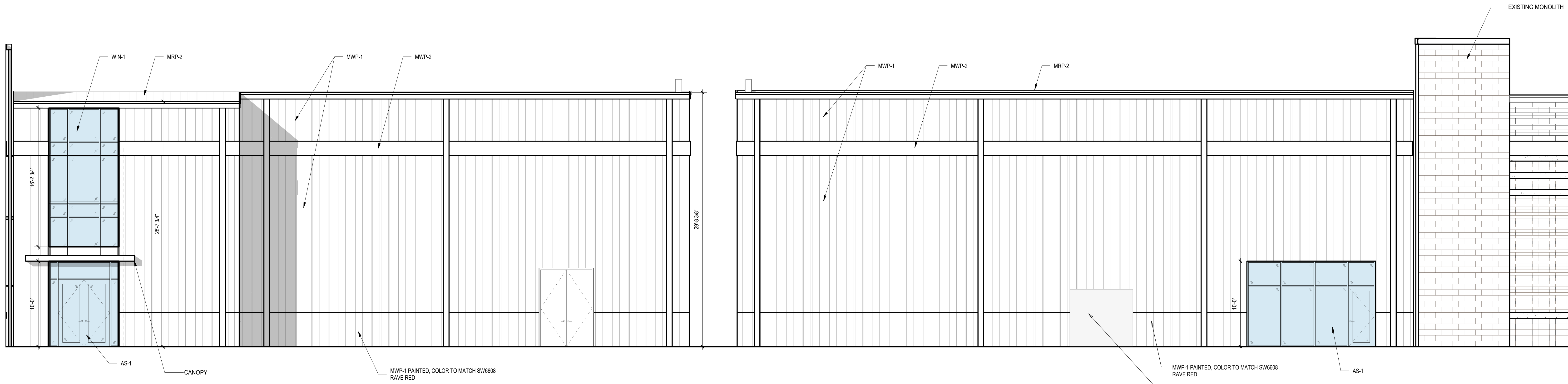


C3 NORTH ELEVATION
SCALE : 1/16" = 1'-0"

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1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

LEGEND - FINISH - EXTERIOR			
SYMBOL	MATERIAL	DESCRIPTION	SPEC
AS-1	ALUMINUM STOREFRONT		
MRP-2	METAL ROOF PANEL	BASIS OF DESIGN PRODUCT: DOUBLE LOK CONSEALED FASTENER METAL PANEL BY CECO COLOR: LIGHT STONE 1/2" TO 1" SLOPE	
MWP-1	METAL WALL PANEL	BASIS OF DESIGN PRODUCT: PER METAL PANEL BY CECO COLOR: LIGHT STONE INSTALLATION: VERTICAL RIBS	
MWP-2	METAL WALL PANEL	BASIS OF DESIGN PRODUCT: PER METAL PANEL BY CECO COLOR: FERN GREEN INSTALLATION: HORIZONTAL	
WIN-1	WINDOW SYSTEM	BASIS OF DESIGN PRODUCT: ALPEN WINDOWS	



GLEN ELLYN PARK DISTRICT

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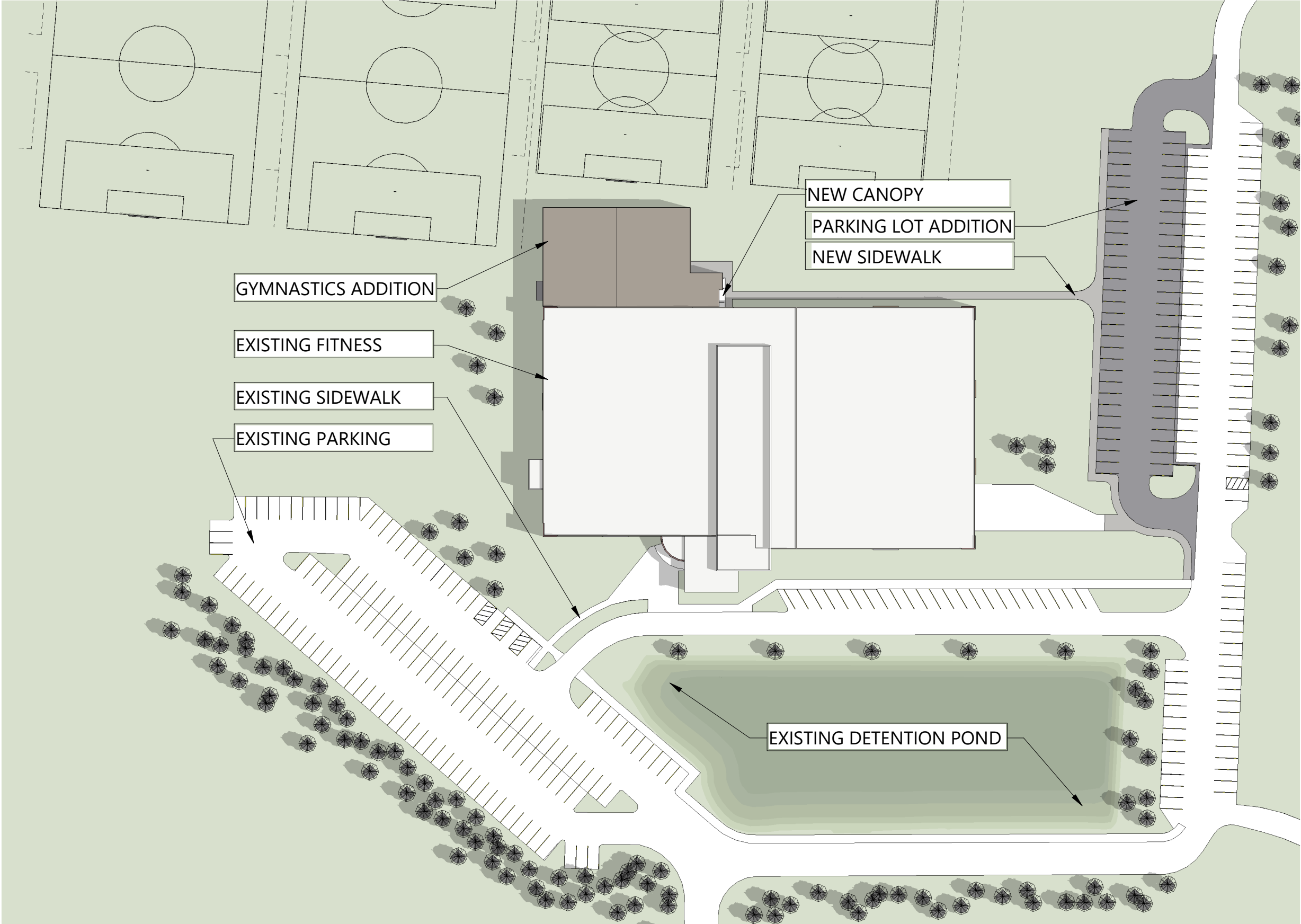
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EXTERIOR ELEVATIONS

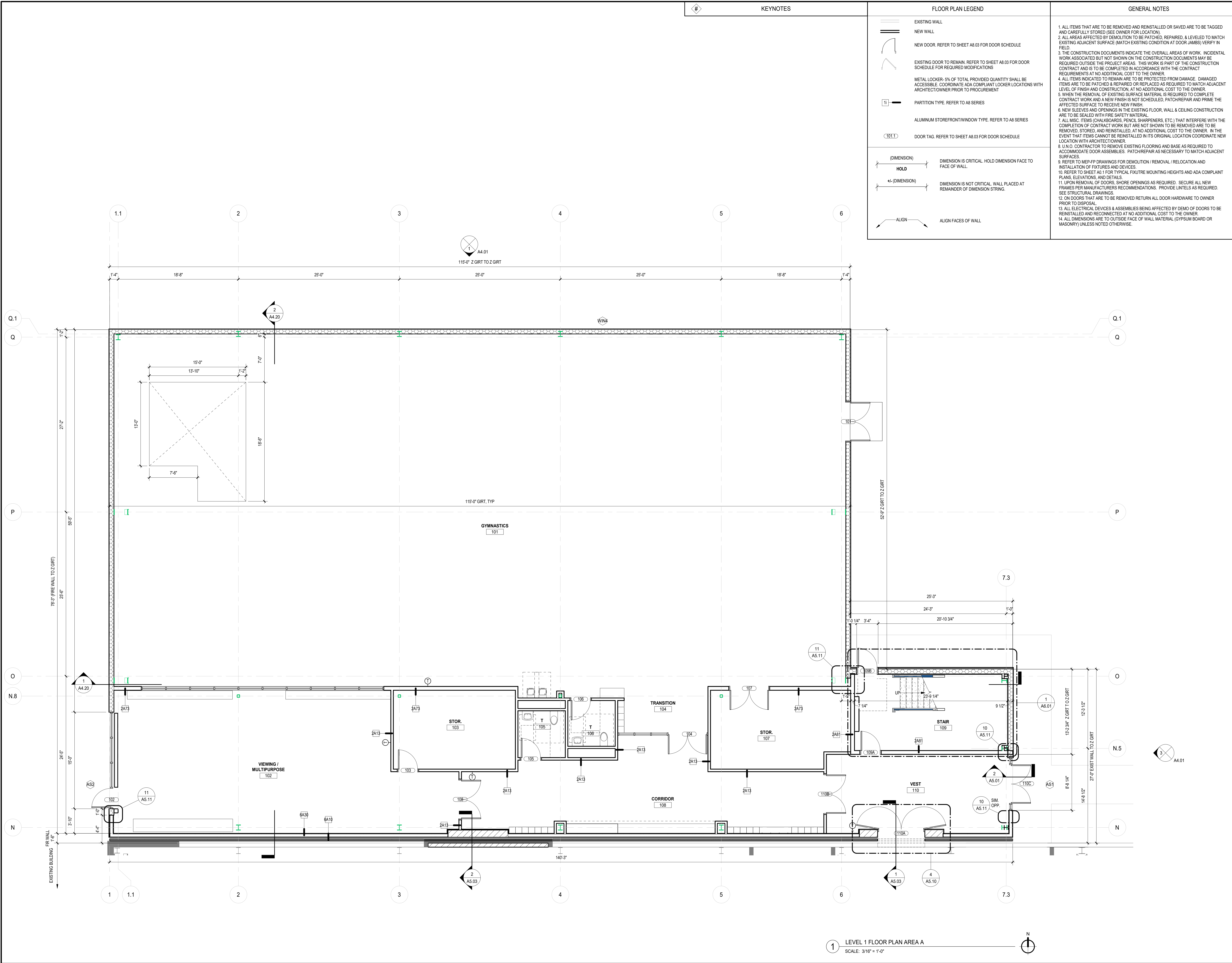
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Drawn By:
DA
Sheet:

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PROPOSED SCOPE OF WORK



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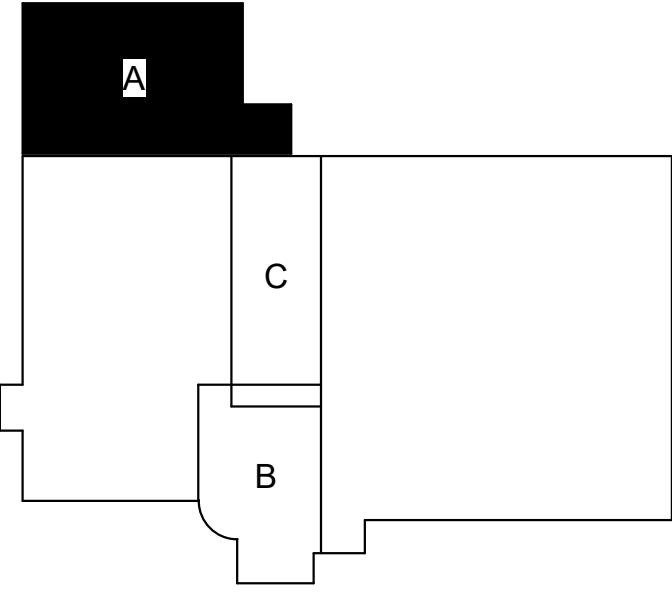




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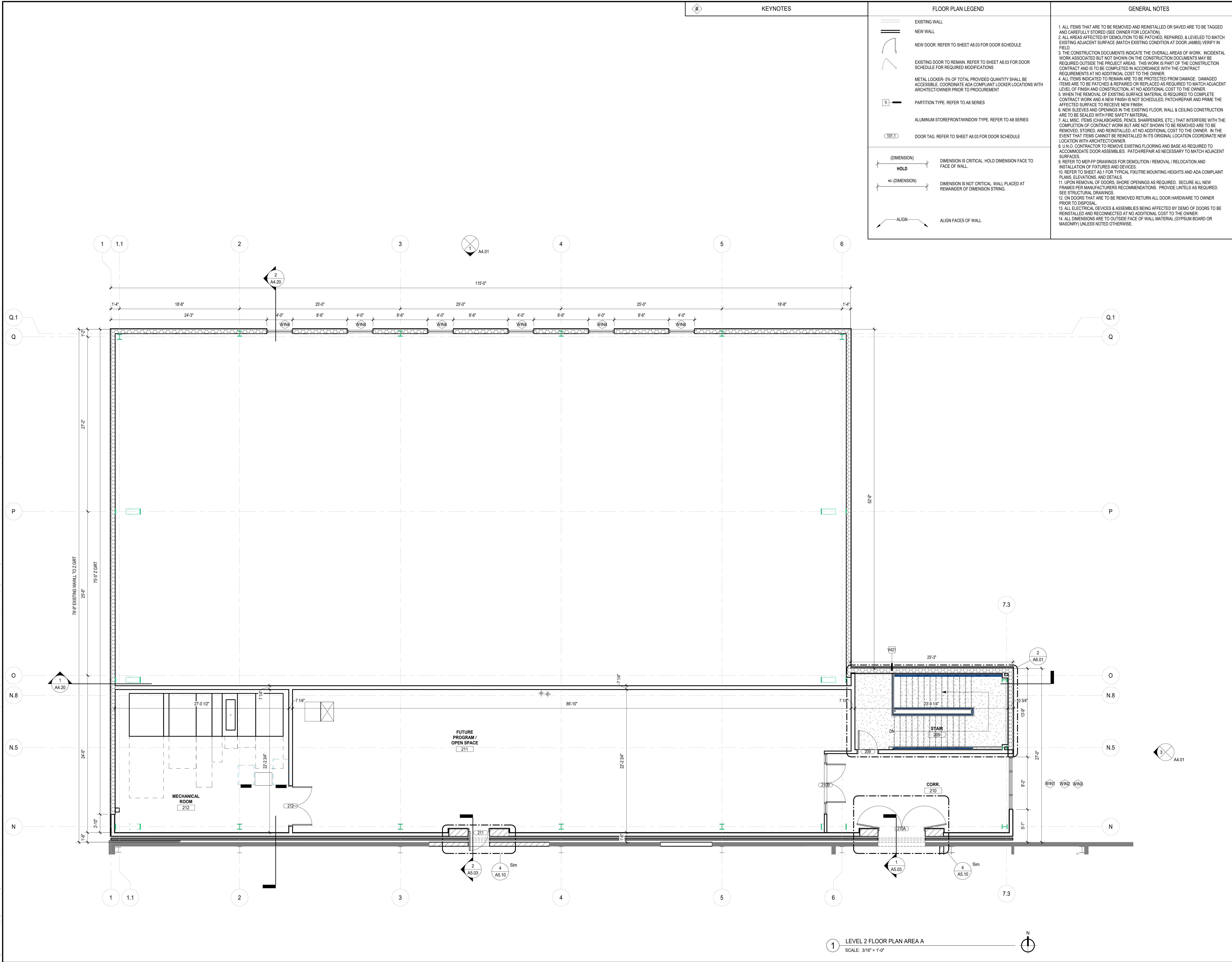
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LEVEL 1 FLOOR PLAN AREA A

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220194
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DA
Sheet:

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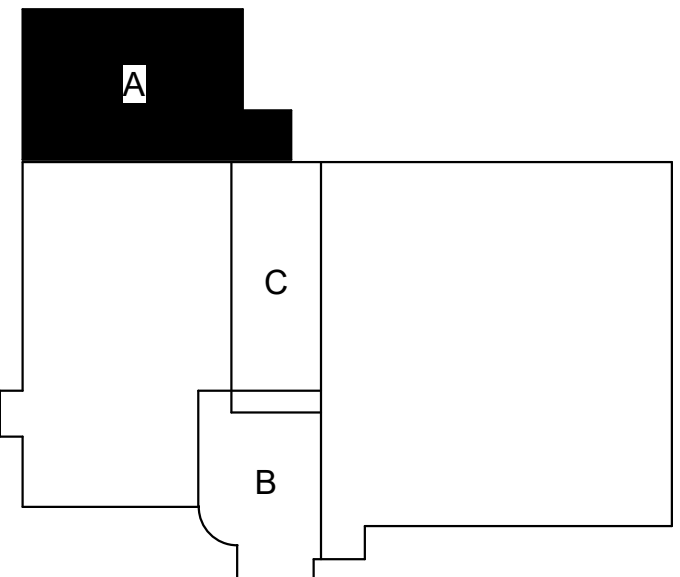




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ACKERMAN SPORTS AND FITNESS CENTER ADDITION & RENOVATION

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LEVEL 2 FLOOR PLAN AREA A

Project Number:
220194
Drawn By:
DA
Sheet:

A2.20



Glen Ellyn Park District
Ackerman Sports and Fitness Expansion
800 St. Charles Road
Glen Ellyn, IL

Glen Ellyn Park District Ackerman Sports and Fitness Expansion Project Materials and Colors

Roofing

Metal roof panels to match existing color as close as practical.

Walls

Metal wall panels - Field: Wall panels to have vertical ribs to match the existing color and profile as close as practical

Metal wall panels – Upper: Horizontal band to be painted to match the green trim of the existing building.

Metal wall panels – Lower: : Lower band to be painted to match the lower trim of the existing building.

Fenestration

Glazing frames to match color of the existing buildings as close as possible

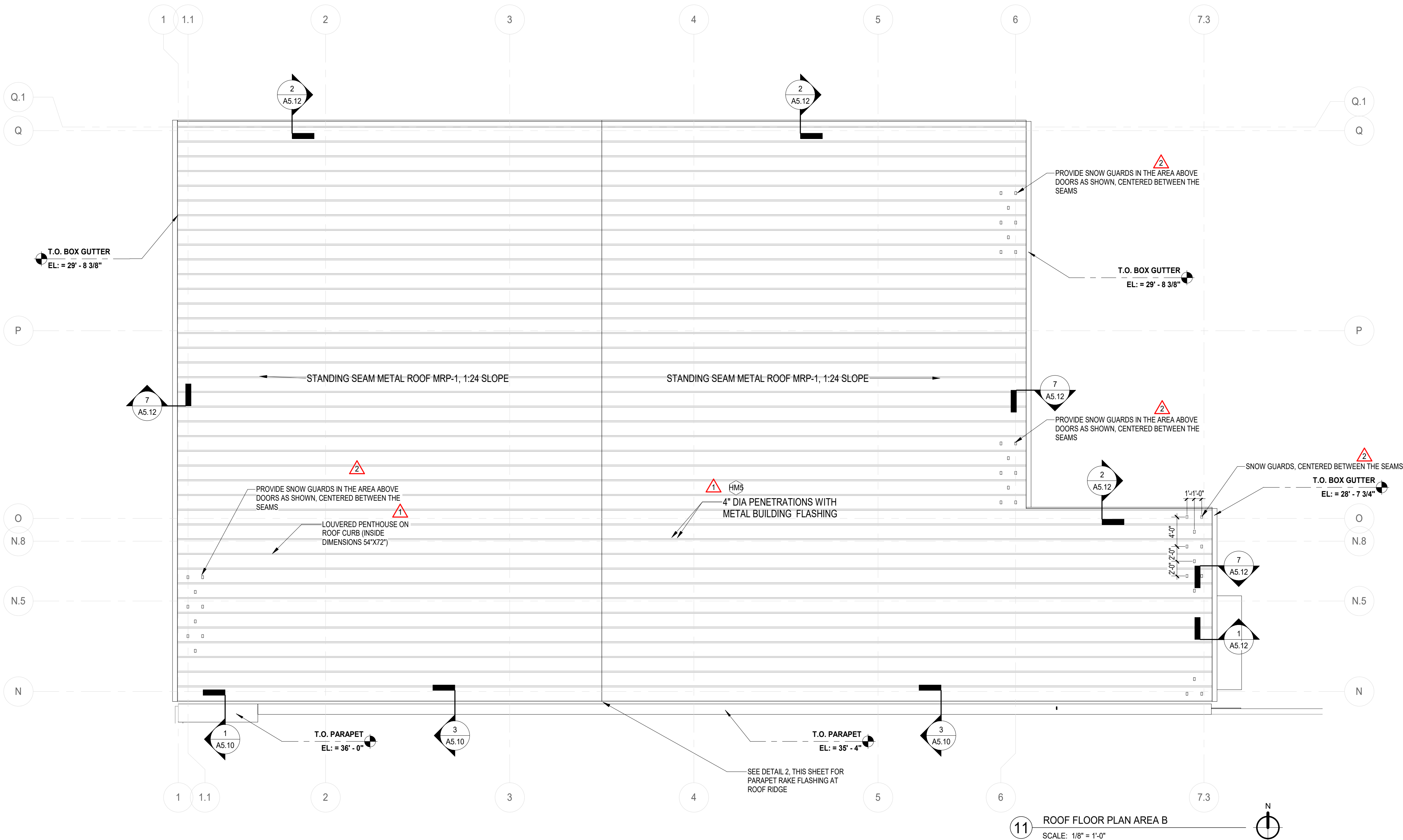
Glazing north elevation to be clear glass

Glazing east and west elevations to be tinted gray

Egress doors

To be hollow metal doors and frames painted to match the field metal wall panels as close as possible.

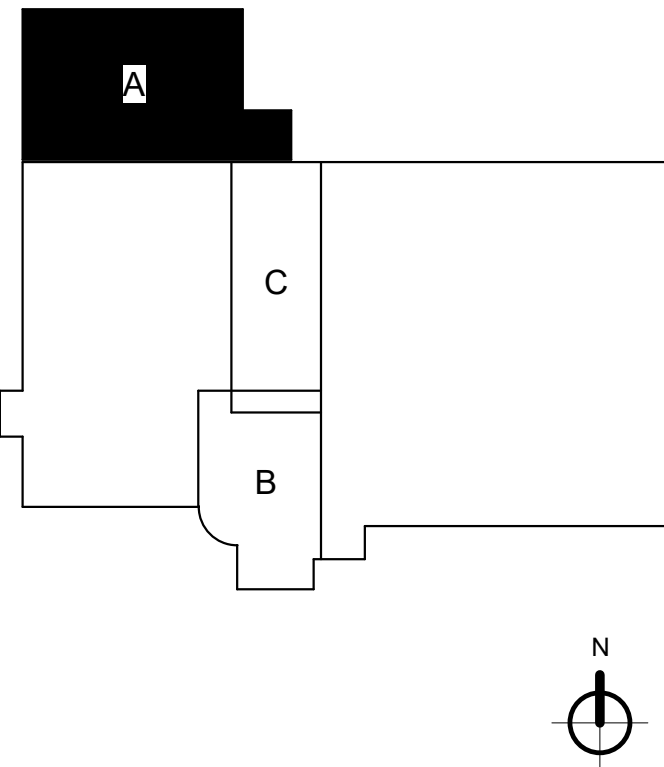
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REV	DESCRIPTION	DATE
2	BR3 - ISSUED FOR BID	05/09/2023
1	BR1 ADDENDUM 2	03/15/2023
1	BR1 ADDENDUM 1	03/07/2023
1	BID RELEASE 1 - ISSUED FOR BID	02/22/2023

**ACKERMAN SPORTS
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ADDITION &
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800 ST CHARLES ROAD
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ROOF PLAN

Project Number:
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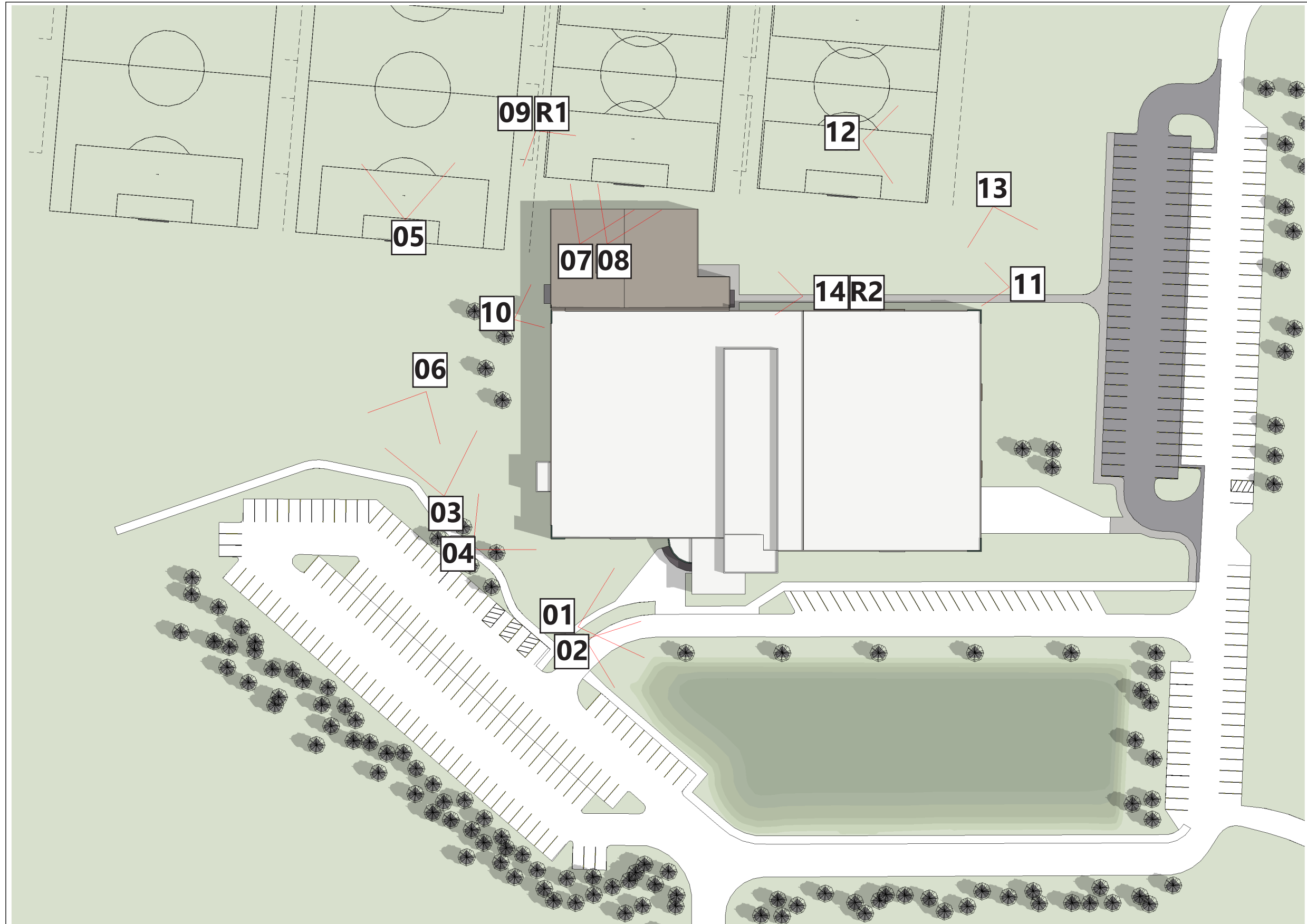


PHOTO 01



PHOTO 02



PHOTO 03



PHOTO 04



PHOTO 05



PHOTO 06



PHOTO 07



PHOTO 08



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14







d⁺series

D-Series Size 2 LED Wall Luminaire

Catalog
Number

Notes

Type

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

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

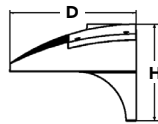
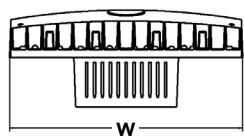
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Specifications Luminaire

Width: 18-1/2" (47.0 cm) **Weight:** 21 lbs (9.5 kg)

Depth: 10" (25.4 cm)

Height: 7-5/8" (19.4 cm)

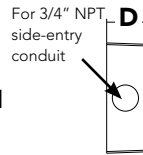
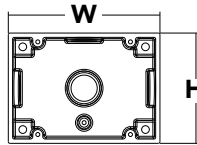


Back Box (BBW)

Width: 5-1/2" (14.0 cm) **BBW Weight:** 1 lbs (0.5 kg)

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

Height: 4" (10.2 cm)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED							
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ³ 120 ⁴ 208 ⁴ 240 ⁴ 277 ⁴ 347 ^{4,5} 480 ^{4,5}	Shipped included (blank) Surface mounting bracket Shipped separately⁶ BBW Surface-mounted back box (for conduit entry)	Shipped installed PE Photoelectric cell, button type ⁷ PER NEMA twist-lock receptacle only (control ordered separately) ⁸ PER5 Five-wire receptacle only (control ordered separately) ^{8,9} PER7 Seven-wire receptacle only (control ordered separately) ^{8,9}
	30C 30 LEDs (three engines)	1000 1000 mA ¹ (1 A)	AMBPC Amber phosphor converted ²				DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ^{10,11} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{10,11} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{11,12} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{11,12}

Other Options		Finish (required)			
Shipped installed		Shipped separately¹³			
SF	Single fuse (120, 277, 347V) ³	BSW	Bird-deterrent spikes	DDBXD	Dark bronze
DF	Double fuse (208, 240, 480V) ³	VG	Vandal guard	DBLXD	Black
HS	House-side shield ⁴			DNAXD	Natural aluminum
SPD	Separate surge protection ¹³			DWHXD	White
				DSSXD	Sandstone
				DDBTXD	Textured dark bronze
				DBLBXD	Textured black
				DNATXD	Textured natural aluminum
				DWHGXD	Textured white
				DSSTXD	Textured sandstone



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DSXW2-LED
Rev. 01/18/23
Page 1 of 4

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁴
D5H0RT SBK U	Shorting cap (Included when ordering PER, PERS or PER7) ¹⁴
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2VG U	Vandal guard accessory
DSXW2BBW	Back box accessory
DDBXD U	(specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- 1000mA is not available with AMBPC.
- AMBPC is not available with 1000mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
- Also available as a separate accessory; see Accessories information.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 for functionality.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
- See the electrical section on page 2 for more details.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
(20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105	7,723	1	0	1	104
			T2M	6,954	2	0	2	95	7,467	2	0	2	102	7,514	2	0	2	103
			T3S	7,057	1	0	2	97	7,579	1	0	2	104	7,627	1	0	2	104
			T3M	7,172	2	0	3	98	7,702	2	0	3	106	7,751	2	0	3	106
			T4M	7,076	1	0	2	97	7,599	1	0	2	104	7,646	1	0	2	105
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104	7,641	1	0	2	105
(30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103	11,311	2	0	2	104
			T2M	10,184	2	0	3	93	10,936	2	0	3	100	11,005	2	0	3	101
			T3S	10,335	2	0	2	95	11,099	2	0	2	102	11,169	2	0	2	102
			T3M	10,505	2	0	3	96	11,280	2	0	3	103	11,351	2	0	3	104
			T4M	10,365	2	0	2	95	11,129	2	0	2	102	11,198	2	0	2	103
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102	11,190	2	0	3	103

Note:

Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.



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

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

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

Motion Sensor Default Settings

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

*For use when motion sensor is used as 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

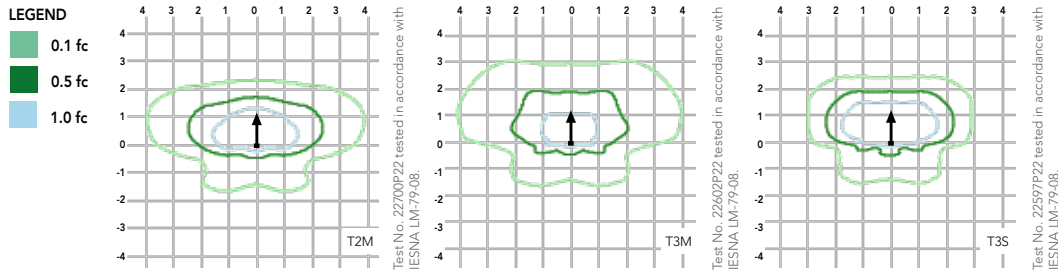
⚠ Alternate

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

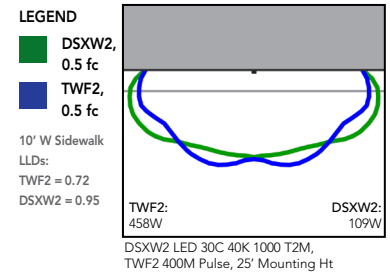
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 2 homepage](#)

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

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. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

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

BUY AMERICAN ACT

This product 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/resources/buy-american for additional information.

WARRANTY

Five-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.





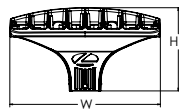
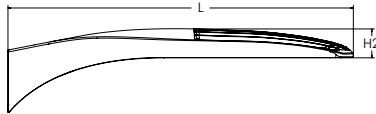
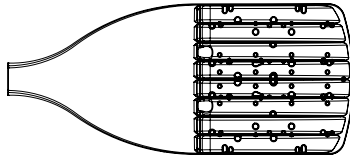
D-Series Size 1 LED Area Luminaire



d#series

Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Catalog
Number

Notes

Type

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

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED									
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage		Mounting	
DSX1 LED	Forward optics	(this section 70CRI only)		AFR	Automotive front row	T5M	Type V medium	MVOLT (120V-277V) ⁴	Shipped included
	P1 P6	30K 3000K	70CRI	T1S	Type I short	T5LG	Type V low glare	HVOLT (347V-480V) ^{5,6}	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M	Type II medium	T5W	Type V wide	XVOLT (277V - 480V) ^{7,8}	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M	Type III medium	BLC3	Type III backlight control ³		SPA5 Square pole mounting #5 drilling ⁹
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG	Type III low glare ³	BLC4	Type IV backlight control ³		RPA5 Round pole mounting #5 drilling ⁹
	P5			T4M	Type IV medium	LCCO	Left corner cutoff ³		SPA8N Square narrow pole mounting #8 drilling
	Rotated optics			T4LG	Type IV low glare ³	RCCO	Right corner cutoff ³		WBA Wall bracket ¹⁰
	P10 ¹ P12 ¹	27K 2700K	80CRI	TFTM	Forward throw medium				
	P11 ¹ P13 ¹	30K 3000K	80CRI						
		35K 3500K	80CRI						
		40K 4000K	80CRI						
		50K 5000K	80CRI						

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11, 12, 20, 21}	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13, 20, 21}	HS Houseside shield (black finish standard) ²²	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴	L90 Left rotated optics ¹	DWHXD White
PER5 Five-pin receptacle only (controls ordered separately) ^{14, 21}	R90 Right rotated optics ¹	DBTDX Textured dark bronze
	CCE Coastal Construction ²³	DBLBD Textured black
	Shipped separately	DNATXD Textured natural aluminum
	EGS External Glare Shield (reversible, field install required, matches housing finish)	DWHGXD Textured white
	BS Bird Spikes (field install required)	
PER7 Seven-pin receptacle only (controls ordered separate) ^{14, 21}		
FAO Field adjustable output ^{15, 21}		
BL30 Bi-level switched dimming, 30% ^{16, 21}		
BL50 Bi-level switched dimming, 50% ^{16, 21}		
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷		
DS Dual switching ^{18, 19, 21}		

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁴
DSHORT SBK	Shorting cap ²⁴
DSX1HS 30C	House-side shield for P1, P2, P3, P4 and P5 ²²
DSX1HS 40C	House-side shield for P6 and P7 ²²
DSX1HS 60C	House-side shield for P8, P9, P10, P11 and P12 ²²
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGS (FINISH)	External glare shield

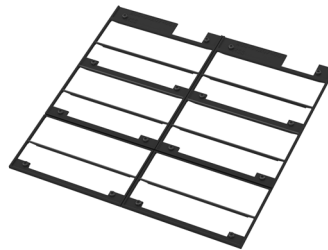
NOTES

- 1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- 3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- 4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 6 HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- 7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- 8 XVOLT not available in packages P1 or P10.
- 9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- 10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
- 11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- 12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- 13 PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- 14 PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- 16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS.
- 17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- 18 DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- 19 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- 20 Reference Motion Sensor Default Settings table on page 4 to see functionality.
- 21 Reference Controls Options table on page 4.
- 22 HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 23 CCE option not available with option BS and EGS. Contact Technical Support for availability.
- 24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



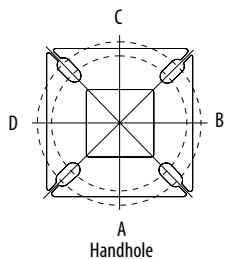
External Glare Shield (EGS)



House Side Shield (HS)

Drilling

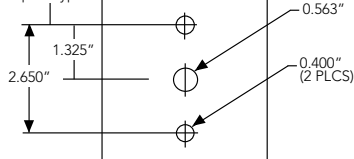
HANDHOLE ORIENTATION



Template #8

Top of Pole

1.75" for aluminum poles
2.75" for other pole types



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

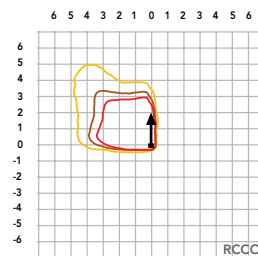
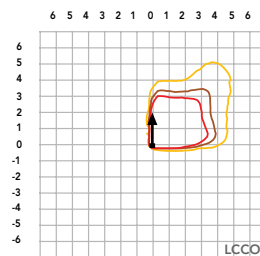
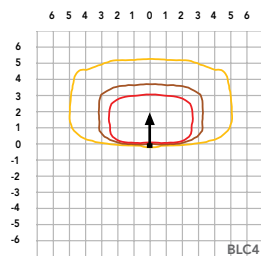
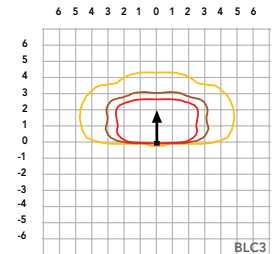
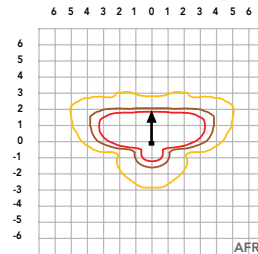
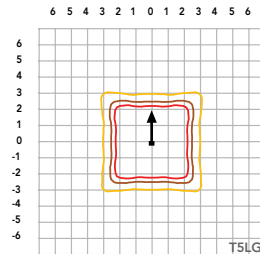
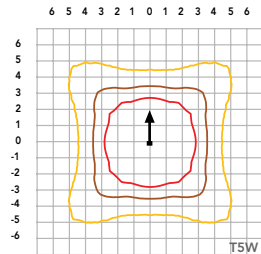
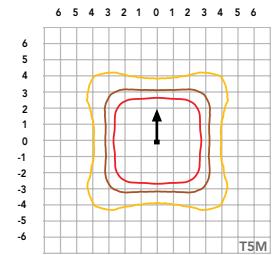
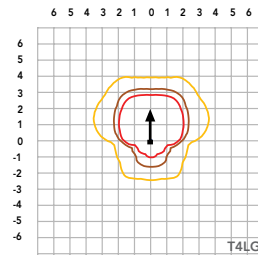
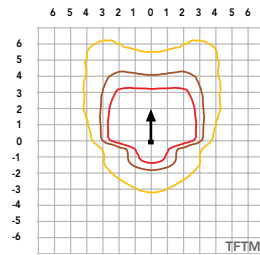
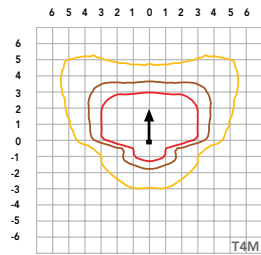
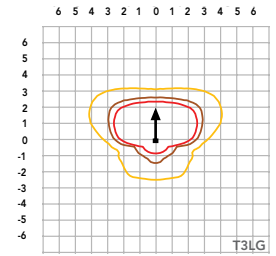
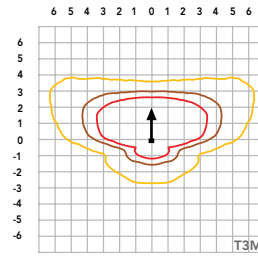
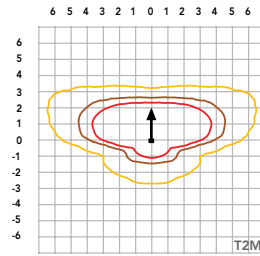
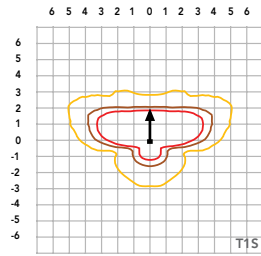
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's homepage](https://www.lithonia.com).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND



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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	51W	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
30	700	P2	68W	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
30	1050	P3	102W	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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 configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																				
LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K						40K					50K				
					(3000K, 70 CRI)						(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
30	1250	P4	124W	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141	
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130	
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132	
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118	
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134	
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122	
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135	
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138	
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140	
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138	
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96	
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99	
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97	
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97	
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141	
30	1400	P5	138W	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139	
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129	
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130	
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116	
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132	
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120	
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133	
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136	
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138	
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136	
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95	
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98	
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95	
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95	
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139	
40	1250	P6	165W	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135	
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125	
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127	
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113	
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129	
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117	
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129	
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132	
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134	
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133	
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92	
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95	
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93	
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93	
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135	

Lumen Output

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Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1400	P7	184W	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,631	5	0	5	85	---	---	---	---	---	---	---	---	---	---
				LCCO	15,641	1	0	3	85	---	---	---	---	---	---	---	---	---	---
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
60	1100	P8	216W	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
60	1400	P9	277W	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

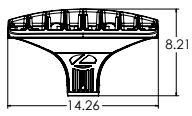
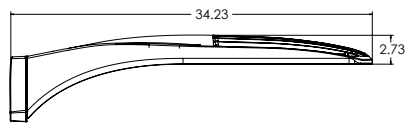
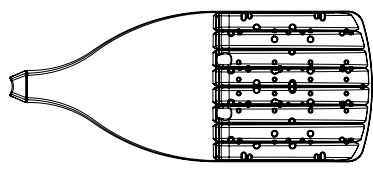
Performance Data

Lumen Output

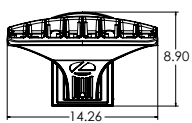
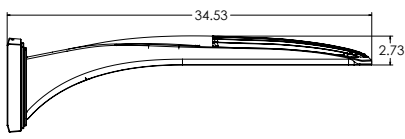
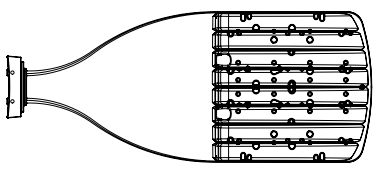
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	101W	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
60	700	P11	135W	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
60	1050	P12	206W	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
60	1400	P13	276W	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

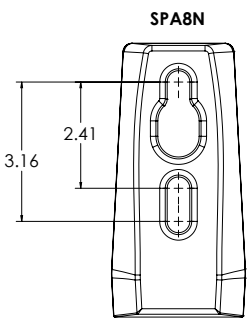
Dimensions



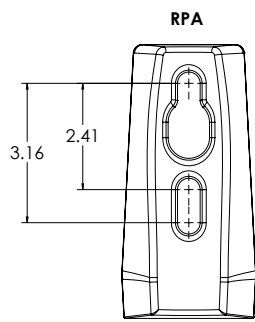
DSX1 with RPA, RPA5, SPA5, SPA8N



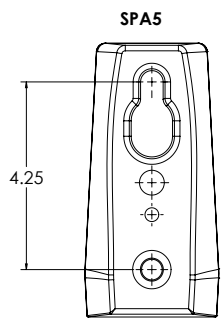
DSX1 with WBA



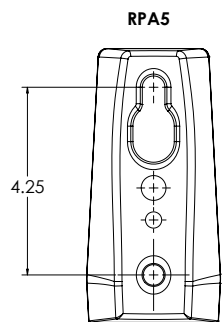
SPA8N



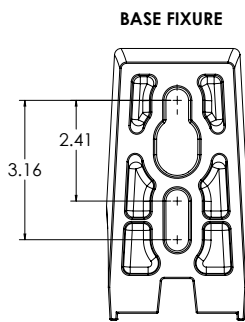
RPA



SPA5



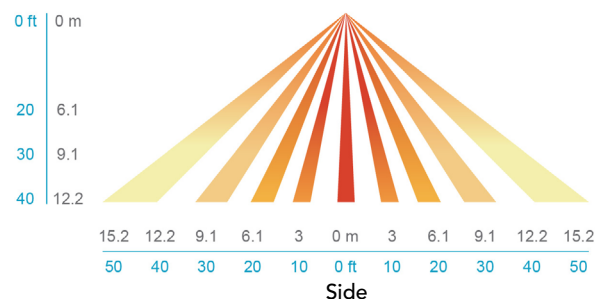
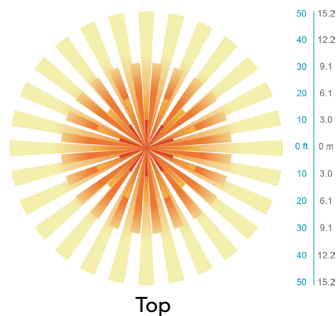
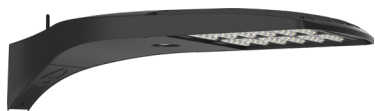
RPA5



BASE FIXURE

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 1.5G. Low EPA (0.69 ft²) for optimized pole wind loading.

