



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, February 27, 2025
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

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

- A. Call to Order**
- B. Public Comment**
- C. Approval of Minutes**
 - 1) Review and Approval of the January 23, 2025, Plan Commission Meeting Minutes
- D. Old Business**
 - 1) Public Hearing Continuation - 606 Roosevelt Road, PGS Gold and Coin, Sign Variation
- E. New Business**
 - 1) 453 Forest Avenue - Downtown Event Park, Zoning Map Amendment, Special Use Permit and Zoning Variations
 - 2) 800 St. Charles Road - Ackerman Park Community Gardens, Zoning Map Amendment, Special Use Permit and Zoning Variation.
 - 3) 451 Duane Street - Attached Single-Family Residential Pre-Application
- F. Trustee Liaison's Report**
- G. Chairman's Report**
- H. Staff Report**
- I. Other Business**
- J. Adjourn**



Draft Minutes
Village of Glen Ellyn
Plan Commission Meeting
Thursday, January 23, 2025
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, Kreuzer, Pesce, and Wyant were present. Commissioners Brown, Dawson, 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 – Starbucks, 405 Roosevelt Road, Final Planned Unit Development, Special Use Permit, and Variation from the Glen Ellyn Sign Code.

Planning Manager Harper was sworn in and presented Starbuck's application for a Planned Unit Development (PUD) along with a visual depiction of the plans. He noted that the preliminary PUD for the 5-lot commercial development was approved in 2017 by the Village Board, Ordinance 6546. He described the zoning and the traffic circulation pattern of Starbuck's plans, as well as the Village's requirement to have a portion of the site plans as "quasi-public space." Harper explained the Special Use Permit (SUP) application as being required for the drive-thru service use. Regarding the sign-code variation, Village Code limits businesses to 1 wall sign and Starbuck's application requested 4 signs.

Commissioner Loftus asked about customer access to the site via Taft Avenue. Mr. Harper explained that it was a design feature included in the preliminary PUD, Ordinance 6546, and that it was already constructed as part of the site development for the Andy's Frozen Custard and Buona Beef locations.

Commissioner Pesce asked if the lanes near the parking spaces allowed for two-way traffic. Mr. Harper replied that the laned north and south of the Starbucks would remain two-way. The lanes to the west of the Starbucks would be one-way, north to south, in order to accommodate the proposed dedicated drive-thru lane.

Commissioner Cooper asked if the original PUD had expired. Mr. Harper replied that the original PUD was for a drive-thru restaurant.

Commissioner Kreuzer asked about the plans for outdoor seating. Mr. Harper explained that the Preliminary PUD approval required 15% of open space on site and that 10% of that amount must be quasi-public space. The proposal is a paved patio-seating arrangement located west of the building, but Starbucks had not provided details for the seating. This led to a brief discussion of possible vagrancy and how that would be handled by local code enforcement and/or Starbucks as the private landowner.

Chairman Loftus introduced the petitioner Mr. Tad Lagestee, 2050 S. Finley Rd., Lombard, IL. Mr. Lagestee was sworn in. He is the real estate developer of the site working with Starbucks. Mr. Lagestee described access to the site via Taft Avenue as a safety measure in the event of an emergency. He spoke to concerns regarding the public seating area.

Commissioner Arango expressed safety concerns of the public space being close to the drive-thru lanes and inquired about fencing that area. Mr. Legacy stated they would consider other means to create safety measures such as relocating planter boxes.

Commissioner Wyant asked if the Starbucks location will replace the Starbucks at 691 Roosevelt Road. Mr. Lagestee replied no, this is in addition to that location.

Commissioner Kreuzer asked about the color consistency for site lighting and recommended it be consistent with the surrounding restaurant locations. Mr. Lagestee replied that he would discuss it with Starbucks.

Chairman Loftus asked the two members of the public who were present at the meeting if they had any questions. Ms. Clare Hughes, 310 Hawthorn Boulevard, Glen Ellyn, replied no, her questions were answered. Ms. Nancy Bromann, 857 W. Driveway Circle, Glen Ellyn, asked why the sign proposal included 4 signs instead of 2. Mr. Legacy replied that the signage was consistent with Starbucks's location prototypes, and that one of the signs was directional in nature.

There were no more comments from the public. Chairman Loftus called for a motion to close the public hearing.

The plan Commission expressed support of the proposed plan and concurred that the sign variation request would be consistent with the sign variations approved for the neighboring restaurant sites.

Commissioner Wyant motioned to recommend approval of the proposed application based on the adopted findings of fact. Commissioner Pesce seconded the motion.

The Plan Commission voted 6-0 to approve the proposal and it will be sent to the Village Board for consideration.

2) Public Hearing – PGS Gold and Coin, 606 Roosevelt Road, Sign Variation

Planning Manager Harper was sworn in. He reviewed the sign variation being

proposed for a 47.5 square foot sign, noting the Village requires that the sign be 22.5 square feet based on the establishment's 22.5 feet of frontage. With visual displays, Harper gave a description of the property; spoke to the elements of the application; and gave an overview of the zoning requirements which were met.

Commissioner Wyant asked if the building's new façade was approved by the Village Architectural Appearance Commission (AAC). Mr. Harper replied yes, the façade of the building was approved on the recommendation of the AAC.

Commissioner Kreuzer asked if the AAC had reviewed this sign proposal. Mr. Harper replied no, the AAC has no authority to recommend conditions on signage.

Commissioner Arango commented that the prominence of the façade may be problematic for other tenants at the property and asked if the other tenants had made requests for signage. Mr. Harper replied not to his knowledge.

Chairman Loftus asked about the size of the tenant space, wondering how far the sign would cover if it were 22 feet. Mr. Harper explained using the visual display of the property.

Commissioner Kreuzer asked who owned the building and who were the current tenants. Mr. Harper replied he did know who owned the property, and that one space was rented by a print shop and the other spaces were currently vacant but had interested future tenants.

Commissioner Kreuzer expressed concern that future tenants of the shopping center would want sign variations as well if the application was to be granted.

Commissioner Kreuzer asked about photometrics of the sign. Mr. Harper replied there were none and any elements must comply with Village code.

Petitioner Mr. John Mark, 830 West Northwest Highway, Palatine, IL, was sworn in. Mr. Mark stated he had no formal presentation, but he would answer questions.

Commissioner Kreuzer asked why PGS wanted a large sign. Mr. Mark answered that PGS was trying to be proportionate to the space.

Commissioner Pesce asked if they had an example of the allowed sign area to show to the Commission. Mr. Mark replied no.

Chairman Loftus inquired about the square footage of the tenant space. Mr. Mark replied that the space is about 1,500 square feet with width of the space is narrow at 22.5 feet wide.

Commissioner Arango expressed that the proposed sign size would fit proportionally with the facades design.

Commissioner Cooper commented that he did not like the size of the proposed sign, but he sympathized with the petitioner's plight in filling the large façade space.

Commissioner Pesce asked, when considering signage, does the Village typically take into account the size of the façade, and wouldn't other tenants want their signs to be proportionate in size as well?

Mr. Harper stated that the code does not take into account the scale of each property's individual façade and that signage size is regulated by the frontage of the space.

Commissioner Pesce expressed concerns of a domino effect that approving this particular sign variation would incentivize the other tenants of the property to request similar variations.

Commissioner Wyant asked if the petitioner could go back to the building architect and ask him to redesign the façade. Mr. Mark replied no.

Commissioner Arango asked about public notice on the sign application. Mr. Harper answered that the Village publishes a notice in the Daily Herald regarding the public meeting as required by Village code but did not circulate a mailing.

Commissioner Cooper asked the petitioner if the Commission does not approve the proposed sign, where would they place a sign? Mr. Mark replied slightly lower on the façade and dead center in order to minimize the difference in scale.

Commissioner Cooper asked if they would keep the letters about 9-feet from the bottom of the façade feature. Mr. Mark said they would like to keep the letters proportional because Roosevelt Road is a busy throughfare, and they would like the presence of a large sign to attract business.

Commissioner Kreuzer asked why PGS's plight was unique. Mr. Mark replied that they rely on drive-by business, and they want the sign to be prominent to attract customers.

Chairman Loftus reiterated the Commission's opinion that the extent of the sign variation is quite large and asked the petitioner if they would be willing to come back with another proposal for a smaller sign. Mr. Mark replied yes.

Chairman Loftus opened the meeting to public comments. Norris Ebert, 702 Kingsbrook Glen, had several questions for the petitioner. Mr. Mark answered them. Mr. Ebert asked staff about zoning of the business. Mr. Harper replied it was correctly zoned in C3.

There were no more comments from the public. Chairman Loftus called for a motion to close the public hearing.

The Plan Commission voted 6-0 to approve moving the agenda item to the Plan Commission meeting dated February 27, 2025, to allow the petitioner to present other renderings of the sign for the Commission's consideration.

D. Trustee Liaison's Report

Trustee Thompson gave his report to the Commission. Commissioner Cooper asked

about development of the Stacy's Corner property. Trustee Thompson replied.

E. Chairman's Report

Chairperson Loftus had nothing to add.

F. Staff Report

Planning Manager Harper gave his staff report, summarizing past Commission actions and items the Plan Commission can expect to see on upcoming agendas.

G. Other Business

No other official business was discussed.

H. Adjourn – 8:57 P.M.

Mover: Commissioner Wyant; Second: Commissioner Pesce. Unanimous vote to adjourn.



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

Meeting 2/27/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-166)**

DOC ID: 2025-166

Public Hearing Continuation - 606 Roosevelt Road, PGS Gold and Coin, Sign Variation

Statement of the Issue:

John Mark of PGS Gold and Coin ("Petitioner") is requesting a variation from the Glen Ellyn Sign Code Section 4-5-10(B)2 to allow for a wall sign in the C3 Commercial Zoning District with an area of 50 square feet in lieu of the allowed 22.5 square feet.

Analysis:

Update from January 23, 2025 Plan Commission Meeting

At the January 23, 2025 public hearing, the Plan Commission motioned to continue the sign variation application to the February 27, 2025 Plan Commission meeting and requested that the applicant provide renderings of different sign sizes. The applicant has provided renderings of the proposed sign at the allowed maximum of 22.5 square feet, 36 square feet, and 42 square feet. The Plan Commission may consider a variation to the sign code using the standards and findings of fact included below. The maximum allowable variation could be the originally requested 47.5 square feet.

Staff Report of Original Variation Request

The petitioner is requesting a variation to allow for the installation of one front-facing wall sign at the property commonly known as 606 Roosevelt Rd. The proposed sign is not compliant with the Glen Ellyn Sign Code due to maximum square footage area requirements as defined in Section 4-5-10 (B)2.

The property is in the C3 Service Commercial District. The sign would be located on wall space above the entrance of the store facing Roosevelt Road. The proposed sign is internally illuminated, to read "PGS GOLD & COIN" and attached to a steel bar with mounting brackets. The store's frontage is 22.5 feet wide, which would allow for a maximum sign area of 22.5 square feet. The applicant had originally proposed a sign with dimensions are 10 feet by 5 feet, for a total proposed area of 50 square feet. The applicant has since submitted a sign with dimensions of 10 feet by 4.75 feet, for a total proposed area of 47.5 square feet.

The applicant has stated that the purpose of the proposed sign is to allow a main business sign that is comparable to other signs in the area in terms of size and proportions. They maintain that the current Sign Code regulations would force them to have a sign that would be far too small and

disproportionate. They have stated that they believe a larger sign would give a classier, upscale, and professional look. The applicant has also expressed that as they are not allowed to have a monument sign due to their lease conditions and landscaping restrictions, they need more prominent signage to attract attention.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Plan Commission is being asked to consider the petitioner's request for a sign variation and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the project, the PC may wish to recommend conditions requiring that:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the February 27, 2025 Plan Commission meeting.
2. A building permit shall be obtained before construction commences on the project.

EVIDENCE AND FINDINGS:

The Sign Code states that the Plan Commission shall not recommend approval of a variation request unless the Commission makes positive findings based on the evidence presented that all the following standards have been met:

- (1) The request complies with the statement of purpose found in Section 4-5-2 of the Sign Code; and
- (2) The plight of the owner 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 and the conditions upon which the request is based are not generally applicable to other property within the same zoning district; and
- (3) The variation, 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; and
- (4) The variation, if granted, would have no adverse impact on the existing or desired character of the surrounding area; and
- (5) The variation, if granted, would not endanger the public health, safety or welfare.

For the purpose of supplementing the above standards, the Plan Commission, in making its findings and recommendation may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

- (1) That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

- (2) 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;
- (3) That the variation is the minimum variation necessary; and
- (4) 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.

Attachments:

- 1. Aerial Map
- 2. Zoning Map
- 3. Glen Ellyn Store Front Wall Sign Variance Application 12-02-24
- 4. Requested 47.5 Square feet Sign Variation Rendering
- 5. Rendering of 22.5 square feet
- 6. Rendering of 36 square feet
- 7. Rendering of 42 Square feet

**Legend**

0 150 300
ft

Print Date: 1/17/2025

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
- R4: Multi-Family Residential District

0 150 300
ft

Print Date: 1/17/2025

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: PGS Gold and Coin

Address: 830 West Northwest Highway, #12, Palatine IL 60067

Phone No.: 224-3017324 Fax No.: none

E-mail: jmark@pgsgoldandcoin.com

Ownership Interest in the Property in Question: 0% Rental

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

Andrew Alex
1121 Tamarack Barrington IL 60010
andrewalexio@aol.com
Phone 847 529 6196

II. PROPERTY INFORMATION

Common address: 606 Roosevelt Road, Glen Ellyn, IL 60137-5737

Permanent tax index number: 05-14-314-015 Zoning classification: Retail

Present use: Retail - Vacant - was a Marijuana Pipe Shop

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:

#1 The Unit is located in the middle of a 3 unit storefront building. The Unit is very narrow and very deep and consists of roughly 1300 sq ft of space. The frontage is 22.6 feet. We were told that following the current limitations, the sign to be placed on the only exterior wall of the building is limited to 24.75 sq feet. When drawn on a scale drawing, the purely Letters sign will be too small for functionality and look quite out of place and silly.

#2 The proposed sign is drawn to scale and is a correct and functional proportion of the wall space. Scale Drawings are available from John Mark at jmark@stayintouch.us.

#3 This is related to Sign Code provision 4-5-10:

#4 Wall sign limited to 1 square foot per linear foot of establishment frontage for each sign. No maximum height. Also under "Unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth".

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):

We believe the larger sign will meet all of the following:

1. legible in the context in which it is viewed;
 2. Is appropriate to the functions to which it pertains;
 3. It will be 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. It will 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.

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:

1. The space inside is 270" wide by 700" deep. This is a very rectangular area where the depth is almost triple the width. The current restriction that entitles exterior sign based solely upon the width, therefore prejudices almost 2/3 of the provided usable square footage of the property, to be not entitled to any sign.
2. The property can not accommodate a Monument Sign due to the property lines and the landscaping requirements, so we are only allowed one sign for our business and we need it to be prominent and classy and not look like a fly by night shop.
3. If we were allowed to have the monument sign the building would be allowed 65 sq. ft. of more signage for passing traffic to see. If that was divided into the 4 units, that would allow 16+ more feet of allowable signage for each unit.
4. There are many monument signs up and down the streets that do not have any landscaping whatsoever on them.
5. There was an existing pole sign there at this location in the past and there is existing electric and an existing iron pipe that could be attached to for a pole sign. If this would be allowed that would allow us some reasonable signage that would stand out.
6. The facade of the building steps out and a small sign will look disproportionate and demeaning to the business.

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:

We can safely assume that a slightly larger sign than is currently allowed, would have zero effect on the property values nor be injurious to any of the surrounding areas and properties.

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

We can safely assume that a slightly larger sign than is currently allowed, would have no adverse impact on the existing or desired character of the surrounding areas and properties.

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

We can safely assume that a slightly larger sign than is currently allowed, would have not endanger the public health, safety or welfare.

- 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:

The purpose of the variation is to be allowed to have a main business sign that is in line with other signs in the area as regards size, proportions, and classy, upscale and professional looks.

The current limitations will force a sign that will be far too small and very disproportionate. It will further give viewers the idea that cheap materials, temporary businesses and perhaps even shady ethics are at work at our establishment.

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:

We hereby attest that the alleged difficulty and the particular hardship referred to, has not been created by any person presently having an interest in the property or by us; the applicant.

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

We hereby attest that the requested proposed sign is of the proper and minimal, best proportions for the classiest, most effective and non obtrusive viewing.

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:

The current limitations will force a sign that will be far too small and very disproportionate. It will further give viewers the idea that cheap materials, temporary businesses and perhaps even shady ethics are at work at our establishment.

The proposed larger main business sign that is in line with other signs in the area as regards size, proportions, and classy, upscale and professional looks, will provide confidence, beauty, and an asset to the community.

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

We would like to have a Monument Sign but the Landlord will not allow the required changes in the parking structure to allow this. As a result, we are prejudiced for our advertising and would like to increase the sign size on the front of the building to a reasonable and attractive sign, to compensate for this loss of opportunity.

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>10/21/2024</u>	<u>Aaron Ratkovich</u>	<u>Aaron Ratkovich</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

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

Date: 10/21/2024

Address: 1121 Tamarack, Hoffman Estates, IL 60194

Legal Description: **The subject property is partially legally described as Part of the Southeast quarter of Section 14, township 39 north range 10 east of the third principal meridian in Dupage County, IL.**

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

Name: Andrew Alex Address: 1121 Tamarack, Hoffman Estates, IL 60194 % 50

Name: Tom Alex Address: 625 South Grove, Hoffman Estates, IL 60194 % 50

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

OWNERSHIP BY LAND TRUST

Date: _____

Address: **N/A** _____

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, Andrew Alex owner of the property described as

606 North Roosevelt Rd
Glen Ellyn IL

verify that Andrew A Alex
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.

Andrew Alex
Owner Signature

Subscribed and sworn to before me this

2 day of December, 2024

Nancy E Carroll
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: _____

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	☒	☐	Wall	Wall is 9.25' x 22.5'	10x5 = 50 sf	Total = 5.0'
Words/Symbols: PGS Gold and Coin						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
2	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
3	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
4	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
5	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
6	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
7	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
8	☐	☐				
Words/Symbols:						

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: 606 North Roosevelt Road, Glen Ellyn, IL

II.

III. OWNER:

- A. Owner of Property: Andrew Alex
- B. Owner's Address: 1121 North Tamarac, Hoffman Estates, IL 60194
- C. Owner's Home Phone Number: 847-529-9169 Fax: none
- D. Owner's Work Phone Number: none
- E. Owner's E-mail: andrewalexio@aol.com
- 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: PGS Gold and Coin
- B. Petitioner's Address: 830 West Northwest Highway, #12, Palatine, IL 60067
- C. Petitioner's Home Phone Number: 224-301-7324
- D. Petitioner's Work Number: 224-539-8462
- E. Petitioner's E-mail: jmark@pgsgoldandcoin.com

V. LOCATION OF PROPERTY:

- A. General Location of Property: 606 North Roosevelt Road, Glen Ellyn, IL
- B. Acreage of Parcel: _____
- C. Permanent Index Number(s): 05-14-314-015
- 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 recordings, 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.

Aaron Ratkovich
Petitioner

[Signature]
Owner

Date: 12/2/24

Village of Glen Ellyn

By: _____
Community Development Director

Date: _____

Affidavit Affirming No Conflict of Interest

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

1. My name is Aaron Ratkovich, and I hold the position of ~~Owner~~ President for PGS Gold and Coin ("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: Aaron Ratkovich

Title: ~~Owner~~ President

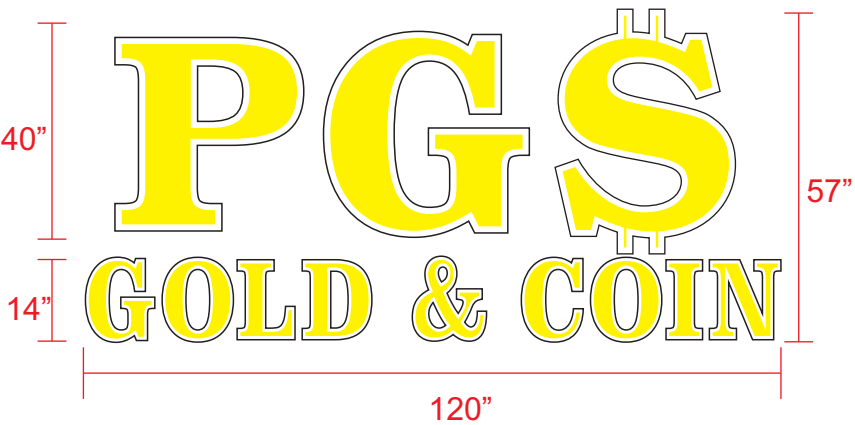
Applicant's Name: PGS Gold and Coin

Subscribed and sworn to me this

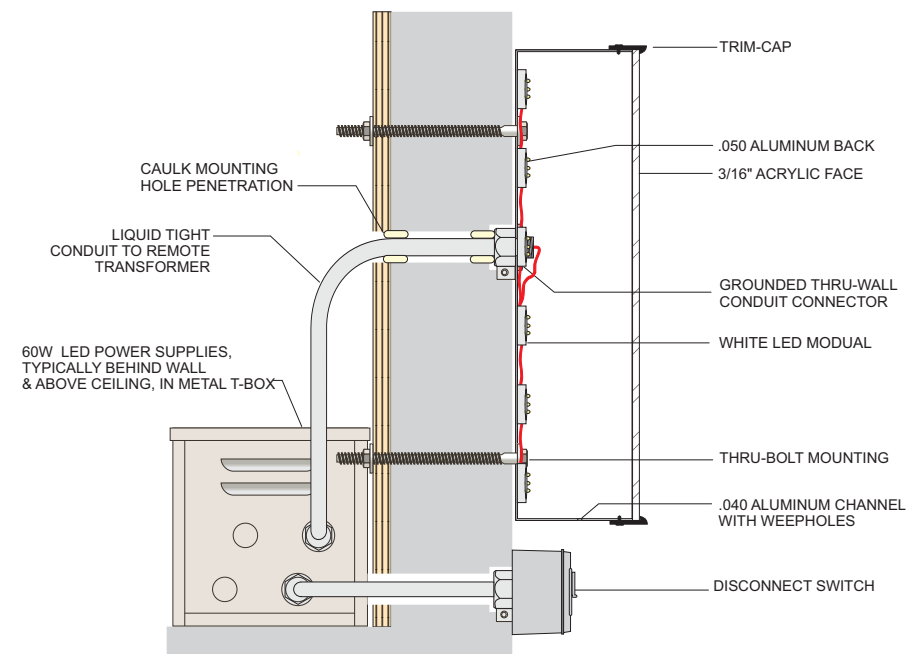
2nd day of December, 2024.

Notary Public

John Mark Ratkovich
Notary-State of Illinois
Expires March 25, 2027



Sign: 47.5 Sq.Ft



ELECTRICAL REQUIREMENTS

(4) CIRCUIT

120 VOLT/20 AMPS

113 WEST OFFICIAL RD. ADDISON, IL 60101

PHONE: (630)543-0995 FAX: (630)543-9776

realneon@shb28.com

6.0' x 3.75'

22.50 sqft.



8.0' x 4.5'

36 sqft.



9.5' x 5.0'

42.75 sqft.





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

Meeting 2/27/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-152)**

DOC ID: 2025-152

453 Forest Avenue - Downtown Event Park, Zoning Map Amendment, Special Use Permit and Zoning Variations

Statement of the Issue:

The petitioner is requesting the following zoning actions for a proposed downtown event park:

1. A Zoning Map Amendment to rezone the property from C5B Central Service Subdistrict to CR Conservation Recreation District;
2. A Special Use Permit to construct and operate a performance pavilion and accessory support building containing restrooms and a storage/concession area;
3. A variation from Section 10-4-3(E)(2) to allow a rear yard setback of twenty-seven feet (27'0") in lieu of the required sixty feet (60'0");
4. A variation from Section 10-4-3(E)(3) to allow a side yard setback of twelve feet and five inches (12'5") in lieu of the required twenty-nine feet and three inches (29'3");
5. A variation from Section 10-4-3(E)(3)(B) to allow a side yard abutting the street setback of ten feet six inches (10'6") in lieu of the required forty feet (40'0");
6. A variation from Section 10-4-3(G)(1) to allow for zero (0) off-street parking spaces in lieu of the required five (5) parking spaces; and
7. A variation from Section 10-5-5(39)(1) to allow a retaining wall less than 3 feet (3'0") in height to be setback zero feet (0'0") from the property line in lieu of the required nine feet and nine inches (9'9").

Analysis:

BACKGROUND:

The Glen Ellyn Park District intends to construct a park with a performance pavilion and an accessory support building containing restrooms and a storage/concession area located on 1.41 acres of land located at the northeast corner of Duane Street and Forest Avenue.

In August 2022, the Village agreed to partner with and lease the proposed park space to the Park District, through a future intergovernmental agreement that would provide for the development of the area into a downtown open land park and event space directly south of the Glen Ellyn train station.

In May 2023, the Village of Glen Ellyn and the Glen Ellyn Park District entered into a formal agreement for the purchase of the former US Bank property at 453 Forest Avenue. The agreement

included that the Village would sell property to the Park District to allow for the development of the aforementioned park and event space, to be integrated with the existing Prairie Path Park.

The Park District appeared before the Architectural Appearance Commission (AAC) at its March 13, 2024, meeting. The application was specifically focused on the performance pavilion. The AAC gave a unanimous recommendation of approval for the pavilion.

The pavilion was then reviewed as part of a joint review by the Historic Preservation Commission and the Environmental Commission on March 20, 2024. The pavilion received positive feedback from both commissions.

The Park District appeared before the AAC at its May 22, 2024, meeting to present the proposed park in its entirety, including proposed accessory structures and landscaping plan. The AAC gave a unanimous recommendation of approval for the proposal.

SURROUNDING USES:

Surrounding Land Uses	Surrounding Zoning
North: Metra Train Station and Parking Lots	CR Conservation Recreation
South: Funeral Home	C5B Central Service Subdistrict
East: Office Building	C5B Central Service Subdistrict
West: Municipal Parking Lot	C5B Central Service Subdistrict

COMPREHENSIVE PLAN: The 2023 Comprehensive Plan identifies this property as part of a future entertainment space. In partnership with the Glen Ellyn Park District, the intention is to create an open space and an event space at the US Bank site to drive visitors, by adding value, to the Downtown in support of Downtown businesses (p. 22).

REVIEW PROCESS: In order to proceed with the project, the petitioner will need to receive approval of the requested zoning map amendment, special use permit, variations, plat of consolidation, and plat of vacation.

PUBLIC NOTICE: Notice of the public hearing was published in the February 7, 2025, 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 Park District is the owner of four (4) parcels known as Prairie Path Park. The Village of Glen Ellyn is the owner of 453 Forest Avenue. The Park District is proposing to consolidate the five existing lots and rezone the property in its entirety to the CR Conservation Recreation District to accommodate the construction of a new park with a performance pavilion and accessory support building. A summary of the project and approvals requested by the Park District is below:

Zoning. The applicant is requesting a zoning map amendment to change the current zoning of the property at 453 Forest Avenue from C5B Service Commercial Subdistrict to CR Conservation/Recreation District. The applicant is requesting that the property be rezoned to the CR District for the zoning to be consistent throughout the property as the existing Prairie Park is

currently zoned CR Conservation/Recreation District. The CR District would also be an appropriate district for the proposed special event park.

Plat of Consolidation. In accordance with Section 10-10-10 of the Zoning Code, a Plat of Consolidation is required. The five lots commonly known as Prairie Path Park and 453 Forest Avenue will be consolidated to create one contiguous lot of approximately 1.41 acres for the proposed use.

Plat of Vacation. A plat of easement vacation is proposed to vacate two (2) stormwater detention easements located near the center and the southwest corner of the property. The purpose of this vacation is to remove the existing stormwater detention areas of the site that were placed to accommodate the US Bank development. Stormwater detention and management is being proposed onsite as part of the overall park design and shall meet all Village and DuPage County stormwater management standards.

