



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, December 12, 2024
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 the Minutes

- 1) Approval of the September 26th, 2024 Plan Commission Meeting Minutes
- 2) Approval of the October 24th, 2024, Plan Commission Meeting Minutes

C. Public Comment

D. New Business

- 1) Public Hearing -- Sign Variation for Glen House Food Pantry 55 N. Park Boulevard
- 2) Public Hearing - Ackerman Park Special Use Permit and Zoning Variations associated with Pickleball Courts and shade structures located at 800 St. Charles Road.

E. Trustee Liaison's Report

F. Chairman's Report

G. Staff Report

H. Other Business

I. Adjourn



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

Meeting 12/12/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2024-855)**

DOC ID: 2024-855

Approval of the September 26th, 2024 Plan Commission Meeting Minutes

Statement of the Issue:

Approval of the September 26th, 2024 Plan Commission Meeting Minutes

Analysis:

Approval of the September 26th, 2024 Plan Commission Meeting Minutes

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Approval of the September 26th, 2024 Plan Commission Meeting Minutes

Attachments:

1. Draft Minutes Plan Commission Meeting 9-26-24

DRAFT MINUTES
Glen Ellyn Plan Commission
Thursday, September 26, 2024 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Tim Loftus called the meeting to order at 7:00 PM and explained the Plan Commission's function and operating procedure as an advisory board. He described the public hearing protocol including for public comment and announced that comments would be recorded.

Roll was called.

PRESENT: Chairperson Tim Loftus, Plan Commissioners Connie Arango, Peter Cooper, Ian Dawson, Adam Kreuzer, Sumita Makherjee, Gianni Pesce and Robert Wyant

ABSENT: Commissioner Laura Brown.

Also in attendance: Trustee Steve Thompson; Daniel Harper, Planning Manager and Julie Settles, Recording Secretary.

B. Public Comment (non-agenda items)

None.

C. Approval of Minutes

Commissioner Dawson moved to approve the amended draft minutes of August 22, 2024 Plan Commission meeting; seconded by Commissioner Cooper, the motion passed by voice vote all ayes.

D. New Business

1. Public Hearing – 596 Crescent Boulevard and 670 Crescent Boulevard – Biester Gymnasium Parking Lot – Amendment to a Special Use Permit for Planned Unit Development and Zoning Variations

Commissioner Dawson moved to open the Public Hearing. Commissioner Mukherjee seconded the motion and the motion passed by an all ayes voice vote.

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the request: 596 Crescent Boulevard and 670 Crescent Boulevard – Biester Gymnasium Parking Lot – Amendment to a Special Use Permit for Planned Unit Development and Zoning Variations. He

stated this includes a construction of a sidewalk on the northside of Biester Gymnasium and to construct and expanded parking area with retaining wall and updated landscaping to accommodate proposed sidewalk construction. The following items are being requested:

- Amend Special Use Permit for Planned Unit Development (Ordinance No. 4682) to allow for parking lot expansion
- Variations from Glen Ellyn Zoning Codes:
 - 10-5-5 (C)(1) to allow new impervious surface to be set back 19.2' from the lot line in lieu of 28.55' or 5% of the lot width.
 - 10-5-5 (B)(4)(39)(2) to allow for a retaining wall approximately 4' in height to be set back 8.6' from the lot line in lieu of the required 10% of the lot width or 57.4' setback.
 - 10-5-8 (F) to allow for parking stalls to be 18' in length in lieu of the required 19' minimum.
 - 10-5-8 (H) to not construct an intermediate landscape island in a parking row of 21 parking spaces.
 - 10-5-8 (I) to allow an aisle width of 22' in lieu of the required 25'.

Mr. Harper showed the site plan of the current conditions and the proposed improvements. He stated that the current conditions there are a required number of 27 trees, but there are only 14. The current conditions are 18' parking stalls, an impervious surface setback of 17.7', an existing retaining wall with a maximum height of 5.6' and a 22' drive line. The proposed path will move east and west without going into the drive aisle. The path will connect to the existing sidewalk on the east side of the gym. The proposed parking surface will expand 7' north. The new design will have an impervious surface of 19.2', a proposed maximum retaining wall height of 4', 18.5' parking stalls on the north side, 18' on the south side and a 22' drive aisle. This proposed design will lose 4 or 5 parking stalls but will be within the minimum parking requirement. Every 20 spaces requires a landscape island, however Glenbard West wishes to not have the islands to keep parking. There will be a storm water detention area and 25 trees will be planted. Mr. Harper stated the Plan Commission action is to consider and vote on recommendation to amend the previously approved Special Use Permit and Zoning Variations to the Village Board of Trustees. In reviewing the project, the Plan Commission should consider criteria in Sections: 10-10-15 to Amend Special Use Permit for Planned Unit Development (Ordinance No. 4682) to allow for parking lot expansion.

Variations from Glen Ellyn Zoning Codes:

- 10-5-5 (C)(1) to allow new impervious surface to be set back 19.2' from the lot line in lieu of 28.55' or 5% of the lot width.
- 10-5-5 (B)(4)(39)(2) to allow for a retaining wall approximately 4' in height to be set back 8.6' from the lot line in lieu of the required 10% of the lot width or 57.4' setback.
- 10-5-8 (F) to allow for parking stalls to be 18' in length in lieu of the required 19' minimum.
- 10-5-8 (H) to not construct an intermediate landscape island in a parking row of 21 parking spaces.
- 10-5-8 (I) to allow an aisle width of 22' in lieu of the required 25'.

Chairperson Loftus asked if the increase from the building to the wall is 7'. Mr. Harper answered yes.

Commissioner Wyant asked if there is history of any flooding on Deerfield. Mr. Harper answered that the Village does not have any records of flooding. He stated there maybe

complaints, but there is no records. Commissioner Wyant asked if there was any history of pedestrian accidents. Mr. Harper stated there were no major accidents. Commissioner Kreuzer asked if the school provided any statistics on accidents. Mr. Harper answered no.

Sworn in, Craig Lamp, Petitioner for Glenbard West. Mr. Lamp stated that the main reason for the proposed change is student safety through the parking lot to the school and to keep as much parking as possible. He stated that yes they are losing some parking with the proposed changes, but the school is more concerned for the safety of the students and staff.

Commissioner Wyant asked Mr. Lamp if he has a record of any accidents. Mr. Lamp answered that in his two years being employed at Glenbard West he hasn't heard of any accidents.

Commissioner Cooper stated that the Commission is going to hear from neighbors of the school and that flooding has gotten worse for them in the past couple years. He asked how these improvements will make flooding better.

Sworn in, Mark Zaprzalka, Jacob & Hefner Associates, Inc., answered that the impervious area is being added to. The detention will hold 6,000 gallons of water. The water will still drain towards the neighbors but the detention can handle the water coming from the parking lot, but the water coming from the west of Park Blvd. will still come through.

Chairperson Loftus asked if the parking spots pitch to the storm sewers. Mr. Zaprzalka answered yes. Chairperson Loftus asked if when Jacob & Hefner was doing their study, they studied the Park Blvd. flow. Mr. Zaprzalka answered no.

Commissioner asked Kreuzer asked if there was any other purpose for the proposed changes other than safety. Mr. Lamp answered that the safety is their #1 priority and hope it helps with flooding. Commissioner Kreuzer asked if there is a continuous sidewalk from the lot to west of the football field. Mr. Lamp answered yes. Commissioner Kreuzer asked if there is a continuous sidewalk between the school and the football field. Mr. Lamp answered no. He stated that area is the bus drop off area. Commissioner Kreuzer asked how the sidewalk will reduce injuries when there are no injuries documented.

Commissioner Pesce asked where there is the biggest flow of students. Mr. Lamp answered before school, during lunch and after school.

Commissioner Kreuzer asked if all the parking spaces are being used. Mr. Lamp answered yes. Commissioner Kreuzer asked if the school could survive with less spaces if the sidewalk was on the north side of the gym. Mr. Lamp answered that would kill us.

Chairperson Loftus asked Mr. Harper if there were any written comments. Mr. Harper answered no.

Sworn in Margaret and Bill Giffin, 4 Ellen Ct. Mrs. Giffin stated they live at the top corner of the zoning map shown on the screen and are lower than lots 3 & 4. She stated they have done a lot of

landscaping to keep the water away. She stated in 1999 when the school did improvements, they didn't do a proper job with drainage. Mr. Giffin stated that wherever the water is coming from they have to live with it. He asked who is liable if it floods. He stated the school is trying to solve a problem where there isn't a problem.

Sworn in Jeff Bosdal, 575 Deerpath Rd, stated the study shows where the water is being help by the development, but what about the problem that already exists. He asked if the water draining from the parking lot is to go into the pond. Mr. Zaprzalka answered yes.

Sworn in Bob Everson, 522 Deerpath Rd., stated his issue is more a safety issue at Deerpath and Park. He stated he has seen multiple accidents. He stated this area should be looked at before any construction is done.

Commissioner Kreuzer asked where they think the water is coming from causing their flooding. Mr. Bosdal answered that there wasn't a lot of storm sewers put in. Glenbard West put in a massive building and now the water has nowhere to go except Deerpath. Commissioner Kreuzer asked what direction the water is coming from, more specifically where is the most flooding. Mrs. Giffin answered between lots 3 & 4. Commission Kreuzer stated that maybe the water will now pool in the retention pond. Mr. Bosdal stated maybe a 10,000 gallon pond would be better.

Commissioner Cooper asked if the Commission asked the school for a deeper retention would that be ok or would you say you don't want it that big. Mr. Bosdal answered that the pond isn't the issue. Mrs. Giffin asked if there was a way to add more drains. She stated there are no drains by her house.

Mr. Harper stated that the proposed plan would meet the Glen Ellyn Code. If the Commission wants to address overall storm water, they could make a recommendation for the Village Board to ask staff.

Sworn in, Clint Moore, 570 Crescent, asked what the current height of the retaining wall is. Mr. Harper answered the current maximum is 5.5'. Mr. Moore asked what the grade north of the retaining wall is. Mr. Harper answered it goes 721' down to the north. Mr. Moore stated that if you move something out and down, how is it the same height.

Commissioner Wyant stated there should have been a collaboration with the Village, school and neighbors. Mr. Harper stated the Village was approached by the school and met them on site to look at the project. He stated they went through three revisions to the plans. He stated the Village encouraged the school to speak to the neighbors but he doesn't think that was done.

Commissioner Dawson stated that Glen Ellyn did a 10-year plan of improvements from west to east and attended a meeting where the Village offered storm stubs to pump directly to the storm sewer. He asked if this could be offered to the neighbors.

Sworn in Jennifer Henaghan, Community Development Director, answered that could be a solution based on what the specific issues are. She stated the Village is currently doing an

assessment on Anthony. She stated a storm study was done with consultants and they worked with residents. She stated this could be an option for this area as well.

Chairperson Loftus asked if this would warrant a traffic study. Ms. Henaghan answered no. Chairperson Loftus stated that the kids will still go through the parking lot. Ms. Henaghan stated the Commission could request that the applicant does a traffic study.

A motion was made by Commissioner Arango to close the Public Hearing; Commissioner Dawson seconded the motion; which passed by an all ayes voice vote.

Commissioner Deliberation and Recommendation

Commissioner Cooper stated that he has some skepticism of the sidewalk on north side of the gym. Asking if there have been any accidents is not the question the Commission should be asking. There is another governing body saying they are concerned for the safety of the students and staff. He stated the Commission shouldn't be second guessing the school on the kids' safety

Chairperson Loftus suggested a study should be done to see how the kids cross. He stated that it seems to him that the one stretch of the sidewalk won't be used. He'd like to see what a traffic study would say.

Commissioner Wyant stated everyone cares about safety. If there was a legitimate issue, it would have been fixed by now. He stated that kids swarm across Ellyn. He suggested a barrier be placed so they have to walk up to Crescent. He stated that the gorilla in the room is storm water and the Commission does not have the facts to figure that out now.

Commissioner Kreuzer stated that even though an accident hasn't happened, it doesn't mean it won't happen. He stated he wants to make sure the neighbors are taken care of and an assessment is done.

Mr. Harper stated that the application is to amend the site plan. The application meets Glen Ellyn's requirements. He stated the application has met Du Page County storm water requirements.

Chairperson Loftus stated this application meets the requirements. It is not for the petitioner to do a storm water study for all the neighborhood. He stated it is not the petitioner's responsibility to solve the neighborhood issues.

Commissioner Dawson stated that no one knows if the proposed improvements are going to make the situation better or worse. He suggested the school should come back with answers to the questions brought up tonight.

Sworn in, Steve Thompson, Village Trustee, stated the Village had a workshop regarding Anthony. He stated the Village Engineer stated there are other areas that have flooding. The Village is aware of other flooding areas and they should be studied. He stated the Village may

find French drains or other types of drains may solve the problem. He stated if the Commission makes a recommendation to the Board that would be powerful to study flooding in this area.

Commissioner Kreuzer made the motion:

After conducting a public hearing and deliberating on the requests of the petitioner, Glenbard West High School, for approval of a special use permit for planned unit development and zoning variations at 670 Crescent Blvd. and 596 Crescent Blvd. at the Plan Commission public hearing on September 26, 2024, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission hereby makes the following findings of fact:

- 1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code.**
- 2. The proposed project is designed and shall be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.**
- 3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because:**
- 4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.**
- 5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village.**
- 6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors.**
- 7. The project will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads.**
- 8. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief.**

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

The Plan Commission makes this recommendation of approval with the follow condition:

1. That the construction substantially conforms with the plans and testimony presented at the Plan Commission public hearing on September 26th, 2024.

2. An overall storm water assessment be performed as received by this Commission before the Village Board approves the application.

Commissioner Cooper seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed 6-2 on a roll call vote with six “yes” and two “no” by Commissioners Dawson and Wyant.

2. Public Hearing – 540 Duane Street – Five Forty Duane, LLC – Parking Lot Zoning Variations

Commissioner Cooper moved to open the Public Hearing. Commissioner Kreuzer seconded the motion and the motion passed by an all ayes voice vote.

Mr. Harper stated this location is located in the C5B district and the petitioner is requesting to resurface and strip the existing parking lot with the addition of an ADA space that reduces the overall parking count. The following variations are requested:

- Section 10-4-17-2(G) to allow for a reduction in parking count from 19 spaces to 17 spaces.
- Section 10-5-8 (I) to allow for a parking lot aisle width of 21-feet, in lieu of the 25-foot required aisle width.

Mr. Harper stated that the overall design remains the same. The ADA space they are requesting will reduce the parking spots from 19 to 17 due to requirements of a loading zone. The applicant has reached an agreement with the owners of the adjacent property 546-548 Duane St. to allow the portion of the parking lot on their property line to be resurfaced. The proposed drive aisle width is 21’. The minimum allowed drive aisle width is 25’.

Commissioner Kreuzer asked if there were any concerns about traffic flow going in or out. Mr. Harper answered that it’s a dead end in the lot so there is no concern. Commissioner Kreuzer asked if the lot is primarily for private parking. Mr. Harper answered yes.

Sworn in Marv Ridder, 540 Duane Street, stated he is a twenty year tenant. He stated that parking lot was deteriorated then and gotten worse. The property is landlocked so there is no way to increase the lot.

Chairperson Loftus stated that due to the reduction in the drive width he feels the area along the building east of this property should be striped no parking.

Commissioner Kreuzer asked Chairperson Loftus if he was suggesting the trucks be parked in designated parking spaces. Mr. Ridder stated the trucks park along that building after 5 and are out by 7. There are more tenants in the building that have designated spots so there are not enough spots. He stated they back the trucks up together to prevent robbery.

Chairperson Loftus stated he would recommend no parking along the building.

A motion was made by Commissioner Dawson to close the Public Hearing; Commissioner Pesce seconded the motion; which passed by an all ayes voice vote.

Commissioner Kreuzer stated he has no concerns with the applicant's request. He stated the lot is empty in the evening.

Commissioner Cooper made the motion:

After conducting a public hearing and deliberating on the requests of the petitioner, Five Forty Duane, LLC, for approval of a parking lot zoning variations at 670 Crescent Blvd. and 540 Duane St. at the Plan Commission public hearing on September 26, 2024, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission hereby makes the following findings of fact:

- 1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code.**
- 2. The proposed project is designed and shall be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.**
- 3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because:**
- 4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.**
- 5. The proposed use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.**
- 6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the**

general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors.

7. The project will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads.

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

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

The Plan Commission makes this recommendation of approval.

Commissioner Kreuzer seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote 7-1 with Chairperson Loftus voting “no”.

3. Public Hearing – 546-548 Duane Street – Marinella’s Ristorante – Construction Necessitated Variation for Pergola

Commissioner Cooper moved to open the Public Hearing. Commissioner Arango seconded the motion and the motion passed by an all ayes voice vote.

Mr. Harper stated a deck permit was issued to the restaurant. An unpermitted pergola was constructed over the approved deck without a permit and in violation of pergola restrictions in the Village Zoning Code, a construction necessitated zoning variation is required for the pergola to remain. The following variations are requested:

- 10-5-5 (B)(4)(3) to allow an 821 square foot pergola to exceed the maximum allowed 250 square feet.
- 10-5-5 (B)(4)(3) to allow for a 64- long pergola to exceed the maximum allowed length of 20 feet.
- 10-5-5-(B)(4)(3) to allow for an 11-foot-tall pergola to exceed the maximum allowed height of 10 feet.

Mr. Harper showed the site plan ad stated that a deck seating and lighting plan was provided in April 2024. The plan details 8’ posts for string of lights to connect to existing outdoor electric. The plan details cross-sections of railing and 8’ posts labeled as light post. He stated that although posts are 8’ high at the easterly most point, the tallest point of the pergola reaches 11’ and the maximum height allowed for a pergola is 10’. He stated the pergola covers vast majority of deck area at approximately 821 sq. ft. and the allowed sq. ft. per Village code is 250 sq. ft. He

stated it is the Plan Commission action to consider and vote on recommendation to approve Zoning Variations to the Village Board. The Commission should consider criteria in Section 10-10-12 for the following requests:

Variations from Glen Ellyn Zoning Codes:

- 10-5-5 (B)(4)(3) to allow an 821 square foot pergola to exceed the maximum allowed 250 square feet.
- 10-5-5 (B)(4)(3) to allow for a 64- long pergola to exceed the maximum allowed length of 20 feet.
- 10-5-5-(B)(4)(3) to allow for an 11-foot-tall pergola to exceed the maximum allowed height of 10 feet.

Commissioner Dawson asked if the application instigated a CNV. He also asked if the Village had any safety concerns with the lighting. He also asked if the structure had a roof such as canvas would there be a CNV. He asked if the Village looked at similar structures. He stated that he views Tutto Bene's and Two Hound Red's just like this with very similar structures that both exceed the requirements. He asked if the Village is being consistent. Mr. Harper answered that the outdoor dining of Two Hound Red meets the requirements and was approved by Special Permit. Mr. Harper stated that after COVID they asked to have two parking spaced removed for outdoor dining. This is an attached canopy structure. In reference to Tutto Bene's, it is not a pergola and they have been in the adjudication process for months for the addition of canvas siding. Commissioner Dawson asked how the Village defines a pergola. Mr. Harper answered that there is no specific definition, but that pergola is included under the requirements of an Arbor in 10-5-4 Accessory Structures and uses which limit the construction to open materials and restricts size and area.

Sworn in, Entela Ilo, owner of Marinella's, stated she acquired the property five years ago. They have done an enormous amount of work to the building and the business. Two years ago they started with the deck that had to change due to the streetscape. The patio is what keeps them in business. She stated they brought this corner to one of the places residents want to go. She stated they did what the Village wanted and there is no additional lighting. She stated they don't deserve all of this. She had the beams put up to support the lights and did it the safest way possible. She stated she was shocked when she got the violation about the pergola and they are just beams.

Sworn in Robert Margetts, 520 Hillside Ave., stated they are here because a permit was missed. The Village states that the pergola code is for residential so why would a permit be needed. He stated this is a code language issue that has no basis so he asked the Commission to vote in favor of the variance. He stated it would be a huge benefit to approve this.

Sworn in Juanita Margetts, 570 Hillside, stated she is a retail consultant. She stated the Village needs to support small business and put this to rest.

Sworn in George Passias, 586 Crescent Boulevard, stated his support for the application.

A motion was made by Commissioner Mukherjee to close the Public Hearing; Commissioner Cooper seconded the motion; which passed by an all ayes voice vote.

Chairperson Loftus stated he thinks it is a great improvement and will be a beautiful backdrop for the new park.

Commissioner Arango stated she approves. She stated she would like Community Development to consider the fees to be refunded. Chairperson Loftus stated it was not in the Commission's purview to recoup funds.

Mr. Harper stated he wanted to clarify that pergolas are in the Village code.

Commissioner Dawson stated that pergolas are in the code subject to residential regulations. He asked to have a definition of a pergola and stated the two other places that have them didn't need a variance.

Chairperson Loftus stated that he believes the Village Board and staff need to define what a pergola is.

Commissioner Pesce made the motion:

After conducting a public hearing and deliberating on the requests of the petitioner, Marinella's Ristorante, for construction necessitated variation for pergola at 546-548 Duane Street at the Plan Commission public hearing on September 26, 2024, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval.

Commissioner Cooper seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote with all ayes.

E. Trustee Liaison's Report

Trustee Thompson stated that the City of Wheaton want to annex two properties around Anthony Street. Glen Ellyn is doing an Anthony Street stormwater and flooding study, so the boundary line agreement is on hold.

F. Chairman's Report

None.

G. Staff Report

Mr. Harper stated that there will be three items coming to the Commission soon. They include 580 Duane parking, a dog daycare and a sign variation on Roosevelt.

G. Other Business

None.

H. Adjournment

Commissioner Arango made a motion to adjourn the meeting: Commissioner Mukherjee seconded the motion and the motion passed by voice vote at 10:03 PM.



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

Meeting 12/12/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2024-856)**

DOC ID: 2024-856

Approval of the October 24th, 2024, Plan Commission Meeting Minutes

Statement of the Issue:

Approval of the October 24th, 2024, Plan Commission Meeting Minutes

Analysis:

Approval of the October 24th, 2024, Plan Commission Meeting Minutes

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Approval of the October 24th, 2024, Plan Commission Meeting Minutes

Attachments:

1. Draft Minutes_PlanCommission_10-24-24



Draft Minutes
Village of Glen Ellyn
Plan Commission Meeting
Thursday, October 24, 2024
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order 7:05P.M.

Upon roll call, Chairperson Lotfus and Commissioners Arango, Cooper, Dawson, Pesce, and Wyant were present. Commissioners Brown, Kreuzer, and Mukherjee were absent.

Also in attendance were Plan Manager Harper, Community Development Director Henaghan, and Trustee Thompson.

B. Public Comment

There was no off-agenda audience comment.

C. New Business

- 1) Public Hearing - 1096 Hill Avenue - Special Use Permit, Barkington Pet Hotel & Grooming

Planning Manager Harper was sworn in and reviewed the proposed special use permit. He reviewed the scope, adding that operations would be totally indoors.

Fernando Nunez, the petitioner, was sworn in and presented his case for expanding his existing grooming business into Glen Ellyn. He reviewed the reasons for choosing Glen Ellyn and described how the business would operate. He also spoke about hygiene and noise issues.

Commissioner Arango asked if it would be for dogs only. Mr. Nunez replied yes.

Commissioner Pesce asked if it would be a 24/7 business. Mr. Nunez replied that someone would be on-grounds 24/7 but it would be open to the public during set business hours.

Commissioner Pesce asked about if the waste management was being addressed. Mr. Nunez replied, reiterating that there was a plan for this.

Commissioner Pesce asked if the business was appointment based. Mr. Nunez replied yes with details.

Commissioner Pesce asked if someone could walk in. Mr. Nunez replied no, and explained the process they will use.

Commissioner Arango asked if prospective clients are pre-qualified for enrollment. Mr. Nunez replied yes and explained the process for this

Commissioner Arango asked about medical support. Mr. Nunez replied they are certified in vet CPR and would have local support.

Commissioner Arango asked if Barkington is a chain. Mr. Nunez replied no.

Commissioner Pesce asked about other tenants that occupy the space. Mr. Nunez replied.

Commissioner Arango asked about a different Barkington in another area of the country. Mr. Nunez replied there is no affiliation.

Chairperson Loftus asked what the capacity would be for daycare and boarding. Mr. Nunez replied daycare would be 15 maximum.

Chairperson Loftus asked about the parking spots. Mr. Nunez replied.

Chairperson Loftus asked if any items would be offered for retail. Mr. Nunez replied yes and expounded.

Commissioner Arango asked about the lack of outside run space. Mr. Nunez replied.

Commissioner Arango asked what the size of the kennels would be. Mr. Nunez replied.

Chairperson Loftus asked if the dogs would be in kennels during the day or out in a common space. Mr. Nunez replied.

Commissioner Arango asked if staff will be able to walk the dogs outside of the building. Mr. Nunez replied that they want to keep the dogs indoors.

Commissioner Arango asked what the staff ratio would be. Mr. Nunez replied, adding that it was based on volume.

Commissioner Pesce asked if clients would be able to pick up their dog after hours if boarding. Mr. Nunez replied that this would not be allowed and would occur only during business hours.

Planning Manager Harper received a comment against the proposal from Matt Dirks, resident, and it was read into the record.

Commissioner Cooper asked who the prior tenant of the space was. Chairperson Loftus replied it was an electrical contractor.

Chairperson Loftus gave his thoughts on the proposal and saw no reason the deny the request. Commissioner Arango agreed that it did not seems like this would be a nuisance. Commissioner Cooper thought that the written application was out of order and issues needed to be addressed, as they were during the open public hearing. He felt an adequate written record should be available.

The Plan Commission voted 5-0 to approve the proposal and it will be sent to the Village Board for consideration.

2) Public Hearing - 580 Duane Street - Parking Space Width Variation

Chairperson Loftus read the proposal being considered.

Planning Manager Harper was sworn in and reviewed the parking space width variation being proposed.

Chairperson Loftus asked about the configuration of the handicapped spot and the code requirements involved in relation to the steep ramp. Planning Manager Harper replied. Chairperson Loftus asked follow-up questions addressing his concerns.

Commissioner Cooper believed that the plans to modify the ramp would not be the same configuration and thought the wall of the left side could be an impingement. Discussion continued about the handicapped spot.

Commissioner Cooper asked if there were other parking lots with stalls of the requested size. Planning Manager Harper replied. Chairperson Loftus added that he believed that there were stall of this size.

The petitioner and his engineer for the project presented their reasoning for the requested variance. The petitioner said he was willing to adjust the configuration if needed. The engineer elaborated on the handicap space configuration and legal use, adding that the intent was to keep the current number of spaces available.

Commissioner Arango asked if there was any concern for water runoff and drainage. The engineer replied.

Commissioner Cooper thought that request was not out of line. Chairperson Loftus added his thoughts as well. Commissioner Dawson talked about the average width of a new car and his thoughts on the variance request.

The Plan Commission voted 5-0 to approve the proposal and it will be sent to the Village Board for consideration.

3) Public Hearing - 880 Roosevelt Road - Sign Variations

Chairperson Loftus read the proposed sign variation for the property.

Planning Manager Harper was sworn in and reviewed the proposed sign variations. He added that the original signs had been installed without a variance approval, and the petitioner was now taking the proper channels to obtain the variance for the signs.

Chairperson Loftus asked about the reference to the electronic board on the charging stations and if these are the same in the sign code or different when considering the allowed sign count. Planning Manager Harper replied.

Commissioner Dawson asked about the 15 second section and how this was arrived at. Planning Manager Harper replied he wasn't sure but thought it might be connected to limiting the amount of distraction in relation to safety.

The petitioner was sworn in and then gave some background on locations that are owned by Starlight (the group the petitioner was representing) and how the signs are used for messaging including promotions, events, or emergencies. He said that the 15 seconds was a DOT regulation but the industry standard is 8 seconds.

Chairperson Loftus asked if these were mall specific or could have other uses. Petitioner replied.

Commissioner Pesce asked how these two locations were decided upon. Petitioner replied. Commissioner Pesce followed up with a question about the timing. Petitioner replied.

Commissioner Arango asked if the mall businesses would be required to purchase advertising on these boards. The petitioner replied no.

Chairperson Loftus asked about Starlight and their use of digital screens. The petitioner replied that these screens were an affordable means of advertising.

Commissioner Cooper asked about the special needs cited for the variance in the proposal. He asked what the unusual circumstances were that would satisfy the variance need. The petitioner replied.

Chairperson Loftus asked about item 3 in the application, and if the number of screens was two or three. Planning Manager Harper replied it would be two only.

Chairperson Loftus asked about the turning off of the signs and what time that would happen, seeing that some of the businesses in the mall are open very late. The petitioner replied that the signs would comply with requirement of the code.

Commissioner Cooper asked about enhancement and revenue. The petitioner replied. Discussion continued.

Commissioner Pesce asked what the policy is for repair of the screens if needed. The petitioner replied repairs would be addressed within 48 hours.

Chairperson Loftus asked how this type of sign is equated in comparison to other signs in the Village that pertain to the specific business operating them. Planning Manager Harper replied.

Commissioner Pesce asked if this company had any other installations in the Village. Planning Manager Harper replied.

Commissioner Cooper asked what the features were as far as broadcasting emergency public messages. The petitioner replied, explaining the network access.

Commissioner Arango asked if the solicitation of the boards was being driven by the property owner or Starlight. The petitioner replied.

Chairperson Loftus asked if the Village would make any revenue on the installation. The petitioner replied that there was value in the public access.

Commissioner Dawson asked if the other screen installations across the country run on an 8 second cycle. The petitioner replied yes. Commissioner Dawson wanted to know what the theory was behind the 8 seconds ad cycle. The petitioner replied.

Commissioner Dawson asked if there was an 8A-8P on and off window, could emergency access be gained in off hours. The petitioner replied.

Commissioner Dawson asked if the display would only contain static ads or if they would have motion. The petitioner replied. Discussion continued about the need for another variance for motion messaging.