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. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Night-time Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. 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 3000K color temperature only.

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.



WST LED

Architectural Wall Sconce



TYPE S4

Catalog
Number

Notes

Type

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

Specifications

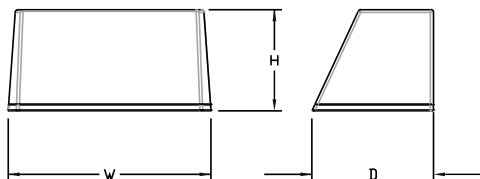
Luminaire

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 ¹ 277 ² 120 ² 347 ² 208 ² 480 ² 240 ²	Shipped included (blank) Surface mounting bracket PBBW Premium surface-mounted back box ^{3,4} Shipped separately BBW Surface-mounted back box ³

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

See Accessories and Notes on next page.



COMMERCIAL OUTDOOR

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WST-LED
Rev. 01/19/23

Accessories

Ordered and shipped separately.

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

NOTES

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

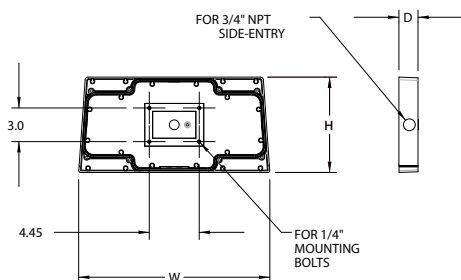
- 9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 10 Not available with Emergency options, PE or PER options.
- 11 DMG option not available with standalone or networked sensors/controls.
- 12 Battery pack rated for -20° to 40°C.
- 13 Comes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

Optional Back Box (PBBW)

Height: 8.49"
(21.56 cm)

Width: 17.01"
(43.21 cm)

Depth: 1.70"
(4.32 cm)

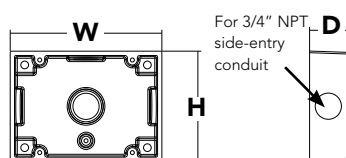


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

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

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



Emergency Battery Operation

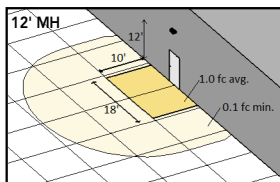
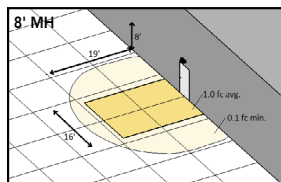
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

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

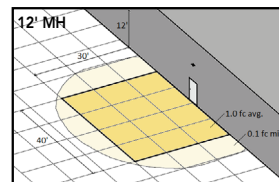
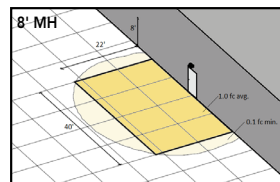
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate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

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

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



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

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	---	---

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

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

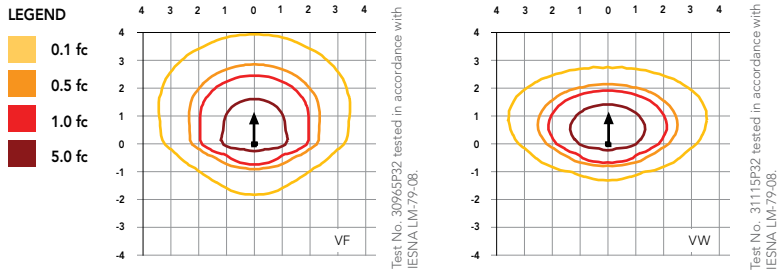
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

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

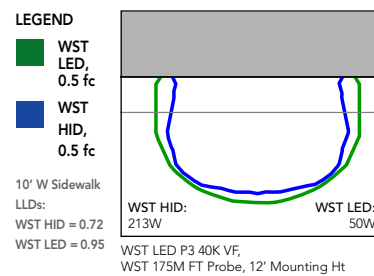
Photometric Diagrams

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

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
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WST-LED
Rev. 01/19/23

FEATURES & SPECIFICATIONS

INTENDED USE — Only customers in USA are eligible for this program.

Square Straight Steel is a general purpose light pole for up to 25-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .12"), or 50 KSI (7-gauge, .18"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4" and 5".

Pole Top: A flush non-metallic black top cap is provided for all poles ordered without a tenon.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A color matched durable ABS plastic two-piece full base cover, is provided with each pole assembly.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Exterior parts are protected by a TGIC or Urethane polyester powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. Extra durable standard powder-coat finishes include Dark Bronze, Black and Natural Aluminum colors.

INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-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. Specifications subject to change without notice.

Catalog Number
Notes
Type



SSS QS

SQUARE STRAIGHT STEEL – QUICK SHIP

ORDERING INFORMATION

Example: SSS QS 20 4C DM19AS DDBXD

SSS	QS					
Series	Quick Ship	Pole Length (FT)	Nominal shaft size/wall thickness ¹	Mounting ²	Finish	Options
SSS	QS	10 10'	4C 4" / 11 Gauge	Tenon mounting	DDBXD Dark bronze	L/AB Less anchor bolts (Include when anchor bolts are not provided)
		12 12'	4G 4" / 7 Gauge	PT Open top (includes top cap)	DBLXD Black	
		14 14'	5C 5" / 11 Gauge	T20 2-3/8" O.D. (2" NPS)	DNAXD Natural aluminum	
		16 16'	5G 5" / 7 Gauge			
		18 18'		DSX/RSX Drill mounting ³		
		20 20'		DM19AS 1 at 90°		
		25 25'		DM28AS 2 at 180°		
				DM29AS 2 at 90°		
				DM39AS 3 at 90°		
				DM49AS 4 at 90°		
				ESX Drill mounting ³		
				DM19ESX 1 at 90°		
				DM28ESX 2 at 180°		
				DM29ESX 2 at 90°		
				DM39ESX 3 at 90°		
				DM49ESX 4 at 90°		

SINGLE HEAD (TYPE S2)

FOUR HEAD (TYPE S3)

Accessories: Order as separate catalog number.	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DSX/RSX drillings

PROGRAM RULES:

- Only options listed in the ordering tree are valid for the Quick Ship program.
- Nomenclature must include "QS" after "SSS" to be qualified for Quick Ship.
Example: SSS QS 20 4C DM19AS DDBXD
- Total order quantity cannot exceed 10 poles.
- Anchor bolts will be shipped separately.
- Quick Ship orders cannot have "Not Before Date" or "Ship Date".
- Quick ship orders cannot have standard pole lines.
- All pole orders must include "Call Before Number" to avoid delays.

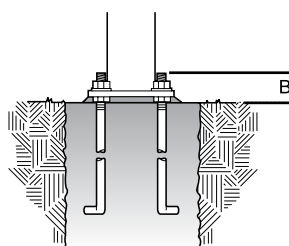
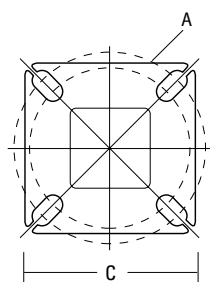
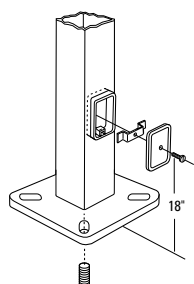
NOTES:

- Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.12" | "G" - 0.18".
- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- Refer to the luminaire spec sheet for the correct drilling template pattern and orientation compatibility.

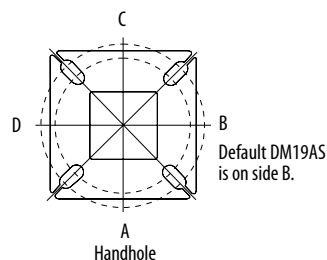
TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

Catalog Number	Nominal Shaft Length (ft.)	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS QS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8–9	3/4 x 18 x 3	75
SSS QS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8–9	3/4 x 18 x 3	90
SSS QS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8–9	3/4 x 18 x 3	100
SSS QS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8–9	3/4 x 18 x 3	115
SSS QS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8–9	3/4 x 18 x 3	125
SSS QS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8–9	3/4 x 18 x 3	140
SSS QS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8–9	3/4 x 30 x 3	198
SSS QS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10–12	1 x 36 x 4	185
SSS QS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10–12	1 x 36 x 4	265
SSS QS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8–9	3/4 x 18 x 3	170
SSS QS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8–9	3/4 x 30 x 3	245
SSS QS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10–12	1 x 36 x 4	225
SSS QS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10–12	1 x 36 x 4	360

NOTE: * EPA values are based on ASCE 7-93 wind map.

BASE DETAIL

POLE DATA

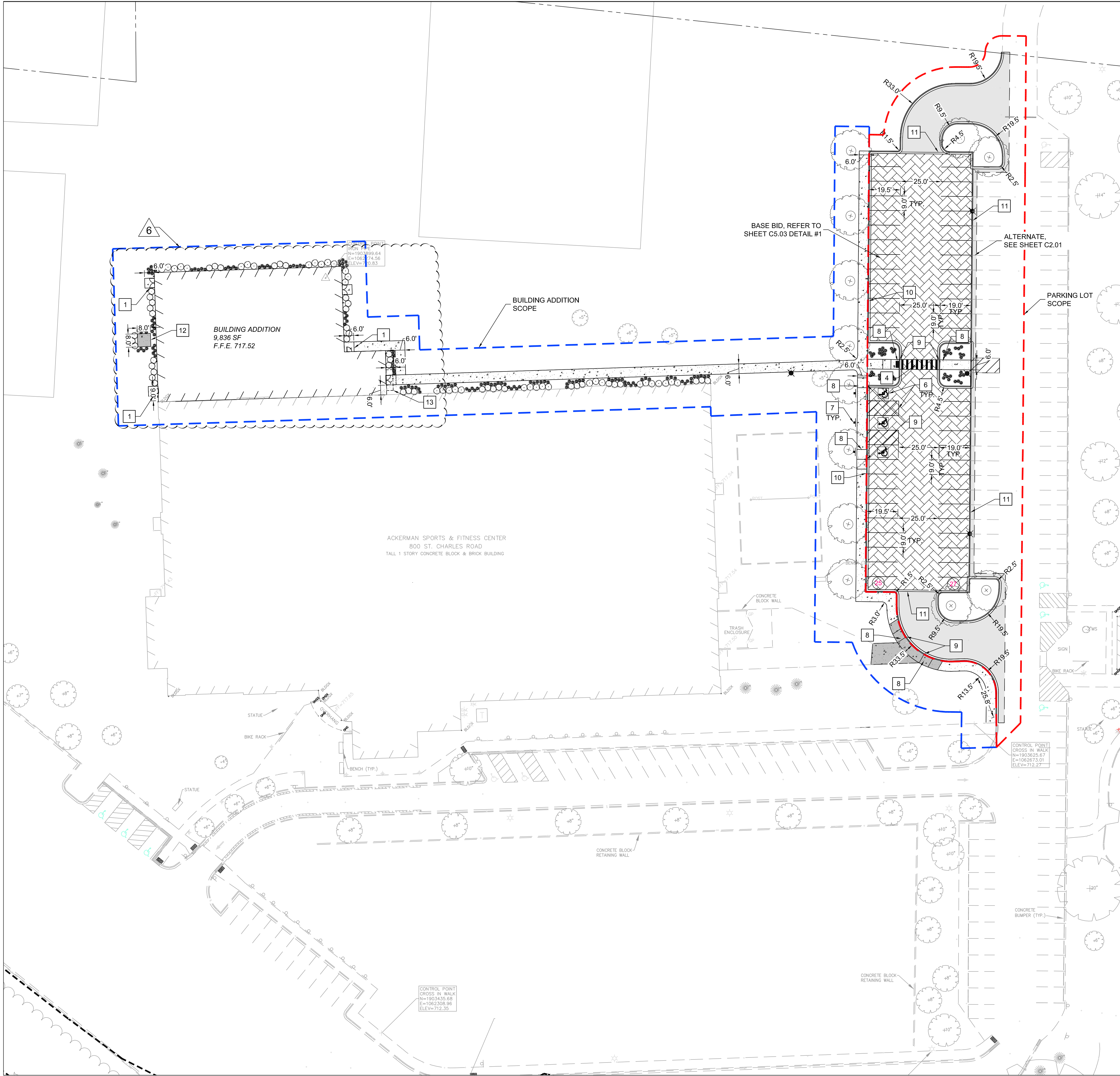
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Anchor bolt and template number	Anchor bolt description
4"C	8" – 9"	3.25"– 3.75"	8"– 8.25"	0.75"	ABSSS-4C	3/4"x18"x3"
4"G	8" – 9"	3.38"– 3.75"	8"– 8.25"	0.875"	ABSSS-4G	3/4"x30"x3"
5"	10" – 12"	3.5"– 4"	11"	1"	ABSSS-5	1"x36"x4"

HANDHOLE ORIENTATION

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

S:\Darien\Glen Elyn Park District\220194_Ackerman Center Addition & Renovation\01\11 Drawings\02 CD\C2.00 SITE PLAN.dwg eneeson May 25, 2023 1:23:46 pm
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LEGEND

	FULL DEPTH HMA PAVEMENT AND STONE BASE
	HEAVY DUTY CONCRETE PAVEMENT AND STONE BASE
	PCC SIDEWALK AND STONE BASE
	PERMEABLE PAVERS REFER TO SHEET C5.03 DETAIL #1
	BUILDING ADDITION SCOPE
	PARKING LOT SCOPE
	PARKING COUNT
	LIGHT POLE
	PROPERTY LINE

SITE KEY NOTES

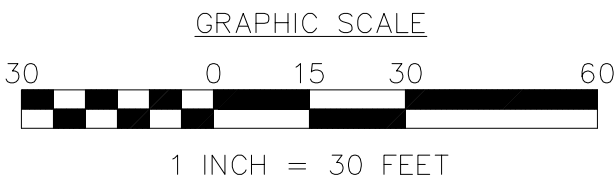
1	FROST STOOP
2	4" SOLID PARKING STRIPE, TRAFFIC WHITE PAINT
3	24" STOP BAR, TRAFFIC WHITE PAINT
4	12" CROSSWALK STRIPING, TRAFFIC WHITE PAINT
5	4" SOLID PARKING STRIPE, 4" O.C., 45° ANGLE, YELLOW
6	ADA PARKING STRIPING
7	ADA SIGN
8	ADA RAMP AND DETECTIBLE WARNINGS
9	DEPRESSED CURB
10	B6.12 CURB & GUTTER
11	FLUSH CONCRETE CONTAINMENT CURB
12	HEAVY DUTY CONCRETE PAD FOR COMPRESSOR UNIT
13	ADDITION CANOPY

SITE PLAN NOTES

- ALL EXISTING CURB TO BE REMOVED UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
- ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
- ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
- CONTRACTOR TO COORDINATE WITH OWNER ON FINAL LOCATIONS OF SIGNS.

LAYOUT NOTE:

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



Wight

Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979

NOT FOR
CONSTRUCTION

	BID GROUP 3-ADDENDUM 2	05-25-2023
	90% CD	05-11-2023
	ADDENDUM 2	05-01-2023
	BID GROUP 2- ISSUED FOR BID	04-21-2023
	1 BID GROUP 1- ISSUED FOR BID	02-22-2023
	SPECIAL USE APPLICATION	02-17-2023
REV	DESCRIPTION	DATE

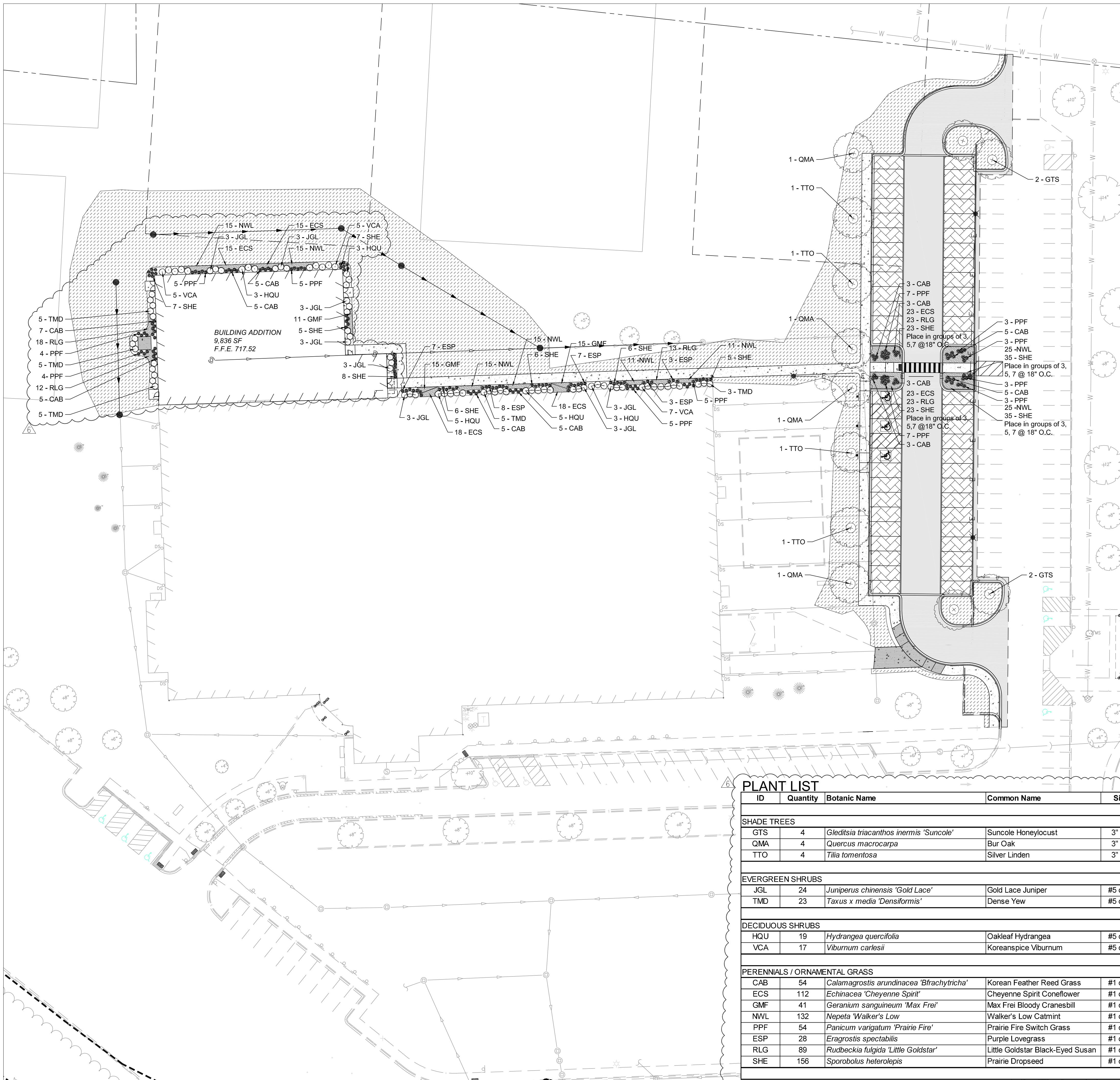
ACKERMAN CENTER ADDITION & RENOVATION

800 ST. CHARLES RD
GLEN ELLYN, IL 60137

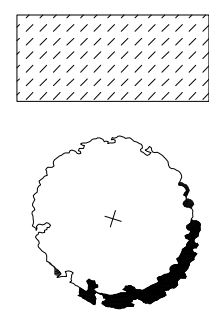
SITE PLAN

Project Number:
220194
Drawn By:
EN
Sheet:

C2.00



LEGEND



SEED AND BLANKET RESTORATION

SHADE TREE

LANDSCAPE NOTES:

1. SEED AND BLANKET LIMIT LINE IS APPROXIMATE. RESTORE TO LIMITS OF DISTURBANCE. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH), FERTILIZER, SEED, AND BLANKET AS SHOWN.
2. CONTRACTOR RESPONSIBLE TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION, OUTSIDE SCOPE LIMIT, TO EXISTING CONDITION.
3. ALL PROPOSED PLANTING BED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 10" DEPTH) PRIOR TO PERENNIAL AND SHRUB INSTALLATION.
4. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO CONSTRUCTION. PROTECTION SHALL BE INSTALLED. TREE PROTECTION FENCING AS SHOWN ON PLANS AND DETAILS PRIOR TO BEGINNING WORK.
5. THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
6. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR CONSTRUCTION OF LANDSCAPE DRAWINGS". THESE DRAWINGS, DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
7. ALL PLANTING BEDS WILL RECEIVE 3" PREMIUM DOUBLE SHREDDED HARDWOOD BARK. GROUNDCOVERS SHALL RECEIVE 1-1/2" CAREFULLY PLACED AROUND BASE OF PLANT.
8. TREES PLACED IN TURF AREAS WILL HAVE 6' DIA. MULCH RING WITH 3" DEEP SHADE CUT EDGE.
9. ALL BEDS SHALL BE SPOKE CUT TO A MIN. DEPTH OF 3". CURB AND BEDLINES TO BE SMOOTH AND NOT SEGMENTED.
10. EXISTING TURF IN PROPOSED PLANTING AREAS SHALL BE STRIPPED AND REMOVED.
11. ALL PERENNIAL & SHRUB BEDS TO HAVE AMENDED TOPSOIL. 2" MINIMUM ORGANIC MATTER SHALL BE TILLED INTO THE TOP 10" OF TOPSOIL. THE TILLAGE SHALL BE TILL TO BREAK UP CLUMPS AND SPREAD EVENLY OVER SURFACE.
12. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM NEAREST LIGHT POLE.
13. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES.
14. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM ALL STRUCTURES AND APPURTEANCES, INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
15. ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
16. THE CROWNS AND ROOTS OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PROTECTED BY QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.



GLEN ELLYN
PARK DISTRICT

Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979

**NOT FOR
CONSTRUCTION**

	BID GROUP 3-ADDENDUM 2	05-25-2023
	ADDENDUM 3	05-25-2023
	90% CD	05-11-2023
	ADDENDUM 2	05-01-2023
	BID GROUP 2- ISSUED FOR BID	04-21-2023
	1 BID GROUP 1- ISSUED FOR BID	02-22-2023
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REV	DESCRIPTION	DATE

ACKERMAN CENTER ADDITION & RENOVATION

800 ST. CHARLES RD
GLEN ELLYN, IL 60137

LANDSCAPE PLAN

Project Number:
220194
Drawn By:
PK/DW
Sheet:

L1.00

**(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR
APPEARANCE REVIEW FOR 800 St. Charles Road**

After conducting a public meeting and deliberating on the request of the petitioner, Glen Ellyn Park District, for approval of an exterior appearance review for 800 St. Charles Road in the CR Conservation Recreation District, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on June 14, 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 Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the June 14, 2023 Architectural Appearance Commission public meeting and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.

Motion by: _____ Seconded by: _____

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Jim Brown, Consultant Planner

DATE: June 6, 2023

FOR: June 14, 2023, Architectural Appearance Commission Meeting

SUBJECT: 49 Deicke / 26 Newton – Exterior Appearance Approval

PETITIONER: The petitioner is the B.R. Ryall YMCA of Northwestern Du Page County at 49 Deicke Drive

REQUEST: The petitioner is requesting Exterior Appearance Review and approval for its existing facility at 49 Deicke Drive and for a new facility at 26 Newton Avenue. The scope of work includes: renovation of the entry and façade (west elevation) of the 49 Deicke facility; renovation of exteriors to the building at 26 Newton; and site work to the areas immediately adjacent to 26 Newton; interior renovations to the buildings. This work will be phased as money is raised. The YMCA is requesting that this AAC review cover all phased improvements.

LOCATION & ZONING

The subject property is zoned C3 (Service Commercial) and comprised of 6.51 acres located near the northeast corner of Roosevelt Road and Lambert Road. The site is approximately 330 feet north of Roosevelt Road and separated from the throughfare by a handful of commercial buildings, such as a Walgreen's. To the north is a municipal water tower. The surrounding zoning and land uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>
North:	Municipal; residential	R2
South:	Commercial	C3
East:	Open space	CR
West:	Commercial	C3

PROJECT SUMMARY:

The B.R. Ryall YMCA is undertaking an extensive \$12 million renovation project. This project is intended to transform the “existing Y into a vibrant facility with flexible program spaces to address community needs—

enabling the Y to expand its impact now and in the future.” The project will repurpose 10,000 square feet of unutilized and underutilized space to create more adaptable program areas, increase ADA accessibility, upgrade mechanical and HVAC system efficiency, and put the Y in a position of success for the next 20+ years. By repurposing spaces within the existing building, the Y will create a state-of-the-art facility at one-third the cost of a newly constructed facility. In preparation for the renovation, the Y purchased an adjacent building at 26 Newton as a temporary program space. Following the completion of the renovation, the space will be used for wellness programming.

1. Phasing. The YMCA master plan for improvements is phased. Improvements to the parking lot, landscaping and lighting have been made. The most immediate exterior improvements will include façade enhancements to the 49 Deicke building, a front entry stair and canopy to 49 Deicke, addition of a day care entry canopy, façade enhancements with entrance canopy to 26 Newton, and site improvements and landscaping in front of 26 Newton.
2. Façade Enhancements. Both 49 Deicke and 26 Newton will receive facelifts. Key components will be entry canopies on both buildings. The buildings will have a consistent look, with white metal panels and dark bronze metal paint, panels, and framing.
3. Rooftop. A rooftop plan was submitted. The plan, as well as the west building elevation, indicates a roof-top unit screen. This will consist of perforated metal panels, in white.
4. Signage. An existing monument sign at the entrance at Lambert Road will remain. New wall signage is planned for both 49 Deicke and 26 Newton. Each building will have one main sign and several secondary signs. The main signs, roughly 8x10 and 6x8, will feature the Y logo. Secondary signage will be the “B.R. Ryall YMCA” as well as a few signs informative in nature without logo or branding, e.g. “Daycare.”
5. Landscape Plan. The application includes a landscape plan and a site plan showing locations of existing trees, but lacks a tree survey. Staff finds the lack of a tree survey acceptable, since the removal of plant material will be limited to generally small, shrub-type vegetation in front of 26 Newton, i.e. between the building and the parking lot. This vegetation will be replaced with maples, shrubs, perennials and grasses. All plant material is native to the North-Central US, except the Little Lime Hydrangea (*Hydrangea paniculata*), which is native to Japan and China.

ACTION: The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines.

ATTACHMENTS:

1. Exterior Appearance Review Application Packet (see page 3 of packet for project submittal list)

cc: Martin Scott, Community Development Director
Patrick Brosnan, AIA, Lopez+Brosnan



BR RYALL YMCA | **ARCHITECTURAL APPEARANCE COMMISSION**

49 DEICKE DRIVE & 26 NEWTON AVENUE, GLEN ELLYN | 06.14.23





VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

BR RYALL YMCA | **ARCHITECTURAL APPEARANCE COMMISSION**

49 DEICKE DRIVE & 26 NEWTON AVENUE, GLEN ELLYN | 06.14.23



Project Submittals List

	Refer to Section_Page(s)
1. Application Form	<u>1 1- 3</u>
2. Application Fee	<u>attached</u>
3. Escrow	<u>NA</u>
4. Proof of Ownership	<u>4 1-15</u>
5. Affidavit of Authorization	<u>NA</u>
6. Disclosure of Interest	<u>NA</u>
7. Narrative Statement / Project Description	<u>7 1-2</u>
8. Plat of Survey/Legal Description	<u>8 1-2</u>
9. Existing Site Plan	<u>9 1-5</u>
10. Site Plan	<u>10 1-3</u>
11. Landscape Plan	<u>11 1-2</u>
12. Tree Survey	<u>NA</u>
13. Building Elevation Drawings – Existing	<u>13 1-2</u>
14. Building Elevation Drawing – Proposed	<u>14 1-8</u>
15. Floor Plans	<u>15 1-2</u>
16. Color Rendering	<u>14 1-8</u>
17. Photo, Slide(s)	<u>14 1-8</u>
18. List of Building Materials & Colors	<u>18 1-2</u>
19. Rooftop Plan	<u>19 1</u>
20. Specifications for Rooftop Screening	<u>19 1</u>
21. Sign Plan	<u>21 1</u>
22. List of Signs	<u>23 1-2</u>
23. Sign Elevations	<u>23 1-2</u>
24. Building Elevation Drawings-Sign Location	<u>23 1-2</u>
25. Trash Enclosure Exterior Equipment/ Fences/Screening	<u>25 1</u>
26. Lighting Plan	<u>26 1-2</u>
27. Light Fixture Cut Sheets	<u>27 1-3</u>
28. Streetscape Elevation	<u>28 1-2</u>
29. Outline Perspective View, Photo Imaging	<u>28 1-2</u>
30. Staff & Developer Site Visit Pre-Arranged	<u>X</u>

EXTERIOR APPEARANCE REVIEW APPLICATION

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

I. APPLICATION INFORMATION:

A. Date Filed: 06/05/23 B: Application No. _____

C. Project Name: Renovations to B.R. Ryall YMCA

D. Project Description:

The B.R. Ryall YMCA seeks to renovate the main level and upper level of the existing YMCA facility, infill the existing two-story spaces, and upgrade the recently purchased 26 Newton facility.

E. Address of Property: 49 Deicke Drive and 26 Newton Ave, Glen Ellyn, IL 60137

F. Permanent Index No.: See attached G. Zoning: C3 Service Commercial

H. Name of Applicant: YMCA of Northwestern DuPage County

I. Address of Applicant: 49 Deicke Drive, Glen Ellyn, IL 60137

J. Phone No. (Business): 630.858.0100 (Home) NA

K. (Mobile) 815.970.4016 (Other) 630.547.2004

L. Fax No.: _____

M. E-mail Address of Applicant: rwilkinson@ryallymca.org

N. Name of Property Owner: YMCA of Northwestern DuPage County

O. Address of Property Owner: 49 Deicke Drive, Glen Ellyn, IL 60137

P. Phone No. (Business): 630.858.0100 (Home) _____

Q. E-Mail Address of Property Owner: rwilkinson@ryallymca.org

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

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

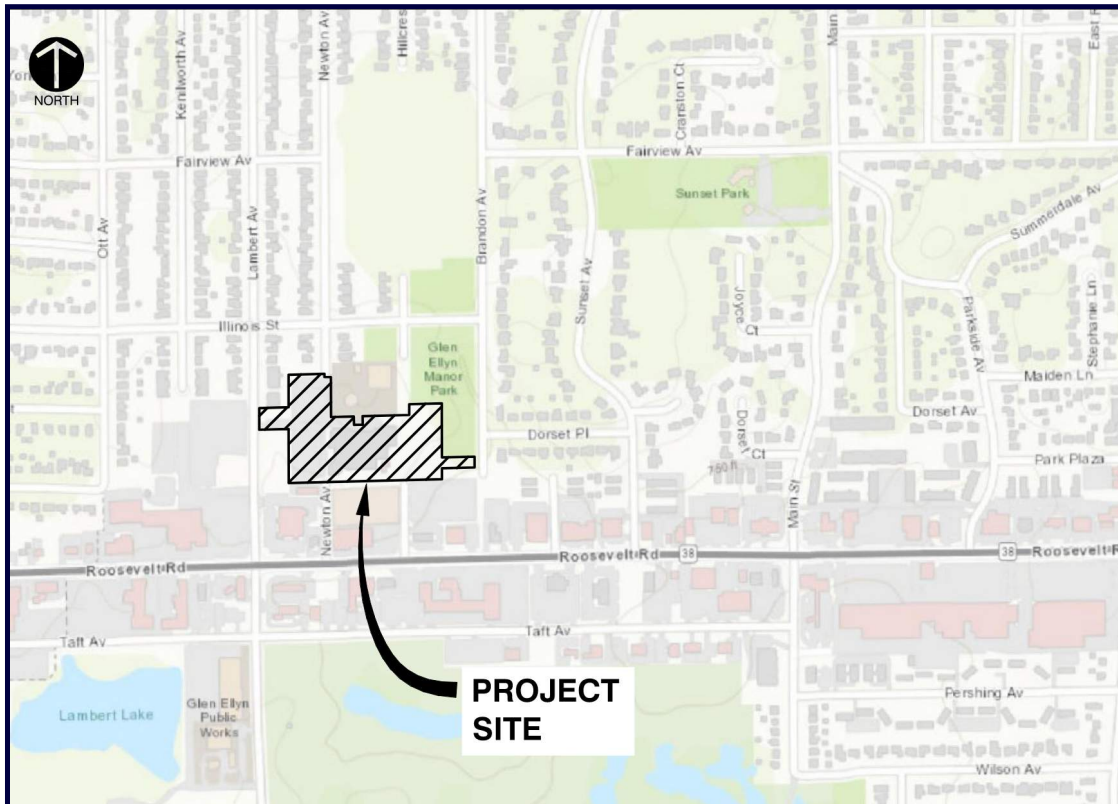
R. Please explain why the proposed architectural style was chosen.

The B.R. Ryall YMCA was constructed in 1965 and opened in 1966, the facility has had six additions that responded to growth in membership, programs and the needs of our communities. It utilizes brick and limestone in a minimalistic mid-century style, focused on practicality and function. Our goal is to enhance the existing facility with identifiable entries that are warm and welcoming, for our members, and update our wellness center with a contemporary branded facade.

Permanent Index Numbers

P.I.N.: 05-15-420-009
 05-15-420-010
 05-15-420-024
 05-15-420-025
 05-15-420-026
 05-15-420-027
 05-15-420-028
 05-15-420-029
 05-15-420-030
 05-15-420-031
 05-15-420-032
 05-15-420-033
 05-15-420-034
 05-15-421-006
 05-15-421-007
 05-15-421-008
 05-15-421-009
 05-15-421-010
 05-15-421-036
 05-15-421-044
 05-15-422-034
 05-15-422-041
 05-15-422-060

Location Map (not to scale)



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

The B.R. Ryall YMCA is set back and buffered in all directions from its neighbors. The residential communities to the North and East are screened with an existing grove of trees that will remain. Walgreens and Dreisilker to the South are similar single story brick buildings which front Roosevelt Road. Jerry Haggerty Chevrolet, the YMCA's neighbor to the west boasts a contemporary metal panel and glass facade which also has a presence on Roosevelt Rd. The adjacent buildings are functional, practical and branded.

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

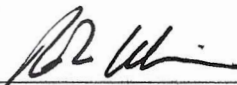
The thoughtful design solutions to revitalize the B.R. Ryall Facilities reflect quality architectural design, and are compatible with adjacent facilities. The future improvements envisioned for the 26 Newton facility and the daycare entry create a cohesive campus feel, support way-finding and bring new life to a previously shuttered shop building.

This project demonstrates a reinvestment in the YMCA's existing facilities and an adaptive reuse of a neighboring building, two effective approaches to sustainability.

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

The YMCA is focused on a master plan approach to its facilities. This includes actively planning 3-5 years in advance. Our presentation represents completed work, (parking lot rehabilitation, landscaping, lighting), proposed work, (entry renovation of 49 Deicke, building renovations, 26 Newton Site Improvements) and future projects (Wellness facade improvements, entry canopies at Daycare and 26 Newton).

Signature: _____



Date: _____

6.5.23

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (the "**Agreement**") is made as of July, 21, 2022, by and between **B. R. Ryall YMCA of Northwestern DuPage County ("Purchaser")** and **MARCIN WARCHOL ("Seller")**.

WITNESSETH:

A. Seller is the owner of the fee simple interest in certain real estate consisting of approximately 6,750 square feet of land with a commercial building of approximately 2,976 square feet, commonly known as 26 Newton Ave., Glen Ellyn, Illinois 60137 which is depicted and legally described on **Exhibit A** attached hereto and made a part hereof (the "**Land**"), and all buildings, fixtures, parking lots and improvements located on the Land (collectively, the "**Improvements**").

B. Seller has agreed to sell and Purchaser has agreed to purchase the Land and the Improvements and all of Seller's respective interest in those items set forth in **Article 1** below to the extent that they relate solely to the Land (all collectively, the "**Property**"), on the terms and conditions set forth below.

C. For purposes hereof, the "**Effective Date**" is the date that this Agreement shall have been executed by the last of the Purchaser and the Seller and delivered. The parties shall memorialize the Effective Date in a separate document.

In consideration of the covenants and agreements contained herein, the parties agree as follows:

ARTICLE 1.
PROPERTY

1.1 In addition to the Land and Improvements, the Property includes all of Seller's interest, if any, to the extent that they relate solely to the Land, including:

A. All tenements, hereditaments, privileges, and appurtenances in any way relating to the Land or Improvements;

B. All land, if any, lying in the bed of any adjacent street or road, to the center line of such street or road; and

C. All easements, if any, and all assignable permits, licenses and rights, whether or not of record, appurtenant to the Land and the use of all rights-of-way (including public and private vehicular and pedestrian rights-of-way), if any, adjacent to or adjoining the Land.

ARTICLE 2.
PURCHASE PRICE; EARNEST MONEY

2.1 Subject to the terms and conditions contained herein, Seller agrees to sell the Property to Purchaser at a purchase price of Four Hundred Twenty Thousand and No/100 Dollars ~~(\$420,000.00)~~ **\$445,000.00** ("**Purchase Price**"). This is a cash offer with no financing required.



RW

2.2 In consideration for the right to purchase the Property granted by Seller to Purchaser, Purchaser shall, within five (5) Business Days after the later of the date hereof and the date of Purchaser's receipt from Seller of Strict Joint Order Escrow Instructions mutually acceptable to the Parties, deposit with Chicago Title Insurance Company, as Escrowee, by wire transfer to Chicago Title Insurance Company whose address is 2441 Warrenville Road, Suite 100, Lisle, IL, Attention: Gail A. Lulling, Sr. Escrow Officer, Telephone No.: (630) 871-3535, llullingg@cti.com or such other title company mutually

acceptable to the Parties (the "**Title Company**" and "**Escrow Agent**") the sum of Ten Thousand 00/100 Dollars (\$10,000.00) being the "**Earnest Money**". The Earnest Money shall be held in a non-interest-bearing account. The Title Company shall hold the Earnest Money in escrow unless and until it is refunded to Purchaser hereunder or paid to Seller and applied to the Purchase Price Allocation Amount as provided herein. As described in Section 2.02 herein, unless otherwise set forth herein in this Agreement, the Earnest Money shall remain refundable to Purchaser and Seller shall have no claim thereon, unless and until the expiration of the Inspection Period (as defined in Section 3.2). Thereafter, the Earnest Money shall remain in escrow and only be refundable to Purchaser (i) upon a Seller default, (ii) in the event of a failure of any preconditions of Closing, or (iii) in the event any other provision of this Agreement expressly authorizes the return of the Earnest Money to Purchaser after the expiration of the Inspection Period. If Purchaser fails to deposit the Earnest Money as required herein, and such failure continues for a period of five (5) days after written notice from Seller, then either party may terminate this Agreement by written notice to the other at any time prior to the deposit of the Earnest Money. If this Agreement is so terminated based upon a failure to deliver Earnest Money, there shall be no remedy hereunder to either Seller or Purchaser other than the termination of this Agreement.

2.3 At the Closing Date, the Purchaser shall pay to the Seller the balance of the Purchase Price, plus or minus prorations, adjustments, and closing costs as set forth herein. All components of the Purchase Price shall be paid at Closing by means of a wire transfer of immediately available funds payable directed to the Title Company.

ARTICLE 3. **INSPECTION OF PROPERTY**

3.1 Within five (5) business days after the Effective Date, Seller will provide to Purchaser, to the extent in Seller's possession, copies (including all exhibits) of the following documents (each a "Document" and collectively, the "Documents"): existing title report(s), Phase I Environmental Report, ALTA Survey showing land, building, Structural and engineering reports, all floor plans and specifications, all warranties and current service contracts that pertain to the property and building, building permit and construction status reports from the Village of Glen Ellyn, current real estate tax bill and pin number, all subdivision and owner's association agreements, if any.

3.2 For the thirty (30) day period which will commence upon the Effective Date (the "**Inspection Period**"), Purchaser and its agents will have the right, at Purchaser's sole cost and expense during normal business hours and on normal business days, to (i) inspect the Property and conduct such tests thereon (including but not limited to testing the structure and physical condition of the Property); performing environmental tests (including a Phase I Environmental Site Investigation); (ii) review of the zoning classification of the Property, including discussions with the Village of Glen Ellyn; and (iii) conduct any feasibility studies (collectively, the "**Inspection**"). All inspections shall be made in accordance with all applicable laws. Each entry of Purchaser and its agents onto the Property will be (a) at Purchaser's risk and expense, (b) permitted only upon twenty-four (24) hour prior written notice to Seller (which may be electronically transmitted); and (c) subject to Seller's reasonable consent as to timing. All inspections, test and report shall be at the sole cost of the Purchaser. If Purchaser conducts any such tests or causes any such tests to be conducted, Purchaser agrees to restore the Property to the condition that existed immediately prior thereto. Purchaser will indemnify, defend and hold Seller harmless from any loss, cost, liability, lien or expense (including reasonable attorneys' fees) that Seller incurs or sustains as a result of the Inspection. The foregoing indemnity shall survive the Closing or the termination of this Agreement.

3.3 If, despite Purchaser's diligence, Purchaser has been unable to complete the Inspection, then Purchaser shall have the option, but not the obligation, to extend the Inspection Period another thirty (30) days. Purchaser may exercise such option by delivering written notice thereof prior to the expiration of the Inspection Period.

3.4 If the results of Phase I ESA recommend a Phase II Environmental Site Assessment ("**Phase II ESA**"), Purchaser will have the right to order and pay for the Phase II ESA which shall be subject to the consent of Seller not to be unreasonably withheld, conditioned or delayed.

3.5 If the results of the Inspection are unacceptable to or Purchaser determines that the Property is not acceptable for Purchaser's intended use, Purchaser for any reason or no reason, may terminate this Agreement by so notifying Seller in writing on or before 11:59 p.m. Central standard time on the last day of the Inspection Period as it may be extended in accordance with the terms of this Agreement. If Purchaser terminates this Agreement as aforesaid, the Earnest Money will be promptly returned to Purchaser, and this Agreement will terminate and be null and void. If Purchaser fails to so notify Seller within the expiration of the Inspection Period as it may be extended, it will be conclusively presumed that the results of the Inspection were acceptable to Purchaser, Purchaser's right to terminate this Agreement pursuant to this Article will be deemed waived, and the Agreement will remain in full force and effect. Purchaser shall not disclose the results of any Phase II ESA unless specifically requested by Seller and if Purchaser terminates this Agreement pursuant to the terms in this Paragraph 3.5, Purchaser shall tender a copy of the Phase II ESA if specifically requested, in writing, by the Seller.

3.6 Purchaser acknowledges that Purchaser is acquiring the Property in its "as is" condition. Except for the warranties and representations expressly set forth in this Agreement, such sale and purchase shall be without any representation or warranty of any kind, express or implied, and Seller disclaims any other representation or warranty. Except as specifically set forth in this Agreement, (a) no statements or representations, express or implied, have been made or are made, and (b) no responsibility has been or is assumed by Seller or by any affiliate, person, firm or agent acting or purporting to act on behalf of Seller as to any fact or condition which has or might affect the Property or the condition, repair, value, expense of operation or income potential thereof, including without limitation as to: (v) the compliance of the Property with any federal, state or local statute, law, rule, regulation or code, (w) the presence or absence on, in, about or beneath the Property of any minerals or other substances or hazardous substances, (x) the condition or repair of the Property, (y) the value, expense of operation, or income potential of the Property, or (z) any fact, condition or defect which would be disclosed by full, complete and competent survey, investigation and inspection of all public and governmental agency's records and of the Property and each and every part and component thereof. Purchaser acknowledges and agrees that it is being given the opportunity to inspect and examine the Property and all documents affecting title to the Property to the extent deemed necessary by Purchaser, in its sole discretion, in order to enable Purchaser to evaluate the purchase of the Property as contemplated herein and that Purchaser is relying solely upon such inspections, examination and evaluation in its decision to proceed with purchasing the Property.