Special Use Permit. The applicant is requesting a special use permit to allow for a performance pavilion, an accessory support building containing restrooms, and a storage/concession area. The Park District has provided a proposed use and operations document that provides information regarding proposed park hours and event programs and schedule. The document is attached as part of the application packet.

Performance Pavilion

The primary focal point of the park expansion will be a performance pavilion. The proposed pavilion is designed to provide a multipurpose activity area to compliment and shelter programmatic activities within the park. The structure is designed to provide support for live music performances, and to function as a gathering space for other activities like outdoor movies, public classes and events and other forms of unprogrammed gathering.

The pavilion is located at the southeast corner of the site and is oriented towards the center of the park lawn to optimize for sightlines during events. The wall of the pavilion is setback approximately 20 feet from the southern property line along Duane Street.

The pavilion is primarily composed of cedar wood slats on a black steel structure. The roof is pitched open towards the lawn with the height of the ceiling reaching 14'-8". The roof will also include translucent polycarbonate panels that will act as weather protection for the stage area.

The restroom and storage building located under the pavilion will be finished with Roman brick. The seating/steps leading towards the pavilion will be finished with limestone as a homage to the stonework features of the Lake Ellyn Boat House.

Restroom and Storage/Concessions Building

The restroom and storage/concessions building is located in the northeast corner of the site and will accommodate a public restroom and storage for the park as well as function as a concession building during special events.

The 582-square foot restroom and storage/concessions building takes architectural design cues from the performance pavilion to create a coherent architectural language for the park. The building will stand ten (10) feet tall and will be clad with the same Roman brick as the storage area located under

the performance pavilion. The support building will also feature a similar canopy structure to the performance pavilion and will be constructed of black steel and cedar fins. The concession transaction window and bench on the northwestern wall will have an aluminum finish.

Variations.

The applicant is requesting the following five (5) variations to accommodate the construction of the event park:

1. A variation from Section 10-4-3(E)(2) to allow a rear yard setback of twenty-seven feet (27'0") in lieu of the required sixty feet (60'0").

The proposed restroom and storage/concession building is located in the northeast corner of the site and located twenty-seven feet (27'0") from the rear property line.

2. A variation from Section 10-4-3(E)(3) to allow a side yard setback of twelve feet and five inches (12'5") in lieu of the required twenty-nine feet and three inches (29'3").

The closest point of the canopy of the proposed restroom and storage/concession building is located twelve feet and five inches (12'5") from the northern property line.

3. A variation from Section 10-4-3(E)(3)(B) to allow a side yard abutting the street setback of ten feet six inches (10'6") in lieu of the required forty feet (40'0").

The closest point of the canopy of the proposed performance pavilion is ten feet six inches (10'6") from the southern property line.

Regarding variations 1, 2 and 3, the applicant has reported that the size of the property is smaller relative to most properties within the CR Conservation/Recreation District and that, after yard setback requirements are applied to the site, only 19,741 square feet in the center of the site would be available for structures.

The applicant has reported that the downtown park is designed to accommodate a wide variety of uses and the constraints of the geography of the site would not allow the park to meet these proposed uses as well as meet the required setbacks.

4. A variation from Section 10-4-3(G)(1) to allow for zero (0) off-street parking spaces in lieu of the required five (5) parking spaces.

The combined total square footage of the two (2) proposed buildings on the site would be approximately 1,150 square feet. The CR Conservation Recreation District requires that one (1) parking space be provided per each 250 square feet of floor area in a building. This would require five (5) parking spaces.

The Park District is requesting that zero (0) parking spaces be provided on site and that existing adjacent on-street and off-street parking that is available to the public be considered sufficient for the use of the public park. A traffic study, performed by KLOA, was provided by the applicant and reviewed by the Village's traffic engineering consultant. The Village's consultant agreed with the conclusions of the study. Details of the study will be provided below, and the study is included as an attachment to the application packet.

5. A variation from Section 10-5-5(39)(1) to allow a retaining wall less than 3 feet (3'0") in height to be setback zero feet (0'0") from the property line in lieu of the required nine feet and nine inches (9'9").

The closest retaining wall location is on the western property line, located west of the performance pavilion. The existing grade of the property has an elevation difference of 6'8" from north to south, creating an average existing slope of the site of 3.5%. The applicant has reported that for large gathering spaces, the park is limited to 2% slope in all directions to accommodate ADA requirements. These required portions of the site to be terraced and influenced the location of the walls and structures on the site.

STAFF COMMENTS:

Traffic and Parking

The park will primarily function as a passive park with regular programming that would accommodate an attendance ranging from 40 to 75 people. The Park District is anticipating approximately 30 events with an attendance of less than 500 and approximately eight (8) events with an anticipated attendance of approximately 100 people. Events are planned to occur in the evening on weekdays or on weekends.

The Park District is proposing that the parking for the park's events will be accommodated by public parking locations in the surrounding area, including the permit parking lots located along the south side of the Union Pacific tracks and the Glen Ellyn Civic Center public parking garage, which is free to the public in the afternoon and on weekends.

The traffic study suggests that, during peak events, travel demand management strategies, including the following, should be utilized:

1. Providing supplemental wayfinding signage identifying the location and availability of area parking facilities.
2. The temporary closure of Forest Avenue north of Duane Street.
3. Identify efficient locations for drop-off/pick-up vehicles.
4. Providing information on the Park District and Village website related to anticipated travel routes and parking options.
5. Providing traffic control personnel at the intersection of Duane Street with Forest Avenue, at the intersection of Main Street with Duane Street, and at the Illinois Prairie Path crossing at Park Boulevard.

The Village police department and volunteer fire district have reviewed the findings of the traffic and parking study and are able to accommodate the demands of special events at the proposed park as needed by the Village and Park District.

Elevations

The pavilion is primarily composed of cedar wood slats on a black steel structure. The roof is pitched open towards the lawn with the height of the ceiling reaching 14'-8". The roof will also include translucent polycarbonate panels that will act as weather protection for the stage area.

The restroom and storage building located under the pavilion will be finished with Roman brick. The seating/steps leading towards the pavilion will be finished with limestone as a homage to the stonework features of the Lake Ellyn Boat House.

Landscaping/Fencing

The proposed landscape plan shows eighty-one (81) new trees being planted as part of the new design. The tree planting plan calls for a variety of shade trees mixing different species of maple, oak, and elms. Ornamental trees like the serviceberry and hornbeam are also included in the design. Twenty-four (24) evergreen trees, including a variety of spruces and junipers, are incorporated into the design to conform with the Village Landscape standards. Three (3) existing trees will be preserved and integrated into the new park design. The trees will be planted to provide a consistent canopy over the planned seating areas of the park. An evergreen buffer will be planted on the eastern property line to provide screening for the office building located east of the property.

The center of the park will be a large lawn to accommodate performances. Ground cover underneath the proposed tree canopies will be a variety of ornamental plantings, native gardens, and groundcovers.

Lighting

The lighting for the park will consist of two types of sources: pedestrian pole lights along the perimeter of the park and bollard lights within the interior of the park along the walking path and seating areas. Both lighting sources will have a temperature of 2700k and are IDA-certified and Dark Sky Compliant.

The proposed lighting plan is in compliance with the Village's lighting requirements.

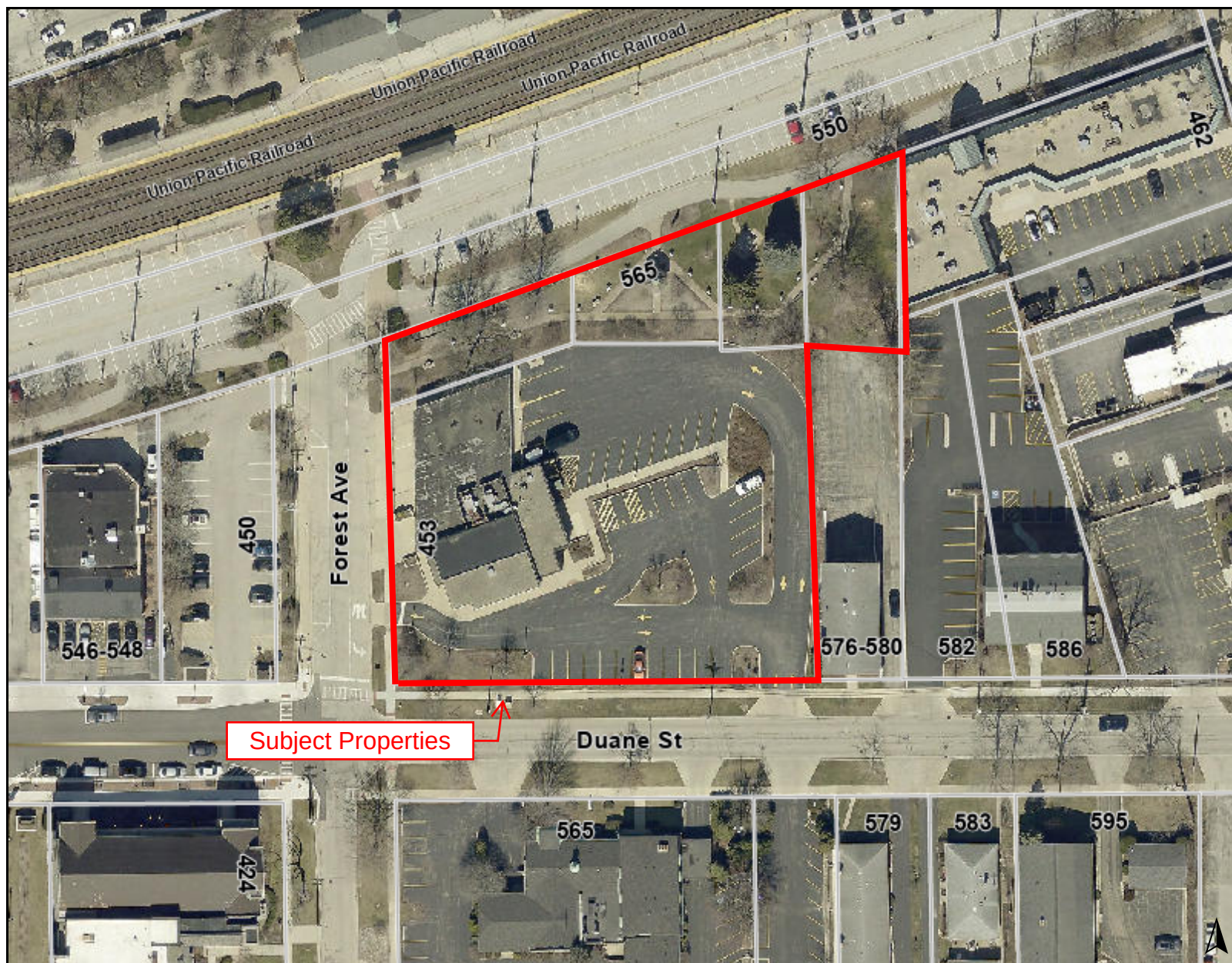
Budget Impact:**Contribution to Strategic Plan****Action Requested:**

The Plan Commission should consider the petitioner's request for approval of Zoning Variations and make a recommendation to the Village Board for approval, approval with conditions or denial.

In reviewing the requested Zoning Variations, the Commission should consider the criteria in Sections 10-10-12, 10-10-13 and 10-10-14 of the Zoning Code. The criteria are provided in the draft findings of fact which are attached for your reference.

Attachments:

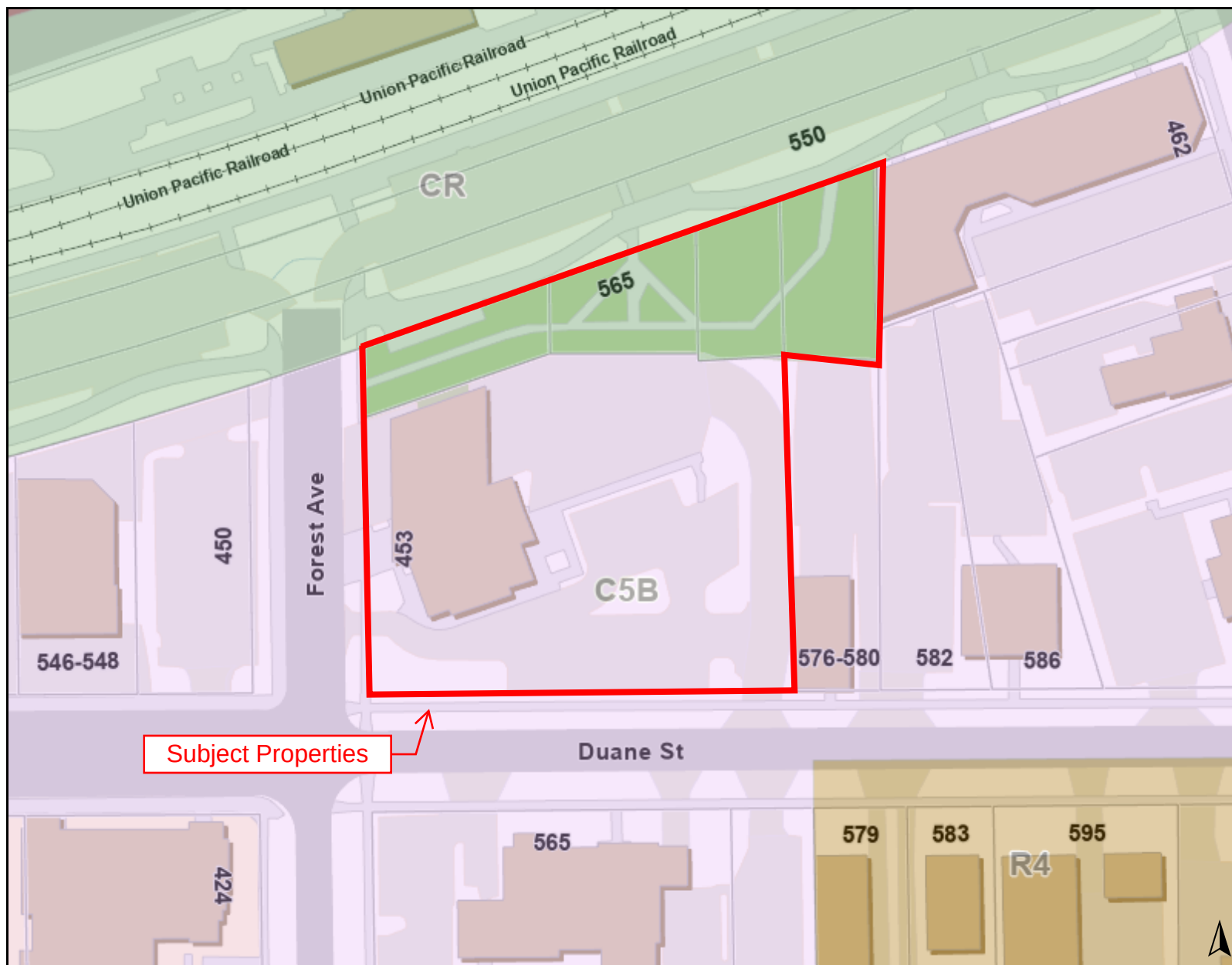
1. Aerial Map
2. Zoning Map
3. Zoning Map & Code Text Amendment Packet_Downtown Park
4. Special Use Permit Packet_Downtown Park
5. Zoning Variation Request Packet_Downtown Park
6. Downtown Park Draft Uses and Operations
7. Proposed Plans and Exhibits
8. Plat of Consolidation
9. Plat of Vacation
10. Traffic Impact Study

**Legend****Subject Properties**

0 150 300
ft

Print Date: 2/17/2025**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

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)
- CR: Conservation/Recreation District
- R4: Multi-Family Residential District

Subject Properties

Duane St

0 150 300
ft

Print Date: 2/17/2025

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 ZONING MAP AMENDMENT

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

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

Date Filed: 7/19/2024 Application No: _____

Name of Applicant: **Glen Ellyn Park District**

Address of Applicant: **185 Spring Avenue**

Business Phone No.: **630-942-7265** Home Phone No.: _____

Mobile Phone No.: _____ Fax No.: _____

Property Interest of Applicant: **Owner**

(Owner, Contract Purchaser, Owner Representative)

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

Address of Owner: **185 Spring Avenue**

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

Mobile Phone No.: _____ Fax No.: _____

Address of Property: **453 Forest Avenue (Downtown Park)**

Legal Description of Property:

See attached Property Information Table

Lot Frontage: **See attach.** Lot Area: **See attach.**

Present Use:

US Bank: Abandoned bank site Prairie Path Park: Park and Open Space Prairie Path Park is CR, US Bank site is C5B

Requested Zoning: **CR**

Requested Use/Construction:

In partnership with the Village of Glen Ellyn, transfer ownership of the US Bank Property. Consolidate parcels and develop into park, open space and event space in downtown. Consistent with Park District and Village comprehensive plans.
--

Estimated Date to Begin New Use/Construction: **5/1/2025**

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

Site Design, 888 South Michigan, Chicago IL Attn: Clare Johnson 312-427-7240 Woodhouse Tinucci Architects, 230 W Superior, Chicago IL Attn: Brian Foote 312-943-3120 V3 Engineering Attn: Lisa Cassaidy 847-502-5503
--

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 10-10-13 of the Zoning Code:

The Downtown Park and Event Space is directly identified as a need in both the Village and Park District Comprehensive Plans. This development is much desired for the Village center and front door. Activities here are anticipated to be an economic driver and add to the prosperity of the Village.

Discuss the Requested Zone Change with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property:

Prairie Path Park currently is a park with a small gazebo. US Bank Site is an abandoned Bank Building.

2. Identification of the zoning classification of property within the general area of the affected property:

CR & C5B

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district:

The existing C5B zoning isn't appropriate as the parcels are consolidated and created into a Park.

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district:

No changes have taken place since zoning classification has been applied that we are aware of.

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property as represented on the Comprehensive Plan:

Proposed use aligns with Village Comprehensive Plan for open space and event space, as well as open space in the GEPD Comprehensive plan.

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property:

US Bank site has been vacant since approximately 3+ years.

7. The extent to which property values are diminished, if at all, by the particular zoning restrictions:

C5B would be restrictive and not appropriate to build a park

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 entry in or upon the premises described in this application by any unauthorized 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.

7/19/24

Date

Nathan Troia

Print Name


Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

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

APPLICATION FOR ZONING CODE TEXT AMENDMENT

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

The undersigned petitions the President and Village Board Trustees of the Village of Glen Ellyn, Illinois, to consider the Zoning Code Text Amendment described in this application.

Date Filed: 7/19/24 Application No: _____

Name of Applicant: Glen Ellyn Park District

Address of Applicant: 185 Spring Avenue

Business Phone No.: 630-858-2462 Home Phone No.: _____

Mobile Phone No.: _____ Fax No.: _____

Proposed Amendment:

Allow to create a performance pavilion use and associated restroom structure.

Will an existing Section of the Zoning Code be replaced/changed? _____

Section Reference: _____

Narrative Statement of how the proposed Text Amendment relates to the Comprehensive Plan of the Village of Glen Ellyn, or otherwise promotes the public health, safety and general welfare:

This project will fulfill an initiative driven by the Village's Downtown and Comprehensive Plans, which call for the addition of green space within the Downtown area. This project's location and proximity to the Metra rail - coupled with its smaller size - make it a unique Conservation/Recreation District property. The property's unique Downtown location necessitates that the space accommodates a wide range of uses and needs for a more densely populated and more frequently visited area. The primary function of the space will be an open space and public park for the community, with the primary structure (Pavilion) and secondary structure (Restroom) creating a comfortable and flexible event space for the greater Downtown area.

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 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.

7/19/24

Date

Nathan Troia

Print Name


Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

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

All parcels owned by the Glen Ellyn Park District

verify that **Nathan Troia** _____

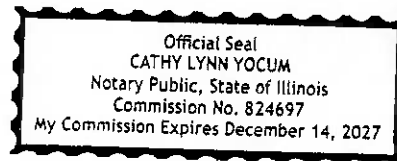
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.


OWNER SIGNATURE

Subscribed and sworn to before me this

8th day of February, 2024
Cathy Yocum

Notary Public



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.

Glen Ellyn Park District

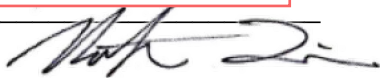
Petitioner

Glen Ellyn Park District

Owner

7/19/24

Date:



Village of Glen Ellyn

By: _____
Community Development Director

Date: _____

Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: [Signature]

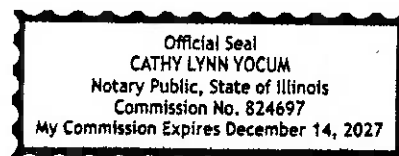
Title: DIRECTOR OF PLANNING

Owner's Name: GLEN ELLYN PARK DISTRICT.

Subscribed and sworn to me this

19th day of July, 2024.

Cathy Lynn Yocum
Notary Public



APPLICATION FOR SPECIAL USE PERMIT

CLEAR PAGES

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: 7/19/2024 Application No: _____

Name of Applicant: Glen Ellyn Park District

Address of Applicant: 185 Spring Ave.

Business Phone: 630-942-7265 Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: ntroia@gepark.org

Property Interest of Applicant: Owner

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Glen Ellyn Park District

Address of Owner: 185 Spring Ave.

Business Phone: 630-942-7265 Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: ntroia@gepark.org

Property Address: 453 Forest Avenue (Downtown Park)

Legal Description of Property:

See attached Property Information Table

Permanent Index No. (PIN): See attach. Zoning: C5B & CR

Lot Dimensions: See attach. Lot Area: See attach.

Present Use:

US Bank: Abandoned bank site
Prairie Path Park: Park and Open Space

Requested Use/Construction:

In partnership with the Village of Glen Ellyn, transfer ownership of the US Bank Property. Consolidate parcels and develop into park, open space and event space in downtown. Consistent with Park District and Village comprehensive plans.

Estimated Date to Begin New Use/Construction: 5/1/2025

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

Site Design, 888 South Michigan, Chicago IL
Attn: Clare Johnson
312-427-7240
Woodhouse Tinucci Architects, 230 W Superior, Chicago IL
Attn: Brian Foote
312-943-3120
V3 Engineering
Attn: Lisa Cassaidy
847-502-5503

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

The Downtown Park and Event Space is directly identified as a need in both the Village and Park District Comprehensive Plans. This development is much desired for the Village center and front door. Activities here are anticipated to be an economic driver and add to the prosperity of the Village.

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:

This project will fulfill an initiative driven by the Village's Downtown and Comprehensive Plans, which call for the addition of green space within the Downtown area. This project's location and proximity to the Metra rail - coupled with its smaller size - make it a unique Conservation/Recreation District property. The property's unique Downtown location necessitates that the space accommodates a wide range of uses and needs for a more densely populated and more frequently visited area. The primary function of the space will be an open space and public park for the community, with the primary structure (Pavilion) and secondary structure (Restroom) creating a comfortable and flexible event space for the greater Downtown area.

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 primary structure (Pavilion) provides a multi-purpose covered activity area to complement and support the expected programmatic activities within the park. The design, construction and operation of the pavilion and secondary structure (Restroom) responds to the specific site in scale and materials. The primary structure (Pavilion) was located and oriented in a way that provides optimal comfort to those enjoying the Pavilion. It is located as far away from the rail as possible (within reason), leaving more space for trees, which aid noise attenuation.

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

Neither proposed structure nor their uses are generally associated with being hazardous or disruptive to the existing and future neighborhood uses. By orienting the pavilion to the south, noise and light from performances is directed away from neighboring properties and into the park center. The trellis nature of the roof system conceals structure, drainage, and enclosure - providing locations to shield lighting and theatrical equipment from view while also allowing sunlight to filter through, creating a roof that is integrated into the design solution.

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

The proposed structure, planned activities, processes, materials and equipment will be adequately serviced by public facilities. Furthermore this development is being closely collaborated with the Village Public Works, Police and staff in general.

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

The proposed development will have an impact on public costs that is addressed in the Redevelopment Agreement between the Village and the Park District. Economic welfare will be positive for the Village, drawing users to downtown and it's businesses.

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:

Neither proposed structure, nor the planned activities, processes, materials or equipment, are associated with high risk or detrimental activity to any person, property or general welfare. The pavilion structure will host events that will abide by Village ordinances regarding sound level and curfew. The northwest facing pavilion is oriented to reduce noise and light pollution to the surrounding residential areas.

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:

See Traffic Report

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

Neither the proposed structure, nor the site, will increase potential for flood damage to adjacent properties or request public expense for flood protection, rescue or relief. The proposed use will decrease the impervious surfaces with an increased capacity for stormwater detention onsite.

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

Neither structure will result in destruction, loss or damage of natural, scenic or historic features of major importance to the community. The structures are designed to respond to its performance and programmatic needs, with materials commonly found within notable public buildings and spaces of Glen Ellyn. The proposed structures are shorter in height than the structures of the properties directly adjacent to the site.

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

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

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

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

<u>7/19/24</u>	<u>Nathan Troia</u>	<u><i>Nathan Troia</i></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

CLEAR PAGE

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

All parcels owned by the Glen Ellyn Park District

verify that **Nathan Troia** _____

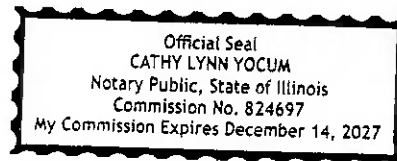
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.


OWNER SIGNATURE

Subscribed and sworn to before me this

8th day of February, 2024
Cathy Yocum

Notary Public



REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: Downtown 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: Glen Ellyn Park District
- B. Petitioner's Address: 185 Spring Ave.
- C. Petitioner's Home Phone Number: 630-942-7265
- D. Petitioner's Work Number: _____
- E. Petitioner's E-mail: ntroia@gepark.org
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: 453 Forest Avenue (Downtown Park)
- B. Acreage of Parcel: See attached Property Information Table
- C. Permanent Index Number(s): See attached
- D. Legal Description (Please attach)
- V. REIMBURSEMENT OF FEES:

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

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

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

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

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

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

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

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

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

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

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

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

Glen Ellyn Park District

Petitioner

Village of Glen Ellyn

Glen Ellyn Park District

Owner

By: _____
Community Development Director

Date: 7/19/24



Date: _____

Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: [Signature]

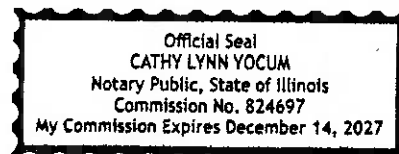
Title: DIRECTOR OF PLANNING

Owner's Name: GLEN ELLYN PARK DISTRICT.

Subscribed and sworn to me this

19th day of July, 2024.

Cathy Lynn Yocum
Notary Public



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

CLEAR PAGES

APPLICATION FOR VARIATION

For the property at **453 Forest Avenue (Downtown Park)** Glen Ellyn, IL 60137

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

You may attach separate sheets of paper if additional space is needed for the following answers.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: **Glen Ellyn Park District**

Address: **185 Spring Ave.**

Home Phone No.: **630-942-7265** Cell Phone No.: _____

Fax No.: _____

E-mail: **ntroia@gepark.org**

Ownership Interest in the Property in Question:

In partnership with the Village of Glen Ellyn, transfer ownership of the US Bank Property. Consolidate parcels and develop into park, open space and event space in downtown. Consistent with Park District and Village comprehensive plans.

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

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

***US Bank: Village of Glen Ellyn, 453 Forest Avenue
Prairie Path Park: Glen Ellyn Park District***

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

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

YES ☒

NO ☐

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: **US Bank site 453 Forest Avenue, & Prairie Path Park**

Permanent tax index number: **See attached Property Information Table.**

Legal description:

See attached Property Information Table

Zoning classification: **US Bank: C5B, Prairie Path Park: CR**

Lot size: **See attach.** ft. x _____ ft. Area: **See attach.** sq. ft.

Present use:

US Bank: Abandoned bank site
Prairie Path Park: Park and Open Space

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

YARD SETBACKS 10-4-3/10-5-5

SIDE YARD: (NORTH)

Per 10-4-3 (E)3., the North Side Yard setback should be no less than 15% of the width of the lot (=29.3').