Chairperson Loftus asked about the pole mounted vs. wall mounted screens, the latter being the focus of this petition. He wanted to know what the unique circumstances were involved in these wall mounted screens. The petitioner replied. Chairperson Loftus thought that the application was heavy handed, and not an enhancement for the shopping center because anyone, anywhere, could buy time on them. The petitioner replied.

Commissioner Cooper asked Planning Manager Harper if the sign code defines a billboard, feeling that these screens were really just compact billboards. Planning Manager Harper stated that a billboards would be under the code of an off-premise sign. Discussion continued.

Commissioner Arango reiterated her concern that the Village would not be receiving any revenue for the screens. Commissioner Cooper wanted to be careful that this was not a consideration of granting a variance. Chairperson Loftus wondered if a condition could be put on the content. The petitioner replied.

Chairperson Loftus spoke about the charging station signs and how that code works with the petitioned variance.

Commissioner Pesce said he did not see the value of the screens, based on his knowledge of the area.

Commissioner Cooper read the definition of an outdoor sign which is prohibited and stated that it seemed these screens would be contradictory to that as far as content. He also did not see any evidence of hardship and that the only purpose was to increase revenue for the property owner.

Commissioner Dawson liked the idea of the low-profile technology. He said there are many controls that would need to be specified for him to get behind the variance and that he was not in favor of it as it was currently presented.

The Commission voted 5-0 to deny the request and it will be sent to the Village Board for consideration.

D. Trustee Liaison's Report

Trustee Thompson have his report to the Commission. Chairperson Loftus asked if Trustee Thompson know anything new about Butterfield and Route 53. Trustee Thompson replied.

E. Chairman's Report

Chairperson Loftus had nothing to add.

F. Staff Report

Planning Manager Harper gave his staff report and what the Plan Commission can expect to see in the near future.

G. Other Business

No other official business was discussed.

H. Adjourn – 8:52P.M.

Mover: Commissioner Arango; Second: Commissioner Dawson. Unanimous vote to adjourn.



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

Meeting 12/12/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2024-833)**

DOC ID: 2024-833

Public Hearing -- Sign Variation for Glen House Food Pantry 55 N. Park Boulevard

Statement of the Issue:

The petitioner is seeking a variation from Village Sign Code Section 4-5-8(A)2 to allow for an additional wall sign on a nonresidential establishment in the R2 Single Family Residential zoning district at the property at 55 N. Park Boulevard.

Analysis:

PROPERTY: 55 N. Park Boulevard is an interior lot located on the east side of Park.

PETITIONERS: The petitioner is the Glen House Food Pantry, operator of the facility.

REQUEST: The petitioner is requesting approval a variation from Section 4-5-8(A)2 of the Glen Ellyn Sign Code to allow for two (2) wall signs for a nonresidential establishment in lieu of the maximum one (1) wall sign that is permitted for each principal building open to the public.

ZONING: The subject property is zoned R2 Single Family Residential District and shares this lot with Grace Lutheran Church, pursuant to Ordinance No. 6855.

Zoning Districts of Adjacent Properties

North (immediately adjacent)	R2 – Single Family Residential
East (east of Exmoor Ave.)	R2 – Single Family Residential R3 – Multi-family Residential
South (immediately adjacent)	C3 – Service Commercial
West (west of Park Blvd.)	R4 – Multi-family Residential

PUBLIC NOTICE: Notice of the public hearing was published in the November 25, 2024, edition of the Daily Herald, per the requirements of the Glen Ellyn Sign Code.

ZONING HISTORY: Approved zoning variations pursuant to Ordinance No. 6855 include the following:

1. Variation from Section 10-4-1(C) to allow two principal buildings on one zoning lot where one is permitted.
2. Variation from Section 10-4-8(D)3 to allow a setback of 5-feet, 6-inches from the north interior side lot line in lieu of the minimum 37-feet, 6-inch setback required.
3. Variation from Section 10-5-13(L)4 to allow 5-foot tall landscape screening along only a portion of the north interior side lot line abutting a residential use where opaque screening with a height of 6-to-7 feet along the entire lot line is required.
4. Variation from Section 10-5-9(G) to permit a loading area without screening it from an adjoining property in a residential district.
5. Variation from Section 10-5-5(C) for a 2-feet, 6-inch impervious surface setback whereas 18-feet, 9-inches is required.
6. Variation from Section 10-8-6(B)2 to allow an addition to a non-conforming structure, other than a single-family dwelling, to be enlarged without the addition conforming to all regulations in the district in which it is located.
7. Variation from Table 10-5-5(B)4-39(C) to allow a refuse enclosure in the front of the building.
8. Variation from 10-5-4-4(b) to allow the HVAC and refuse enclosure a setback of approximately 21-feet from the north lot line in lieu of the minimum 37-feet, 6-inch setback required of accessory structures closer than 10-feet from the principal structure on the lot.
9. Variation from Section 10-5-12 of the Zoning Code to waive the requirement that all existing and proposed utility secondary lines be placed underground.

PERMIT HISTORY: Village records indicate the following permits have been issued for this property:

Date	Permit number	Type
2021	20210865	Commercial Addition
2021	20211575	Demo Primary Structure
1997	B17344	Fence
1988	B10219	Addition
1981	B7844	Sewer
1973	B2632	Electrical Service
1962	B8847	Electrical Service
1952	B3330	Garage

PROJECT SUMMARY: The subject property is on a lot that was recorded in September 1963. The lot is shared with Grace Lutheran Church, 41 N. Park Boulevard. The 3.3-acre lot is rectilinear, excepting the western property line that runs parallel to Park Boulevard. Improvement to the principal structure at 55 N. Park has been a protracted project after the approval of zoning code text amendments, variations from the Zoning Code, a special use permit, and exterior appearance review with the passing of Ordinance No. 6855 on February 22, 2021. The petitioner has received a full Certificate of Occupancy after passing the requisite engineering, stormwater, building and zoning inspections. The original exterior appearance elevations indicated a single wall sign on the western wall facing Park Boulevard. The petitioner is requesting approval for a variation from the Glen Ellyn Sign Code to allow for a second wall sign on the southern elevation. The petitioner is requesting the

second sign to provide clarity and wayfinding when patrons of the food pantry or church are navigating the shared parking lot. All proposed signage is non-illuminated and conforms to all other requirements of the Sign Code pertaining to size and height.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Plan Commission should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioner's application packet. The Plan Commission should make findings of fact and determine if practical difficulty or a particular hardship exists.

The Plan Commission may choose to make a recommendation to the Village Board for the approval, approval with conditions or denial of the variation to allow the construction of the proposed addition in accordance with Section 4-5-18(G) of the Glen Ellyn Sign Code.

Attachments:

1. 55 N Park Aerial Map
2. 55 N Park Blvd Zoning Map
3. 55 N Park Sign Variation Application



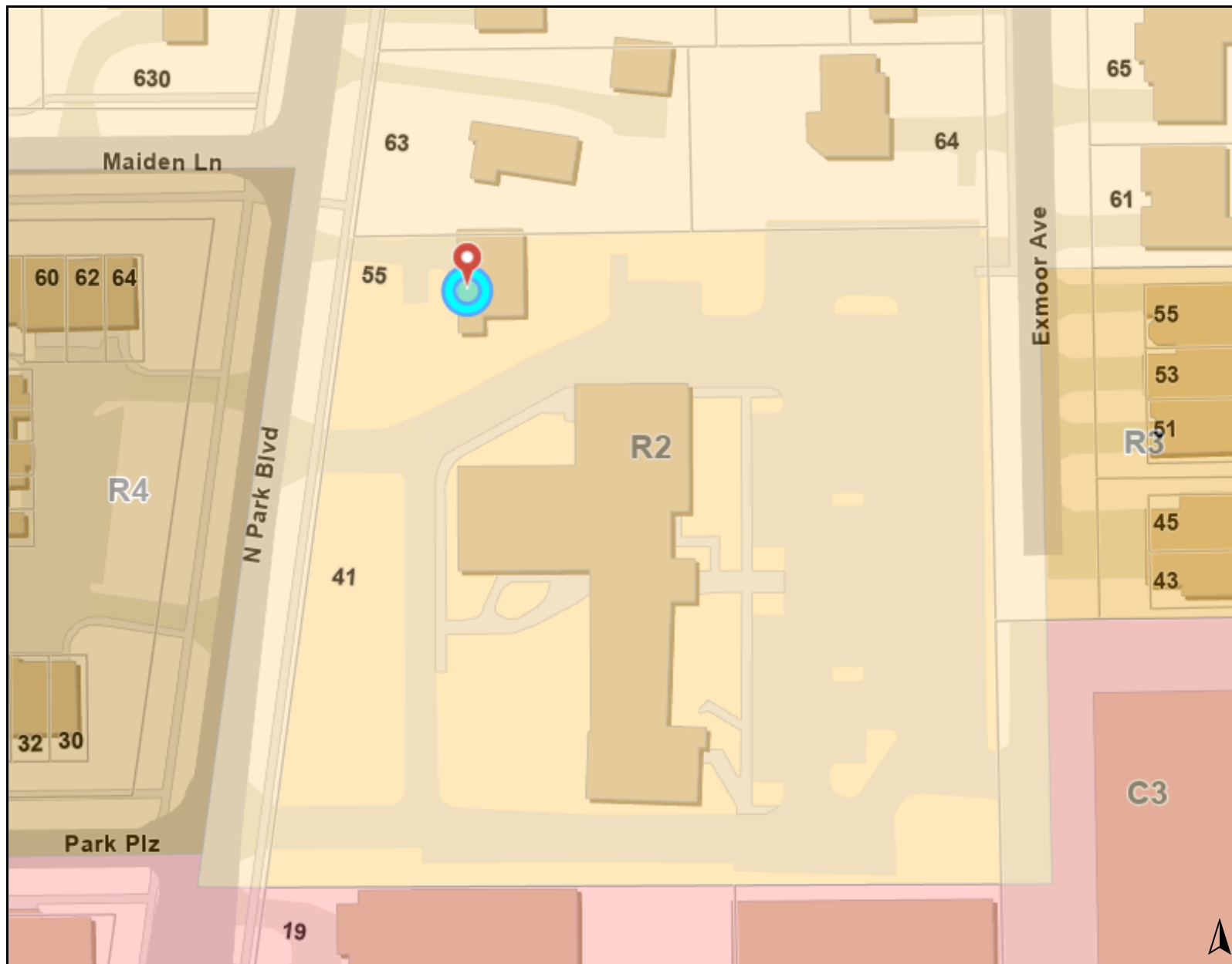
Legend

0 150 300
ft

Print Date: 12/5/2024

Notes

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



Legend

Zoning and Development

Zoning

- C3: Service Commercial District
- R2: Single Family Residential District
- R3: Multi-Family Residential District
- R4: Multi-Family Residential District

0 150 300
ft

Print Date: 12/5/2024

Notes

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

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

CLEAR ALL PAGES

APPLICATION FOR SIGN VARIATION

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Community Development Department.

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

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

Name: **Mary Clauss - Parvin-Clauss Sign Co**

Address: **165 Tubeway Dr Carol Stream IL 60188**

Phone No.: **630-510-2020 X4000** Fax No.: _____

E-mail: **mclauss@parvinclauss.com**

Ownership Interest in the Property in Question: **Sign Company**

Name and address of the legal owner of the property (if other than the applicant):

Faith Lutheran Church
41 N Park Blvd
Glen Ellyn IL 60137

II. PROPERTY INFORMATION

Common address: **55 Park Boulevard**

Permanent tax index number: **05-14-419-039** Zoning classification: **R-2**

Present use: **Non-profit food distribution facility**

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

Install one non-illuminated wall sign to the west elevation and one non illuminated wall sign on the south elevation.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

This is a non-profit business requesting sign identification for its clients and volunteers.

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

The challenge is that this property is considered a part of Faith Lutheran Church and they have used the full sign allowance for ground and wall signs. However the Glen House Food Pantry has no wall sign identification. They need to identify their building separately from Faith Lutheran so clients and volunteers know where to go.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

This non-illuminated signs will not impact neighboring properties and will assist with traffic flow as the building will now be identified.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

These signs will not impact the character of the surrounding area.

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

These signs will not endanger the health safety or welfare of the neighborhood.

- B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

This is a non-profit agency.

2. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant:

This hardship is based on building identification for the clients and volunteers of Glen House Food Pantry.

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

This is a simple request for two non-illuminated wall signs.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

This is a non-profit agency.

Please add any additional comments which you believe may assist the PC in reviewing this application:

Currently we have approval for a smaller illuminated sign on the south elevation. We have received a grant from the State of Illinois to install a canopy to cover our walkway, which will be installed when the final occupancy permit from the village is received. If that canopy is approved it would block the currently approved sign location. It would be visible if relocated higher on the south elevation wall. This sign in addition to the request for a wall sign on the west elevation would provide the identification needed for the facility.

VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

<u>7/30/24</u>	<u>Mary Clauss Parvin-Clauss Sign Co</u>	
Date	Print Name	Signature of Applicant

_____	_____	_____
Date	Print Name	Signature of Applicant

_____	_____	_____
Date	Print Name	Signature of Applicant

SIGN CODE - 4-5-2. - Statement of purpose.

It is hereby determined that the primary purpose of signage is to help people find what they need without difficulty or confusion. Thus, while not restricting freedom of expression, regulations must be established for preventing an overload of graphic messages in the environment. The purpose of signs is subordinate to the structures and land use functions they reference. Signs are to be considered accessory components of an overall composition of architectural elements, not as freestanding or dominant architectural elements by themselves. There should not be a proliferation of off premises signs as it can obscure the legitimate efforts of local business establishments to reasonably identify the location and nature of their businesses.

This chapter establishes standards and regulations for the erection, display, safety and maintenance of signs which are intended to allow a person to observe or ignore graphic messages, according to that person's own purpose, as well as to encourage the general attractiveness of the community and to protect property values. These standards and regulations are intended to meet the following objectives:

- (A) *Effective communication:* A reasonable, orderly and effective display of signs is to be promoted by authorizing the use of signs which:
 - 1. Are legible in the context in which they are viewed;
 - 2. Are appropriate to the functions to which they pertain;
 - 3. Clearly and efficiently identify and classify the goods, services, facilities, activities and locations made available to the community by businesses, community service organizations and other enterprises; and
 - 4. Eliminate or reduce the "canceling out" effect created by the inappropriate placement of signs in proximity to one another.
- (B) *Public welfare:* The public health, safety and welfare is to be preserved, protected and promoted through sign regulations which:
 - 1. Recognize that signs are a necessary means of visual communication for the convenience of the general public taken as a whole, as opposed to the convenience of any individual person;
 - 2. Minimize the blighting influences posed by visual clutter, decay and neglect;
 - 3. Reduce distractions, obstructions, and hazards to pedestrian and automobile traffic caused by the indiscriminate placement and use of signs and to protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting or illegible signage;
 - 4. Prohibit the placement of signs which obstruct vision or access in a manner which creates dangerous conditions;
 - 5. Protect the physical and mental well-being of the general public by encouraging a sense of aesthetic appreciation for the Village's visual environment and ensuring that signs harmonize with their surroundings and are consistent with the character of their community context;

6. Promote the use of graphics which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscaping, in order to meet the community's expressed desire for quality development;
7. Protect the value of the Village's architectural resources, by ensuring that the integrity of the architectural elements and character of buildings and sites to which signs principally relate is maintained;
8. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets in accordance with the downtown, Roosevelt Road and historic Stacy's Corners streetscape plans, and other public structures and spaces, are protected by exercising reasonable controls over the character and design of graphic structures;
9. Preserve the value of private property by assuring the compatibility of signs with surrounding land uses;
10. Promote economic development by encouraging a more attractive economic and business climate within the commercial areas of the Village;
11. Further the objectives of the comprehensive plan and downtown strategic plan;
12. Protect the general public from damage and injury caused by the faulty and uncontrolled construction and use of signs within the Village; and
13. Respect the rights of nearby property owners.

(Ord. 6215, 2-10-2014)

OWNERSHIP BY A CORPORATION

N/A

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: _____ % _____

OWNERSHIP BY LAND TRUST

N/A

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: _____

AFFIDAVIT OF AUTHORIZATION

I, **Faith Lutheran Church** owner of the property described as

THE SOUTH 1/2 (EXCEPT THE EAST 66 FEET THEREOF) OF LOTS AND LOT 6 (EXCEPT THE EAST 66.0 FEET THEREOF AND EXCEPT THE SOUTH 5.0 FEET (AS MEASURED ON THE EAST LINE THEREOF) IN BLOCK 1 IN ROOSEVELT GARDEN HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND IN THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DUPAGE COUNTY, ILLINOIS

verify that **Parvin-Clauss Sign Co**

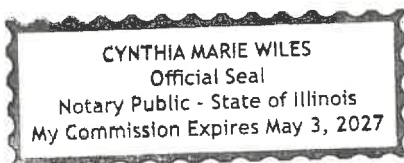
is duly authorized to apply and represent my interests before the Glen Ellyn, Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.


Owner Signature
Congregation President

Subscribed and sworn to before me this

30th day of July 2024


Notary Public



SIGNAGE WORKSHEET

**List all proposed new, and existing signs to remain, on the establishment,
building and property for the specific type of facility**

FACILITY TYPES:

- ☒ NONRESIDENTIAL ESTABLISHMENT *(For one establishment in one building on one property)*
- ☐ NONRESIDENTIAL ESTABLISHMENT *(For one establishment if more than one establishment is in the building or on the property)*
- ☐ MULTI-TENANT DEVELOPMENT *(For a development with more than two establishments on one property)*
- ☐ OFFICE COMPLEX *(For a development with more than one business office on one property)*
- ☐ RESIDENTIAL DEVELOPMENT *(For a development with more than twenty dwelling units on one property)*
- ☐ MULTI-FAMILY DWELLING *(For a development with more than three dwelling units on one property)*
- ☐ PARK OR PUBLIC RECREATION FACILITY
- ☒ OTHER FACILITY - *DESCRIBE:* Non-profit Food Pantry

SIGN TYPES: (*Please specify one of the following sign types)

Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. *(Sign Definitions Section 4-5-3)*

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☒	☐	non-illuminated wall sign	4' X 8'	32	15'
Words/Symbols: Glen House Food Pantry						
2	☒	☐	non-illuminated wall sign	2'6" X 5'	12.5	14'
Words/Symbols: Glen House Food Pantry						
3	☐	☐				
Words/Symbols:						
4	☐	☐				
Words/Symbols:						
5	☐	☐				
Words/Symbols:						
6	☐	☐				
Words/Symbols:						
7	☐	☐				
Words/Symbols:						
8	☐	☐				
Words/Symbols:						

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: Glen House Food Pantry

II.

III. OWNER:

A. Owner of Property: Faith Lutheran Church

B. Owner's Address: 41 N Park Blvd Glen Ellyn

C. Owner's Home Phone Number: _____ Fax: _____

D. Owner's Work Phone Number: 630-469-2361

E. Owner's E-mail: eric.enskat@faithonlilne.org (office manager)

F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

IV. PERSON MAKING REQUEST (Petitioner):

A. Name of Petitioner: Mary Clauss - Parvin-Clauss Sign Co

B. Petitioner's Address: 165 Tubeway Dr Carol Stream Il 60188

C. Petitioner's Home Phone Number: _____

D. Petitioner's Work Number: 630-510-2020 X4000

E. Petitioner's E-mail: mclauss@parvinclauss.com

V. LOCATION OF PROPERTY:

A. General Location of Property: 55 Park Boulevard

B. Acreage of Parcel: 9470'

C. Permanent Index Number(s): 05-14-419-039

D. Legal Description (Please attach)

VI. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In

many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

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

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

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

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the

fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

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

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

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

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

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

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


Petitioner MARVIN-CLAUS
SIGNCO

Village of Glen Ellyn


Owner

By: _____
Community Development Director

Date: 7/30/24

Date: _____

Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: [Signature]
Title: **Manager**

Applicant's Name: MARY CLAUS

Subscribed and sworn to me this

30th day of July, 2024
[Signature]
Notary Public





(1) 4'-0" x 8'-0" Single Face Wall Sign

Backer panel: 2" deep fabricated aluminum painted satin white
Graphics: 1/2" thick FCO acrylic painted PMS 750 C Brown and 7725C Green, satin finish. VHB tape-mount
Mounting: flush on exterior wall w/ angle clips and hardware appropriate for wall conditions



Location 2: 4'-0" x 8'-0"



This sign is built to UL Standards for operation in North America.

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Parvin-Clauss

S I G N C O M P A N Y

Design • Fabrication • Installation • Maintenance

16575 Newry Drive • Carol Stream, Illinois 60188
Tel: (630) 510-2020 • Fax: (630) 510-2074
e-mail: sales@parvinclauss.com
www.parvinclauss.com

PROJECT:


55 Park Blvd.
Glen Ellyn, IL 60137

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Parker Roberts

DRAWN BY

Bill Goodwyn

DATE

2.28.24

SCALE

3/4" = 1'

SHEET NO.

1 of 2

ESTIMATE / JOB NUMBER

14356

FILE NAME

GHP14356

REVISIONS:

1 7/17/24

2

3

4

5

6

7

8

9

10



(1) 2'-6" x 5'-0" Single Face Wall Sign

Backer panel: 2" deep fabricated aluminum painted satin white

Graphics: 1/2" thick FCO acrylic painted PMS 730 C Brown and 7725C Green, satin finish, VHB tape-mount

Mounting: flush on exterior wall w/ angle clips and hardware appropriate for wall conditions



Location 1: 2'-6" x 5'-0"



This sign is built to UL Standards for operation in North America.

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Parvin-Class

SIGN COMPANY

Design • Fabrication • Installation • Maintenance
16536warpDrive-CarolStream-Illinois0188
Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclass.com
www.parvinclass.com

PROJECT:


55 Park Blvd.
Glen Ellyn, IL 60137

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Parker Roberts

DRAWN BY

Bill Goodwyn

DATE

2.28.24

SCALE

1" = 1'

SHEET NO.

2 of 2

ESTIMATE / JOB NUMBER

14356

FILE NAME

GHP14356

REVISIONS:

1 7.17.24

2

3

4

5

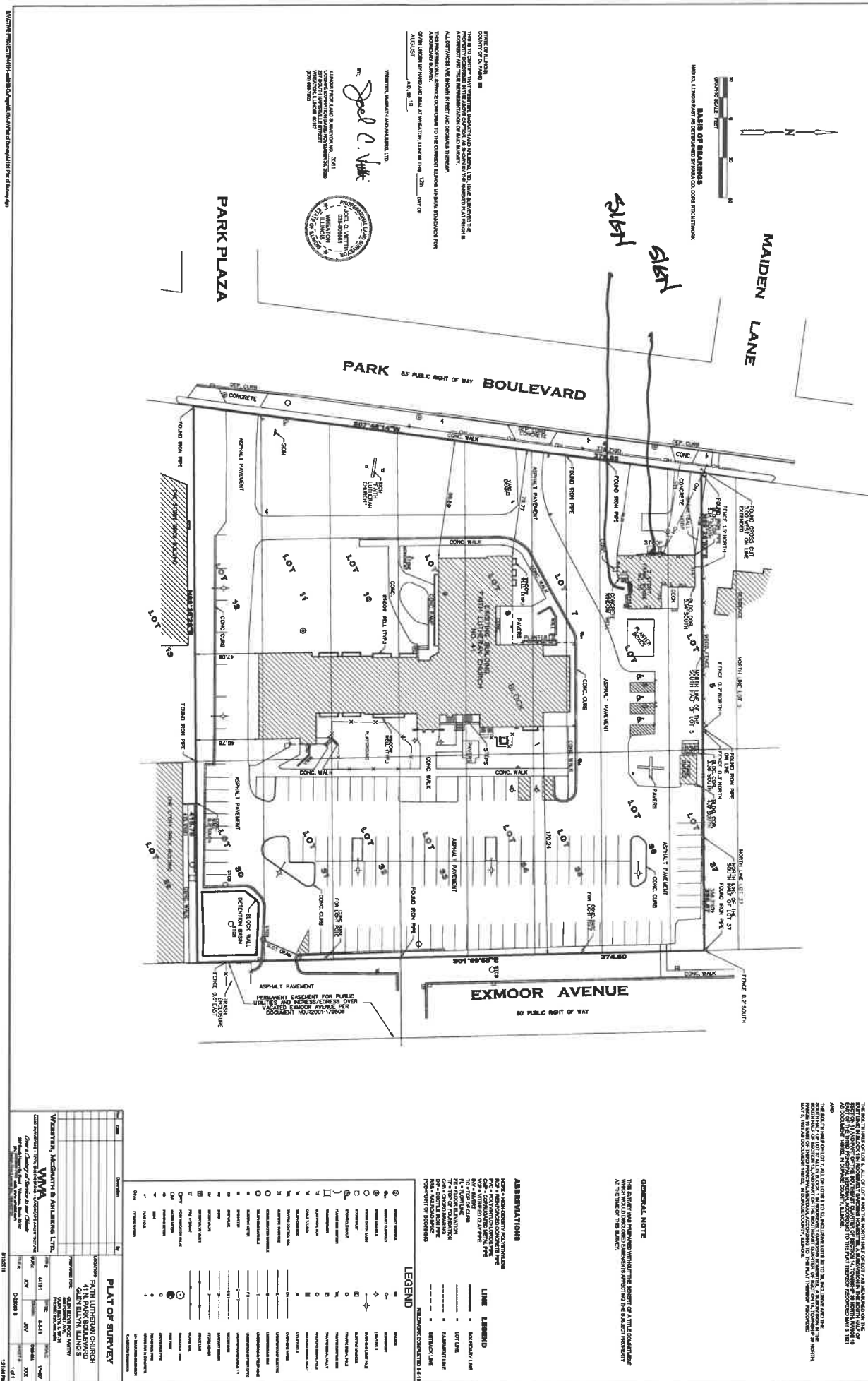
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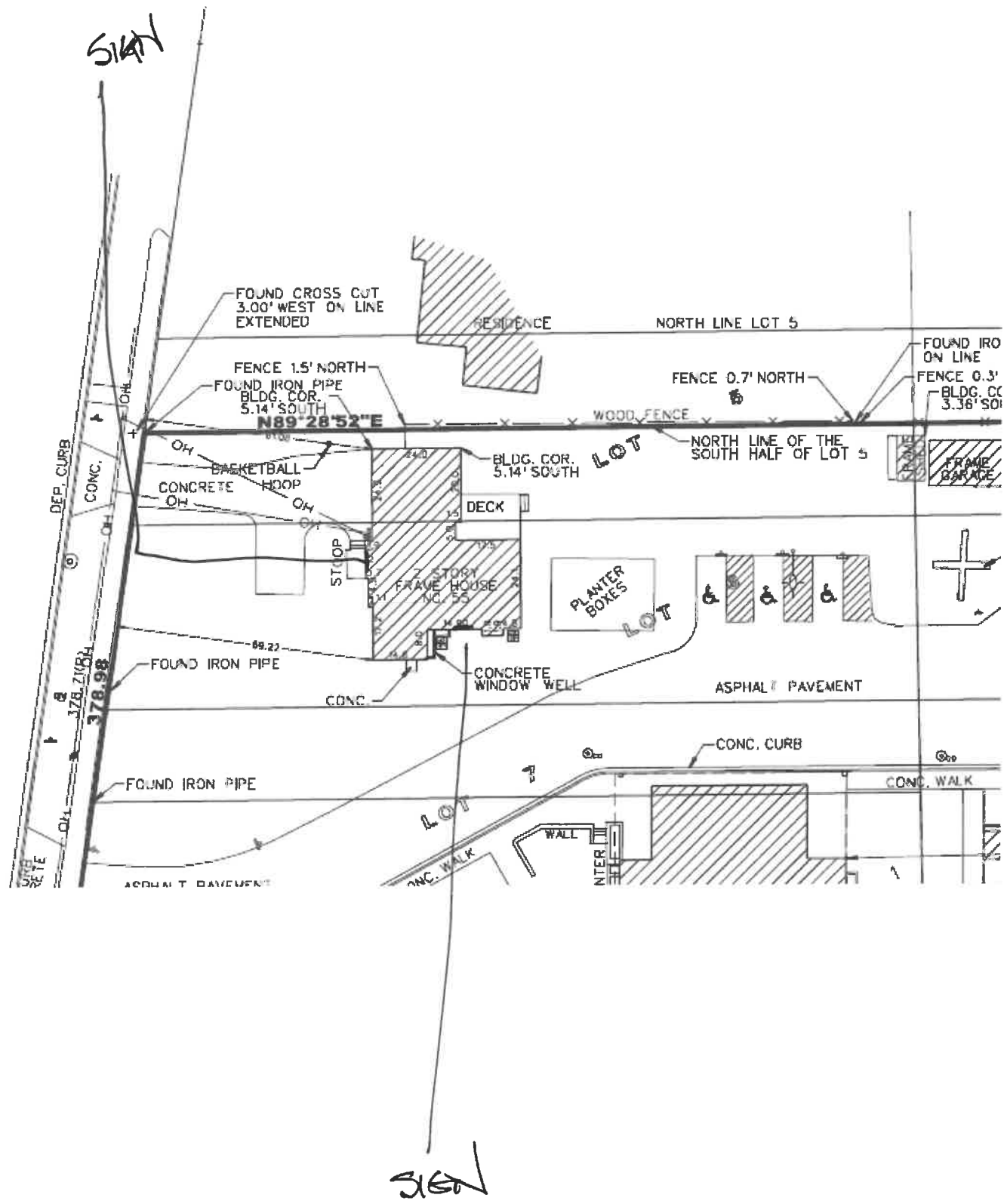
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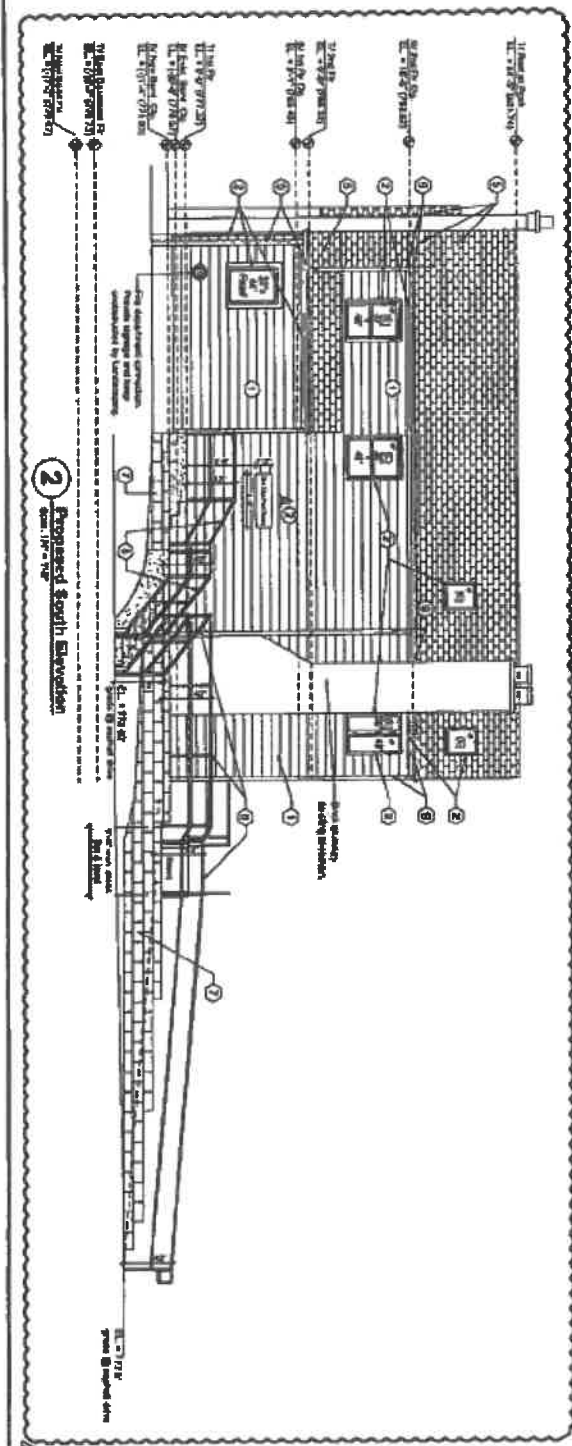
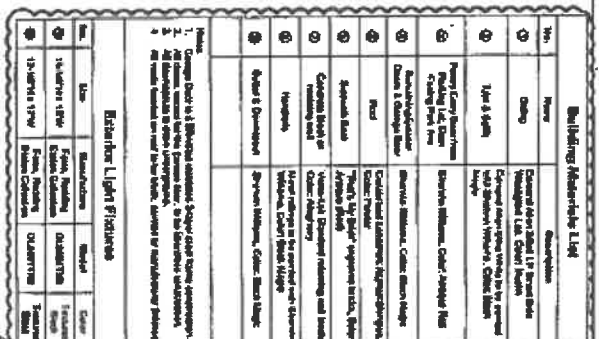
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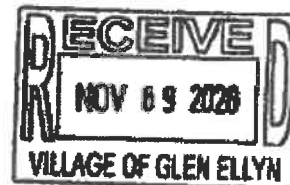




Sparks E.F. Construction, Ltd.
 7000 Highway 101, Suite 100
 Richmond, B.C. V6X 1A1
 Tel: (604) 271-2222
 Fax: (604) 271-2222

Sign Plan for 55 N. Park

The signage plan for 55 N. Park is very simple. It is reflected in the two photos I have included with this document. Currently we have a 12X48 inch sign that hangs near the entrance of Grace Lutheran Church. That is the only signage we have on the exterior of the property. For the new facility, we are planning to use the same current sign. It will be on the south elevation of the home, bolted directly to the siding outside the side entrance to the building.