ARTICLE 4. TITLE AND SURVEY

4.1 Seller will obtain, at Seller's sole cost and expense, no later than twenty one (21) days from the Effective Date, (a) a commitment (the "**Title Commitment**") from Chicago Title Insurance Company located in Lisle, Illinois or such other title company reasonably acceptable to Purchaser (the "**Title Company**"), to issue to Purchaser or its designee at Closing an ALTA Form B Owner's Title Policy with Extended Coverage (the "**Title Policy**") in the amount of the Purchase Price. Seller shall promptly provide Purchaser with a copy of the Title Commitment and the documents identified therein; however, if the Title Commitment includes hyperlinks to documents cited therein, Seller shall be relieved of the obligation to provide copies of the documents. The Title Commitment will obligate the Title Company to insure good and marketable fee simple title to the Land and reflect that the Seller's title to the Land and Improvements is subject only to the matters set forth in **Exhibit B** and any other matters accepted by Purchaser's counsel (the "**Permitted Exceptions**").

4.2 Seller shall provide, at Seller's cost and expense, at least 10 days before closing, an ALTA 2021 standards survey with Table A items 1, 2, 3, 4, 6 and 7(a), 7(b)1, 7(c), 8, 9, 14, and 16 (the "**Survey**"). The Survey will be prepared by a surveyor licensed by the State of Illinois, dated subsequent to the Effective Date, and certified in favor of Purchaser, Purchaser's lender, if any, and the Title Company.

4.3 In the event that the Title Commitment contains, or the Survey reveals, exceptions other than the Permitted Exceptions (the "**Unpermitted Exceptions**"), and the Purchaser shall have notified Seller of its objections thereto within ten (10) business days after the Purchaser's receipt of the Title Commitment or the Survey respectively, the Seller shall have a period of ten (10) business days (the "**Cure**")

Period") following receipt of such notice to cause the Unpermitted Exceptions to be waived or removed from the Title Commitment or removed from the Survey, or to obtain a commitment from the Title Company to insure the Purchaser against loss or damage resulting from the Unpermitted Exceptions. In the event that, within the Cure Period, the Seller is unable or unwilling to cause the Unpermitted Exceptions to be removed from the Title Commitment or the Survey, as the case may be, or to obtain a commitment from the Title Company to insure the Purchaser against loss or damage resulting from the Unpermitted Exceptions, the Purchaser may, in its sole discretion, elect to terminate this Agreement by giving written notice of such election to the Seller within five (5) days following the expiration of the Cure Period, in which event the Purchaser shall have, as its sole remedy, the right to the return of the Earnest Money. In the event that the Purchaser does not so notify the Seller of its election to terminate this Agreement, the Purchaser shall purchase the Property subject to such Unpermitted Exceptions without diminution or reduction of, or set off against, the Purchase Price.

4.4 All endorsements to the title commitment (excluding extended coverage) requested by Purchaser shall be at Purchaser's cost.

ARTICLE 5. SALE CONTINGENCIES

The obligation of the parties to close the transaction contemplated herein are subject to and contingent upon:

A. Purchaser's attorney approving this Purchase Agreement within five (5) business days from the contract acceptance date. In the event Purchaser's attorney does not approve the Purchase Agreement within the specified time and Purchaser so notifies Seller thereof in writing within the specified time, this Purchase Agreement shall terminate and be null and void and all earnest money shall be returned to Purchaser.

B. Purchaser's satisfaction or presumed satisfaction with the Inspection as set forth in Article 3.

C. Purchaser's Board of Directors approving the purchase of the Property within five (5) business days from the contract acceptance date. In the event Purchaser's Board of Director's does not approve the Purchase Agreement within the specified time and Purchaser so notifies Seller thereof in writing within the specified time, this Purchase Agreement shall terminate and be null and void and all earnest money shall be returned to Purchaser.

D. Seller completing the construction of the building in a good workman like manner, in accordance with building plans and specifications submitted to the Village of Glen Ellyn. Seller shall obtain a final Occupancy Permit from the Village of Glen Ellyn prior to closing. The closing date shall be extended to such date necessary for Seller's satisfaction of this contingency.

ARTICLE 6. CLOSING

6.1 The closing of this transaction ("**Closing**") will take place at the office of the Title Company located in Lisle, Illinois, on the fifteenth (15th) day after the expiration of the Inspection Period and satisfaction of the Sale Contingencies or such other date as mutually agreed upon by the parties (the "**Closing Date**"). The parties may elect to deliver documents and funds to the Title Company to process for closing in lieu of an in-person closing.

6.2 Closing and disbursement of funds will take place simultaneously in an escrow with the Title Company, as escrowee, pursuant to a written escrow agreement consistent with this Agreement (which

will in all events be controlling) and otherwise in customary form. The cost of any such escrow services will be split equally by the parties, except that Purchaser shall pay any escrow in connection with its purchaser money loan.

ARTICLE 7.
SELLER'S REPRESENTATIONS, WARRANTIES AND COVENANTS

7.1 Seller represents and warrants to Purchaser as follows:

A. This Agreement and the other documents to be executed by Seller hereunder will have been duly entered into by Seller and will constitute legal, valid and binding obligations of Seller enforceable in accordance with their respective terms.

B. There is no existing lease or tenancy of the Property. No tenant has been granted an option to purchase or right of first refusal to purchase the Property.

C. The execution, delivery and performance of this Agreement and the Closing hereunder will not conflict with any agreement, contract or law applicable to Seller nor constitute a default under any agreement or instrument to which Seller is a party or by which Seller or the Property are bound.

D. To the best of Seller's knowledge, the execution of this Agreement and the performance of its terms will not constitute or result in a violation or breach by Seller of any agreement, judgment, order, writ, injunction or decree issued against or imposed upon it, nor will result in a violation of any applicable law, order, rule or regulation of any governmental authority.

E. To the best of Seller's knowledge, there is not now pending any condemnation, requisition, or similar proceeding affecting the Property or any portion thereof. Seller has received no notice of any such proceeding.

F. Seller has received no written notice from any governmental official or governmental agency having jurisdiction (i) alleging any current violation of any laws applicable to the Property which remains uncured to the full satisfaction of the governmental authority issuing said notice; or (ii) of any current action or governmental proceeding for Condemnation, or for a zoning change; or (iii) that any portion of the Property or its present use violates any applicable zoning or building law, rule or regulation.

G. Seller has received no written notice from any adjoining property owner alleging: (i) any boundary disputes with such adjoining landowners respecting the Property which remains unresolved; (ii) a dispute relating to impairments of access to and from the Property which remains unresolved; or (iii) a default by Seller under any record agreement which remains unresolved.

H. To best of Seller's knowledge, the Property is not in violation of any applicable law relating to hazardous materials as such term is defined under any applicable federal, state or local law, statute or ordinance, and to best of Seller's knowledge there are no hazardous materials at the Property in violation of any law, rule or regulation relating to such hazardous materials.

I. There are no leases, licenses or other occupancy agreements in effect affecting all or any portion of the Property that would be binding on Purchaser or the Property after Closing. Seller is not party to any service contracts, management contracts or other comparable agreements that are binding upon the Land and the Improvements that would be binding on Purchaser or the Property after Closing.

J. There are no outstanding written agreements with attorneys or consultants with respect to real estate taxes that will be binding on Purchaser or the Property after the Closing. Other than the amounts disclosed by the tax bills, no special assessments of any kind (special,

bond or otherwise) are or have been levied against the Property or any portion thereof, that are outstanding or unpaid.

Each representation and warranty made by Seller hereunder shall survive the Closing for a period of twelve (12) months from the date of Closing.

7.2 Purchaser represents and warrants to Seller as follows:

A. Purchaser is duly authorized to transact business in and is in good standing under the laws of the state where the Property is located.

B. Purchaser has full capacity, right, power and authority to execute, deliver and perform this Agreement and all documents to be executed by Purchaser pursuant hereto; all required action and approvals therefore have been duly taken and obtained, and the individuals signing this Agreement and all other documents executed pursuant hereto on behalf of Purchaser are duly authorized to sign the same on Purchaser's behalf and to bind Purchaser thereto. This Agreement and all documents to be executed pursuant hereto by Purchaser are and shall be binding upon and enforceable against Purchaser in accordance with their respective terms.

Each representation and warranty made by Purchaser hereunder shall survive the Closing for a period of twelve (12) months from the date of Closing.

ARTICLE 8. SELLER'S COVENANTS

8.1 Until the Closing or earlier termination of the Agreement, Seller shall: (a) not enter into any new Lease or amend or terminate any existing Lease or terminate any service contracts without Purchaser's express written consent which consent shall not be unreasonably withheld or delayed; (b) repair, insure, manage and maintain the Property consistent with its current operating practices; (c) not cause or expressly permit any documents to be recorded adversely affecting title to the Property and shall not modify, amend or terminate any existing documents of record (other than Seller's financing documents or other liens) without Purchaser's express written consent not to be unreasonably withheld; (d) promptly furnish Purchaser copies of all written notices received by Seller: (i) from a governmental entity alleging a violation by Seller or the Property of federal, state or municipal laws, ordinances, regulations, orders, or requirements of departments of housing, buildings, fire, labor, health, environmental, or other federal, state or municipal departments or other governmental authorities having jurisdiction against or materially affecting the Property or the use or operation thereof; or (ii) from a third party to any document recorded against the Property alleging a Seller default under such recorded document. Seller covenants that all service contracts can be terminated by Seller no later than Closing.

ARTICLE 9. PURCHASER'S CLOSING CONDITIONS

9.1 The following are conditions to Closing for Purchaser's benefit: (i) Seller shall not be in default of any Seller covenant or obligation under this Agreement, (ii) all of Seller's representations and warranties set forth in this Agreement shall remain true and correct in all material respects as of the Closing Date; (iii) the Title Company shall be committed to issue at the Closing with respect to the Property an original extended coverage ALTA owner's title insurance policy in the amount of the Purchase Price, subject only to the permitted exceptions and containing such endorsements as may be required by Purchaser (the "Title Policy") and (v) no violation or alleged violation of any applicable law with respect to the Property (which was not in existence as of the Inspection Period) shall exist as of the Closing Date which results in a Material Adverse Change. As used herein, the term "Material Adverse Change" shall mean an adverse change in the Property and/or the expenses to be incurred in operating the Property in an amount greater than the sum of \$25,000.

ARTICLE 10. DEFAULTS

10.1 In the event that Seller shall fulfill all of Seller's obligations pursuant to this Agreement and, should Purchaser breach any term of this Agreement which breach remains uncured for a period of fifteen (15) days from the date Purchaser receives notice thereof from Seller, Seller shall be entitled, as Seller's sole and exclusive remedy, to (i) waive the contractual obligations of Purchaser in writing; (ii) extend the time for performance by such period of time as may be mutually agreed upon in writing by the Parties hereto; or (iii) terminate this Agreement and retain or receive the Earnest Money then on deposit as liquidated damages for such default and not as a penalty, as Seller's sole and exclusive remedy, in which event the Parties shall be released herefrom and have no further rights, obligations, or responsibilities hereunder. Seller's extension of the time for Purchaser's performance pursuant to clause (ii) above shall not constitute an election of remedies and shall not prohibit Seller's exercise of Seller's other remedies set forth above in the event Purchaser fails to cure such breach prior to the expiration of such extension period.

10.2 In the event Purchaser shall fulfill all of Purchaser's obligations pursuant to this Agreement and should Seller breach any term of this Agreement which breach remains uncured for a period of fifteen (15) days from the date on which Seller first becomes aware of such default (except in the event that such default is the failure of Seller to deposit funds or documents in Escrow in order to close the transaction in accordance with this Agreement, such cure period shall be three (3) Business Days or Seller's failure to cure any Prohibited Exception(s), for which no such cure period shall be available without the written consent of Purchaser), Purchaser shall be entitled, as Purchaser's sole and exclusive remedy, to (i) waive the contractual obligations of Seller in writing; (ii) extend the time for performance by such period of time; except that Purchaser may withdraw such election to postpone such deadline for performance at any time prior the satisfaction of all unsatisfied conditions precedent and pursue any other remedy available to Purchaser hereunder; (iii) terminate this Agreement and receive a return of the Earnest Money then on deposit including Earnest Money disbursed from escrow, as well as reimbursement for costs incurred by Purchaser in connection with the negotiation of, and performance under, this Agreement, including reasonable attorneys' fees; (iv) bring suit for damages against Seller; or (v) enforce specific performance of this Agreement as Purchaser's sole remedy at law to the exclusion of (i), (ii) (iii), and (iv); provided, however, that if Purchaser pursues a suit to enforce specific performance and such suit is unsuccessful, or if Seller otherwise causes the remedy of specific performance to become unavailable or commercially impracticable (a "Seller Subversion of Specific Performance"), then Purchaser may pursue any of the remedies available to Purchase under the foregoing clauses (i), (ii) (iii), and (iv). Purchaser's extension of the time for Seller's performance pursuant to clause (ii) above shall not constitute an election of remedies and shall not prohibit Purchaser's exercise of Purchaser's other remedies set forth above in the event Seller fails to cure such breach prior to the expiration of such extension period.

ARTICLE 11. CLOSING DOCUMENTS

11.1 At Closing, Seller will execute and/or deliver to Purchaser and, where applicable, the Title Company the following:

- A. General Warranty Deed.
- B. Affidavit of Title.
- C. ALTA Statement.
- D. A Certificate of Non-Foreign Status of Seller.
- E. Gap undertaking.
- F. Payoff Letter from existing Lender, if any.

- G. Assignment of Warranties, if any, in Seller's possession
- H. All keys to the Property in Seller's possession.
- I. Bill of Sale
- J. Certificate of Seller's Representations, Warranties and Covenants.
- K. Final Property Occupancy Permit from the Village of Glen Ellyn.
- L. Such other documents and instruments as are required to transfer Seller's interest in the Property to Purchaser, or as may be required by the Title Company.
- M. Such proof of Seller's authority and authorization to enter into this Agreement and perform Seller's obligations under this Agreement as may be reasonably required by Purchaser and/or Title Company.

11.2 At the Closing, Purchaser will deliver to Seller (i) the balance of the Purchase Price in accordance with **Article 2.1** hereof, (ii) ALTA Statement, (iii) Gap Undertaking, and (iv) such proof of Purchaser's authority and authorization to enter into this Agreement and perform Purchaser's obligations under this Agreement as may be reasonably required by Seller and/or Title Company.

11.3 At the Closing, Seller and Purchaser will jointly deliver: (a) a closing statement, (b) City, State and County Transfer Tax Declaration, and (c) the Earnest Money and all interest thereon, and Seller will deliver exclusive possession of the Property to Purchaser.

ARTICLE 12. CLOSING COSTS

12.1 Prorations, Adjustments and Costs.

A. Water and other utility charges, assessments and real estate taxes and other similar items shall be prorated as of 11:59 p.m. of the day preceding closing. The amount of the current real estate taxes not then ascertainable shall be adjusted based upon 105% of the amount of the most recent real estate tax bill. For purposes of prorations, Purchaser shall be deemed owner of the Property and Personal Property on the Closing Date.

B. All amounts payable, owing or incurred in connection with the Property under any contracts to be assumed by Purchaser pursuant hereto shall be prorated as of the Closing Date.

C. Seller shall be entitled to a credit for all transferable utility deposits transferred hereunder, if any. All other utility deposits, if any, may be withdrawn by and refunded to Seller and Purchaser shall make its own replacement deposits for utilities as may be required by the respective utilities involved.

D. Unless provided otherwise hereinabove, such other items which are customarily prorated in a purchase and sale of the type contemplated hereunder shall be prorated as of the Closing Date.

12.2 The Purchaser shall pay:

A. One-half of the charges of the Title Company for administering the Escrow (including New York Style fees);

B. The premiums for any title insurance endorsements (other than the premium for the extended coverage endorsement) to the Title Policy;

C. All of the charges of the Title Company for administering any separate money lender's escrow agreement in connection with this transaction;

D. Any state, county and municipal taxes that are customarily imposed by law onto Purchaser on the transfer of title to the Property;

E. Recording costs for recording the deed of conveyance and all mortgage loan documents;

F. The charges of Purchaser's counsel and other advisors to Purchaser; and

12.3 The Seller shall pay:

A. The costs of obtaining and/or keeping in force the Title Commitment and the premiums for the Title Policy (including the charges for an extended coverage endorsement to the Title Policy) up to the amount of the Purchase Price;

B. One-half of the charges of the Title Company for administering the Escrow (including New York Style fees);

C. Any state, county and municipal taxes that are customarily imposed by law onto Seller upon the transfer of the title to the Property;

D. The amounts required to obtain and record the release of all liens and encumbrances, if any, affecting the Property (unless the same is an Insured Exception) and which Seller is obligated to cause to be released pursuant to Paragraph 4;

E. The charges of Seller's counsel and other advisors to Seller including, but not limited to, Seller's Broker.

ARTICLE 13. CONDEMNATION

13.1 If prior to the Closing Date Seller receives written notice of any action, suit or proceeding to condemn or take all or any part of the Property under the powers of eminent domain (hereinafter referred to as "**Condemnation**"), Purchaser will have the right to terminate this Agreement by so notifying Seller in writing within fourteen (14) days after receiving notice of such Condemnation. If Purchaser does not terminate this Agreement pursuant to this **Article 13**, Purchaser will receive an absolute assignment on the Closing Date of the entire proceeds of such condemnation award with respect to the Property, and this transaction will close without adjustment of the Purchase Price.

ARTICLE 14. BROKER

14.1 Seller and Purchaser represent and warrant that, except for purchaser's broker J.R. Walker, Inc. and seller's listing broker Baird & Warner, no brokers or finders represented either party in the consummation of this Agreement, all negotiations prior thereto, and the transaction contemplated by this Agreement. Seller shall pay the brokers' commission due to the broker's at closing pursuant to a separate agreement between Seller and listing broker.

14.2 Seller agrees to indemnify Purchaser against any and all liability of Purchaser resulting from claims for brokerage commissions relating to the transaction contemplated by this Agreement and which are made by any party who alleges to have been employed by Seller. Purchaser agrees to indemnify Seller against any and all liability of Seller resulting from claims for brokerage commissions relating to the transaction contemplated by this Agreement and which are made by any party who alleges to have been employed by Purchaser. The indemnification set forth herein shall extend to all losses, costs, damages,

attorneys' fees, court costs, and expenses which the indemnified party may incur, and which relate to the matters indemnified hereby and shall survive the Closing.

ARTICLE 15. **1031 EXCHANGE**

15.1 Seller and Purchaser shall cooperate with the other and shall execute any and all documents necessary to allow such party (or its affiliates) to effectuate the conveyance of the Property as an exchange, whether simultaneous or a deferred, forward or reverse exchange, pursuant to Section 1031 of the Internal Revenue Code as amended, and the regulations promulgated thereafter; provided however, that at no time shall the cooperating party be required to take title to real estate other than the Property or incur any obligations other than those set forth elsewhere in this Agreement. Each party agrees to execute such documents as are reasonably necessary to implement such an exchange. The exchanging party shall pay all reasonable costs which may be incurred by the cooperating party in connection with such tax-free exchange.

ARTICLE 16. **ASSIGNMENT**

16.1 Purchaser will have the right to assign this Agreement to an entity created by Purchaser to own title to the property provided that Purchaser shall remain liable hereunder, and Purchaser gives Seller notice of such entity not less than ten (10) days prior to Closing. Subject to the terms and conditions hereof, Seller agrees that all representations, warranties, covenants and conditions contained herein for the benefit of Purchaser will inure to the benefit of such assignee. Seller may not assign this Agreement without the prior written consent of Purchaser, which shall not be unreasonably withheld. No assignment by the Purchaser shall release or relieve the obligations of Purchaser as contained within this Agreement or the obligations of Purchaser to perform the covenants of this Agreement.

ARTICLE 17. **CASUALTY**

17.1 If damage to the Property occurs prior to the Closing, Seller will immediately notify Purchaser in writing, and if the cost to repair the damage exceeds \$25,000 (as determined by an independent insurance adjuster selected by Purchaser), Purchaser will have the option to either: (a) terminate this Contract, in which event the Earnest Money Deposit will be returned to Purchaser and neither party will have any further obligations or liabilities hereunder; or (b) proceed with the Closing. If Purchaser is not entitled to terminate or elects not to terminate this Contract under this **Article 17**, then Seller will pay over and assign to Purchaser all insurance proceeds up to the amount of the Purchase Price payable as a result of the damage to the Property.

ARTICLE 18. **MISCELLANEOUS**

18.1 Notices. Any notices and other communications to be delivered by either party to the other pursuant to this Agreement shall be in writing and shall be deemed delivered as follows, except as otherwise specifically provided in this Agreement: (a) when hand delivered; (b) when sent by overnight delivery using a nationally recognized overnight courier, when deposited; (c) when given by telecopy transmission shall be deemed given on the date of transmission provided such transmission is completed by 5:00 p.m. (sending party's local time) on a business day, otherwise such delivery shall be deemed to occur on the next succeeding business day (d) upon receipt (or refusal to accept delivery) by United States registered or certified mail, postage prepaid, return receipt requested; or (d) by email transmission, in which case such notice will be deemed given on the date it was sent, in each case addressed to the party to be charged with notice at the above recited address or such other address as either party from time to time may designate by notice delivered to the other; provided, however, that no notice of change of address shall be deemed given until actually received by the party to be notified. Except as otherwise specifically provided herein, in the computation of any period of time which shall be required or permitted hereunder or under any law for

If to Purchaser:

with a copy to:

If to Seller:

with a copy to:

85
Page 97 of 192

18.6 Further Assurances. Any covenant or agreement herein which contemplates performance after the time of Closing pursuant hereto shall not be deemed to be merged into or waived by the instruments of the respective Closing, but shall expressly survive such Closing and be binding upon the Parties obligated thereby. The parties shall execute such further documents, and perform such further acts, as may be necessary to transfer and convey the Property to Purchaser on the terms herein contained and to otherwise comply with the terms of this Agreement. The Parties will each cooperate with each other, their employees, and agents to facilitate the purchase of Property by Purchaser under the terms and conditions herein set forth. Any consent requested or required by one party under the terms of the Agreement shall not be unreasonably withheld or delayed by the other party hereto except as expressly provided herein.

18.7 Effective Date. The term, "date of this Agreement", or "date hereof", "Effective Date," or "effective date of this Agreement", as used herein, shall mean the later of the following dates: (1) the date of Seller's Signature; or (2) the Date of Purchaser's signature.

18.8 Incorporation of Recitals and Exhibits. All recitals set forth in this Agreement and exhibits attached and referred to in this Agreement are hereby incorporated herein as if fully set forth in (and shall be deemed to be a part of) this Agreement.

18.9 Counterparts; Facsimile Signatures. This Agreement may be executed in duplicate counterparts by Seller and Purchaser, the legal effect of which shall be the same as if both parties had signed the same instrument. Furthermore, facsimile signatures and signatures transmitted by electronic transmission, including electronic signatures, shall be legal and binding for all purposes. Electronic signature means a copy of an original signature that is sent or received by electronic means.

18.10 Choice of Law, Venue. This Agreement and claims arising out of or in connection therewith shall be governed by and construed and enforced in accordance with the laws of the State of Illinois, without application of principles of conflicts of law. Venue for any disputes hereunder or enforcement hereof shall be in the Illinois Circuit Court which has jurisdiction in the County where the Property is situated.

18.11 WAIVER OF TRIAL BY JURY. TO THE FULL EXTENT PERMITTED BY LAW, PURCHASER AND SELLER AGREE TO WAIVE THE RIGHT TO TRIAL BY JURY IN CONNECTION WITH ANY LITIGATION OR JUDICIAL PROCEEDING CONCERNING, DIRECTLY OR INDIRECTLY, THIS AGREEMENT OR ACTS, OMISSIONS, OBLIGATIONS, DUTIES, RIGHTS, BENEFITS OR LIABILITY OF A PARTY HEREUNDER. THIS WAIVER IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY EACH PARTY AFTER HAVING THE OPPORTUNITY TO SEEK LEGAL COUNSEL CONCERNING THIS WAIVER. THIS WAIVER ALSO SHALL APPLY TO ANY FUTURE AMENDMENT, SUPPLEMENT OR MODIFICATION OF THIS AGREEMENT.

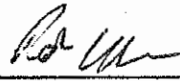
18.12 Bulk Sales. Seller represents and warrants that this transaction does not constitute a material portion of Seller's assets and thus this transaction is exempt from the provisions of the Section 9-902(d) of the Illinois Income Tax Act, as amended, or 35 ILCS 120/5(j) of the Illinois Compiled Statutes, as amended, 820 ILCS 405/2600 of the Illinois Compiled Statutes, as amended, and Article XI of the Cook County Illinois Revenue Ordinance, as amended (collectively the "**Bulk Sales Laws**"). Consequently, the sale of the Property hereunder does not subject Purchaser to liability under the Bulk Sales Laws. Seller will indemnify, defend and hold Purchaser harmless from any liability arising from the failure to comply with such all such Bulk Sales Laws and for a breach of the foregoing representation and warranty. Notwithstanding anything to the contrary contained in this Agreement, the foregoing representation, warranty and indemnity shall survive the Closing for the applicable statute of limitations during which Purchaser may have any liability under such Bulk Sales Laws.

18.13 Attorneys' Fees. In the event of any litigation arising under or in connection with this Agreement, the prevailing party shall be entitled to recover from the other party the expenses of litigation (including reasonable attorneys' fees, expenses and disbursements) incurred by the prevailing party. The phrase "prevailing party" shall mean the party who receives substantially the relief desired, whether by dismissal, summary judgment, judgment, settlement, or otherwise.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

PURCHASER:

B. R. Ryall YMCA

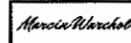
By: 

Title: CEO

Date signed: July 21, 2022
23 

SELLER:

Marcin Warchol

By:  adobe verified
07/21/22 7:19 PM CDT
BMEE-6QW6-FCHD-ACVZ

Title: owner

Date signed: July 21, 2022

R87-182181

RECORDER
DU PAGE COUNTY*Harney*TRUSTEE'S DEED

①
Gary-Wheaton Bank, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust and pursuant to a trust agreement dated the 22ND day of February, 19 72, and known as Trust No. 1520, Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto YOUNG MEN'S CHRISTIAN ASSOCIATION OF * whose address is 49 DEICKE DRIVE, GLEN ELLYN, IL 60137, Grantee, ~~XXXXXX TRUSTEES IN COMMON, XXXXX JOINT TRUSTEES~~, the following described real estate, to-wit:

* NORTHWESTERN DU PAGE COUNTY, A NOT-FOR-PROFIT CORPORATION,

Lots 29, 30, 31, 32, 33, 35, 36, 37, and 39 in Block 11; Lots 9, 10, 11, 12, 13, 14, 29, 30, 31, 32, 33 and 34 in Block 12; Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 in Block 13 in Glen Ellyn Manor, a Subdivision of the Southeast quarter (except the West 13.15 chains thereof) in Section 15, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded January 16, 1922 as Document 153289, in DuPage County, Illinois.

Lot 4 in Block 13 in Glen Ellyn Manor, being a Subdivision of part of the Southeast quarter of Section 15, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded January 16, 1922 as Document 153289, in DuPage County, Illinois.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in Grantor by the terms of said deed or deeds in trust, pursuant to the trust agreement above mentioned. This deed is subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Ass't. V.P. and attested by its V.P.

Dated: November 30, 1987

Gary-Wheaton Bank
As Trustee as Aforesaid,
Grantor

By Judith Enos
Judith Enos, Ass't. V.P.

Douglas G. Eyles, Vice President

Attest:

PINS 05 15 420 010
05 15 420 023-033
05 15 421 005-010
05 15 421 036
05 15 422 004-008
05 15 422 034

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS 05 15 422 041

On December 29, 1987 the foregoing instrument was acknowledged before me by

Judith Enos

Ass't. Vice President

of Gary-Wheaton Bank, an Illinois corporation and by Douglas G. Eyles

Vice President of said Bank, who affixed the seal of said Bank, all on behalf of said Bank.

Send Subsequent tax
bills to:

YOUNG MEN'S CHRISTIAN ASSOCIATION
BENNO FRIEDRICH, PRESIDENT
49 DEICKE DRIVE
GLENELLYN, IL 60137

This instrument prepared by:

STEVEN L. KROLL
McDERMOTT, WILL & EMERY
111 W. MONROE
CHICAGO IL 60603

Carolyn B. Kachlik
Carolyn B. Kachlik, Notary Public

My Commission Expires:

3-21-89

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

12/29/87

Date

Buyer, Seller or Representative



FACILITY RENOVATION PROJECT

The B.R. Ryall YMCA of Northwestern DuPage County has been serving our community for more than 100 years to help improve the physical, mental and emotional health of neighbors of all ages.

Over the past several years, and especially brought to light throughout the COVID pandemic, the lack of adaptable multipurpose spaces has challenged the Y's ability to grow and to meet community needs, including five key priority issues identified through meetings with more than 60 community advocates, business leaders, organizational partners and donors:

- Welcoming Place for All
- Affordable Quality Child Care
- Community Health
- Safe Place for Teens (Emphasis on Mental Health)
- Senior Health and Well-Being

Our current facility was built to serve the needs of previous generations, and restricts our ability to meet the most pressing community needs of today and into the future. We need adequate flexible space to continue to carry out our mission.

The B.R. Ryall YMCA Board of Directors approved significant upgrades and modifications to the facility, in order to increase offerings, enhance member and participant experiences, and create an environment that is welcoming to all. A newly renovated facility will ensure that, for generations to come, our Y is positioned to be able to respond to community needs and provide the necessary support and access to programs and services for all members of our community.

Data has been a critical part of the B.R. Ryall YMCA's decision to move forward with the facility renovation. Not only has the Y been gathering data regarding space utilization for over three years, but the Y also hired two firms to conduct surveys and collect benchmark data from the community at-large. This process provided information and statistics that indicated the outcomes from the project would be beneficial to the long-term sustainability and impact of the Y.

The first firm conducted nearly 1,000 surveys, which included community members, community leaders, current Y members and Y staff. The survey results showed that our Y would struggle in the existing market without major change. It also indicated that the renovation plan would provide the Y with membership growth that would be vital for the future sustainability of the organization. Also significant, the renovation provides the Y with the ability to easily change spaces within the facility as the needs of our community change.

With the help of Wight & Company, by repurposing 10,000 square feet of unutilized or underutilized spaces within the existing building, the Y can create a state-of-the-art facility at one-third the cost of a new facility. Not only will these changes allow for continued membership and programmatic growth, but also will provide the adaptable program spaces required to be able to respond to changing community needs for generations to come.



FACILITY RENOVATION PROJECT



Exciting news! The B.R. Ryall YMCA will undergo an extensive \$12 million renovation project. This project will transform our existing Y into a vibrant facility with flexible program spaces to address community needs—enabling the Y to expand its impact now and in the future.

The project will repurpose 10,000 square feet of unutilized and underutilized space to create more adaptable program areas, increase ADA accessibility, upgrade mechanical and HVAC system efficiency, and put the Y in a position of success for the next 20+ years. By repurposing spaces within the existing building, the Y will create a state-of-the-art facility at one-third the cost of a newly constructed facility.

In preparation for the renovation, the Y purchased the building next door at 26 Newton as a temporary program space. Following the completion of the renovation, the space will be used for wellness programming.

The Vision

For over a century, the B.R. Ryall YMCA of Northwestern DuPage County has been dedicated to improving the physical, mental, and emotional health of community members of all ages. We work to strengthen families, support children's potential, keep seniors active and engaged, collaborate with other organizations, and promote self-care and community involvement.

However, our current facility was designed for past generations and limits our ability to address the current and future needs of our community. To continue fulfilling our mission, we require more flexible space and partnerships to realize our vision for a better future for children, adults, seniors, and families in our area.

What does the project include:

- Three new Wellness Studios
- Two levels of expanded Wellness Center space
- New ALIVE Center for teens, which will include 2 multipurpose programs rooms and a kitchen
- New and enlarged Kids Campus area
- Intergenerational room/lounge for teens and seniors
- New dividable multipurpose room for meetings and programs
- Several gathering areas/lounges for socialization
- Bathrooms in the rear of the facility
- Pool viewing lounge
- Widened main hallway with sightlines into program areas
- Updated locker rooms, all on the lower level, offering improved ADA accessibility, private changing areas and shower stalls, and the addition of a new steam room and sauna for women
- Secured access to the preschool wing
- Addition of flexible Wellness space at 26 Newton

The Y's Board of Directors and staff have taken necessary steps to ensure a successful capital campaign by already securing \$10 million of the \$12 million needed for the project, including a \$2 million Federal grant thanks to Congressman Sean Casten and an anonymous \$5 million donation. The Y is asking for community support to raise the last \$2 million in funding.

**Legal Description for Combined
49 Diecke Drive &
26 Newton Avenue**

LOTS 5 THROUGH 15 AND LOTS 33 AND 34 IN BLOCK 13; LOTS 9 THROUGH 14 AND 29 THROUGH 34 IN BLOCK 12; AND LOTS 29 THROUGH 35 AND LOT 13 IN BLOCK 11;

ALSO ALL THAT PART OF THE WEST HALF OF VACATED NEWTON AVENUE LYING EAST OF AND ADJACENT TO SAID LOTS 5 THROUGH 14 OF SAID BLOCK 13;

ALSO ALL THAT PART OF THE EAST HALF OF VACATED NEWTON AVENUE LYING WEST OF AND ADJACENT TO SAID LOTS 29 THROUGH 34 OF SAID BLOCK 12;

ALSO ALL THAT PART OF VACATED HILLCREST AVENUE LYING EAST OF AND ADJACENT TO SAID LOTS 9 THROUGH 14 OF SAID BLOCK 12;

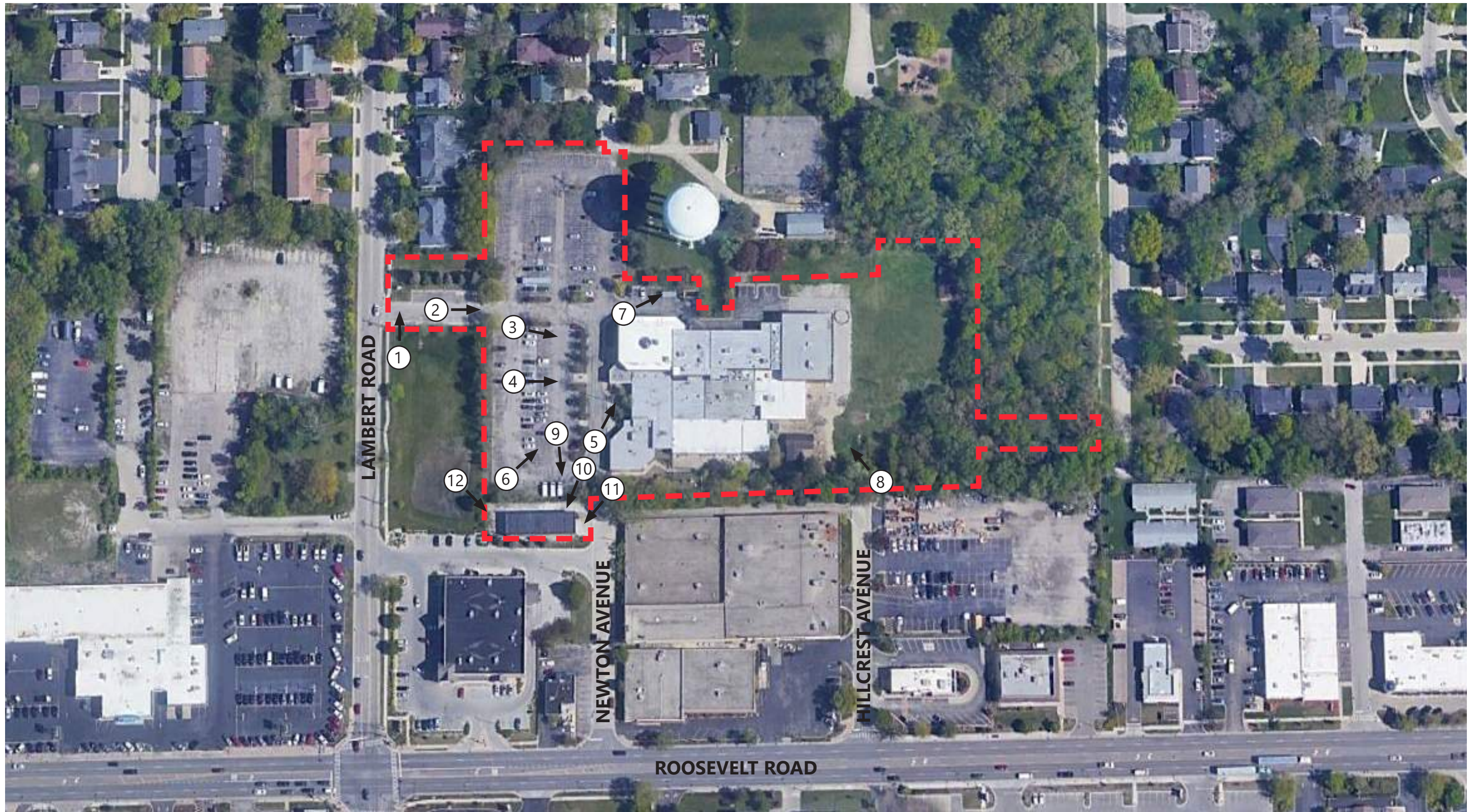
ALSO:

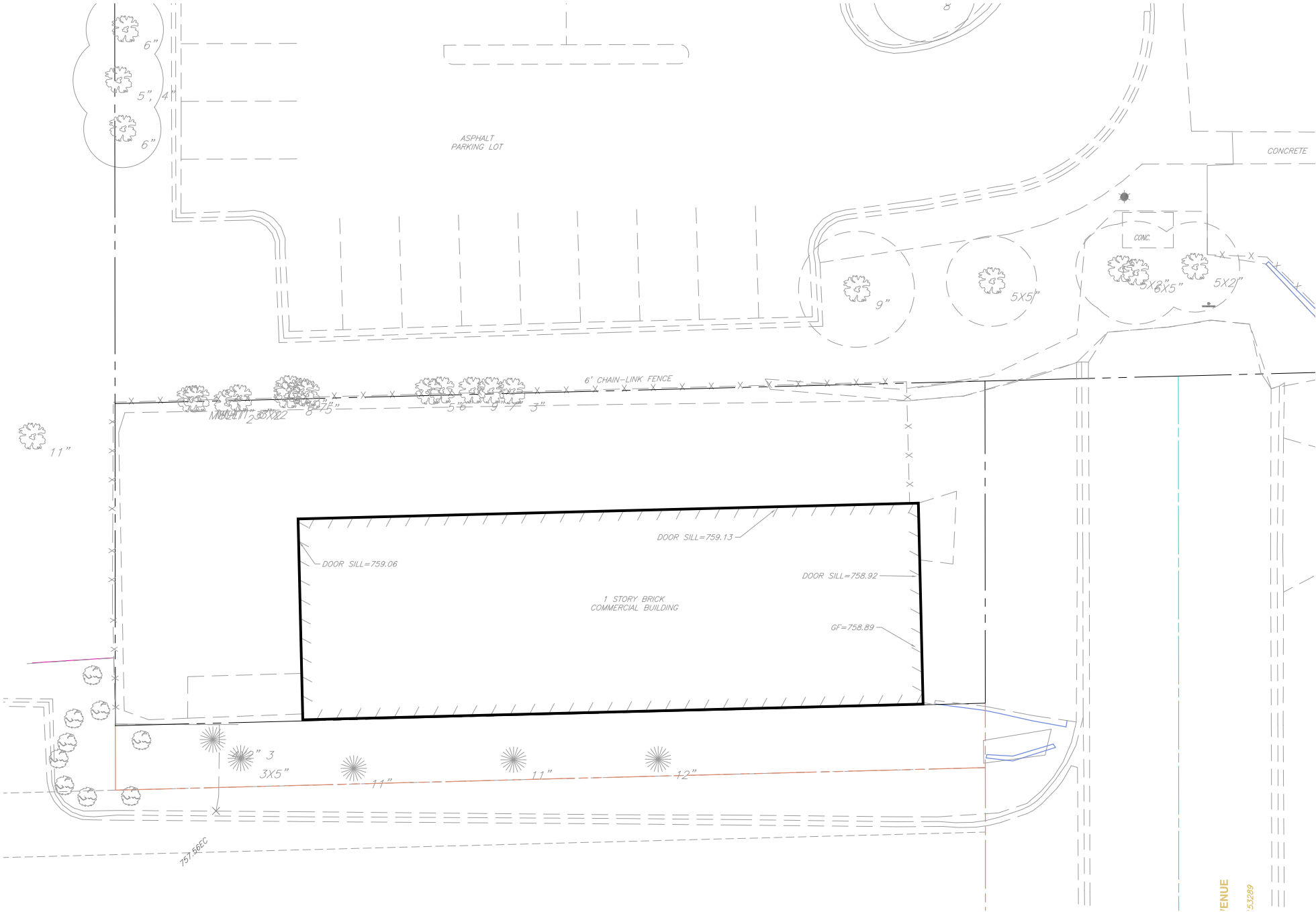
THOSE PARTS OF NEWTON AVENUE AS SHOWN ON GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 16, 1922 AS DOCUMENT 153289 IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 35 IN BLOCK 12 OF SAID GLEN MANOR, BEING ON THE EAST LINE OF SAID NEWTON AVENUE; THENCE SOUTH 88 DEGREES 44 MINUTES 12 SECONDS WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 30.01 FEET TO THE CENTERLINE OF SAID NEWTON AVENUE; THENCE NORTH 0 DEGREES 0 MINUTES 39 SECONDS EAST ALONG SAID CENTERLINE, 185.66 FEET TO THE SOUTHERLY FACE OF AN EXISTING GUARDRAIL; THENCE SOUTH 88 DEGREES 01 MINUTES 3 SECONDS EAST ALONG SAID SOUTHERLY FACE 30.02 FEET TO SAID EAST LINE OF NEWTON AVENUE; THENCE SOUTH 0 DEGREES 0 MINUTES 39 SECONDS WEST ALONG SAID EAST LINE OF NEWTON AVENUE, 183.96 FEET TO SAID POINT OF BEGINNING.

EXCEPT THAT PART CONVEYED TO THE VILLAGE OF GLEN ELLYN DESCRIBED AS FOLLOWS:

THAT PART OF LOT 34 IN BLOCK 12 IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 16, 1922 AS DOCUMENT 153289 IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 34; THENCE NORTH 88 DEGREES 44 MINUTES 12 SECONDS EAST ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 34, A DISTANCE OF 105.08 FEET; THENCE CONTINUING NORTH 88 DEGREES 44 MINUTES 12 SECONDS EAST, 40.22 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES 23 SECONDS EAST, 39.17 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 41 SECONDS WEST, 40.01 FEET; THENCE NORTH 0 DEGREES 36 MINUTES 44 SECONDS WEST, 39.13 FEET TO SAID POINT OF BEGINNING.