Requested Variance 1A: Restroom Structure within side yard; setback 12'5" from property line.

SIDE YARD: (SOUTH)

Per 10-4-3 (E)3., Side Yard abutting a street is to be 40' wide.

Requested Variance 1B: Pavilion Structure within back yard

Per 10-5-5, Retaining walls less than 3'ht to be set back from property line min distance equal to 5% of lot width (=9.75')

Requested Variance 1C: Pavilion Structure within side yard; setback 10'6" from property line.

REAR YARD:

Per 10-4-3 (E)3., the Rear Yard setback is to be 60' in depth.

Requested Variance 1D: Restroom Structure within rear yard; setback 27' from property

PARKING 10-5-8

3A: Off-site parking to be provided by existing nearby public parking lots.

Estimated date to begin construction: 5/1/2025

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

Site Design, 888 South Michigan, Chicago IL
Attn: Clare Johnson
312-427-7240
Woodhouse Tinucci Architects, 230 W Superior, Chicago IL
Attn: Brian Foote
312-943-3120
V3 Engineering
Attn: Lisa Cassaidy
847-502-5503

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

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

A. Standards Applicable to All Variations Requested:

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

YARD SETBACKS 10-4-3/10-5-5
SIDE YARD: (NORTH)
Per 10-4-3 (E)3, the North Side Yard setback should be no less than 15% of the width of the lot (=29.3').
Requested Variance 1A: Restroom Structure within side yard; setback 12'5" from property line.
SIDE YARD: (SOUTH)
Per 10-4-3 (E)3, Side Yard abutting a street is to be 40' wide.
Requested Variance 1B: Pavilion Structure within back yard
Per 10-5-5, Retaining walls less than 3'ht to be set back from property line min distance equal to 5% of lot width (=9.75')
Requested Variance 1C: Pavilion Structure within side yard; setback 10'6" from property line.
REAR YARD:
Per 10-4-3 (E)3, the Rear Yard setback is to be 60' in depth.
Requested Variance 1D: Restroom Structure within rear yard; setback 27' from property
PARKING 10-5-B
3A: Off-site parking to be provided by existing nearby public parking lots.

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

OR

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

The size of the property is small relative to most Conservation/Recreation Districts in Glen Ellyn. After the Yard Setback requirements are applied to the site, only 19,741 sq.ft. remain for which to locate any structures.
The existing site grade has a 6-8' elevation difference from North to South. Over a roughly 200' length (north to south), this puts the average existing slope of the site at 3.5%. For a large gathering space, we are limited to a 2% max. slope in all directions in accordance with ADA code. This required a portion of the site to be terraced, causing further hardship when locating the proposed structures.
The property's unique Downtown location necessitates that the space accommodates a wide range of uses and needs for a more densely populated and more frequently visited area. The site must do a lot in a small space, which is difficult with the setback requirements.
The property is directly adjacent to the Metra Rail, which adds a layer of consideration when laying out this property's site plan – namely noise. The primary structure (the Pavilion) was located and oriented in a way that provides optimal comfort to those enjoying the Pavilion. It is located as far away from the rail as possible (within reason), leaving more space for trees, which aid noise attenuation.

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

These proposed structures will be set back significantly farther than the neighboring properties.
The existing structure is 15.14' from the property line, and the proposed structures will be set further back (min. 20').

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

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

The size of the property is small relative to most Conservation/Recreation Districts in Glen Ellyn. After the Yard Setback requirements are applied to the site, only 19,741 sq.ft. remain for which to locate any structures.
The existing site grade has a 6-8' elevation difference from North to South. Over a roughly 200' length, this puts the average existing slope of the site at 3.5%. For a large gathering space, we are limited to a 2% max. slope in all directions in accordance with ADA code. This necessitates a portion of the site to be terraced, causing further hardship when locating the proposed structures.

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

This project's downtown location and proximity to the Metra rail - coupled with its smaller size - make it a unique Conservation/Recreation District property. The typical Conservation/Recreation District within Glen Ellyn enjoys a larger site and less dense immediate context - allowing the site to place structures farther from the property line while still providing the large open space needed for recreation. Furthermore, per the project's extensive community engagement, the Park shall be a multi-functional green space for recreation, events and passive leisure. The type of program requires a large and relatively flat space for gathering. Due to the site's small size and grading, providing this open space requires that the structures be tighter to the property line. Because this park is servicing a more densely populated downtown area, in addition to patrons visiting via the Metra Train and the Prairie Path, the structures servicing the Park must be sized appropriately. In this case, larger than 1,000sqft in combined total.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

These variations will create a park that vision was created with extensive public input. The Park District's mission is driven to foster diverse, community-based leisure opportunities, through a harmonious blend of quality recreation programs, facilities and open space which will enhance the quality of life into the future. Any revenue will be used to offset ongoing costs and capital replacements at this location.

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

The small property size, it's grading hardships, and its hardships related to proximity to the Metra Rail are pre-existing.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

Neither proposed structures or their uses are considered detrimental to the public welfare or injurious to other properties; therefore, their being marginally larger in footprint, and closer to the property line will have no effect on those elements within the neighborhood.

6. Provide evidence that the proposed variation will not:

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

The proposed structures are shorter in height than the structures of the properties directly adjacent to the site.

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

Both the proposed structures and the adjacent structures are primarily constructed of "non-combustible" brick clad.

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

Neither proposed structures or their uses are generally associated with high risk or offensive activity; therefore, their being marginally larger in footprint, and closer to the property line will have no effect on the items in question.

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

Neither proposed structures or their uses are generally associated with impaired property values; therefore, their being marginally larger in footprint, and closer to the property line will have no effect on property values within the neighborhood.

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

See Traffic Report

- f. Create a nuisance; or

The pavilion structure will host events that will abide by Village ordinances regarding sound level and curfew. The north west facing pavilion is oriented to reduce noise and light pollution to the surrounding residential areas. The pavilion's proposed location - 20' closer to Duane Street and the property line than the allowable 40' setback - will not increase the perceived level of nuisance caused by these events.

- g. Results in an increase in public expenditures.

The park and pavilion will possibly result in an increase of public expenditures from both the Park District and the Village. These are outlined in the Redevelopment Agreement as part of this partnership venture.

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

STRUCTURE SQUARE FOOTAGE:

The proposed restroom structure has (2) restrooms that are designed per standard code dimensions, with little additional space built in. The attached storage/concession space provides the minimal space needed to operate a concession stand, with some storage for surplus materials.

The proposed pavilion structure provides the minimum space needed for each space to support its associated function comfortably.

SETBACKS

Per the project's extensive community engagement, the Park shall be a multi-functional green space for recreation, events and passive leisure. This requires a centrally located, large and relatively flat space for gathering, along with wider pathways for comfortable circulation*. Once these elements were sized and placed, and the grading was resolved, the structures were located as far from the property lines as was feasible.*

**The proposed central gathering space has been sized to accommodate large community events*

**Pathways are sized at 10'-15' wide to accommodate kiosks for various anticipated events (farmer's markets, art shows, etc.). This path width also allows groups of 3-4 people to pass each other comfortably.*

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

This is a unique project, with support of the community and unanimous approval from both Village and Park District Boards.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

7/19/24

Date _____

Nathan Troia

Print Name _____


Signature of Applicant

Signature of Applicant

Date _____

Print Name _____

Signature of Applicant

Date _____

Print Name

Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

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

All parcels owned by the Glen Ellyn Park District

verify that **Nathan Troia** _____

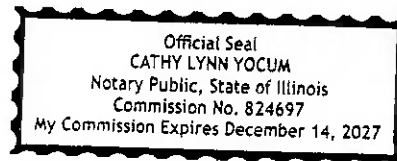
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.


OWNER SIGNATURE

Subscribed and sworn to before me this

8th day of February, 2024
Cathy Yocum

Notary Public



Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: [Signature]

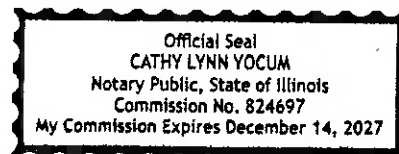
Title: DIRECTOR OF PLANNING

Owner's Name: GLEN ELLYN PARK DISTRICT.

Subscribed and sworn to me this

19th day of July, 2024.

Cathy Lynn Yocum
Notary Public





DOWNTOWN

PARK

*Draft Proposed
Uses and
Operations*

*** DRAFT ***
To Be Reviewed
By GEPD Board

1. PARK HOURS & OPERATIONS

The Downtown Park shall be governed by the

GLEN ELLYN PARK DISTRICT GOVERNING ORDINANCES

Section 4.18 Hours

The Downtown Park will be open to the general public daily from 6:00 a.m. until the 10:30 p.m. (Park District Facilities may establish hours of operation specific to the programs, activities and rentals that take place at each respective facility)

Any use of the parks at all other times is prohibited, except by permission of the Executive Director. The Board and/or Executive Director may establish other hours during which District Property, or any parts thereof shall be closed to the public and has the authority and may periodically revise these hours.

The Board or Executive Director may close one or more District parks, buildings and facilities or any part thereof to the public at any time and for any interval of time, either temporarily or at regular intervals, and either entirely or merely to certain uses, as deemed advisable and in the best interest of the public and District.

2. CONCEPTUAL EVENT SCHEDULE

As proposed, the site will be redeveloped via an expansion of the existing Prairie Path Park into a dynamic open space within the heart of downtown Glen Ellyn. The park will be open to the general public and through coordination with the Park District, various programs and events will be held. The following summarizes the anticipated programs/events provided per season, their times, and anticipated attendance:

Spring Weekday Programs

- Book Babies – 9:00 A.M. to 10:00 A.M. with an attendance of 40 people
- Get Git Friday – 9:00 A.M. to 11:00 A.M. with an attendance of 50 people

Spring Weekend Programs

- Bilingual Storytime – 9:00 A.M. to 10:00 A.M. with an attendance of 40 people

Spring Events

- Pilates & Pints – 1:00 P.M. to 3:00 P.M. with an attendance of 100 people
- Earth Day – 9:00 A.M. to 11:00 A.M. with an attendance of 200 people
- Photos with the Bunny – 9:00 A.M. to 12:00 P.M. with an attendance of 250 people
- Children’s Concert Series – 9:00 A.M. to 3:00 P.M. with an attendance of 250 people
- Family Night Out – 4:00 P.M. to 8:00 P.M. with an attendance of 300 people
- Salsa & Sangria – 12:00 P.M. to 6:00 P.M. with an attendance of 400 people
- Egg Hunt – 1:00 P.M. to 6:00 P.M. with an attendance of 500 people
- Food Truck Festival – 12:00 P.M. to 6:00 P.M. with an attendance of 1000 people
- Celtic Fest – 1:00 P.M. to 6:00 P.M. with an attendance of 1000 people

Summer Weekday Programs

- Book Babies – 9:00 A.M. to 10:00 A.M. with an attendance of 40 people
- Summer Camps – 9:00 A.M. to 3:00 P.M. with an attendance of 48 people

- Get Git Friday – 9:00 A.M. to 11:00 A.M. with an attendance of 50 people

Summer Weekend Programs

- Summer Camps – 9:00 A.M. to 3:00 P.M. with an attendance of 48 people
- Bilingual Storytime – 9:00 A.M. to 10:00 A.M. with an attendance of 40 people

Summer Events

- Tween Night – 3:00 P.M. to 7:00 P.M. with an attendance of 45 people
- Pilates & Pints – 1:00 P.M. to 3:00 P.M. with an attendance of 100 people
- Family Bingo – 1:00 P.M. to 3:00 P.M. with an attendance of 100 people
- Yoga on Tap – 1:00 P.M. to 4:00 P.M. with an attendance of 100 people
- Children’s Concert Series – 9:00 A.M. to 3:00 P.M. with an attendance of 250 people
- Juneteenth – 12:00 P.M. to 6:00 P.M. with an attendance of 400 people
- Salsa & Sangria – 12:00 P.M. to 6:00 P.M. with an attendance of 400 people
- Latin Music Fest – 12:00 P.M. to 8:00 P.M. with an attendance of 400 people
- Blues Fest – 12:00 P.M. to 6:00 P.M. with an attendance of 400 people
- Yappy Hour/Pet Parade – 1:00 P.M. to 3:00 P.M. with an attendance of 400 people
- Cruise for Kids Car Show – 1:00 P.M. to 6:00 P.M. with an attendance of 500 people
- Sounds on the Streets – Attendance of 1000 people
- *Jazz Up – 1:00 P.M. to 6:00 P.M. with an attendance of 1000 people
- *Backyard BBQ – 12:00 P.M. to 8:00 P.M. with an attendance of 1000 people
- Summer Break at Downtown – 5:00 P.M. to 10:00 P.M. with an attendance of 1000 people

Fall Weekday Programs (no weekday programs identified)

- Get Git Friday – 9:00 A.M. to 11:00 A.M. with an attendance of 50 people

Fall Events

- Yoga on Tap – 1:00 P.M. to 4:00 P.M. with an attendance of 100 people
- Bags & Brews – 1:00 P.M. to 6:00 P.M. with an attendance of 150 people
- Hocus Pocus Halloween Movie – 1:00 P.M. to 3:00 P.M. with an attendance of 250 people
- Dia De Los Muertos – 1:00 P.M. to 4:00 P.M. with an attendance of 250 people
- Children's Concert Series – 9:00 A.M. to 3:00 P.M. with an attendance of 250 people
- Watch Me Dance Cancer Away – 1:00 P.M. to 4:00 P.M. with an attendance of 400 people
- *Halloween Festival & Parade – 1:00 P.M. to 4:00 P.M. with an attendance of 1000 people

Winter Weekday Programs

- Open Skate and Curling – 12:00 P.M. to 8:00 P.M. with an attendance of 75 people
- Tween Skate – 5:00 P.M. to 8:00 P.M. with an attendance of 45 people

Winter Weekend Programs

- Open Skate and Curling – 12:00 P.M. to 8:00 P.M. with an attendance of 75 people
- Skate Lessons – 9:00 A.M. to 11:00 A.M. with an attendance of 40 people

Winter Events

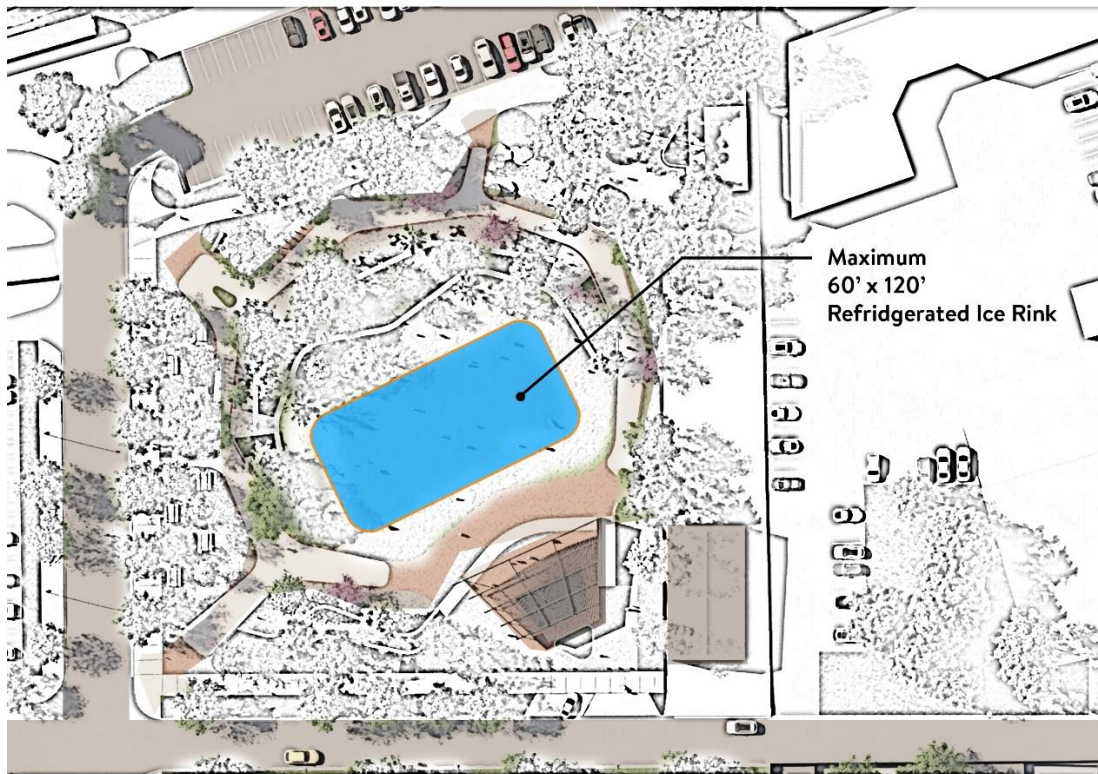
- 3v3 Hockey Tournament – 1:00 P.M. to 8:00 P.M. with an attendance of 60 people
- Valentine Skate – 5:00 P.M. to 8:00 P.M. with an attendance of 45 people
- Superhero Skate – 1:00 P.M. to 6:00 P.M. with an attendance of 45 people
- Frozen Fest – 1:00 P.M. to 8:00 P.M. with an attendance of 300 People
- Polar Market – 10:00 A.M. to 2:00 P.M. with an attendance of 300 people
- Cocoa Crawl 5K – 12:00 P.M. to 6:00 P.M. with an attendance of 400 people

- Photos with Santa – 1:00 P.M. to 4:00 P.M. with an attendance of 480 people
- *Holiday Tree Lighting – Attendance of 1000 people

Asterisked events are non-district events that will be able to utilize the proposed park to expand its current offering.

As can be seen from the above summary, the weekday programs generally occur in the midday and into the evening with moderate attendance ranging from 40 to 75 people. Programs are anticipated to start at 9:00 A.M. or later with programs running into the evening hours. There is anticipated to be approximately 30 events with an attendance of 500 people or less and approximately eight events with an attendance of 1000 people. Of the eight events, four are existing events that take place downtown. When events are held at the park, no regular programming will occur, and events will primarily occur in the evening on weekdays or on weekends.

3. WINTER ICE RINK & EVENTS



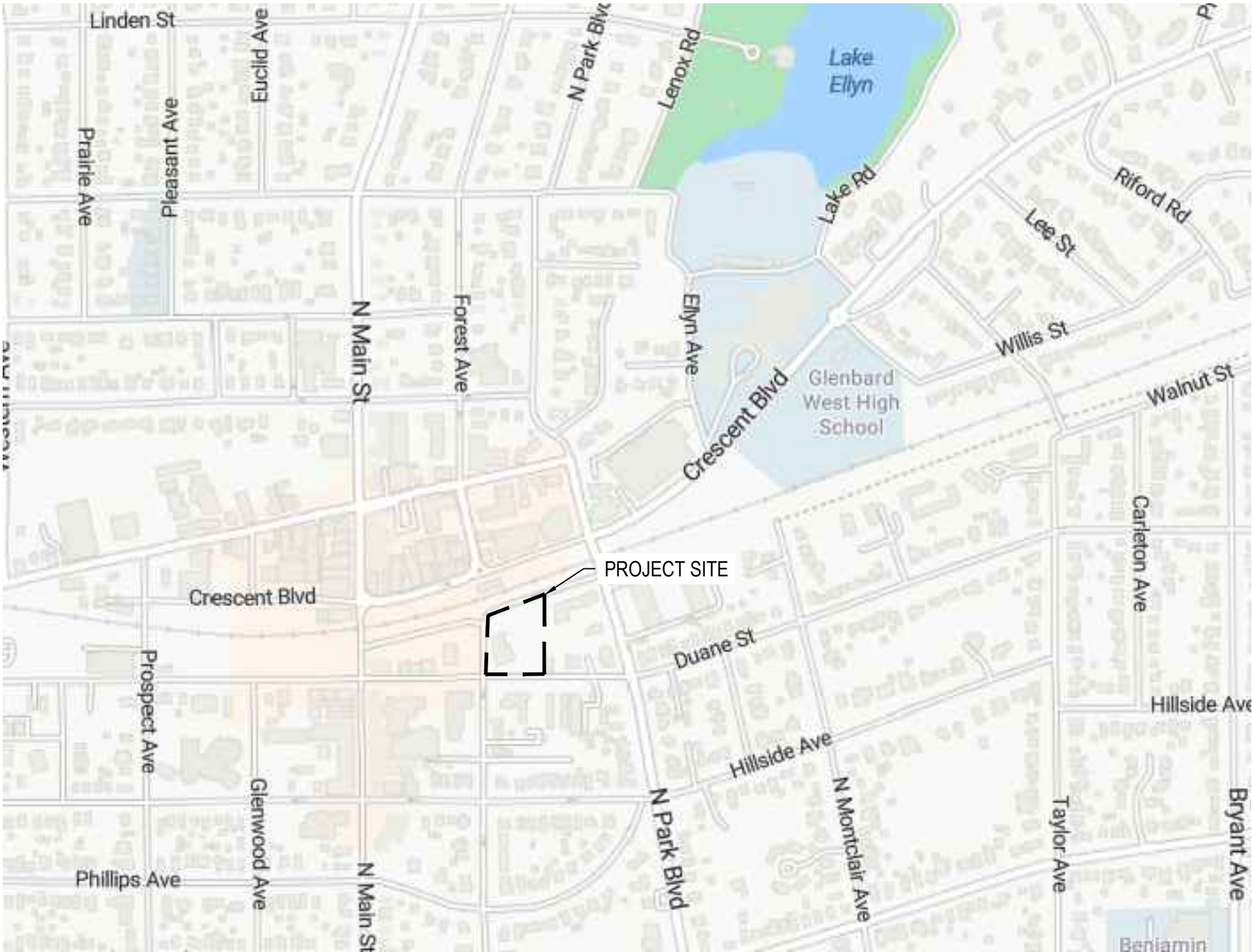
Winter Use: The Downtown Park will be an attraction year-round including winter activities and programming. Hours will be the same per Park District Ordinances

Ice Rink: In the central lawn, there are provisions to install a refrigerated ice rink up to 60x120. The chillers will be placed in the adjacent landscape beds with preconfigured power.

Winter Programs

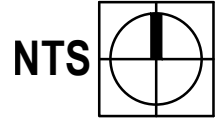
- Holiday Lights and Tree Lighting Opportunity
- Open Skate and Curling
- Skate Lessons
- Polar Market and more

PROJECT VICINITY MAP



SHEET INDEX

ISSUANCES



SHEET NUMBERS SHEET NAME

		2024.02.22 50% DD	2024.10.21 Special Use Permit and Zoning Exhibit	2024.10.21 Special Use Permit and Zoning Exhibit			
GENERAL SERIES							
G-001	COVER SHEET	●	●	●			
G-002	ZONING MAP		●	●			
G-003	OVERALL SITE PLAN (FOR REFERENCE ONLY)	●	●	●			
G-004	GENERAL NOTES	●	●	●			
G-007	SITE SURVEY (FOR REFERENCE ONLY)	●	●	●			
G-008	TREE PRESERVATION AND DEMOLITON PLAN	●	●	●			
CIVIL SERIES							
C0.0	TITLE SHEET	●	●	●			
C1.0	GENERAL NOTES, LEGEND, AND ABBREVIATIONS	●	●	●			
C1.1	SPECIFICATIONS	●	●	●			
C2.0	EXISTING CONDITIONS PLAN	●	●	●			
C2.1	DEMOLITION PLAN	●	●	●			
C3.0	LAYOUT AND PAVING PLAN	●	●	●			
C4.0	GRADING PLAN	●	●	●			
C4.1	EROSION CONTROL PLAN	●	●	●			
C4.2	EROSION CONTROL DETAILS	●	●	●			
C5.0	UTILITY PLAN	●	●	●			
C6.0	CONSTRUCTION DETAILS	●	●	●			
C6.1	CONSTRUCTION DETAILS		●	●			
C6.2	CONTECH UNDERGROUND DETENTION PLANS			●			
LANDSCAPE SERIES							
L-101	LANDSCAPE SITE PLAN	●	●	●			
L-102	GRADING PLAN	●					
L-103	HARDSCAPE PLAN	●	●	●			
L-104	SITE FURNISHING PLAN	●	●	●			
L-104A	PHOTOMETRIC PLAN		●	●			
L-105	SOILS PLAN	●					
L-106	PLANTING PLAN	●	●	●			
L-301	LANDSCAPE SITE SECTIONS	●	●	●			
L-302	LANDSCAPE SITE SECTIONS	●	●	●			
L-503	HARDSCAPE DETAILS	●	●	●			
L-503A	HARDSCAPE DETAILS	●	●	●			
L-503B	HARDSCAPE DETAILS	●	●	●			
L-504	SITE FURNISHING DETAILS	●					
L-504A	SITE FURNISHING DETAILS	●	●	●			
L-506	PLANTING DETAILS	●					
L-506A	PLANTING DETAILS	●					
L-603	HARDSCAPE SCHEDULE	●	●	●			
L-604	SITE FURNISHINGS SCHEDULE	●	●	●			
L-606	PLANTING SCHEDULE	●	●	●			
L1000	AREAS TO BE IRRIGATED PLAN	●	●	●			
ARCHITECTURE SERIES							
A-101	PAVILION PLAN	●	●	●			
A-102	PAVILION ELEVATIONS AND SECTION	●	●	●			
A-103	SUPPORT BUILDING PLAN		●	●			
A-104	SUPPORT BUILDING ELEVATIONS		●	●			
MEP SERIES							
MEP-1	MEP SITE PLAN		●	●			



Glen Ellyn
Downtown Event
Area and Park

453 Forest Ave,
Glen Ellyn, IL 60137



site design group, ltd.