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

Meeting 12/12/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2024-848)**

DOC ID: 2024-848

Public Hearing - Ackerman Park Special Use Permit and Zoning Variations associated with Pickleball Courts and shade structures located at 800 St. Charles Road.

Statement of the Issue:

Glen Ellyn Park District ("Petitioner") is the owner of the property known as Ackerman Park, located at 800 St. Charles Road. They are requesting approval of the following items associated with construction of pickleball courts and associated shade pavilions:

1. A Special Use Permit in accordance with the Glen Ellyn Zoning Code, specifically Sections 10-4-3(B), special uses within the CR Conservation/Recreation District, and 10-10-14(A)(1) related to a use operated by a public agency.
2. A variation from 10-5-5 (B)(4)(12) to allow a fence height of eight feet (8').
3. A variation from 10-5-5 (B)(4)(16) to allow for a three hundred fourteen (314) square foot gazebo.
4. A variation from 10-5-5 (B)(4)(16) to allow for a three hundred sixty (360) square foot gazebo.

Analysis:

LOCATION/ ZONING: The subject property is approximately 59.6 acres and is located north of St. Charles Road, south of the Great Western Trail and east of the Churchill Woods Forest Preserve. The surrounding zoning and land uses are as follows:

	Land Use	Zoning
North	Single Family Residential	R-4 Single Family (Unincorporated .Milton Township)
South	Single Family Residential	R2 Single Family Residential
East	DuPage County FPD & PW	R-1 Single Fam. & I-Light Indus (Unincorporated Milton Township)
West	Single-Family	R-4 Single Family* (Unincorporated Milton Township)

COMPREHENSIVE PLAN: The Future Land Use Plan of the Glen Ellyn Comprehensive Plan calls for Public/Semi-Public uses and Parks and Open Space at this location.

PUBLIC NOTICE: Notice of the public hearing was published in the November 25, 2024, edition of the Daily Herald. Property owners within 350 feet of the property were notified by mail of the public hearing and a placard was placed on the property.

PROJECT SUMMARY: The Petitioner is proposing four (4) pickleball courts to be located to the west of the Ackerman Sports and Fitness Center. The proposed area of expansion is currently open space and playing fields. Along with the courts, there will be site improvements including a stormwater management area and two shade pavilions (gazebos). Pedestrian and landscaping additions and upgrades are also proposed.

Specific details of the project are contained in the Petitioner's application. An overview of the proposed improvements as they relate to the requested Special Use Permit is below.

Pickleball Courts - The proposed courts and support area located between them will be approximately 10,858 square feet in area. The pickleball courts will be enclosed by a four foot (4') to eight feet (8') tall chain-link fence with fabric. The proposed eight-foot (8') fences require a variation from 10-5-5 (B)(4)(12) of the Zoning Code. Six feet (6') is the maximum allowable fence height.

Pavilions (Gazebos) – As part of the proposed pickleball additions, the district is proposing two shade pavilions. A 360-square foot, rectangular shade pavilion is proposed to be located between the two pickleball court areas and will act as a shelter for players. A 314-square foot, square shade pavilion is proposed to be located east of the pickleball court area and will serve as a picnic shelter. The Zoning Code does not include language for “shade shelters;” however, the proposed shade shelters were deemed by staff to be equivalent to gazebos. Both shelters will require variations from 10-5-5 (B)(4)(16) of the Zoning Code to exceed the 250' maximum allowed area for gazebos.

Landscaping – The proposed plantings include seven (7) deciduous trees, a variety of deciduous shrubs, and ornamental grasses.

Stormwater – Two small drainage basins are included as part of the proposed development. The Village Engineer has reviewed the preliminary engineering plans and did identify any issues that would impact the proposed layout.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Plan Commission should review the petitioner's requests for approval of the requested Special Use Permit and Zoning Variations and make a recommendation to the Village Board for approval, approval with conditions or denial. In reviewing the requested actions, the Commission should consider the criteria in Sections 10-10-12 and 10-10-14(E) of the Zoning Code.

Attachments:

1. Aerial Map
2. Zoning Map
3. Application
4. Narrative Statement
5. Ackerman Pickleball Zoning Exhibit
6. Proposed Plans



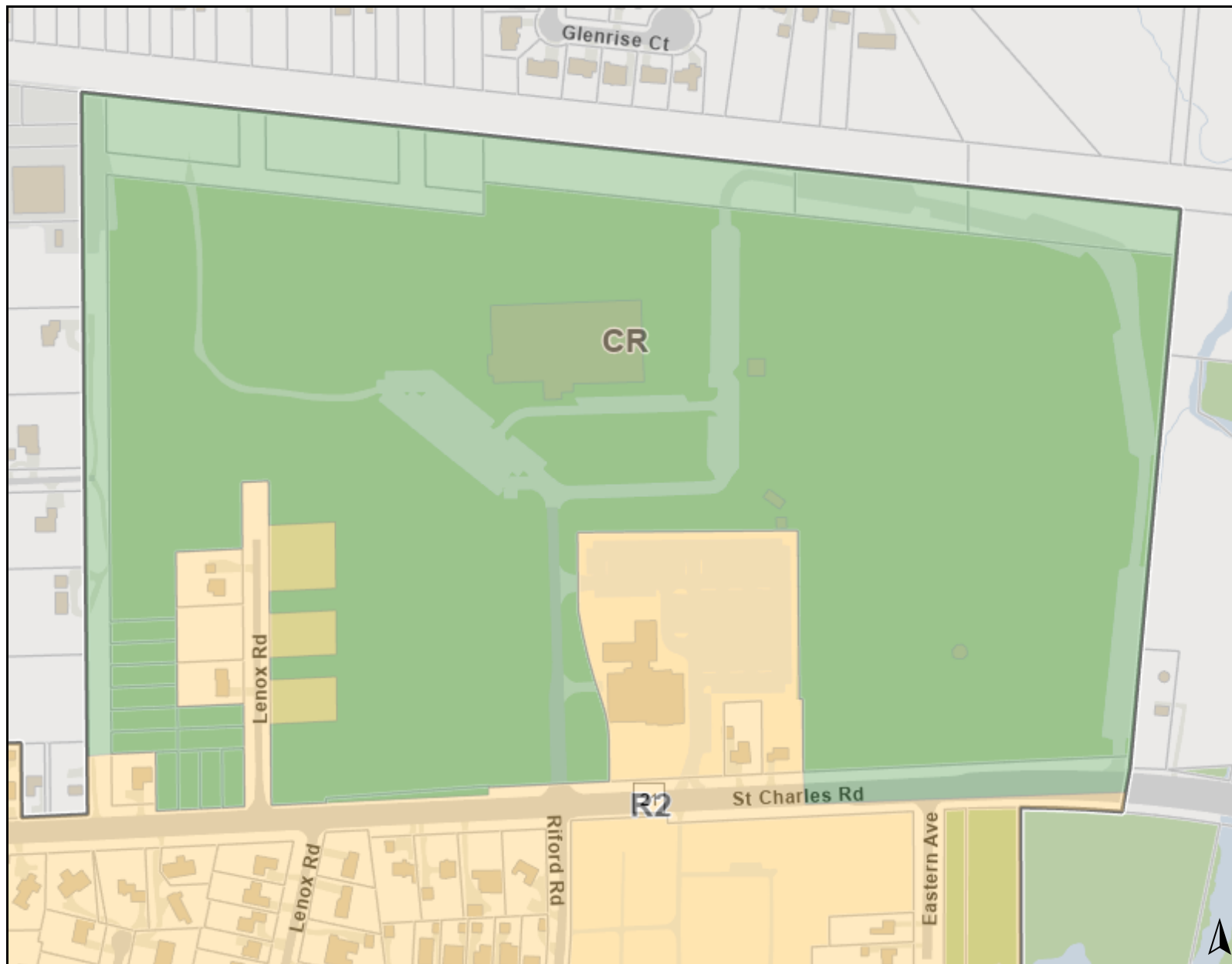
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Notes

0 500 1000
ft

Print Date: 12/4/2024

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

- CR: Conservation/Recreation District
- R2: Single Family Residential District

0 500 1000
ft

Print Date: 12/4/2024

Notes

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

APPLICATION FOR SPECIAL USE PERMIT

CLEAR PAGE

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: _____ Application No: _____

Name of Applicant: Nathan Troia, Director of Planning and Natural Resources-Glen Ellyn Park District

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

Business Phone: 630-942-7265 Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: ntroia@gepark.org

Property Interest of Applicant: _____

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Glen Ellyn Park District

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

Business Phone: _____ Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: _____

Property Address: 800 St. Charles Road, Glen Ellyn

Legal Description of Property:

--

Permanent Index No. (PIN): 05-02-417-019 Zoning: CR

Lot Dimensions: Odd Shaped Lot Area: 59.6 Acres

Present Use:

Park and Recreation

Requested Use/Construction:

Park and Recreation

Estimated Date to Begin New Use/Construction: 03/15/24

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

CLEAR PAGE

Hitchcock Design Group-
Doug Fair
22 E. Chicago Ave, Naperville, IL 60540
630-961-1787

Hey & Associates-
Corey Mase, PE
8755 W. Higgins Road, Ste 835, Chicago, IL 60631
773-693-9200

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

Proposed are (4) non-lit pickleball courts and accessory shade pavilion on the Ackerman Park property located at 800 St. Charles Road. Additionally, two small open-air shelters are proposed; one near the Ackerman Park soccer fields and one at the Lenox Road parcels owned by the Park District.

--see attached Narrative Statement. Exhibit A--

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

The Special Use will be an expansion of the current property use thus harmonizing with the purpose of the zoning code which protects and promotes public health.

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

The improvements will be consistent and harmonious to typical park setting, and will not alternate the character of the site.

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

Proposed improvements are at least 500 feet from nearest neighborhood, buffered by woodland.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

Existing service will be maintained and are adequate for the expansion. There will be minimal increases services and facilities to the existing site.

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:

Proposed improvements will have minimal impact to public facilities. Well-maintained recreational facilities can enhance the desirability of a neighborhood.

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

The improvements will further the health and benefits to the Village residents. Noise is mitigated by distance and woodland buffer. Structures will be of earthtone color

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

The current vehicular access is clear and provides good traffic flow that will not be adversely effected by the proposed improvements.

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

Improvements will not increase flood damage potential for the site or adjacent properties. Project will meet Village and County Stormwater Ordinance.

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

Expansion occurs within a turf developed area and will not have adverse effects on natural, scenic or historic features.

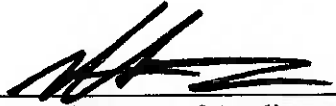
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I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

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

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

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

<u>11/29/23</u>	<u>NATHAN TROM</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

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

AFFIDAVIT OF AUTHORIZATION

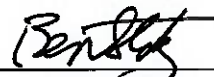
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I, **Ben Stortz, Board President** _____ owner of the property described as

Ackerman Park and Park District owned Lenox Road parcels

verify that **Nathan Troia** _____

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



OWNER SIGNATURE

Subscribed and sworn to before me this

_____ day of _____, 20____

Notary Public

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: ACKERMAN PARK
- II. OWNER:
- A. Owner of Property: GLEN ELLYN PARK DISTRICT
- B. Owner's Address: 185 SPRING AVE
- C. Owner's Home Phone Number: 630-942-7265 Fax: _____
- D. Owner's Work Phone Number: _____
- E. Owner's E-mail: ntroia@gepark.org
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- III. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: NATHAN TROIA
- B. Petitioner's Address: - SAME AS ABOVE -
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: _____
- E. Petitioner's E-mail: _____
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: _____
- B. Acreage of Parcel: _____
- C. Permanent Index Number(s): _____
- D. Legal Description (Please attach)
- V. REIMBURSEMENT OF FEES:

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

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

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

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

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

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

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



Petitioner

Village of Glen Ellyn

GLEN ELLYN PARK DIST.

Owner

By: _____
Planning and Development Director

Date: 11/29/23

Date: _____

Exhibit A.

Special Use Permit Packet.

Ackerman Park Property / Lenox Road

Narrative Statement:

Proposed are (4) non-lit pickleball courts and accessory shade pavilion (12'x30') on the Ackerman Park property located at 800 St. Charles Road. Additionally, two small open-air shelters (20'x20'each) are proposed; one near the Ackerman Park soccer fields and one at the Lenox Road parcels owned by the Park District.

According to the code 10-4-3, only open space uses, and passive recreation areas are allowed by permitted use in the CR Conservation/Recreation District, and all buildings, structures and principal activity areas are allowed by special use only.

Public engagement has occurred for this master plan as part of the successful IDNR OSLAD Grant. Open house meetings were conducted at Ackerman Sports & Fitness Center, as well as one on one meetings with the neighbor on Lenox Road. Additionally, during the successful Referendum campaign, this master plan was shown as an exhibit during open houses.

We believe that our proposed pickleball courts and shade pavilion meet the criteria for a waiver, as they are compatible with the open space and passive recreation uses of the district. Pickleball is a low-impact sport that does not generate excessive traffic or environmental impacts. The shade pavilion is a small, narrow structure that provides shelter and comfort for the players and spectators, without obstructing the natural views or aesthetics of the area. The pickleball courts and shade pavilion will be located in a secluded part of our property, away from any neighboring residences or public roads. They will also be designed and constructed with materials and colors that blend in with the surrounding landscape. Two small, natively planted detention basins will be located on the south side of the courts to collect surface flow from the sports fields to the north to minimize site disturbance.

Noise is mitigated by distance and woodland buffer. Improvements proximity to surrounding properties are distant and not impacted. The nearest neighborhood is 500 feet away. The one remaining neighbor on Lenox Road is aware of the improvements and has had direct correspondence with the Park District, and is agreeable to the improvements including adjacent shelter and garden plots.

Pickleball Courts Traffic – Assuming all of the courts are full during peak usage and there are 1.33 players per vehicle (12 spaces for 16 players), it is reasonable to assume that there would be a turnover of 12 spaces per hour (12 departures, 6 regular arrivals and 6 early arrivals) for a peak trip generation of 12 vehicles in and 12 vehicles out during an hour of peak usage.

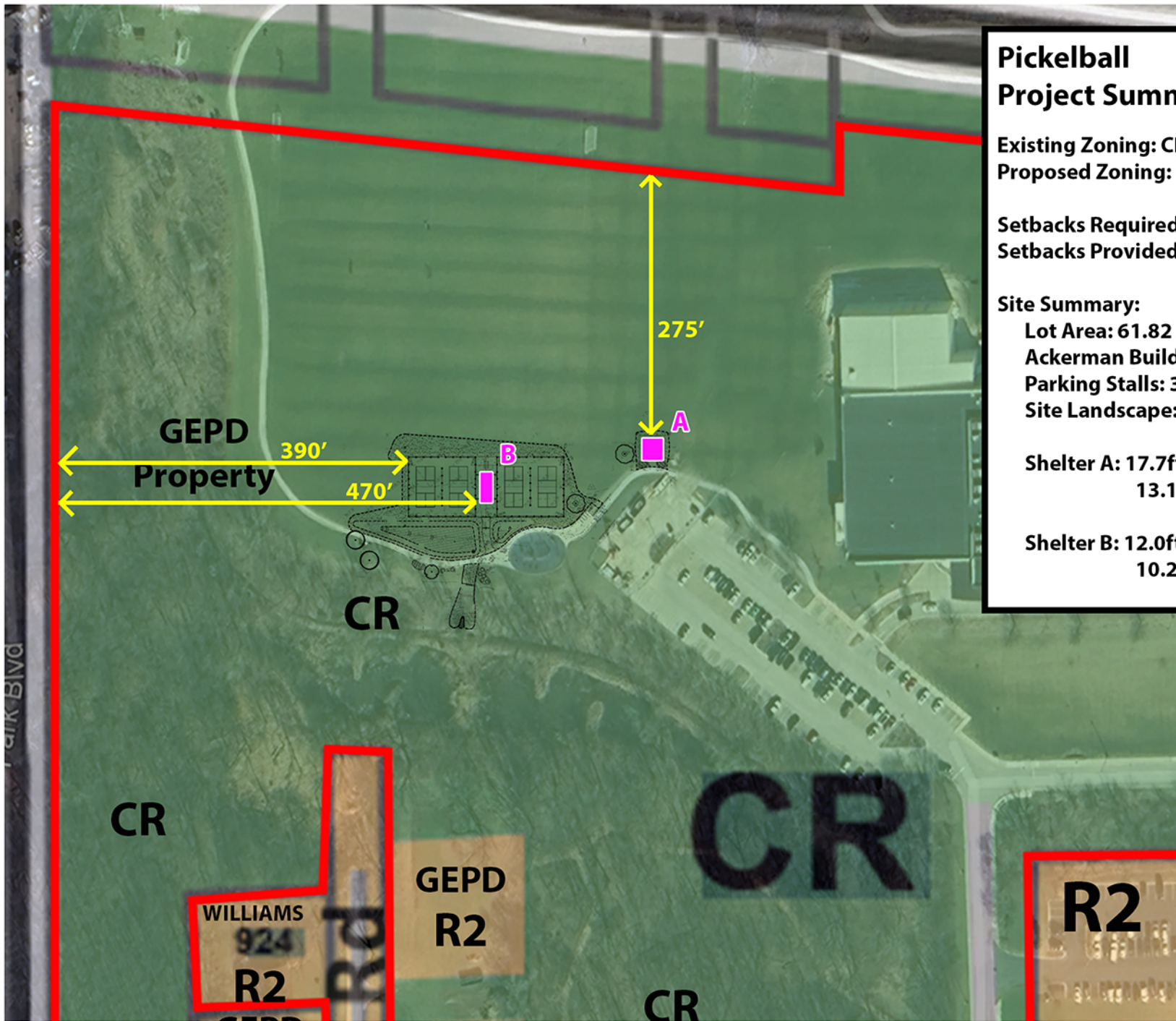
Community Gardens Traffic – Assuming that most arriving at the garden work there for more than an hour per trip, and also assuming all spaces are occupied at peak usage, a fair estimate of turnover might be 50% of the spaces in any given hour. This would give us 4 vehicles in and 4 vehicles out during an hour that coincides with the pickleball peak hour.

From the above, we would estimate that there would be a total of 32 trips (16 in and 16 out) during the peak hour of the site.

It is important to note the additional parking lot being built to the west of the ASFC building will add significant parking. Along with a secondary north entry to the building and vehicle circulation will be dispersed and not be as focused as it is currently with only one major entry point.

The Ackerman Master Plan from 2014 includes additional shelters and auxiliary buildings, a connection to a Lenox Development. These plans are consistent with that plan, as well as updated Master Plan as part of OSLAD Application process.

We have attached a site plan and a design sketch of the pickleball court and shade pavilion for your reference. I appreciate your time and attention to this matter. Please let us know if you have any questions or concerns.



Pickleball Project Summary Table

Existing Zoning: CR
Proposed Zoning: CR

Setbacks Required: 120ft
Setbacks Provided: 275' +

Site Summary:

Lot Area: 61.82 AC = 2,692,879 Sq.Ft.
Ackerman Building: 75,837 Sq.Ft.
Parking Stalls: 372
Site Landscape: 2,340,711 = 86.9%

Shelter A: 17.7ft x 17.7ft = 313.3 Sq.Ft.
13.1ft Height

Shelter B: 12.0ft x 12.0ft = 144 Sq.Ft.
10.25ft Height

Ackerman Park

Pickleball Zoning Exhibit





22 East Chicago Avenue
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hitchcockdesigngroup.com

Ackerman Pickleball Improvements

800 St. Charles Road
Glen Ellyn, Illinois 60137

Glen Ellyn Park District
185 Spring Avenue
Glen Ellyn, Illinois 60137

Construction Documents July 30th, 2024

DuPage County Stormwater Management Application #23-17-0051

Project Team

Landscape Architect
Hitchcock Design Group
22 East Chicago Avenue, Suite 200A
Naperville, Illinois 60540
T 630.961.1787

Civil Engineer
Hey and Associates, Inc.
26575 W. Commerce Drive
Suite 601
Volo, IL 60073
T 773.693.9200



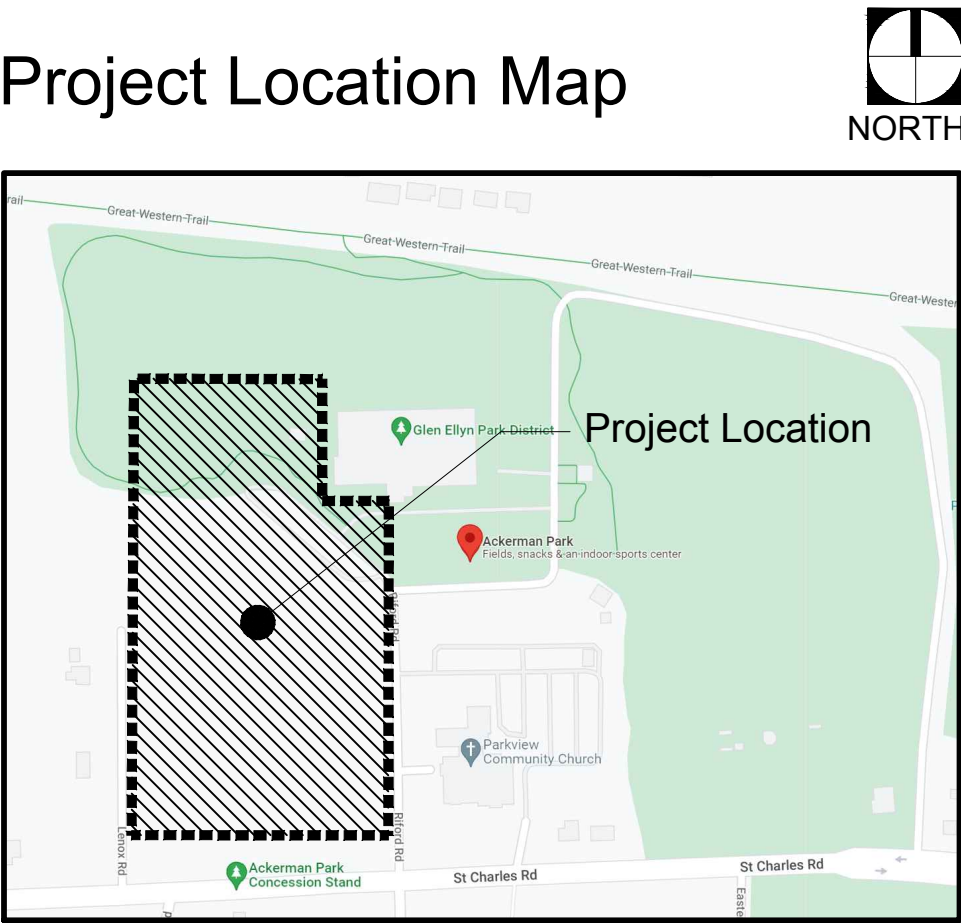
General Notes

1. Basemap information obtained from plans prepared by Engineering Enterprises, Inc. received August 16, 2022.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Refer to specifications for additional conditions, standards and notes.
5. The plans and specifications are intended to be completed entirely by the contractor. Unless clearly identified as "By Owner," all work contained within is the responsibility of the general contractor.