1. MAIN ENTRANCE



2. MAIN ENTRANCE



3. VIEW LOOKING SOUTHEAST



4. VIEW LOOKING EAST



5. VIEW LOOKING NORTHEAST



6. VIEW LOOKING NORTHEAST



7. EXISTING TRASH ENCLOSURE



8. VIEW LOOKING NORTHWEST



9. VIEW LOOKING SOUTH



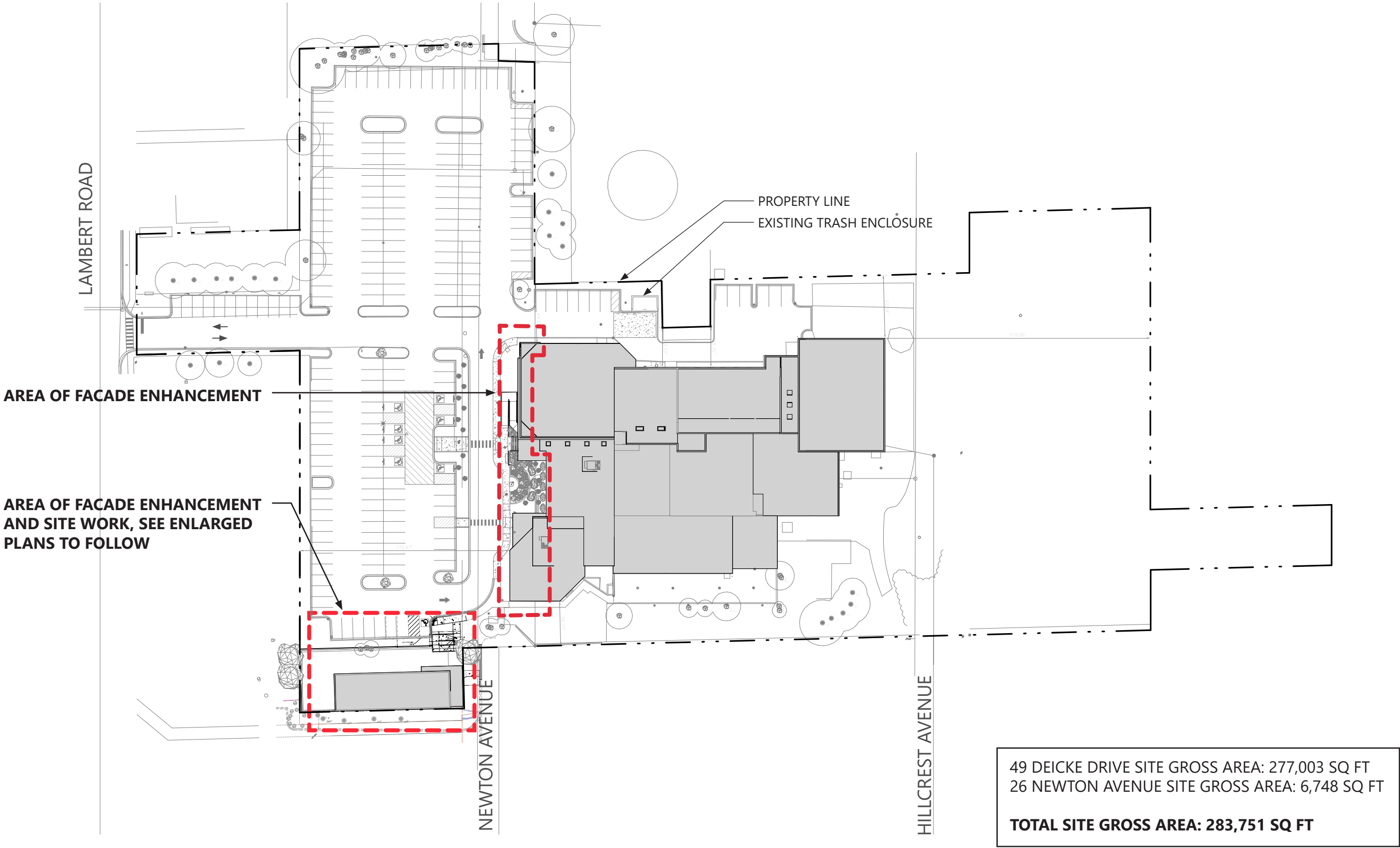
10. VIEW LOOKING SOUTHWEST



11. VIEW LOOKING SOUTHWEST

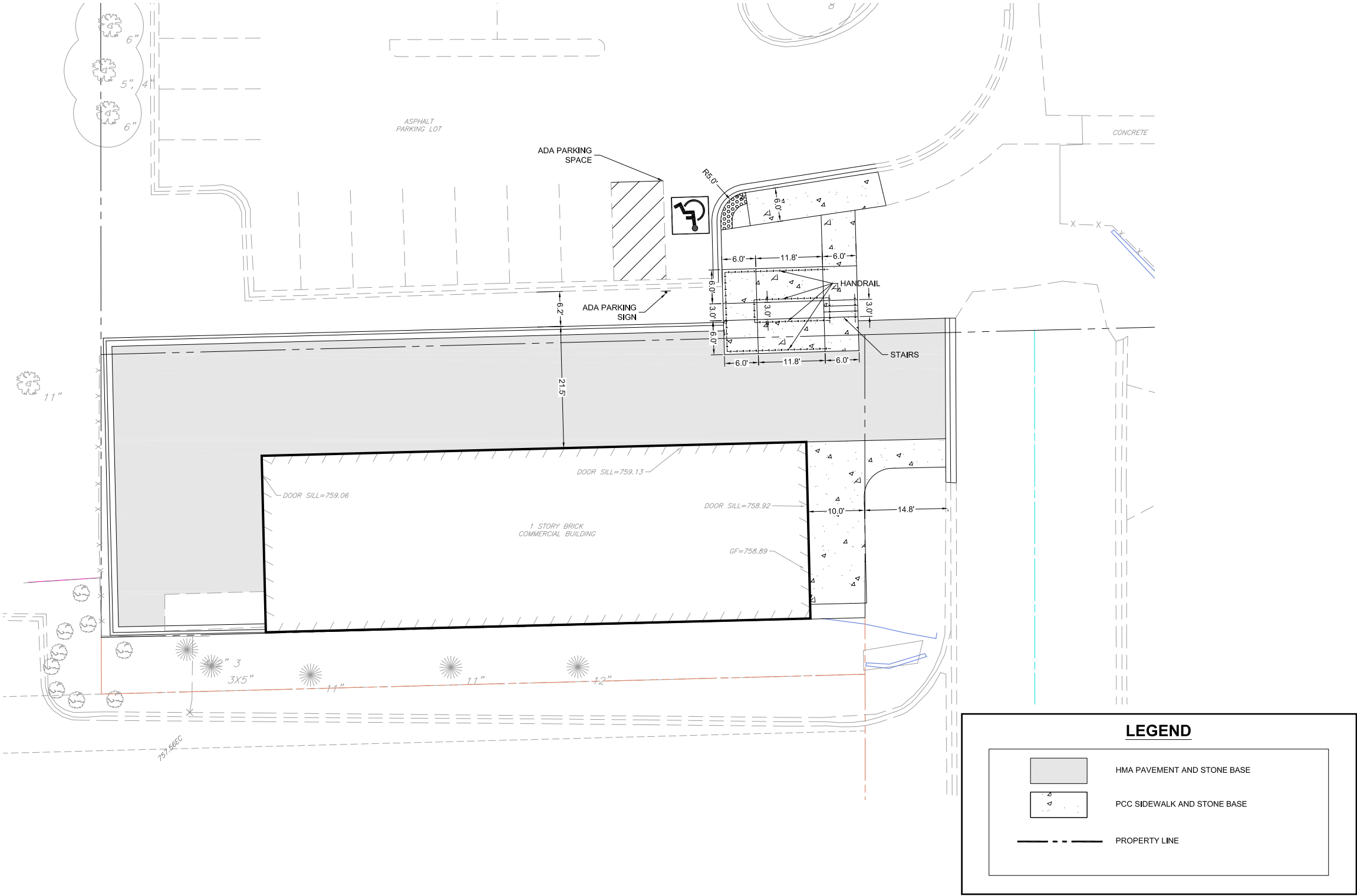


12. VIEW LOOKING SOUTHEAST



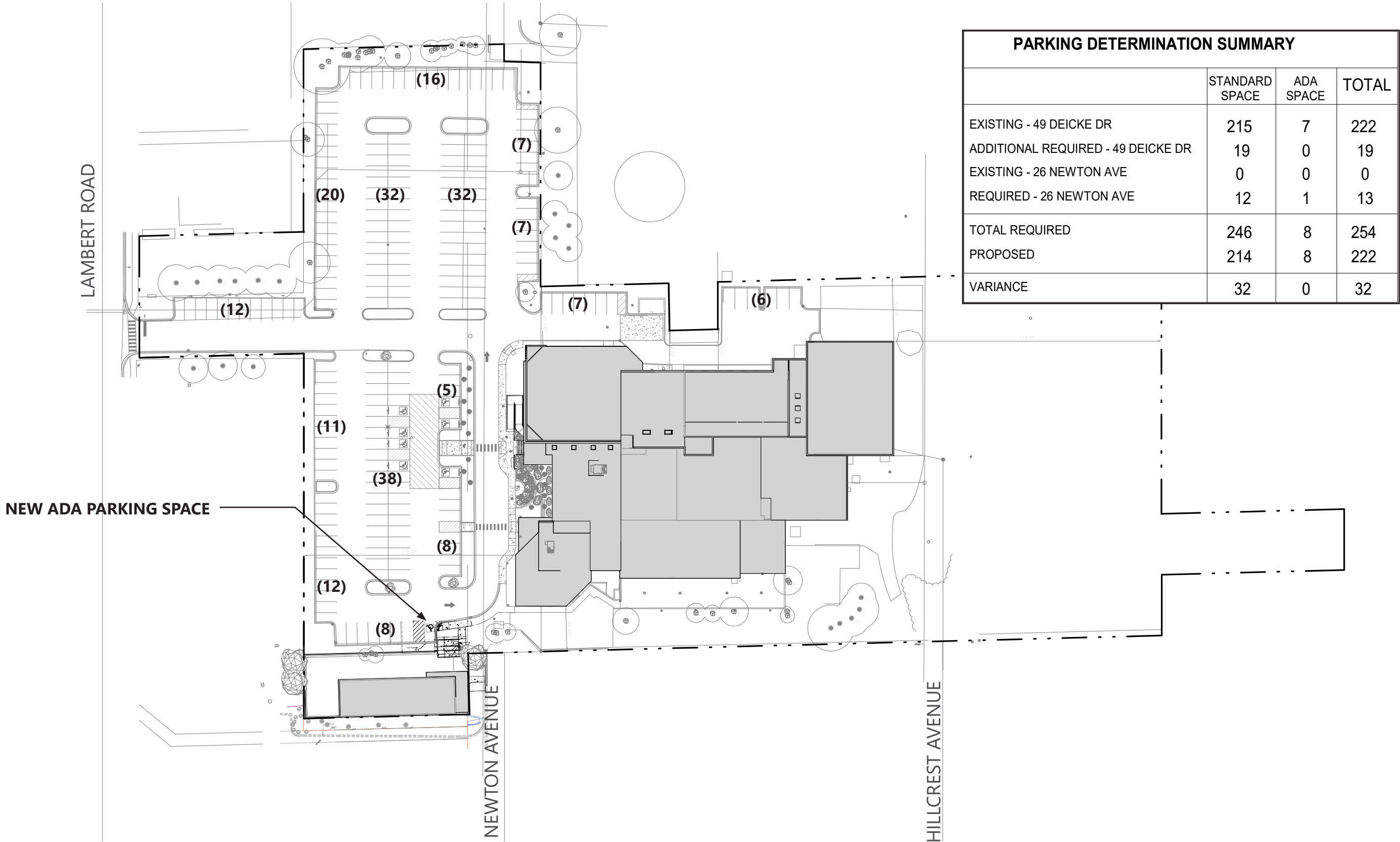
SITE DESIGN

PROPOSED SITE PLAN - 26 NEWTON 10_2



SITE DESIGN

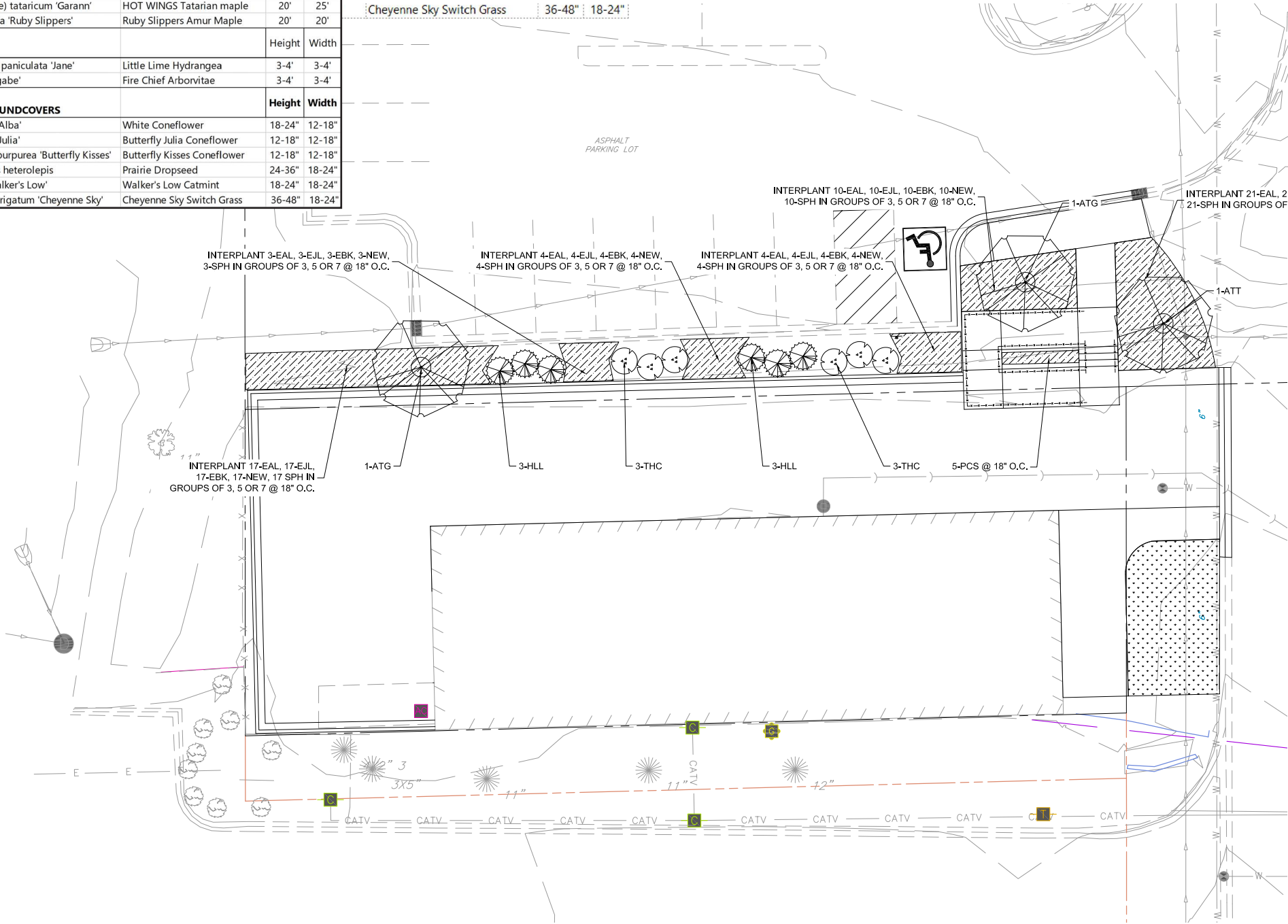
PARKING CALCULATIONS 10_3



SITE DESIGN

PROPOSED LANDSCAPE PLAN - 26 NEWTON 11_1

PLANT LIST						
Quantity	Code	Size	Botanic Name	Common Name	Height	Width
ORNAMENTAL TREES						
2	ATG	3"	CAL Acer (Maple) tataricum 'Garann'	HOT WINGS Tatarian maple	20'	25'
1	ATT	3"	CAL Acer ginnala 'Ruby Slippers'	Ruby Slippers Amur Maple	20'	20'
SHRUBS					Height	Width
9	HLL	#3	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3-4'	3-4'
6	THC	#5	Thuja 'Congabe'	Fire Chief Arborvitae	3-4'	3-4'
PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS					Height	Width
63	EAL	#1	Echinacea 'Alba'	White Coneflower	18-24"	12-18"
63	EJL	#1	Echinacea 'Julia'	Butterfly Julia Coneflower	12-18"	12-18"
63	EBK	#1	Echinacea purpurea 'Butterfly Kisses'	Butterfly Kisses Coneflower	12-18"	12-18"
63	SPH	#1	Sporobolus heterolepis	Prairie Dropseed	24-36"	18-24"
63	NEW	#1	Nepeta 'Walker's Low'	Walker's Low Catmint	18-24"	18-24"
5	PCS	#1	Panicum variegatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	36-48"	18-24"



LEGEND

PERENNIAL

SOD

LANDSCAPE NOTES

- SEED/SOD LIMIT LINE IS APPROXIMATE. RESTORE TO LIMITS OF DISTURBANCE. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH), FERTILIZER, PERMANENT GRASS SEEDING AND BLANKET, AS SHOWN.
- ALL AREAS DISTURBED BY CONSTRUCTION IN THE R.O.W. SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH) AND KENTUCKY BLUEGRASS SOD.
- CONTRACTOR RESPONSIBLE TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION, OUTSIDE SCOPE LIMIT, TO EXISTING CONDITION.
- ALL PROPOSED PLANTING BED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 10" DEPTH) PRIOR TO PERENNIAL AND SHRUB INSTALLATION.
- THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO HIS OPERATIONS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON PLANS AND DETAILS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
- ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AND AS DETAILED ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS WILL RECEIVE 3" PREMIUM DOUBLE SHREDDED HARDWOOD BARK. GROUNDCOVERS SHALL RECEIVE 1-1/2" CAREFULLY PLACED AROUND BASE OF PLANT.
- TREES PLACED IN TURF AREAS WILL HAVE 6" DIA. MULCH RING WITH 3" DEEP SPADE CUT EDGE.
- ALL BED LINES SHALL BE SPADE CUT TO A MIN. DEPTH OF 3". CURVED BED LINES TO BE SMOOTH AND NOT SEGMENTED.
- EXISTING TURF IN PROPOSED PLANTING AREAS SHALL BE STRIPPED AND REMOVED.
- ALL PERENNIAL & SHRUB BEDS TO HAVE AMENDED TOPSOIL. 2" MINIMUM ORGANIC MATTER SHALL BE TILLED INTO THE TOP 10" OF TOPSOIL, THOROUGHLY TILL TO BREAK UP CLUMPS AND SPREAD EVENLY OVER SURFACE.
- TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM NEAREST LIGHT POLE.
- TREES SHALL BE INSTALLED A MINIMUM OF 5' HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES.
- TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
- ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
- THE CROWNS AND ROOTS OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI Z100 CODE.





Echinacea 'Alba'
White Coneflower



Echinacea 'Julia'
Julia Coneflower



Hydrangea paniculata
'Jane'
Little Lime Hydrangea



Nepeta racemosa
'Walker's Low'
Walker's Low Catmint



Panicum virgatum
'Cheyenne Sky'
Cheyenne Sky Red Switch
Grass



Sporobolus heterolepis
(NGN)
Prairie Dropseed



Thuja occidentalis
'Congabe'
Fire Chief™ Arborvitae



Acer (Maple) tataricum
'Garann'
Hot Wings Tatarian Maple



Acer ginnala 'Ruby
Slippers'
Ruby Slippers Amur Maple

FACADE ENHANCEMENTS - 49 DEICKE DR. (MAIN BUILDING)

EXTERIOR ELEVATIONS - EXISTING 13_1



WEST ELEVATION (MAIN ENTRANCE)



EAST ELEVATION



SOUTH ELEVATION (WEST)



SOUTH ELEVATION (CENTER)



SOUTH ELEVATION (EAST)



NORTH ELEVATION (EAST)



NORTH ELEVATION (CENTER)



NORTH ELEVATION (WEST)

FACADE ENHANCEMENTS - 26 NEWTON AVE
EXTERIOR ELEVATIONS - EXISTING 13_2



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION (EAST)



NORTH ELEVATION (WEST)



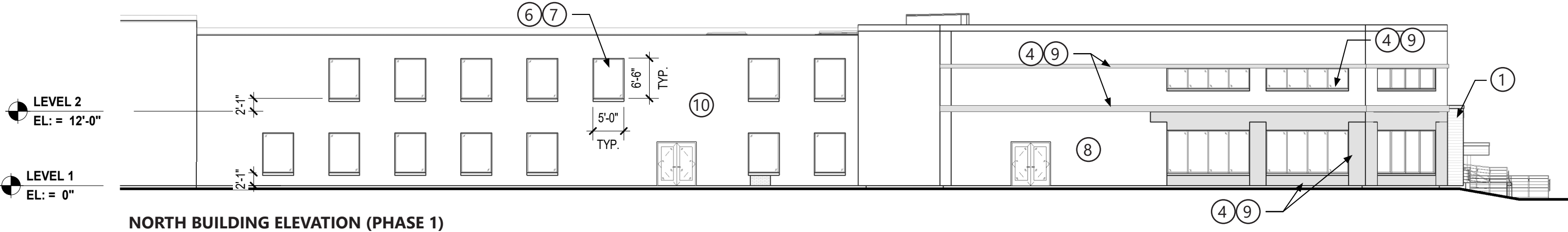
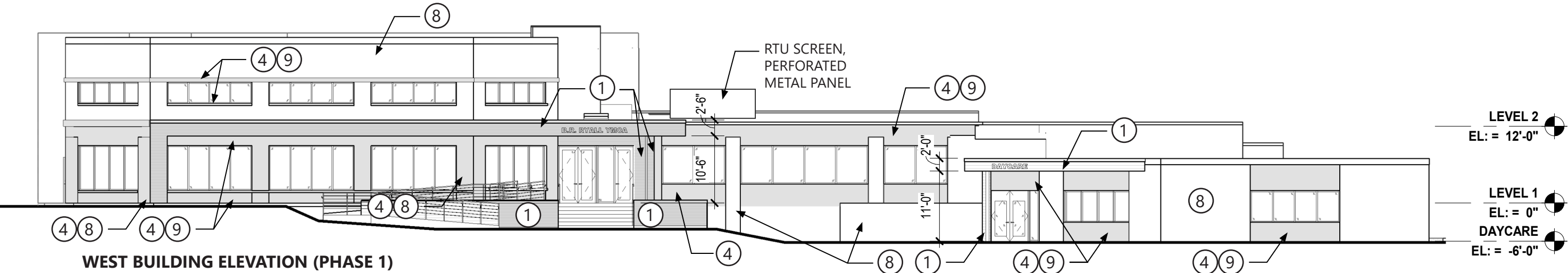
SOUTH ELEVATION

MATERIAL LEGEND

- 1. SIMULATED WOOD PRODUCT
- 2. WHITE PERFORATED METAL PANEL
- 3. WHITE METAL PANEL
- 4. DARK BRONZE PAINT (PHASE 1)
- 5. DARK BRONZE METAL PANEL (PHASE 2)
- 6. DARK BRONZE STOREFRONT FRAMING (AT NEW GLAZING)
- 7. LOW-E CLEAR VISION GLASS (AT NEW GLAZING)

EXISTING MATERIALS TO REMAIN

- 8. IRONSPOT BRICK
- 9. CAST STONE
- 10. COMMON BRICK



FACADE ENHANCEMENTS - 49 DEICKE DR. (MAIN BUILDING)

ENTRY VIEWS - PHASE 1 14_2



EXISTING



EXISTING

FACADE ENHANCEMENTS - 49 DEICKE DR. (MAIN BUILDING)
FRONT ENTRY STAIR & CANOPY - PHASE 1 14_3



FACADE ENHANCEMENTS - 49 DEICKE DR. (MAIN BUILDING)

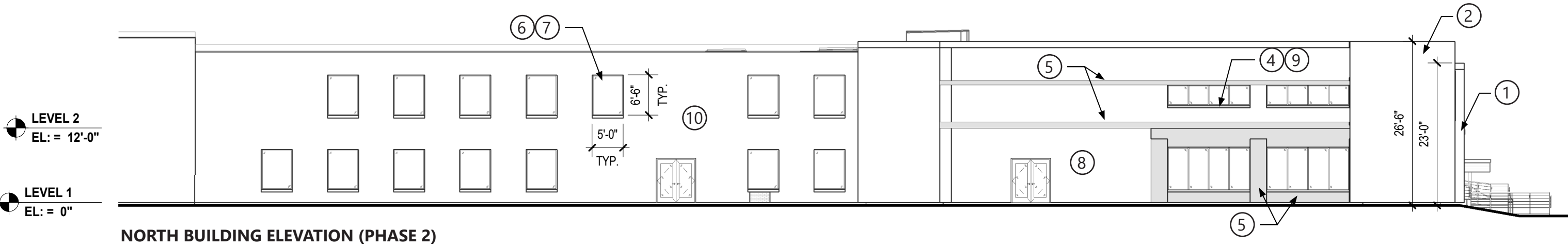
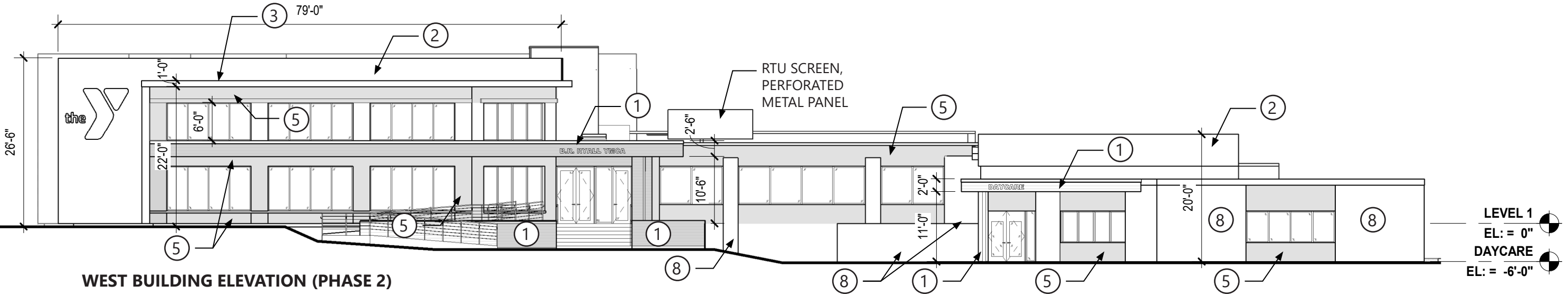
EXTERIOR ELEVATIONS - PROPOSED (PHASE 2) 14_4

MATERIAL LEGEND

- 1. SIMULATED WOOD PRODUCT
- 2. WHITE PERFORATED METAL PANEL
- 3. WHITE METAL PANEL
- 4. DARK BRONZE PAINT (PHASE 1)
- 5. DARK BRONZE METAL PANEL (PHASE 2)
- 6. DARK BRONZE STOREFRONT FRAMING (AT NEW GLAZING)
- 7. LOW-E CLEAR VISION GLASS (AT NEW GLAZING)

EXISTING MATERIALS TO REMAIN

- 8. IRONSPOT BRICK
- 9. CAST STONE
- 10. COMMON BRICK



FACADE ENHANCEMENTS - 49 DEICKE DR. (MAIN BUILDING)

ENTRY VIEWS - PHASE 2 14_5



EXISTING



EXISTING

FACADE ENHANCEMENTS - 49 DEICKE DR. (MAIN BUILDING)
FRONT ENTRY STAIR & CANOPY - PHASE 2 14_6



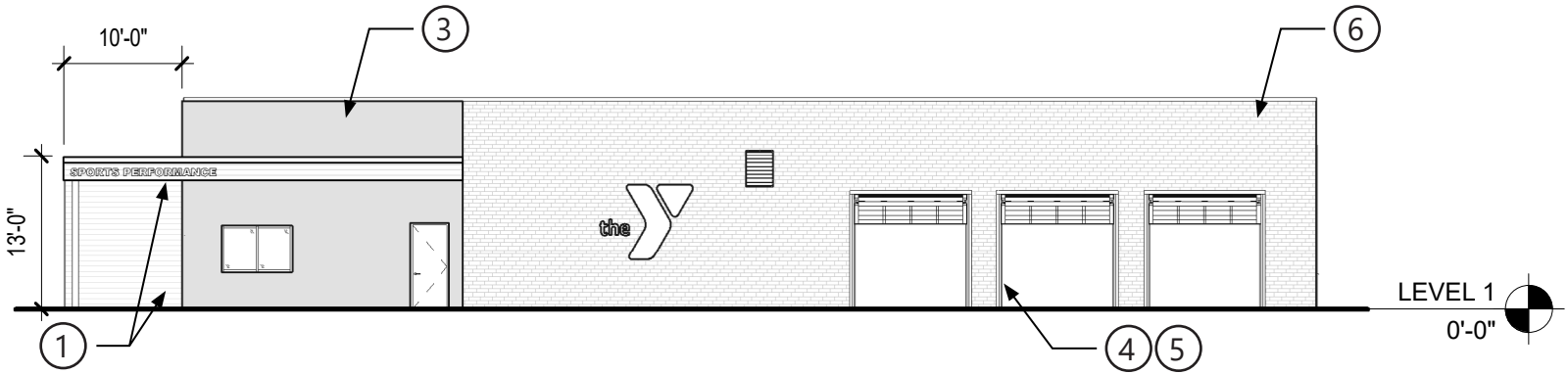
FACADE ENHANCEMENTS - 26 NEWTON AVE
EXTERIOR ELEVATIONS - PROPOSED 14_7

MATERIAL LEGEND

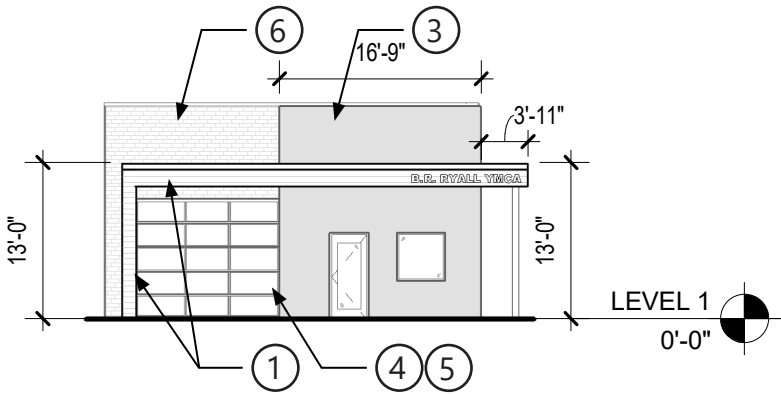
- 1. SIMULATED WOOD PRODUCT
- 2. WHITE PANEL (SIGNAGE)
- 3. DARK BRONZE METAL PANEL
- 4. DARK BRONZE FRAMING
- 5. LOW-E CLEAR VISION GLASS

EXISTING MATERIALS TO REMAIN

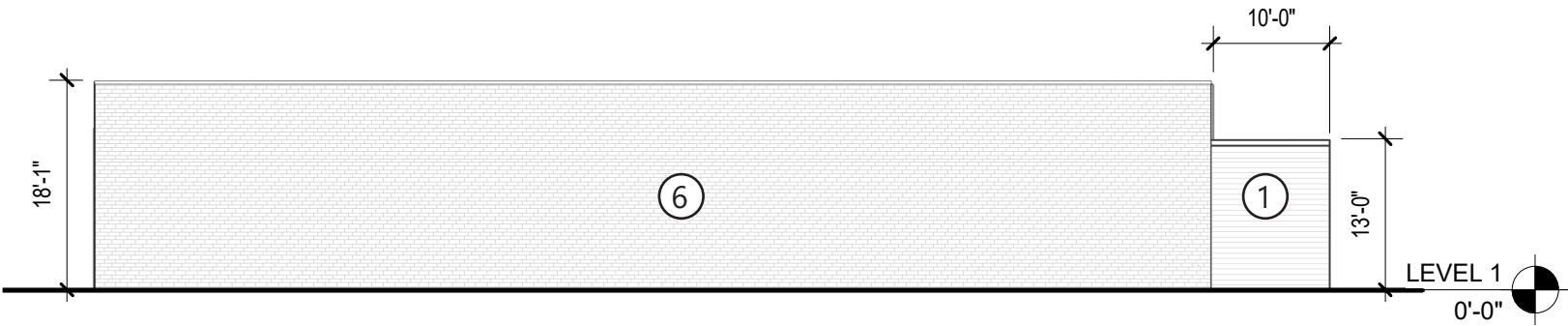
- 6. IRONSPOT BRICK



NORTH BUILDING ELEVATION



EAST BUILDING ELEVATION



SOUTH BUILDING ELEVATION

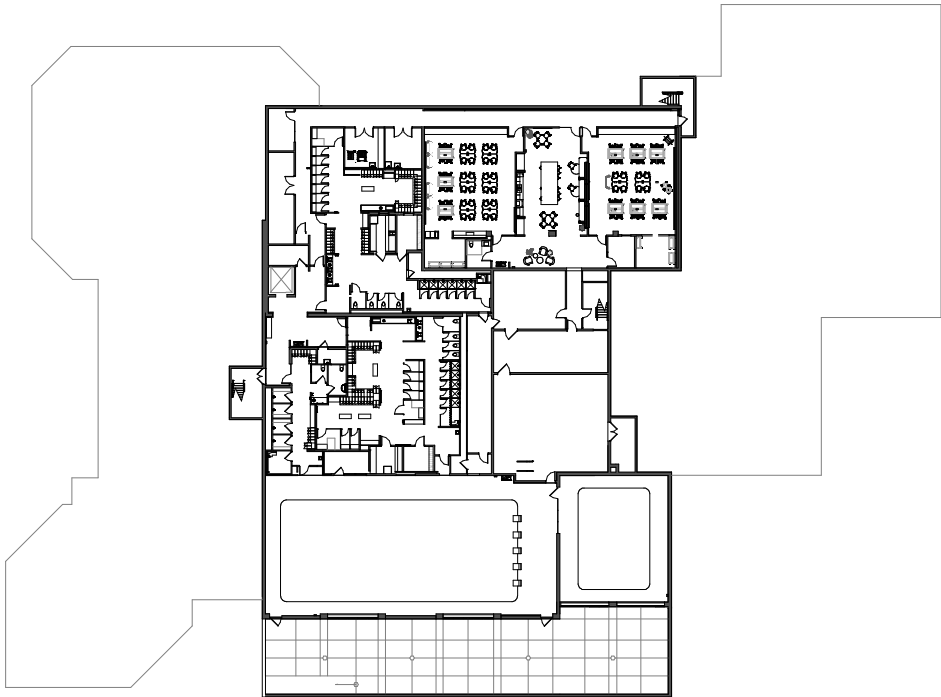
FACADE ENHANCEMENTS - 26 NEWTON AVE
NEWTON STREET BUILDING | CANOPY AND BI-FOLD DOORS 14_8



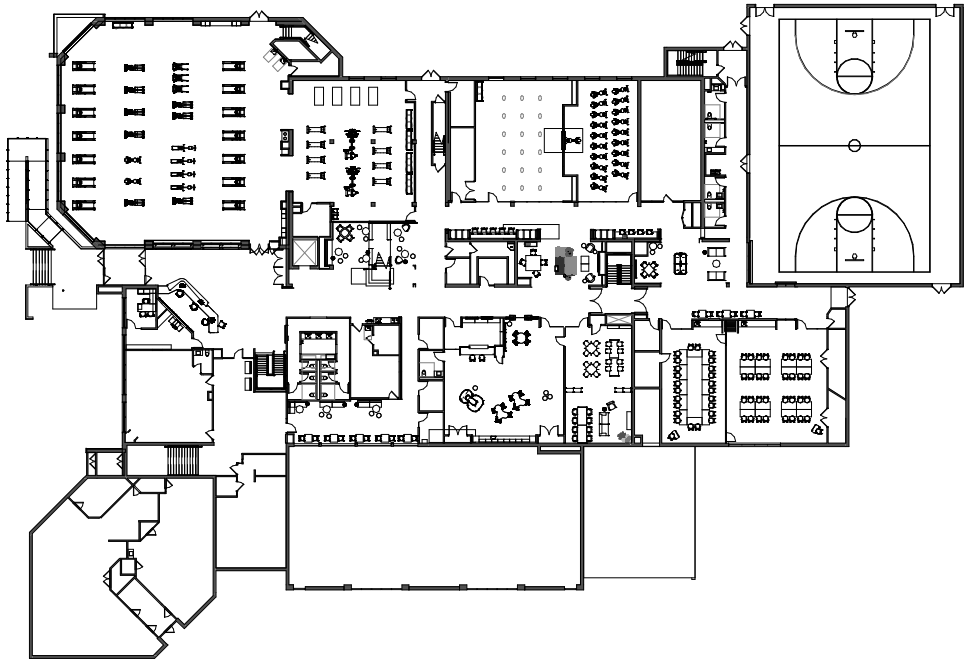
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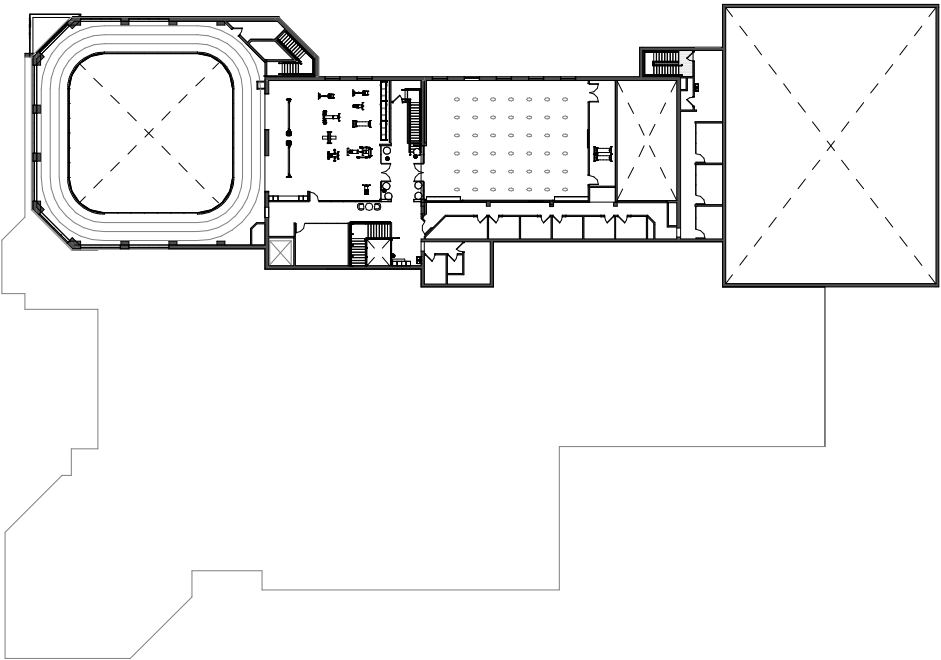
EXISTING



LOWER LEVEL

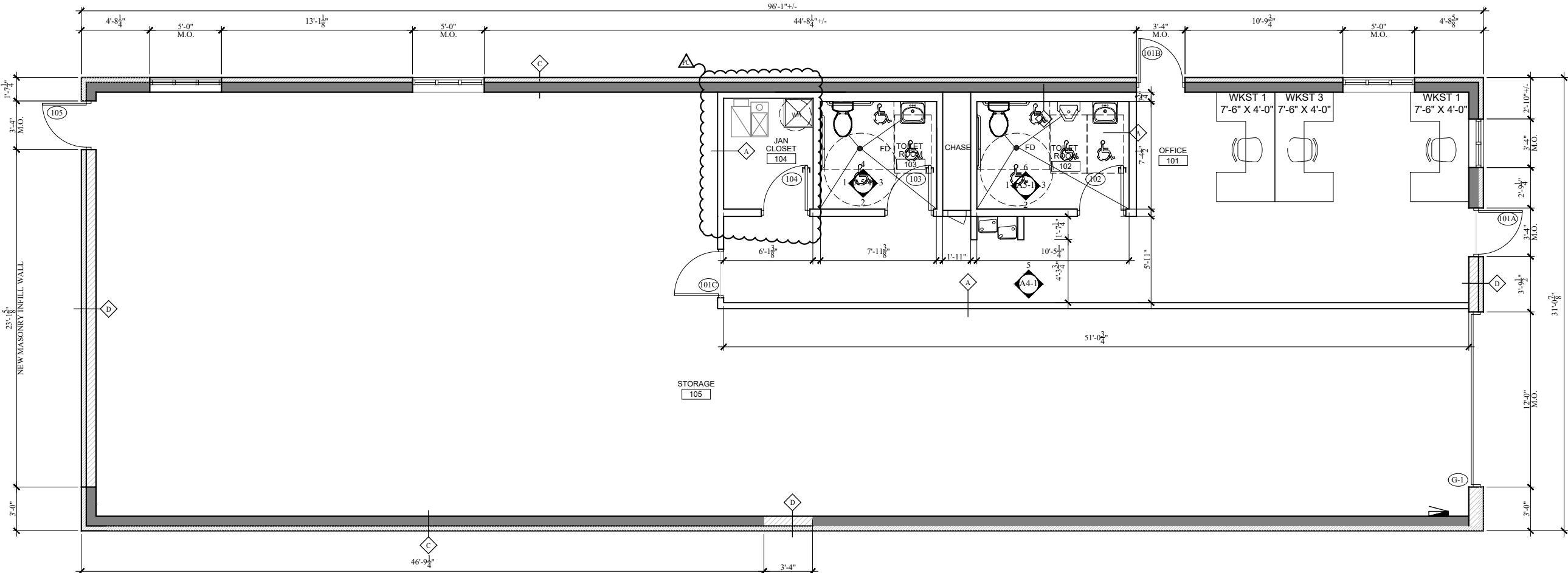


LEVEL 1



LEVEL 2

FLOOR PLANS 15_2

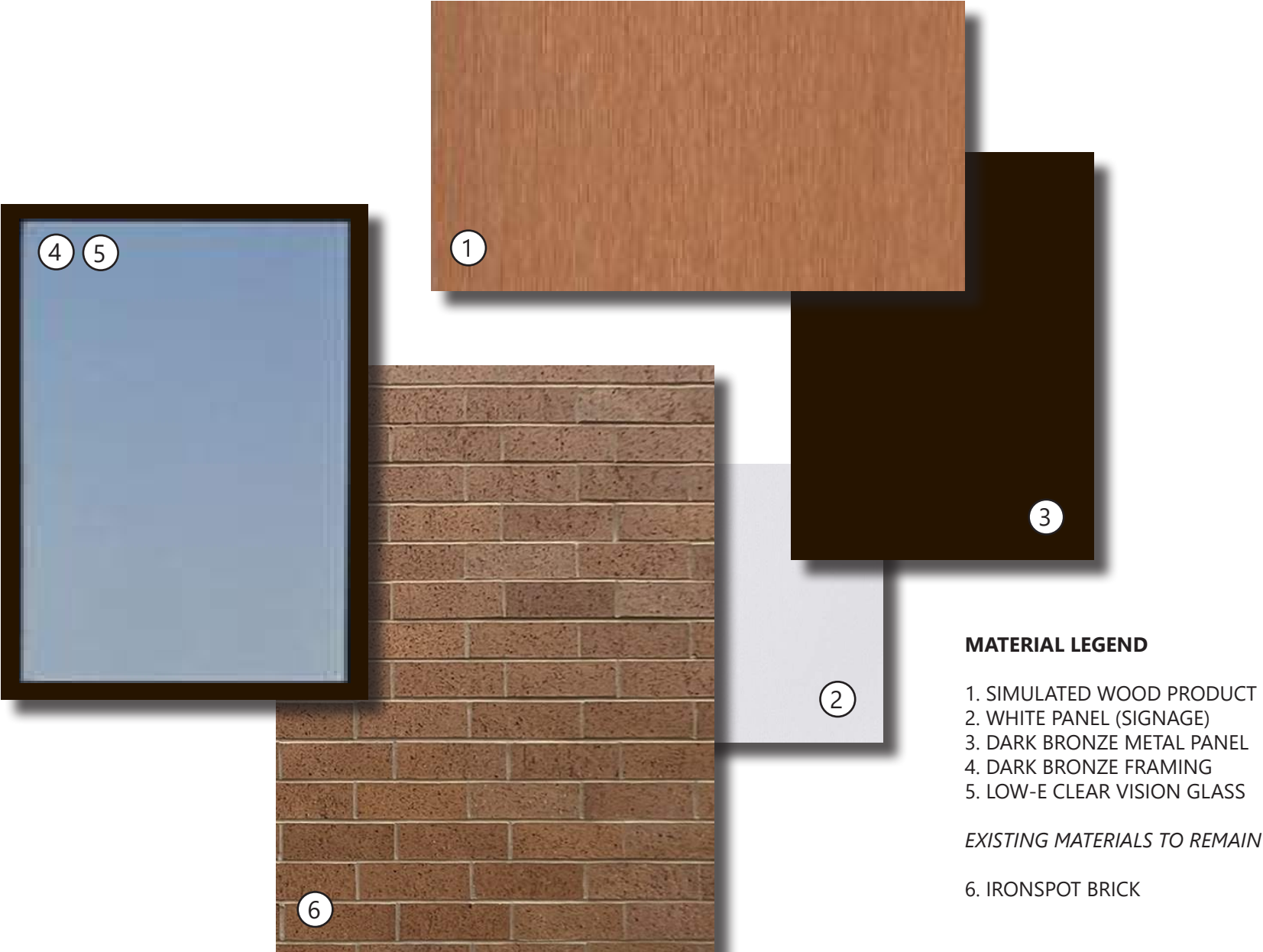


FACADE ENHANCEMENTS - 49 DEICKE DR. (MAIN BUILDING)