888 South Michigan Avenue #1000, Chicago, IL 60605
p. 312.627.7540 w. www.sdg-design.com

landscape
architecture
urban design

Landscape Architect

Woodhouse Tinucci

230 W Superior, 6th Floor, Chicago, IL 60654
p. 312.943.3120 w. www.woodhousetn.com

Architect

V3 Companies

7325 James Ave, Woodridge, IL 60517
p. 630.724.9200 w. www.v3co.com

Civil Engineer

Advance Consulting Group International

300 W Adams St #420, Chicago, IL 60606
p. 312.357.1840 w. www.acgintl.com/wordpress2

MEP

Shen Milson & Wilke

125 S Wacker Dr, Suite 1510, Chicago, IL 60606
p. 312.559.4385 w. www.srwilco.com

Acoustical Consulting

C.E. Anderson & Associates

Structural Engineers
175 N Franklin St, Suite 410, Chicago, IL 60606
p. 312.780.1701 w. www.ces-se.com

Structural Engineer

NOT FOR
CONSTRUCTION

ZONING EXHIBIT

ISSUANCES

Rev. #	Description	Date Issued
50DD		02/22/2024
75DD		07/17/2024
	Special Use Permit and Zoning Exhibit	10/21/2024
	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586

Drawn : ML, ND File : 9586_covr.dwg

Checked : JD, AM Scale : AS NOTED

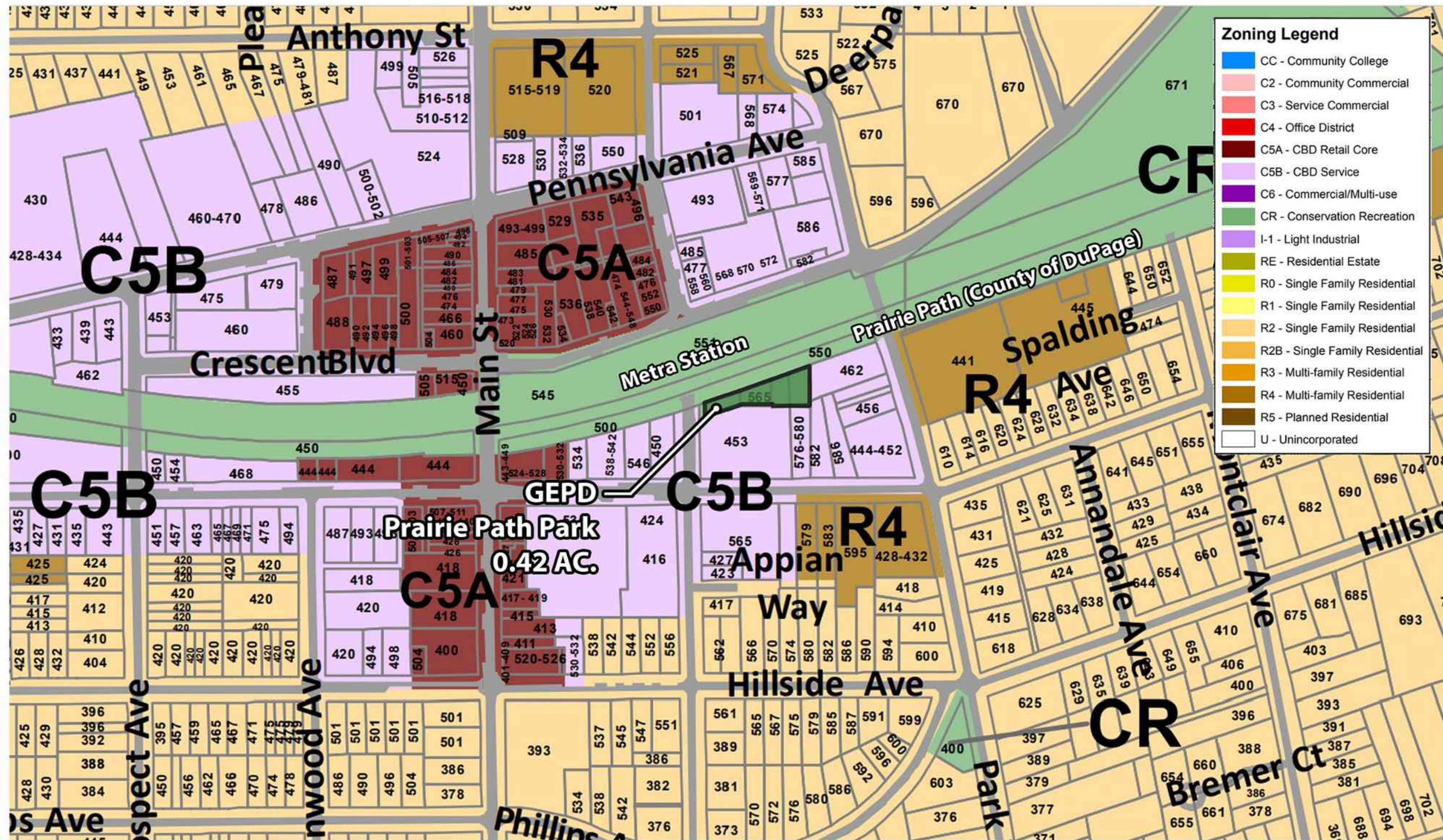
Approved : XX

Sheet Title:

COVER SHEET

Drawing Number:

G-001



Prairie Path Park
Zoning Map



Glen Ellyn Downtown Event Area and Park

453 Forest Ave,
Glen Ellyn, IL 60137



site design group, ltd.
888 South Michigan Avenue #1000, Chicago, IL 60605
p. 312.627.7260 w. www.sdgdesign.com

Woodhouse Tinucci
230 W Superior, 6th Floor, Chicago, IL 60604
p. 312.943.3120 w. www.woodhousetinucci.com

V3 Companies
7325 James Ave, Woodridge, IL 60517
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Advance Consulting Group International
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Shen Milson & Wilke
125 S Wacker Dr, Suite 1510, Chicago, IL 60606
p. 312.359.4885 w. www.srwilco.com

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NOT FOR
CONSTRUCTION

ZONING EXHIBIT

ISSUANCES

Rev. #	Description	Date Issued
50DD		02/22/2024
75DD		07/17/2024
	Special Use Permit and Zoning Exhibit	10/21/2024
	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586

Drawn : ML, ND File : 9586_site.dwg

Checked : JD, AM Scale : AS NOTED

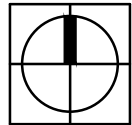
Approved : XX

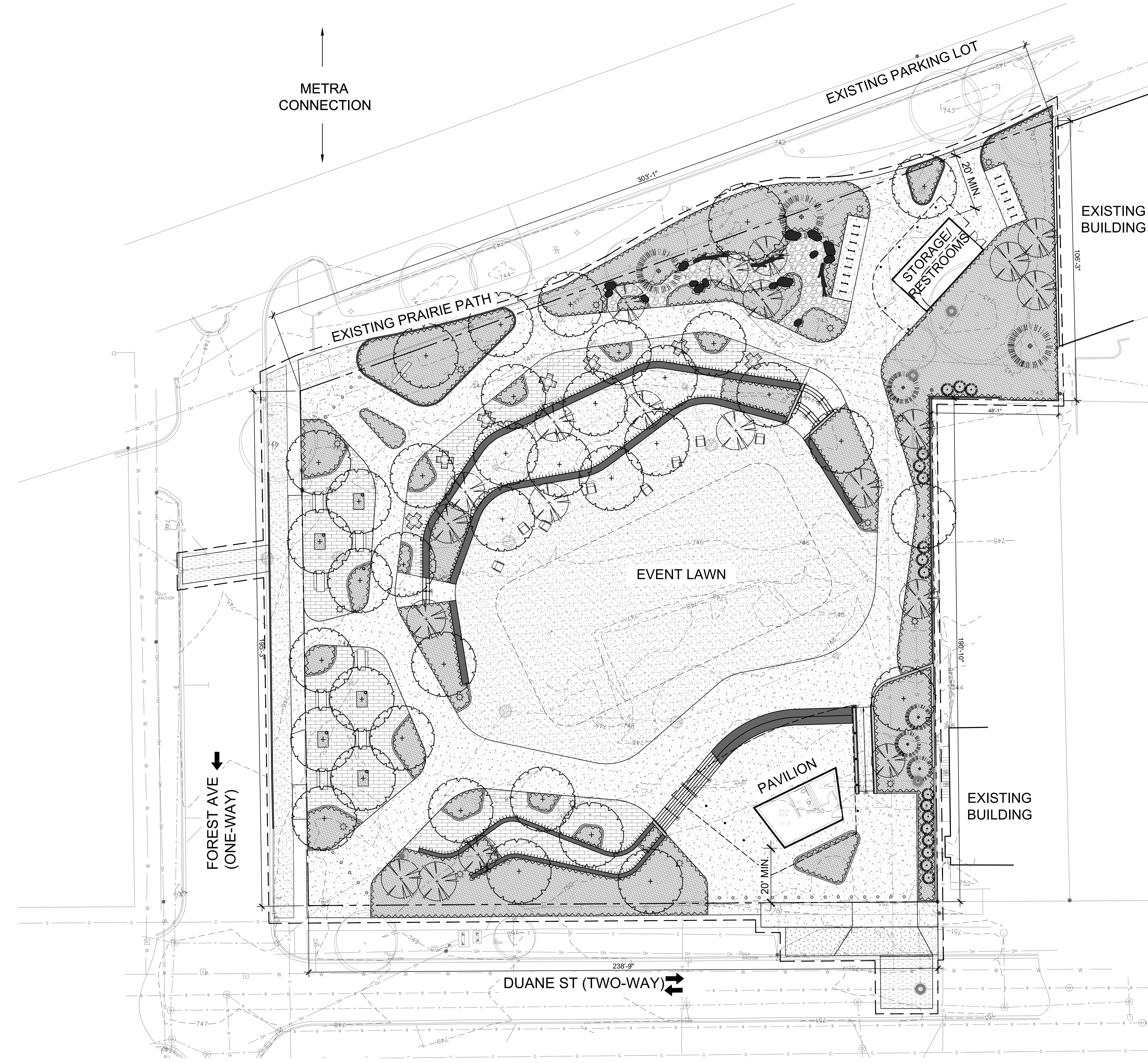
Sheet Title:

ZONING MAP

Drawing Number:

G-002





LEGEND

- PROPERTY LINE
- PROJECT LIMIT LINE (OFFSET 2' FOR CLARITY)
- CONCRETE RETAINING WALL
- CONCRETE SEATWALL
- CONCRETE STADIUM SEATING
- LEDGEROCK
- CONCRETE STEPS
- CONCRETE RAMP
- RAISED CONCRETE CURB
- FLUSH CONCRETE CURB
- VEHICULAR CONCRETE PAVING
- VEHICULAR ASPHALT PAVING
- PEDESTRIAN CONCRETE PAVING
- PEDESTRIAN UNIT PAVING
- AGGREGATE PAVING
- EXPANSION JOINT
- CONTROL JOINT
- HANDRAIL
- RECLAIMED LOG
- BOLLARD
- BIKE RACK
- PICNIC TABLE
- TABLE & CHAIRS
- LOUNGE CHAIR
- SIGN
- 16'H LIGHT POLE
- 30'H BOLLARD LIGHT
- RECESSED LIGHT
- EXISTING TREE PROTECT TO REMAIN
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS
- GROUNDCOVER/PERENNIALS
- MULCH
- SOD

Glen Ellyn
Downtown Event
Area and Park

453 Forest Ave,
Glen Ellyn, IL 60137



- site design group, ltd.
888 South Michigan Avenue #1000, Chicago, IL 60605
p. 312.527.7240 w. www.sdg-design.com Landscape Architect
- Woodhouse Tinucci
230 W Superior, 6th Floor, Chicago, IL 60604
p. 312.943.3120 w. www.woodtinucci.com/ Architect
- V3 Companies
7325 James Ave, Woodridge, IL 60517
p. 630.724.9200 w. www.v3co.com/ Civil Engineer
- Advance Consulting Group International
300 W Adams St #420, Chicago, IL 60606
p. 312.357.1840 w. www.acgintl.com/wordpress2/ MEP
- Shen Milson & Wilke
125 S Wacker Dr., Suite 1510, Chicago, IL 60606
p. 312.559.4385 w. www.srwlc.com/ Acoustical Consulting
- C.E. Anderson & Associates
Structural Engineers
175 N Franklin St, Suite 410, Chicago, IL 60606
p. 312.780.1701 w. www.ceas-ae.com/ Structural Engineer

NOT FOR
CONSTRUCTION

ZONING EXHIBIT

ISSUANCES

Rev. #	Description	Date Issued
50DD		02/22/2024
75DD		07/17/2024
	Special Use Permit and Zoning Exhibit	10/21/2024
	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586
Drawn : ML, ND File : 9586_site.dwg
Checked : JD, AM Scale : AS NOTED
Approved : XX

Sheet Title:
OVERALL SITE PLAN
(FOR REFERENCE ONLY)

Draw Number:

G-003

1 OVERALL SITE PLAN (FOR REFERENCE ONLY)
1"=20'-0"



GENERAL NOTES:

1. SURVEY AND BASE PLAN INFORMATION PROVIDED BY NAME, DATED MM/DD/YYYY.
2. PROJECT ELEVATIONS CORRELATE TO THE CHICAGO CITY DATUM, INDICATED AS CDD UNO.
3. COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES FOR ALL SCOPE AND OPERATIONS. BEFORE SUBMITTING A PROPOSAL FOR THIS WORK, THE CONTRACTOR SHALL VISIT THE PREMISES AND ACQUAINT THEMSELVES FULLY WITH THE EXISTING CONDITIONS, TEMPORARY CONSTRUCTION REQUIRED, QUANTITIES AND TYPES OF EQUIPMENT REQUIRED, ETC. ANY BID SHALL INCLUDE ALL SUMS REQUIRED TO DO THE WORK WITHIN THE EXISTING CONDITIONS. DISRUPTION OF NORMAL ACTIVITIES IN THE WORK AREA MUST BE KEPT TO A MINIMUM.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION, DIMENSIONS, AND ELEVATIONS FOR CONFORMANCE WITH THE DRAWINGS. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE AOR AND LA.
5. COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING ELEMENTS NOT SHOWN IN THESE DRAWINGS, ETC.
6. THE LANDSCAPE ARCHITECTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND OTHER DISCIPLINES' DRAWINGS, ALL DIMENSIONS, ELEVATIONS, DETAILS, BUILDING COMPONENTS, ETC. ARE TO BE CHECKED AGAINST ALL DOCUMENTS AS WELL AS THE PROJECT SPECIFICATIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE AOR AND LA IMMEDIATELY, AND RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES AND MAKE NECESSARY INVESTIGATIONS AND FIELD ASSESSMENTS.
7. SHOP DRAWINGS PREPARED BY THE CONTRACTOR AND/OR THEIR SUPPLIERS SHALL BE REVIEWED BY THE AOR AND LA ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.
8. CONTRACTOR SHOP DRAWINGS PREPARED BY SUPPLIERS AND/OR SUBCONTRACTORS SHALL BE REVIEWED BY THE CONSTRUCTION MANAGER PRIOR TO SUBMISSION TO THE AOR AND LA.
9. CONTRACTOR SHOP DRAWINGS SUBMITTED PRIOR TO PERMIT RECEIPT ARE SUBJECT TO CHANGE. ADDITIONAL SERVICES FOR SUBSEQUENT REVIEW BY THE AOR AND LA WILL BE PAID BY THE GC, AT NO COST TO THE OWNER.
10. CONTRACTOR SHOP DRAWINGS AND CALCULATIONS SHALL BE PROVIDED FOR ALL STRUCTURAL PREFABRICATED ITEMS TO AOR, SOR, AND LA FOR REVIEW. ALL STRUCTURAL PREFABRICATED ITEMS TO BE SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CONSTRUCTION.
11. DETAILS AND SECTIONS DESIGNATED AS "TYPICAL" APPLY TO AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE INDICATED BY DETAIL TITLES AND NOTES.
12. WATERSTOPS, VAPOR BARRIERS, ETC. SHOWN ON LANDSCAPE ARCHITECTURAL DRAWINGS ARE SCHEMATIC. SEE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION ON WATER, MOISTURE AND CONDENSATION RESISTANCE DETAILING.
13. MISCL. LOADS TO BE DESIGNED FOR UNO HEREIN OR WHEN REFERRING TO STRUCTURAL:
 - a. STAIRS 100 PSF LIVE LOAD, 300 LBS CONCENTRATED LOAD AT CENTER OF STAIR TREAD.
 - b. HANDRAIL VERTICAL AND HORIZONTAL THRUST OF 50 LBS./FT. APPLIED AT THE TOP OF THE RAILING OR A CONCENTRATED LOAD OF 200 LBS./FT. IN ANY DIRECTION, WHICHEVER PRODUCES THE GREATEST STRESS.
14. PRIOR TO THE COMMENCEMENT OF ANY INDIVIDUAL SCOPE OF WORK, CONVEENE A PRE-CONSTRUCTION CONFERENCE WITH AOR, LA, CONTRACTOR AND ANY ASSOCIATED AND RELEVANT DESIGN TEAM MEMBERS, SUBCONTRACTORS AND AHJ TO REVIEW WORK SCOPE, SCHEDULE AND TO REVIEW Q&A BY DESIGN TEAM, AHJ AND CONTRACTORS. CONTRACTOR TO PROVIDE MINIMUM 5 BUSINESS DAY NOTICE FOR ALL MEETINGS.
15. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK SCOPE AT NO COST TO OWNER.
16. FOLLOW ALL LOCAL AND STATE STANDARDS, INCLUDING APPLICABLE DOT STANDARDS FOR WORK WITHIN THE RIGHT-OF-WAY. SUBMIT PLAN OF CONSTRUCTION STAGING FOR APPROVAL PRIOR TO START OF WORK.
17. WORK WITHIN OR ADJACENT TO STREET CLOSURE, CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY WORK AND MATERIALS TO DO SO.
18. INSTALL AND MAINTAIN MIN 6"HT CHAINLINK CONSTRUCTION FENCING AS INDICATED WITHIN SPECIFICATIONS TO PROTECT THE WORK FOR PUBLIC SAFETY AND TO PROVIDE SECURITY. ADJUST FENCING TO ACCOMMODATE PROGRESS OF CONSTRUCTION. MAINTAIN FENCING UNTIL SUBSTANTIAL PROJECT COMPLETION OR AS DIRECTED BY THE OWNER. INSTALL GATES FOR CONSTRUCTION ACCESS AS REQUIRED.
19. MODIFY AND RESTORE SITE CONDITIONS TO GAIN ACCESS INTO THE SITE. OWNER NOT RESPONSIBLE FOR RESTORATION COSTS DUE TO CONSTRUCTION DAMAGE TO EXISTING VEGETATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY DOCUMENT THE EXISTING CONDITIONS OF THE SITE.
20. VERIFY THE EXACT LOCATIONS OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF LANDSCAPE OPERATIONS. CONTRACTOR TO MAKE EVERY EFFORT POSSIBLE TO LOCATE ALL PRIVATE UTILITIES. CONTRACTOR TO ALSO BE RESPONSIBLE FOR MAINTAINING ALL UTILITY LOCATIONS AS MARKED BY THE UTILITY LOCATING COMPANIES AND OWNERS' REPRESENTATIVE THROUGHOUT THE DURATION OF LANDSCAPE CONSTRUCTION.
21. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. BECOME FAMILIAR WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE START OPERATIONS. REPAIR OR REPLACE ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THE WORK, AT NO COST TO OWNER.
22. REMOVE FARM FROM THE SITE IN A LEGAL MANNER ANY AND ALL DEBRIS GENERATED DURING CONSTRUCTION OPERATIONS. DO NOT INTERFERE WITH THE USE OF ADJACENT PROPERTIES INCLUDING BUT NOT LIMITED TO BUILDINGS, PARKING LOTS, STREETS OR ALLEYS.
23. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCING, FURNISHINGS, AND PLANTINGS, TREES, AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WAUSHOUTS, AND OTHER HAZARDS CREATED BY SITE IMPROVEMENTS. IF ANY DAMAGE OCCURS, REPAIR TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO OWNER.
24. PROTECT AND/OR RESTORE EXISTING LAWN TO EXCELLENT CONDITION WITH TOPSOIL AND SOD. CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL LANDSCAPE MATERIAL REMOVED OR DAMAGED DUE TO CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.
25. VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICT WITH AOR AND LA.
26. QUANTITIES ARE SHOWN FOR REFERENCE ONLY. ALL QUANTITIES TO BE CONFIRMED BY CONTRACTOR, FOR ALL FINISH MATERIALS AND SITE FURNISHINGS CONTRACTOR TO PROVIDE 5% OR 1 ITEM MIN FOR ALL LOOSE ITEMS TO OWNER UNO. IDENTIFY AND REPORT ANY SUBSOIL, SOIL AND/OR DRAINAGE ISSUES IMMEDIATELY TO THE ATTENTION OF THE AOR AND LA.
27. VERIFY ALL DIMENSIONS IN FIELD AND BRING ANY DISCREPANCIES IMMEDIATELY TO THE ATTENTION OF THE AOR AND LA.
28. COORDINATE WORK WITH ALL OTHER TRADES.
29. RESTORE ANY AREAS IMPACTED BY CONSTRUCTION OPERATIONS WHETHER WITHIN OR OUTSIDE OF PROJECT LIMITS.
30. PERFORM ALL MAINTENANCE ACTIVITIES WITHIN THE PROJECT LIMITS THROUGH FINAL ACCEPTANCE.

EXCAVATION AND BACKFILL NOTES:

1. BEFORE ANY CONSTRUCTION OPERATIONS ARE STARTED, REMOVE ALL BITUMINOUS PAVEMENT, LOOSE GRAVEL, FOUNDATIONS, BLACK LOAM AND FILL ENCOUNTERED WITHIN THE AREA TO BE OCCUPIED BY NEW CONSTRUCTION. NONE OF THIS MATERIAL OR OTHER EXCAVATED ON-SITE SOILS, WHICH ARE FOUND TO BE UNSUITABLE, SHALL BE USED FOR FILL WITHIN OR ADJACENT TO PROPOSED STRUCTURES. STORE GRAVEL AND SOIL ON SITE FOR POTENTIAL RE-USE UNO.
2. GENERAL MACHINE EXCAVATION FOR FOOTINGS SHALL STOP NOT LESS THAN ONE-HALF THE THICKNESS OF THE FOOTING ABOVE SCHEDULED ELEVATIONS OF BOTTOMS OF FOOTINGS. FINAL 6" EXCAVATION TO UNDISTURBED SOIL AT REQUIRED FOOTING ELEVATION SHALL BE DONE BY HAND NOT MORE THAN 48 HOURS BEFORE THE FOOTING IS POURED UNO.
3. ALL NECESSARY CHANGES IN ELEVATION OF CONTINUOUS FOOTINGS SHALL BE MADE IN STEPS OF NOT MORE THAN 2'-0" HIGH AND A MINIMUM OF 4'-0" APART, UNO.
4. AFTER EXCAVATING FOR ALL EARTH-SUPPORTED FOOTINGS AND FOUNDATIONS, THE EXPOSED NATURAL SOIL SHALL BE THOROUGHLY COMPACTED TO 95% OF ASTM D1557 (MODIFIED PROCTOR) MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT PRIOR TO PLACING FILL.
5. ALL FOUNDATION BACKFILL AND FILL REQUIRED TO ESTABLISH FINAL SUBGRADES SHALL CONSIST OF CA-7 (OR APPROVED EQUIVALENT) CLEAN GRANULAR MATERIAL, THOROUGHLY COMPACTED IN LAYERS OF 8" TO 8" THICK. ALL EARTH-SUPPORTED SLABS SHALL HAVE AT LEAST 6" OF CA-6 (OR APPROVED EQUIVALENT) CRUSHED STONE OR WASHED GRAVEL COMPACTED TO 95% OF ASTM D-1557 (MODIFIED PROCTOR) MAXIMUM DENSITY, DIRECTLY BELOW THE SLAB AND AS RECOMMENDED BY SOIL REPORT.
6. BACKFILL PLACED DIRECTLY ADJACENT TO STRUCTURES AND/OR RETAINING WALLS SHALL BE COMPACTED CA-7 (OR APPROVED EQUIVALENT) CLEAN GRANULAR MATERIAL COMPACTED TO 95% OF ASTM D-1557 (MODIFIED PROCTOR) MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. AT TOP OF BACKFILL, PROVIDE A 2'-0" CAP OF COHESIVE FILL. EXCAVATE AS REQUIRED FOR FOOTING OR FILLING ON SOILS CAPABLE OF SUPPORTING A MINIMUM NET WEIGHT OF 8,000 PSF SOIL BEARING PRESSURE OF 1,500 PSF, AS INDICATED IN THE GEOTECHNICAL REPORT AND AS FIELD VERIFIED AND APPROVED BY THE OWNERS SOIL TESTING LABORATORY.
7. THE FOOTING AND FOUNDATION ELEVATIONS AND SOIL BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED FROM THE BORING DATA, FINAL EXACT ELEVATIONS AND SOIL BEARING CAPACITIES SHALL BE FIELD DETERMINED AND VERIFIED BY THE OWNERS SOIL TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE AOR, SOR AND LA IMMEDIATELY IN THE EVENT THAT THE SOILS CONDITIONS ENCOUNTERED VARY FROM THOSE USED FOR DESIGN. ALL SOILS VERIFICATION AND TESTING TO BE COMPLETED UNDER THE DIRECTION OF A SOILS ENGINEER WHO IS A LICENSED PROFESSIONAL ENGINEER IN THE PROJECT'S JURISDICTION.
8. BACKFILL AGAINST SIDES OF FOUNDATION WALLS SHALL BE PLACED SIMULTANEOUSLY ON BOTH SIDES TO THE TOP OF THE WALL.
9. IN MAJOR SLABS, FOOTINGS, OR SLABS SHALL BE PLACED ONTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACEMENT OF CONCRETE UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT STRUCTURE.
11. THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.
12. ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 4'-0" BELOW FINISHED GRADE.
13. ALL UNSUITABLE SOIL SHALL BE EXCAVATED AND REMOVED TO A MIN. OF 2'-0" BELOW SLAB ELEVATION. SEE REPORT FOR NEW FILL MATERIAL REQUIREMENTS TO REACH THE DESIGN SLAB SUBGRADE ELEVATION.
14. ALL FOUNDATIONS SHALL BE CARRIED DOWN TO THE MINIMUM DEPTHS SHOWN.
15. THE CONTRACTOR SHALL PREPARE ALL CONSTRUCTION PROCEDURES AND SEQUENCES AND SUBMIT FOR THE AOR, EOR, LA, AND GEOTECHNICAL REVIEW PRIOR TO THE START OF CONSTRUCTION.
16. FOR ADDITIONAL SITE CONSIDERATIONS, FOUNDATION CONSIDERATIONS AND RECOMMENDATION, REFER TO THE GEOTECHNICAL ENGINEERING REPORT DATED 10/09/2001, PREPARED BY GROUND ENGINEERING CONSULTANTS, INC. SEE EXCAVATION PLAN, ON SHEET L-1002.

SHORING AND BRACING NOTES:

1. INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINALLY ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE. PROVIDE TEMPORARY SHORING, GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LOAD CARRYING MEMBERS AND LATERAL STABILITY IS COMPLETED.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE, ITS PARTS AND JOB SITE SAFETY BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILINGS AND DEVICES DURING THE ENTIRE PERIOD OF CONSTRUCTION.
3. CONTRACTOR IS FULLY RESPONSIBLE FOR PROVIDING ALL TEMPORARY SHORING AND BRACING OF EXISTING STRUCTURAL ELEMENTS DURING CONSTRUCTION. ALL SHORING SHALL BE ADEQUATE TO SUPPORT ALL STRUCTURAL LOADINGS DURING MODIFICATION OF THE EXISTING STRUCTURES AND ERECTION OF THE NEW STRUCTURAL SUPPORT SYSTEM. TEMPORARY SHORING MUST REMAIN IN PLACE UNTIL ALL NEW STRUCTURAL MEMBERS SUPPORTING SHORED ELEMENTS ARE IN PLACE AND ALL NEW CONNECTIONS COMPLETED.