Sheet Index

- L-Series**
L1.0 Existing Conditions Plan - Overall
L1.1 Existing Conditions Plan
L2.0 Site Preparation and Removals Plan - Overall
L2.1 Site Preparation and Removals Plan
L3.0 Layout and Materials Plan - Overall
L3.1 Layout and Materials Plan
L4.0 Planting Plan - Overall
L4.1 Planting Plan
L5.0 Details
L5.1 Details
L5.2 Details - Shelter
L5.3 Details - Shelter
L5.4 Details - Planting
- C-Series**
C1.0 Soil Erosion and Sediment Control Plan
C2.0 Grading and Drainage Plan - Overall
C2.1 Grading and Drainage Plan - North Area
C3.0 Details
C3.1 Details
C3.2 Details

Project Location Map



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	GUARDRAIL
	CATCH BASIN
	FLARED END SECTION
	FIRE HYDRANT
	VALVE VAULT
	VALVE BOX
	B-BOX
	IRRIGATION CONTROL VALVE
	IRRIGATION SPRINKLER HEAD
	MAILBOX
	ELECTRIC PEDESTAL
	CABLE TV PEDESTAL
	TELEPHONE PEDESTAL
	LIGHT POLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	BUSH
	TREE LINE
	EXISTING GRADE
	STOP SIGN
	SIGNS
	BENCHMARK
	GUY ANCHOR
	FLAG POLE
	UTILITY POLE
	BITUMINOUS PAVEMENT
	CONCRETE
	BRICK
	GRAVEL
	RIP RAP
	WET Wetland Limits
	WB Wetland Buffer Limits

SITE REFERENCE BENCHMARK 1
FIRE HYDRANT BONNET BOLT WITH ARROW POINTING TOWARDS
ELEVATION = 718.82 (NAVD88)

SITE REFERENCE BENCHMARK 2
CUT CROSS ON THE TOP OF CURB AT THE FAR WESTERLY CORNER OF THE PARKING LOT NEAR THE OUTDOOR WORKOUT AREA
ELEVATION = 718.10 (NAVD88)

SITE REFERENCE BENCHMARK 3
MAG NAIL 25' SOUTH OF THE NORTH END OF LENDX ROAD, 1' WEST OF EAST EDGE OF PAVEMENT.
ELEVATION = 718.10 (NAVD88)

NOTES:

- LOCATION OF UNDERGROUND LINES AS SHOWN ARE ESTIMATED LOCATIONS BASED ON AVAILABLE VISIBLE EVIDENCE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES IN THE VICINITY OF ANY PROPOSED CONSTRUCTION SHALL BE VERIFIED BY EXCAVATION.
- FIELD WORK PERFORMED AUGUST 11, 2022.
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- BUILDING LINES AND EASEMENTS SHOWN HEREON ARE AS WHAT IS SHOWN ON THE RECORDED PLAT OF SUBDIVISION. CONSULT THE LOCAL AUTHORITIES FOR CURRENT ORDINANCES PERTAINING TO BUILDING SETBACK LINES AND EASEMENTS

No	Date	Issue
1	2024.10.11	Permit Revisions

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SHEET TITLE

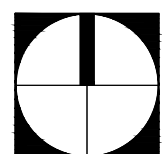
**Existing Conditions
Plan Overall**

SCALE IN FEET

1" = 60'



NORTH



SHEET NUMBER

L1.0



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PREPARED FOR
Glen Ellyn
Park District

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT
Ackerman Pickleball
Improvements

800 Saint Charles Road
Glen Ellyn, Illinois 60137

CONSULTANTS
Engineering
Hey and Associates, Inc. (HEY)
8755 W. Higgins Road, Suite 835,
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- | | |
|--|------------------------------|
| | GUARDRAIL |
| | CATCH BASIN |
| | FLARED END SECTION |
| | FIRE HYDRANT |
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Construction Documents
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REVISIONS

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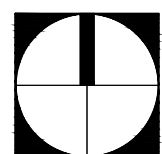
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Existing Conditions Plan

SCALE IN FEET
1" = 20'

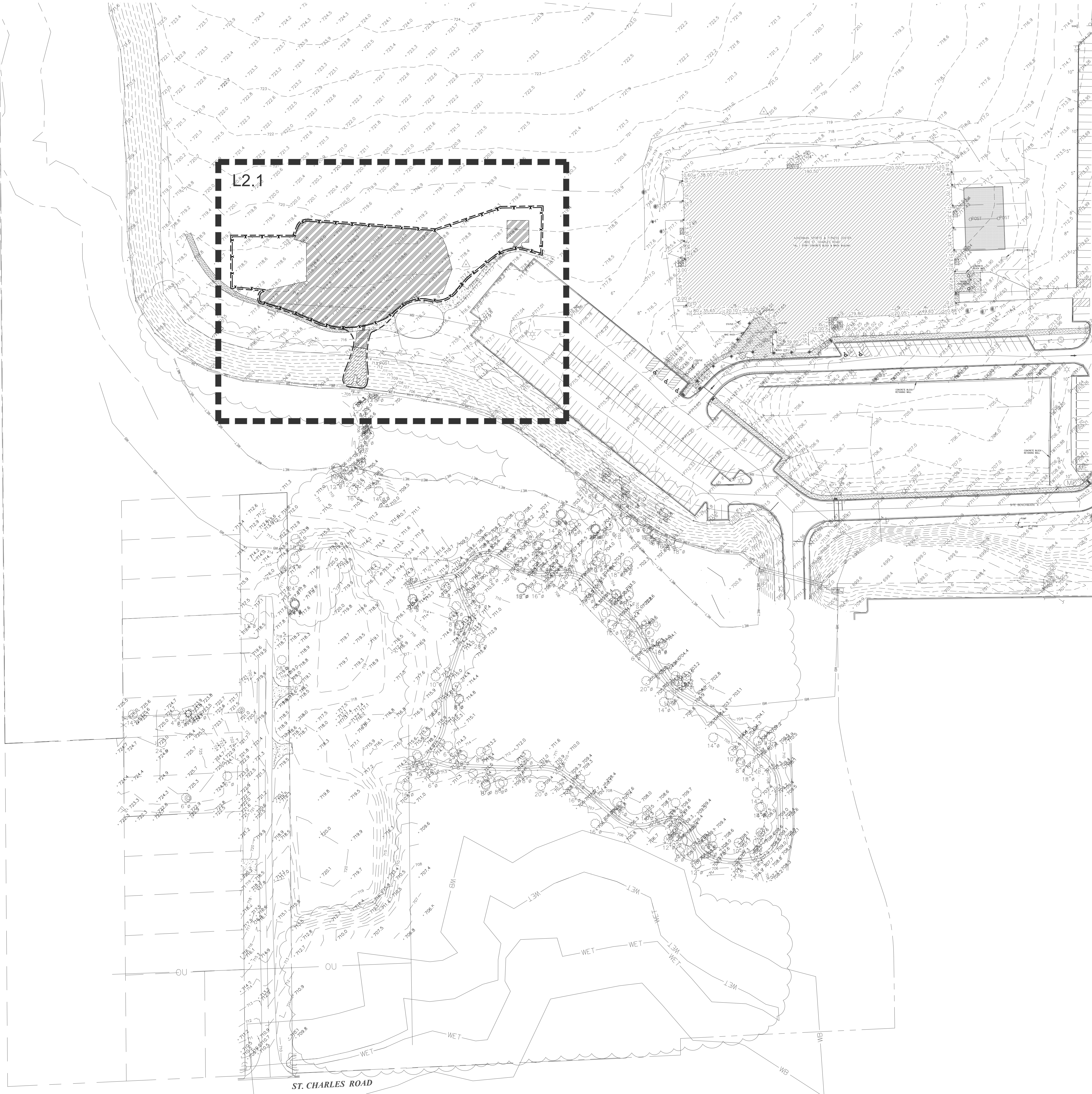


NORTH SHEET NUMBER



L1.1

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SITE PREPARATION AND REMOVALS NOTES

- Contractor shall install construction fence at the limits of construction prior to beginning work. Maintain and adjust tree protection fencing as needed during progress of construction. Staging and construction access shall be approved by Owner.
- Contractor shall install tree protection fencing as shown on the plans prior to beginning work. Maintain and adjust tree protection fencing as needed during progress of construction. Storage of materials, vehicular access, and all other construction activities are strictly prohibited within the limits of the tree protection fencing.
- Plans indicate general location and limits of removals. Contractor shall perform removals only as necessary for construction of proposed improvements. No additional payments will be made for removals or restoration not required to construct the improvements as drawn and specified. Refer to Layout Plan for more specific information regarding proposed improvements and verify conditions in the field prior to performing removals.
- Sawcut and remove concrete paving to nearest joint where indicated. All saw cuts required for removal items to be included in the unit cost of that particular pay item.
- Tree stumps shall be ground to a minimum depth of 18" below existing grade or as required to properly perform the work.
- Remove and dispose of turf where planting beds are designated. Refer to Planting Plan for limits of proposed landscape improvements.
- Where turf or plantings are proposed in existing paved areas, remove all base material.
- Remove all utilities designated for removal to extent required for improvements, unless otherwise noted. Cap ends of any remaining underground conduit and piping, and pull all electrical wire out at source.
- Items indicated for Removal shall include complete removal of above grade item and below grade appurtenances (foundations, urban fill, wiring, piping, etc.) including disposal off-site following applicable codes and ordinances, unless otherwise shown on the plans.
- Items indicated as Remove and Salvage shall include careful protection, removal, and storage of items. For reinstall items, Contractor shall store during construction. All other Salvage items shall be delivered to location as indicated by owner unless otherwise shown on the plans.
- Contractor to protect all existing utilities and all other site features not designated for removal. Contractor is responsible for replacing/repairing any existing utilities or other site features damaged during construction to the original condition at no cost to the Owner.
- Contractor responsible for maintaining existing utility services (electrical, sanitary, storm) during construction unless otherwise indicated in the Contract Documents.
- Contractor shall coordinate all work so public sidewalk remains open throughout construction.
- Refer to civil and electrical plans for additional utility adjustments and removals.
- Refer to specifications for additional conditions, standards and notes.

SITE PREPARATION AND REMOVALS LEGEND

- Remove and dispose concrete paving and gravel base. Remove subgrade material as needed.
- Remove and dispose mulch path. Remove subgrade material as needed.
- Remove lawn, gravel, and miscellaneous subgrade material as needed.
- Clear and grub area
- Remove and dispose of top course of existing mulch path; base material to remain and be used for new mulch path.
- Tree Protection Fence
- Item to be removed
- Curb to be removed
- Limit of sawcut
- Construction Fence
- Project Limit Line
- Wetland Limits
- Wetland Buffer Limits



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185 Spring Ave
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PROJECT

**Ackerman Pickleball
Improvements**

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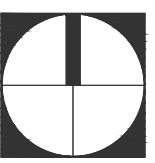
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**Site Preparation
and Removals Plan
- Overall**

SCALE IN FEET
1" = 60'



NORTH

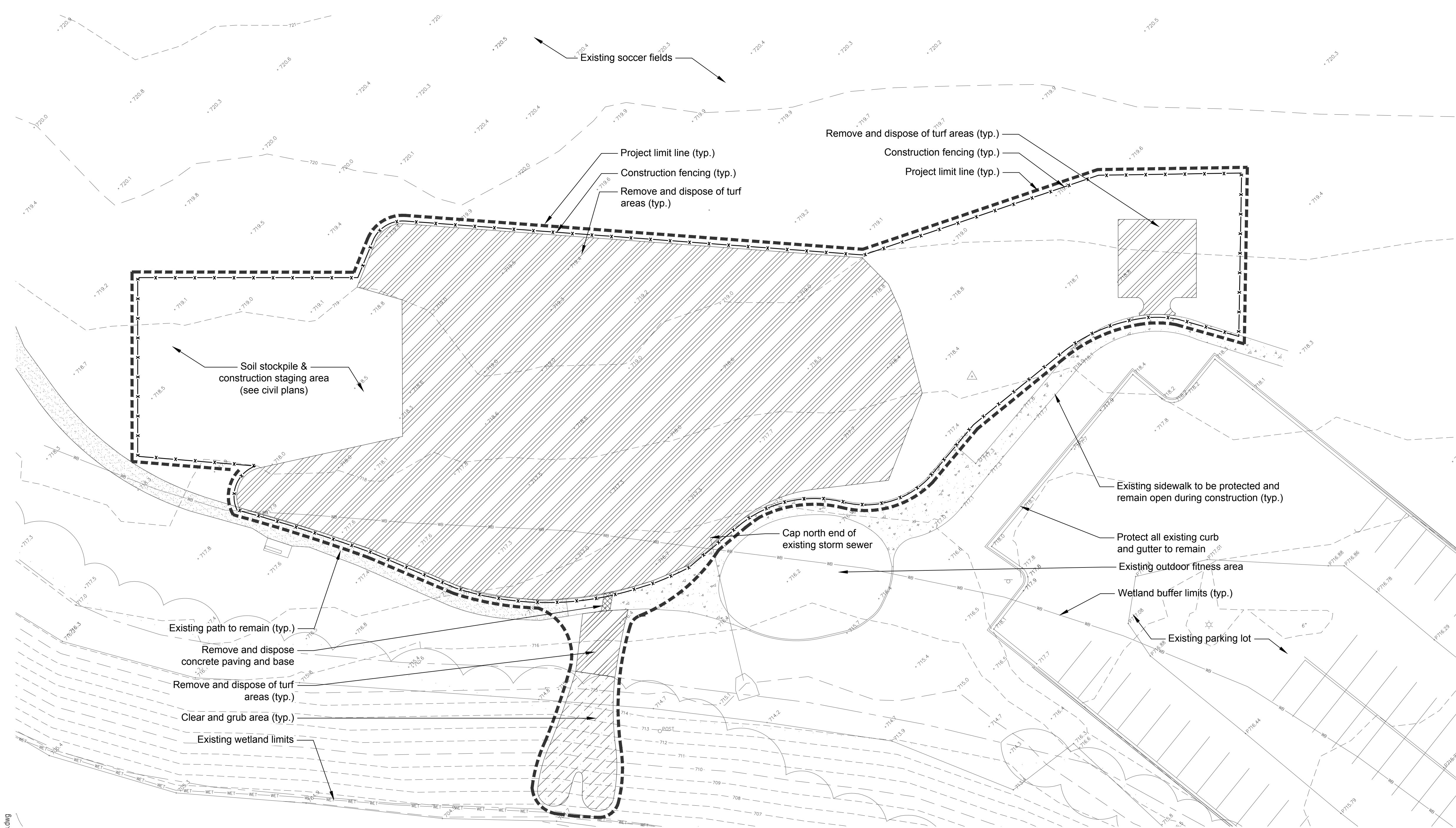


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J:\Projects\Naperville\Glen Ellyn Park District\Lenox Road Final Design\06 Drawings and Production\01 HDG CAD\00 Current\Archive\2024\0271.2.0 Site Prep and Removals.dwg



SITE PREPARATION AND REMOVALS NOTES

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SITE PREPARATION AND REMOVALS LEGEND

- | | |
|--|---|
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MDS / KRE

SHEET TITLE
**Site Preparation and
Removals Plan**

SCALE IN FEET
1" = 20'

0' 10' 20' 60'

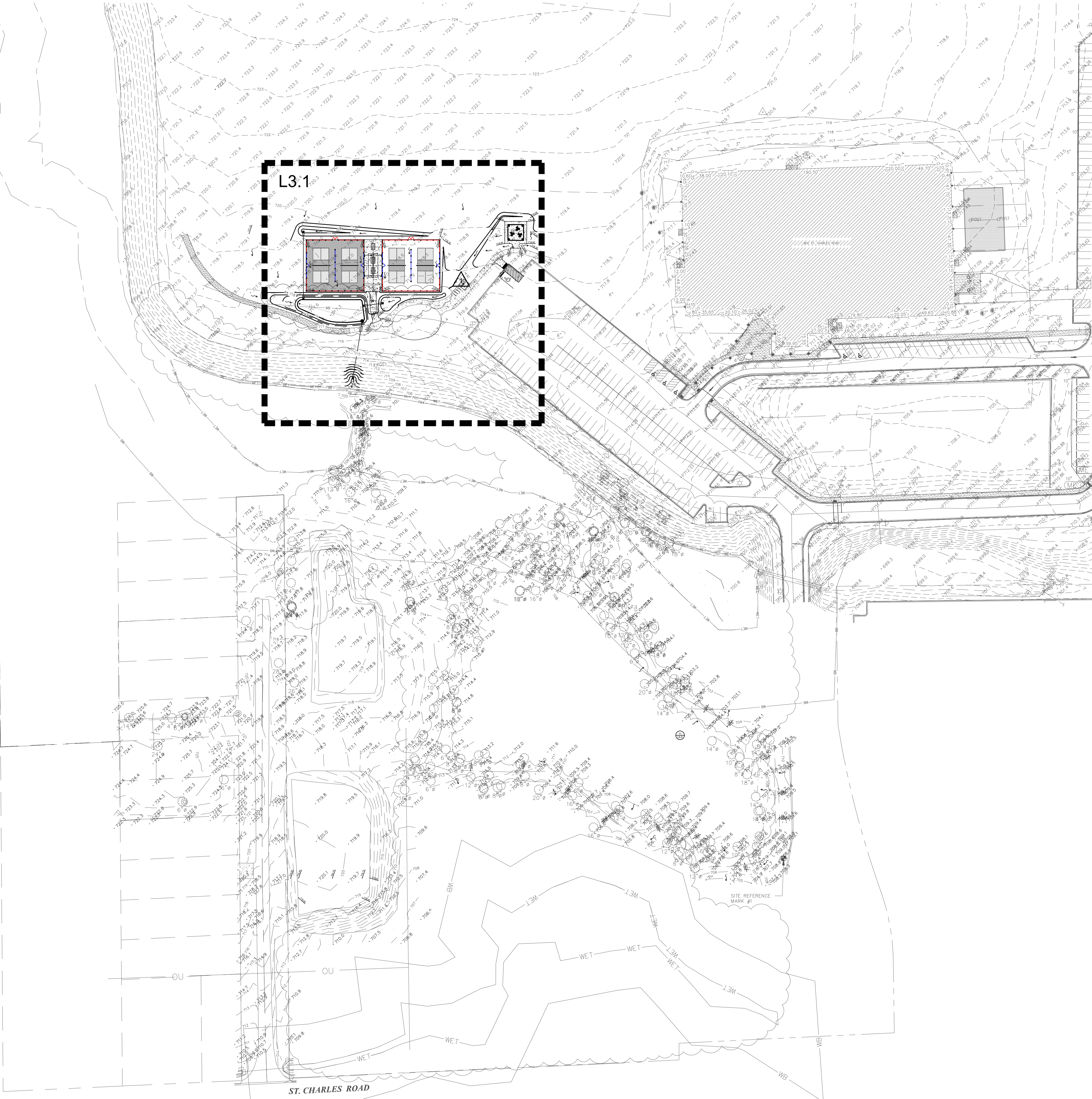
NORTH

SHEET NUMBER

L2.1

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\\hitchcockdesigngroup.com\\Naperville\\Office\\Projects\\Naperville\\Glen Ellyn Park District\\Lurox Road Final Design\\08 Drawings and Production\\01 HDG CAD\\00 Current\\Archives\\2024\\0927\\L3.0 Layout and Materials.dwg



LAYOUT NOTES

- Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
- Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
- Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
- Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
- All walls are dimensioned to Face of Wall unless otherwise noted.
- All dimensions from roadway are from Back of Curb unless otherwise noted.
- All curves and radii to be smooth and not segmented.
- Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
- Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
- All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
- Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
- Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
- Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
- Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
- Layout of soft surface shall be verified in field by landscape architect.
- Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

- Asphalt Paving
Sport Court Color A
- Asphalt Paving
Sport Court Color B
- Asphalt Paving Pedestrian
- Concrete Paving
- WET Wetland Limits
- WB Wetland Buffer Limits
- Pickleball Fence 4' ht.
- Pickleball Fence 8' ht.
- Center Line



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CHECKED BY
DNF / ARH

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MDS / KRE

SHEET TITLE
**Layout and
Materials Plan
-Overall**

SCALE IN FEET
1" = 60'

0' 30' 60' 180'

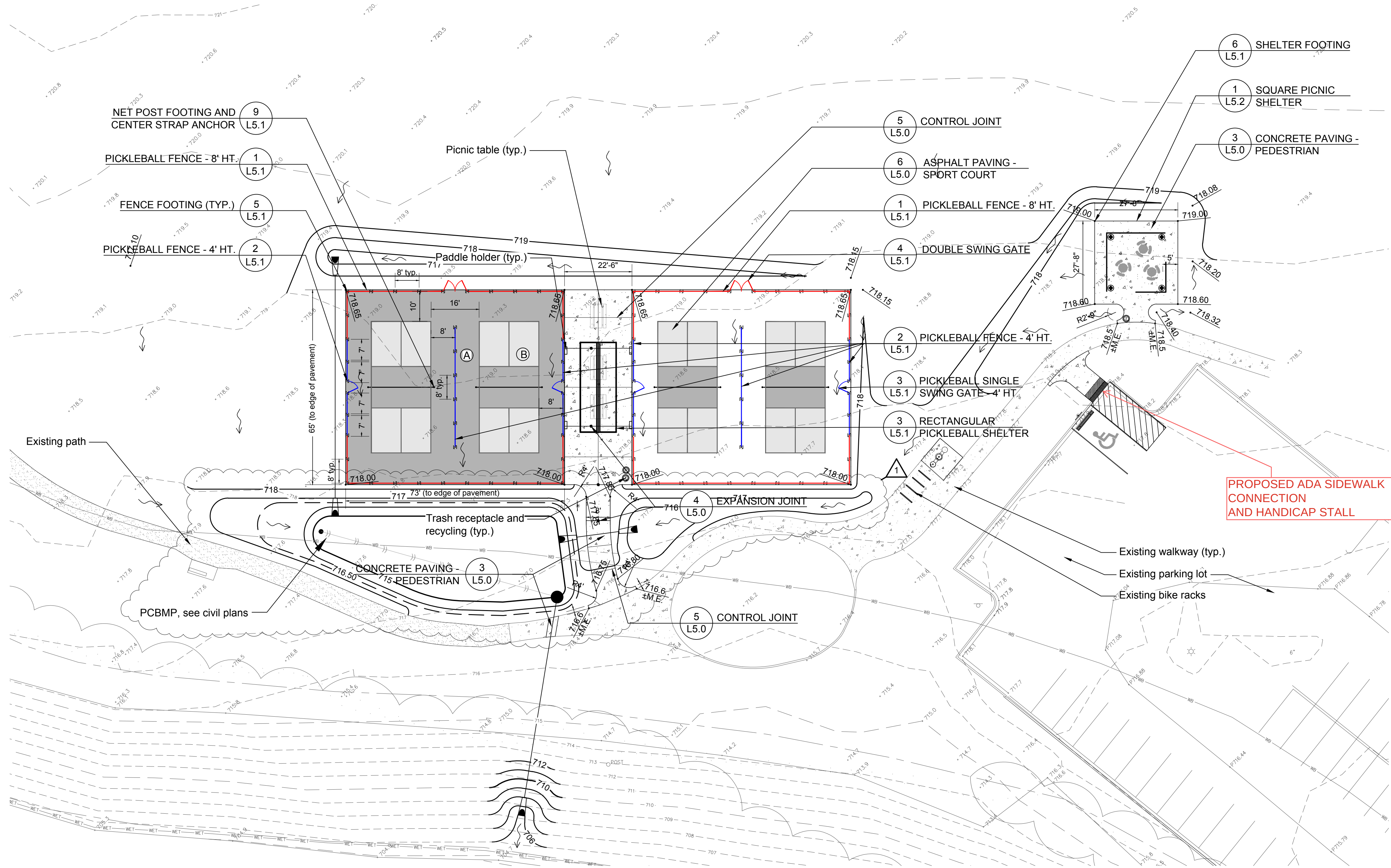
NORTH



SHEET NUMBER

L3.0

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LAYOUT NOTES

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- All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
- Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
- Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
- Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
- Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
- Layout of soft surface shall be verified in field by landscape architect.
- Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

- Asphalt Paving Sport Court Color A
- Asphalt Paving Sport Court Color B
- Asphalt Paving Pedestrian
- Concrete Paving
- WET Wetland Limits
- WB Wetland Buffer Limits
- Pickleball Fence 4' ht.
- Pickleball Fence 8' ht.
- Expansion Joint



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PREPARED FOR
**Glen Ellyn
Park District**

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT
**Ackerman Pickleball
Improvements**

800 Saint Charles Road
Glen Ellyn, Illinois 60137

CONSULTANTS
Engineering
Hey and Associates, Inc. (HEY)
8755 W. Higgins Road, Suite 835,
Chicago, IL 60631
T 773.693.9200

Construction Documents
July 30, 2024
REVISIONS

No	Date	Issue
1	2024.10.11	Permit Revisions

CHECKED BY
DNF / ARH

DRAWN BY
MDS / KRE

SHEET TITLE
**Layout and
Materials Plan**

SCALE IN FEET
1" = 20'

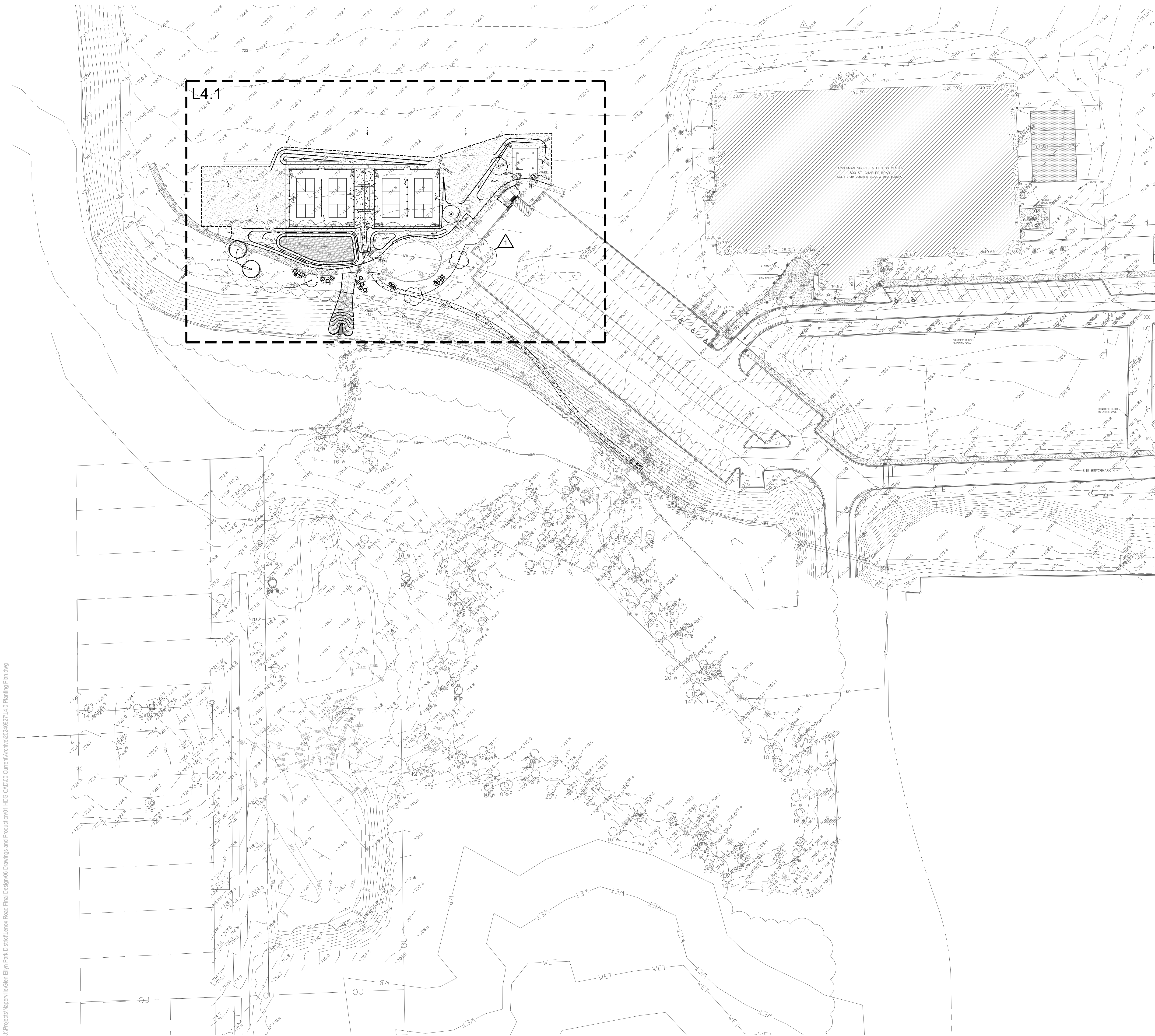
0' 10' 20' 60'

NORTH SHEET NUMBER

L3.1

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PLANTING NOTES

1. Seed limit line is approximate. Seed to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded areas.
3. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
4. Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. Refer to specifications for additional conditions, standards and notes.