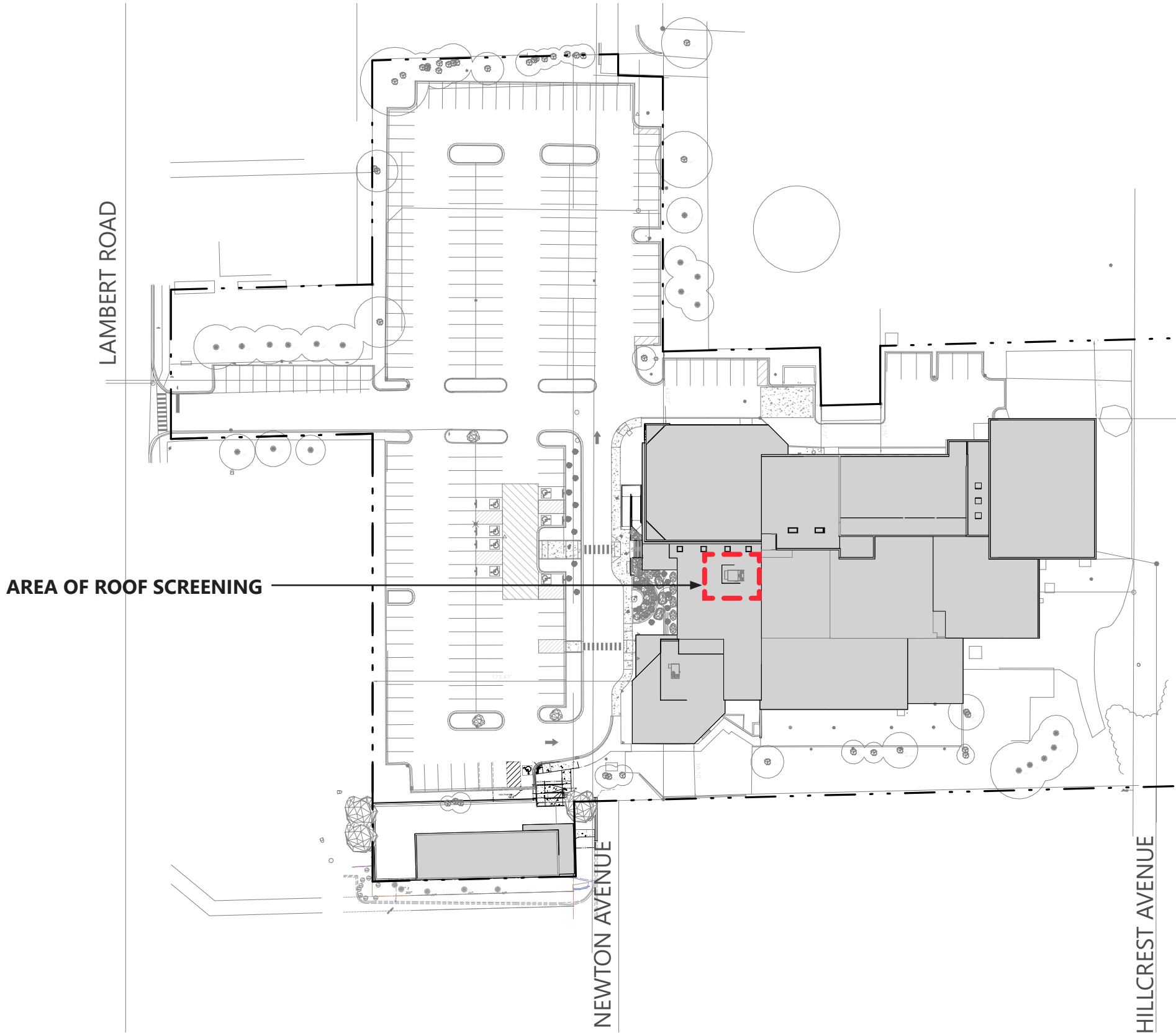
MATERIAL BOARD 18_1



- MATERIAL LEGEND**
- 1. SIMULATED WOOD PRODUCT
 - 2. WHITE PERFORATED METAL PANEL
 - 3. WHITE METAL PANEL
 - 4. DARK BRONZE PAINT (PHASE 1)
 - 5. DARK BRONZE METAL PANEL (PHASE 2)
 - 6. DARK BRONZE STOREFRONT FRAMING (AT NEW GLAZING)
 - 7. LOW-E CLEAR VISION GLASS (AT NEW GLAZING)
- EXISTING MATERIALS TO REMAIN*
- 8. IRONSPOT BRICK
 - 9. CAST STONE
 - 10. COMMON BRICK (NOT PICTURED)



FACADE ENHANCEMENTS - 49 DEICKE DR. (MAIN BUILDING)
ROOF PLAN / ROOF SCREENING 19_1



PHASE 1 ROOFTOP UNIT SCREENING

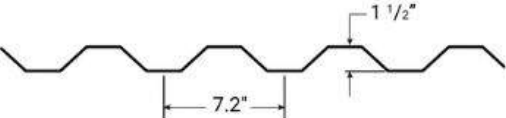
PERFORATED METAL PANELS
COLOR: WHITE



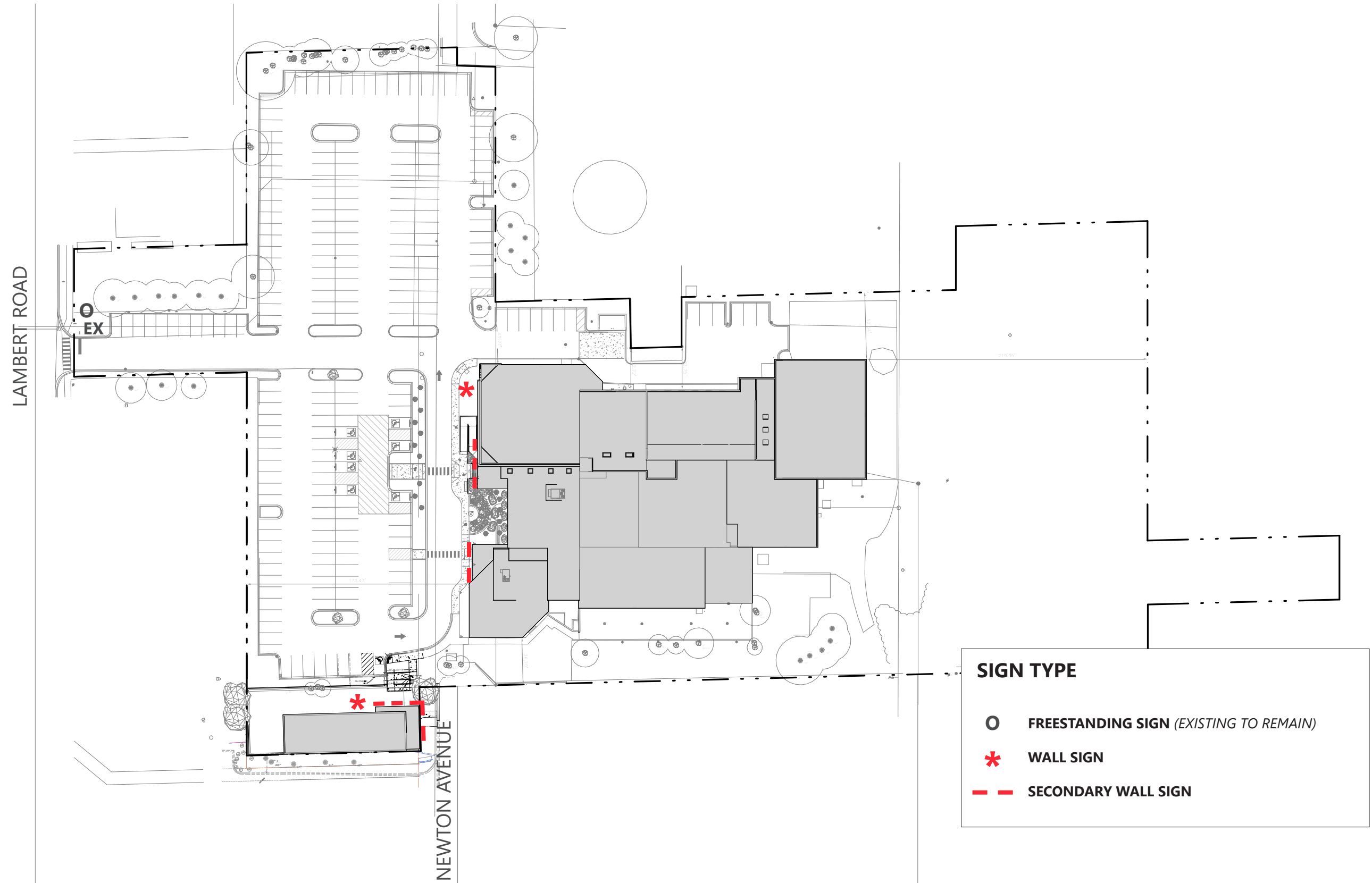
PERFORATED 7.2 RIB METAL INFILL SPECS

- Frames are 6063 extruded aluminum
- .063 Powder-coated aluminum
- 1/8" Diameter holes with 1/4" staggered centers
- 23% Open area
 - *Note: Open area is specific to the panel and does not include the open-air space below/above the panels*

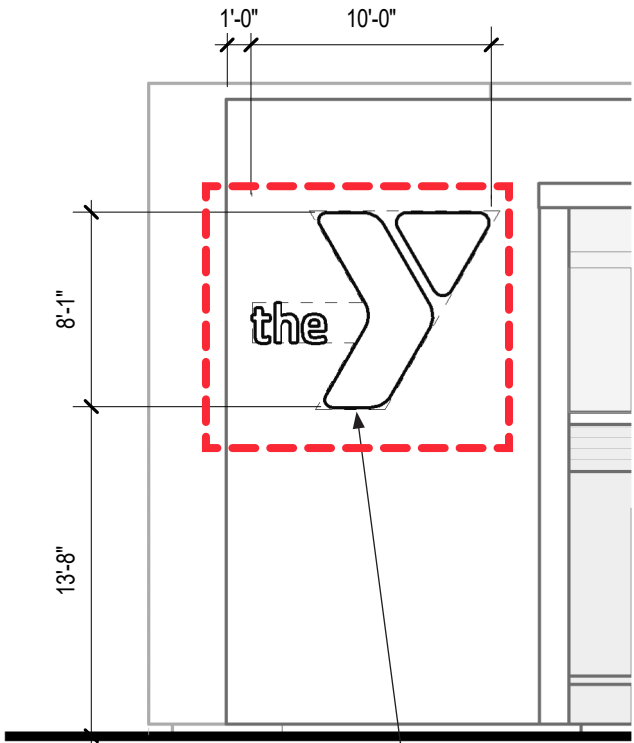
PERFORATED 7.2 RIB METAL INFILL CROSS SECTION



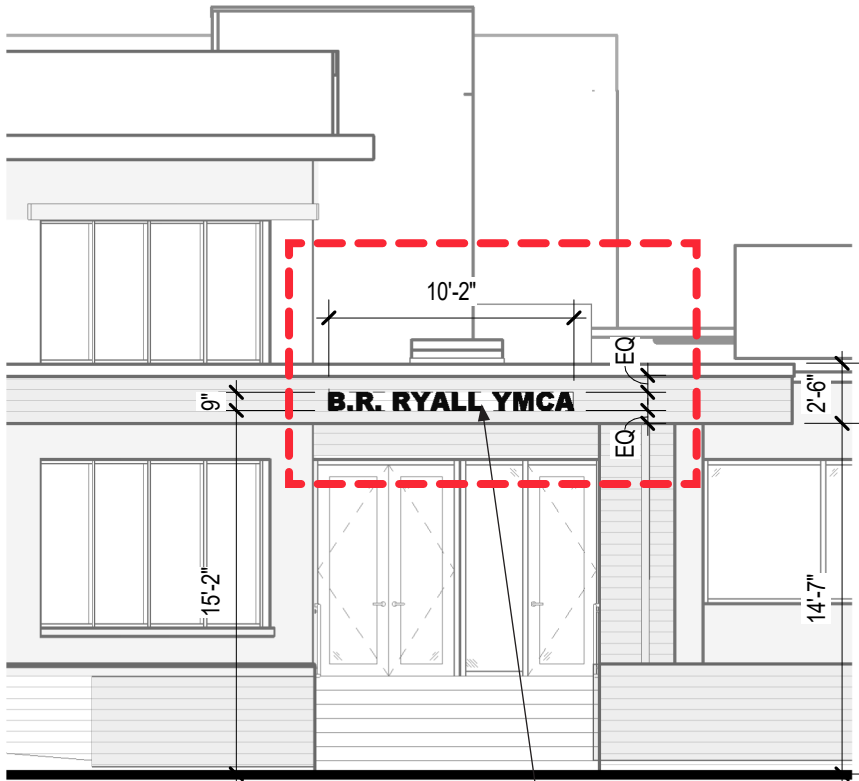
SIGNAGE SITE PLAN 21_1



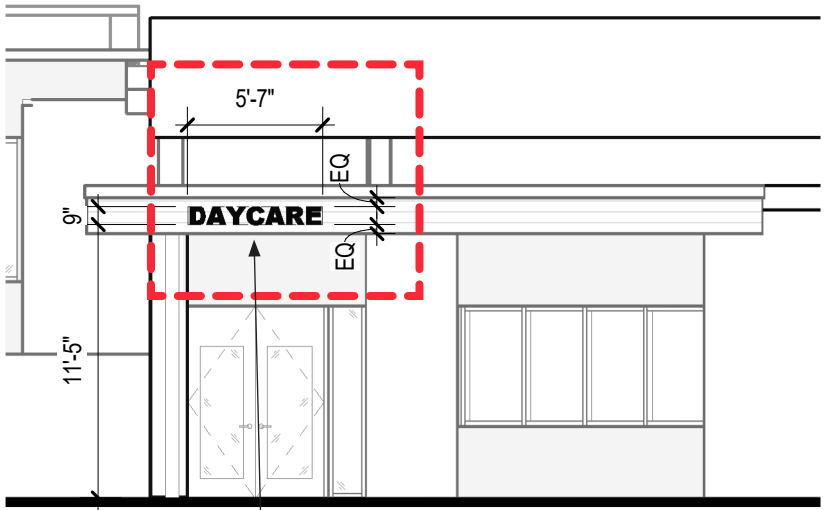
NOTE:
C3 ZONING DISTRICT, INTERIOR LOT
ESTABLISHMENT FRONTAGE - 550'-0"
TOTAL ALLOWABLE SIGNAGE AREA - 120 SQFT
TOTAL PROPOSED NEW SIGNAGE AREA - 56 SQ FT
OVERALL SIGNAGE AREA - 100 SQFT



WALL SIGN
TOTAL AREA = 43 SQFT



SECONDARY WALL SIGN #1
TOTAL AREA = 8 SQFT



SECONDARY WALL SIGN #2
TOTAL AREA = 5 SQFT



FREESTANDING SIGN (EXISTING)
30 SQFT
MESSAGE BOARD (EXISTING)
12 SQFT
4" H INDIVIDUAL LETTERS (EXISTING)
2 SQFT
TOTAL EXISTING AREA = 44 SQFT

LEVEL 1
EL: = 0"

DAYCARE
EL: = -6'-0"

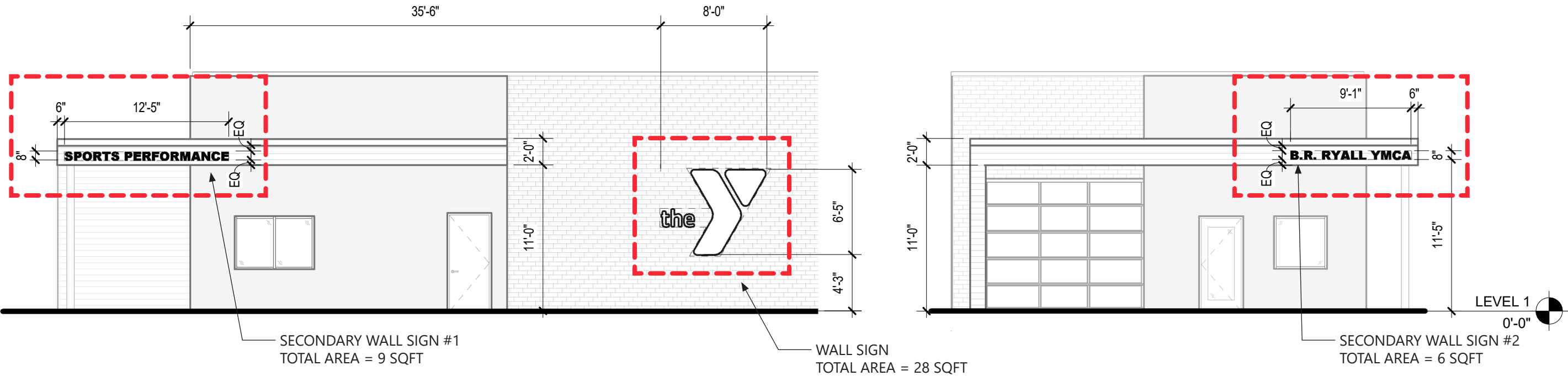
WALL SIGN WITH PIN-MOUNTED LETTERS

- SIGN TO BE WHITE TRANSLUCENT MATERIAL
- SIGN TO BE ILLUMINATED. ILLUMINATION TO BE NON-GLARING AND CONSTANT IN INTENSITY AND COLOR. ILLUMINATION NOT TO EXCEED BRIGHTNESS LIMITATIONS PER SIGN CODE.

SECONDARY WALL SIGN WITH PIN-MOUNTED LETTERS

- SIGNAGE TO BE 9" HIGH
- LETTERS TO BE BRONZE METAL FINISH, MOUNTED ON WOOD SOFFIT.
- FONT TO BE CACHET PRO OR OTHERWISE MEET YMCA BRANDING STANDARDS
- SECONDARY SIGNS NOT TO EXCEED 20 SQFT EACH

NOTE:
C3 ZONING DISTRICT, INTERIOR LOT
ESTABLISHMENT FRONTAGE - 50'-0"
TOTAL ALLOWABLE SIGNAGE AREA - 120 SQFT
TOTAL PROPOSED SIGNAGE AREA - 43 SQ FT



WALL SIGN WITH PIN-MOUNTED LETTERS

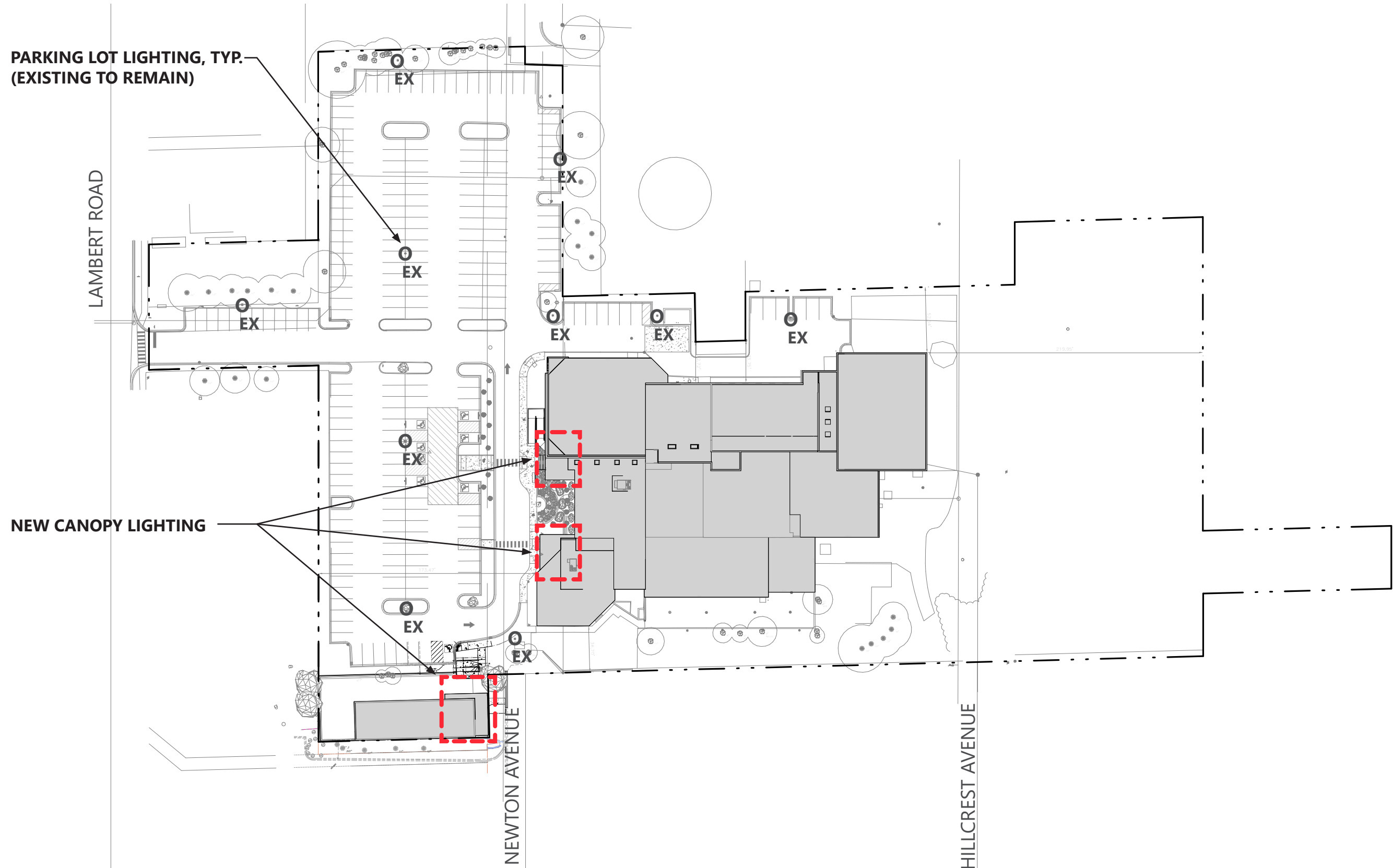
- SIGN TO BE WHITE TRANSLUCENT MATERIAL
- SIGN TO BE ILLUMINATED. ILLUMINATION TO BE NON-GLARING AND CONSTANT IN INTENSITY AND COLOR. ILLUMINATION NOT TO EXCEED BRIGHTNESS LIMITATIONS PER SIGN CODE.
- WALL SIGN NOT TO EXCEED 50 SQFT

SECONDARY WALL SIGN WITH PIN-MOUNTED LETTERS

- SIGNAGE TO BE 8" HIGH
- LETTERS TO BE BRONZE METAL FINISH, MOUNTED ON WOOD SOFFIT.
- FONT TO BE CACHET PRO OR OTHERWISE MEET YMCA BRANDING STANDARDS
- SECONDARY SIGNS NOT TO EXCEED 12.5 SQFT EACH

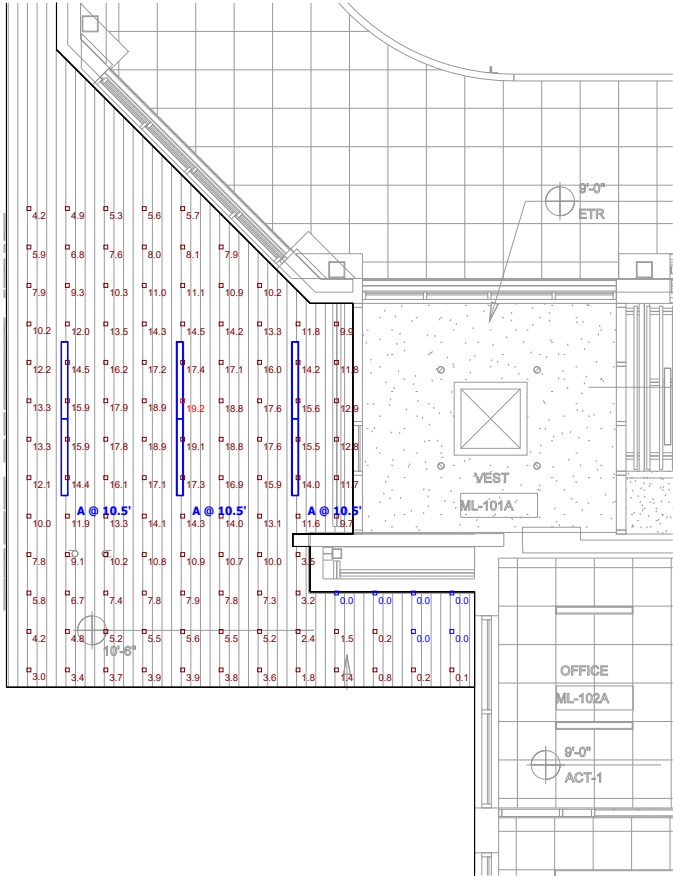




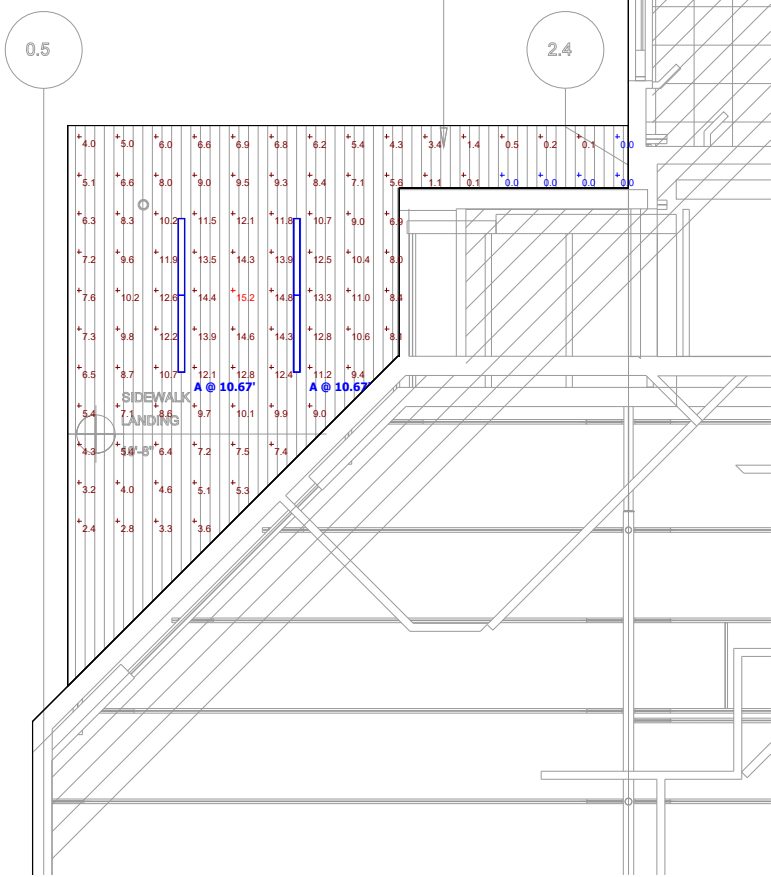


LIGHTING

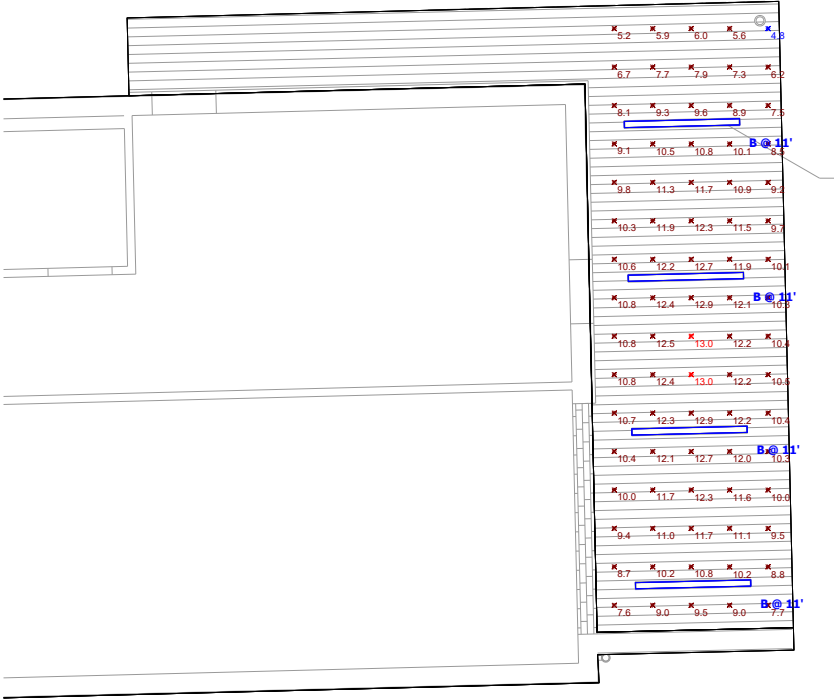
CANOPY PHOTOMETRICS 26_2



49 DEICKE CANOPY (MAIN ENTRANCE)



49 DEICKE CANOPY (DAYCARE)



26 NEWTON CANOPY

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⌚	A	5	AXIS LIGHTING INC.	WBRLED-400-80-40-SO-8	8 ft. AXIS LIGHTING WET BEAM DIRECT LED LUMINAIRE	1	1599	0.95	35.48
⌚	B	4	AXIS LIGHTING INC.	WBRLED-400-80-40-SO-6	6 ft. AXIS LIGHTING WET BEAM DIRECT LED LUMINAIRE	1	1599	0.95	26.6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. NORTH CANOPY	☐	9.8 fc	19.2 fc	0.0 fc	N/A	N/A
2. SOUTH CANOPY	+	7.7 fc	15.2 fc	0.0 fc	N/A	N/A
3. NEWTON CANOPY	✗	10.2 fc	13.0 fc	4.8 fc	2.7:1	2.1:1

NOTES:

1. CALCULATION POINT WORK PLANE: GRADE LEVEL
2. FIXTURE MOUNTING HEIGHT: REFER TO FIXTURE LABELS NOTED ON PLAN
3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE.

ACTUAL LIGHT LEVELS MAY VARY.**

LIGHTING

CANOPY FIXTURE CUTSHEET 27_1

wet
BEAM4 LED

RECESSED HORIZONTAL MOUNT

Project _____

Type _____

Notes _____

PERFORMANCE PER LINEAR FOOT AT 3500K

NOMINAL LUMEN OUTPUT	INPUT WATTS*	EFFICACY
1000 lm/ft	11.5 W/ft	87 lm/W

Please consult factory for custom lumen output and wattage.

Ordering Guide

WBRLED				S	
PRODUCT ID	NOM. LUMENS/FT	CRI	COLOR TEMP.	SHIELDING	LENGTH (FT)
WBRLED Recessed LED	400 400 lm/ft - Min.	80 80 CRI	27 2700 K	S satin lens	2 2'
	1000 1000 lm/ft - Max.	90 90 CR	30 3000 K		3 3'
			35 3500 K		4 4'
			40 4000 K		5 5'
					8 8'
					S# system run

Outputs between listed min and max are available. Consult factory for outputs outside of the listed range.

FINISH	VOLTAGE	DRIVER	CIRCUITS	MOUNTINGS
W white	120 120 V	DP dimming (0-10V) 1%	1 1 circuit	D drywall flangeless
BLK black	277 277 V	LT(®) Lutron *	2 2 circuits	DF drywall flange
C custom	347 347 V	BI bi-level dimming	+E(®) emergency circuit *	DS drywall spackle flange
	UNV universal	O(®) other **	+NL(®) night light circuit *	
	DC low voltage*	POE(®) POE drivers*	+GTD(®) generator transfer device *	

* Only available with POE drivers.
* Operating up to -20°C. Specify system
** Please consult factory; see page 2

* Specify quantity

BATTERY (OPTIONAL)	OTHER (OPTIONAL)	IC CONTROLS (OPTIONAL)	CUSTOM (OPTIONAL)
B# battery pack (integral)	+EF end feed* +N natatorium finish	OS(®) occupancy sensor EN(®) Enlighted integral WC(®) wireless control dimming	C custom
Not available with 347V Please consult factory	* See page 3 for more details.	See integrated controls guide for further details Please consult factory	Please specify

Product design and development is an ongoing process at Axis Lighting. We reserve the right to change specifications. Contact Axis for the latest product information.

1 / 4
May 23, 2023

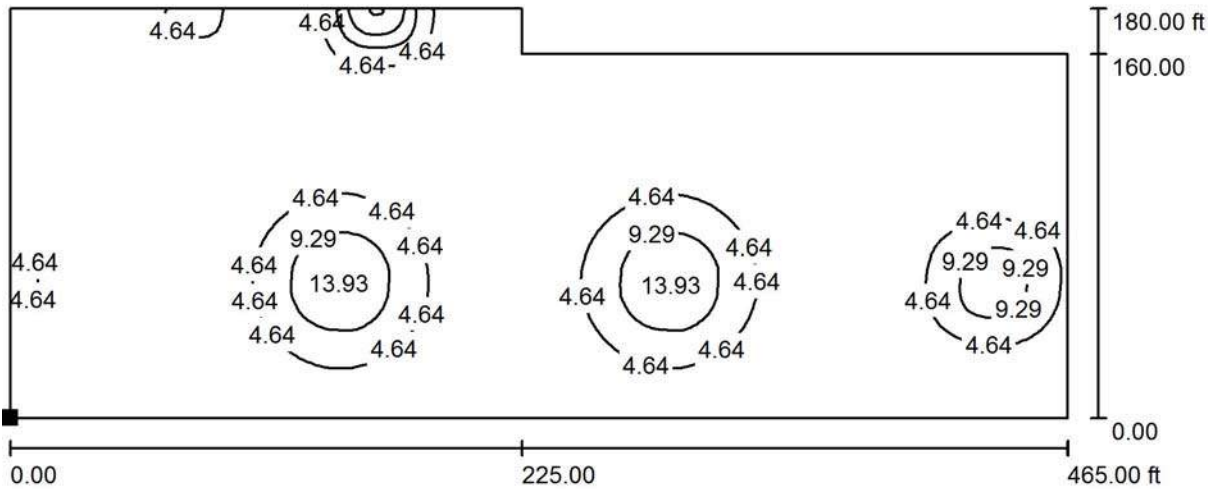
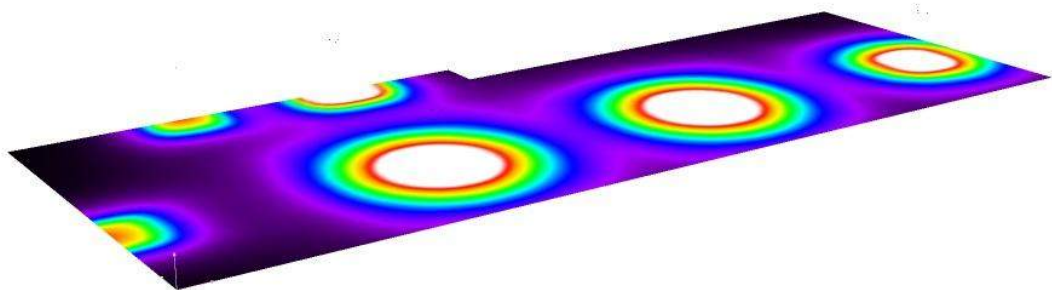
FILE NAME:WBR.LED-B3.SPEC

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[T] 514.948.6272

axis
axislighting.com

LIGHTING

EXISTING PARKING LOT PHOTOMETRICS 27_2



Values in Footcandles, Scale 1 : 1014

Position of surface in external scene:
Marked point:
(0.000 ft, 0.000 ft, 0.000 ft)



Grid: 128 x 128 Points



0 1.00 2.00 3.00 4.00 5.00 6.00 7.00 8.00 fc

E_{av} [fc]	E_{min} [fc]	E_{max} [fc]	$u0$	E_{min} / E_{max}
2.54	0.04	19	0.014	0.002



ST Model

AOK LED Light Co.
Model # : AOK-80Wil



Photocell

Street Light

LED 80W Luminaire

The ST080 LED Street Light luminaire has a clean design for easy installation. It is ideal for street and parking structures with high lighting quality, energy efficiency and almost no maintenance. The modular thermal management system provides wide surface area to allow speedy heat dissipation. The built-in air ventilation system will allow a constant fresh breeze to cool down the luminaire. Overall high quality design is to ensure long life span of the product.

Product Specifications

Optional

- Optical control

- Diming control(1-10VDC/ PWM /Resistance)

FEATURES & BENEFITS:

- Clean and low profile design for easy installation.

- Direct replacement of 160-200 W HID fixture.

- Excellent luminaire efficacy provides significant energy saving.

- Three in one dimming functions(Optional): 0-10VDC, PWM and resistance.

- Assembled in USA with domestic and imported components

- Rated Life : 50,000 hours

- Available in 3500K,4100K, 5000K,5700K color temperature.

- RoHS Compliant - Mercury free and Lead free

Applications :

- Street & Roadway Lighting

- Restaurant & Hotel Lighting

- Hospital Facilities Lighting

- Airport Lighting

- Architectural Lighting

Ordering Information

Example: **ST080X9057KB**

Model Number	Output Wattage	Degree Beam Angle	Color Temperature	Fixture Color	
ST	080	X90	57K	B	
	80- 75W	X90- 90x100 030- 30 060- 60 120- 120 x60 -60x150 (type II) x70 -70x150 (type IIIA) x80 - 80x150(type IIIB)	35K- 3500K 41K- 4100K 50K- 5000K 57K- 5700K	B- Black S- Silver	

Note: Specifications subject to change without notice. Actual performance may differ as a result of end user environment and application.

Electrical System:

All electrical components are UL certified.

Input Voltage: 90-305VAC , 50/60 Hz; 24 VDC

Power Consumption: 75.2W

Maximum Current: AC 0.9A (max) ; DC3.34 A (max)

Power Factor (PF): >0.95

Machanical Specifications

IP & IK Rating : IP67 &IK10

Tested Life Time : 62,000 hours-L70 @25C

Heat Sink : anodized aluminum

Lens Material : Polycarbonates (PC)

Operating Temperature: -40 F to 121 F (-40 to 50 C)

Photometric Specifications

Lumen Output : 8,087lumen at 5700K

CRI: Ra>78

CCT: 3500K,4100K, 5000K & 5700K

Beam Angles: Type II, Type III-A, Type III-B, 90x100, 30, 60 & 120

Optional

- Optical conrol function

- Three-in-one dimming function (1-10VDC/PWM/Resistance)

Warranty

Five-year limited warranty.



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Page 1 of 3



120 Rowell Road Hampshire, IL 60140 Phone: 847-683-8002 Fax: 847-683-8001 www.ledrite.com



ST Model



Photocell

Street Light

LED 120W Luminaire

The ST120 LED Street Light luminaire has a clean design for easy installation. It is ideal for street and parking structures with high lighting quality, energy efficiency and almost no maintenance. The modular thermal management system provides wide surface area to allow speedy heat dissipation. The built-in air ventilation system will allow a constant fresh breeze to cool down the luminaire. Overall high quality design is to ensure long life span of the product.

Product Specifications

OPTIONAL

- Optical control

- Dimming control(1-10VDC/ PWM /Resistance)

FEATURES & BENEFITS:

- Clean and low profile design for easy installation.

- Direct replacement of 800-1000 W HID fixture.

- Excellent luminaire efficacy provides significant energy saving.

- Three in one dimming functions(Optional): 0-10VDC, PWM and resistance.

- Assembled in USA with domestic and imported components

- Rated Life : 62,000 hours

- Available in 3500K,4100K, 5000K,5700K color temperature.

- RoHS Compliant - Mercury free and Lead free

Applications :

- Street & Roadway Lighting

- Restaurant & Hotel Lighting

- Hospital Facilities Lighting

- Airport Lighting

- Architectural Lighting

Ordering Information

Example: **ST120X9057KB**

Model Number	Output Wattage	Degree Beam Angle	Color Temperature	Fixture Color	Photocell	Voltage
ST	120	X90	57K	B	P	H
	120 - 120W	X90 - 90x100 060 - 60 120 - 120 x60 - 60x150 (type II) x70 - 70x150 (type IIIA) x80 - 80x150(type IIIB)	35K - 3500K 41K - 4100K 50K - 5000K 57K - 5700K	B - Black S - Silver	P - Photocell X - No Photocell	Blank - 120 - 280V H - 480V

Note: Specifications subject to change without notice. Actual performance may differ as a result of end user environment and application.

Electrical System:

All electrical components are UL certified.

Input Voltage: 90-305VAC , 50/60 Hz; 277-528VAC

Power Consumption: 120W

Maximum Current: AC 1.30A (max); DC 5A (max)

Power Factor (PF): >0.95

Mechanical Specifications

IP & IK Rating : IP67 & IK10

Tested Life Time : 62,000 hours-L70 @25C

Heat Sink : anodized aluminum

Lens Material : Polycarbonates (PC)

Operating Temperature: -40 F to 121 F (-40 to 50 C)

Photometric Specifications

Lumen Output : 13,200 lumen at 5700K

CRI: Ra>78

CCT: 3500K,4100K, 5000K & 5700K

Beam Angles: Type II, Type III-A, Type III-B, 90x100, 30, 60 & 120

Warranty

Eight-year limited warranty.



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Page 1 of 3



120 Rowell Road Hampshire, IL 60140 Phone: 847-683-8002 Fax: 847-683-8001 www.ledrite.com

Wight

the YMCA

BR RYALL YMCA | 49 DEICKE DRIVE & 26 NEWTON AVENUE | 06.14.23

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FACADE ENHANCEMENTS - 49 DEICKE DR. (MAIN BUILDING)
FRONT ENTRY STAIR & CANOPY - PHASE 2 28_1



FACADE ENHANCEMENTS - 26 NEWTON AVE
NEWTON STREET BUILDING | CANOPY AND BI-FOLD DOORS 28_2



**(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR
APPEARANCE REVIEW FOR 49 Deicke Drive and 26 Newton Avenue**

After conducting a public meeting and deliberating on the request of the petitioner, B.R. Ryall\YMCA, for approval of an exterior appearance review for 49 Deicke Drive and 26 Newton Avenue. in the C3 Commercial Service District, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on June 14, 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 Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Junr 14, 2023 Architectural Appearance Commission public meeting and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.

Motion by: _____ Seconded by: _____

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Scott Viger, Planning Consultant
Martin Scott, Director of Community Development

FOR: June 14, 2023 Architectural Appearance Commission Meeting

SUBJECT: 604-610 Roosevelt Road – Exterior Appearance Approval

REQUEST: The petitioner is Andrew Alex, owner of the property at 604-610 Roosevelt Road. The petitioner is requesting approval of the Exterior Appearance Review to accommodate the exterior facade remodel of the existing building.

**INTRODUCTION
/CONTEXT:**

The subject site is improved with a one-story building constructed in 1959. The gross floor area of the building is 5,041 square feet with four commercial units situated on a parcel with a total land area of 15,700 square feet. The building is currently occupied by A Reliable Printing and a vape shop. The remaining units were previously occupied by Allstate Insurance and several restaurants, those units are vacant.

The building's current façade features natural cream-colored brick and matches the architecture of the adjacent buildings in style, texture, and color. The façade is in a state of deterioration, characterized by the vacant units and the masonry showing remnants of the previous awning and upper façade.

LOCATION: The subject property is in the C3 Service Commercial District and located on the north side of Roosevelt Road between N. Parkside Avenue and N. Park Boulevard. The surrounding zoning and land uses are as follows:

<u>Surrounding Land Uses:</u>	<u>Surrounding Zoning:</u>
North: Multi-Family and Commercial	R4 and C3
South: Commercial	C3
East: Commercial	C3
West: Commercial	C3

COMP PLAN: According to the 2001 Comprehensive Plan, the buildings along the Roosevelt Road corridor should be improved and upgraded or redeveloped and replaced. While some buildings have major deficiencies, this plan has marked the subject structure as, "sound and viable...and would benefit from either building or site improvements". The site is prominently located nearby the intersection of Roosevelt Road and Park Boulevard which should be characterized by high-quality design and construction. Enhancing the appearance of existing businesses is a primary goal.

The 2021 Draft Comprehensive Plan states the objective of improving and upgrading the Roosevelt Road corridor to benefit the economic development of the Village and surrounding region. Building and site improvements beautify the corridor and improve the Village's image. This site is designated as a catalyst site where it is described as underutilized and redevelopment at this site would further investment along the corridor. The small-scale commercial redevelopment, as proposed in the Plan, is visualized as a mix of larger, more versatile commercial buildings, or a large single development. These paths of redevelopment stress, "quality 360-degree architecture that provides attractive appearance from the roadway as well as the parking area and viewshed of adjacent residential development".

PROJECT SUMMARY:

The petitioner is proposing the remodel of the building's south elevation, fronting Roosevelt Road, to improve the façade with an architectural style typical of commercial uses. The modifications include painting the existing brick on the lower portion of the façade, constructing a large parapet across the length of the façade, and reintroducing an awning/canopy across the majority of the frontage. Additionally, the petitioner is planning to reorganize the interior floor plan of the commercial units for occupation by new businesses.

Additional information about the project and requests are provided below.

Building. The lower portion of the existing façade features beige brick veneer which wraps around portions of the east and west elevations. The petitioner proposes painting the brick in a custom shade of beige that relates to the existing brick color. Staff recommends, at a minimum painting the rear and side elevations. Abutting properties to both the east (Fannie Mae) and the west (Office) have upgraded their side elevations.



Front (South) Elevation along Roosevelt Road



Rear (North) Elevation along alley.