CONCRETE AND FORMWORK NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING (INCLUDING BUT NOT LIMITED TO) AMERICAN CONCRETE INSTITUTE PUBLICATIONS:
 - a. ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 - b. ACI 304 - GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE
 - c. ACI 311 - GUIDE FOR CONCRETE INSPECTION
 - d. ACI 315 - DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
 - e. ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
 - f. ACI 347 - GUIDE TO FORMWORK FOR CONCRETE
2. CONCRETE SHALL BE AS FOLLOWS:
 - a. CONCRETE FC PSI @ 28 DAYS
 - b. FOUNDATIONS AND FOOTINGS NORMAL WEIGHT (145 PCF) FC = 4000 PSI
 - c. GRADE BEAMS NORMAL WEIGHT (145 PCF) FC = 4000 PSI
 - d. EXTERIOR SLAB ON GRADE NORMAL WEIGHT (145 PCF) FC = 4000 PSI
 - e. PADS FOR MEP EQUIP. NORMAL WEIGHT (145 PCF) FC = 4000 PSI
 - f. ELEVATED SLABS, BEAMS NORMAL WEIGHT (145 PCF) FC = 8000 PSI
3. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR-ENTRAINED TO GIVE THE CONCRETE AN AIR CONTENT OF 6 +/- 1.2% BY VOLUME. WATER REDUCING PLASTICIZING ADMIXTURES MAY BE USED, PENDING APPROVAL OF THE AOR, SOR AND LA.
4. NO CALCIUM CHLORIDE OR CALCIUM SULFATE ADMIXTURES OR SETTING RETARDERS SHALL BE USED IN ANY CONCRETE.
5. FORMWORK FOR ALL CONCRETE WHICH WILL BE EXPOSED IN COMPLETED STRUCTURES SHALL BE CONSTRUCTED FROM A

- SUITABLE PLASTIC SURFACED PLYWOOD WHICH WILL PRODUCE AN ACCEPTABLY SMOOTH SURFACE. ALSO SEE THE SPECIFICATIONS.
6. THE CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS SHOWING THE LOCATIONS OF ALL FORM TIES. CONSTRUCTION JOINTS, CURBS AND SLAB DEPRESSIONS, IF ANY, AND DESCRIBE THE CONCRETE PLACEMENT SEQUENCING, ALL CURBS AND BARRIERS, REINFORCEMENT AND ALL CONTAMINANTS AND #5 AT 16" C/C DOWN TO THE STRUCTURE BELOW. UNO.
 7. ALL CONSTRUCTION JOINTS SHALL BE WIRE BRUSHED AND CLEANED IMMEDIATELY PRIOR TO PLACING NEW CONCRETE. ALLOW 24 HOURS MINIMUM TO ELAPSE BETWEEN POURS.
 8. SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL INTERIOR FLOOR FINISHES, FLOOR DEPRESSIONS AND CURBS AND FLOOR FINISHES. SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF ALL FORMWORK FOR ADDITIONAL WALL AND/OR SLAB OPENINGS, AND EQUIPMENT PADS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
 9. SLOPE CONCRETE SLABS, WHERE REQUIRED, DRAINS SHOWN ON THE ARCHITECTURAL CIVIL AND/OR MEP.
 10. CONCRETE PROTECTION FOR REINFORCING BARS SHALL BE AS FOLLOWS:
 - a. FOOTINGS 2" CLEAR, SIDES AND BOTTOM
 - b. WALLS 2" CLEAR, OUTSIDE FACE, 1 1/2" CLEAR, INSIDE FACE
 - c. SLABS 1" CLEAR
 - d. PIERS 2" CLEAR TO TIES

DIMENSIONAL LUMBER:

1. ALL WOOD CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," LATEST EDITION, BY THE NATIONAL FOREST PRODUCT ASSOCIATION.
2. STRUCTURAL LUMBER SHALL HAVE THE FOLLOWING MINIMUM IN GRADE CUT DIMENSIONS:
 - a. GRADE, STRUCTURAL SELECT, REFER TO SPECIFICATIONS FOR SPECIES
 - b. FB = 1200 PSI
 - c. FV = 160 PSI
 - d. FC = 1200 PSI
 - e. JFC = 615 PSI
 - f. FT = 650 PSI
 - g. E = 1,400,000 PSI
3. ALL LUMBER SHALL HAVE AN AVERAGE MOISTURE CONTENT OF NOT MORE THAN 19%.
4. BOLT HEADS & NUTS BEARING ON WOOD SHALL BE PROVIDED WITH STANDARD CUT WASHERS.
5. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED UNO.
6. MINIMUM NAILER SIZE SHALL BE AS SPECIFIED IN CONFORMANCE WITH REQUIREMENTS OF THE LATEST VERSION OF THE APPLICABLE JURISDICTIONAL BUILDING CODES.
7. ALL STRUCTURAL WOOD EXPOSED TO THE ELEMENTS SHALL BE PRESURE TREATED.
8. ALL CONNECTIONS THROUGH PRESURE TREATED WOOD SHALL BE MADE WITH CORROSION RESISTANT FASTENERS.

PLANTING PROTECTION AND REMOVAL NOTES:

1. PRIOR TO THE COMMENCEMENT OF PLANTING PROTECTION AND REMOVAL SCOPE OF WORK, CONVEENE A PRE-CONSTRUCTION CONFERENCE WITH AOR, LA, CONTRACTOR AND ANY ASSOCIATED AND RELEVANT DESIGN TEAM MEMBERS, SUBCONTRACTORS AND AHJ TO REVIEW WORK SCOPE, SCHEDULE AND TO REVIEW Q&A BY DESIGN TEAM, AHJ AND CONTRACTORS. CONTRACTOR TO PROVIDE MINIMUM 5 BUSINESS DAY NOTICE FOR ALL MEETINGS.
2. CONFIRM ALL PLANTING REMOVAL AND PROTECTION QUANTITIES AND DIMENSIONS.
3. INSTALL PLANT PROTECTION FENCING PRIOR TO SITE WORK AND MAINTAIN THROUGHOUT CONSTRUCTION PERIOD. NO STORAGE OF MATERIALS, VEHICULAR ACCESS OR ANY OTHER CONSTRUCTION ACTIVITIES PERMITTED WITHIN THE TREE PROTECTION ZONE UNO.
4. ALL PLANT AND SITE PROTECTION FENCING TO BE INSTALLED PRIOR TO HARDCAPE DEMOLITION AND/OR CONSTRUCTION OPERATIONS.
5. ADJUST PLANT PROTECTION FENCING AS NEEDED THROUGHOUT CONSTRUCTION OPERATIONS TO PROTECT CRITICAL ROOT ZONES.
6. MARK ALL ROOT TRUNING LOCATIONS PRIOR TO EXECUTION FOR REVIEW AND APPROVAL BY LA.
7. PROVIDE 2 INCH (AFTER SETTLING) MULCH LAYER WITHIN CRITICAL ROOT ZONE OF EXISTING TREES AS MIN PROTECTION DURING CONSTRUCTION OPERATIONS. COORDINATE WITH AOR AND LA FOR ADDITIONAL MEASURES IF CRITICAL ROOT ZONES NEED TO BE ACCESSED FOR ANY REASON DURING CONSTRUCTION OPERATIONS. MULCH LAYER TO BE A 50/50 BLEND OF ¾" INCH SHREDDED HARDWOOD BARK FINES AND ¾" INCH PINE BARK FINES.
8. PROVIDE TEMPORARY IRRIGATION FOR ALL EXISTING PLANT MATERIAL AND MAINTAIN THROUGHOUT CONSTRUCTION OPERATIONS. PROVIDE IN SUCH A MANNER AS TO NOT IMPACT EXISTING ROOT SYSTEMS OF PLANT MATERIAL.
9. REMOVE ALL EXISTING TREE AND SHRUB STUMPS AND ROOTS THAT IMPACT WORK. GRIND OUT STUMPS TO A MINIMUM DEPTH OF 18". BRING TO FINISH GRADE PRIOR TO COMPLETION OF WORK.
10. REMOVE MULCH, LAWN, AND PLANTING BEDS AND EXCAVATE EARTH TO COORDINATE WITH GRADING, EARTHWORK AND SITE IMPROVEMENTS.
11. FOR PLANTING REMOVAL AND PROTECTION DETAILS, SEE SHEET(S) L-008, L-501.
12. FOR PLANTING REMOVAL AND PROTECTION SCHEDULE, SEE SHEET(S) L-008.

MOCKUP NOTES:

1. PRIOR TO THE COMMENCEMENT OF MOCKUPS, CONVEENE A PRE-CONSTRUCTION CONFERENCE WITH AOR, LA, CONTRACTOR AND ANY ASSOCIATED AND RELEVANT DESIGN TEAM MEMBERS, SUBCONTRACTORS AND AHJ TO REVIEW WORK SCOPE, SCHEDULE AND TO REVIEW Q&A BY DESIGN TEAM, AHJ AND CONTRACTORS. CONTRACTOR TO PROVIDE MINIMUM 5 BUSINESS DAY NOTICE FOR ALL MEETINGS.

LANDSCAPE DRAINAGE NOTES:

1. PRIOR TO THE COMMENCEMENT OF DRAINAGE SCOPE OF WORK, CONVEENE A PRE-CONSTRUCTION CONFERENCE WITH AOR, LA, CONTRACTOR AND ANY ASSOCIATED AND RELEVANT DESIGN TEAM MEMBERS, SUBCONTRACTORS AND AHJ TO REVIEW WORK SCOPE, SCHEDULE AND TO REVIEW Q&A BY DESIGN TEAM, AHJ AND CONTRACTORS. CONTRACTOR TO PROVIDE MINIMUM 5 BUSINESS DAY NOTICE FOR ALL MEETINGS.
2. CONFIRM ALL DRAINAGE QUANTITIES AND DIMENSIONS.
3. LANDSCAPE DRAINAGE SHOWN IS IN ADDITION TO CIVIL DRAINAGE, REFER TO CIVIL.
4. ALL DRAINAGE PIPING AND ACCESSORIES TO BE INSTALLED IN SEGMENTS WITH APPLICABLE CONNECTIONS. CONNECTION BETWEEN DRAINAGE PIPES SHALL BE AS ASSUMED AND TO BE INCLUDED IN COSTS.
5. COORDINATE PLAT LOCATIONS WITH CIVIL, REFER TO CIVIL.

SLEEVING NOTES:

1. PRIOR TO THE COMMENCEMENT OF SLEEVING WORK, CONVEENE A PRE-CONSTRUCTION CONFERENCE WITH AOR, LA, CONTRACTOR AND ANY ASSOCIATED AND RELEVANT DESIGN TEAM MEMBERS, SUBCONTRACTORS AND AHJ TO REVIEW WORK SCOPE, SCHEDULE AND TO REVIEW Q&A BY DESIGN TEAM, AHJ AND CONTRACTORS. CONTRACTOR TO PROVIDE MINIMUM 5 BUSINESS DAY NOTICE FOR ALL MEETINGS.
2. CONFIRM ALL SLEEVING QUANTITIES AND DIMENSIONS.
3. PROVIDE UTILITY AND/OR RRIUT SLEEVES AT ANY LOCATIONS UTILITY AND/OR IRRIGATION LINES REQUIRE CONNECTION THROUGH STRUCTURES, WALLS, UNDER PAVING, ETC. SLEEVES TO BE CLASS 200 PVC AND BE SIZED MINIMALLY TO BE TWICE THE CUMULATIVE PIPE SIZE OF THE INTENDED UTILITY/IRRIGATION LINES TO BE LOCATED INSIDE.
4. STAKE OR FLAG ENDS OF ALL SLEEVES LOCATIONS AND MAINTAIN THROUGHOUT CONSTRUCTION OPERATIONS.
5. PROVIDE DETECTABLE UNDERGROUND MARKING TAPE FOR ALL SLEEVING LOCATIONS AND UTILITY AND IRRIGATION RUNS AS NOTED IN PLANS.
6. SEPARATE ELECTRICAL AND AUDIO RUNS IN SEPARATE SLEEVES.
7. WATER AND/OR IRRIGATION SUPPLY RUNS TO BE LOCATED IN SEPARATE SLEEVES THAN OTHER UTILITIES.

STRUCTURAL STEEL NOTES:

1. ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL, SHALL CONFORM TO THE LATEST EDITIONS OF ALL AISC AND AWS SPECIFICATIONS AND CODES.
2. ALL STRUCTURAL STEEL, WIDE FLANGE SHAPES SHALL MEET THE REQUIREMENTS OF ASTM A992, FY = 50 KSI, UNLESS NOTED OTHERWISE. ALL STRUCTURAL STEEL SHALL MEET THE REQUIREMENTS OF ASTM A500, GRADE B. ALL OTHER STRUCTURAL STEEL SHAPES SHALL MEET THE REQUIREMENTS OF ASTM A36 UNO. ALL STEEL TO BE HOT DIP GALVANIZED.
3. BOLT BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325 OR ASTM A440, ALL ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM F1554, Fy=36 KSI, UNO. ALL FASTENERS TO BE HOT DIP GALVANIZED UNO.
4. ALL WELDING ELECTRODES SHALL BE E70XX, UNO. ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO AWS "CODE FOR STRUCTURAL STEEL WELDING," LATEST EDITION.
5. SHOP CONNECTIONS MAY BE WELDED UNO. MINIMUM WELDS NOT SHOWN ON THE DRAWINGS SHALL BE 1/4" FILL WELDS ALL AROUND.
6. UNO ON THE DRAWINGS, ALL CONNECTIONS SHALL BE STANDARD DOUBLE ANGLE SHEAR CONNECTIONS. ALL BOLTS SHALL BE MINIMUM 3/4" DIAMETER. ALL BOLTS SHALL BE 3/8" BELOW FINISHED GRADE. IF NOT SHOWN BELOW, UNLESS NOTED OTHERWISE ON THE DRAWINGS, IN CASES WHERE REACTIONS ARE NOT INDICATED, PROVIDE AT LEAST 75% OF THE UNIFORM LOAD CARRYING CAPACITY OF THE BEAM AS DETERMINED IN THE TABLES FOR "UNIFORM LOAD CONSTANTS FOR BEAMS" IN THE AISC MANUAL OF STEEL CONSTRUCTION, 14TH EDITION, OR THE REACTION FORCE WHEN INDICATED ON THE DRAWING (AS F=XX KIPS).
7. a. W6x8, W10, (3) ROWS
- b. W12 & W14: (3) ROWS
8. SEE SPECIFICATIONS FOR CONNECTIONS DESIGN RESPONSIBILITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIAL AND TEMPORARY STRUCTURAL STABILITY.
10. STEEL SHALL BE CLEARED OF RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS WHERE REQUIRED FOR PROPER FABRICATION, FITTING UP OR WELDING.
11. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE AOR, SOR AND LA.
12. REFER TO THE ARCHITECTURAL AND/OR MEP DRAWINGS FOR ADDITIONAL STRUCTURAL AND MISCELLANEOUS STEEL REQUIREMENTS. ALL EXTERIOR EDGE ANGLES, UNITS AND SHELF ANGLES SHALL BE STAINLESS STEEL, OR GALVANIZED AFTER FABRICATION. SEE SPECIFICATION FOR REQUIREMENTS.

HARDCAPE NOTES:

1. PRIOR TO THE COMMENCEMENT OF HARDCAPE SCOPE OF WORK, CONVEENE A PRE-CONSTRUCTION CONFERENCE WITH AOR, LA, CONTRACTOR AND ANY ASSOCIATED AND RELEVANT DESIGN TEAM MEMBERS, SUBCONTRACTORS AND AHJ TO REVIEW WORK SCOPE, SCHEDULE AND TO REVIEW Q&A BY DESIGN TEAM, AHJ AND CONTRACTORS. CONTRACTOR TO PROVIDE MINIMUM 5 BUSINESS DAY NOTICE FOR ALL MEETINGS.
2. CONFIRM ALL HARDCAPE QUANTITIES AND DIMENSIONS.
3. STAKE AND PAINT OUT ALL STRUCTURE EXTENTS AND FOOTING LOCATIONS, WALL FACES/BACKS, STAIR LOCATIONS, CURB FACES/BACKS AND PAVING EDGES PER PLANS FOR AOR AND LA REVIEW AND APPROVAL PRIOR TO EXCAVATION AND INSTALLATION. ADJUST ANY LAYOUT MODIFICATIONS BY AOR AND LA AT NO ADDITIONAL COST TO THE OWNER. ALL SURVEY AND LAYOUT COSTS BY CONTRACTOR.
4. ESTABLISH APPROVED LAYOUT LINES AND GRADES AND MAINTAIN THROUGH CONSTRUCTION FOR VERIFICATION BY AOR AND LA. ALL LINES TO BE STRAIGHT AND TRUE, ALL CURVES SHALL BE SMOOTH AND NON-FACETED WITH BOTH IN ACCORDANCE WITH THE PLANS AND APPROVED FIELD LAYOUT BY AOR AND LA.
5. FOR PRECISION OF LAYOUT REQUIREMENTS SEE SPECS. ALL EDGES OF HARDCAPE ELEMENTS TO BE PAINTED AND MAINTAINED FOR AOR AND LA REVIEW AND APPROVAL PRIOR TO FORMING, ALL FORMING AND REINFORCEMENT TO BE REVIEWED AND APPROVED BY AOR AND LA PRIOR TO POURING.
6. MATCH LINE AND GRADE REQUIREMENT: AOR AND LA TO REVIEW AND APPROVE PLANTING AREAS TO EXISTING ADJACENT AREAS.
7. TRANSITION SMOOTHLY BETWEEN DIFFERENT SLOPES WITHOUT ABRUPT CHANGES IN SLOPE. REFER TO GRADING PLAN.
8. GRADE ALL HARDCAPE SURFACES TO A MAXIMUM 5% SLOPE WITH A MAXIMUM CROSS SLOPE OF 2% AND A MINIMUM SLOPE OF 1% 3/4% SLOPE ALL PAVEMENT TO DRAIN.
9. ADJUST UTILITY STRUCTURES TO MEET FINISH GRADE.
10. LAYOUT CONTROL JOINTS AT A MAX 30' OC AND EXPANSION JOINTS AT A MAX 30' OC UNO. IF PAVEMENT IS ARCED, LAYOUT CONTROL JOINTS EQUALLY ALONG LENGTH OF ARCH AND PERPENDICULAR TO CENTERLINE OF ARC UNO.
11. ALL CONTROL JOINTS AND EXPANSION JOINTS ARE PERPENDICULAR AND PARALLEL TO BUILDING OR PARADE UNO. CLEARLY MARK ALL VISIBLE SAW CUT CONTROL JOINTS PRIOR TO CUTTING FOR REVIEW AND APPROVAL BY AOR AND LA.
12. ALL EXPOSED VERTICAL CONCRETE EDGES TO BE CHAMFERED 1/2", 45 UNO.
13. REFER TO SPECIFICATIONS FOR PAVEMENT REPAIR AND RESTORATION CRITERIA.
14. SET BOLLARDS OR ANY OTHER STONE OR CONCRETE MARKERS TO BE USED IN PLANTING AREAS TO BE PROTECTED FROM EXPANSION JUNT BETWEEN VERTICAL ELEMENTS AND ADJACENT HORIZONTAL SURFACES. COORDINATE WITH AOR AND

- LA IN FIELD PRIOR TO FINAL PLACEMENT OF BOLLARDS.
16. COORDINATE REQUIREMENTS OF FOUNDATIONS FOR UTILITIES, LIGHTING, IRRIGATION AND SITE FURNISHINGS SCOPE IN CONJUNCTION WITH ALL HARDCAPE OPERATIONS.
 17. FOR HARDCAPE DETAILS, SEE SHEET(S) L-503A, L-503B, L-503C, L-503D, L-503E.
 18. FOR HARDCAPE SCHEDULE, SEE SHEET(S) L-603.

IRRIGATION NOTES:

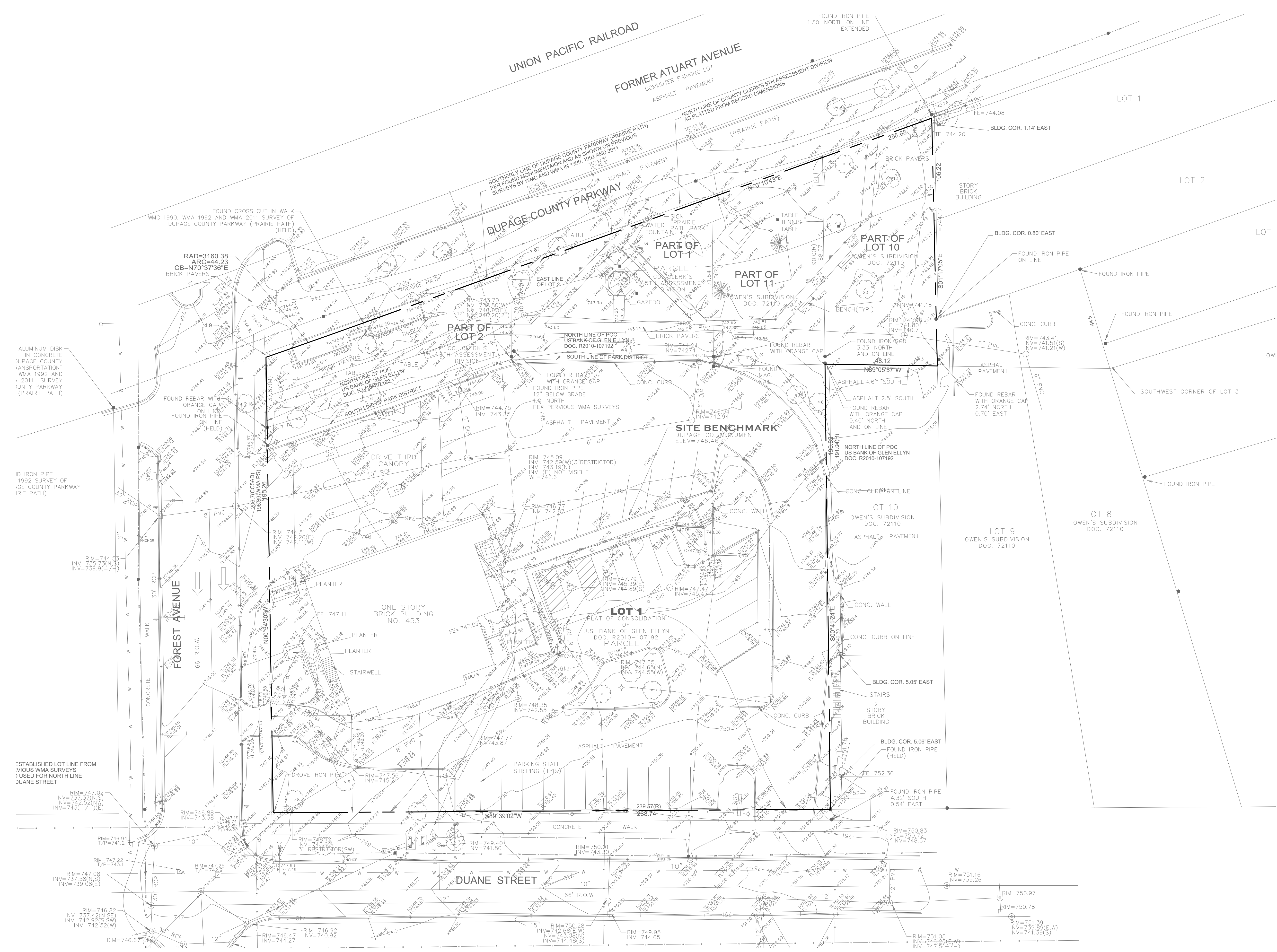
1. PRIOR TO THE COMMENCEMENT OF IRRIGATION SCOPE OF WORK, CONVEENE A PRE-CONSTRUCTION CONFERENCE WITH AOR, LA, CONTRACTOR AND ANY ASSOCIATED AND RELEVANT DESIGN TEAM MEMBERS, SUBCONTRACTORS AND AHJ TO REVIEW WORK SCOPE, SCHEDULE AND TO REVIEW Q&A BY DESIGN TEAM, AHJ AND CONTRACTORS. CONTRACTOR TO PROVIDE MINIMUM 5 BUSINESS DAY NOTICE FOR ALL MEETINGS.
2. CONFIRM ALL IRRIGATION QUANTITIES AND DIMENSIONS.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING IRRIGATION INSTALLATION WITH ALL OTHER TRADES. REFER TO IRRIGATION SHEET(S) FOR IRRIGATION DESIGN.
4. FOR DELEGATED IRRIGATION DESIGN, SEE SPECIFICATIONS. LOW THROW SPRAY SYSTEM SHALL BE SPECIFIED IN LIEU OF DRIFLINE UNO OR APPROVED BY LA.
5. DELEGATED IRRIGATION SYSTEM TO BE DESIGNED FOR 100% IRRIGATION COVERAGE OF ALL PLANTINGS, LAWN AND GREEN ROOF SYSTEMS ACCORDINGLY. AREA, ZONE SYSTEMS, PLANTING TREE RADIUS, PLANTING TREE SPACING, AREAS, COORDINATE ALL VISIBLE CONTROL, AND JUNCTION BOXES WITH AOR AND LA PRIOR TO INSTALLATION. ALL BOXES TO BE WITHIN PLANTING AREAS (NOT LAWN) UNO OR APPROVED BY AOR AND LA.
6. DELEGATED IRRIGATION SYSTEM DESIGN TO BE REVIEWED AND APPROVED BY IRRIGATION CONSULTANT AND/OR AOR AND LA PRIOR TO INSTALLATION.
7. CONTACT ALL UTILITIES AND GENERAL CONTRACTOR AT LEAST 5 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION OPERATIONS.
8. MAINTAIN ALL CODES REQUIRED BY LOCAL AUTHORITIES.
9. COORDINATE ELECTRICAL HOOKUP WITH AOR, LA, GENERAL CONTRACTOR, ELECTRICIAN AND LA OWNER.
10. STATIC PRESSURE READ, PROVIDED BY OTHER UNO. IF PSI IS NOT 75 PSI, NOTIFY AOR, LA AND OWNER.
11. COORDINATE ALL SLEEVES AND PENETRATIONS WITH AOR, LA, GENERAL CONTRACTOR. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL OPERATIONS RELATED TO THE IRRIGATION DESIGN.
12. PROVIDE SLEEVING UNDER ROADS, DRIVES, PAVING, WALLS, ETC. SLEEVE WIRE AND PIPING SEPARATELY, COORDINATE AS NECESSARY FOR ZONING REQUIREMENTS, ALL WIRING TO BE SLEEVED IN MIN 2 INCH SLEEVE.
13. IRRIGATION LINES AND HEADS ARE SCHEMATIC. FIELD ADJUSTMENTS MAY BE REQUIRED BASED ON EXISTING CONDITIONS AND/OR AS THE SYSTEM INTERFERES WITH THE PLANTINGS.
14. CAP OR PLUG ALL OPENINGS AS SOON AS LINES ARE INSTALLED TO PREVENT DEBRIS IN THE LINE.
15. INSTALL ALL PIPING AND FITTINGS USING GLUE METHODS CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS.
16. ALL GASKETED PRESSURE PIPE AND FITTINGS SHALL BE THRUST BLOCKED. NO CONCRETE PREFORMED BLOCKS WILL BE ALLOWED.
17. MAINLINE PIPING SHALL BE INSTALLED AT MIN DEPTH OF 10 INCHES TO THE TOP OF PIPE FROM FINISHED GRADE.
18. LATERAL LINES SHALL BE INSTALLED AT MIN DEPTH OF 10 INCHES TO THE TOP OF PIPE FROM FINISHED GRADE.
19. THOROUGHLY FLUSH THE SYSTEM TO THE OPERATION OF SPRINKLER HEADS.
20. LOCATE BOXES IN PLANTING BEDS WHEREVER POSSIBLE. IF BOXES ARE REQUIRED IN LAWNS COORDINATE LOCATIONS WITH AOR AND LA PRIOR TO INSTALLATION. ALIGN ALL BOXES WITH ADJACENT CURBS, WALKS OR WALLS A MINIMUM OF 12 INCHES OFF BACK OF ADJACENT HARDCAPE EDGE. GROUP BOXES WHEN APPROPRIATE.
21. INSTALL WIRE/PLUG CLOSURES AND NOT ALLOWED IN TRENCH. PROVIDE A 2 INCH EXPANSION LOOP AT EACH CHANGE IN DIRECTION, 5 FEET OF EXCESS DECODER WIRE IS TO BE AT EACH DECODER LOCATION FOR EASE OF ACCESS.
22. THE IRRIGATION SYSTEM SHALL BE TESTED AT OPERATING PRESSURE FOR A MIN OF 4 HOURS. REPAIR ALL LEAKS AND RETEST AFTER REPAIRING.
23. UPON COMPLETION OF TEST, COMPLETE ASSEMBLY OF ALL EQUIPMENT AND SPRINKLERS FOR PROPER DISTRIBUTION.
24. PROVIDE AS BUILT DRAWINGS SHOWING ALL COMPONENTS OF THE SYSTEM AND THEIR FINAL LAYOUT PRIOR TO FINAL PAYMENT. PROVIDE A SUMMARY OF ZONING, COMPONENTS, HEADS, VALVES, PIPE SIZES, ETC.
25. CONTRACTOR IS RESPONSIBLE FOR SYSTEM REPAIRS AND ADJUSTMENT UNTIL SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.