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MDS / KRE

SHEET TITLE
**Planting Plan -
Overall**

SCALE IN FEET
1" = 50'



NORTH

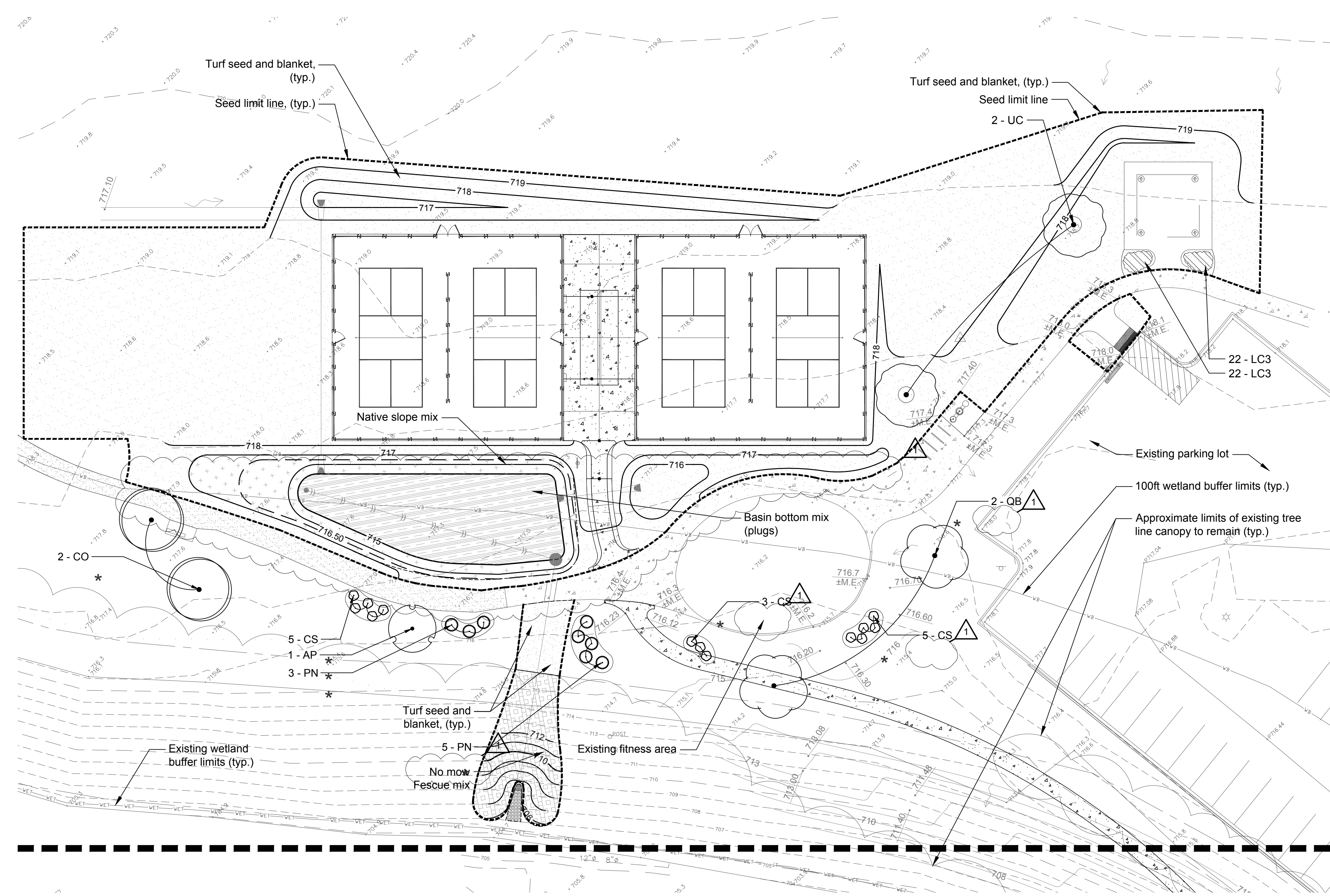


SHEET NUMBER

L4.0

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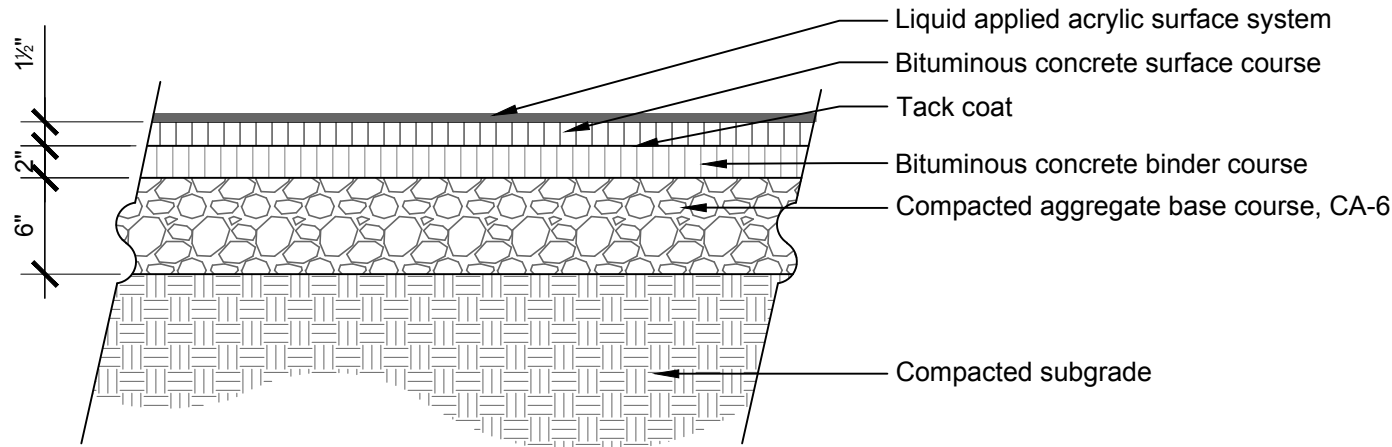
PLANT SCHEDULE BP1

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES				
	AP	1	Aesculus pavia Red Buckeye	2.5" Cal.
	CO	2	Celtis occidentalis Common Hackberry	2.5" Cal.
	QB	2	Quercus bicolor Swamp White Oak	2.5" Cal.
	UC	2	Ulmus x 'Frontier' Frontier Elm	2.5" Cal.
SHRUBS				
	CS	13	Cornus stolonifera Red Twig Dogwood	24" Ht.
	PN	8	Physocarpus opulifolius Ninebark	24" Ht.
GROUND COVERS				
	LC3	44	Liriope spicata Creeping Lillyturf	Flat (50 sq ft)

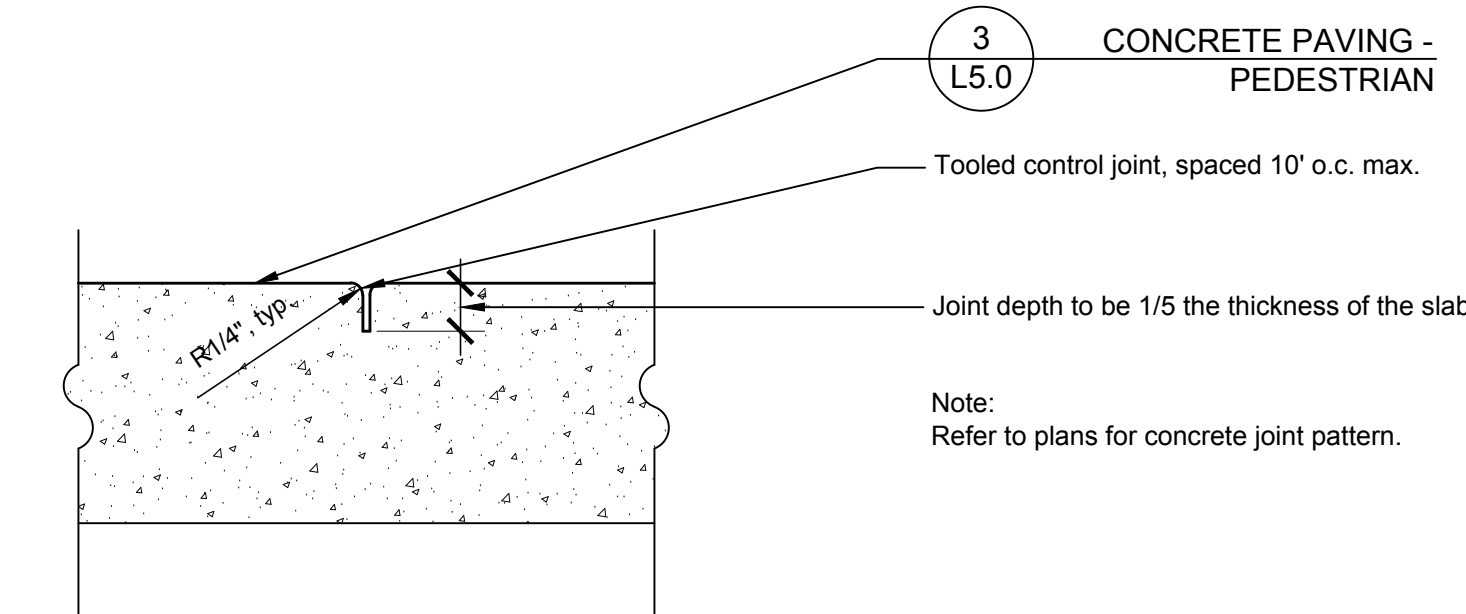
NATIVE SLOPE MIX

Low Profile Mesic Prairie									
scientific name	common name	C	W	height (in)	seeds/lbs	lbs/acre			% by count
Grasses									
<i>Bouteloua curtipendula</i>	side oats gramma	8	UPL	18-36	105,000	3.000	315,000		17.39%
<i>Carex bicknellii</i>	bicknell's oval sedge	10	UPL	24-36	445,000	0.250	111,250		6.14%
<i>Carex brevior</i>	shorter sedge	4	FACU	12-36	430,000	0.125	53,750		2.97%
<i>Carex molesta</i>	troublesome sedge	2	FAC+	24-48	580,000	0.125	72,500		4.00%
<i>Elymus canadensis</i>	canada wild rye	4	FAC-	24-48	120,000	1.000	120,000		6.63%
<i>Panicum virgatum</i>	prairie switch grass	5	FAC+	24-48	317,000	0.500	158,500		8.75%
<i>Schizachyrium scoparium</i>	little bluestem	5	FACU+	30-72	250,000	3.000	750,000		41.41%
<i>Sporobolus heterolepis</i>	prairie dropseed	10	FACU-	24-36	230,000	1.000	230,000		12.70%
Grasses total					2,477,000	9.000	1,811,000		100.00%
Forbs									
<i>Asclepias tuberosa</i>	butterfly weed	7	UPL	18-24	88,000	0.125	11,000		0.51%
<i>Chamaecrista fasciculata</i>	partridge pea	5	FACU-	12-24	55,000	0.125	6,875		0.32%
<i>Coreopsis lanceolata</i>	lanceleaf coreopsis	5	FACU	12-36	190,000	0.250	47,500		2.20%
<i>Dalea purpurea</i>	purple prairie clover	9	UPL	18-30	300,000	0.250	75,000		3.48%
<i>Echinacea pallida</i>	pale purple coneflower	8	UPL	24-36	100,000	0.250	25,000		1.16%
<i>Echinacea purpurea</i>	purple coneflower	3	UPL	24-48	115,000	1.000	115,000		5.33%
<i>Eryngium yuccifolium</i>	rattlesnake master	9	FAC+	24-60	142,000	0.250	35,500		1.65%
<i>Liatris spicata</i>	spike blazing star	6	FAC	12-48	163,000	0.125	20,375		0.94%
<i>Monarda fistulosa</i>	bergamont	4	FACU	24-48	1,100,000	0.250	275,000		12.75%
<i>Oligoneuron rigidum</i>	stiff goldenrod	4	FACU-	36-72	650,000	0.125	81,250		3.77%
<i>Penstemon digitalis</i>	foxglove beardtounge	4	FAC-	12-30	1,800,000	0.125	225,000		10.43%
<i>Rudbeckia hirta</i>	black-eyed susan	1	FACU	12-24	1,500,000	0.500	750,000		34.77%
<i>Rudbeckia subtomentosa</i>	sweet coneflower	9	FACU+	24-48	740,000	0.125	92,500		4.29%
<i>Symphotrichum laeve</i>	smooth blue aster	9	UPL	24-42	1,100,000	0.125	137,500		6.37%
<i>Symphotrichum novae-angliae</i>	new england aster	4	FACW	36-60	1,400,000	0.125	175,000		8.11%
<i>Tradescantia ohiensis</i>	ohio spiderwort	2	FACU+	18-30	146,000	0.125	18,250		0.85%
<i>Verbena stricta</i>	hoary vervain	4	UPL	24-72	530,000	0.125	66,250		3.07%
Forbs total					10,119,000	4.000	2,157,000		100.00%
Cover Crop									
<i>Avena sativa</i>	oats	*	UPL	24-36	15,000	32.000	480,000		29.72%
<i>Lolium multiflorum</i>	annual rye	*	UPL	24-36	227,000	5.000	1,135,000		70.28%
					242,000	37.000	1,615,000		100.00%
</									

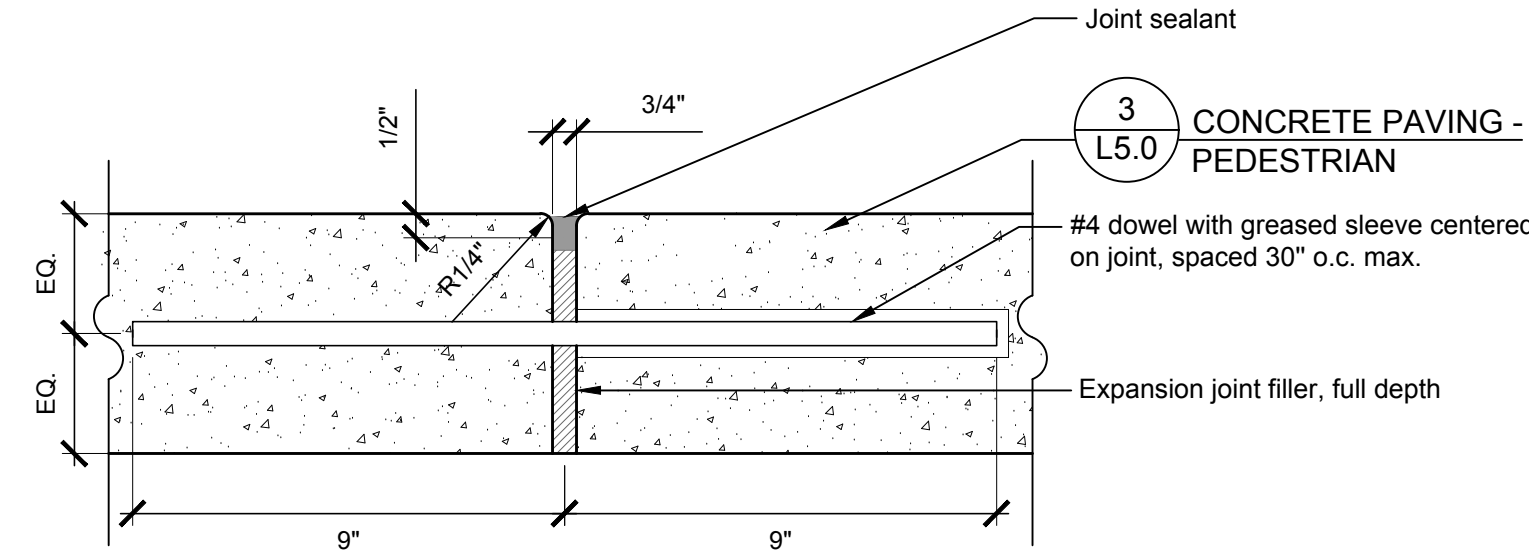
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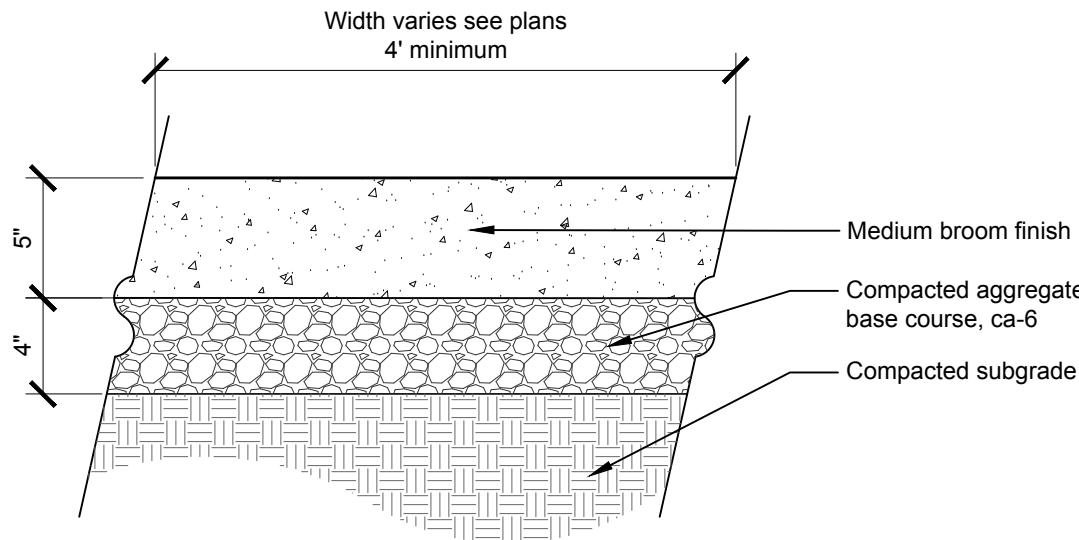
6 ASPHALT PAVING - SPORT COURT
1" = 1'-0"



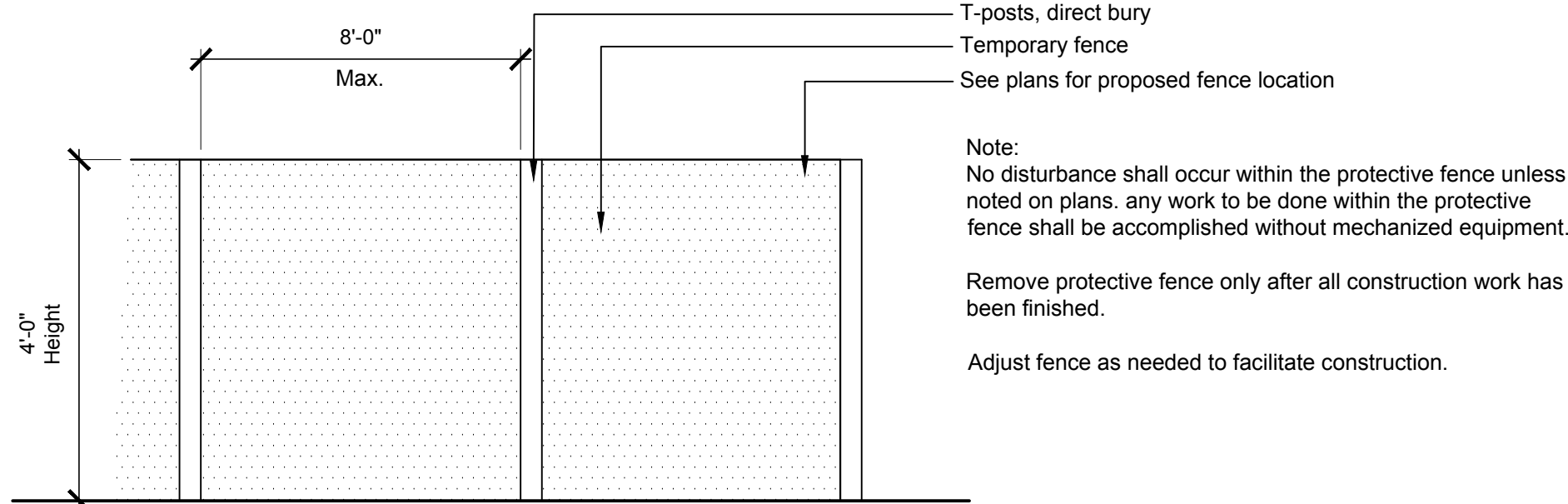
5 CONTROL JOINT
3" = 1'-0"



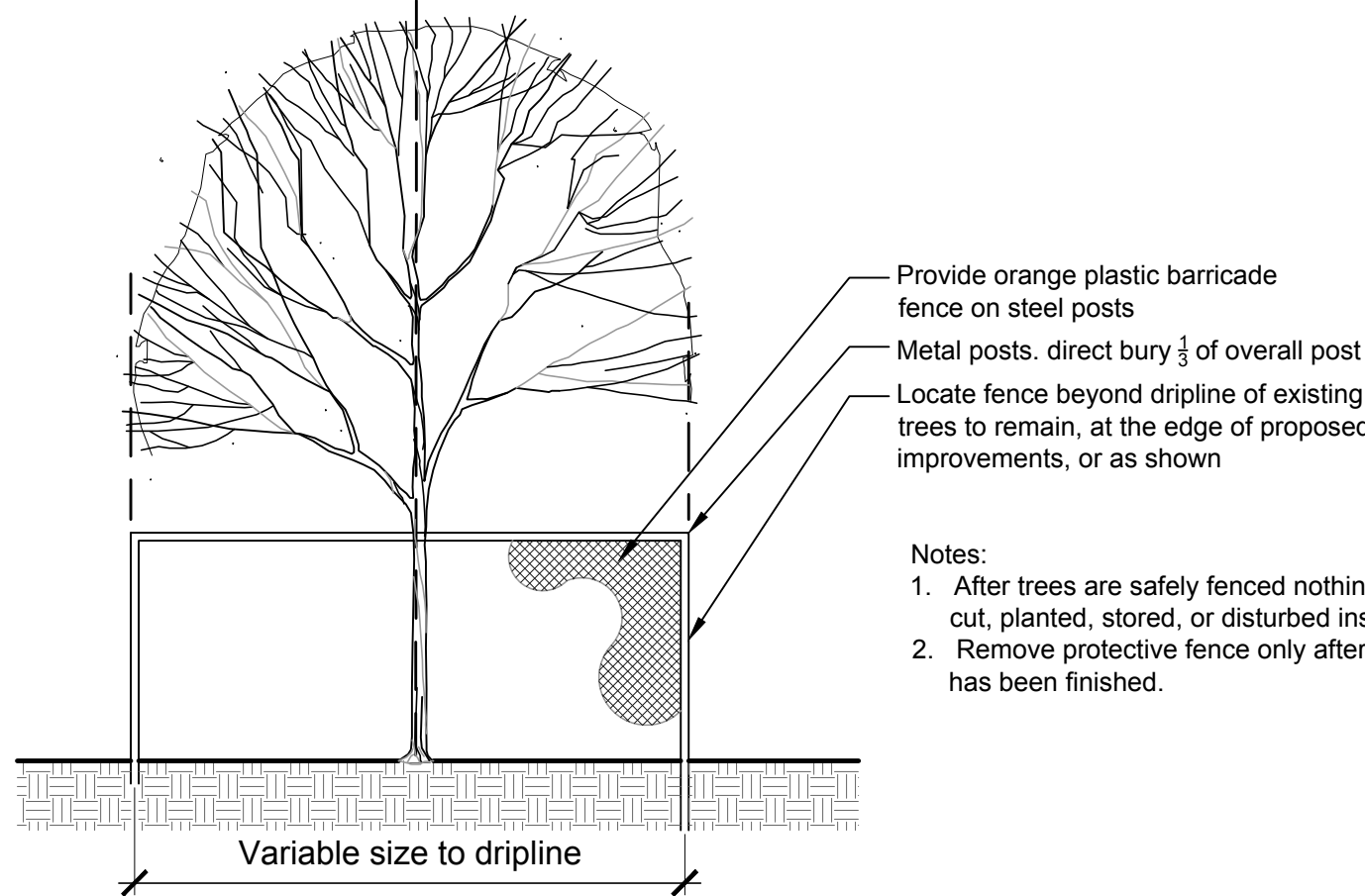
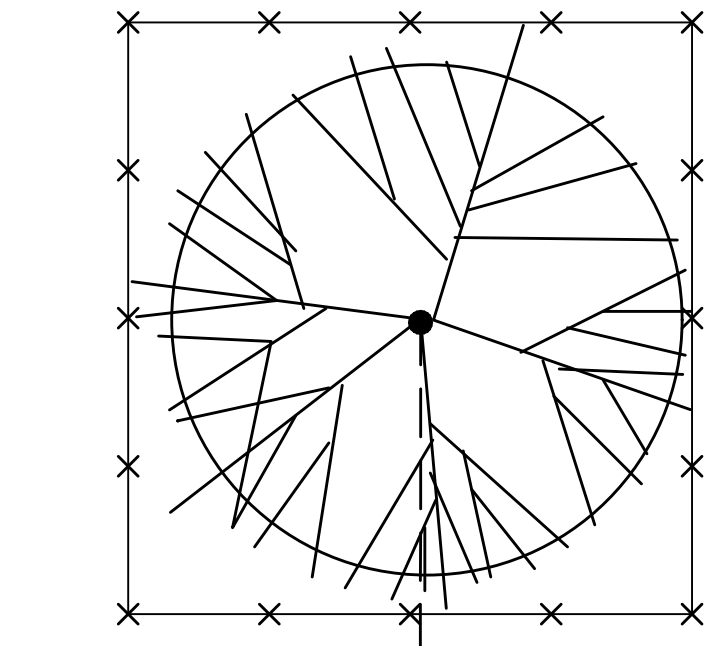
4 EXPANSION JOINT
3" = 1'-0"



3 CONCRETE PAVING - PEDESTRIAN
1 1/2" = 1'-0"



2 TEMPORARY CONSTRUCTION FENCE
1/4" = 1'-0"



1 TREE PROTECTION FENCE
1/2" = 1'-0"



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Construction Documents
July 30, 2024
REVISIONS

No	Date	Issue
1	2024.10.11	Permit Revisions

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MDS / KRE

SHEET TITLE
Details

SCALE IN FEET
as noted

NORTH

SHEET NUMBER
L5.0

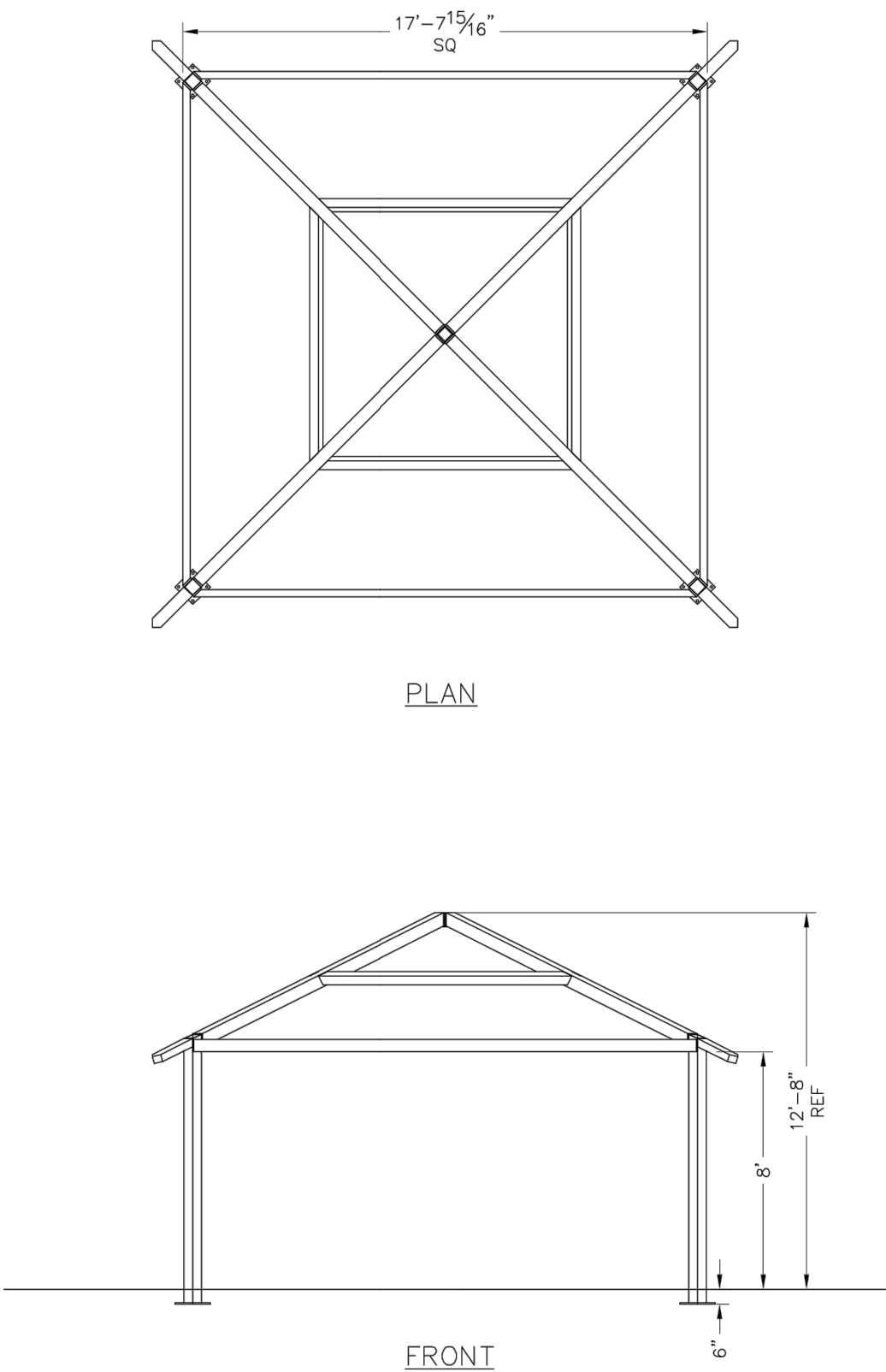
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1

SQUARE PICNIC SHELTER

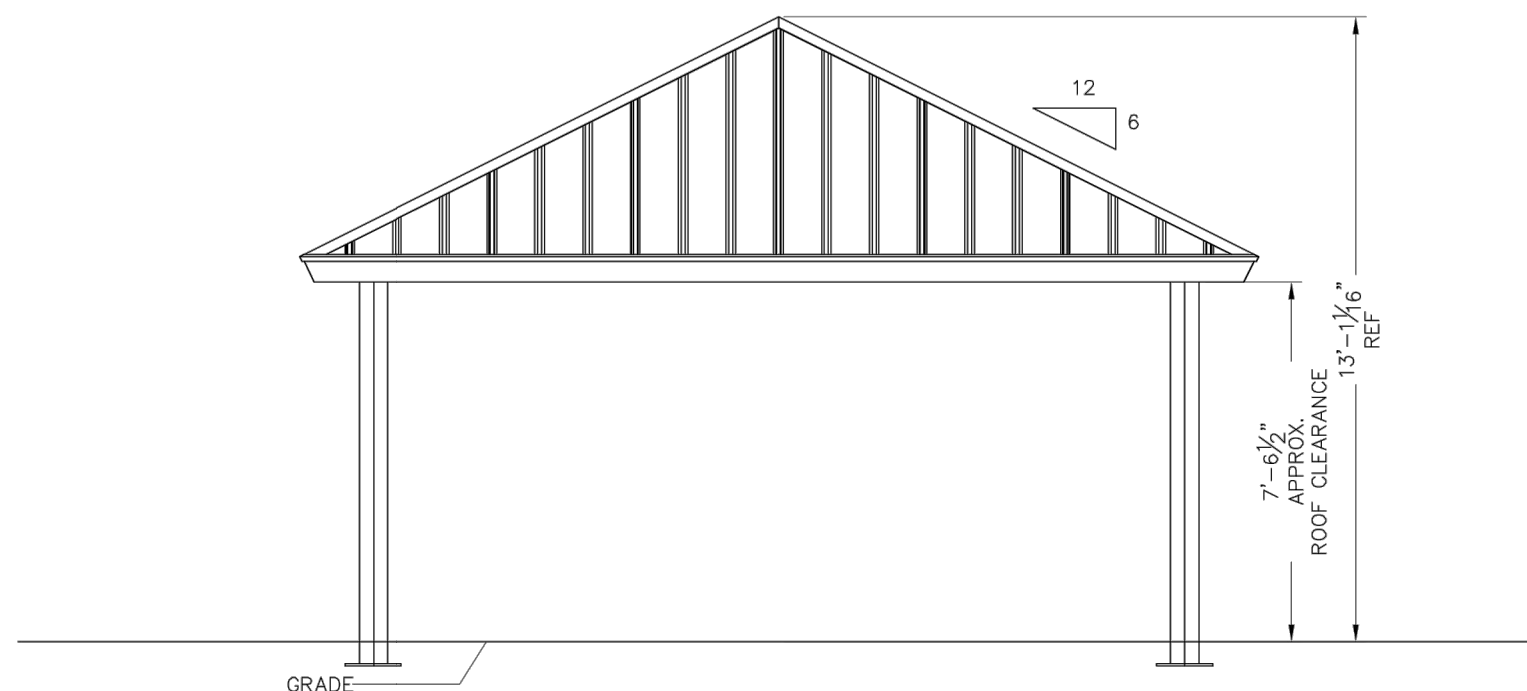
1/4" = 1'-0"