Right (East) Side Elevation abutting Fannie Mae



Left (west) Side Elevation

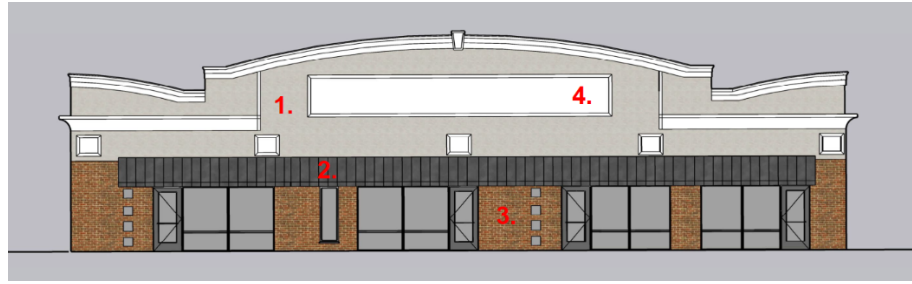
Section 1.7 of the Appearance Review Guidelines states that the architectural character of all sides of a building should relate to the principal elevation, even if there are some changes in materials. Applied veneer “movie set” storefronts are not desirable.

Section 3.6 of the Appearance Review Guidelines states that original masonry wall surfaces should not be cleaned with abrasive methods such as sandblasting and should not be covered with paint or stain unless the building has no distinctive historic or architectural character. In this case, the building has no distinctive historic or architectural character.

The existing façade will be improved with a large parapet. The parapet will screen any rooftop units and defines the top frame of the building façade with off-white architectural detailing and parapet cap. The petitioner proposes the primary surface to be Dryvit stucco in a light gray color.

Section 1.2 of the Appearance Review Guidelines states, “brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality. Materials and finishes not recommended include: Dryvit”

Additionally, the proposed façade features an aluminum canopy awning that provides cover across the building frontage and above each commercial unit. The proposed awning color is a custom shade of dark grey with a gray hue.



Proposed paint colors, clockwise from upper left. 1.Parapet Wall Behr Confident White (GR-W13) 2. Awning (Behr Black Locust (Behr PPO2502) 3. Brick Burnt Almond (Behr 280F 4) 4. Upper Light panel. (Behr Coastal Storm (Behr MQ 20).

Section 1.6 of the Appearance Review Guidelines supports a readily identifiable entrance highlighted by the building structure, awnings, canopies, lighting, and/or architectural detailing.

Section 1.8.2 of the Appearance Review Guidelines states, “applied elements such as awnings, light fixtures, downspouts, railings, and signage should coordinate with, rather than dominate, the color scheme for the building...It is important to blend with the building’s color palate.”

Existing windows to remain.

1. Interior Renovation. The interior of the building will be renovated as part of the project to prepare the space to welcome new businesses of commercial/retail use.

2. Site Improvements. No additions, new structures, or site improvements are proposed for the property. The applicant had proposed adding landscape shrubs in the parkway. These shrubs do not comply with the Municipal Code. Our Village Forester visited the site to see if there was space for an additional street tree. After the visit the Forester recommends simply grass for the parkway. The parkway does require some maintenance and upkeep. Property owner has verbally agreed to perform this work.

As Roosevelt Road (IL Rte. 38) is a State Route, property owner should contact IDOT prior to any work in the Public Right – of – Way.



Existing condition of Roosevelt Road parkway.

There are existing vehicular parking spaces in the front, rear, and east side of the building. All the parking areas need pavement work and striping.



Front parking area, typical pavement condition for all three parking areas.

3. Trash Enclosure There is no trash enclosure on the property. Zoning Code Section 10 – 5 – 5 – B4(40) requires that all bulk garbage containers be enclosed. The enclosure should be the same material as the principal structure (masonry) and eight feet in height with a durable (metal) gate. There are 23 parking spaces on the site, which is slightly more parking spaces than the Zoning Code would require. The loss of one parking space for a trash/recycling enclosure should be acceptable.
4. Lighting. Two types of building lighting are proposed. Eight textured black finish “goose neck” lights are to be located on the upper portion of the new parapet. The “goose neck” (Kichler Model 49981) lights will have one 150-watt bulb each. Four decorative lights (Kichler Model 49121AV1) will be adjacent to each tenant’s entry door upon the lower façade. These lights are to have two 75-watt bulbs each. No freestanding lighting is proposed. Cut sheets for both of these light fixture types are in the accompanying informational package.
5. Signage. The tenant signs are proposed above the new awning and below the upper façade/parapet. The Sign Code compliant signs will be individual red letters mounted on a raceway. The signs will be above the tenant space and will be 18” in height. The individual letters will be “Areal Bold” font.

AAC
ACTION:

The Architectural Appearance Commission is being asked to consider the petitioner's request for an Exterior Appearance Review and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines. In reviewing the project, the AAC may wish to inquire about/encourage the petitioner to:

1. Consider the relationship and cohesiveness between the character of the façade and all other elevations of the building.
2. The commission may wish to inquire about the proposed materials not recommended by the Appearance Review Guidelines.
3. Provide additional information or plans related to the exterior appearance of the façade including a sign plan and elevations, landscape plan, lighting plan, gutters, downspouts, and utility systems, as they should coordinate or relate to the principal elevation and are important features of the overall environment.

Staff would recommend the AAC consider the following conditions of approval:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the June 14, 2023, Architectural Appearance Commission meeting and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.

ATTACHMENTS:

1. Application for Exterior Appearance
2. Plat of Survey
3. Proof of Ownership
4. Existing Front Elevation
5. Architectural Plans
6. Building Elevation Rendering Denoting Colors
7. Paint Color Samples
8. List of Materials
9. Sign Mounting Exhibit
10. Lighting Cut Sheets
11. Aerial Map
12. Zoning Map
13. 2001 Comprehensive Plan Excerpts
14. Draft 2021 Comprehensive Plan Excerpts
15. Draft Motion to Approve

604 – 610 Roosevelt Road
Exterior Appearance

Page 9

cc: Martin Scott, Community Development Director
 Mike D’Onofrio, Planning Consultant
 Scott Viger, Planning Consultant
 Jim Brown, Planning Consultant
 Andrew Alex, Petitioner



VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

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

**EXTERIOR APPEARANCE REVIEW
APPLICATION**

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

I. APPLICATION INFORMATION:

CLEAR PAGE

A. Date Filed: 4-3-23 B. Application No. _____

C. Project Name: Alex (LAST NAME)

D. Project Description: 604 - 610 Roosevelt rd

E. Address of Property: 604 - 610 Roosevelt rd

F. Permanent Index No.: 05-14-314-015 G. Zoning: C3

H. Name of Applicant: Andrew Alex

I. Address of Applicant: 1121 W. Tamarack Dr Hoffman Estates IL

J. Phone No. (Business): 847 529 6196 (Home) _____

K. (Mobile) same (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: andrewalex101@gmail.com

N. Name of Property Owner: same

O. Address of Property Owner: same

P. Phone No. (Business): _____ (Home) _____

Q. E-Mail Address of Property Owner: _____

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

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

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

TO GO WITH THE CONTEMPORARY DESIGN OF THE
RETAIL BUILDING IN THE AREA,

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

CONTEMPORARY RETAIL

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

IT COMPIES BY MATCHING THE DESIGNS
IN THE AREA

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

Signature: _____ Date: _____

Project Submittals List

- | | | |
|----|---|--|
| 1 | Application Form | |
| 2 | Application Fee | |
| 3 | Escrow | |
| 4 | Proof of Ownership | |
| 5 | Affidavit of Authorization | |
| 6 | Disclosure of Interest | |
| 7 | Narrative Statement / Project Description | |
| 8 | Plat of Survey/Legal Description | |
| 9 | Existing Site Plan | |
| 10 | Site Plan | |
| 11 | Landscape Plan | |
| 12 | Tree Survey | |
| 13 | Building Elevation Drawings – Existing | |
| 14 | Building Elevation Drawing – Proposed | |
| 15 | Floor Plans | |
| 16 | Color Rendering | |
| 17 | Photo, Slide(s) | |
| 18 | List of Building Materials & Colors | |
| 19 | Rooftop Plan | |
| 20 | Specifications for Rooftop Screening | |
| 21 | Sign Plan | |
| 22 | List of Signs | |
| 23 | Sign Elevations | |
| 24 | Building Elevation Drawings-Sign Location | |
| 25 | Trash Enclosure Exterior Equipment/
Fences/Screening | |
| 26 | Lighting Plan | |
| 27 | Light Fixture Cut Sheets | |
| 28 | Streetscape Elevation | |
| 29 | Outline Perspective View, Photo Imaging | |
| 30 | Staff & Developer Site Visit Pre-Arranged | |

MBR- May be Required

EXTERIOR APPEARANCE REVIEW PROCEDURE

APPLICATION PROCESS

New construction, addition(s), exterior rehabilitation, or exterior remodeling, of the following types of projects shall require exterior appearance approval:

1. Non-Residential Principal Buildings
2. Multi-Family Residential Principal Buildings
3. Attached Single Family Residential Principal Buildings
4. Parking Lots

Meeting with Village Staff – Recommended

Prior to submitting a formal application, the applicant should meet with the Director of Planning and Development or his or her designee to discuss the procedure for review. It is recommended that the applicant present general information at this meeting in rough sketch form describing the existing conditions of the site, the proposed site plan, preliminary building elevations and signage plans.

Formal Application-Required

To begin the formal application process, the applicant shall submit (2) copies of a complete and collated application to the Planning and Development Director or his or her designee for review. After staff has reviewed the application and determined that it is complete (which may require submittal of additional information or revised plans), the request will be scheduled for consideration at the first available Village Board meeting. The revised application packet must be submitted at least 2 weeks before the scheduled meeting with the Village Board.

Those materials typically required to be submitted with an application are listed below. The required submittals list may alter depending on the type and scope of the proposed project. Staff may, at its sole discretion, waive any of the following submittal requirements if additional plans or other materials are relevant to the proposed exterior appearance of the specific request.

Prior to submitting a formal application, the applicant should contact the Planning and Development Department to obtain a checklist of items required to be submitted with the application.

Formal Application Submittal Requirements

The following items are typically required to be submitted with an application for exterior appearance approval:

1. The required application fee as set forth in the Village Code.
2. Exterior appearance application form.
3. Narrative statement including:

- A general description of the project.
 - Information about the proposed design intent and why the proposed architectural style was selected.
 - Information about how the proposed exterior appearance complies with the Appearance Review Guidelines.
4. Proof of ownership.
 5. Disclosure of interest, identifying all parties with 5% or more interest in the property.
 6. If the property is owned by an individual or organization other than the applicant, an affidavit of authorization must be submitted, giving the applicant the right of file the application on the owner's behalf.
 7. Existing site plan or plat of survey showing:
 - Property and street pavement lines.
 - Lot dimensions.
 - Gross area of the site stated in square feet.
 - The location of all existing buildings, parking areas, access drives and other structures.
 8. Proposed site plan showing:
 - Property and street pavement lines.
 - Lot dimensions.
 - Gross area of the site stated in square feet.
 - Setbacks of all buildings, parking lots and other structures.
 - If parking is involved, show calculations for determining the required number of off-street parking spaces, as required by the Zoning Code. Give the number of spaces actually proposed.
 - Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets.
 - Service yard areas, including loading areas, mechanical equipment, refuse containers, etc.
 - The location and type of any fencing, berming or screening.

9. Tree survey showing:

- The location of all existing trees with a diameter breast height of 10 inches or more and significant quality tree species including hickory, oak or walnut species with a 5-inch or greater diameter breast height.
- Any trees that are planned for removal should be shown with an (x).
- The condition of the existing trees on the property should be noted on the survey.
- The location of all vegetative masses shown with a diagrammatic outline and information provided about whether these areas are proposed to remain, be removed or be cleared out.

10. Landscape plan containing:

- Existing landscaping that will be retained and all proposed landscaping. The type, size, number, and spacing of plantings must be illustrated (see Recommended Plant Material list).
- Location of existing (to remain) and proposed buildings, parking areas, signs access drives, landscape islands and other structures.
- Information about how the plans comply with the landscape requirements in the Zoning Code.

11. Lighting information including:

- Location of all existing (to remain) and proposed light fixtures.
- Total mounting height of all existing (to remain) and proposed parking lot light fixtures measured from ground level.
- Cut sheets of all parking lot and wall mounted light fixture(s).
- Light fixture dimensions.
- Information about the materials and colors of all proposed light fixtures, including information about the material, design and color of the base of any parking lot light poles.
- Photometric plans showing projected foot-candle levels throughout the site and at the property lines.

12. Existing building elevations drawn to scale showing all sides of any existing buildings to be rehabilitated or remodeled. At staff's discretion a photograph or photographs of the building may be used in place of an elevation. Such building elevations should show:

- The height of the building.

- The location and type of all existing exterior building materials and colors.
13. Proposed building elevations drawn to scale of all sides of any new buildings or structures and any buildings or structures proposed to be rehabilitated or remodeled. The proposed building elevations should show:
 - The location, type and texture of all proposed exterior building materials and colors.
 - A list of proposed building materials and colors.
 - The height of all buildings and structures as defined by the Zoning Code.
 - The location and height of any proposed wall signs.
 - The screening of any rooftop equipment.
 14. Proposed exterior building color and material samples shall be presented at the Village Board meeting, including, but not necessary limited to the materials and colors of the façade, roof, doors, window systems and any trim.
 15. Color rendering or renderings of all proposed buildings and structures.
 16. Floor plans of all existing buildings and structures (to remain) and all proposed buildings and structures.
 17. A sign plan overlaid on the proposed site plan and showing the following:
 - The location of any proposed signage, including primary signage, regulatory signage, private traffic directional signage, incidental signage, etc.
 - The setbacks of all freestanding signs from the property line.
 18. Color sign elevations drawn to scale showing the following:
 - The dimensions and areas of all proposed signage including all primary, incidental, private traffic directional and any other proposed signs.
 - A description of sign and frame materials.
 - Lighting type and intensity.
 19. Elevations of all proposed misc. structures on the property including such things as trash enclosures and fences.
 20. For significant projects, staff may also require the submission of a street profile or a scaled model.

All of the above plans should include the following:

1. Address of the site.
2. Scale and north arrow.
3. Name of the person and/or company that prepared the plan.
4. Date the plan was prepared and/or revised.

All materials included in the application packet, will become exhibits to the official document file. These materials should be able to be reduced to 11 x17 and should be legible at this reduced size.

Review by Staff and Village Board

The Planning and Development staff will review the application for completeness and conformance with the Appearance Review Guidelines and make a recommendation to the Village Board of Trustees for approval, approval with conditions or denial. After the application has been considered complete by staff the request will then be scheduled for consideration by the Village Board of Trustees who will ultimately act on the application. The application will be scheduled for review by the Village Board no later than the second next regular meeting of the Village Board, unless a later a meeting date is mutually agreed upon. To commence **any** type of construction activity prior to Village Board approved is a violation of the Village Code.

Changes After Approval

Changes of any kind to an approved exterior appearance application, without the permission of Village staff are prohibited. Any significant changes to an approved application may require review and approval by the Village Board in the same manner as the original application.

****** From the date of formal application a typical exterior appearance takes approximately three (3) months to process. However, if the application is submitted in conjunction with another application such as a special use or planned unit development request, this process may take longer.

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: _____

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: _____ % _____

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,
Village Board and/or Zoning Board of Appeals. 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

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-1000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7160 NORTH TRUMP AVENUE, LYNDENWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 174-009235

MM SURVEY
PHONE: (773) 242-1900
FAX: (773) 242-4024
E-MAIL: info@mm-survey.com
www.mm-survey.com

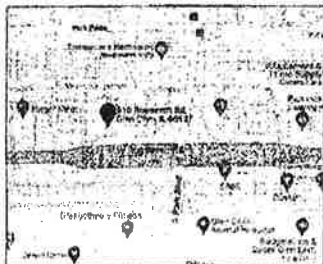
ALTA/NSPS LAND TITLE SURVEY OF

LOTS 12 AND 13 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 40, 41 AND 42 EXCEPT THE EAST 100 FEET OF THE SOUTH 165 FEET OF BLOCK 42 IN B.W. SANDER'S COUNTRY HOME ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1994 AS DOCUMENT 23845, IN DUPAGE COUNTY, ILLINOIS.

TOTAL LAND AREA = 15,709 sq. ft. = 0.3596 ac. more or less
BUILDING FOOTPRINT = 3,041 sq. ft.
P.L.N. 05-14-116-215-0000
COMMONLY KNOWN AS: 694-410 ROOSEVELT RD., GLEN ELLYN, IL 60137



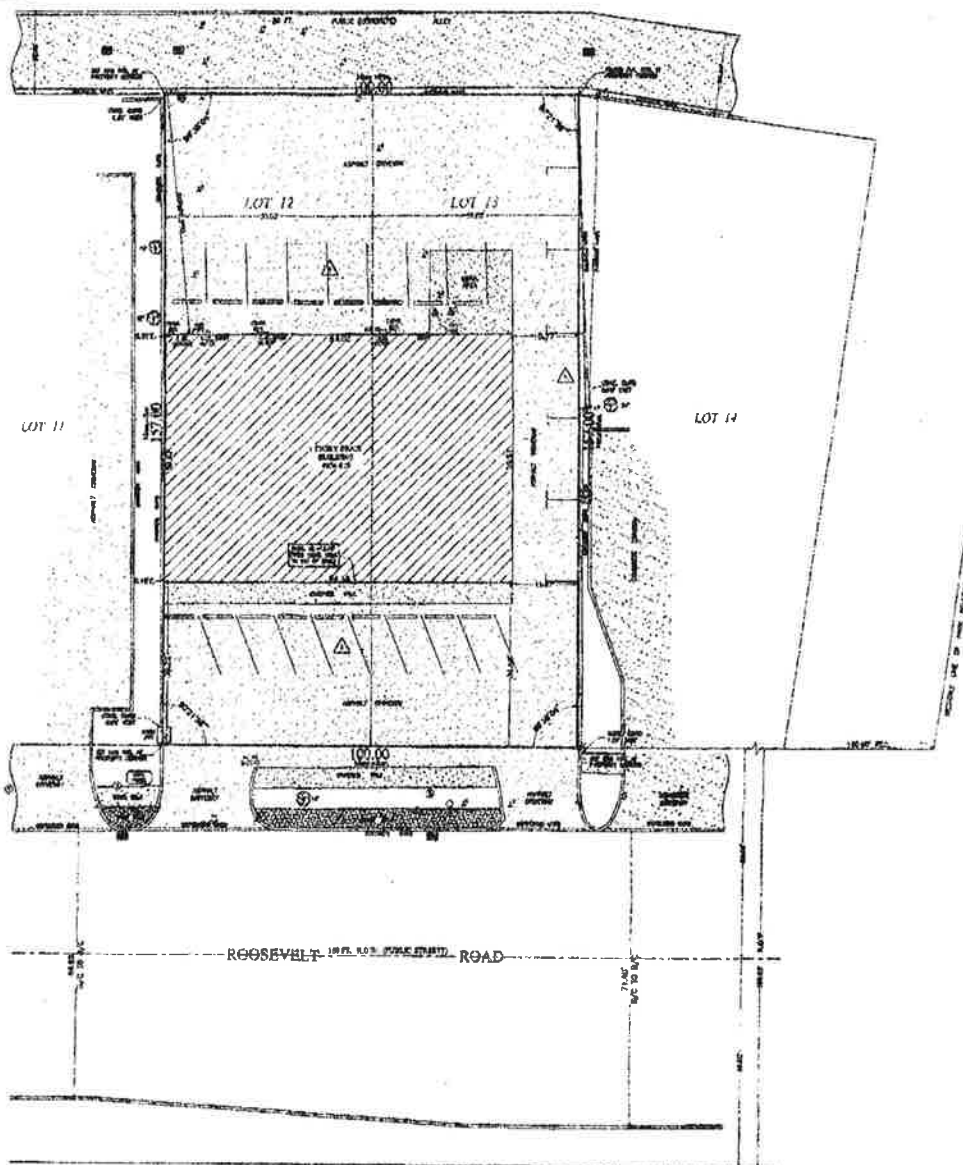
GRAPHIC SCALE



VICINITY MAP

LEGEND

- SURVEY LINE
- STAKE LINE
- WATER LINE
- GAS LINE
- ULS LINE
- BRICK PRESENT
- CONCRETE PAVEMENT
- BACK OF CURB
- RIGHT OF WAY
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- UTILITY POLE W/ WIRING
- WALL LIGHT
- 1" --- ELECTRIC PAINT MARK (RED)
- 1/2" --- WATER PAINT MARK (BLUE)
- 1/4" --- GAS PAINT MARK (YELLOW)
- 1/8" --- OIL PAINT MARK (GREEN)
- 1/16" --- OTHER PAINT MARK (OTHER)
- BENCHMARK
- STREET SIGN
- 90°-CORNER CURB
- UNDEVELOPED BENCHMARK
- BENCH MARK
- WATER MARK
- GAS MARK
- OIL MARK
- OTHER MARK
- TREE W/ DIAMETER
- FURNACE
- AIR-CONDITIONER
- AIR-CONDITIONER UNIT
- EXPOSED TREE W/ DIAMETER
- STREET LIGHT
- UNOCCUPIED SPACE
- TRAFFIC LIGHT
- DRIVE SIGN



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE ON ORDER.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. **105583**
Scale: 1 inch = **20** feet
Date of Field Work: **31 AUGUST 2004**
Ordered by: **WESTERN & MICHIGAN TITLE**

NOTES FROM TABLE 'A'

NOTED: THERE WERE 18 LINED PARKING SPACES FOUND WITHIN THE SURVEYED PROPERTY.
NOTED: WITH THE SURVEY AND THE SURVEYOR AGREED ON THE PLAT OF SURVEY, ONLY VISIBLE ABOVE-GROUND UTILITIES ON THE PLAT OF SURVEY.
NOTED: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, WORK, BUILDING CONSTRUCTION, OR BUILDING ACCORDING TO THE PLAT OF SURVEY.
NOTED: WITH A COPY OF PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$500,000.00 SHALL BE PROVIDED UPON REQUEST.

NOTES

TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: **471/0110**
COMMITMENT DATE: **JUNE 10, 2002**

1. CIPAS PROPERTIES, LLC, an Illinois limited liability company
2. FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16 OF TABLE A DETERMINED BY THE FIELD WORK AND COMPLETED ON **AUGUST 10, 2004**.

DATE OF PLAT: **SEPTEMBER 10, 2004**

MAIL TO:
William Rackos, Esq.
467 N. LaSalle street
9th Floor
Chicago, Illinois 60602

NAME & ADDRESS OF TAXPAYER:
Ginas Properties LLC,
1121 Tamarack
Barrington, IL 60010

(The above space for recorder's use only)

DEED dated January 6, 2023, by *Michael E. Webster, As Successor Trustee to MidCity National Bank of Chicago, as Trustee under the trust created under the Will of Frank Budzinski dated June 19, 1976*, 1730 Park Street, Suite 220, Naperville, Illinois 60563, in favor of the **GINAS PROPERTY, LLC, an Illinois Limited Liability Company**, of 1121 Tamarack, Barrington, Illinois 60010.

WITNESSETH, that the grantor, in consideration of the sum of Ten (\$10.00) and No/100ths Dollars and other good and valuable considerations in hand paid, and pursuant to the power and authority vested in the grantor, does hereby convey and quitclaim unto the grantees, in fee simple, the following described real estate, situated in the County of DuPage and State of Illinois, to wit:

LOTS 12 AND 13 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 40, 41 AND 42 (EXCEPT THE EAST 100 FEET OF THE SOUTH 165 FEET OF BLOCK 42) IN E. W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 14 TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1926 AS DOCUMENT 205846, IN DUPAGE COUNTY, ILLINOIS.

Subject to: (a) General real estate taxes not due and payable as of the date hereof; (b) Building, building line and use or occupancy restrictions, conditions and covenants of record; (c) Zoning laws and ordinances; (d) Easements for public utilities; (e) Drainage ditches, feeders, laterals, and drain tile, pipe or other conduit.

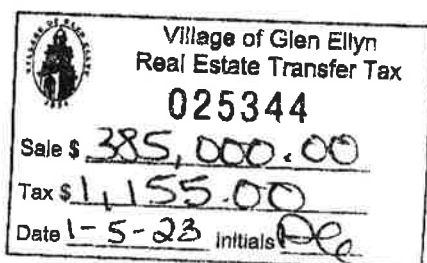
Property Address: 604-610 Roosevelt Road, Glen Ellyn, IL 60137

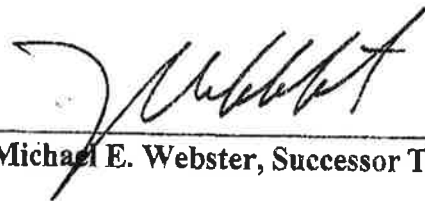
Real Estate Tax Number: 05-14-314-015

FIRST AMERICAN TITLE
FILE # AF1025743

DATED this 6th day of January, 2023.

IN WITNESS WHEREOF, the grantor as trustee aforesaid, has caused his seal to be hereto affixed and has caused his name to be signed to this deed the day and year set forth above.



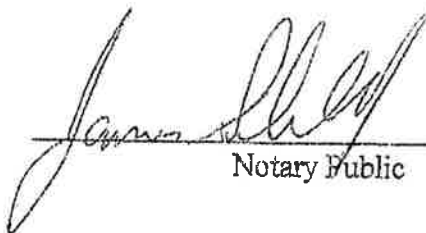

Michael E. Webster, Successor Trustee

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE) SS.

The undersigned, a notary public in and for the above county and state, certifies that *Michael E. Webster*, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal this

6th Day of January, 2023.



Notary Public

My commission expires: 10/30/23



Prepared by: Michael E. Webster, Webster & Schelli, 1730 Park Street, Suite 220, Naperville, IL 60563







JAKL-BRANDEIS ARCHITECTS, LTD.
1800 Hawthorne Ln* Suite Q * West Chicago, IL. 60185 * 630-562-3900 * Fax: 630-562-2570

April 13, 2023

Building Department
Glen Elly, Illinois

Re: 610 Roosevelt rd

Material to be used:

Painted existing brick

Dryvit stucco

Aluminum frame windows with tinted glass

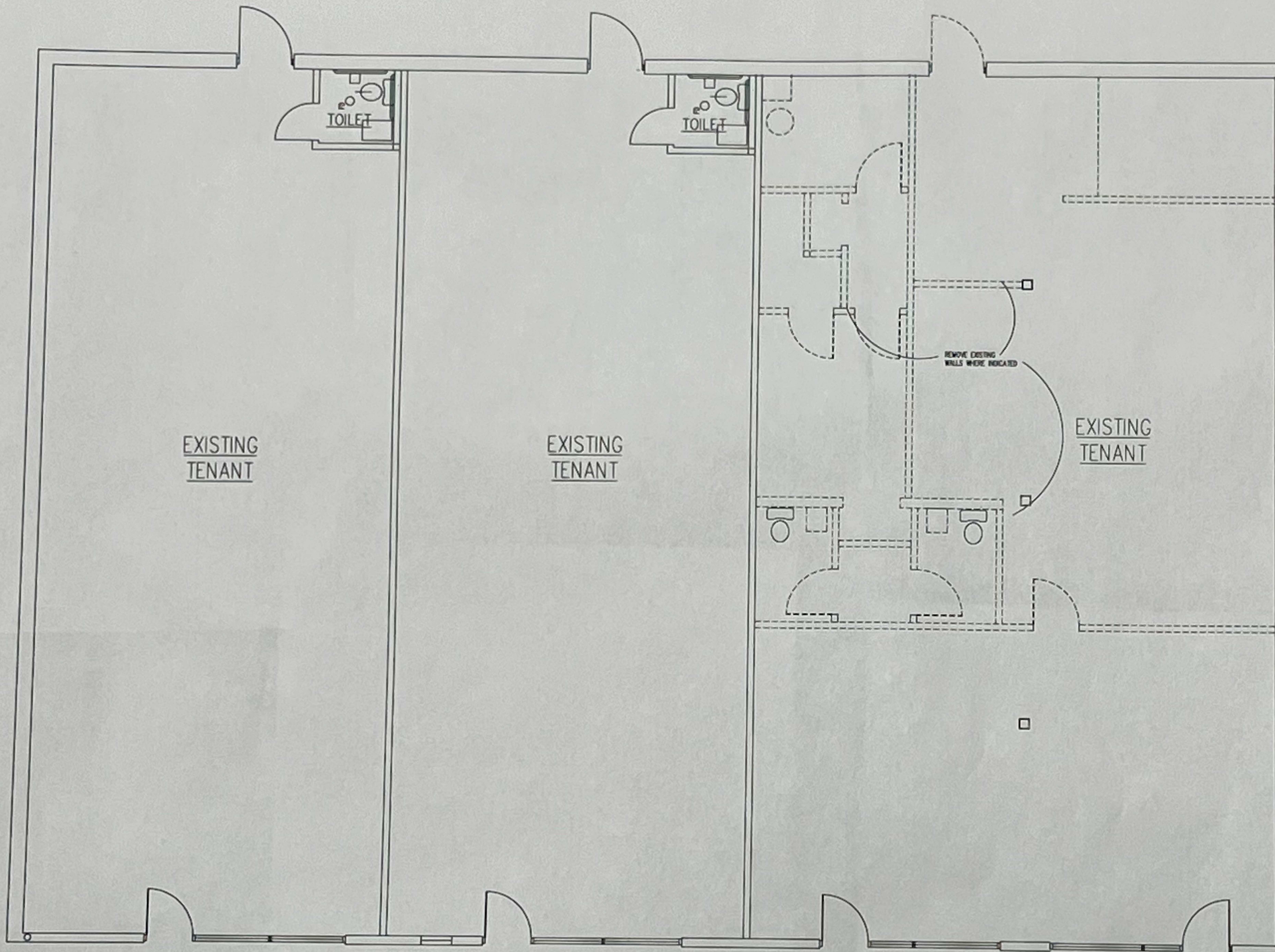
Aluminum Canopy

If you have any questions or need additional information,
Let me know

Jakl-Brandeis Architects LTD

Kenneth Brandeis





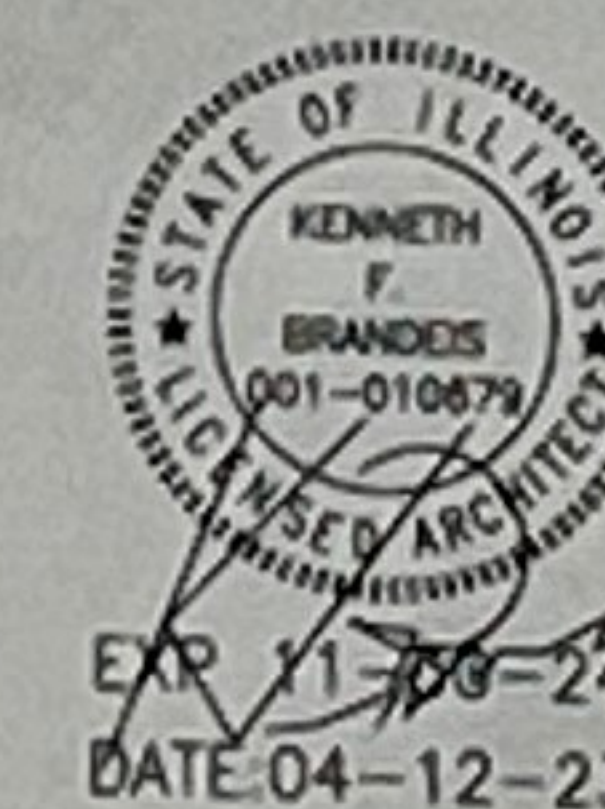
EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"

NOTE:
If the building is not protected with an automatic fire alarm system, IFC Section 403.5.8 as amended by the Village requires that a building permit with a Hard Cost exceeding \$15,000 which does not have a fire alarm shall be provided with an NFPA 72 compliant system.

SPRINKLERED: NO- EXISTING
USE CLASSIFICATION: "B" BUSINESS
TYPE OF CONSTRUCTION: TYPE IIIB - EXISTING BUILDING
TOTAL BUILDING AREA: 4954 S.F.

CODES

2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECH. CODE
2017 NEC/NFPA 70
2014 ILLINOIS PLUMBING CODE
2018 INTERNATIONAL ENERGY CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
ALL GLEN ELLYN AMENDMENTS



• ARCHITECT •
JAKL-BRANDEIS ARCHITECTS LTD.

1800 HAWTHORNE LANE-SUITE 0
WEST CHICAGO, ILLINOIS 60185
630-562-3900
DESIGN FIRM
LICENSE NO. 104-001832

ISSUE	DATE
PRELIMINARY	03-27-23
PERMIT	04-12-23
PERMIT REVISION	
PERMIT REVISION	

FRONT FACADE RENOVATION
610 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS

03-0209
Sheet No.
A-1
1 of 6

JAKL BRANDEIS ARCHITECTS LTD.
1800 HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185
PH: (630) 562-3900 FAX: (630) 562-2570

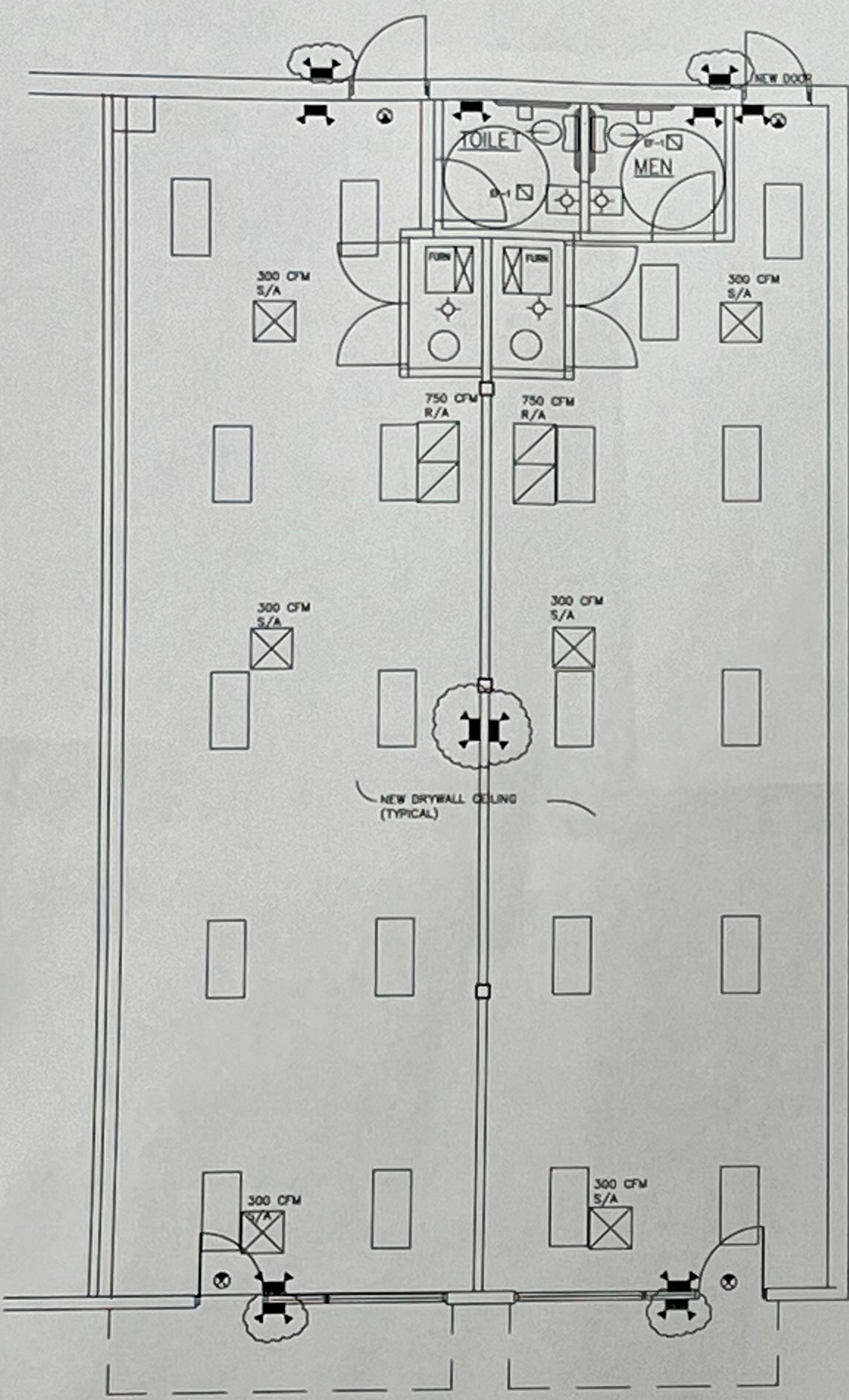
THIS DOCUMENT IS THE PROPERTY OF JAKL BRANDEIS ARCHITECTS LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION FROM JAKL BRANDEIS ARCHITECTS LTD.

JAKL BRANDEIS ARCHITECTS LTD.
1800 HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185
PH: (630) 562-3900 FAX: (630) 562-2570

ISSUE	DATE
PRELIMINARY	03-27-23
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PERMIT REVISION	
PERMIT REVISION	

FRONT FACADE RENOVATION
610 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS

03-0209
Sheet No.
A-3
of 6



NOTE:
PROVIDE OCCUPANCY SENSORS
FOR THE LIGHTS IN THE TOILETS
AND UTILITY ROOMS

NOTE:
ALL LIGHTS NOT CONTROLLED BY OCCUPANCY
SENSORS SHALL BE CONTROLLED BY A TIME
SWITCH

NOTE:
Submit a test and balance
report to the Village prior to
final inspection.

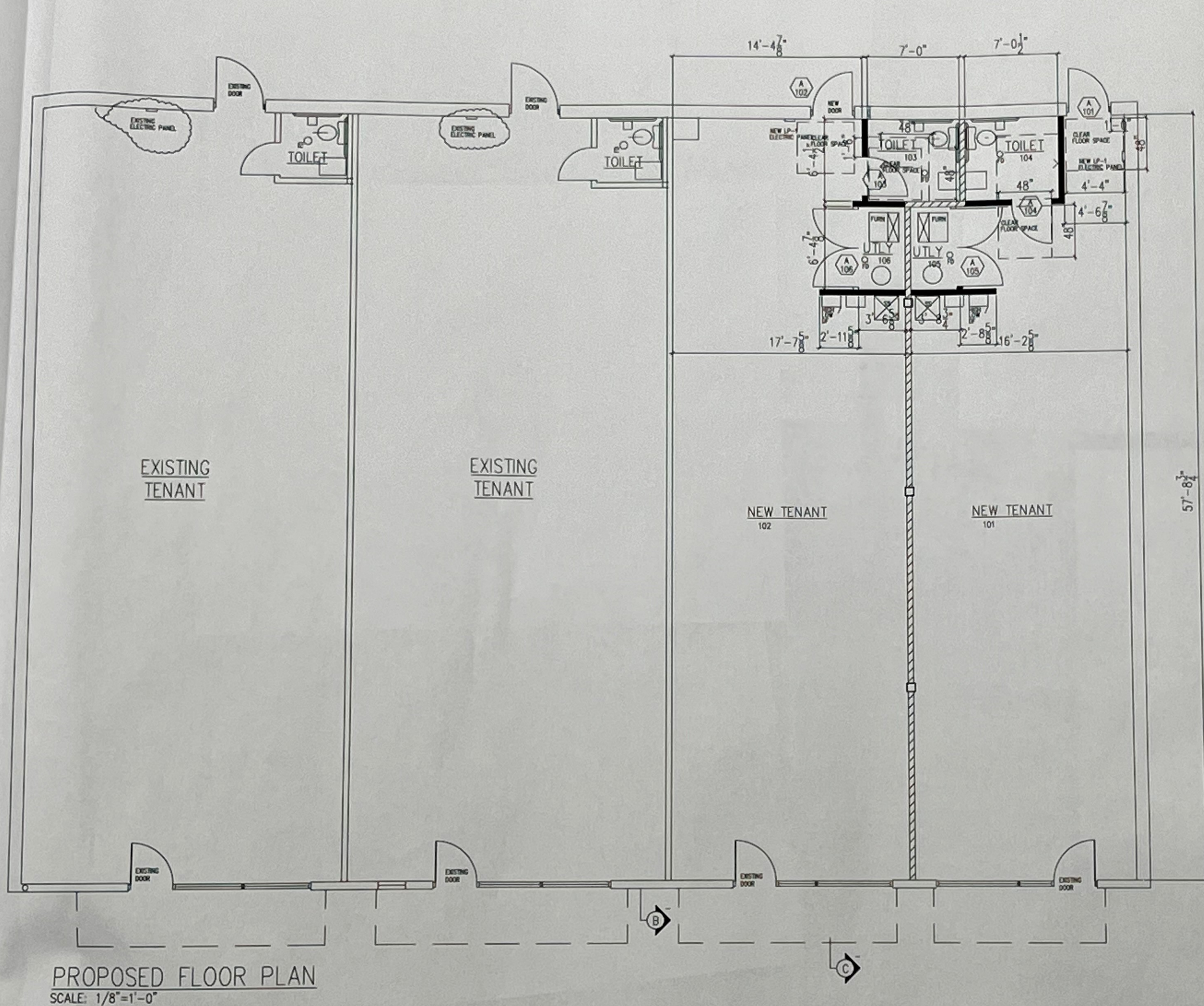
FAN SCHEDULE											
TAG	QTY	MFR.	MODEL	CFM	ESP	RPM	ELECTRICAL			TYPE	NOTES
							VOLTS	PH	HP		
1	2	BROAD	L75	75	.375	740	115	1	1.1 AMP	IN-LINE	7

NOTES:
1. INSULATED ROOF CURB
2. GRAVITY BACKDRAFT DAMPER
3. BIRDSCREEN
4. DISCONNECT SWITCH
5. MOTORIZED DAMPER
6. SPEED CONTROLLER
7. BUILT-IN BACKDRAFT DAMPER

VENTILATION SCHEDULE								
AREA DESCRIPTION	ROOM NO.	REQUIRED MECHANICAL VENTILATION AIR (INTERNATIONAL MECH. CODE)			ACTUAL VENTILATION (CFM) (SEE NOTE 2)	ACTUAL RE TURN (CFM) (SEE NOTE 2)	ACTUAL OSA (CFM) (SEE NOTE 2)	
		AREA SQFT	P/1000 SQFT	OSA (CFM) PER PERSON				
SALES	101	852	-	-	0.30 cfm/sf	900	750	256
SALES	102	953	-	-	0.30 cfm/sf	900	750	286
TOILET	103	42	-	-	-	63 EXH	75 EXH	-
TOILET	104	42	-	-	-	63 EXH	75 EXH	-

NOTE: 2. VENTILATION AIR IS COMBINATION OF OUTDOOR THRU 6" PVC PIPE TO EXTERIOR AND RECIRCULATED AIR.
RECIRCULATED AIR NOT TO EXCEED THAT PORTION OF VENTILATION AIR
THAT IS IN EXCESS OF THE REQUIRED AMOUNT.