SOIL NOTES:

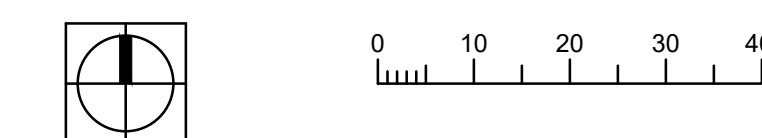
1. CONFIRM ALL SOIL QUANTITIES AND DIMENSIONS.
2. BASE SOIL MIX SHALL BE AS FOLLOWS:
 - a. PLANTING TOPSOIL, EITHER EXISTING ON SITE OR IMPORTED, TO BE USED FOR NEW PLANTING SOILS ACROSS THE ENTIRE SITE SHALL MEET THE FOLLOWING CRITERIA (AMEND AS NECESSARY TO MEET SPEC):
 - CLAY VALUE NOT TO EXCEED 10% (IDEAL RANGE 10-15%)
 - SAND VALUE (IDEAL RANGE 60-70%) SAND VALUES SHALL BE MOSTLY MEDIUM TO COURSE ON THE .25 AND .50 SIEVE.
 - REMAINDER TO BE SILT (IDEAL RANGE 15-30%)
 - b. ORGANIC MATTER NOT LESS THAN 3.5% AND NOT MORE THAN 5%.
3. LAWN TOPSOIL, EITHER EXISTING ON SITE OR IMPORTED, TO BE USED FOR NEW PLANTING SOILS ACROSS THE ENTIRE SITE SHALL MEET THE FOLLOWING CRITERIA (AMEND AS NECESSARY TO MEET SPEC):
 - CLAY VALUE NOT TO EXCEED 25% (IDEAL RANGE 6-25%)
 - SAND VALUE (IDEAL RANGE 25-50%) SAND VALUES SHALL BE MOSTLY MEDIUM TO COURSE ON THE .25 AND .50 SIEVE.
 - REMAINDER TO BE SILT (IDEAL RANGE 25-50%)
 - ORGANIC MATTER NOT LESS THAN 3.5% AND NOT MORE THAN 5%.
4. AMENDMENTS FOR PLANTING MIXES:
 - a. MIXED SOIL AMENDMENTS:
 - N/A
 - b. PLACED SOIL AMENDMENTS:
 - GYPSUM-50#/1000 SF
 - UMAXX UREA-4#/1000 SF
 - POTASSIUM SULFATE-5#/1000SF
 - MONO-AMMONIUM PHOSPHATE-21#/1000SF
 - b. PLACED SOIL AMENDMENTS:
 - GYPSUM-50#/1000 SF
 - UMAXX UREA-4#/1000 SF
 - POTASSIUM SULFATE-5#/1000SF
 - MONO-AMMONIUM PHOSPHATE-21#/1000SF
5. PROVIDE MULTIPLE SEPARATE SOURCES FOR INITIAL TESTING IN HOPE TO MINIMIZE THE NEED FOR ADDITIONAL SOIL AMENDMENTS.
6. PROVIDE 1 QUART SAMPLE ALONG WITH TESTING DATA FOR AOR AND LA REVIEW AND APPROVAL PRIOR TO FINAL PROCUREMENT AND PLACEMENT.
7. PLANTING MIX SHALL BE LOADED, MIXED WITH A LOADER BUCKET AS FOLLOWS AND AS NECESSARY TO MEET SPEC: MIX "MIXED" SOIL AMENDMENTS TOGETHER SEPARATELY IN THE CORRECT PROPORTION. ADD SOIL AMENDMENTS BLEND TO UNSCREENED TOPSOIL, USE A PUSH AND DRAG MOTION WITH THE LOADER BUCKET, MIX THE COMPONENTS, DO NOT OVER MIX. USE TECHNIQUES THAT PRESERVE SOIL PIDS IN THE FINAL MIX.
8. LAWN MIX TO BE APPROVED TOPSOIL WITHOUT AMENDMENTS UNO.
9. PRIOR TO PLACEMENT SCARIFY/FRACTURE SUB-GRADE AND VERTICAL EDGES OF PLANTING SOIL EXCAVATIONS.
10. IMPORT SOIL TO MEET PROPOSED GRADES AFTER SETTLING. TOP OF SOIL PROFILE TO MEET 85% MODIFIED PROCTOR.
11. PROVIDE TEST RESULTS FOR EVERY 1000 YARDS OF PLACED SOIL, TO ENSURE ALL SOIL CONFORMS TO APPROVED PARAMETERS.
12. ONCE PLACED, SOIL PROFILES SHOULD BE PROTECTED FROM COMPACTION. SOIL PROFILES AFFECTED BY COMPACTION SHOULD BE REMOVED AND REPLACED OR AMENDED IN PLACE UNDER THE REVIEW OF AOR AND LA.

PLANTING NOTES:

1. PRIOR TO THE COMMENCEMENT OF PLANTING SCOPE OF WORK, CONVEENE A PRE-CONSTRUCTION CONFERENCE WITH AOR, LA, CONTRACTOR AND ANY ASSOCIATED AND RELEVANT DESIGN TEAM MEMBERS, SUBCONTRACTORS AND AHJ TO REVIEW WORK SCOPE, SCHEDULE AND TO REVIEW Q&A BY DESIGN TEAM, AHJ AND CONTRACTORS. CONTRACTOR TO PROVIDE MINIMUM 5 BUSINESS DAY NOTICE FOR ALL MEETINGS.
2. CONFIRM ALL PLANTING QUANTITIES AND DIMENSIONS. QUANTITIES PROVIDED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR TO VERIFY FIELD CONDITIONS OF THE PLANTING PLANS. CONTRACTOR TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LA AT THE TIME OF BID.
3. ALL PLANT MATERIAL TO BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
4. OBTAIN PERMIT FROM CITY OF CHICAGO BUREAU OF FORESTRY FOR ANY TREES REMOVED OR REPLACED IN THE PUBLIC ROW IF APPLICABLE.
5. OBTAIN A PERMIT TO REMOVE, SPRAY OR OTHERWISE AFFECT THE GENERAL HEALTH OR STRUCTURE OF EXISTING OR NEW TREES AND/OR OTHER PLANT MATERIAL.
6. EXISTING PARKWAY AND INTERIOR TREES/FENCING TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED IF DAMAGED BY CONTRACTOR.
7. TAKE GREAT CARE NOT TO DAMAGE EXISTING OR NEW TREES OR OTHER PLANT MATERIAL DURING EXCAVATION, PLANTING AND OTHER CONSTRUCTION OPERATIONS. SEEK AOR AND LA APPROVAL TO WORK WITHIN THE DRIP LINE OF EXISTING TREES.
8. TAKE GREAT CARE WHEN WORKING WITHIN THE DRIP LINE OF ANY TREE IF APPROVED BY AOR AND LA. WHEN TRENCHING WITHIN DRIP LINES OF ANY TREE, OPERATIONS SHOULD BE CONDUCTED BY HAND WORKING IN A WHEEL AND SPOKE MANNER WORKING FROM THE TRUNK OF THE TREE OUTWARD. DAMAGED OR TORN ROOTS SHOULD BE IMMEDIATELY REPAIRED WITH A SMOOTH, CLEAN CUT. TAKE GREAT CARE DURING TILLAGE OPERATIONS TO PREVENT SPECIFIED TREE PROTECTION ZONES OF TREES TO REMAIN, WHEN MAJOR ROOTS ARE ENCOUNTERED EXCAVATE BY HAND TO AVOID DAMAGE TO ROOT SYSTEM.
9. ALL PLANT MATERIAL TO BE SPECIMEN QUALITY, WELL MATCHED IN FORM, NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE OF INSECTS, DISEASE AND FREE OF INJURY. PLANTING TREE RADIUS, PLANTING TREE SPACING, AREAS, SPECIES SHALL BE EQUAL TO OR GREATER THAN THOSE NOTED ON THE PLANT LIST(S). DO NOT PROCEED WITH PLANTING INSTALLATION UNLESS LA HAS APPROVED ALL PLANT MATERIAL. ALL B&B MATERIAL TO BE OBTAINED FROM NURSERIES WITH SIMILAR SOIL CONDITIONS AS THE PROJECT SITE.
10. PROVIDE AOR AND LA WITH PLANT LIST AND INTENDED NURSERY SUPPLIERS FOR EACH ITEM TO LA WITHIN 30 DAYS OF AWARD OF CONTRACT. ANY UNAVAILABLE PLANT MATERIAL SHALL BE NOTED AT THAT TIME. AOR AND LA RESERVES THE RIGHT TO ASSIST IN PLANT SOURCING AS NECESSARY. PROVIDE AOR AND LA WITH SUBSTITUTION LIST IN THE EVENT PROPOSED MATERIALS ARE UNAVAILABLE FOR PROCUREMENT.
11. COORDINATE NURSERY SELECTION AND TAGGING WITH AOR AND LA. AOR AND LA RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL PLANT MATERIAL AS IT RELATES TO THE REQUIREMENTS IN THE SPECIFICATIONS. AOR AND LA RESERVES THE RIGHT TO REJECT PLANT MATERIAL IF DAMAGED OR UNHEALTHY UPON ARRIVAL TO THE PROJECT SITE EVEN AFTER INITIAL APPROVAL.
12. PROVIDE IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL PLANT NAMES FOR AT LEAST ONE PLANT OF EACH UNIQUE SPECIES DELIVERED TO THE SITE.
13. PRIOR TO PLANTING INSTALLATION, VERIFY PLANTING AREAS ARE GRADED AT +4.0 1 FEET TO FINISHED GRADE.
14. CONFIRM PLANTING AREAS ARE MIN 4 INCHES BELOW FINISH FLOOR ELEVATION UNO.
15. FINISHED GRADE OF PLANTING AREAS TO MEET ADJACENT HARDCAPE 2 INCHES BELOW ELEVATION OF HARDCAPES UNO.
16. IF PLANTING PITS ARE MACHINE EXCAVATED AND GLAZING IS PRONOUNCED, SCARIFY ALL SIDES.
17. REMOVE ALL ROCK AND DEBRIS 1 INCH AND LARGER FROM PLANTING AREAS. LEGALLY DISPOSE ALL EXCESS MATERIALS RESULTING FROM THE WORK.
18. WITHIN PLANTING EXCAVATIONS, REMOVE CRUSHED AGGREGATE TO AN ADEQUATE DEPTH TO ENSURE THAT NO PART



1 SITE SURVEY (FOR REFERENCE ONLY)
1"=20'-0"



Glen Ellyn Downtown Event Area and Park

453 Forest Ave,
Glen Ellyn, IL 60137



site design group, ltd.
888 South Michigan Avenue #1000, Chicago, IL 60605
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Woodhouse Tinucci
230 W Superior, 6th Floor, Chicago, IL 60604
p. 312.943.3120 w. www.woodhousetinucci.com

V3 Companies
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p. 630.724.9200 w. www.v3co.com

Advance Consulting Group International
300 W Adams St #420, Chicago, IL 60606
p. 312.357.1840 w. www.acgintl.com/wordpress2

Shen Milson & Wilke
125 S Wacker Dr, Suite 1100, Chicago, IL 60606
p. 312.559.4885 w. www.srwilco.com

C.E. Anderson & Associates
Structural Engineers
175 N Franklin St, Suite 410, Chicago, IL 60606
p. 312.780.1701 w. www.ces-ae.com

NOT FOR
CONSTRUCTION

ZONING EXHIBIT

ISSUANCES

Rev. #	Description	Date Issued
50DD		02/22/2024
75DD		07/17/2024
	Special Use Permit and Zoning Exhibit	10/21/2024
	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586

Drawn : ML, ND File : 9586_extst.dwg

Checked : JD, AM Scale : AS NOTED

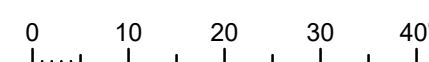
Approved : XX

Sheet Title:

SITE SURVEY (FOR
REFERENCE ONLY)

Drawing Number:

G-007



Page 82 of 303

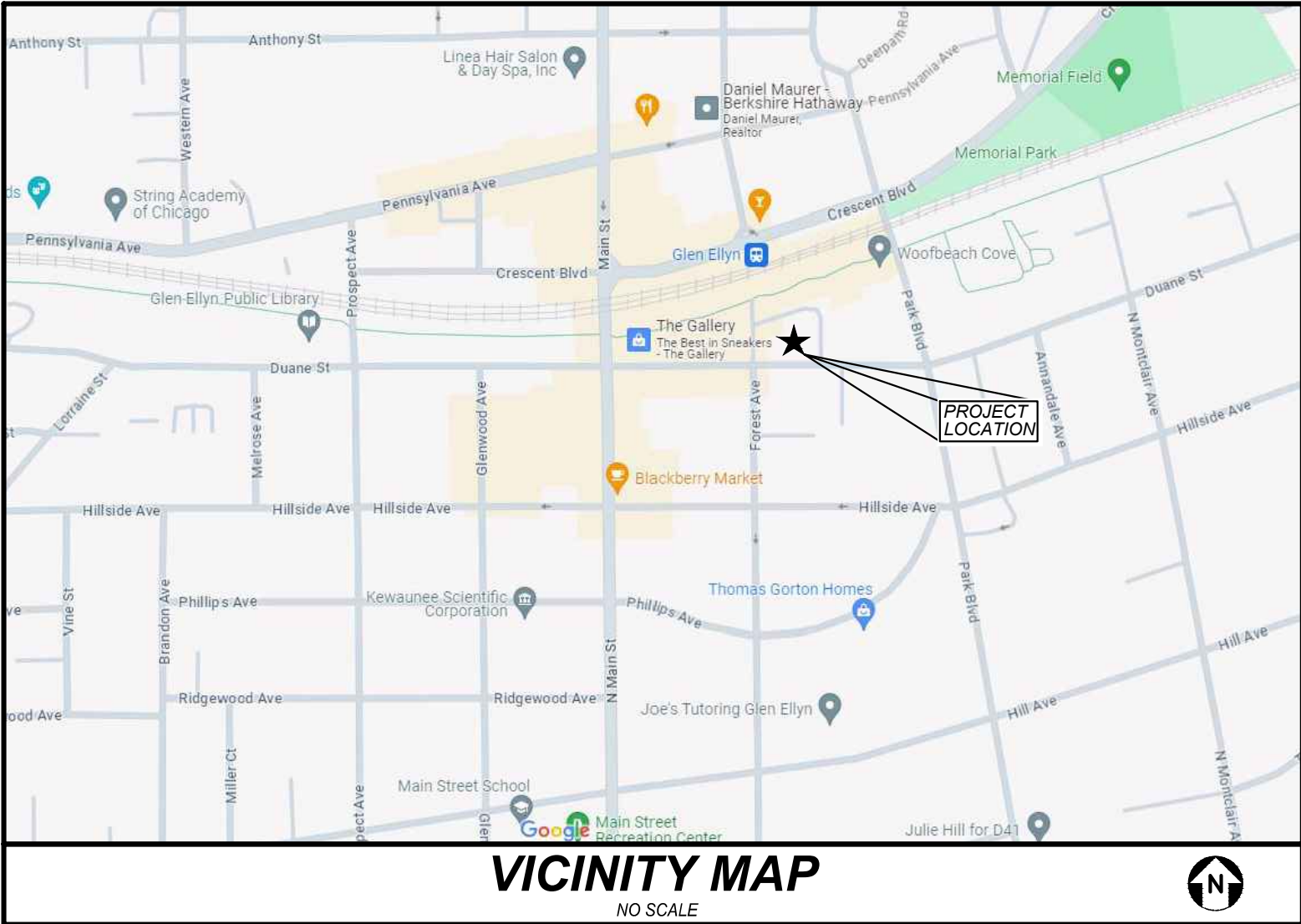
PRELIMINARY ENGINEERING PLANS

FOR

GLEN ELLYN - DOWNTOWN EVENT PARK

453 FOREST AVENUE
GLEN ELLYN, ILLINOIS

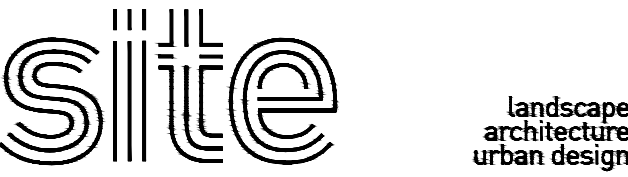
PROJECT TEAM
OWNER/DEVELOPER
Site Design Group, Ltd 888 South Michigan Avenue, Suite 1000 Chicago, Illinois 60605 312 427 7240 Contact: Clare Johnson clare.johnson@site-design.com
ENGINEER
V3 Companies, Ltd. 7325 Janes Avenue Woodridge, Illinois 60517 630 724 9200 Project Manager: Lisa Cassaidy, P.E. lcassaidy@v3co.com
SURVEYOR
Webster, McGrath & Ahlberg Ltd. 2100 Manchester Road, Suite 203 Wheaton, Illinois 60187 630 668 7603 Contact: Joel C. Vietti



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CIVIL ENGINEERING PLANS	
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C2.0	EXISTING CONDITIONS PLAN
C2.1	DEMOLITION PLAN
C3.0	LAYOUT AND PAVING PLAN
C4.0	GRADING PLAN
C4.1	EROSION CONTROL PLAN
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C6.2	CONTECH UNDERGROUND DETENTION PLANS
SUPPORTING DOCUMENTS	
1	BOUNDARY AND TOPOGRAPHIC SURVEY

Glen Ellyn
Downtown Event
Area and Park

453 Forest Ave,
Glen Ellyn, IL 60137



888 South Michigan Avenue #1000, Chicago, IL 60605 p. 312.427.7240 w. www.site-design.com	
Woodhouse Tinucci 230 W Superior, 6th Floor, Chicago, IL 60604 p. 312.943.3120 w. www.woodhousetinucci.com	Architect
V3 Companies 7325 Janes Ave, Woodridge, IL 60517 p. 630.724.9200 w. www.v3co.com	Civil Engineer
Advance Consulting Group International 300 W Adams St, #420, Chicago, IL 60606 p. 312.357.1840 w. www.acgintl.com/wordpress2/	MEP
Shen Milson & Wilke 125 S Wacker Dr., Suite 1510, Chicago, IL 60606 p. 312.558.6885 w. www.srnwlc.com/	Acoustical Consulting
C.E. Anderson & Associates Structural Engineers 179 W Franklin St, Suite 410, Chicago, IL 60606 p. 312.750.1701 w. www.ceas-ae.com/	Structural Engineer

ZONING EXHIBIT

Rev. #	Description	Date Issued
1	50% DD SET	02/22/2024
2	75% DD SET	07/17/2024
3	Special Use Permit and Zoning Exhibit	10/21/2024
4	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586	
Drawn : NRS	File : 230771 S04
Checked : LAC	Scale : NOT TO SCALE
Approved : XX	

Sheet Title:
TITLE SHEET

Drawing Number:
C0.0

Joint
Utility
Locating
Information
for
Excavators

PROFESSIONAL ENGINEER'S CERTIFICATION

I, LISA A. CASSAIDY, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF SITE DESIGN GROUP, LTD. BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION, THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____, A.D., 2024.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-054453
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

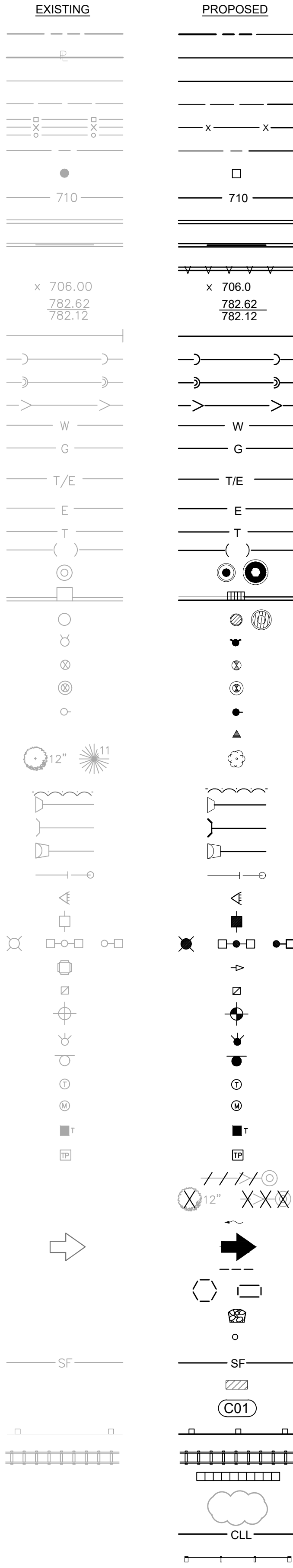
WEBSTER, MCGRATH & AHLBERG LTD.
2100 MANCHESTER ROAD, SUITE 203
WHEATON, IL 60187
630 668 7603

- COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE, FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.
2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.
3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.
4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES LTD., THE VILLAGE OF GLEN ELLYN, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR 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 OF THE ROADWAY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BRACING, SHORING AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
8. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:
- a. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PREPARED BY IDOT, LATEST EDITION.
- b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.
- c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA, LATEST EDITION.
- d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE VILLAGE OF GLEN ELLYN.
- e. THE NATIONAL ELECTRIC CODE.
- f. THE ILLINOIS ACCESSIBILITY CODE.
- g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
9. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF GLEN ELLYN AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.
10. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER IDOT STANDARDS. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.
11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.
12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE VILLAGE OF GLEN ELLYN MUNICIPAL CODE AND IDOT REQUIREMENTS.
13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.
14. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.
16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.
17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.
18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.
19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.
21. ALL CURB RADII REFER TO BACK OF CURB.
22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE VILLAGE OF GLEN ELLYN AND SHALL BE INCIDENTAL TO THE CONTRACT.
23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE GLEN ELLYN MUNICIPALITY OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.
24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS, FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.
25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.
26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.
27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.
28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
29. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.
30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.
31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.
33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE VILLAGE OF GLEN ELLYN MUNICIPALITY AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.
34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
37. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.
38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.
39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x6" POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE OF GLEN ELLYN STANDARDS.
40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

41. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.
42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

LEGEND



DESCRIPTION	
RIGHT-OF-WAY LINE	
PROPERTY LINE (EXTERIOR)	
LOT LINE (INTERIOR)	
EASEMENT LINE	
FENCE LINE	
CENTERLINE	
PROPERTY CORNER	
CONTOUR	
CURB & GUTTER	
DEPRESSED CURB & GUTTER	
REVERSE PITCHED CURB	
SPOT ELEVATION	
TOP OF CURB ELEVATION	
EDGE OF PAVEMENT ELEVATION	
UTILITY STUB	
SANITARY SEWER	
SANITARY FORCE MAIN	
STORM SEWER	
WATER MAIN	
GAS MAIN	
UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK	
BURIED CABLE-ELECTRIC	
BURIED CABLE-TELEPHONE	
ATLAS LOCATED UTILITY	
UTILITY STRUCTURE WITH CLOSED LID	
CURB INLET	
DRAINAGE STRUCTURE WITH OPEN LID	
FIRE HYDRANT	
VALVE IN VALVE BOX	
GATE VALVE IN VALVE VAULT	
POST INDICATOR VALVE	
THRUST BLOCK	
TREE	
TREE LINE	
CONCRETE HEADWALL	
SUBMERGED HEADWALL	
FLARED END SECTION (F.E.S.)	
GUY WIRES	
FLOOD LIGHT	
UTILITY POLE	
LIGHT STANDARD	
TRAFFIC SIGNAL POLE	
HAND HOLE	
SOIL BORING	
IRRIGATION HEADS	
SIGN	
TELEPHONE MANHOLE	
MONITORING WELL	
TELEPHONE PEDESTAL	
TRANSFORMER PAD	
UTILITY TO BE ABANDONED	
FEATURE TO BE REMOVED	
STORMWATER FLOW DIRECTION	
STORMWATER OVERFLOW ROUTE	
DITCH CHECK	
INLET FILTER BASKET	
RIP RAP	
BOLLARD	
SILT FENCE	
WATER MAIN PROTECTION	
UTILITY CROSSING LABEL	
GUARDRAIL	
RAILROAD TRACKS	
RETAINING WALL	
REVISION DELINEATION	
CONSTRUCTION LIMIT LINE	
TREE PROTECTION FENCE	

ABBREVIATIONS

A	ARC LENGTH
B-B	BACK TO BACK OF CURB
B/C	BACK OF CURB
BLDG	BUILDING
BM	BENCHMARK
B/P	BOTTOM OF PIPE
BV/VV	BUTTERFLY VALVE IN VALVE VAULT
C & G	CURB AND GUTTER
CB	CATCH BASIN
CL	CENTERLINE
CO	CLOSED LID
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
DIWM	DUCTILE IRON WATER MAIN
DWG	DRAWING
E	EAST OR ELECTRIC OR EDGE
EJ	EXPANSION JOINT
ELEV	ELEVATION
E/P	EDGE OF PAVEMENT
EX	EXISTING
F & CL	FRAME & CLOSED LID
F & G	FRAME & GRATE
F & OL	FRAME & OPEN LID
FES	FLARED END SECTION
F-F	FACE TO FACE OF CURB
FF	FINISHED FLOOR
F/G	FINISHED GRADE
FH	FIRE HYDRANT
F/L	FLOW LINE
G	GAS LINE
GV/VB	GATE VALVE IN VALVE BOX
GV/VV	GATE VALVE IN VALVE VAULT
HDGP	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HDW	HEADWALL
HOR	HORIZONTAL
HP	HIGH POINT
HWL	HIGH WATER LEVEL
IE	INVERT ELEVATION
IN	INLET
LF	LINEAL FEET
LP	LOW POINT OR LIGHT POLE
L	LEFT
ME	MATCH EXISTING
MH	MANHOLE
MW	MONITORING WELL
N	NORTH
NIC	NOT IN CONTRACT / NOT INCLUDED
NWL	NORMAL WATER LEVEL
OC	ON CENTER
OL	OPEN LID
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL CURVATURE
PVT	POINT OF VERTICAL INTERSECTION
R	RADIUS OR RIGHT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
S	SLOPE OR SOUTH
SAN	SANITARY
SF	SILTATION FENCE
SFM	SANITARY FORCE MAIN
SHT	SHEET
SHW	SUBMERGED HEADWALL
SMH	SANITARY MANHOLE
STA	STATION
ST	STORM STRUCTURE OR STORM SEWER
STMH	STORM MANHOLE
T	TANGENT LENGTH OR TELEPHONE
T/C	TOP OF CURB
T/P	TOP OF PIPE
T/W	TOP OF WALL
TY	TYPE
TYP	TYPICAL
UP	UTILITY POLE
VC	VERTICAL CURVE
VERT	VERTICAL
VCP	VITRIFIED CLAY PIPE
W	WEST
WM	WATER MAIN

Glen Ellyn
Downtown Event
Area and Park

453 Forest Ave,
Glen Ellyn, IL 60137

Site

Landscape Architect	landscape architecture urban design
888 South Michigan Avenue #1000, Chicago, IL 60605 p. 312.627.7240 w. www.site-design.com	
Architect	
Woodhouse Tinucci	
230 W Superior, 6th Floor, Chicago, IL 60604 p. 312.943.3120 w. www.woodtinucci.com/	
Civil Engineer	
V3 Companies	
7325 James Ave, Woodridge, IL 60517 p. 630.724.9200 w. www.v3co.com/	
MEP	
Advance Consulting Group International	
300 W Adams St, #420, Chicago, IL 60606 p. 312.357.1840 w. www.acgintl.com/wordpress2/	
Acoustical Consulting	
Shen Milson & Wilke	
125 S Wacker Dr., Suite 1510, Chicago, IL 60606 p. 312.558.6888 w. www.smwllc.com/	
Structural Engineer	
C.E. Anderson & Associates	
179 W Franklin St., Suite 410, Chicago, IL 60606 p. 312.780.1701 w. www.ces-ae.com/	

ZONING EXHIBIT

Rev. #	Description	Date Issued
1	50% DD SET	02/22/2024
2	75% DD SET	07/17/2024
3	Special Use Permit and Zoning Exhibit	10/21/2024
4	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9596	
Drawn : NRS	File : 230771 S04
Checked : LAC	Scale : NOT TO SCALE
Approved : XX	

Sheet Title:

GENERAL NOTES, LEGEND
AND ABBREVIATIONS

Drawing Number:

C1.0

SPECIFICATIONS

EARTHWORK

- 1. THE GRADING OPERATIONS ARE TO BE INSPECTED BY A THIRD PARTY SOILS ENGINEER. THE CONTRACTOR'S REPRESENTATIVE MUST BE NOTIFIED PRIOR TO ANY UNSUITABLE SOIL REMOVAL AND MUST APPROVE, IN WRITING, ANY REMEDIATION. BOTH THE CONTRACTOR AND SOILS ENGINEER MUST BE PRESENT DURING REMEDIATION.
- 2. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED, UNLESS OTHERWISE NOTED. AREAS IN DETENTION FACILITIES NOTED TO BE ESTABLISHED WITH NATIVE VEGETATION SHALL REQUIRE A MINIMUM OF 12 INCHES OF TOPSOIL. REFER TO PLANTING PLANS TO VERIFY TOPSOIL THICKNESS REQUIREMENTS.
- 3. THE SURFACE VEGETATION, TOPSOIL, TRANSITIONAL MATERIAL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHALL BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE IS FOUND TO BE UNSUITABLE FOR PROPER COMPACTION, CONTRACTOR TO CONSULT WITH SOILS ENGINEER PRIOR TO REMEDIATION.
- 4. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, BUILDING AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER, THE AUTHORITY HAVING JURISDICTION, AND THE CONTRACTOR.
- 5. ALL PAVEMENT SUBGRADE SHALL MEET THE REQUIREMENTS DETERMINED BY THE SOILS ENGINEER AND DOCUMENTED IN THE GEOTECHNICAL REPORT. IF AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT MEET THESE REQUIREMENTS, SUBGRADE REPLACEMENT OR PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH AS DETERMINED BY THE ENGINEER, SOILS ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.
- 6. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND OPEN SPACE AREAS SHALL BE WITHIN A 0.1' TOLERANCE OF DESIGN SUBGRADE.
- 7. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE SUBCONTRACTOR IN THE PRESENCE OF THE JURISDICTIONAL INSPECTOR, CONTRACTOR, AND SOILS ENGINEER.
- 8. BORROW PIT LOCATION(S) SHALL BE APPROVED BY THE OWNER, ENGINEER, AND GEOTECHNICAL ENGINEER.