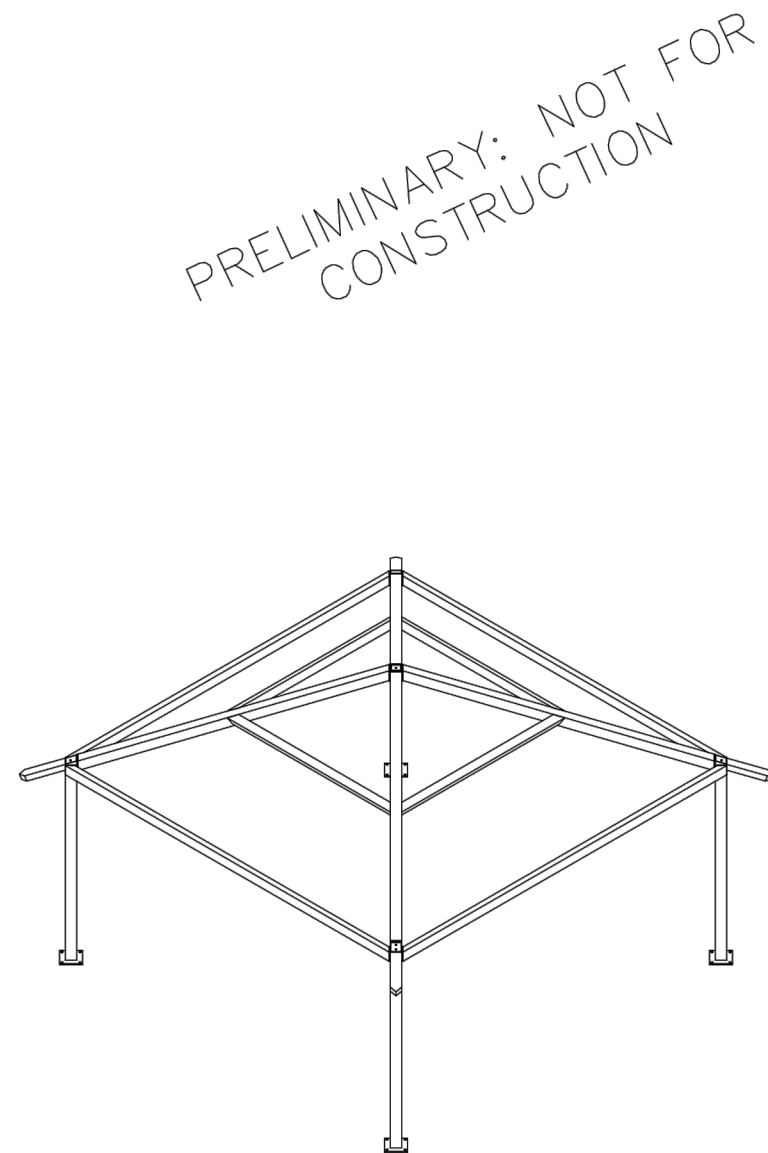
PLAN

FRONT

PRELIMINARY: NOT FOR CONSTRUCTION



GRADE

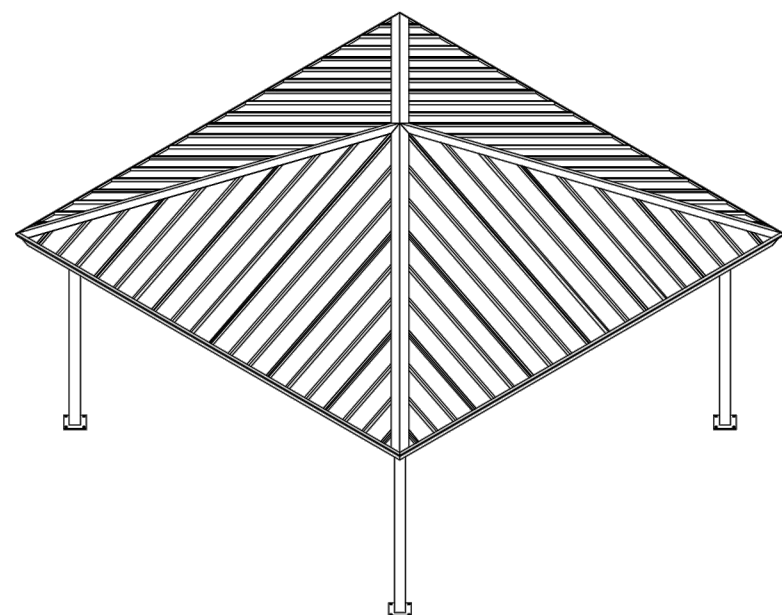


ISOMETRIC

PRELIMINARY: NOT FOR CONSTRUCTION

ALL STRUCTURAL COMPONENTS WILL BE:
TUBE: ASTM A500 GRADE B
PLATE: ASTM A36
BOLTS: ASTM A325
NUTS: ASTM A563
WELDING: GMAW

NOTE:
COLUMN SIZE: HSS5X5X0.1875



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800.748.0985
616.748.0995 FX

Frame

DRAWN BY:
JSW
DATE:
4/17/2008
JOB NO.:
STANDARD
REVISION:
BUILDING TYPE:
SQ20TM-P6
PROJECT NAME:
25-150-150

SHEET
3

DWG: \\icon01\Company\Engineering\Standards\Shelters\SQ 20\TM-P6-25-150-150 Drawings\Preliminary\SQ20TM-P6-25-150-150-2620.DWG

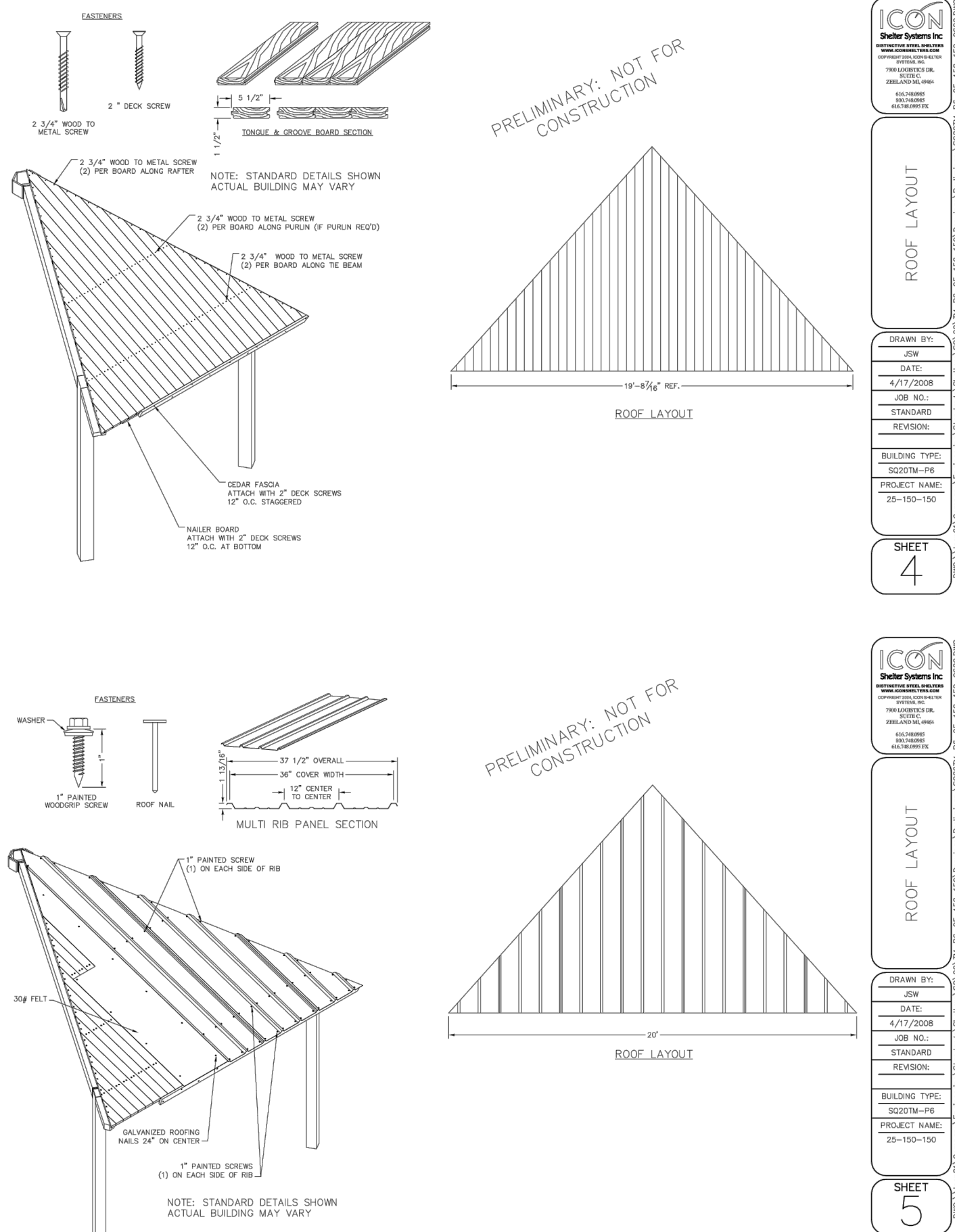
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Elevation

DRAWN BY:
JSW
DATE:
4/17/2008
JOB NO.:
STANDARD
REVISION:
BUILDING TYPE:
SQ20TM-P6
PROJECT NAME:
25-150-150

SHEET
1

DWG: \\icon01\Company\Engineering\Standards\Shelters\SQ 20\TM-P6-25-150-150 Drawings\Preliminary\SQ20TM-P6-25-150-150-2620.DWG



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Roof Layout

DRAWN BY:
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DATE:
4/17/2008
JOB NO.:
STANDARD
REVISION:
BUILDING TYPE:
SQ20TM-P6
PROJECT NAME:
25-150-150

SHEET
4

DWG: \\icon01\Company\Engineering\Standards\Shelters\SQ 20\TM-P6-25-150-150 Drawings\Preliminary\SQ20TM-P6-25-150-150-2620.DWG

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Roof Layout

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JSW
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4/17/2008
JOB NO.:
STANDARD
REVISION:
BUILDING TYPE:
SQ20TM-P6
PROJECT NAME:
25-150-150

SHEET
5

DWG: \\icon01\Company\Engineering\Standards\Shelters\SQ 20\TM-P6-25-150-150 Drawings\Preliminary\SQ20TM-P6-25-150-150-2620.DWG

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PREPARED FOR

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Park District

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Improvements

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SHEET TITLE
Details - Shelter

SCALE IN FEET
as noted

NORTH

SHEET NUMBER
L5.2

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poligon®

PROJECT: GLENVIEW PICKLEBALL CT

LOCATION: GLENVIEW, IL

BUILDING TYPE: SSG 12X30

ROOF TYPE: MULTI-RIB OVER T & G

BUILDING NUMBER: P14860

ORDER NUMBER: 73237

QUOTE NUMBER: 161529

DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2	STRUCTURAL FRAMING PLAN
3	COLUMN LAYOUT

CERTIFICATES:

MAINE-ORANGE COUNTY CERTIFICATE OF COMPETENCY NO. 21-0819.13
PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

FABRICATOR APPROVALS:

CITY OF LOS ANGELES, CA APPROVED FABRICATOR #C09-2010
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #F0011996
CITY OF RIVERSIDE, CA APPROVED FABRICATOR #SF_000042
CITY OF HOUSTON, TX APPROVED FABRICATOR #670
CLARK COUNTY, NV APPROVED FABRICATOR #264
STATE OF UTAH APPROVED FABRICATOR 02066-14
AISC APPROVED FABRICATOR C-00018751

ASTM DESIGNATION

A501 (GRADE B)
A519 (GRADE B)
A193 (GRADE 90)
A36
A853

GENERAL NOTES:

UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. THE MANUFACTURER MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.). SEE THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20" SEPARATION BETWEEN ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE. IF THAT SEPARATION DOES NOT EXIST, THE MANUFACTURER MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL.

ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS AND CONFORMS TO THE LATEST EDITION OF AWS D1.1 OR D1.3 AS REQUIRED.

PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS FOR POSSIBLE SUBSTITUTIONS.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.

poligon®

BY PORTER CORP. FIELD SUPPORT (815) 888-5544

DATE: 6/20/2022
DRAWN BY: Jacob Heller
CHECKED BY: Jacob Heller
SCALE: 1/32"
PROJECT: GLENVIEW PICKLEBALL CT
LOCATION: GLENVIEW, IL
BUILDING TYPE: SSG 12X30
BUILDING NUMBER: P14860
ORDER NUMBER: 73237
QUOTE NUMBER: 161529

COVER SHEET

CS

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DATE: 6/20/2022
DRAWN BY: Jacob Heller
CHECKED BY: Jacob Heller
SCALE: 1/32"
PROJECT: GLENVIEW PICKLEBALL CT
LOCATION: GLENVIEW, IL
BUILDING TYPE: SSG 12X30
BUILDING NUMBER: P14860
ORDER NUMBER: 73237
QUOTE NUMBER: 161529

ARCHITECTURAL ELEVATIONS

1

GENERAL ROOF NOTES:

1. METAL ROOFING:

- 24 GAUGE
- GALVANEAL COATED
- RYNAR 500 PAINTED
- TRIM COLOR MATCHES ROOF

2. SEE POLYGON.COM FOR COLOR OPTIONS

TOP VIEW

ISOMETRIC VIEW

FRONT VIEW

SIDE VIEW

STOP!!

NOT FOR CONSTRUCTION

USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

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DATE: 6/20/2022
DRAWN BY: Jacob Heller
CHECKED BY: Jacob Heller
SCALE: 1/32"
PROJECT: GLENVIEW PICKLEBALL CT
LOCATION: GLENVIEW, IL
BUILDING TYPE: SSG 12X30
BUILDING NUMBER: P14860
ORDER NUMBER: 73237
QUOTE NUMBER: 161529

STRUCTURAL FRAMING PLAN

2

TOP VIEW

ISOMETRIC VIEW

FRONT VIEW

SIDE VIEW

STOP!!

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DATE: 6/20/2022
DRAWN BY: Jacob Heller
CHECKED BY: Jacob Heller
SCALE: 1/32"
PROJECT: GLENVIEW PICKLEBALL CT
LOCATION: GLENVIEW, IL
BUILDING TYPE: SSG 12X30
BUILDING NUMBER: P14860
ORDER NUMBER: 73237
QUOTE NUMBER: 161529

COLUMN LAYOUT

3

ANCHOR BOLT LAYOUT NOTES:

1. ENGINEERING WILL DETERMINE REQUIRED ANCHOR BOLT LAYOUT AFTER ENGINEERING PACKAGE IS ORDERED.

2. CUSTOMER MAY SUGGEST PREFERRED ANCHOR BOLT LAYOUT.

13'-0" TYP

24'-0"

STOP!!

NOT FOR CONSTRUCTION

USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

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DNF / ARH

DRAWN BY
MDS / KRE

SHEET TITLE
Details - Shelter

SCALE IN FEET
as noted

NORTH

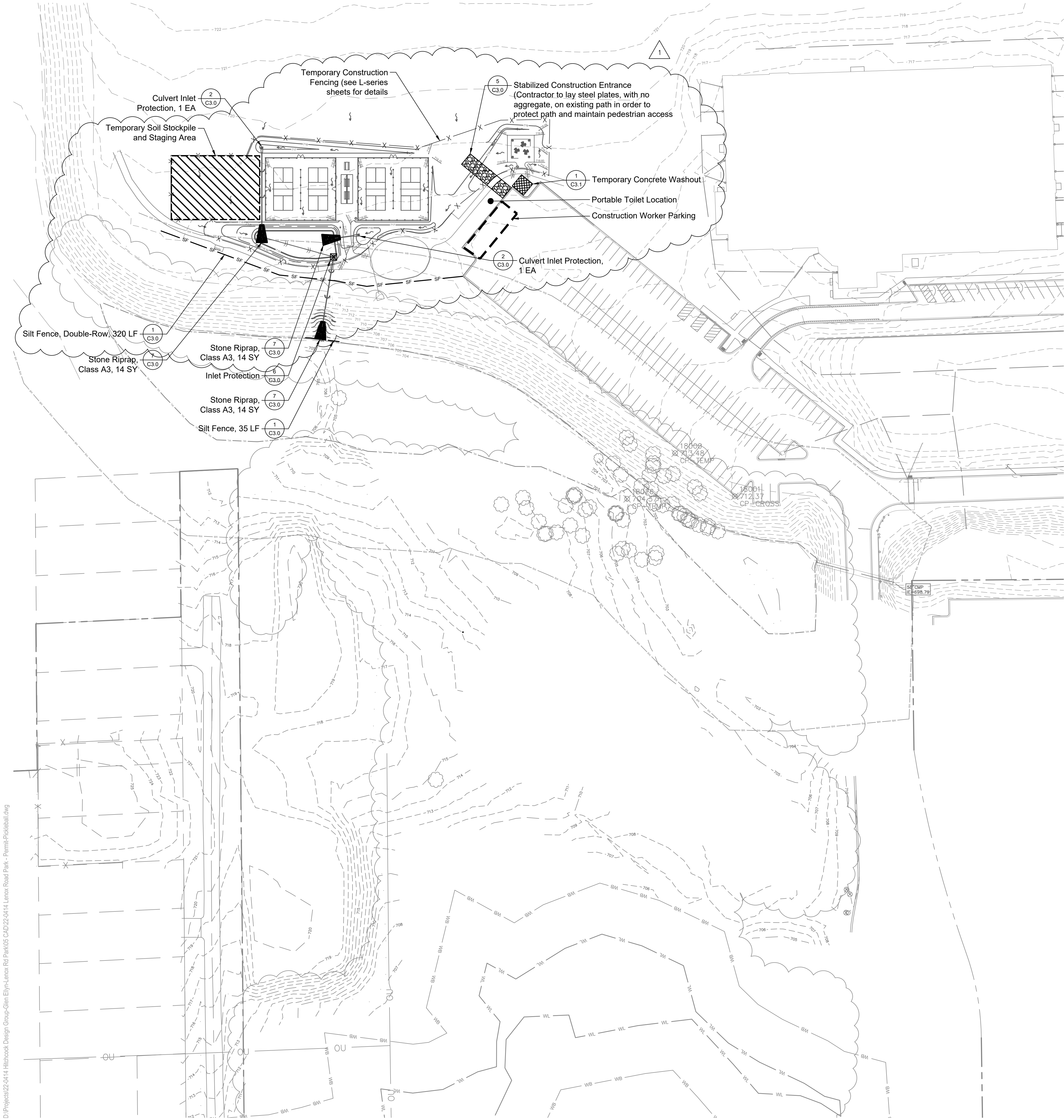
SHEET NUMBER
L5.3

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1 RECTANGULAR PICKLEBALL SHELTER

1/4" = 1'-0"

Page 77 of 84



SOIL EROSION AND SEDIMENT CONTROL NOTES

All soil erosion and sedimentation control measures shall be in accordance with the "Standard Specifications for Road and Bridge Construction", State of Illinois, Department of Transportation, latest revision. Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed according to minimum standards and specifications in the Illinois Urban Manual revised June 2013.

- Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.
- Soil erosion and sediment control features shall be constructed prior to the commencement of upland disturbance.
- Temporary soil stabilization shall be applied to disturbed areas within 14 calendar days of the end of the active hydrologic disturbance. Permanent stabilization shall be completed within 7 days after completion of final grading of the soil. In areas where work has temporarily ceased for 21 days or more, temporary stabilization shall occur within 14 days after work has ceased.
- All storm sewer facilities that are or will be functioning during construction shall be protected, filtered or otherwise treated to remove sediment.
- All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization is achieved or after temporary measures are no longer needed. Trapped sediment and other disturbed soil areas shall be permanently stabilized.
- All temporary and permanent erosion control measures must be maintained and repaired as needed. The general contractor will be responsible for inspection and repair during construction. The owner will be responsible if erosion control is required after the contractor has completed the project.
- The erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required as directed by the engineer or governing agency.
- All erosion control measures must be inspected weekly and after each 0.5" rain event.
- Stockpiles of soil and other building materials to remain in place more than three (3) days shall be furnished with erosion and sediment control measures (i.e. perimeter silt fence). Stockpiles to remain in place for 30 days or more shall receive temporary seeding.
- All adjacent streets must be kept clear of debris, inspected daily, and cleaned when necessary.
- All construction access shall be through the stabilized construction entrance at the existing parking lot to the east of the proposed pickleball courts.
- Double-row silt fence shall consist of one row of standard silt fence and one row of high-visibility silt fence. Lengths noted on plans are the quantities of each type of silt fence required.
- Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.



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PREPARED FOR
**Glen Ellyn
Park District**

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT

**Ackerman Pickleball
Improvements**

800 Saint Charles Road
Glen Ellyn, Illinois 60137

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Construction Documents
July 30, 2024
REVISIONS

No	Date	Issue
01	2024.10.11	PERMIT REVISIONS

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SHEET TITLE
**Soil Erosion and
Sediment Control
Plan**

SCALE AS NOTED
1" = 50'

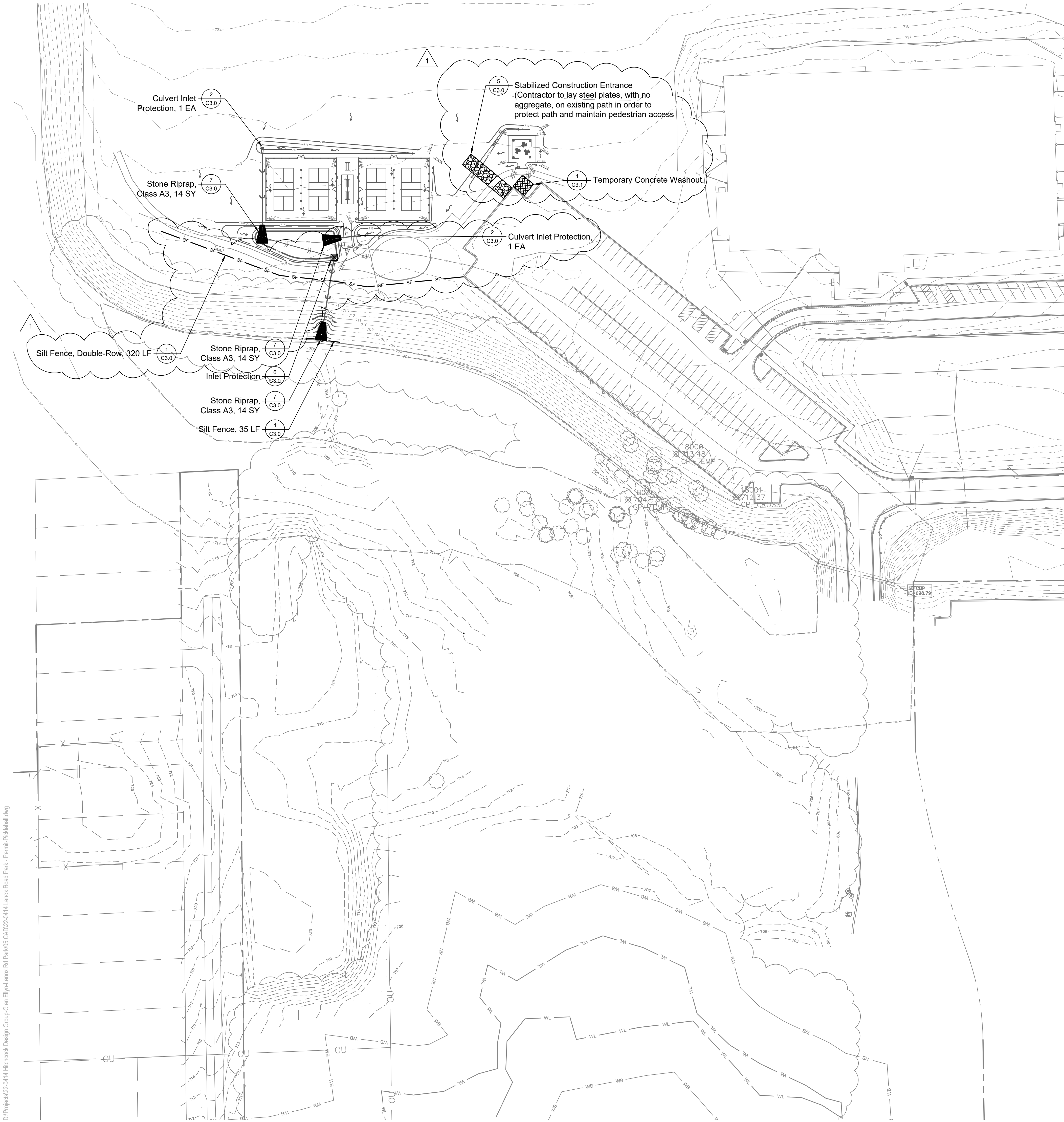


NORTH

SHEET NUMBER

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SOIL EROSION AND SEDIMENT CONTROL NOTES

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1. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.
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3. Temporary soil stabilization shall be applied to disturbed areas within 14 calendar days of the end of the active hydrologic disturbance. Permanent stabilization shall be completed within 7 days after completion of final grading of the soil. In areas where work has temporarily ceased for 21 days or more, temporary stabilization shall occur within 14 days after work has ceased.
4. All storm sewer facilities that are or will be functioning during construction shall be protected, filtered or otherwise treated to remove sediment.
5. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization is achieved or after temporary measures are no longer needed. Trapped sediment and other disturbed soil areas shall be permanently stabilized.
6. All temporary and permanent erosion control measures must be maintained and repaired as needed. The general contractor will be responsible for inspection and repair during construction. The owner will be responsible if erosion control is required after the contractor has completed the project.
7. The erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required as directed by the engineer or governing agency.
8. All erosion control measures must be inspected weekly and after each 0.5" rain event.
9. Stockpiles of soil and other building materials to remain in place more than three (3) days shall be furnished with erosion and sediment control measures (i.e. perimeter silt fence). Stockpiles to remain in place for 30 days or more shall receive temporary seeding.
10. All adjacent streets must be kept clear of debris, inspected daily, and cleaned when necessary.
11. All construction access shall be through the stabilized construction entrance at the existing parking lot to the east of the proposed pickleball courts.
12. Double-row silt fence shall consist of one row of standard silt fence and one row of high-visibility silt fence. Lengths noted on plans are the quantities of each type of silt fence required.
13. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.



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**Soil Erosion and
Sediment Control
Plan**

SCALE AS NOTED
1" = 50'



NORTH

SHEET NUMBER

C1.0

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PROJECT

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SCALE AS NOTED
1" = 20'

NORTH SHEET NUMBER



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All work done under this heading will be done in accordance with applicable provisions of the "Standard Specifications for Road and Bridge Construction", State of Illinois, Department of Transportation, latest revision, the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the Village of Glen Ellyn codes and regulations, the project notes and specifications.

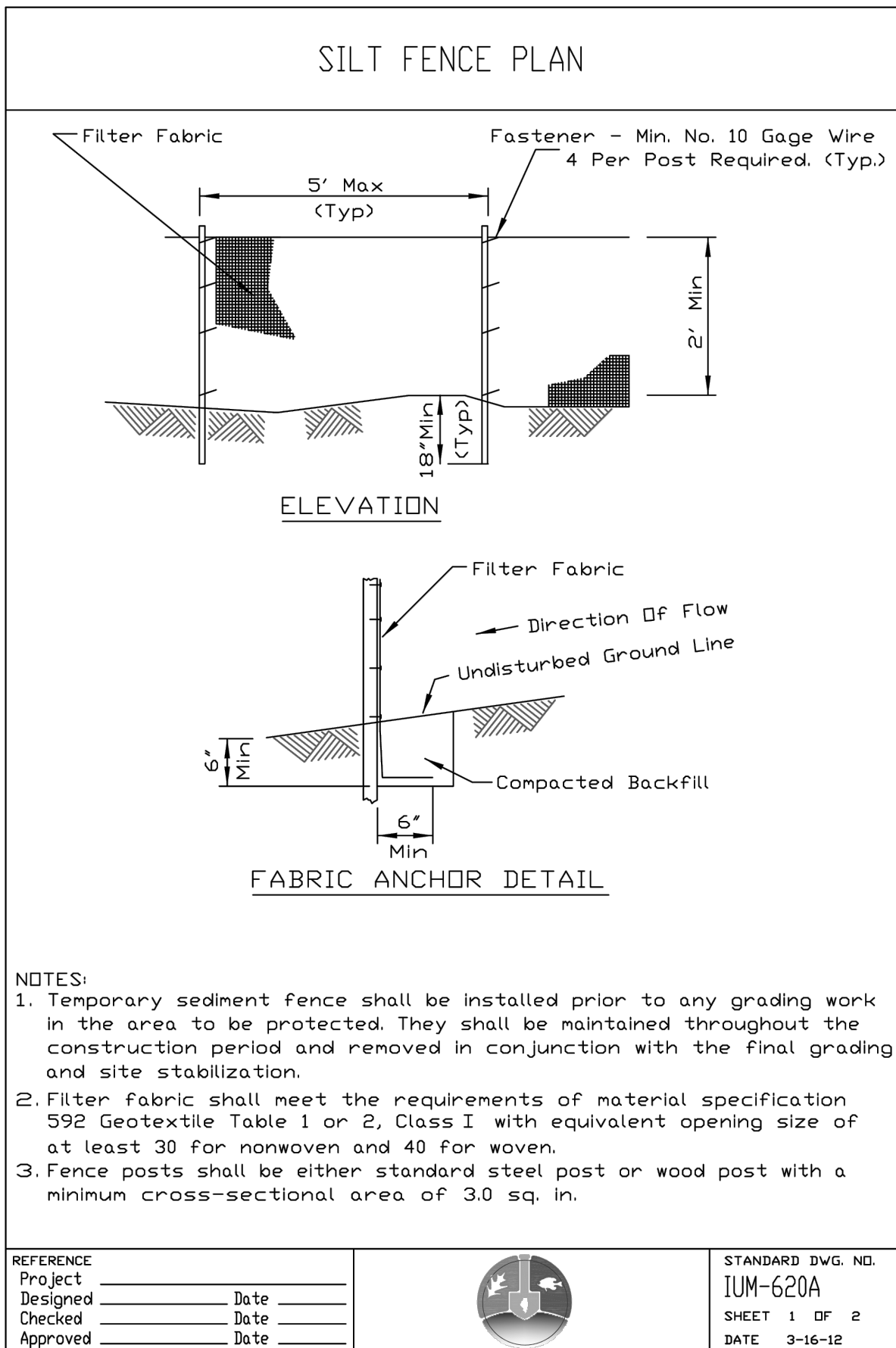
- Work under this section shall include, but not be limited to, the following:
- a. Clearing and removal of all undesirable vegetative growth within the construction area except as noted otherwise on the plans.
 - b. Removing unsuitable materials as specified from paved and playground areas and other designated areas.
 - c. Clay cut and clay fill with compaction within paved and playground areas and other designated areas.
 - d. Excavation and grading of the entire site per plan, including construction of berms, swales, etc., as shown on these plans.
 - e. Placement and construction of structural and non-structural fills.
 - f. If required, removal from site and disposal of any excess or unsuitable material upon completion of mass grading.
 - g. Movement and compaction of spoil material from the construction of underground utilities.
 - h. Final shaping and trimming to the lines, grades and cross-sections shown in these plans, and topsoil placement to design finish grade elevations.
 - i. Soil erosion control measures in accordance with the applicable specifications and county requirements.
2. Silt fence and perimeter erosion barrier as shown in the construction plans shall be erected prior to mass earthwork.
3. It is the Contractor's responsibility to determine all material quantities and apprise himself of all site conditions. No claims for extra work will be recognized unless ordered in writing by the Owner.
4. The grading operations are to be closely supervised and inspected, particularly during the removal of unsuitable material and the construction of embankments, by the geotechnical engineer or his representative. All testing, inspection and supervision of soil quality, unsuitable removal and its replacement, and other soils related operations shall be entirely the responsibility of the geotechnical engineer.
5. The grading and construction of the site improvements shall not cause ponding of stormwater except as noted on the plans. All areas adjacent to these improvements shall be graded to allow positive drainage.
6. The proposed grading elevations shown on the plans are finish grade. A minimum of six inches (6") of topsoil is to be placed before finish grade elevations are achieved, except where noted otherwise.
7. All disturbed areas to be restored according to the planting plan.
8. All disturbed areas shall be stabilized with NA Green S75 erosion control blanket, or approved equal, unless otherwise noted.
9. The Contractor is to locate all utilities, public and private, prior to beginning construction. Contractor will be responsible for any damages to utilities caused by their work. Contact J.U.L.I.E. 72 hours prior to construction at 1-800-982-0123 or (811) for location of utilities and contractor shall be responsible for protection of the same.
10. The Contractor shall notify the Architect or Engineer if existing utility lines of any nature are encountered that conflict in location with new construction so that the conflict may be resolved.
11. The Contractor shall be responsible for the protection of all public and private utilities even though they may not be shown on the plans. Any utility damaged during construction shall be repaired or replaced to the satisfaction of the Owner and the Contractor's expense.
12. The Contractor shall be required to make arrangements for the proper bracing, shoring and other required protection of all roadways, structures, poles, cables and pipe lines before construction begins. He shall be responsible for any damage to the streets or roadways and associated structures and shall make repairs as necessary to the satisfaction of the Owner at his own expense.