GENERAL NOTES:
1. Temperature hot water not to exceed 170 degrees to be supplied to all public lavatories, and hot wash sinks.
2. Slack test required on all rough and underground plumbing.
3. No PVC piping in plenum ceilings.
4. 2525 or test required on gas piping at time of rough inspection.
5. 7525 or test or water pressure required on water piping at time of rough inspection.
6. All existing plumbing that may pose a health or safety hazard must be tested to meet Illinois Plumbing Code and Village of Bensenville ordinances.
7. All new plumbing must meet Illinois Plumbing Code and the Village of Bensenville ordinances.
8. Drinking water to be supplied complying with the Illinois Plumbing Code and the Illinois Accessibility Code. The installation of a high-flow water cooler is code compliant.
9. Backflow valves required on water pipe in accordance with the Illinois Plumbing Code Section 800.1190.
10. Vacuum relief valve required on water heaters that are bottom fed or above the fixtures being served.
11. (Illinois Plumbing Code Section 800.1230)
12. All new plumbing fixtures must bear the water sense label. DO NOT REMOVE THE WATERSENSE LABEL.
13. All interior finishes must comply with (Table 603.11)
14. Additional wall and emergency lighting may need to be added at time of final inspection (1008.1)
15. (Illinois Plumbing Code, Section 800.1230, 800.1231, 800.1232, 800.1233, 800.1234, 800.1235, 800.1236, 800.1237, 800.1238, 800.1239, 800.1240, 800.1241, 800.1242, 800.1243, 800.1244, 800.1245, 800.1246, 800.1247, 800.1248, 800.1249, 800.1250, 800.1251, 800.1252, 800.1253, 800.1254, 800.1255, 800.1256, 800.1257, 800.1258, 800.1259, 800.1260, 800.1261, 800.1262, 800.1263, 800.1264, 800.1265, 800.1266, 800.1267, 800.1268, 800.1269, 800.1270, 800.1271, 800.1272, 800.1273, 800.1274, 800.1275, 800.1276, 800.1277, 800.1278, 800.1279, 800.1280, 800.1281, 800.1282, 800.1283, 800.1284, 800.1285, 800.1286, 800.1287, 800.1288, 800.1289, 800.1290, 800.1291, 800.1292, 800.1293, 800.1294, 800.1295, 800.1296, 800.1297, 800.1298, 800.1299, 800.1300, 800.1301, 800.1302, 800.1303, 800.1304, 800.1305, 800.1306, 800.1307, 800.1308, 800.1309, 800.1310, 800.1311, 800.1312, 800.1313, 800.1314, 800.1315, 800.1316, 800.1317, 800.1318, 800.1319, 800.1320, 800.1321, 800.1322, 800.1323, 800.1324, 800.1325, 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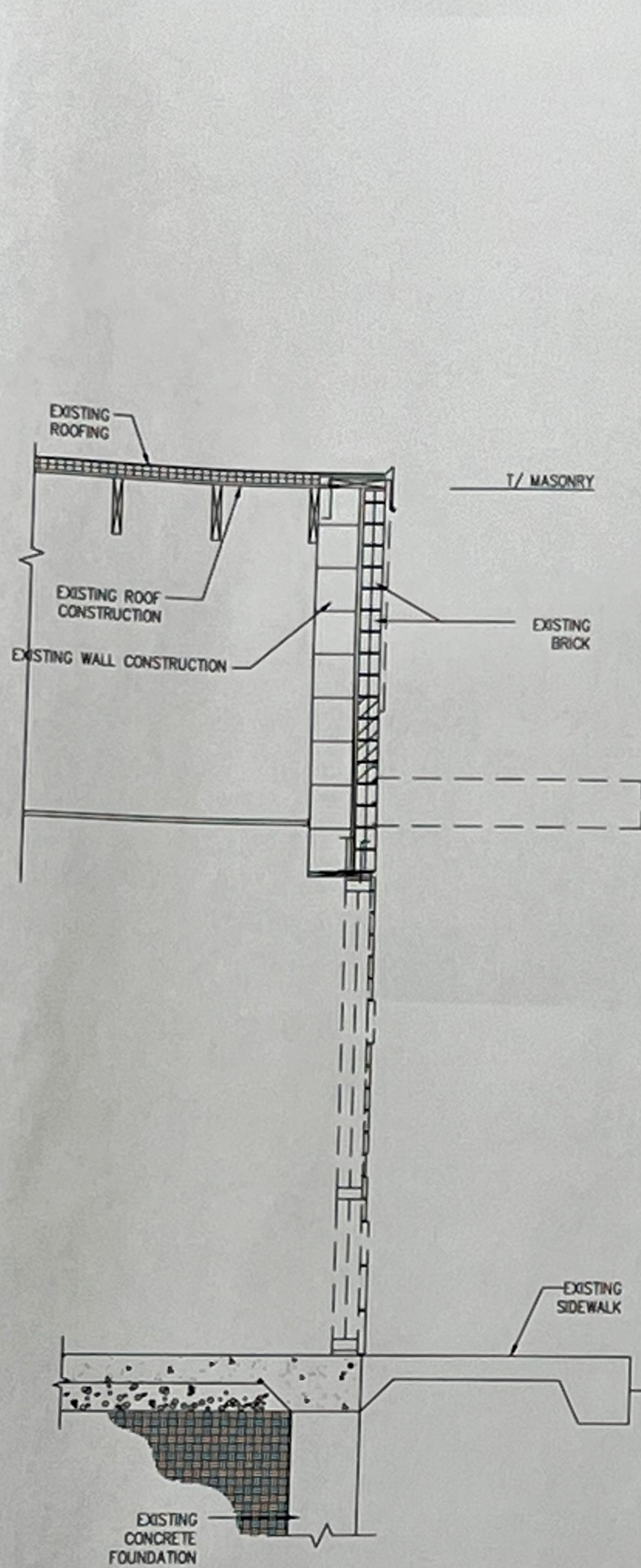


PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

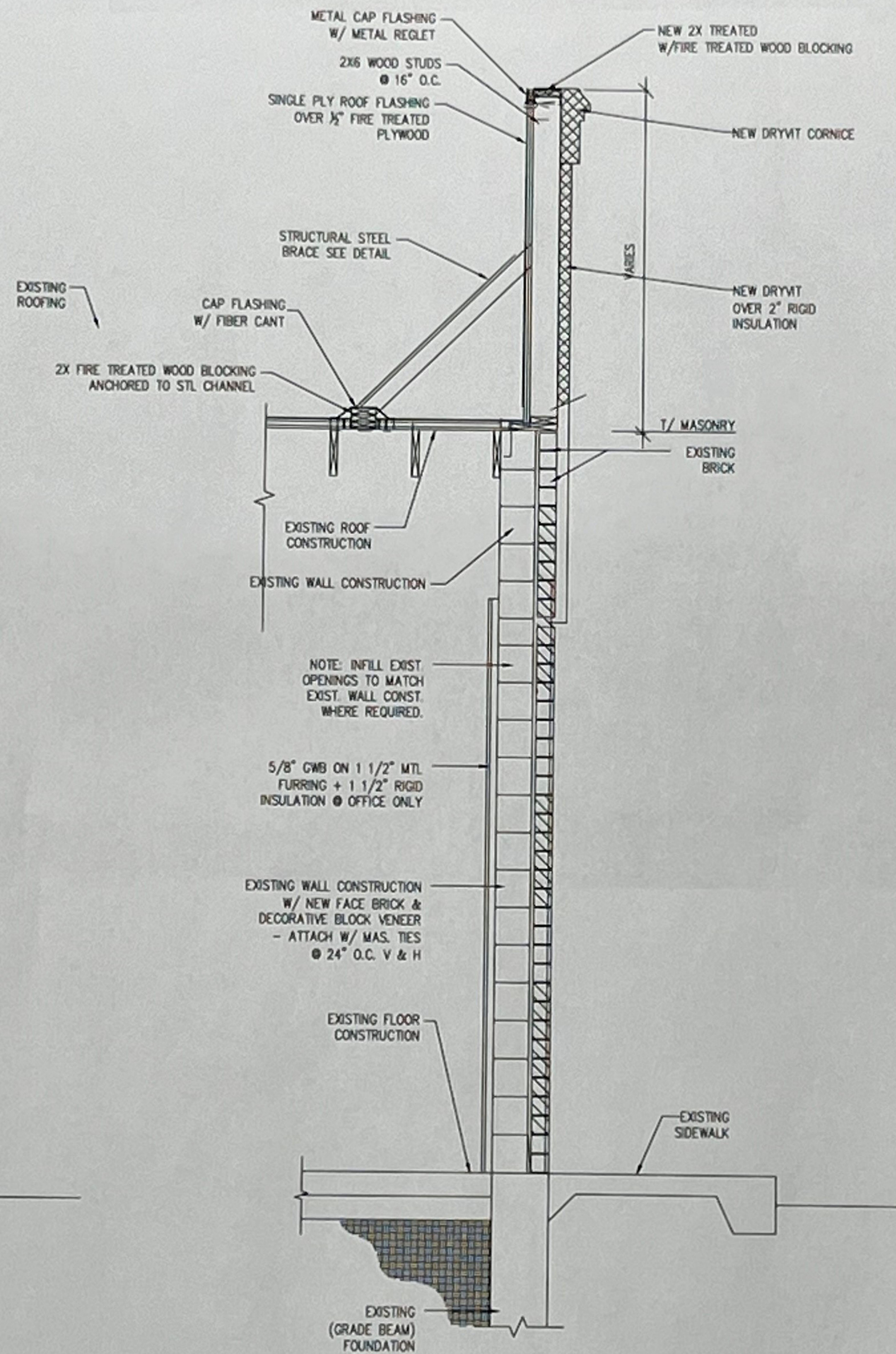
1. No fixture may have its vent run horizontally until it is at least 6" above the spill level of the fixture unless a wet vent is utilized. (Section 890.1450(c)) An island vent may only be utilized on island style sinks. If an island vent is utilized, it must be piped **exactly** like Illustration GG in Appendix K.
2. All abandoned waste and vent piping shall be capped within 10ft of the nearest active vent.
3. All abandoned water piping shall be capped within 2ft of the nearest active branch.
4. All existing plumbing that may pose a health or safety hazard shall be revised to meet the Illinois Plumbing Code and Village of Glen Ellyn ordinances.

LEGEND

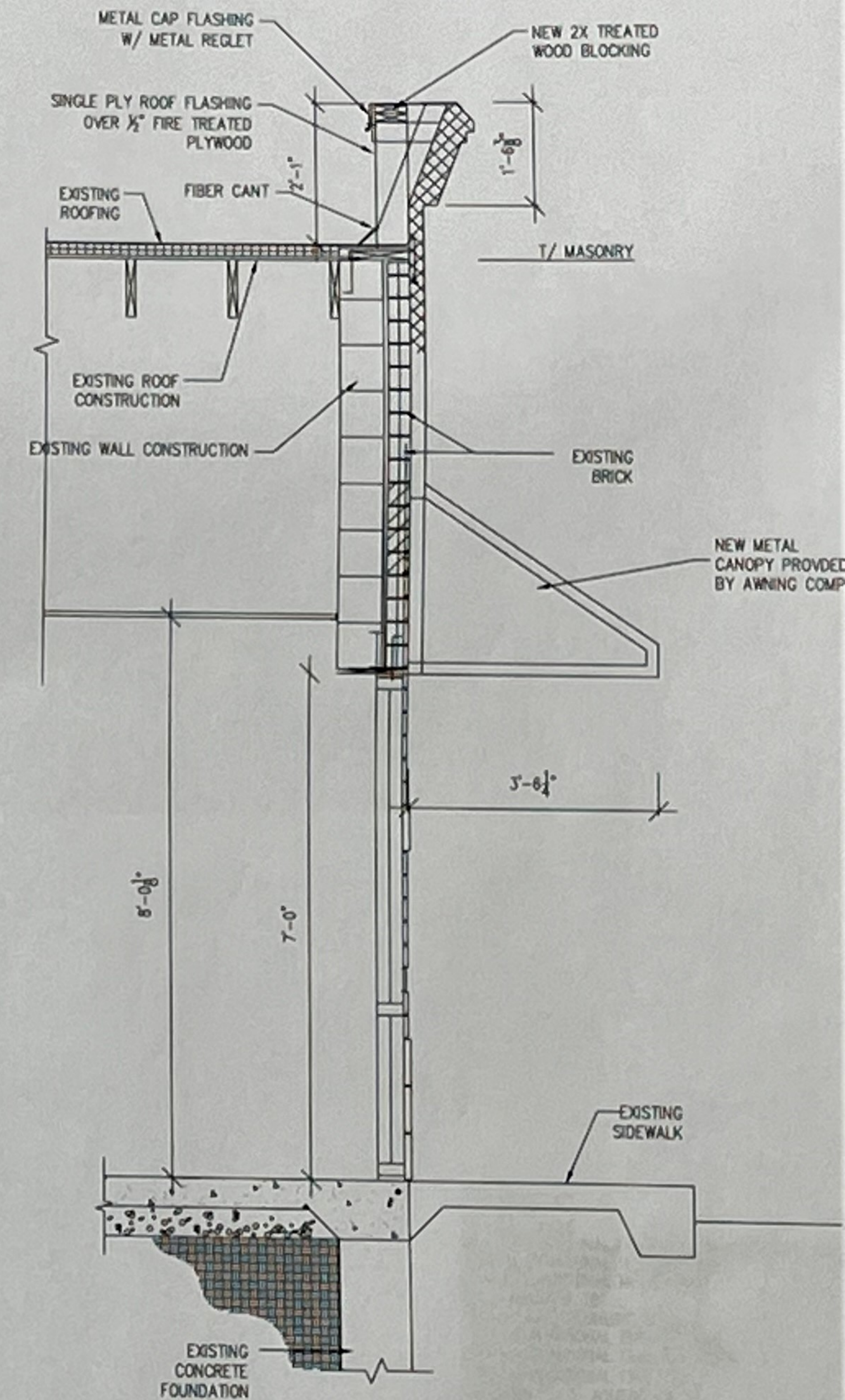
- EXISTING WALL CONSTRUCTION
- NEW WALL CONSTRUCTION SEE DETAIL A/A-5
- NEW WALL CONSTRUCTION TO EXTEND TO STRUCTURE SEE DETAIL B/A-5
- EXISTING WALL CONSTRUCTION TO BE REMOVED
- NEW ELECTRICAL JUNCTION BOX
- ⊕ EXISTING ELECTRICAL OUTLET
- ⊕ NEW FIRE EXTINGUISHERS PROVIDE AS REQUIRED BY FIRE DEPARTMENT- CLASS K RATED
- ⊕ NEW ELECTRICAL DUPLEX OUTLET



(A) WALL SECTION
SCALE: 3/4" = 1'-0"



(B) WALL SECTION
SCALE: 3/4" = 1'-0"

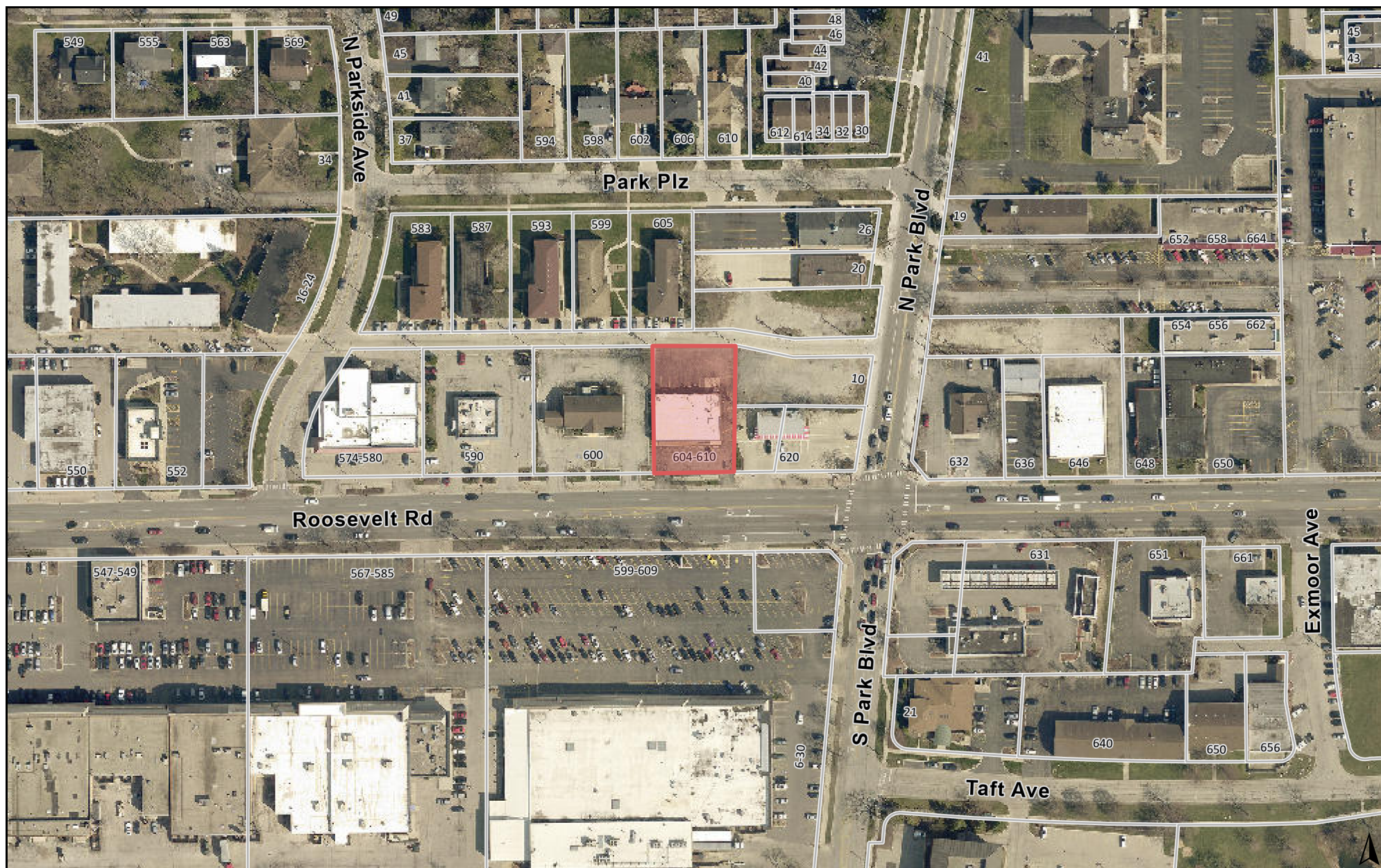


(C) WALL SECTION
SCALE: 3/4" = 1'-0"

driller@hotmail.com



EXP 11-28-24
DATE 04-12



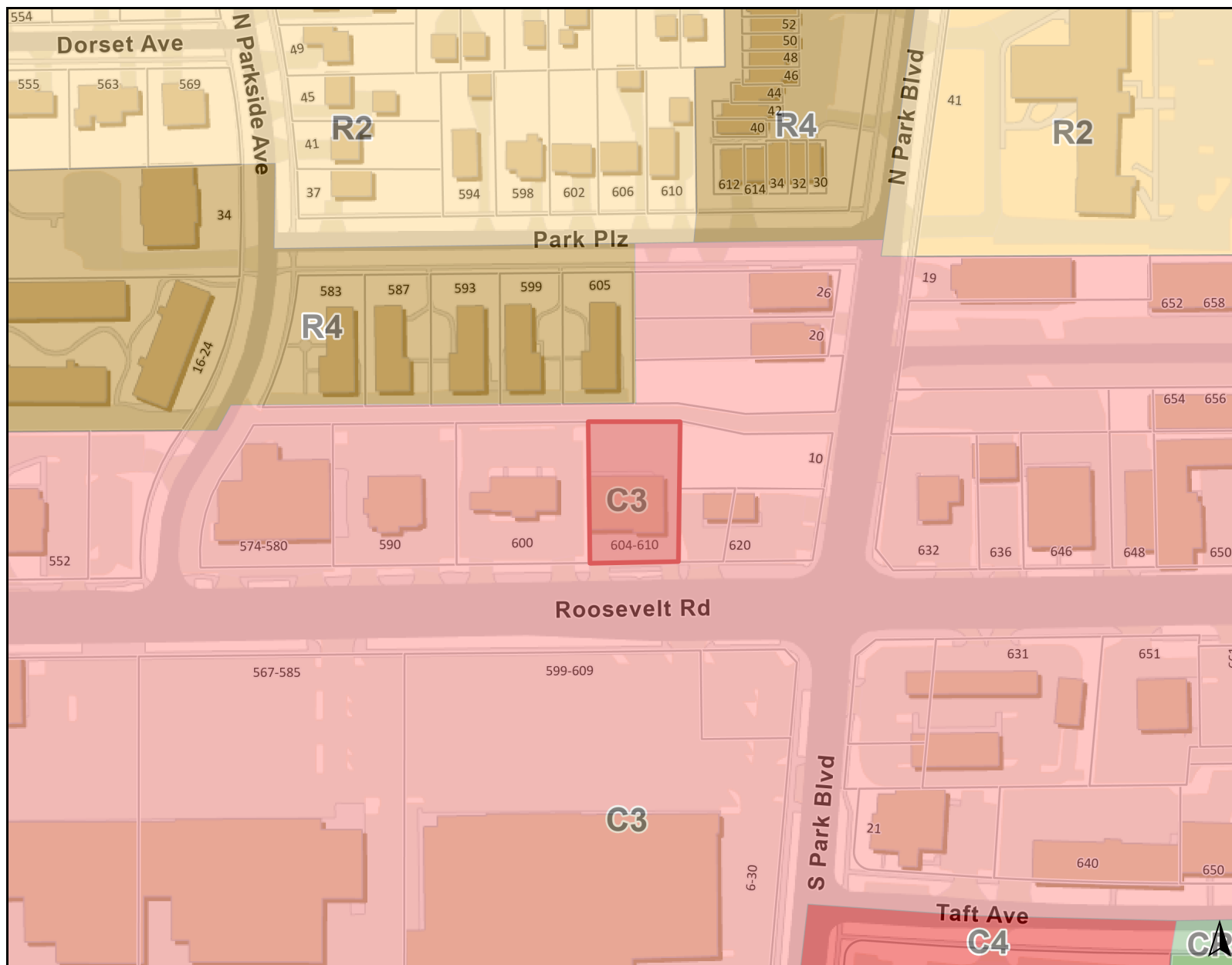
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Print Date: 5/2/2023

Notes

Application for Architectural Appearance Review

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



Legend

Zoning and Development

Zoning

-  C3: Service Commercial District
 C4: Office District
 CR: Conservation/Recreation District
 R2: Single Family Residential District
 R4: Multi-Family Residential District

Print Date: 5/2/2023

Notes

Application for Architectural Appearance Review

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

HOUSING and RESIDENTIAL AREAS

Goal:

A housing inventory and living environment that supports the local population, attracts new families, and enhances the overall quality and character of the Village.

Objectives:

1. Maintain the predominant single-family character of the Village.
2. Maintain the scale, quality and character of existing single-family neighborhoods.
3. Undertake public infrastructure improvements within residential areas as required.
4. Protect residential areas from the encroachment of incompatible land uses and the adverse impacts of adjacent activities.
5. Preserve sound existing housing through effective code enforcement and preventive maintenance.
6. Promote the improvement and rehabilitation of deteriorating residential properties.
7. Encourage new residential development that provides for a range of housing types and costs reflecting the needs of the Village's population.
8. Ensure that home improvements, additions and new housing construction are compatible with, complement and enhance existing neighborhood scale and character.

9. Encourage the development of energy efficient housing.
10. Ensure that adequate storm-water management provisions are included in all new residential developments.

Policies and guidelines related to "residential areas" are presented on pages 16 and 17.

COMMERCIAL, RETAIL and OFFICE DEVELOPMENT

Goal:

A system of commercial, retail and office development that provides local residents with employment opportunities and needed goods and services, increases the Village sales and property taxes, and enhances the image and appearance of the community.

Objectives:

1. Maintain and expand the range of retail, commercial and office establishments within the Village.
2. Improve access, parking, traffic circulation, signage and other operational conditions within all existing office, retail and commercial areas.
3. Preserve and strengthen Downtown as the historic, pedestrian-oriented retail, commercial, service and entertainment focal point within the Village.
4. Improve and upgrade Roosevelt Road as a retail and business area serving the Village and surrounding region.
5. Improve Five Corners as a new mixed-use focal point with a historic flavor and an attractive

northern gateway to the community.

6. Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition.
7. Promote the redevelopment of marginal, obsolete and vacant commercial properties.
8. Encourage compatible new office, retail and commercial development in selected locations.
9. Encourage developers to provide enhanced views, such as scale models or computer-generated graphics, which depict proposed buildings or changes in the context of surrounding properties.
10. Ensure that all retail, office, and commercial activities are concentrated within or near areas of similar use.
11. Promote high quality design and construction for all new office, retail and commercial developments.
12. Promote creative site and building design and development solutions that can help off-set the small site sizes and other constraints present within Glen Ellyn's commercial areas.
13. Encourage new office, retail and commercial uses that will utilize the local labor force.
14. Minimize and mitigate any negative impact of office, retail and commercial activities on neighboring land-use areas.
15. Consider the introduction of compatible new light industry and "high-tech" uses within selected commercial areas.

Community Wide Plan

The Community-Wide Plan consists of three components: 1) land-use, 2) transportation, and 3) community facilities.

Community-wide recommendations are briefly highlighted below and in Figure 2. More specific policies and recommendations for each component are presented on the pages that follow.

The Community-Wide Plan is supplemented by more detailed recommendations for Glen Ellyn's three "target areas," which are presented in Section 3 of this Plan report. The Target Areas include: a) Downtown Glen Ellyn, b) the Roosevelt Road corridor, and c) Five Corners.

Overview of the Plan:

Glen Ellyn's 1986 Comprehensive Plan focused on the development opportunities afforded by a number of vacant properties scattered throughout the planning jurisdiction.

Most of the vacant sites highlighted in the 1986 Plan have been developed and Glen Ellyn is now essentially a built-up community.

Even though the Community-Wide Plan also addresses the future use of vacant and underutilized land, it has a somewhat different focus from the 1986 Plan. The new Plan focuses on the unique needs of a "mature" community. It strives to maintain and enhance the traditional form, character and distinguishing features of Glen Ellyn, while still promoting high-quality and compatible improvements and new developments in selected locations.

In particular, the new Plan strives to ensure that all replacement, reconstruction and redevelopment—which are essential if a mature, established community is to remain strong and viable—are compatible with, complement and enhance the existing image and character of the Village.

Land Use:

The Community-Wide Plan provides a guide for future land-use and development within the Village. It identifies

which lands should be devoted to residential, commercial and public land uses. It also describes how various land-use areas are to be related and interconnected, and highlights the types of projects and improvements to be undertaken within each area.

Even though Glen Ellyn is primarily a built-up community, there will continue to be demand for a modest amount of new residential, commercial and office development in the future. New development will entail replacement of older existing uses, the redevelopment of marginal and deteriorated properties, and the development of remaining vacant land. In addition, future growth could entail the annexation of currently unincorporated lands, although most of these properties are also developed.

The Plan builds upon the existing land use structure of Glen Ellyn. It strives to reinforce and strengthen the traditional residential character of the community. Single-family residential development should continue to predominate, and the distinctive qualities and characteristics of individual neighborhoods should be enhanced. The current balance of single-family and multi-family housing (which is approximately 60% - 40%) should be maintained.

Commercial uses should continue to be located primarily within Downtown Glen Ellyn, along Roosevelt Road, in the Five Corners area, and along Butterfield Road and North Avenue. Existing commercial areas should be improved and upgraded, and compatible new investment and development should be promoted. Improvements should be made to existing buildings, parking lots and the public rights-of-way.

While Glen Ellyn's planning jurisdiction will continue to have only a limited amount of industrial development, compatible new light industry and "high-tech" uses should be considered within designated business areas.

Transportation:

While Glen Ellyn's roadway system is essentially in place, operational improvements should be undertaken to meet the needs of future development and to preserve and protect the integrity of existing neighborhoods.

The safe and convenient use of transportation corridors by pedestrians, cyclists, public transit and private vehicles should be emphasized. Traffic flow and traffic safety should be improved along key routes without disrupting or adversely impacting adjacent land development or overall community character.

Landscaping and other improvements should be undertaken to enhance the appearance of major roadways.

Adequate parking should be provided to accommodate the needs of Downtown and other commercial areas, with a balance of short-term parking to serve commercial and business patrons and long-term parking to serve employees and commuters.

Community Facilities:

The Village should continue to offer its residents and businesses top quality community facilities and services.

The local parks and recreation system should be enhanced as an important community asset. Existing parks should be improved and upgraded as required. Additional cooperative agreements should be established between the Park Districts, the School Districts and other organizations to enhance the recreational opportunities available to local residents.

The Village should cooperate with public and private schools to ensure that high-quality educational facilities continue to be available. Existing school sites and buildings should be improved and upgraded as required.

Other community facilities, including the Library, the YMCA, fire and police stations, the Civic Center, public works facilities and the College of DuPage, should be improved and enhanced as necessary, and should continue to be important assets of the community.

The Village should continue to upgrade public utilities in order to maintain quality service in the future. Storm water management facilities should be expanded as planned to reduce the adverse impacts of storm water runoff within the community.

Commercial Area Policies

The Community-Wide Plan designates five types of commercial and business areas: 1) Downtown, 2) service commercial, 3) office, and 4) neighborhood commercial, and 5) light industry.

Generalized recommendations for commercial and business areas are presented in Figure 5. More specific improvement and development recommendations for Downtown, Roosevelt Road and Five Corners are presented in Section 3 of this Plan report.

Improvement Guidelines:

Each of Glen Ellyn's existing commercial and business areas should be strengthened and upgraded. Viable existing stores and businesses should be improved and enhanced. New uses, particularly retail and convenience commercial uses that serve the needs of local residents, should be promoted.

New commercial, business and mixed-use development should be of a size and scale compatible with the established image and character of Glen Ellyn. Commercial and business development should be characterized by the highest possible standards of design and construction.

Since commercial and business areas are located along important traffic routes, access to individual properties should be carefully controlled to minimize conflicts with through traffic. The consolidation of access drives for adjacent properties should be encouraged.

Adequate off-street parking should be provided within all commercial and business areas. The consolidation of parking facilities for two or more businesses should be encouraged. Parking lots should be attractively landscaped, particularly along major streets.

The image and appearance of commercial and business areas should also be upgraded. Projects should be undertaken to improve the appearance of the public rights-of-way, including landscaping, lighting, signage, sidewalks, crosswalks and pedestrian amenities. Enhancements to private properties should include façade, parking lot and signage improvements.

Commercial and business areas should not adversely impact adjacent neighborhoods. Screening and buffering should be promoted between commercial and residential areas, including landscaping and attractive fencing. Commercial traffic and parking should not be allowed to "spill over" into the neighborhoods. Noise, safety and grounds maintenance should also be carefully monitored within commercial areas.

Downtown Glen Ellyn:

Glen Ellyn's Downtown is the traditional commercial and service focal point for the Village. It not only contains a range of retail, service, office and housing uses, but is also the site of several important public and institutional buildings.

The Plan strives to strengthen and enhance the historic character and traditional role of Downtown. It should be maintained as Glen Ellyn's multi-purpose commercial and service focal point. While other commercial and office areas will have important functional roles as well, Downtown should remain unique in terms of its pedestrian orientation and the range of businesses, services and other activities it offers to the community.

Compatible and high-quality new retail, service and mixed-use development and redevelopment should be promoted in selected locations within the Downtown, as described in Section 3.

Service Commercial Areas:

Service commercial areas, including Roosevelt Road and small clusters along Butterfield Road in unincorporated Glen Ellyn, should contain a range of retail, service, office and business activities that serve the community and surrounding region.

The Roosevelt Road corridor should continue to accommodate retail, convenience and auto-oriented commercial uses. The redevelopment and replacement of older, obsolete and marginal commercial properties should be promoted, as described in Section 3.

The clustering or grouping of commercial buildings within the same block should be promoted to allow for

shared access drives, parking areas and pedestrian amenities.

Since the size of most lots along commercial corridors is limited, the consolidation of two or more smaller parcels should be encouraged to enable somewhat larger developments with improved access, parking, building placement, and overall design and appearance.

Glen Ellyn should explore the possibility and desirability of annexing the unincorporated commercial areas along Butterfield Road, Hill Avenue and North Avenue/Swift Road in order to supplement the local tax base and establish Village control over future development in these areas.

Office and Industrial Areas:

Office development has been increasing within Glen Ellyn in recent years. Most existing office development is located within or near the Downtown, along Roosevelt Road, and in smaller locations along Butterfield Road. Quality new office development should continue to be promoted.

The small cluster of industrial and business uses located along Hill Avenue just outside the Village is designated in the Plan as "light industrial." This area should be improved and upgraded as a limited and self-contained business area.

Compatible new light industrial and high-tech uses would also be appropriate within Glen Ellyn's office areas.

Neighborhood Commercial Area:

"Five Corners" should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community. The southwest quadrant of the intersection of Main Street and St. Charles Road should be promoted as a local Historical Center centered on Stacy's Tavern and other historic buildings. Traffic operational improvements should be undertaken, and the overall image and appearance of the area should also be enhanced. See Section 3 for more detailed recommendations.

While no residential uses front Roosevelt Road, the Maryknoll residential area just east of Route 53 and the Iron Gate Apartments at Surrey Drive “back up” to Roosevelt Road. In addition, several multi-family developments are located just north and south of the commercial properties, particularly in the blocks between Park Boulevard and Main Street. Of special note is The Meadows, a five-story luxury condominium development for senior citizens, located north of Roosevelt and west of Nicoll Avenue.

Even though the corridor is intensely developed, there are several vacant land parcels and vacant structures scattered along the length of Roosevelt Road.

- **Building conditions.** The structural condition of buildings along Roosevelt Road is generally good. While few buildings are characterized by major deficiencies, a number of structures would benefit from minor maintenance and repair. Several of the vacant structures are characterized by more severe condition problems.

- **Zoning.** The major portion of the commercial frontage along Roosevelt Road is zoned C3: Service Commercial, which accommodates a wide range of retail, service and office uses. Site requirements within this district include a 40-foot front yard. Maximum building height ranges from 45 to 55 feet.

Office areas along and near Roosevelt Road are zoned C4, which is designed primarily for office uses, although limited sales and services are permitted within

office buildings. Site requirements for this district are very similar to C3.

Most multi-family properties adjacent to the commercial corridor are within the R4 District, which is designed for townhouses, apartments and condominiums, with a height limit of 35 feet.

- **Access and circulation.** Roosevelt Road is designated State Route 38 and is under the jurisdiction of the Illinois Department of Transportation (IDOT). Roosevelt Road is designated a Strategic Regional Arterial by IDOT, and it has significant regional continuity. It extends from downtown Chicago west to Geneva and beyond. It carries relatively heavy traffic as it passes through Glen Ellyn, and much of this traffic has neither origin nor destination within the community.

Roosevelt Road has a five-lane cross section throughout its length in Glen Ellyn, with the center lane functioning as a left turn lane. Traffic signals exist at Finley Road, Baker Hill Drive, Nicoll Avenue, Park Boulevard, Main Street, Lambert Road, and the ramps to and from the I-355 expressway.

Because of its width and the amount of traffic it carries, Roosevelt Road creates a barrier between the north and south sides of Glen Ellyn. The corridor is difficult to negotiate for both pedestrians and bicyclists.

Similarly, the I-355 expressway divides the east and west ends of Roosevelt Road. The presence of the forest preserve, the river corridor, and the Commonwealth

Edison easement add to this east-west separation.

- **Parking.** While the shopping centers and office parks are served by large, consolidated parking lots, most commercial uses along Roosevelt Road have small, separate off-street parking lots served by individual access drives. Most parking lots are located either in front or at the side of commercial buildings.

Curb parking is not permitted along Roosevelt Road or along any of the north-south street segments that pass through the commercial area.

- **Appearance and Character.** While several of the newer buildings along Roosevelt Road are attractively designed and served by well-landscaped parking lots, some properties along the corridor have a “tired” and “dated” appearance and have little landscaping or green space. Few of the individual buildings are visually related to adjacent or nearby structures.

The Village has installed new sidewalks, decorative fencing, street trees and landscaping along the Roosevelt Road right-of-way in order to enhance the appearance of the corridor and make it more “pedestrian friendly.” Decorative street lighting will be installed at a later date.

While many improvements have already been undertaken, more could be done to further upgrade the image and appearance of buildings, parking lots and signage, and to help visually unify the corridor as it passes through the Glen Ellyn community.

Improvement and Development Guidelines

Roosevelt Road should be upgraded as an attractive and convenient mixed-use corridor that serves and supports the Glen Ellyn community and the surrounding region. It should be improved as a major traffic carrier, a site for a wide range of land uses, a shopping and business areas for nearby residents, an employment center, and a more safe and convenient area for pedestrians and cyclists.

The image and appearance of Roosevelt Road should continue to be improved. Since it carries large numbers of motorists on a daily basis, it is perhaps the most highly visible part of the Village. It serves as the “front door” to the Village and several neighborhoods.

Too often, major traffic corridors create physical barriers and become obstacles to community life and activity. Corridors usually function as “separators” between neighborhoods and land-use districts. However, Roosevelt Road should become a “connector” which links together and unites the north and south sides of Glen Ellyn, as well as the neighborhoods east and west of the I-355 expressway.

Improvement and development recommendations for Roosevelt Road are described below and highlighted in Figures 16 through 19. Recommendations relate to: a) land-use, b) sites and buildings, c) traffic circulation, d) parking, and e) streetscape.

LAND-USE:

- Roosevelt Road should continue to be the site of a wide range of retail stores, business and personal services, restaurants, and

offices. It should accommodate both community-wide and high-way-oriented commercial uses, and many of the businesses should continue to be oriented to motorists utilizing this important regional route.

- The basic land-use pattern and development character of Roosevelt Road is essentially established. Most existing buildings are in adequate structural condition and major land-use changes are unlikely. However, the Village should encourage the enhancement of existing businesses and the improvement of properties in decline, and promote high-quality new development and redevelopment in selected locations.
- Office uses should continue to be promoted, particularly in the blocks near the existing office parks and along Taft and Pershing on the southern edge of the commercial area. Office uses are appropriate in the blocks east of I-355.
- The Market Plaza and Pickwick Place shopping centers should be maintained and should continue to be improved and upgraded as focal points along the corridor. These centers are quite important in terms of the services they offer and the revenues they generate for the Village. Store mix, the appearance of buildings and parking lots, commercial signage, and site landscaping should continue to be addressed.
- While Roosevelt Road will continue to be oriented to auto traffic, there are several blocks with concentrations of retail and service establishments where the pedestrian environment should be improved. In particular, the blocks between Market Plaza and Pickwick Place should be better connected and made more convenient for pedestrians. Possible improvements include special sidewalk treatment, small-scale street furniture, pedestrian-scale lighting, pedestrian crosswalks, and related projects.
- Opportunities for new development and redevelopment along Roosevelt Road include vacant parcels and vacant buildings, and marginal and low-intensity uses. Since many of these properties occupy very small sites, the combination and consolidation of multiple properties should be encouraged in order to create more attractive redevelopment sites for contemporary commercial uses. Specific redevelopment sites are highlighted in a following section.
- While retail and commercial uses that serve the needs of nearby neighborhoods and the surrounding community are preferred for most commercial blocks along Roosevelt Road, many of the small sites may prove to be more marketable for uses that require less parking and customer access, such as free-standing office/research or “high-tech” businesses. These uses should be considered for the blocks along the north side of Roosevelt Road between Main Street and Newton Avenue, and for blocks just east of I-355.
- Several of the multi-family residential properties located north and south of the commercial area are characterized by deferred maintenance, excessive land coverage, a lack of open space, physical separation from other residential areas, and other

concerns. These properties should either be substantially improved or redeveloped for new uses.

SITES and BUILDINGS:

- Although most existing commercial buildings along Roosevelt Road are sound and well maintained, a few are characterized by deferred maintenance. All deficient buildings should be repaired and rehabilitated as required.

- A number of buildings along the corridor are also characterized by a tired and dated appearance and would benefit from a “face-lift.” Appearance improvements should focus on exterior surface materials, signs, colors, awnings and canopies, and related design features. Updated storefront treatments would do much to improve the image and appearance of individual buildings and the corridor as a whole.

- While Roosevelt Road will continue to be characterized by many individual free-standing buildings, more design consistency and compatibility should be promoted among adjacent buildings and buildings within the same block. At a minimum, signage, colors and materials should be similar or compatible.
- Although most existing commercial buildings are occupied, several vacant buildings are scattered along the corridor. Vacant buildings should be reused for new businesses, or be removed to allow for new development.
- The Village should promote high-quality building and site design for all new construction along Roosevelt Road. Architectural

design, building materials, signage and site landscaping should all be matters of concern. A good example of a quality new development is the 45 South Park office building, which is characterized by attractive architecture, quality building materials, and attractively landscaped off-street parking.

- Buildings along Roosevelt Road, including “out-lot” buildings within shopping centers, should be set back from the front property line so that they do not obstruct the sight lines of passing motorists or customers entering or exiting commercial properties along the corridor.
- As improvements and redevelopment take place along Roosevelt Road, the Village should encourage the grouping and clustering of buildings within the same block to permit the coordination of buildings, parking areas, access drives and pedestrian amenities.
- In addition to new street trees and landscaping along the public right-of-way, more extensive landscaping of private properties should be encouraged. Landscaping can effectively screen and buffer parking and service areas, and emphasize major access points to commercial properties. Small landscaped areas in front of commercial buildings are also desirable along Roosevelt Road.
- There are a few poorly screened and unattractive outdoor storage areas along Roosevelt Road. Landscaping and special fencing should be used to screen storage areas that are visible from the street. However, chain-link fencing,

which is currently used in several locations, is not appropriate along Roosevelt Road.

- The Village should work with property owners along the south side of Roosevelt Road west of Main Street to relocate the existing utility line that extends east-west through this block. Ideally, the utility line should be placed underground. As an alternative, the line might be relocated to the southern edge of the block, along Taft Avenue.
- The Village should encourage Commonwealth Edison to better screen and landscape the periphery of the existing electrical substation located just west of the I-355 expressway. This site occupies a highly visible gateway location and should be improved.
- The Village should continue to work with property owners and developers to address stormwater management on a comprehensive basis.

TRAFFIC CIRCULATION:

- Even though the basic function and cross section of Roosevelt Road will not change, and no significant traffic modifications are suggested, the Village should continue to cooperate with IDOT in monitoring turning movements and the adequacy of traffic signals and other controls along Roosevelt Road to ensure that traffic moves smoothly and efficiently through the community.

Figure 17

Roosevelt Road: Improvement Guidelines

Improvement Guidelines:

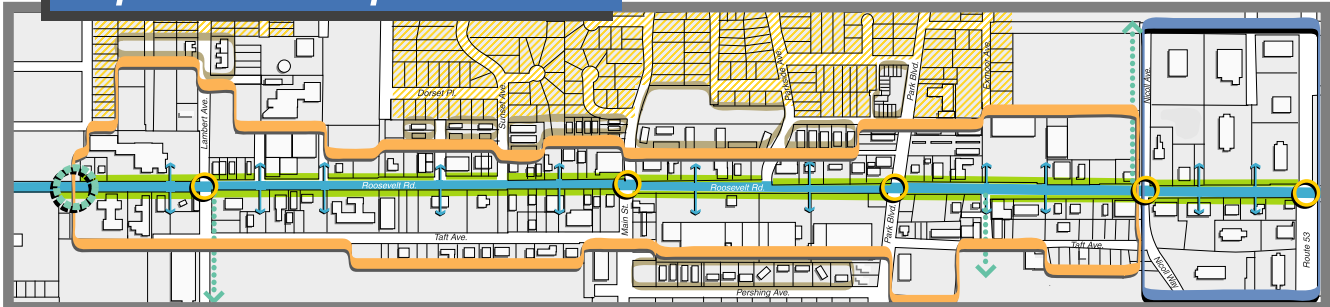
-  Maintain Roosevelt Road as a major arterial route.
-  Combine and consolidate access drives to enhance traffic flow.
-  Continue streetscape improvements along the full length of Roosevelt as it passes through the Village, including the area east of the I-355 expressway.
-  Provide more extensive "gateway" design treatments where Roosevelt Road enters the Glen Ellyn community.
-  Provide additional design enhancements at major intersections along the corridor.
-  Maintain and enhance the existing office parks located near Route 53 and Nicoll Avenue/Nicoll Way.

-  Upgrade the major portion of the corridor for retail and service use, including the blocks east of I-355. Encourage property owners to improve buildings, sites and parking lots.
 -  Improve pedestrian linkages between the commercial area and nearby parks.
 -  Preserve and protect adjacent residential neighborhoods.
 -  Maintain multi-family uses as a transition between the commercial area and nearby single-family areas.
- (See text for additional improvement and development guidelines).

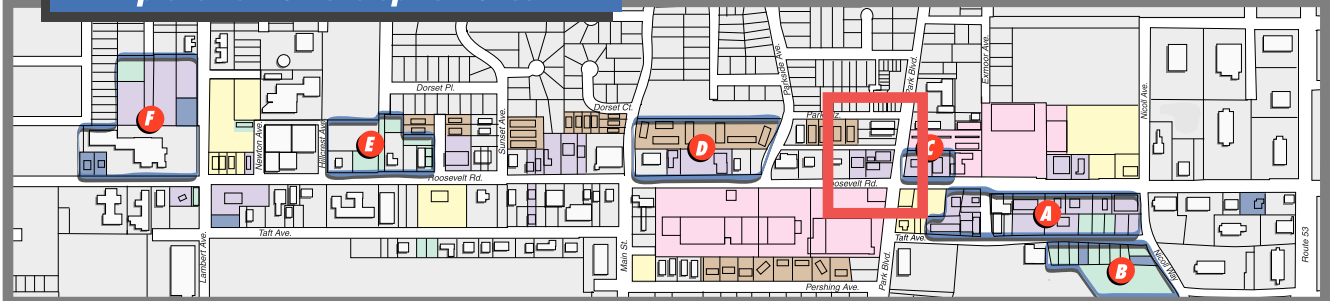
Improvement Sites:

-  Projects either underway or being discussed (see accompanying text).
-  Vacant buildings and land parcels should be reused or redeveloped.
-  Marginal and underutilized properties should be replaced with new development.
-  Shopping centers should be maintained and enhanced; explore opportunities for long-term revitalization.
-  Sound and viable businesses that would benefit from building or site improvements.
-  Residential properties that should be improved and upgraded.
-  Properties that may represent special opportunities for improvement or development (see text).