SANITARY SEWER

- 1. SANITARY SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
 - A. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D2241 WITH AN SDR OF 26 WITH ELASTOMETRIC GASKET JOINTS CONFORMING TO ASTM D3139.
 - B. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).
- 2. MANHOLES SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "SEWER".
- 3. ALL SANITARY SEWER SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH SECTION 31-1.12 AND 31-1.13 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.
- 4. ALL SANITARY MANHOLES SHALL BE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969 OR ATSM C1244.
- 5. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. IF THE LOCAL JURISDICTION HAS MORE STRINGENT TESTING REQUIREMENTS THE CONTRACTOR SHALL ADHERE TO THE MORE STRINGENT REQUIREMENTS. THE COST SHALL BE INCIDENTAL TO THE CONTRACT.

WATERMAIN DISTRIBUTION SYSTEM

- 1. WATER MAIN SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIAL AS SPECIFIED ON THE PLANS:
 - A. DUCTILE IRON PIPE, CLASS 52 CONFORMING TO ANSI A21.51, AWWA C-151 WITH CEMENT LINING CONFORMING TO ANSI A21.4, AWWA C-104 AND PUSH-ON JOINTS CONFORMING TO ANSI A21.11, AWWA C-111. FITTINGS SHALL COMPLY WITH ANSI A21.10, AWWA C110. ALL DUCTILE IRON PIPE SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH AWWA C105.
 - B. POLYVINYL CHLORIDE PIPE, PVC CONFORMING TO AWWA C-900 PVC PRESSURE CLASS DR18 (235 PSI) WITH AWWA C-153 FITTINGS.
 - C. WATER SERVICE LINES SHALL BE CONSTRUCTED OF CLASS K COPPER.
- 2. MINIMUM COVER OVER WATER MAIN SHALL BE 5' - 6" FROM FINISHED GRADE TO TOP OF PIPE.
- 3. VALVE VAULTS SHALL BE USED AT ALL VALVE LOCATIONS WHERE WATER MAIN IS 8" DIAMETER OR LARGER. VAULTS SHALL BE PRECAST CONCRETE STRUCTURES, WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL SHEETS). LIDS SHALL BE IMPRINTED "WATER".

- 4. THRUST BLOCKING OR RESTRAINED JOINTS SHALL BE INSTALLED ON WATER MAINS AT ALL BENDS, TEES, ELBOWS, ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COST OF SAME SHALL BE INCIDENTAL TO THE UNIT PRICE FOR PIPE INSTALLED.
- 5. WATER MAIN FITTINGS (BENDS, ELBOWS, TEES, INCREASES, REDUCERS, ETC.) MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON THE CONSTRUCTION PLANS. THEY ARE TO BE CONSIDERED AS INCIDENTAL AND INCLUDED IN THE LINEAL FOOTAGE COST OF THE WATER MAIN.
- 6. ALL WATER LINES ARE TO BE PRESSURE TESTED AND CHLORINATED PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

STORM SEWER

- 1. STORM SEWERS SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS AS SPECIFIED ON THE PLANS:
 - A. REINFORCED CONCRETE PIPE (RCP) IN CONFORMANCE WITH IDOT STANDARD SPECIFICATIONS DETERMINATION FOR PIPE CLASS, AND CONFORMING TO ASTM C76. ALL STORM SEWER SHALL HAVE GASKETED JOINTS CONFORMING TO ASTM C-361, UNLESS OTHERWISE NOTED.
 - B. POLYVINYL CHLORIDE PLASTIC SEWER PIPE (PVC) CONFORMING TO ASTM D3034 WITH ELASTOMERIC GASKETED JOINTS CONFORMING TO ASTM D3212.
 - C. HIGH DENSITY POLYETHYLENE PIPE, HDPE, CONFORMING TO ASTM D3350 WITH ELASTOMERIC JOINTS CONFORMING TO ASTM D3212.
 - D. DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151) WITH JOINTS CONFORMING TO ANSI 21-11 (AWWA C-111).
- 2. STORM SEWER STRUCTURES SHALL BE PRECAST OF THE TYPE AND DIAMETER AS SPECIFIED IN THE PLANS WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION DETAIL). LIDS SHALL BE IMPRINTED "STORM".
- 3. FOR ADJUSTMENT RINGS, HIGH DENSITY POLYETHYLENE (HDPE) MUST BE USED FOR ADJUSTMENTS THAT ARE 3 INCHES OR LESS. CONCRETE RINGS ARE ALLOWED FOR ADJUSTMENT GREATER THAN 3 INCHES. HOWEVER NO MORE THAN 8 INCHES OF ADJUSTMENTS IS ALLOWED.

IEPA CROSSING REQUIREMENTS

- 1. HORIZONTAL SEPARATION:
 - A. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION.
 - B. WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
 - I. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
 - II. THE WATERMAIN IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
 - III. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
 - I. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 653.111 WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
- 2. VERTICAL SEPARATION:
 - A. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OR ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
 - B. BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING REQUIREMENTS OF SECTION 653.111 WHEN:
 - I. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 9A) ABOVE; OR
 - II. THE WATERMAIN PASSES UNDER A SEWER DRAIN.
 - C. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.
 - D. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

PAVING

- 1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).
- 2. SURFACE COURSE AND BINDER COURSE SHALL BE HOT-MIX ASPHALT (HMA) CONFORMING TO IDOT STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).

- 3. CURB & GUTTER AND SIDEWALK SHALL BE CLASS SI PORTLAND CEMENT CONCRETE CONFORMING TO IDOT STANDARD SPECIFICATIONS.
- 4. SUBGRADE SHALL BE FINISHED TO BE WITHIN 0.1 FEET OF DESIGN SUBGRADE ELEVATIONS BY THE EARTHWORK CONTRACTOR. FINE GRADING FOR PAVEMENTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.
- 5. AGGREGATE BASE COURSES SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD AND BRICK, CONCRETE, OR HMA BASES SHALL BE PRIMED AT THE RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD WITH LIQUID ASPHALT CONFORMING TO THE IDOT STANDARD SPECIFICATIONS AND APPROPRIATE FOR PREVAILING WEATHER AND SITE CONDITIONS. PRIME COAT AND CLEANING THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
- 6. PAVEMENT SHALL BE CONSTRUCTED ON A THOROUGHLY COMPACTED SUBGRADE MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL CONSULTANT. PRIOR TO PLACEMENT OF THE NEW PAVEMENT, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (MINIMUM 20 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE GEOTECHNICAL CONSULTANT.
- 7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS AND ½ INCH PREMOLDED FIBER EXPANSION JOINTS SHALL BE SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSIDERED TO BE ACCESSIBLE ROUTES AS DEFINED BY THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE SUBJECT TO ILLINOIS ACCESSIBILITY CODE (IAC) REQUIREMENTS, UNLESS OTHERWISE NOTED.
- 8. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE, AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED TO PERFORM THE REQUIRED TESTS.
- 9. ASPHALT JOINTS FOR BINDER AND SURFACE COURSES ARE TO BE STAGGERED.

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ZONING EXHIBIT

Rev. #	Description	Date Issued
1	50% DD SET	02/22/2024
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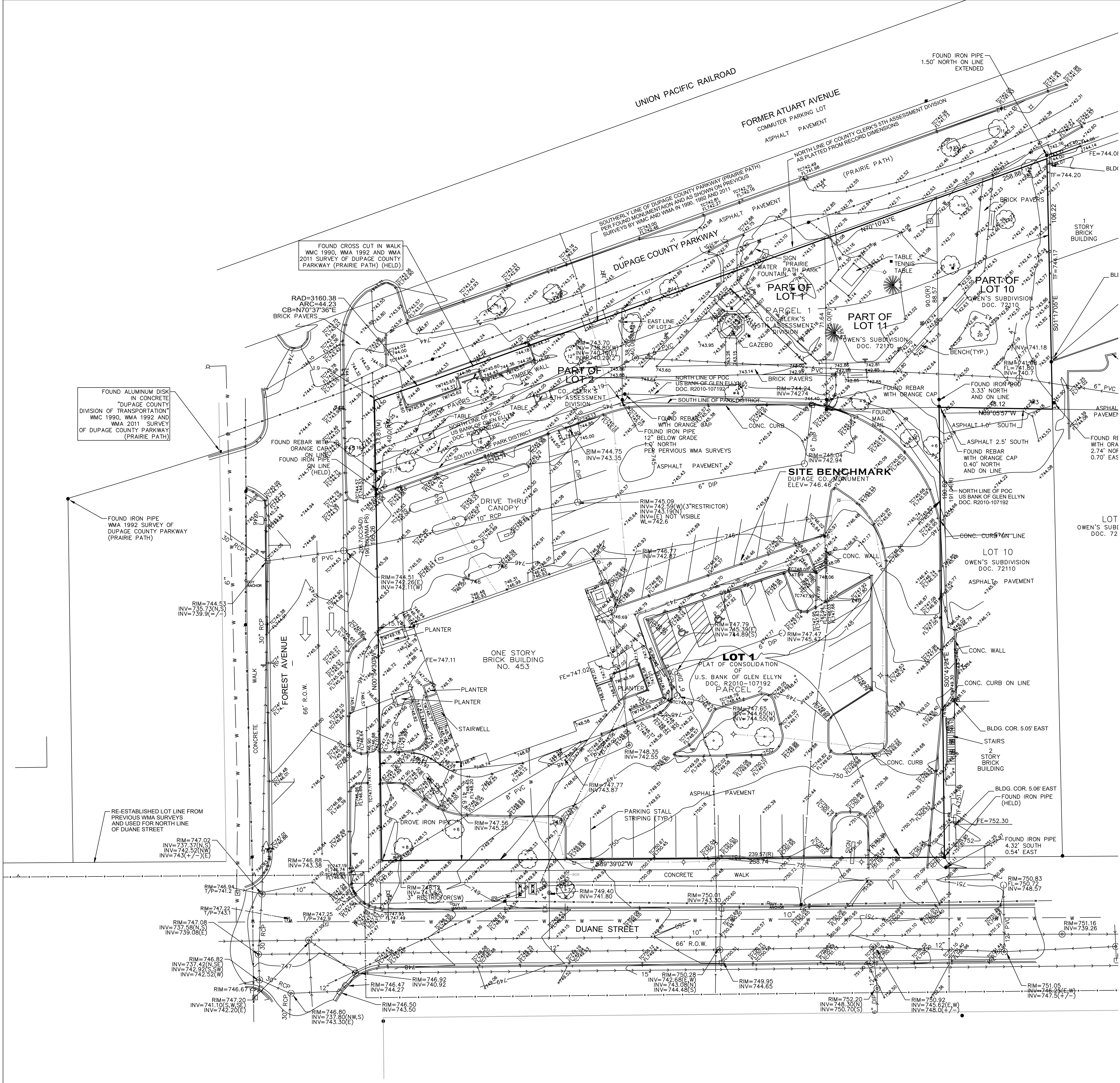
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Sheet Title:

SPECIFICATIONS

Drawing Number:

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LEGEND			
	SANITARY MANHOLE		MAILBOX
	SANITARY CLEANOUT		DOWNSPOUT
	STORM MANHOLE		LIGHT POLE
	STORM CATCH BASIN		OVERHEAD LIGHT POLE
	STORM INLET		ELECTRIC MANHOLE
	STORM CLEANOUT		TRAFFIC SIGNAL POLE
	FLARED END SECTION		TRAFFIC CONTROL BOX
	TRANSFORMER		TRAFFIC SIGNAL VAULT
	ELECTRICAL BOX		RAILROAD SIGNAL POLE
	CABLE T.V. BOX		RAILROAD SIGNAL VAULT
	TELEPHONE BOX		UTILITY POLE
	TRAFFIC CONTROL BOX		OVERHEAD WIRES
	ELECTRIC HANDHOLE		UNDERGROUND ELECTRIC
	COMMUNICATION MANHOLE		UNDERGROUND GAS
	TELEPHONE MANHOLE		UNDERGROUND TELEPHONE
	ELECTRIC METER		UNDERGROUND FIBER OPTIC
	GAS METER		UNDERGROUND CABLE T.V.
	GAS VALVE		WATER MAIN
	B-BOX		SANITARY SEWER
	WATER VALVE		STORM SEWER
	WATER VALVE VAULT		FENCE LINE
	FIRE HYDRANT		GUARD RAIL
	POST INDICATOR VALVE		DECIDUOUS TREE
	WATER METER		PINE TREE
	PARKING METER		DRIVE IRON PIPE
	SIGN		FOUND IRON PIPE
	FLAG POLE		CROSS CUT IN CONCRETE
	PIPELINE MARKER		M = MEASURED DIMENSION
			R = RECORD DIMENSION

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED BY:
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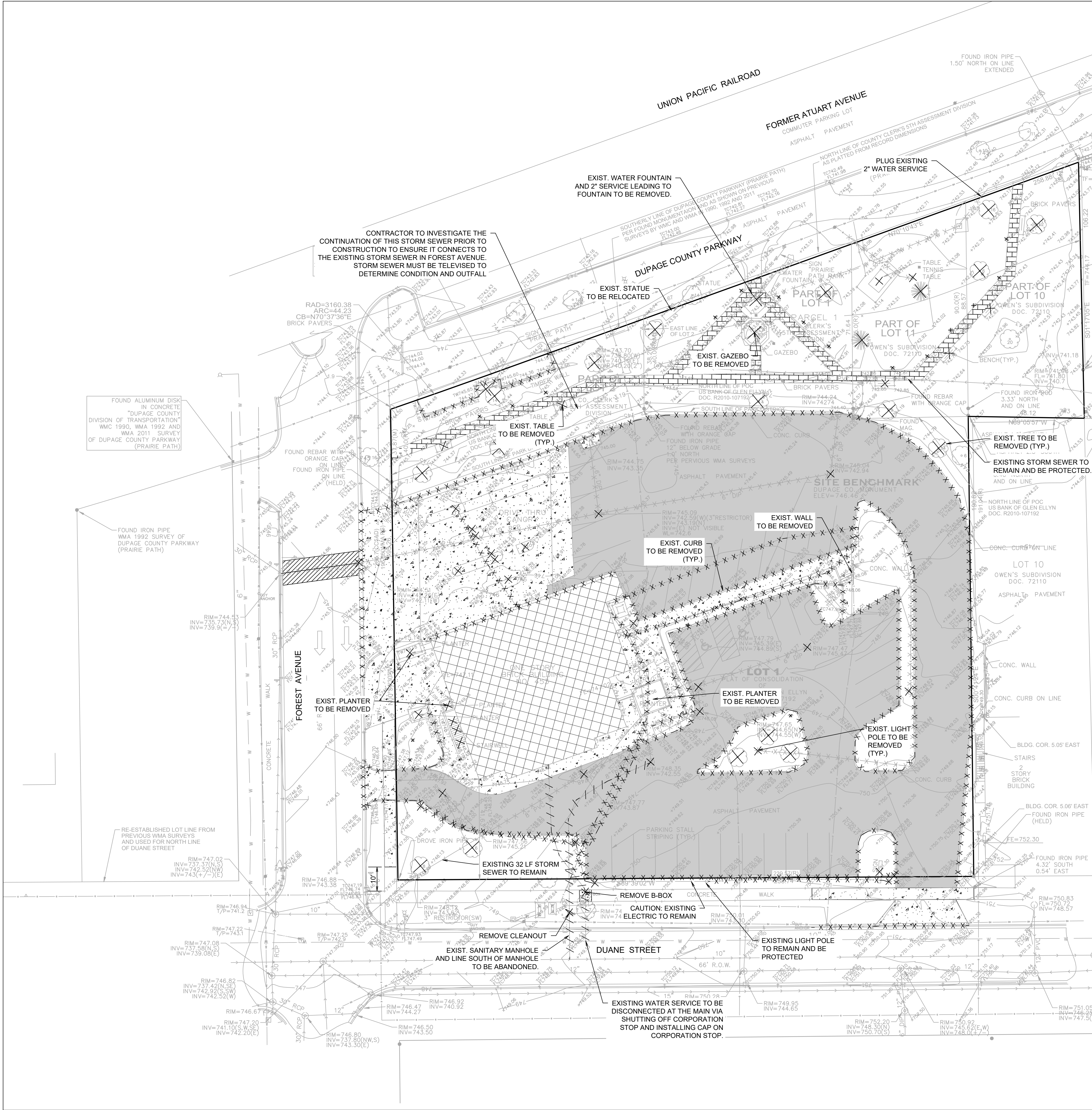
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EXISTING
CONDITIONS PLAN

Drawing Number:

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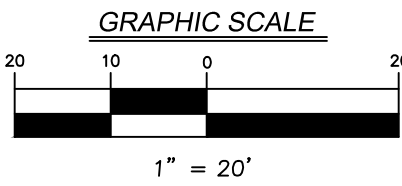


DEMOLITION PLAN

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
 - SIDEWALK AND ON-SITE PAVEMENT
 - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
 - UTILITIES
 - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLELY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUIV. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
12. REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL.
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS.
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

DEMOLITION LEGEND

- | | |
|--|---|
| | EXISTING FULL DEPTH BITUMINOUS PAVEMENT AND AGGREGATE BASE REMOVAL |
| | EXISTING FULL DEPTH CONCRETE PAVEMENT AND AGGREGATE BASE REMOVAL |
| | EXISTING BUILDING DEMOLITION |
| | EXISTING BRICK PAVERS TO BE REMOVED |
| | EXISTING PAVEMENT TO BE REMOVED AND REPLACED. MATCH EXISTING SECTION. |
| | EXISTING ITEMS TO BE ABANDONED |
| | EXISTING ITEMS TO BE REMOVED |
| | EXISTING ITEMS TO BE REMOVED |



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ZONING EXHIBIT

Rev. #	Description	Date Issued
1	50% DD SET	02/22/2024
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Project No : 9586

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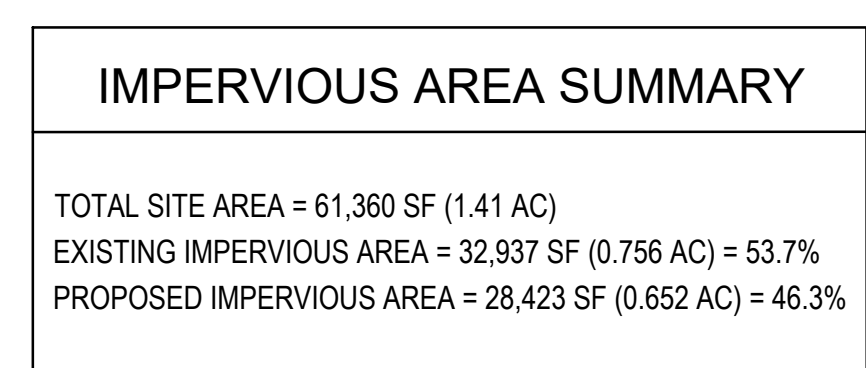
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DEMOLITION PLAN

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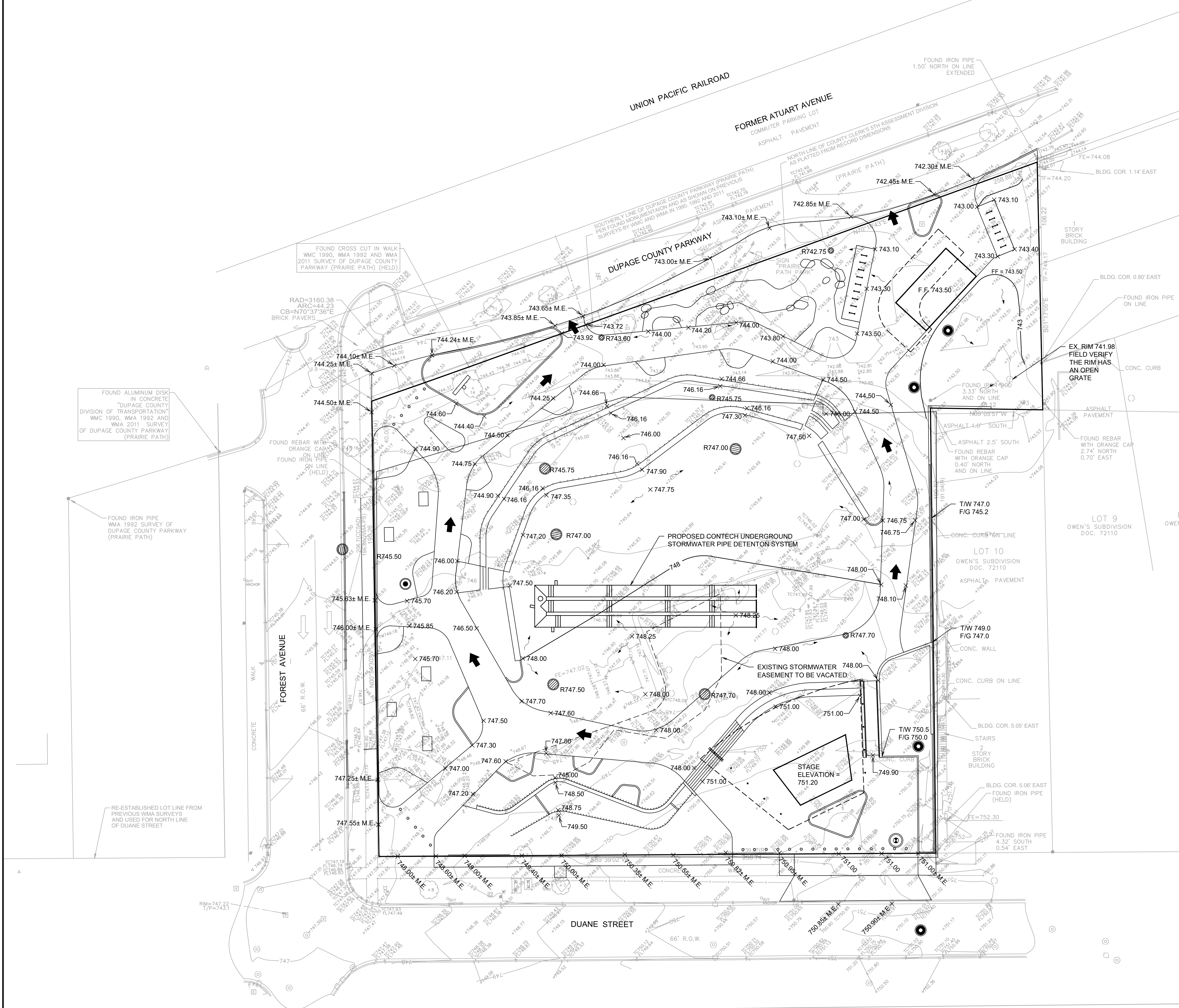
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LAYOUT AND PAVING PLAN

Drawing Number:

C3.0



GRADING NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

STORMWATER DETENTION SUMMARY:

EXISTING IMPERVIOUS AREA = 39,600 SF
PROPOSED IMPERVIOUS AREA = 22,043 SF
*PER DUPAGE COUNTY STORMWATER & FLOODPLAIN ORDINANCE, IF NET NEW IMPERVIOUS AREA IS LESS THAN 25,000 SF, THEN NO NEW DETENTION IS REQUIRED.