—— WL ——	Ex Wetland Boundary
—— WB ——	Wetland Buffer (50 foot)
—— ——— ———	Ex Major Contour (5 foot)
- - - - -	Ex Major Contour (5 foot)
—— 680 ——	Prop Major Contour (5 foot)
—— 679 ——	Prop Minor Contour (1 foot)

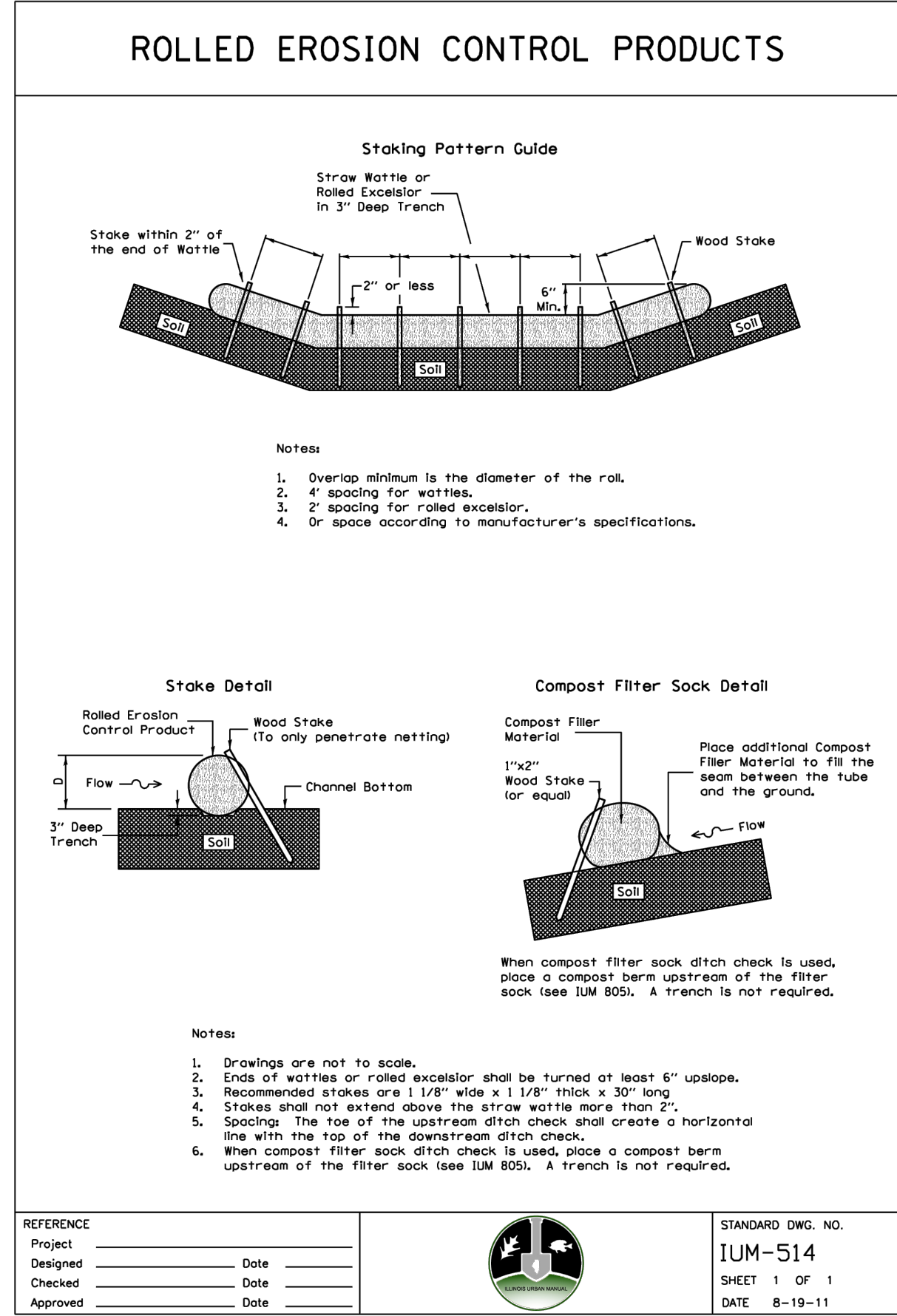


Drainage Arrow

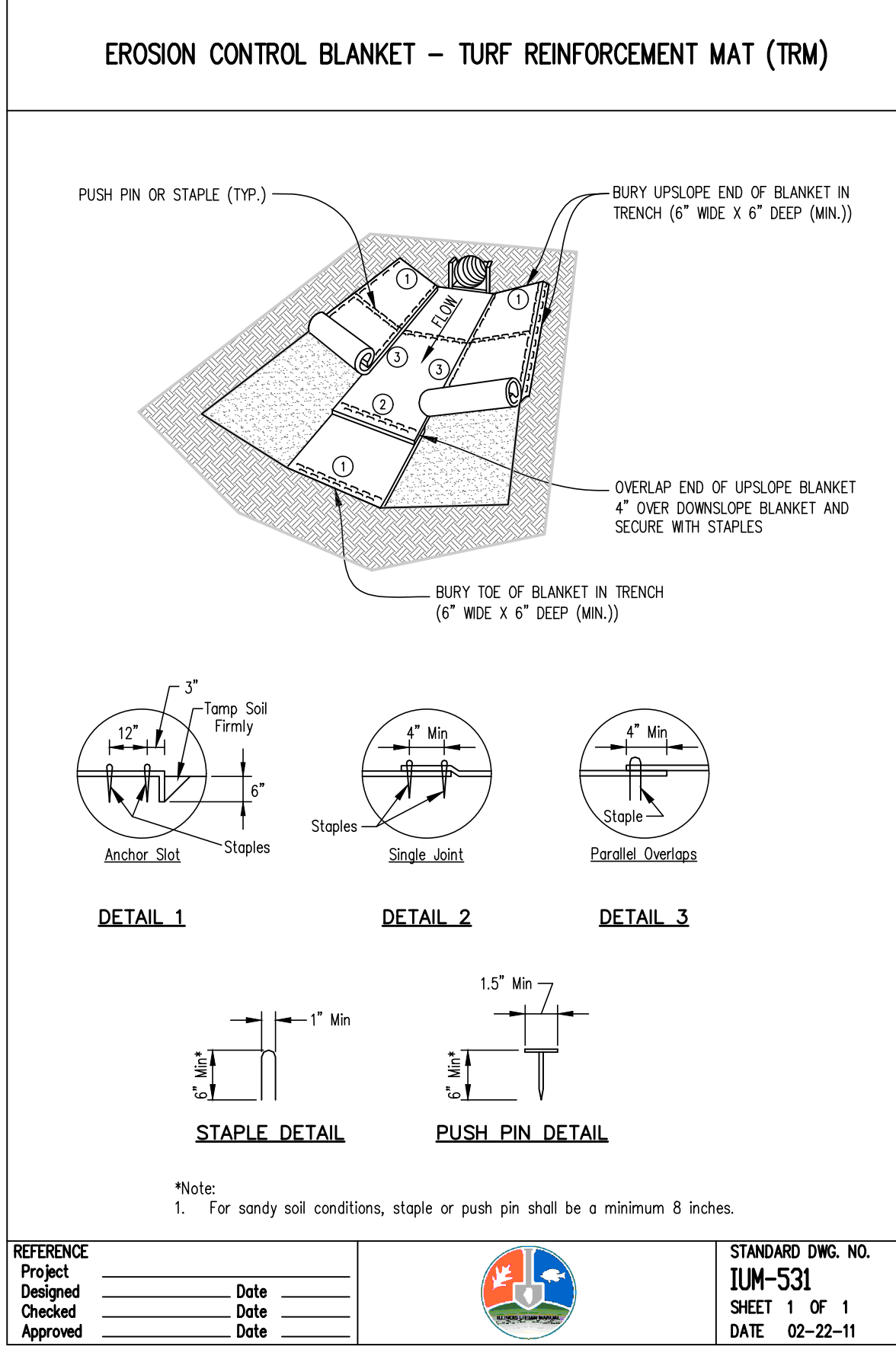




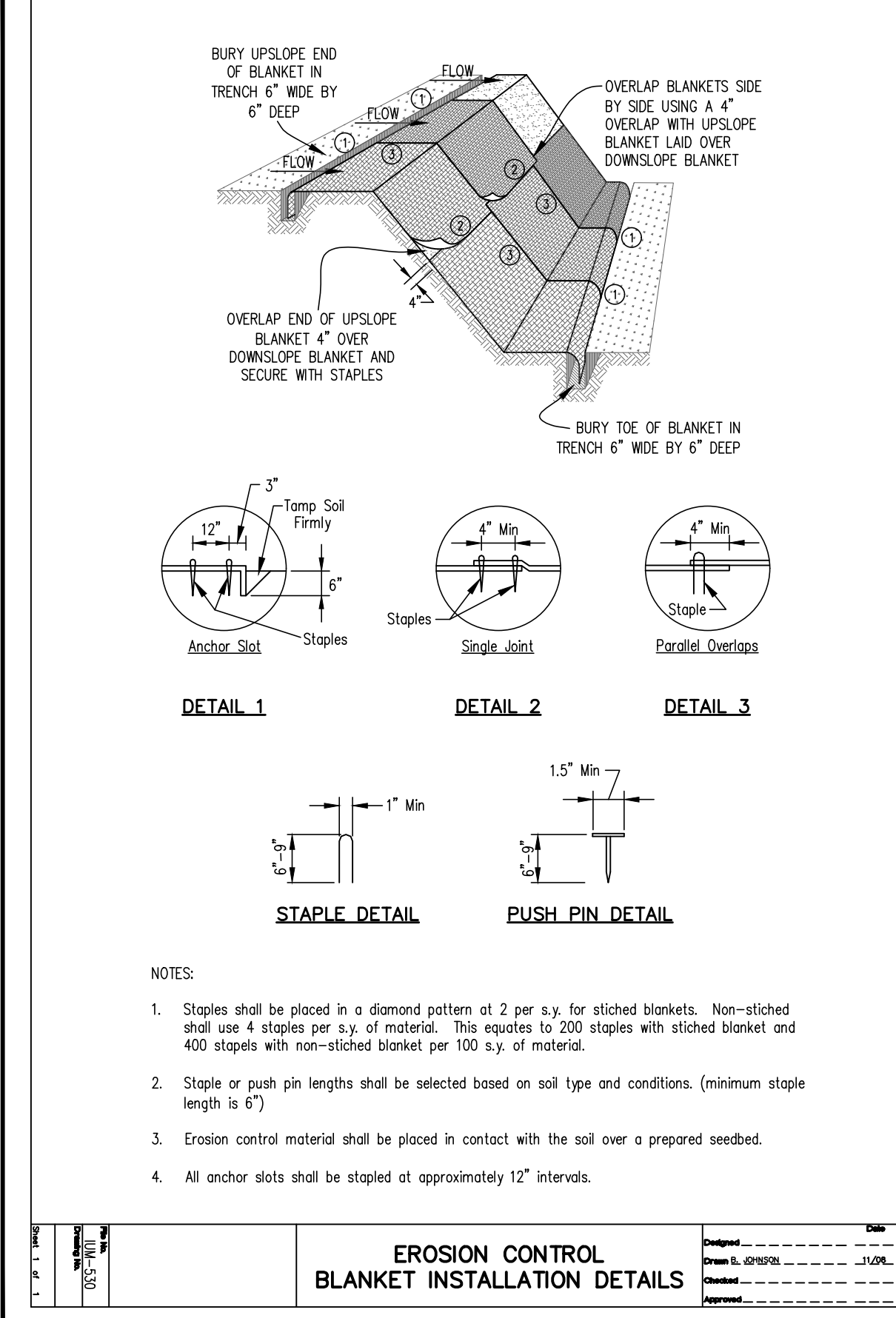
① Silt Fence Detail (Not to Scale)



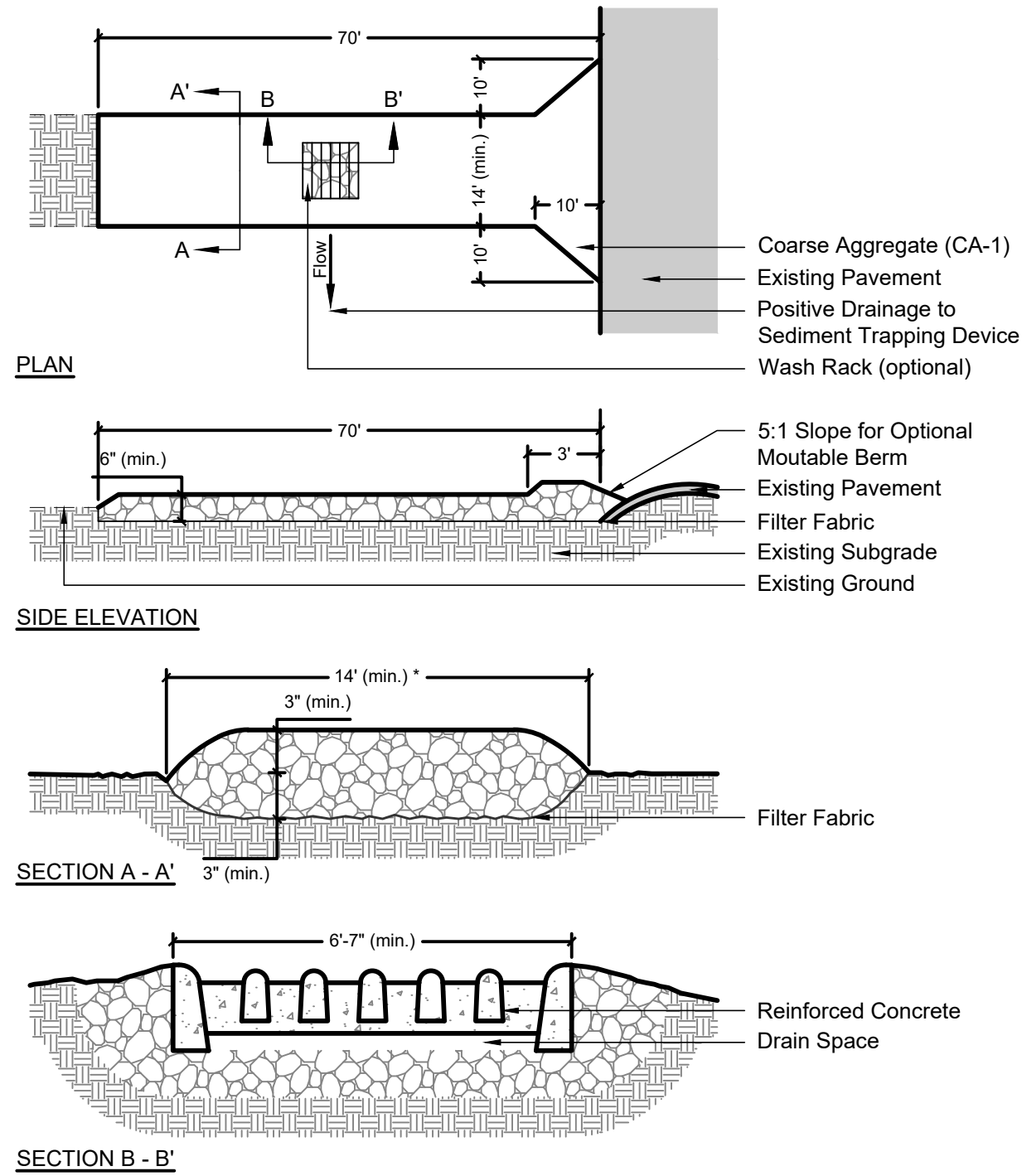
② Perimeter Erosion Barrier/Culvert Inlet Protection Detail (Not to Scale)



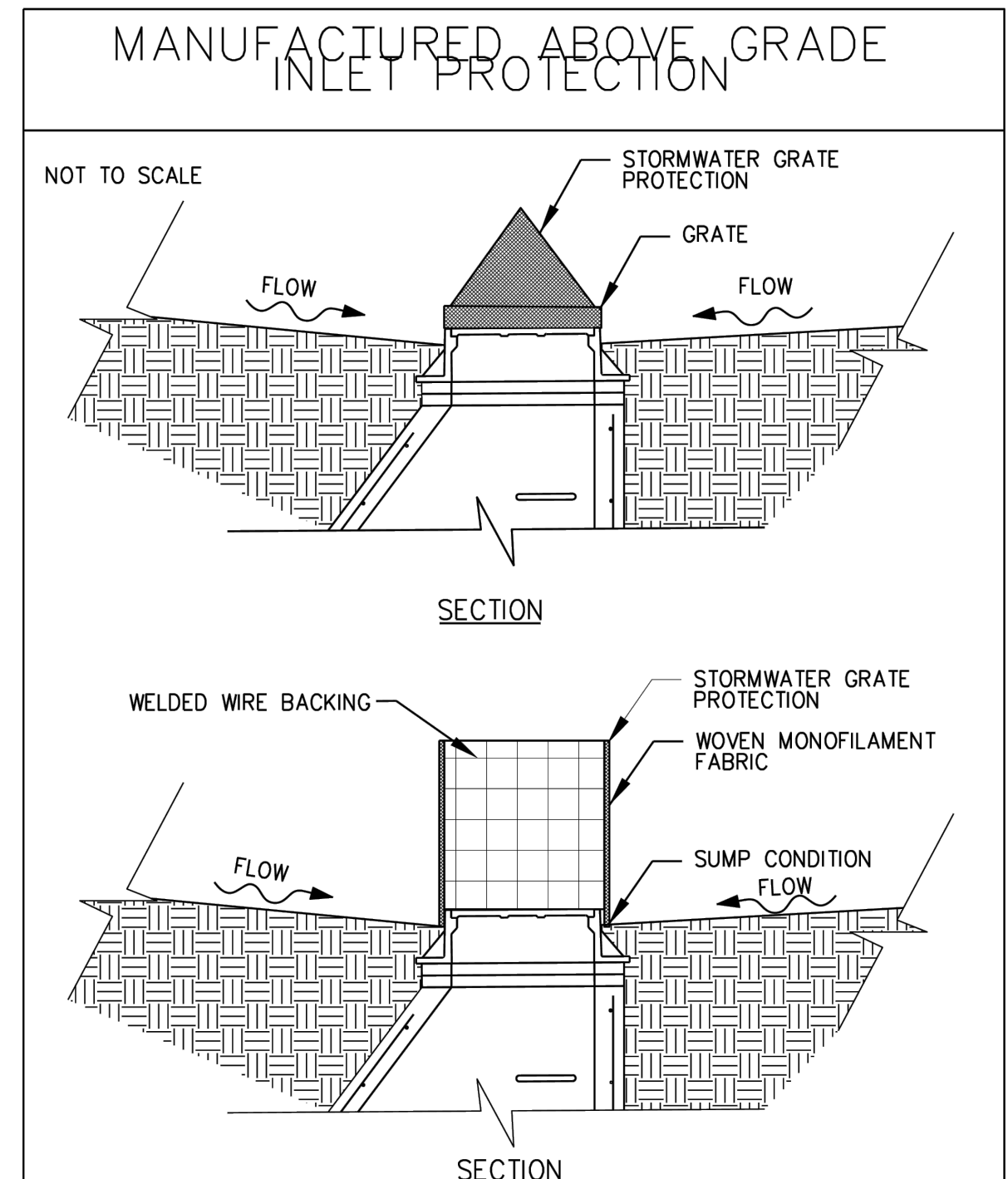
③ Erosion Control Blanket & Turf Reinforcement Mat (TRM) Detail (Not to Scale)



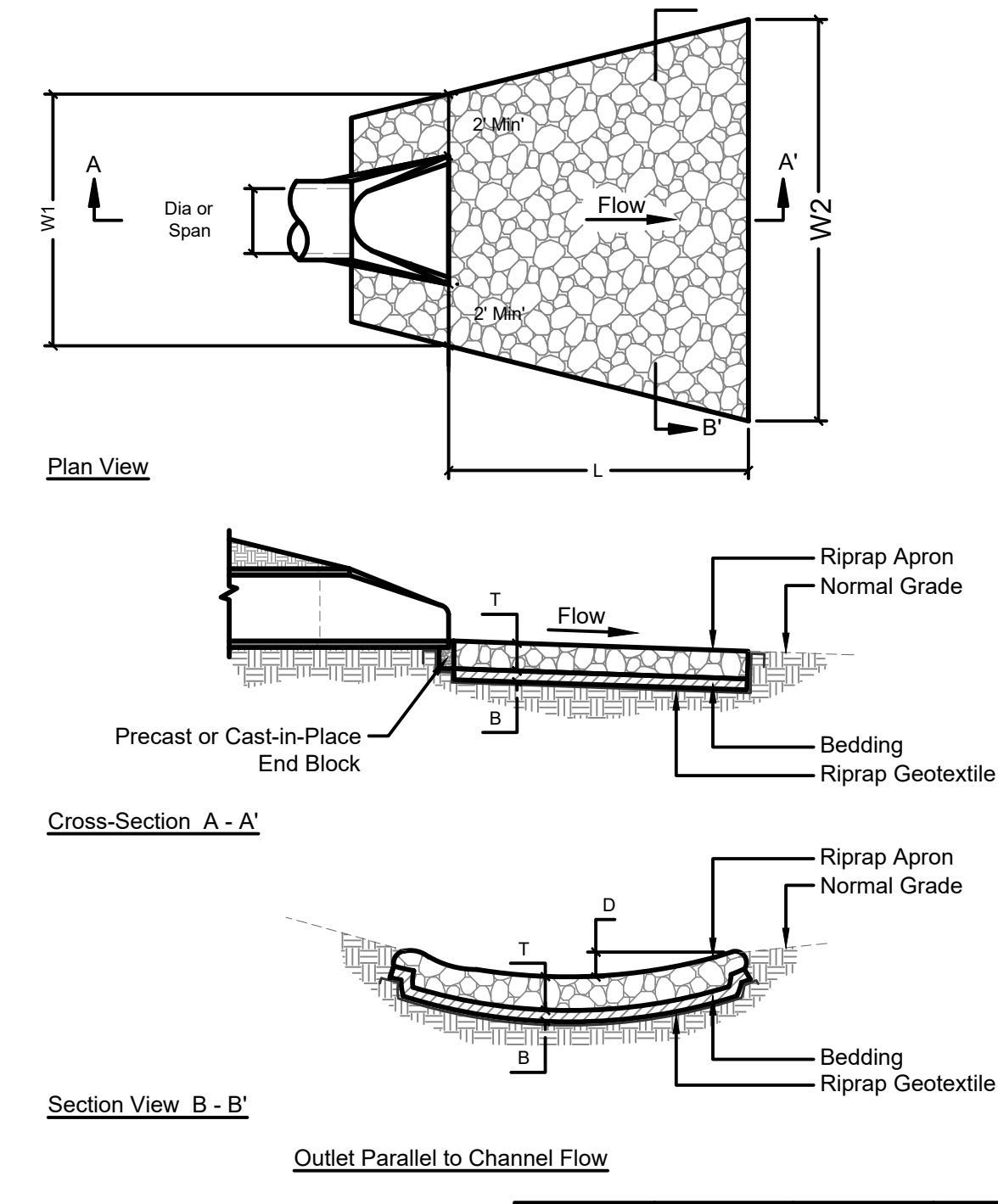
④ Erosion Control Blanket Detail (Not to Scale)



⑤ Stabilized Construction Entrance Detail (Not to Scale)

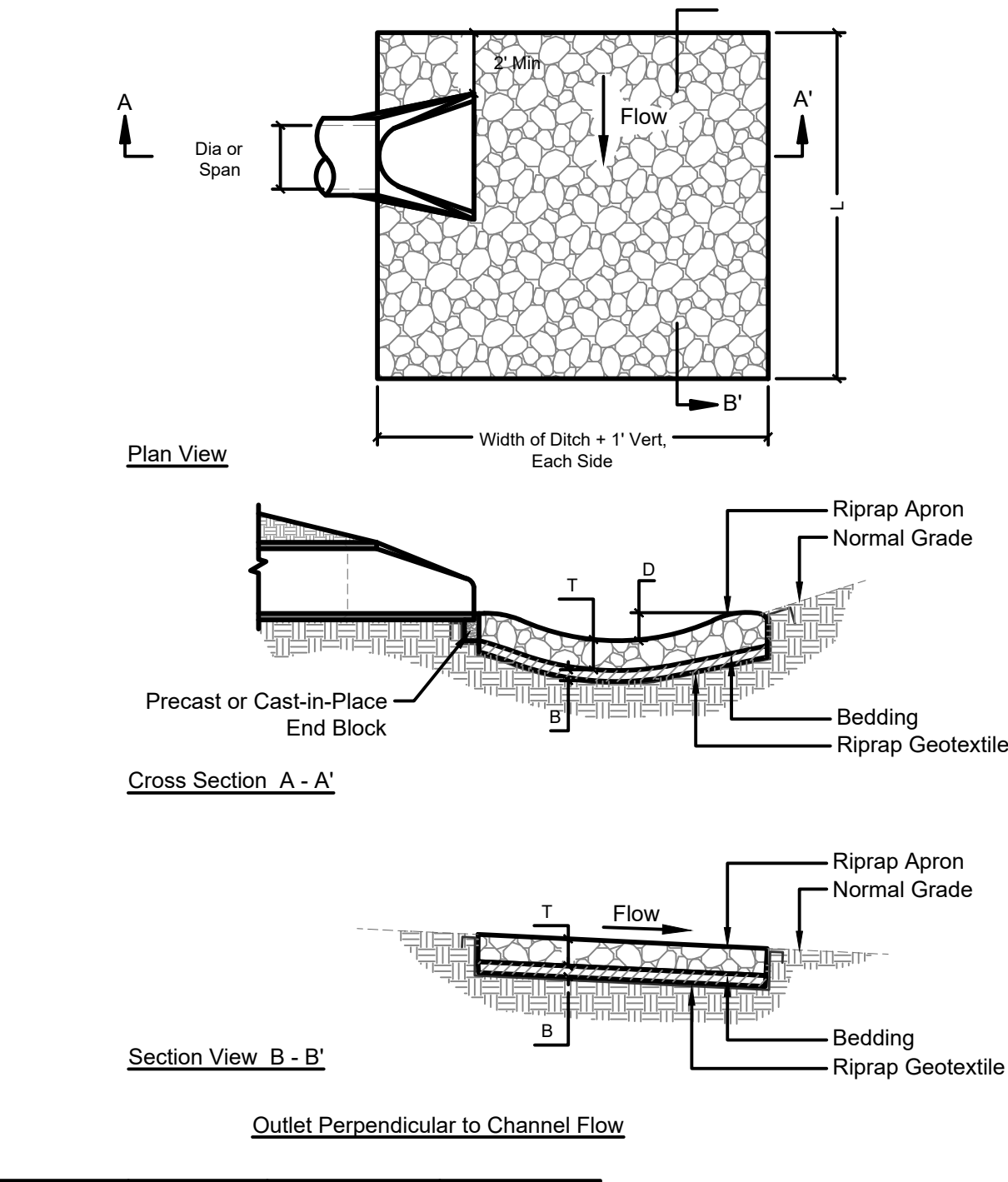


⑥ Inlet Protection Detail (Not to Scale)