Improvement & Development Guidelines



Improvement & Development Sites



Comprehensive Plan • Village of Glen Ellyn, Illinois

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

- g) A proposed five-story office building north of Roosevelt and west of Nicoll Avenue.
 - **Vacant properties.** There are a few vacant buildings and land parcels scattered along the Roosevelt Road corridor. Vacant properties should either be re-used or redeveloped for new stores or businesses.
 - **Marginal or underutilized properties.** While Roosevelt Road has few truly “incompatible” uses, several parcels are occupied by uses or buildings that are not ideally located along the corridor, or which represent an underutilization of prime frontage properties. These properties should eventually be replaced with new development.
 - **Shopping Center properties.** As mentioned previously, the Market Plaza and Pickwick Place shopping centers are important anchors along the corridor. In addition to near-term improvement and enhancement, The Village should cooperate with the owners of these properties to consider longer-term opportunities for more significant modification, reconfiguration or even redevelopment of the two commercial centers.
 - **Other commercial sites in need of improvement.** This category includes other sites currently occupied by sound and viable businesses that would benefit from either building or site improvements in the future. It is conceivable that these properties could be redeveloped or combined with nearby properties for redevelopment.
 - **Residential properties in need of improvement.** This category highlights several multi-family properties located north and south of the commercial area that are characterized by deferred maintenance and other concerns. As mentioned above, these properties should either be substantially improved or redeveloped for new uses. While high-quality new multi-family development is the preferred use for most of these properties, a few might be combined with frontage properties along Roosevelt Road to create larger, more attractive sites for new office or commercial development
- OPPORTUNITY SITES:**
- Figures 17 and 19 highlight several clusters of properties along Roosevelt Road that may represent opportunities for new retail, service or office development during the 10-year “horizon” of the new *Comprehensive Plan*. The overall type, quality and character of new development to be considered at each location is described below. The Village should continue to review and analyze these sites in the future.
- **Site A** includes the south side of Roosevelt Road between Nicoll Way and the Best Western Motel. It currently contains two motels, a number of small retail and service establishments and a vacant land parcel.
Good accessibility and visibility, a somewhat larger size, and secondary frontage on Taft Avenue should enhance the development potential of this site. However, the presence of several auto-related uses may re-

quire clean-up prior to new development.

Site A would be a suitable location for new office development or for retail and service development. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development. The Super 8 and Best Western Motels are viable uses and might continue to be improved and enhanced as “anchors” within this portion of the corridor.

Site A occupies a prominent location at an important intersection along the corridor. Any new development should be characterized by high-quality design and construction. In addition, landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain within this area.

- **Site B** includes the south side of Taft Avenue between Nicoll Way and the fire station, and the west side of Nicoll Way between Taft and Pershing. It is primarily vacant, although an older single-family home is located along the Taft Avenue frontage and an older single-family home is located along the Nicoll Way frontage.

This site occupies an attractive location adjacent to Panfish Park and would be an ideal location for new office development, as was suggested in the 1986 *Comprehensive Plan*. As an alternative, townhomes or similar multi-family development might be considered, oriented toward the park. New development within Site B should be sensitive

to the presence of wetlands within and near the park.

- **Site C** includes the northeast corner of Roosevelt Road and Park Boulevard. It currently contains several small retail and service establishments.

While Site C is quite small and it is occupied by viable businesses, it has excellent visibility and could be an attractive location for retail or service development. The retail use at the corner could become a tenant in the new development.

If the site is redeveloped, it might be connected to Pickwick Place, which abuts this property to both the north and east.

This site occupies a prominent location at an important intersection along the corridor. Any new development should be characterized by high-quality design and construction. If redevelopment does not occur, landscaping, site and building improvements should be undertaken to enhance the appearance of existing businesses.

- **Site D** includes the north side of Roosevelt Road between Parkside Avenue and Main Street. It currently contains a small restaurant, several auto-oriented sales and service establishments, and the Parkside Apartments.

Automotive sales and service uses, while not “incompatible,” are not the preferred uses for this block, which is located across Roosevelt from Market Plaza. This particular area would be more suitable for primary retail, business or personal services, or restaurant uses.

Similarly, while multi-family uses are not inappropriate for the properties immediately adjacent to the commercial area, this particular development is characterized by condition problems, little useable open space, and a poor overall image and appearance. Furthermore, it is accessed from the alley behind the commercial properties, is physically separated from other residential uses, and is not part of a larger neighborhood area.

The Village might consider long-term redevelopment of this site. Commercial uses should continue to be located along the Roosevelt Road frontage. The existing apartments might be replaced with higher-quality multi-family development. As an alternative, consideration might be given to combining and consolidating the entire site to create a larger and much more attractive commercial development site.

If the existing uses are to remain in this area, landscaping, site and building improvements should be undertaken to enhance the appearance of the commercial and residential areas.

- **Site E** includes the north side of Roosevelt Road between Hillcrest Avenue and Greenwood Street. It currently contains three small commercial establishments, a vacant building, vacant land, and a parking lot used by Dreisilker Electric Motors.

Site E would be a suitable location for office development or for retail and service development. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-

scale new development. The occupied commercial structures might remain, or the businesses might become tenants in a coordinated new development.

At a minimum, this site should be reorganized and redesigned upgrade existing properties and to permit additional economic development.

- **Site F** includes the northwest corner of Roosevelt Road and Lambert Road. It currently contains Haggerty Chevrolet, two small marginal commercial uses, and an isolated single-family home.

The existing automobile dealership is an important and viable use, and the Village should work with Haggerty to continue improvement, enhancement and expansion of its facilities.

Since a major portion of this site is used for car storage, Haggerty might explore reorganizing or reconfiguring its facilities in order to determine if land could be made available for related new commercial development. The site occupies a prominent location at the western “gateway” to Glen Ellyn and should have significant potential for commercial uses.

It is also recommended that screening and buffering be improved between the commercial uses in this block and the residential properties to the north and west.

Housing & Residential Areas

Goal

A housing inventory and living environment that supports the local population, attracts new families, and enhances the overall quality and character of the Village.

- **Objective 1:** Update Village codes to encourage development of a range of housing types including townhomes, duplexes, condominiums, apartments and accessory dwelling units.
- **Objective 2:** Increase the number of dwelling units within walking distance to the Metra station.
- **Objective 3:** Maintain the scale, quality and character of existing single-family neighborhoods.
- **Objective 4:** Undertake public infrastructure improvements within residential areas as needed.
- **Objective 5:** Minimize adverse impacts of adjacent activities on residential areas through adequate buffering and screening.
- **Objective 6:** Preserve the existing housing stock through effective code enforcement and encouraging preventive maintenance.
- **Objective 7:** Promote the improvement and rehabilitation of deteriorating residential properties.
- **Objective 8:** Incentivize the restoration and maintenance of older homes and multi-family buildings.
- **Objective 9:** Encourage repurposing of salvageable building materials in place of complete demolition when restoration of older buildings is not possible.
- **Objective 10:** Encourage new residential development that provides for a range of housing types and costs.
- **Objective 11:** Encourage Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) strategies in neighborhood redevelopment efforts, specifically in Planned Unit Development proposals.

- **Objective 12:** Ensure that adequate stormwater management provisions are included in all new residential developments.
- **Objective 13:** Ensure that development regulations and requirements are proportional and appropriate and do not place unnecessary burdens on developers.
- **Objective 14:** Update the Village's Zoning Ordinance to be reflective of the policies and objectives of the Future Land Use Plan.
- **Objective 15:** Increase the number of dwelling units within walking distance to the Metra commuter station.
- **Objective 16:** Evaluate options to provide inclusive housing suitable for all income ranges and population types.

Commercial, Retail & Office Development

Goal

A system of commercial, retail, and office development that provides local residents with employment opportunities and needed goods and services, increases the Village sales and property taxes, and enhances the image and appearance of the community.

- **Objective 1:** Maintain and expand the range of retail, commercial and office establishments within the Village.
- **Objective 2:** Improve access, parking, traffic circulation, signage and other operational conditions within all existing office, retail and commercial areas.
- **Objective 3:** Improve and strengthen Downtown as the historic, pedestrian-oriented retail, commercial, service and entertainment focal point within the Village.
- **Objective 4:** Improve and upgrade Roosevelt Road as a retail and business area serving the Village and surrounding region.
- **Objective 5:** Improve Stacy's Corners as a new mixed-use focal point with a historic flavor and an attractive northern gateway to the community.
- **Objective 6:** Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition.
- **Objective 7:** Promote the redevelopment of marginal, obsolete and vacant commercial properties.
- **Objective 8:** Encourage compatible new office, retail and commercial development in selected locations.
- **Objective 9:** Encourage developers to provide enhanced views, such as computer-generated graphics, which depict proposed buildings or changes in relation to the surrounding context.
- **Objective 10:** Promote high quality design and construction for all new office, retail and commercial developments.
- **Objective 11:** Promote creative site and building design and development solutions that can help off-set the small site sizes and other constraints present within Glen Ellyn's commercial areas.

- **Objective 12:** Encourage new office, retail and commercial uses that will utilize the local labor force.
- **Objective 13:** Minimize and mitigate any negative impact of office, retail and commercial activities on neighboring land-use areas.
- **Objective 14:** Consider the introduction of compatible new light industry and "high-tech" uses within selected commercial areas.
- **Objective 15:** Consider the desirability of annexing nearby commercial and business areas, as well as vacant and underutilized properties with commercial development potential.
- **Objective 16:** Discourage additional "strip" commercial development within the Village.
- **Objective 17:** Encourage the combination and consolidation of small commercial lots to enhance opportunities for coordinated improvements and new developments.
- **Objective 18:** Enhance the high-speed communications capacity available to businesses within the community, including fiber optic connections.
- **Objective 19:** Promote Glen Ellyn as a desirable, highly accessible and viable location for new commercial property investment and development.
- **Objective 20:** Ensure that adequate stormwater management provisions are included in all new commercial developments.
- **Objective 21:** Update the Village's Zoning Ordinance to be reflective of the policies and objectives of the commercial areas framework.

Office

Office uses in Glen Ellyn are generally concentrated within Downtown and along Roosevelt Road. The maintenance and expansion of office development should continue to be supported. Identification and gateway signs can be used to demarcate clusters of office development, whether they exist as a planned business park such as the Glen Hill North development at Roosevelt Road and IL Route 53, or as a concentration of individual office properties such as along Taft Avenue west of Main Street. Signage will also help to brand office districts that can then be referenced in economic development marketing materials and coordinated with real estate listings. The Village could also coordinate with office users in identified clusters to gauge support for shared services such as landscape maintenance, shared garage facilities, or a unified building sign program. Such improvements could be funded by a special service area if there is adequate support among property owners.

Hill Avenue Light Industrial

Light industrial uses currently exist on Hill Avenue adjacent to the floodplain of the East Branch of the DuPage River. Properties on the north side of Hill Avenue have been annexed. While the Hill Avenue area provides valued services and is a source of employment, the presence of outdoor storage and service areas on unimproved surfaces presents potential for contamination of the adjacent river. The Village should consider coordinating with DuPage County and Hill Avenue business owners to evaluate solutions to mitigate potential contamination and enable businesses to continue to operate. For example, areas adjacent to the creek could be improved with landscaped buffers to filter and slow stormwater runoff into the DuPage River. Existing development could also be improved with green infrastructure treatments such as bioswales and pervious pavement systems.

Commercial Areas Framework

- **Office Clusters.** Unify clusters of office development through coordinated identification and gateway signs. Work with office users to evaluate potential for shared services such as a landscape maintenance, shared garbage facilities, or a building sign program. Maintain office uses concentrated within Downtown and along Roosevelt Road and Taft Avenue.
- **Mixed Use Downtown.** Develop higher-density mixed use development within the Downtown that allows for ground floor commercial activity and top floor residential and office use. By designating commercial use at street level, commercial space is maximized, supporting the vitality of the local economy and activating the Downtown shopping environment.
- **Neighborhood Commercial.** As neighborhood commercial properties continue to develop, ensure that building designs are reflective of the character of surrounding residential neighborhoods. Identify opportunities to install and enhance landscaping and pedestrian infrastructure, including the integration of public gathering spaces.
- **Corridor Commercial.** Reinvestment in commercial corridors should be prioritized to increase the intensity of existing commercial properties. Coordinate with property owners for on-site improvements, such as landscaping and internal pathways for pedestrians. Improve circulation and access by consolidating curb cuts and increasing cross-access between properties. Flexibility in use should be maintained along the corridors.

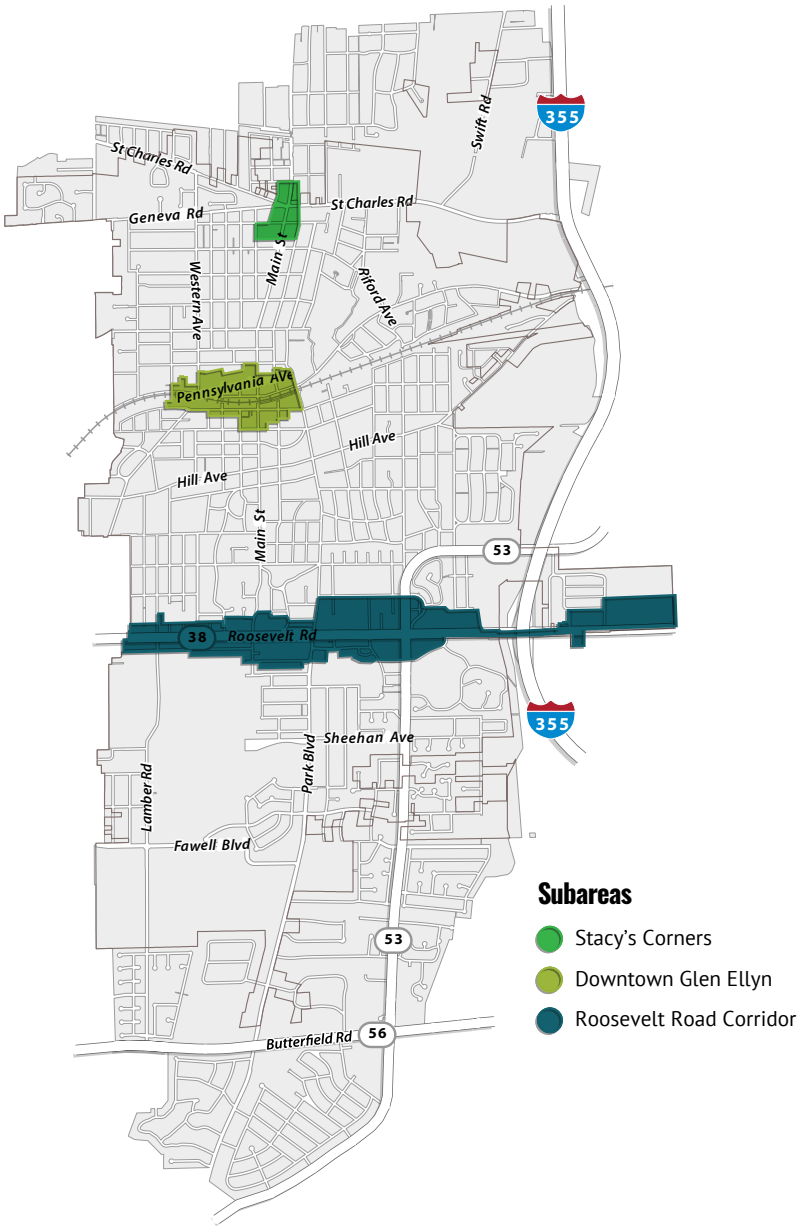
- **Maintaining Industrial.** Preserve existing light industrial uses to support the Village's small industrial base. Ensure all outdoor storage, service areas, and unimproved surfaces are fully screened from the public right-of-way or adjacent residential properties. Improve existing development with green infrastructure treatments and mitigate potential contamination caused by industrial activity. Ensure all unpaved vehicle areas are paved.
- **Intensifying Annexation Areas.** Consider strategic annexation of underutilized areas that have potential for more dense commercial and residential development. Assess utility service provision and infrastructure costs when evaluating areas for annexation. This includes working collaboratively with Lombard to redevelop properties within its jurisdiction along Roosevelt Road and provide utility improvements.



CHAPTER 4

SUBAREA PLANS

This chapter of the Comprehensive Plan includes subarea plans for three areas of the Glen Ellyn community. The subarea plans provide more specific recommendations for target areas in the Village that are most susceptible to redevelopment and have the potential to greatly impact the character of the community. These plans address the desired mix of land uses, access and mobility, as well as image and character. The following target areas are included in the subarea plans.



Stacy's Corners

This subarea plan highlights opportunities to further the development of the intersection as an attractive neighborhood commercial center and northern gateway into the Village.



Downtown Glen Ellyn

This subarea plan highlights opportunities to provide additional amenities that enhance the pedestrian experience while promoting development that expands Downtown Glen Ellyn as a mixed use district with activity throughout the day and evening. The plan also provides illustrative concepts for several sites to demonstrate how subarea plan recommendations could be accommodated within new development.



Roosevelt Road Corridor

This subarea plan highlights opportunities to promote reinvestment along Glen Ellyn's main commercial corridor by maximizing development potential, providing multi-modal access and mobility, and promoting public realm and private on-site improvements to beautify the corridor. The plan strives to boost the corridor's economic vitality and improve the Village's image. The plan also provides illustrative concepts for several sites to demonstrate how subarea plan recommendations could be accommodated within new development.

Reducing Local Traffic

Some portions of Roosevelt Road are characterized by several small, isolated commercial uses that are separated from one another by landscaping, curbs, or parking lot striping. This configuration requires that businesses have separate parking lots and often multiple access drives, which increases the need for curb cuts. This has negative impacts on pedestrian mobility and safety and on-site circulation, forcing business patrons to use the heavily traveled Roosevelt Road even for short trips between adjacent properties.

Where possible, access drives should be consolidated to reduce curb cuts. This will likely require cross-access easements between neighboring property owners. The Village should work with property owners to facilitate cross-access agreements and consider incentives (such as reduced parking requirements) or requirements to provide cross-access easements as part of new developments. Where possible, redevelopment should include the creation of rear access drives that are accessible via side streets. Rear access drives facilitate shared access and curb cut reduction by providing an off-street connection between adjacent parking areas, loading zones, and storefronts.

Shared Parking

To reduce the number of access points along a corridor, the Village should consider permitting shared parking agreements between adjacent and complementary uses along Roosevelt Road. Neighboring businesses with differing peak demand times for parking or businesses with a low volume of customers are best suited to enter into a shared parking agreement.

The Village currently permits shared parking, but the current code (Code of Ordinances Chapter 10-5-8 (B)) does not define how required parking should be calculated or provide guidance on the required instrument of record if multiple parcels are involved. A common challenge in promoting shared parking is negotiating an agreement between adjacent property owners. The Village should consider developing a model agreement for property owners to utilize. An amendment to the zoning ordinance should also be considered to provide guidance regarding required parking calculations which are typically less than what would otherwise be required if uses provided independent parking facilities.

Potential Redevelopment Sites

The following list identifies redevelopment opportunities within the Roosevelt Road subarea as labeled in the following subarea framework maps. These underutilized or disinvested sites have the potential to act as catalysts for additional quality development and improvements along the corridor if redeveloped.

1 Haggerty Chevrolet. This is an important and viable use and the Village should continue to work with Haggerty to improve, enhance and expand their facilities. The area to the north is used for outside storage and parking. This area could be used for the expansion of the business or sold for redevelopment. Multi-family or commercial development would be appropriate. Landscape buffering between the commercial and residential development should be improved either way.

2 Dreisilker Electric Motors. This site includes a dated office/warehouse building and a parking field/outside storage for Dreisilker Electric. Should redevelopment occur on this site, it could make way for a larger commercial development. In that case, the Village should consider vacating the Hillcrest right-of-way between the rear parcels.

3 Sunset Cove Apartment Buildings. These are older single story apartment buildings, which could be redeveloped into an updated multi-story apartment complex. Buffering between the residential and commercial uses should be improved.

4 ATI Physical Therapy. This is a viable business and the building is in good shape. This block has a number of commercial and office uses including a physical therapy office, an automotive use, a restaurant and a bank. The area has some buildings and sites that could use improvement. If redeveloped in combination or in part, buffering to the north, parking areas and landscaping should all be improved. Similar office and service commercial type uses would be appropriate for these sites.

5 Wintrust Bank. This site includes a business on an improved site. Unless needed for redevelopment with the adjacent properties to the west, this is a viable business with appropriate landscaping and buffering that should remain.

6 Advance Foreign Car Repair This site includes a vacant building, a large parking field, and Motor World, both of which could benefit from reinvestment. The two properties could be redeveloped together for a new office or service commercial use.

7 Malloy's Liquor, Burger King, Bank of America (vacant), and a restaurant. This section consists of mostly viable businesses that could use site improvements and façade updates. Either individually or in some combination these sites could be redeveloped for office and service commercial uses.

8 Dated office buildings, vacant land, and a large parking field. These sites could be redeveloped in whole or in part to accommodate a larger office or service use. Special attention should be paid to stormwater management on these sites as they are in or near floodplain.

9 Mix of small commercial buildings and strip commercial. These sites could be redeveloped in whole or in part to include similar commercial uses. The utility lines bisecting the sites should be removed to accommodate new development.

10 Outmoded retail structures and strip development. The majority of this site is under common ownership. While individual development might take place on a few of the lots, this area has excellent visibility and should be looked at holistically for redevelopment. The building at the northeast corner of the development area toward the interior of the site should be maintained and enhanced.

11 Auto parts store and an optometrist's office. These lots should be consolidated and the site should be redeveloped with a commercial use.

12 US Bank Site and Danby Station Café. US Bank is a viable business, the site and building are in good condition and should be maintained or enhanced. Danby Café is in fair to poor condition and the site could use façade and site improvements. If redevelopment is to occur, both sites should be included in the project if feasible.

13 Retail in poor condition of vacant. Redevelopment of all sites is recommended. Retail, service, and office uses should be maintained on the Roosevelt Road frontage.

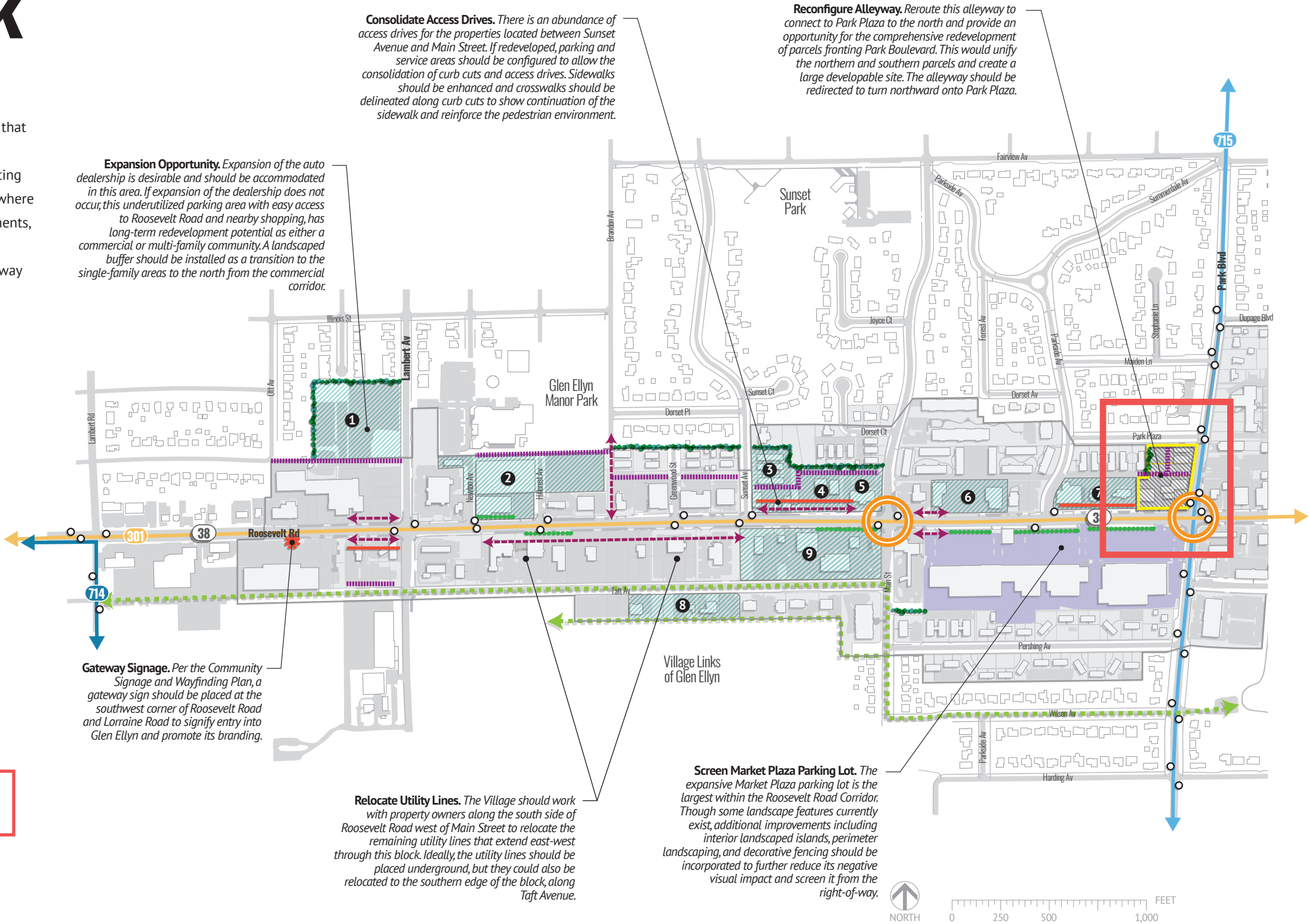
Subarea Framework

ROOSEVELT ROAD - WEST

The following three framework sections of Roosevelt Road identify recommendations that encourage reinvestment in Glen Ellyn's main commercial corridor by promoting more efficient site design and circulation and increasing the development potential of existing commercial parcels. This is especially relevant in the West section of Roosevelt Road where lot depths are shallow and cross-access connections are limited. Pedestrian improvements, curb cuts consolidation, and shared access are key themes in this section to enhance mobility for both pedestrians and vehicles. As the Village's most heavily traveled gateway from the west, it is important that the aesthetic of this section is enhanced including landscaping, parking lot screening and greening, and improving key intersections.

Legend

- **Key Intersections.** Continue to enhance these intersections by incorporating wayfinding signage, landscaping, high visibility crosswalks, and decorative lighting.
- **Gateway Features.** Install gateway signs at prominent entry points into the Village to reinforce a sense of identity. Such signs should be complemented by streetscape components such as intersection treatments and landscape features.
- **Perimeter Landscaping.** Provide landscaping and decorative, low-profile fencing or knee walls to delineate public rights-of-way and screen parking areas. Perimeter landscaping should be designed to maximize stormwater management and improve water quality through the implementation of BMPs, such as bioretention areas. Screening should also be used to enclose or conceal necessary, but unsightly service areas and utilities/mechanical systems.
- **Consolidate Access Drives.** Consolidate access drives along Roosevelt Road and other primary streets to improve traffic flow, reduce conflicts, and eliminate curb cuts, enhancing the pedestrian environment.
- **Access Drive/Alley Reconfiguration.** Create access drives and reorient alleyways behind properties to increase cross access away and divert local trips from the main roadway.
- **Onsite Landscaping.** The installation of interior landscaped parking islands and foundation landscaping should be encouraged on properties with large parking lots to enhance the area's aesthetic, foster a welcoming pedestrian environment, and provide opportunities for improved stormwater management. Lots should be landscaped with local or native species of shade trees, evergreens, shrubs, grasses, and flowers to beautify sites and connect them to adjacent parkways.
- **Pedestrian Infrastructure.** Upgrade deteriorating sidewalks and where narrow, work with current property owners to increase sidewalk width to at least five feet. Provide landscape buffers between sidewalks and traffic as well as high visibility crosswalks at curb cuts and intersections to increase sense of comfort and safety for pedestrians. Other improvements include implementing sidewalk treatments, decorative fencing, and small-scale street furniture, as well as releveling brick paving.
- **Residential Screening/Buffering.** Screen commercial, parking, loading, and utility areas from adjacent residential properties and public right-of-ways. Apply 'Dark Sky' Village lighting standards in transition areas to minimize glare and decrease light trespass in adjacent single-family residential areas.
- **Bike Path/Trail Improvements.** Construct a bike trail and pedestrian crossing to improve non-vehicular connectivity across Roosevelt Road and expand the Village's trail network. Bike path and trail improvements are discussed in further detail in Chapter 6: Transportation.
- **Catalyst Sites.** Redevelop these underutilized sites to act as catalysts for further development and investment along Roosevelt Road.
- **Redevelopment Opportunities.** These sites represent dated or poorly laid out parcels that can be consolidated with adjacent properties to facilitate more intense redevelopment that is in line with the community's vision of Roosevelt Road as a vibrant commercial corridor.
- **Pase Bus Route 715**
- **Pase Bus Route 301**
- **Pase Bus Route 714**



DRAFT
FOR PUBLIC HEARING

Park Blvd & Roosevelt Rd

ROOSEVELT ROAD CORRIDOR CATALYST SITE

This catalyst site comprises a mix of small-scale, single story commercial properties and two vacant properties flanking a central east-west alley. Each existing structure is served by independent access drives and parking areas which limits the development potential and contributes to congestion along both Roosevelt Road and Park Boulevard. The concept below illustrates potential for redevelopment that provides for larger, more versatile commercial buildings with coordinated and shared parking and access that maximizes buildable area and reduces points of conflict along adjacent roadways. As an alternative, larger single commercial development along Roosevelt Road could be pursued that includes the same level of pedestrian amenities.

Design Considerations

- A dedicated right turn lane (westbound) should be added on southbound Park Boulevard as redevelopment occurs to reduce congestion.
- The existing alley should be incorporated into future development as a parking/access aisle to provide for efficient circulation and use of land while maintaining access for adjacent commercial and residential uses.
- Access to Park Plaza to the north can be constructed as a single drive aisle, minimizing impacts from potential traffic volume increases to residential properties across the street.
- Development should have limited setback and front on a landscaped parkway with pedestrian infrastructure and streetscape amenities that frame the roadway corridor.
- Utility lines should be buried underground as redevelopment occurs.

- Buildings should be constructed with quality 360-degree architecture that provides an attractive appearance from the roadway as well as the parking area and viewshed of adjacent residential development.

Site Details

Overall property area:
75,947 s.f./1.74 ac.

Current Land Use:
Commercial
Dining

Current Zoning:
(C3) Service Commercial District

Existing Parking:
67 spaces (approximate)

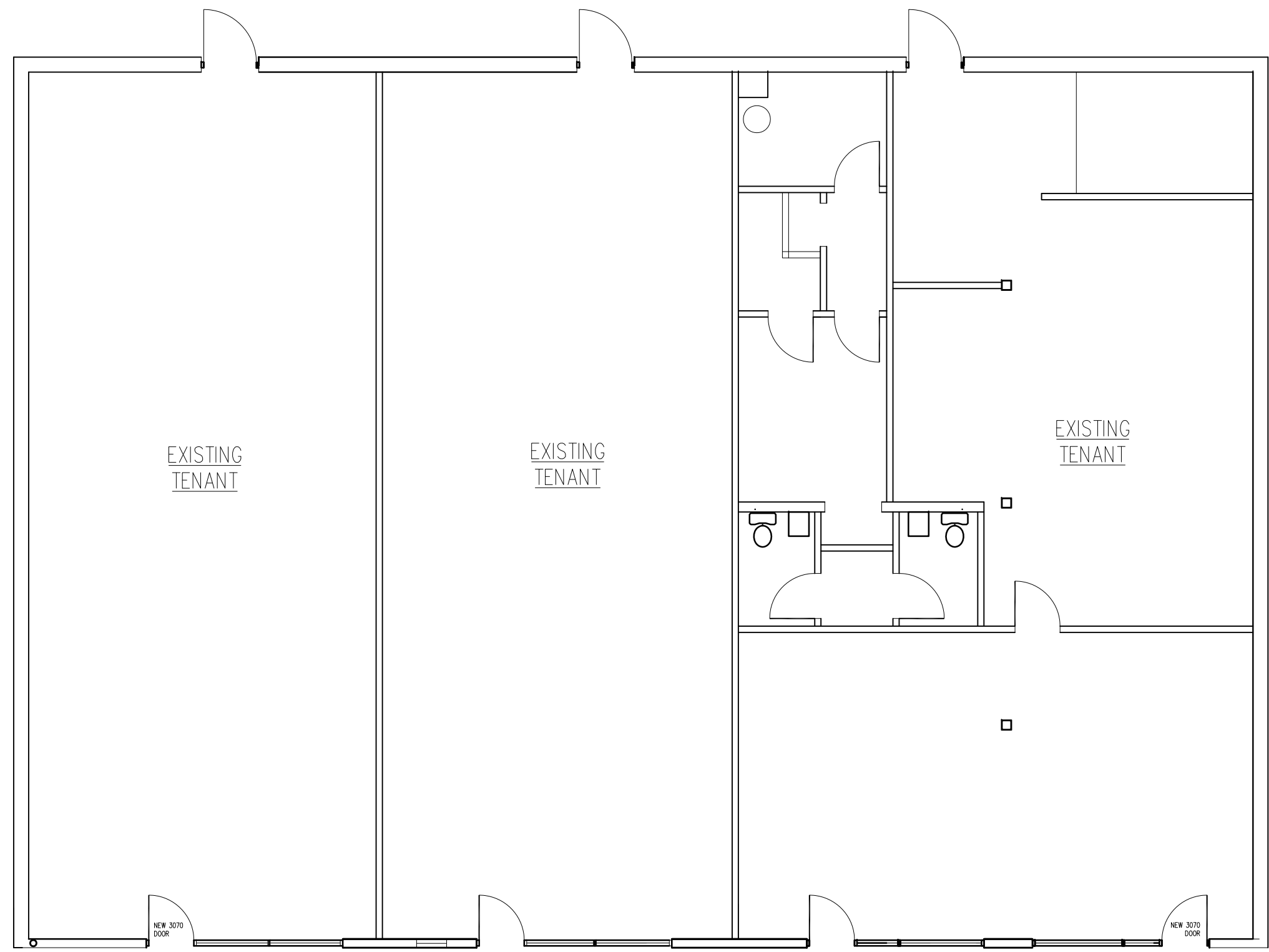
Building Details

Commercial:
Commercial – 16,500 s.f.

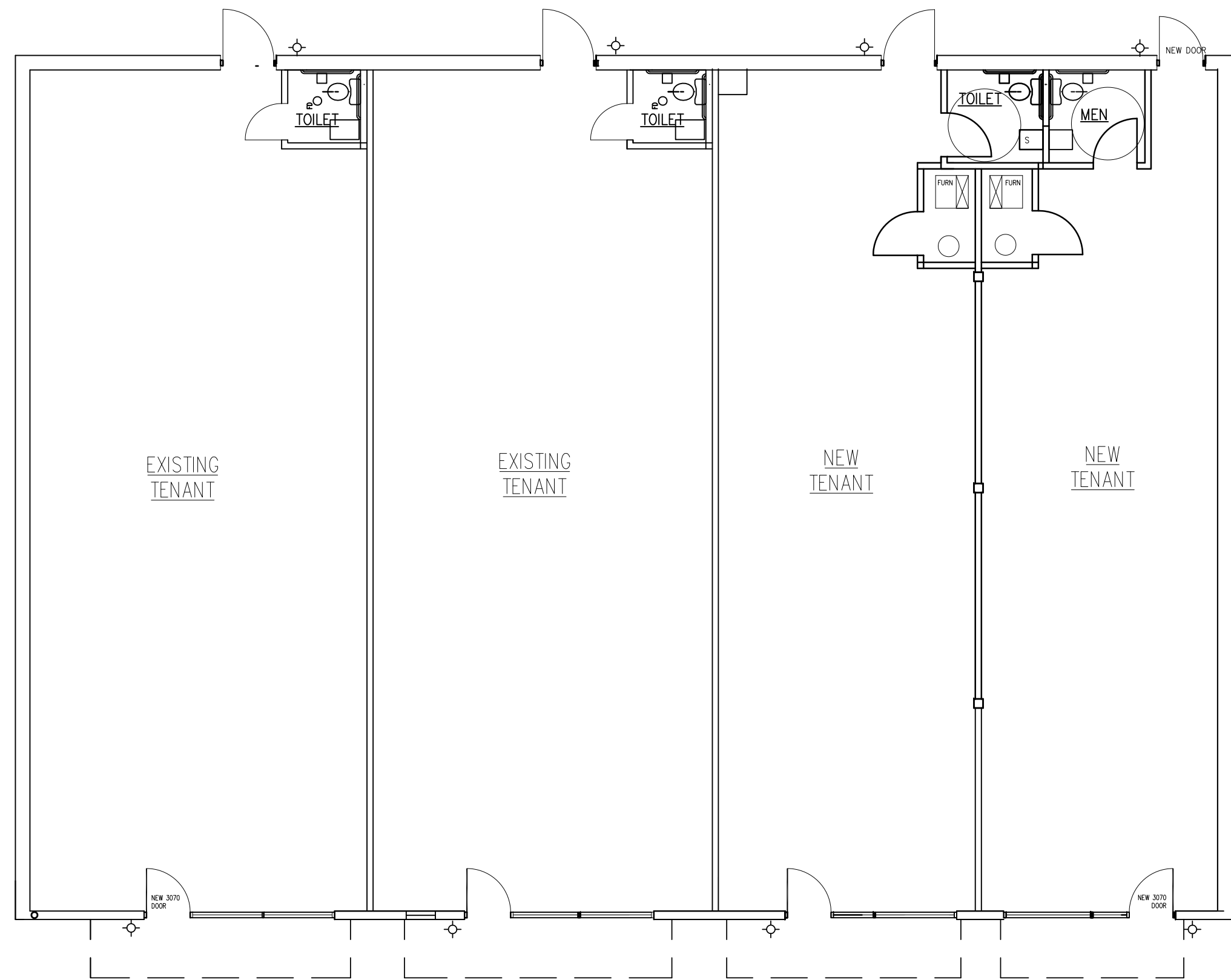
Recommended Parking:
Parking Provided: 125 spaces



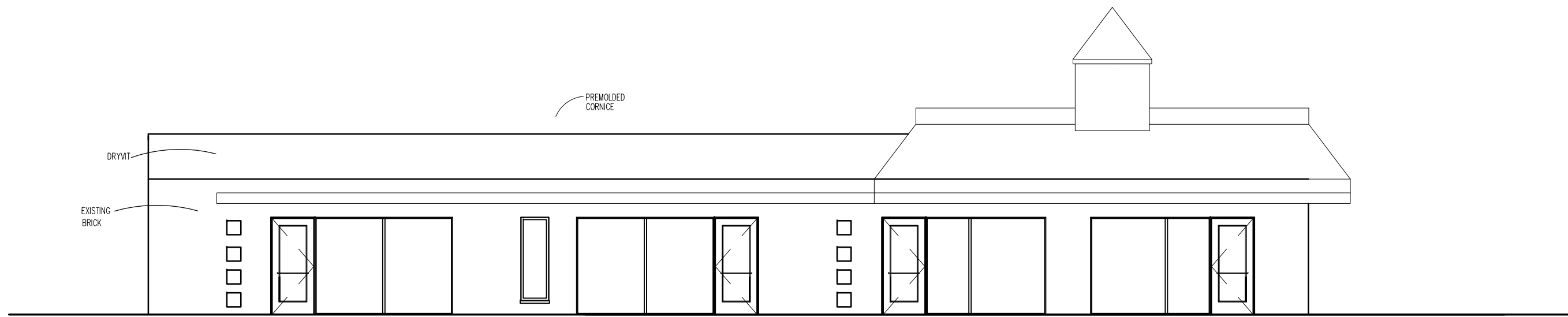
NOTE: This catalyst site consists of vacant and/or underutilized parcels where redevelopment could have a significant positive effect on the surrounding area. The concept is for illustrative purposes only and is indicative of desired intensity of development and mix of uses supported by the Comprehensive Plan.



EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"



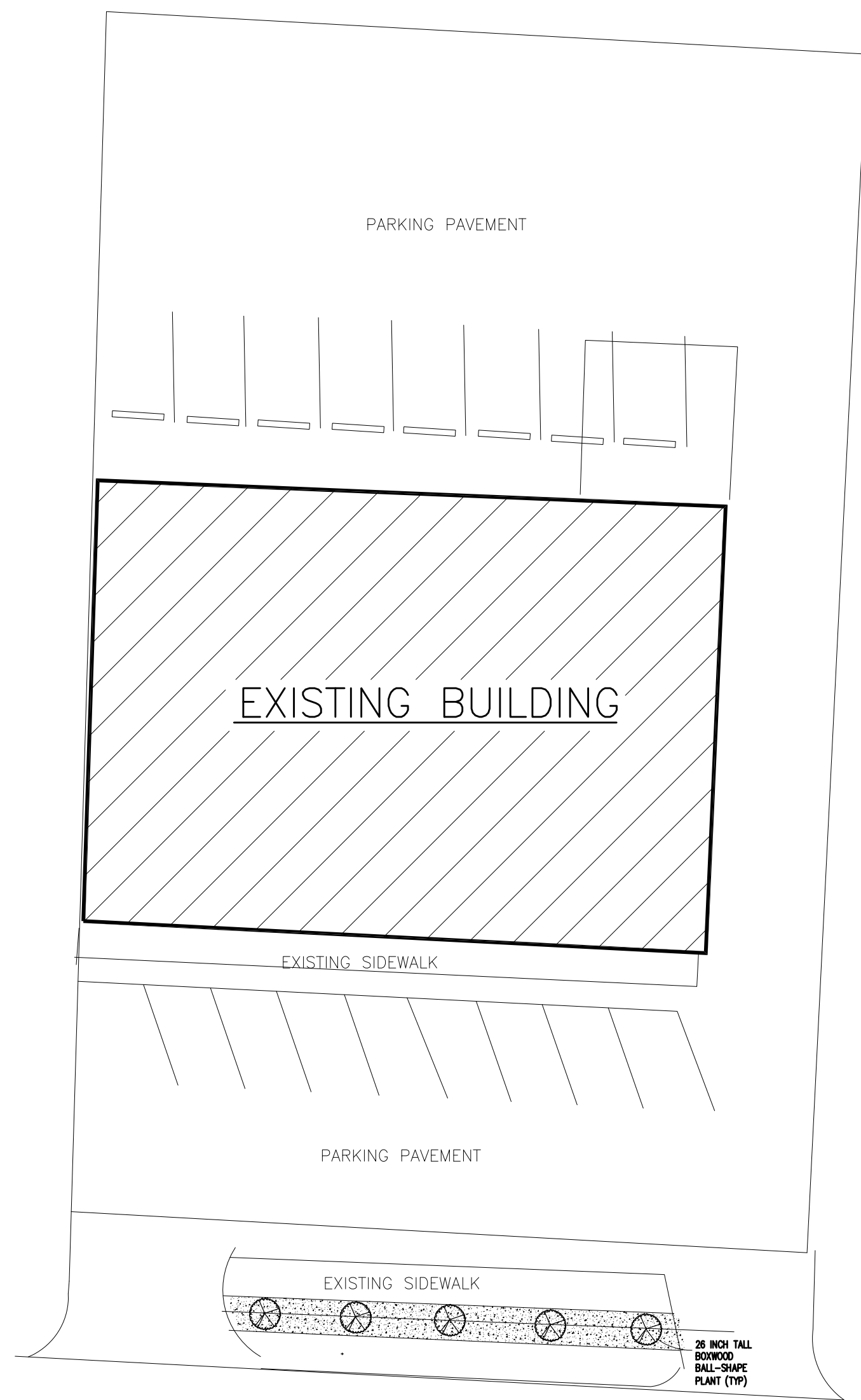
PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"



EXISTING ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"



LANDSCAPE PLAN
SCALE: 1/32"=1'-0"

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JAKL BRANDEIS ARCHITECTS LTD.

1800 HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185

PH: (630) 562-3900

FAX: (630) 562-2570

ISSUE	DATE
PRELIMINARY	03-27-23
PERMIT	05-23-23
PERMIT REVISION	
PERMIT REVISION	

FRONT FACADE RENOVATION
610 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS

**(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR
APPEARANCE REVIEW FOR 604-610 Roosevelt Road**

After conducting a public meeting and deliberating on the request of the petitioner, Andrew Alex, for approval of an exterior appearance review for 604-610 Roosevelt Road in the C3 Commercial Service District, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on June 14, 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 Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Junr 14, 2023 Architectural Appearance Commission public meeting and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.

Motion by: _____ Seconded by: _____