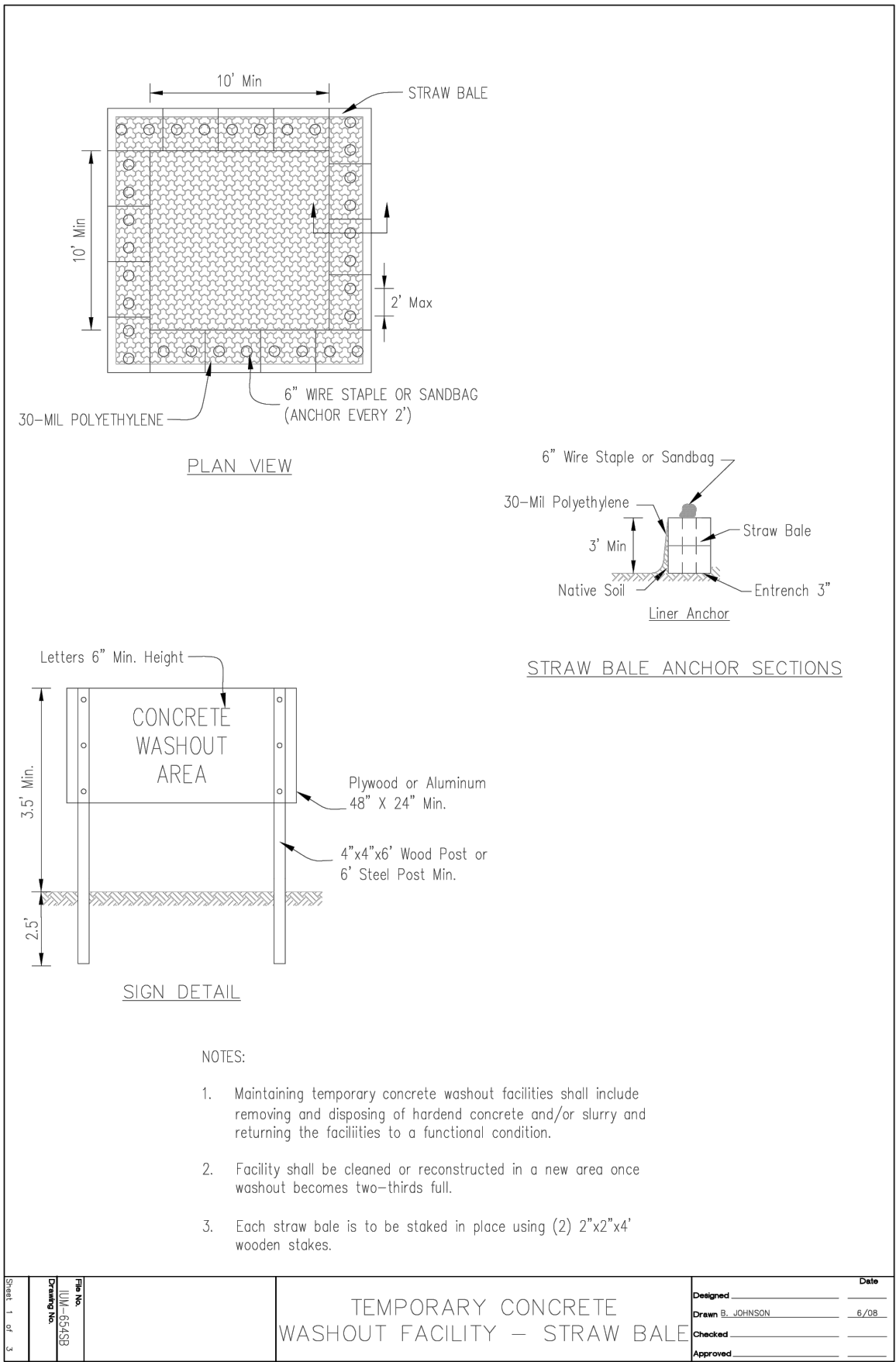
DIA. OF ROUND INLET PIPE (in)	IDOT RIPRAP GRADATION (RR)	RIPRAP THICKNESS (in)	RIPRAP BEDDING THICKNESS (in)	APRON LENGTH (ft)	APRON WIDTH UPSTREAM (ft)	APRON WIDTH DOWNSTREAM (ft)	DEPTH BELOW NORMAL GRADE (in)
12	RR-3	8.0	NA	12.0	5.0	11.0	6.0
15	RR-3	8.0	NA	14.0	5.0	12.0	6.0
18	RR-4	16.0	6.0	16.0	5.5	13.5	7.0
21	RR-4	16.0	6.0	20.0	6.0	16.0	10.0
24	RR-4	16.0	6.0	20.0	6.0	16.0	10.0

⑦ Rock Outlet Protection Detail (Not to Scale)

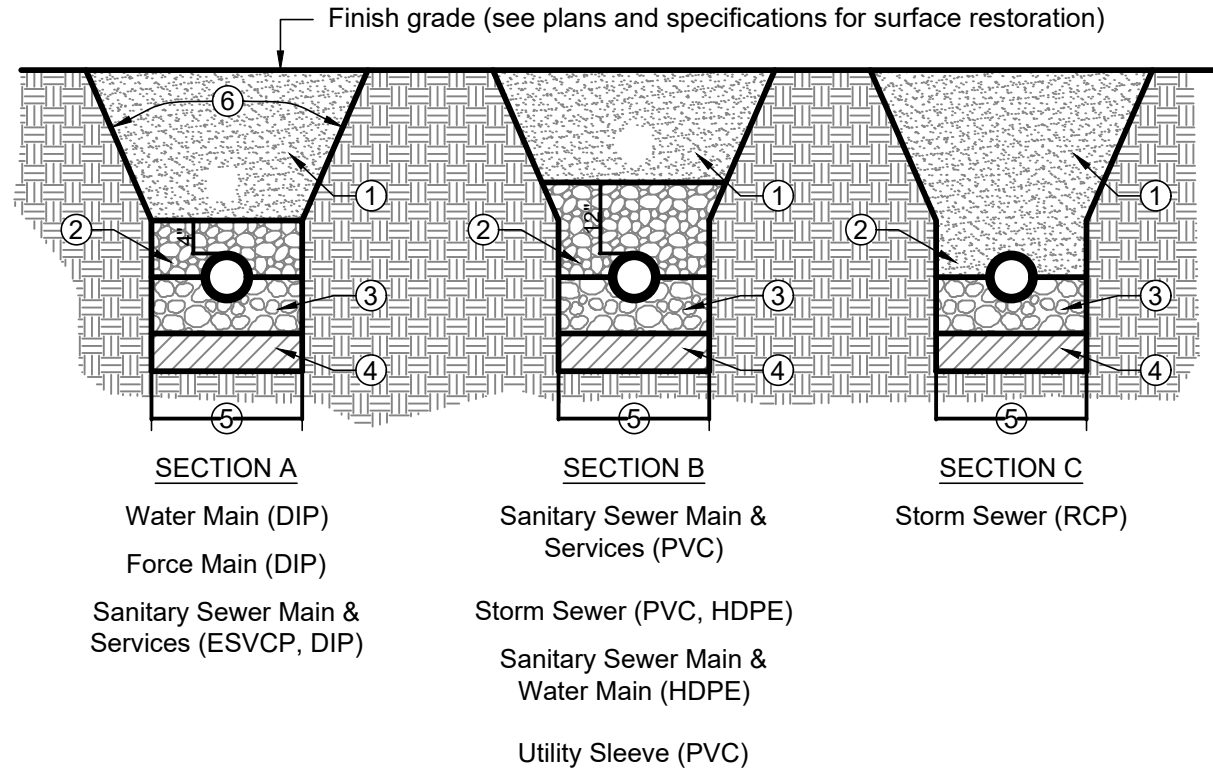


No	Date	Issue
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D:\Projects\22-0114 Hitchcock Design Group-Glen Ellyn-Lenox Rd Park\05 CAD\22-0414 Lenox Road Park - Permit-Pickleball.dwg

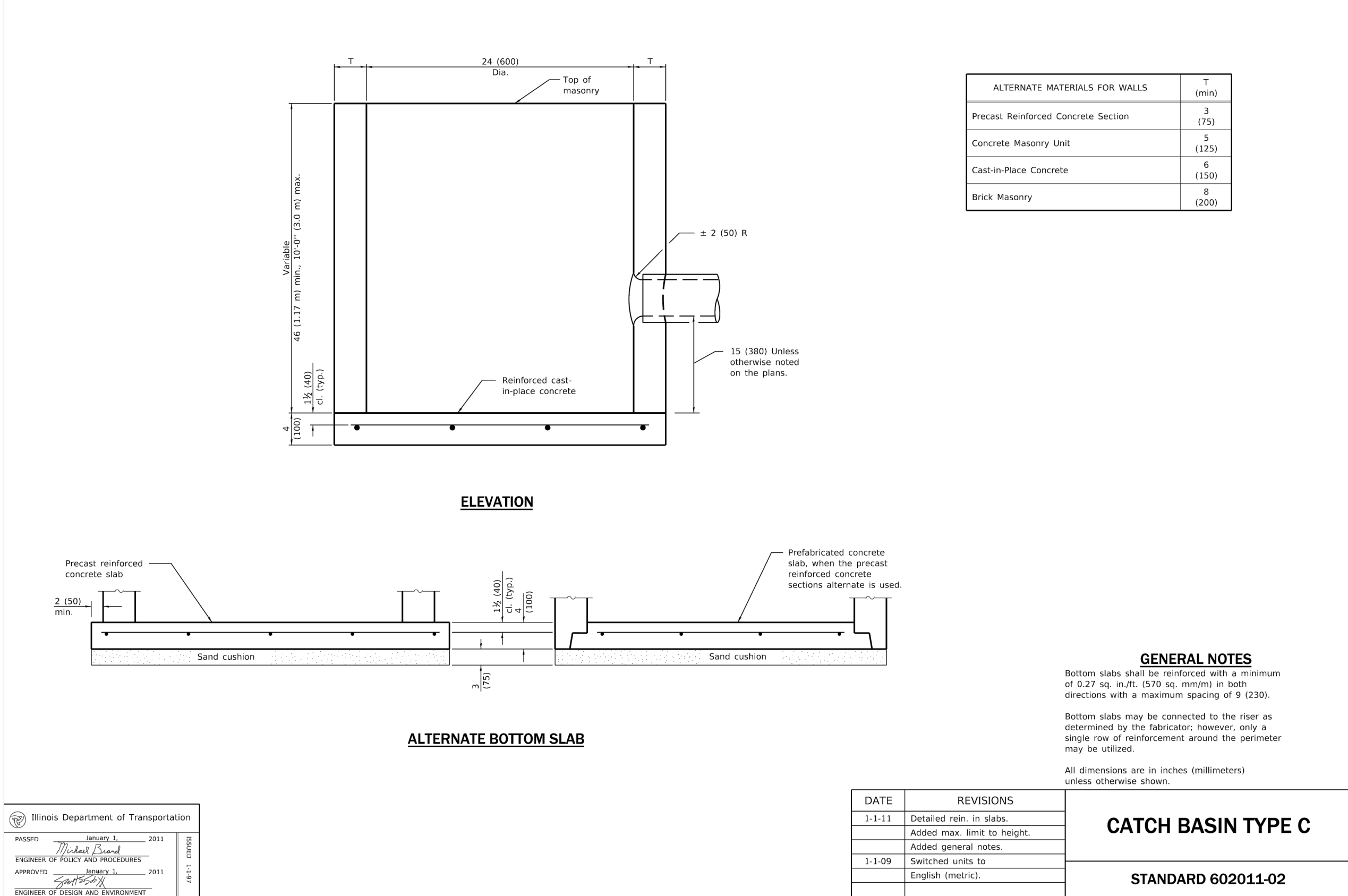


① Temporary Concrete Washout Detail
(Not to Scale)

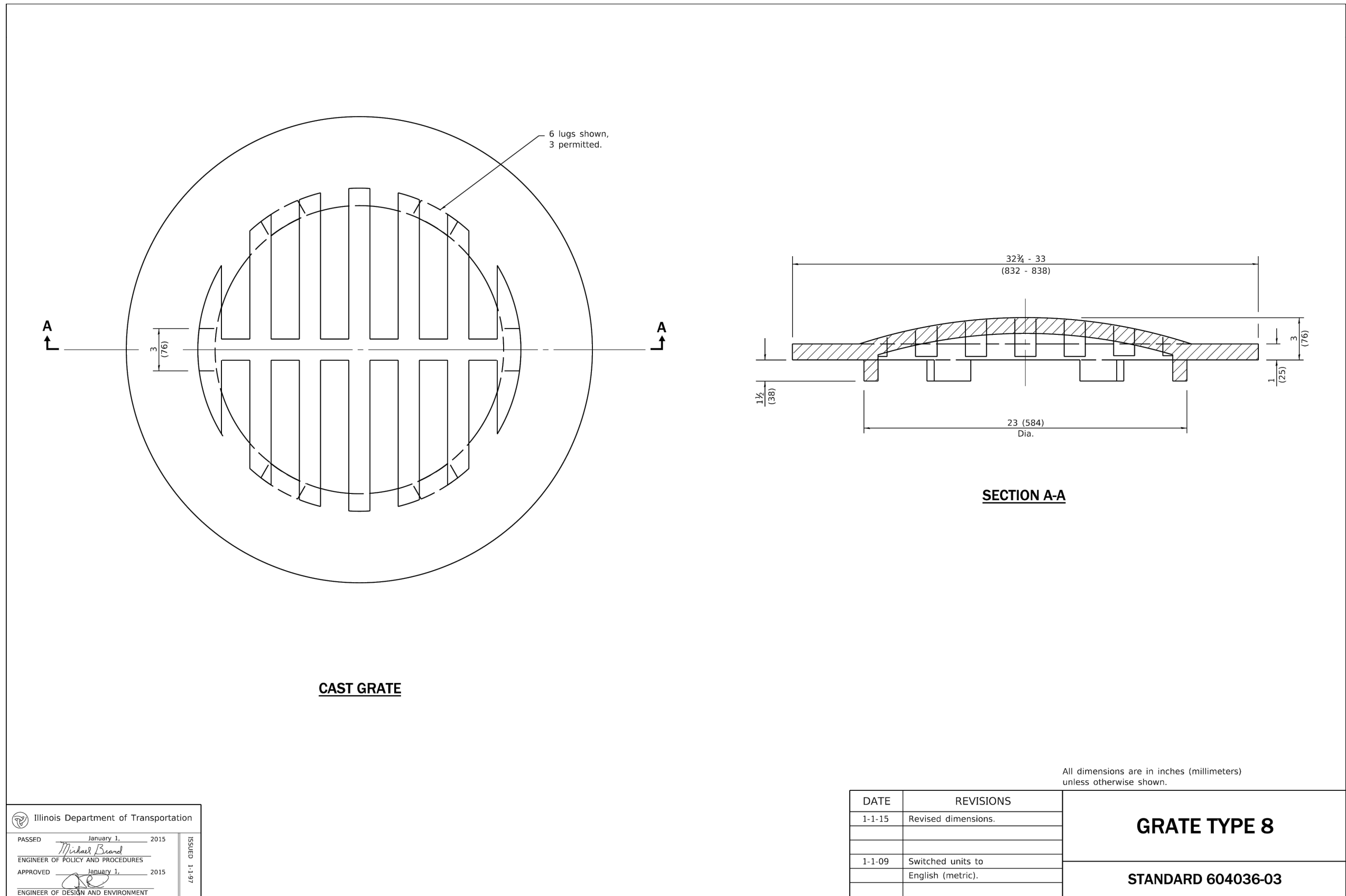


- Trench backfill to subgrade and within 2 feet of proposed pavement, driveway, curb and gutter or sidewalk. Trench backfill materials shall be IDOT approved gradation:
 - FA 1, FA 2, FA 6 or FA 21
 - CA 6, CA 10 or CA 18Compacted to 90% of modified proctor density. In non-structural areas backfill with approved excavated materials.
- Initial backfill to depth as indicated. Material shall be IDOT approved gradation:
 - FA 6
 - CA 6, CA 7 or CA 11
- Pipe bedding shall be fractured granular material IDOT gradation CA-7 or CA-11 from 4 inches below horizontal center of pipe
- Unsuitable material to be removed where directed by the Engineer and replaced with compacted suitable material.
- Trench Width:
 - Pipe O.D. + 12 inches min. (for payment purposes)
 - Pipe I.D. + 18 inches max. (for payment purposes)
 - Or as noted in Standard Specifications for Water and Sewer Main Construction in Illinois
- Contractors shall comply with the latest OSHA standards including, but not limited to:
 - Sloping and benching trenching walls
 - Trench support and shoring systems
 - Shield sytems and Hazardous atmospheres.

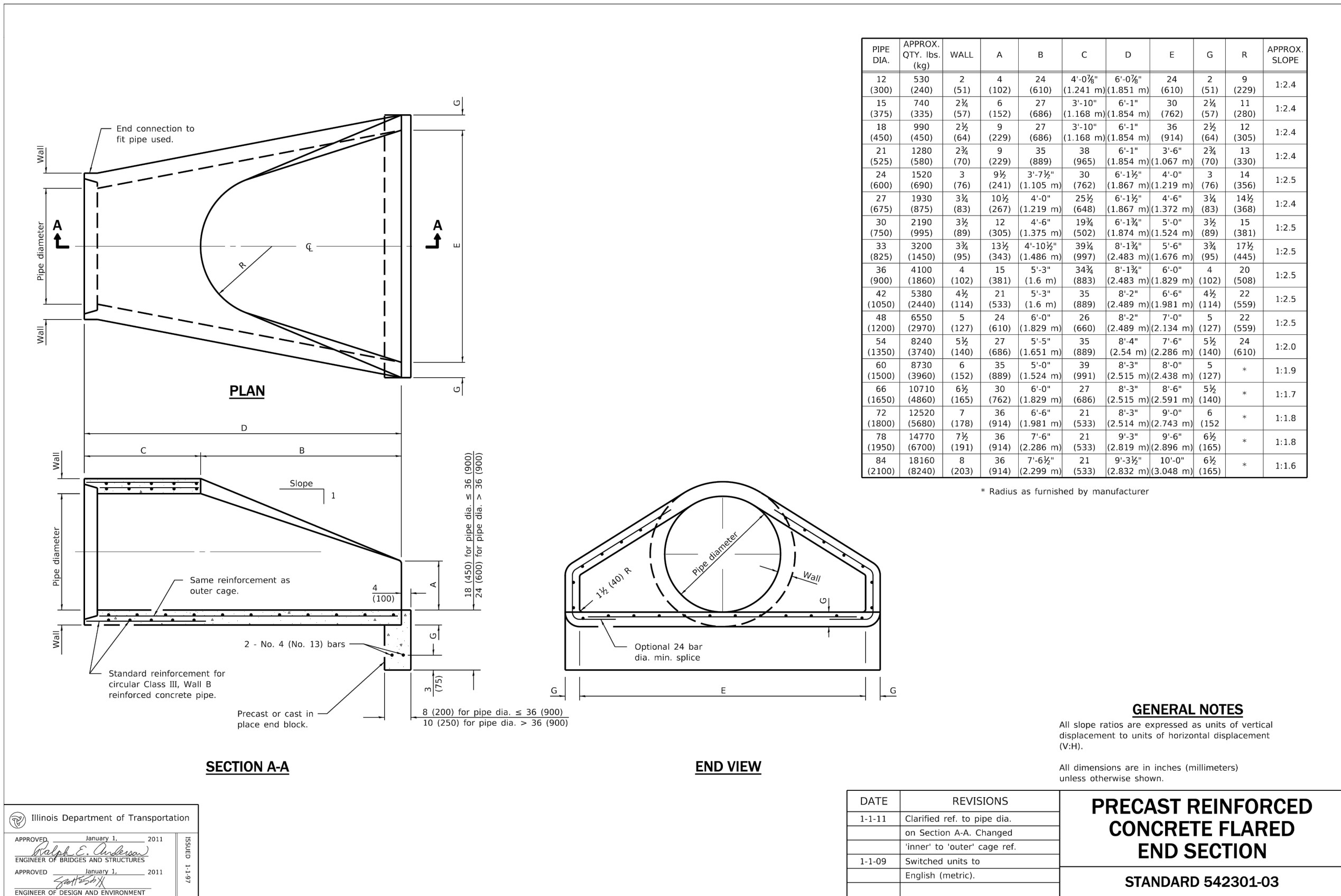
② Typical Trench Detail
(Not to Scale)



③ Catch Basin Type C Detail
(Not to Scale)



④ Grate Type 8 Detail
(Not to Scale)



⑤ Precast Reinforced Concrete Flared End Section Detail
(Not to Scale)



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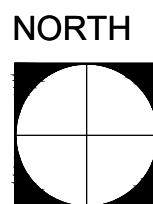
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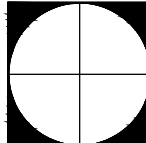
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SHEET TITLE
Details

SCALE AS NOTED

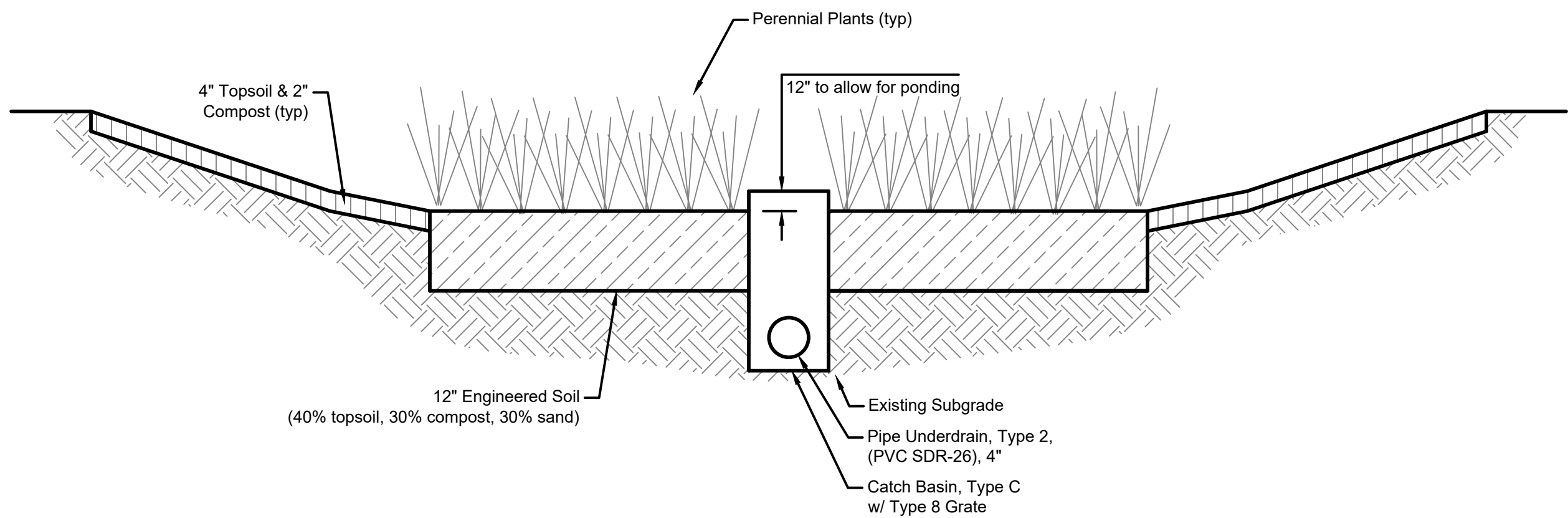
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SHEET NUMBER

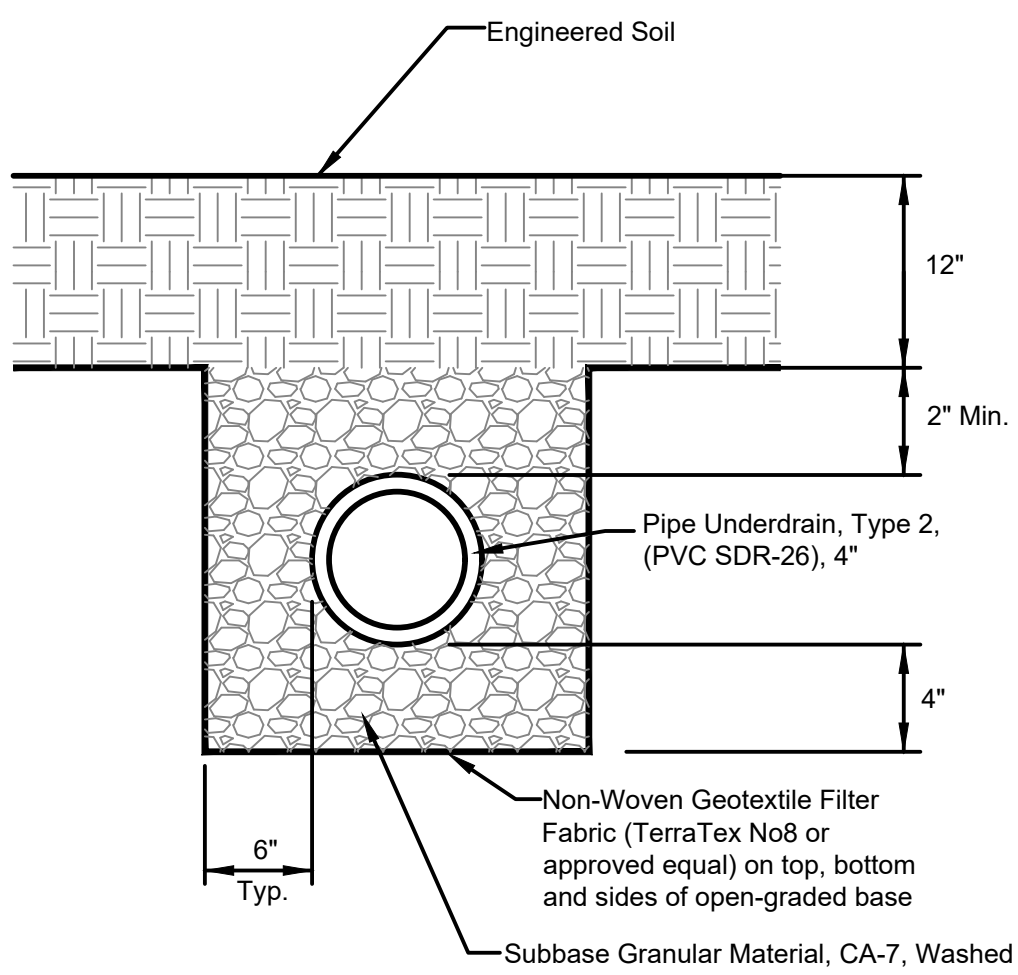
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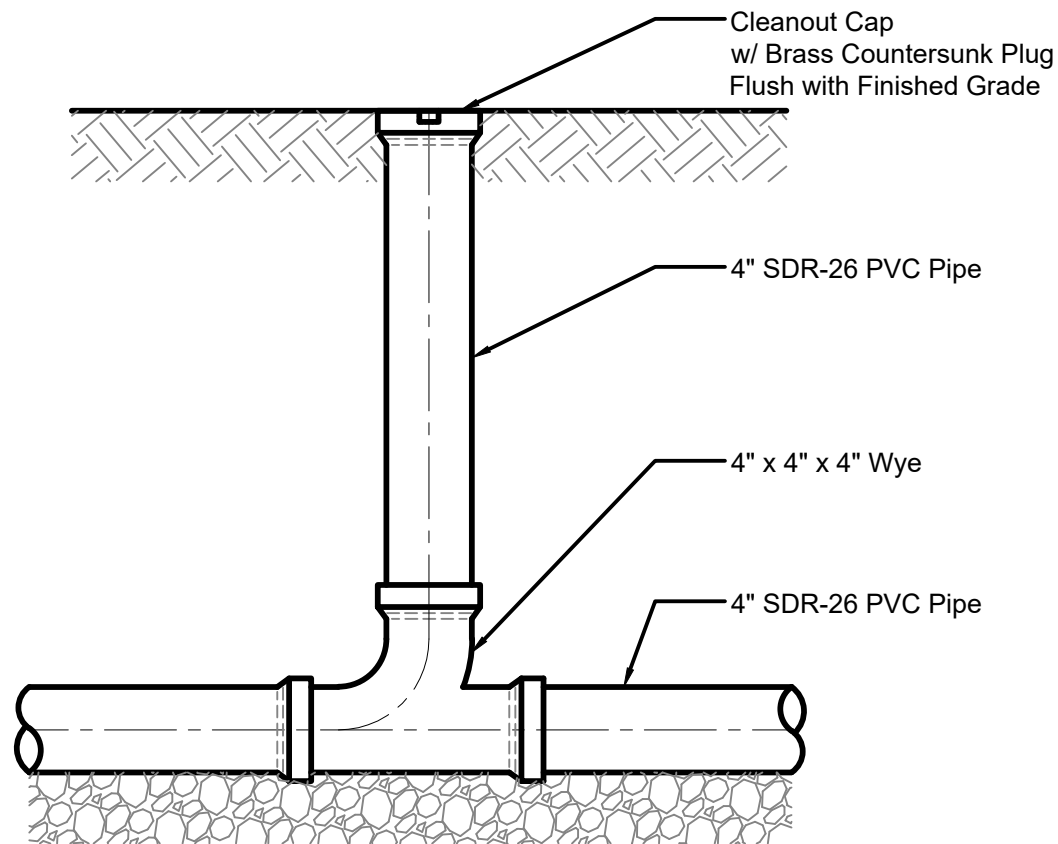
- Notes:
- Contractor shall till or disc subgrade before placing engineered soil in order to promote infiltration.
 - Engineered soil mix, underdrain and CA-7 aggregate shall not be installed until upstream areas have been stabilized. Contractor shall prevent sediment and debris from contaminating the engineered soil and CA-7.

① PCBMP Basin Detail
(Not to Scale)



Note:
Engineered soil mix, underdrain and CA-7 aggregate shall not be installed until upstream areas have been stabilized. Contractor shall prevent sediment and debris from contaminating the engineered soil and CA-7.

② Pipe Underdrain Detail
(Not to Scale)



③ Underdrain Cleanout Detail
(Not to Scale)