EXISTING DETENTION TO BE MAINTAINED ON SITE = 7,036 CF
WITHIN TWO SEPARATE RESTRICTED AREAS
(NORTH AND SOUTH-EACH WITH 3' DIAMETER RESTRICTORS)

NORTH EXISTING VOLUME = 3,868 CF
SOUTH EXISTING VOLUME = 3,168 CF

PROPOSED DETENTION VOLUME IN
UNDERGROUND STORM PIPE SYSTEM = 7,100 CF

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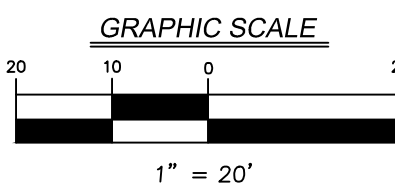
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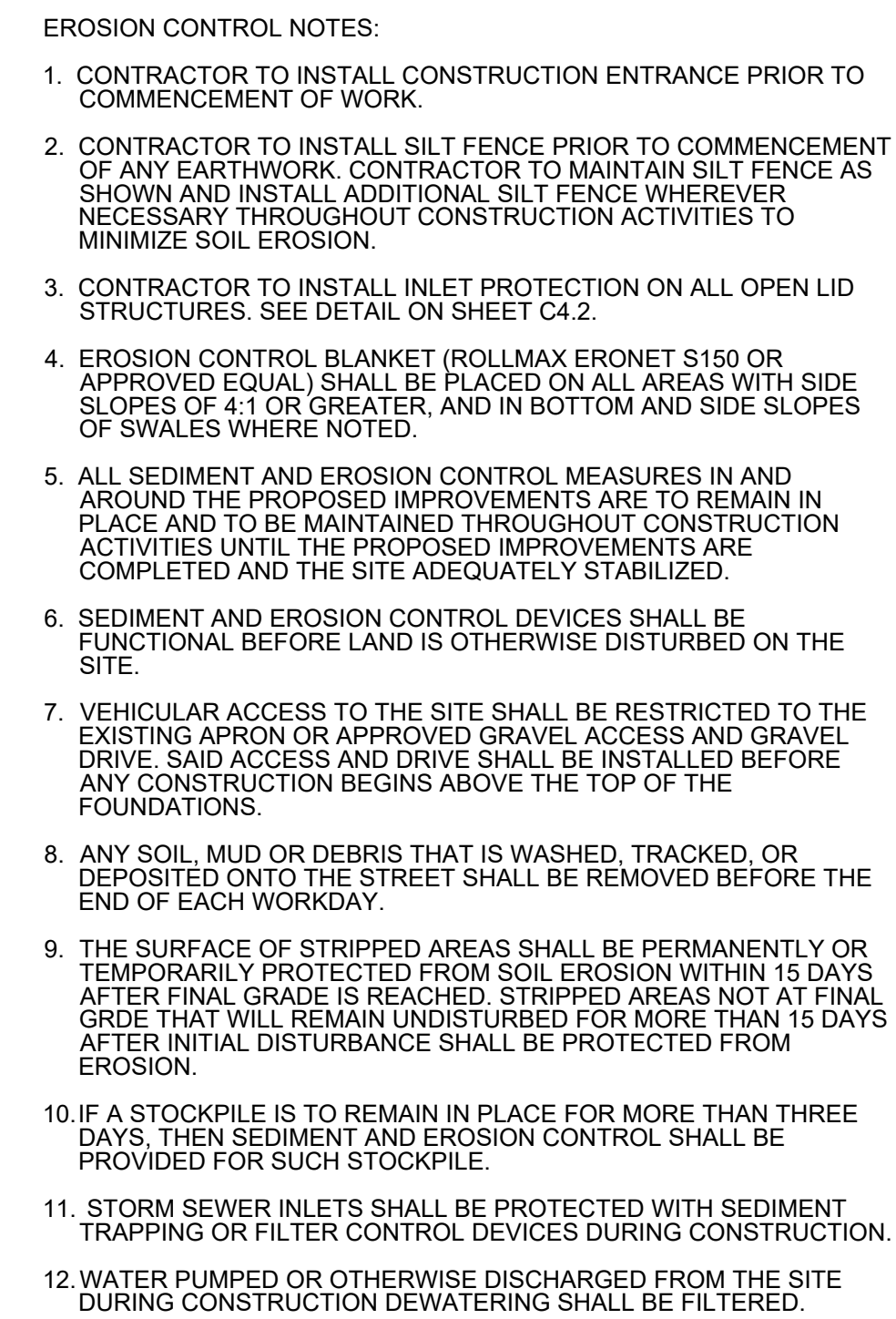
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	INLET FILTER BASKET
	SILT FENCE
	TEMP CONCRETE WASHOUT

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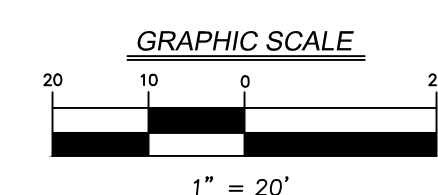
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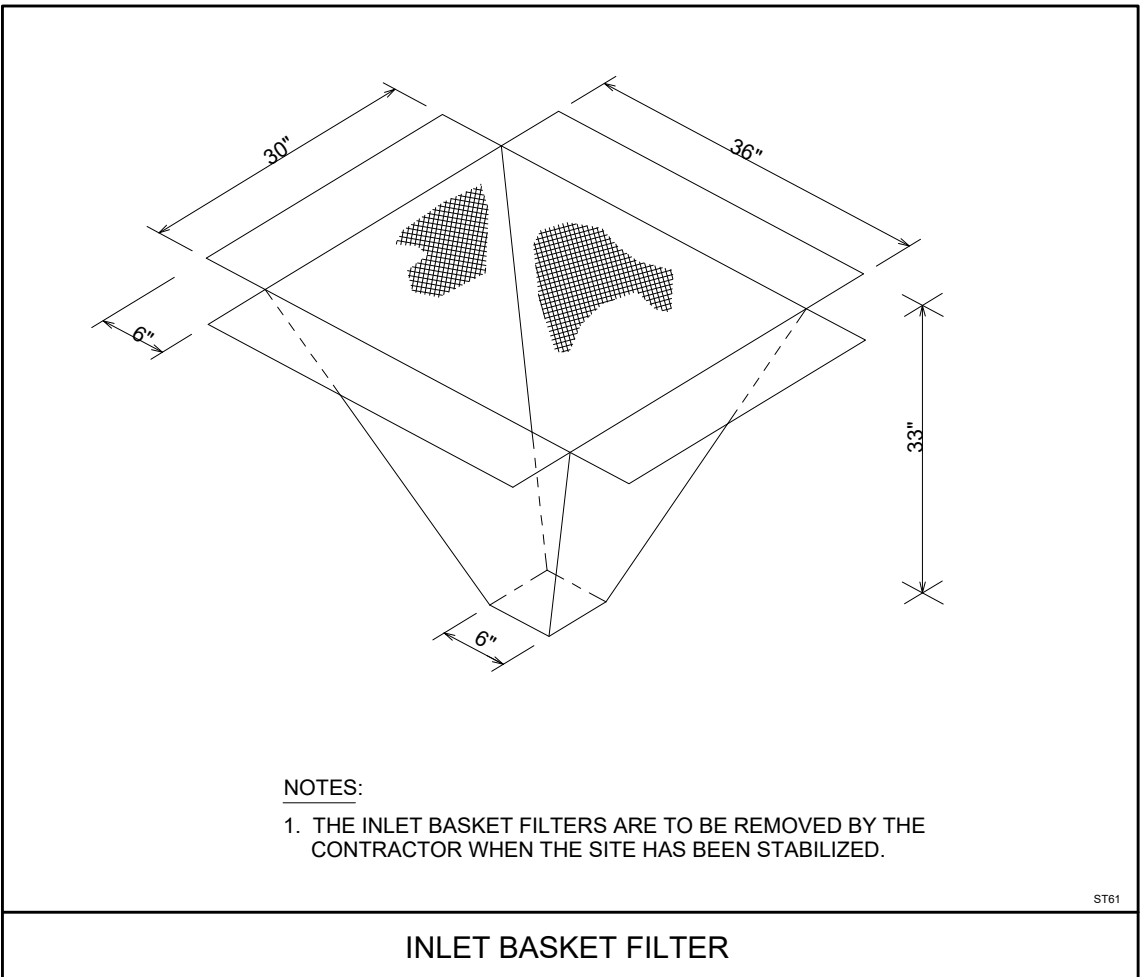
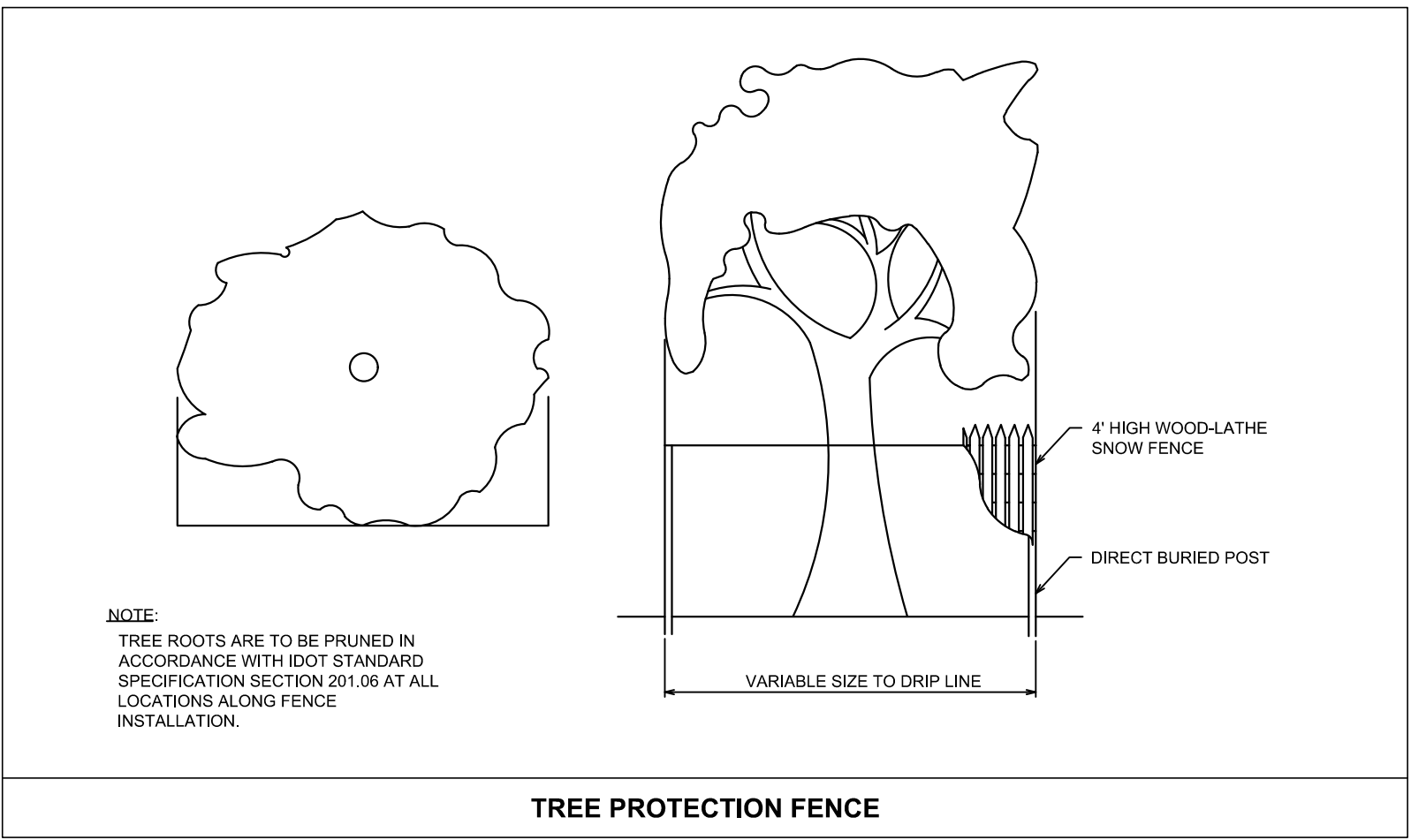
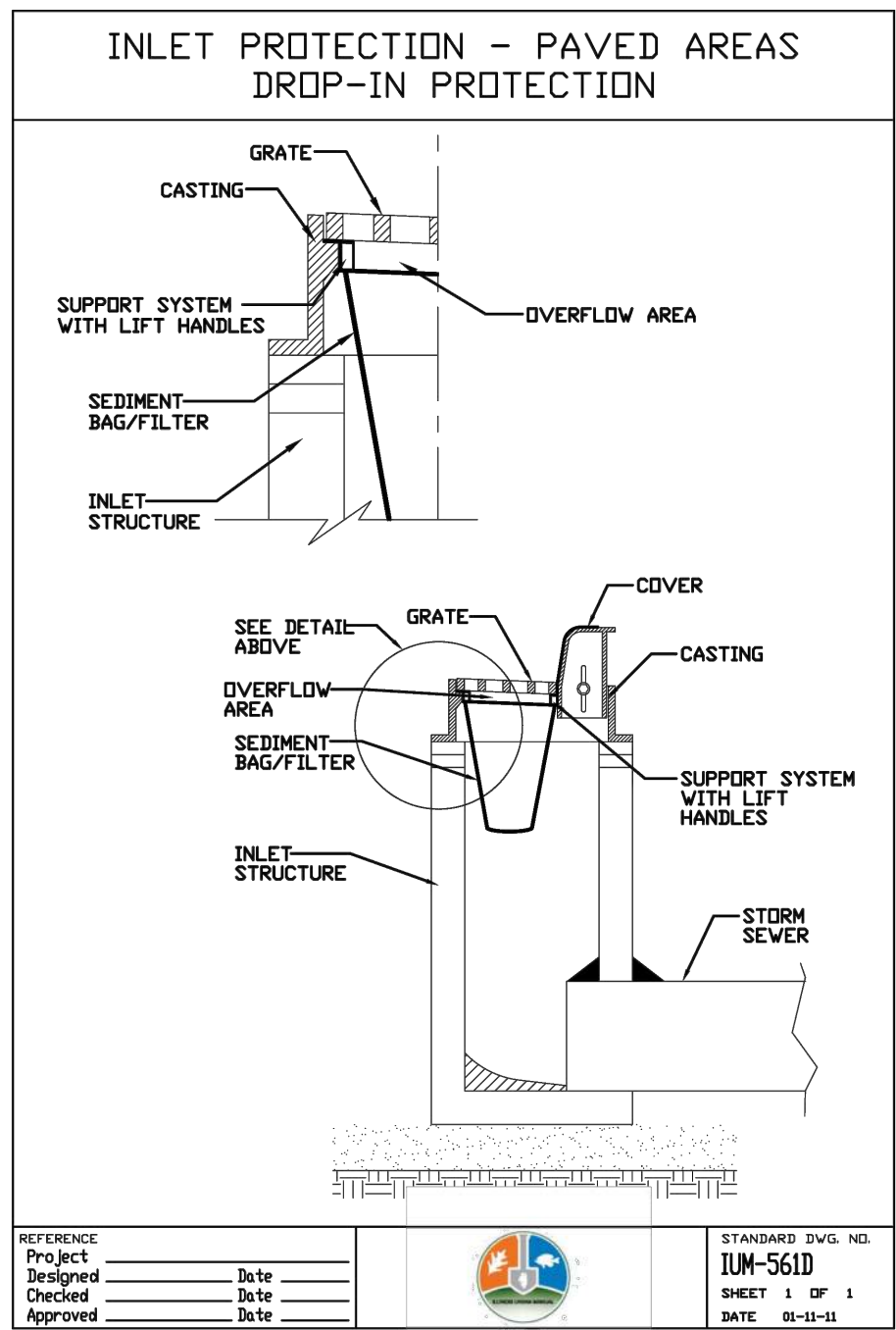
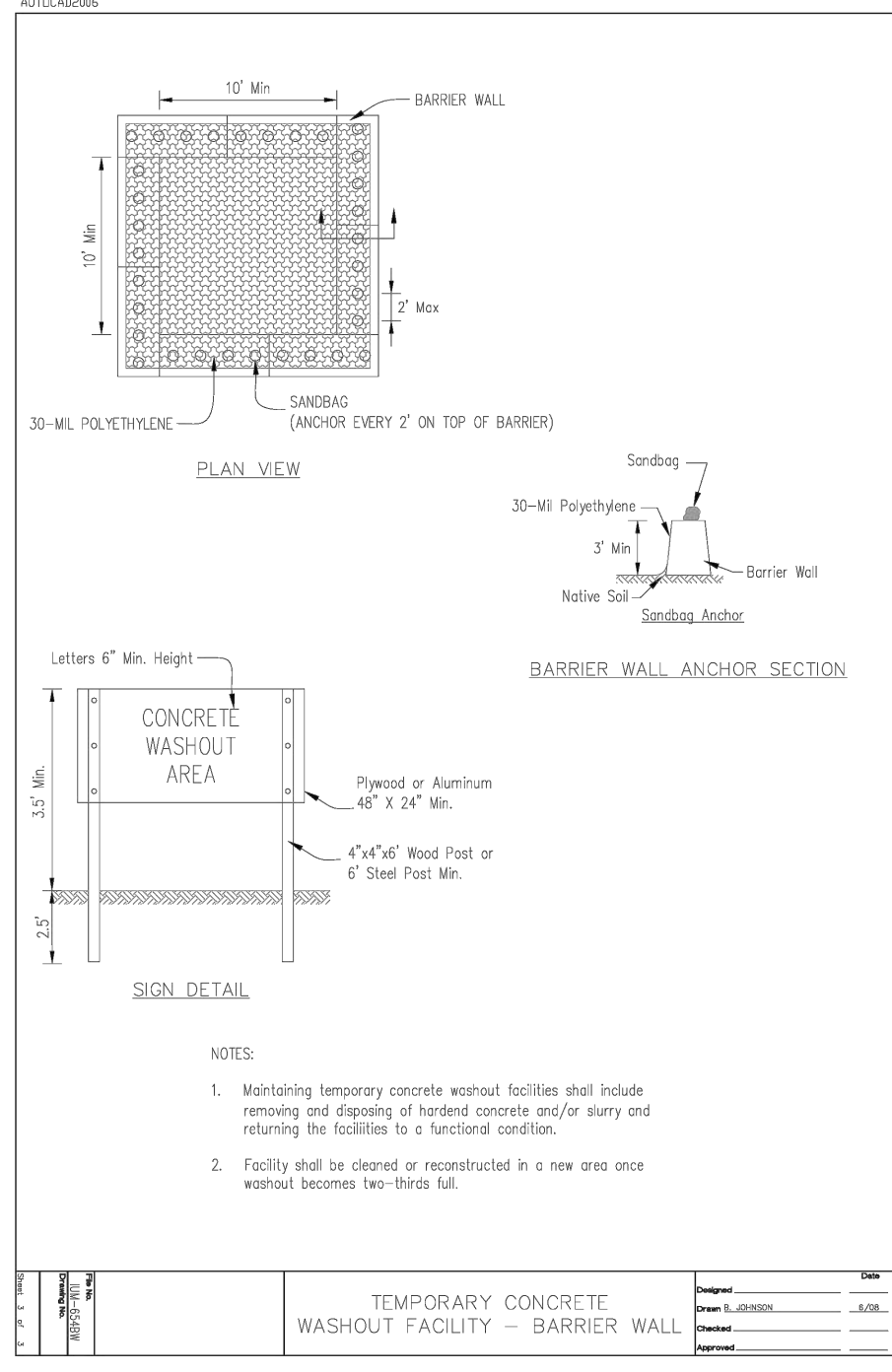
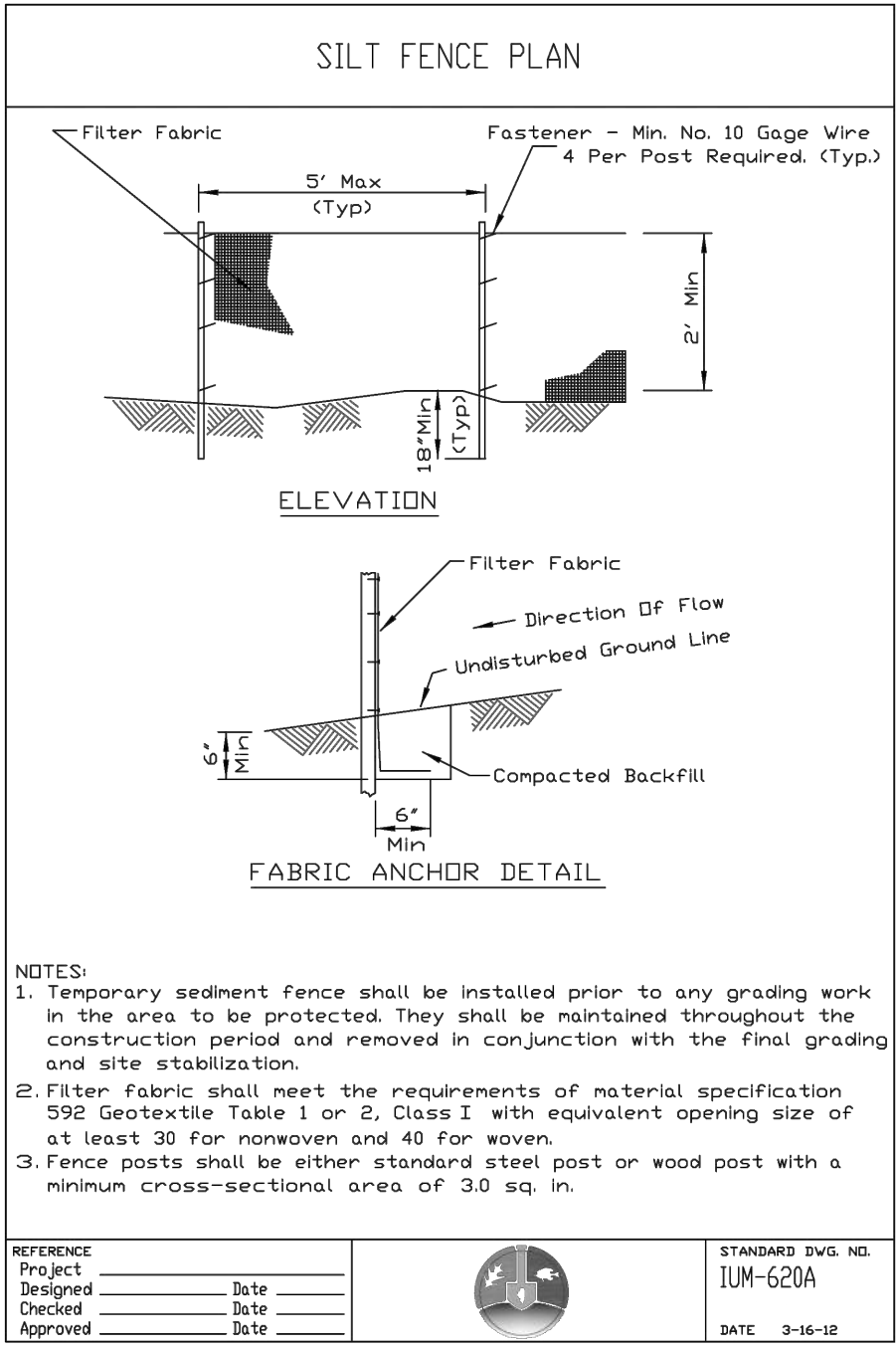
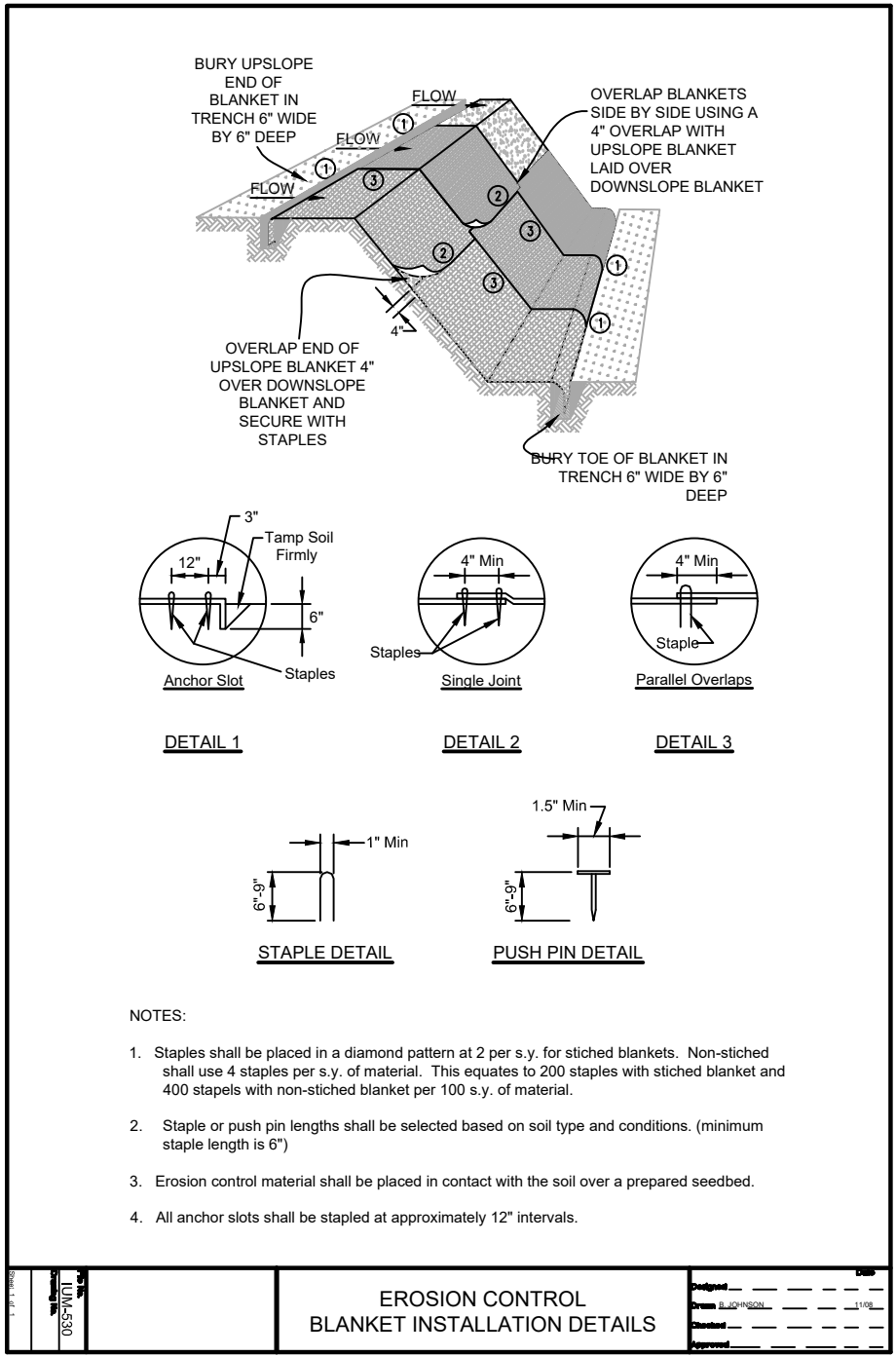
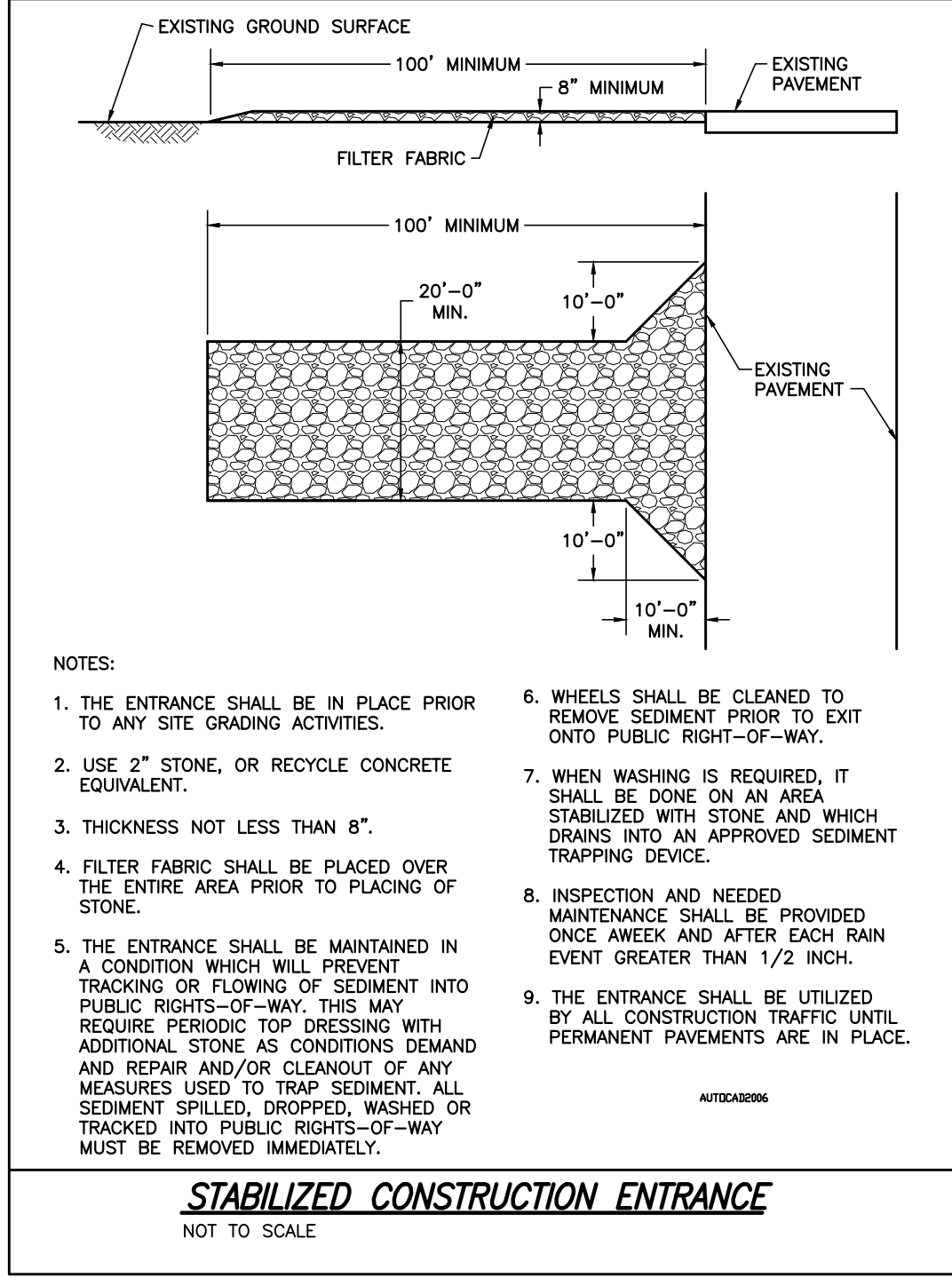
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EROSION CONTROL PLAN

Drawing Number:

C4.1





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ZONING EXHIBIT

Rev. #	Description	Date Issued
1	50% DD SET	02/22/2024
2	75% DD SET	07/17/2024
3	Special Use Permit and Zoning Exhibit	10/21/2024
4	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586

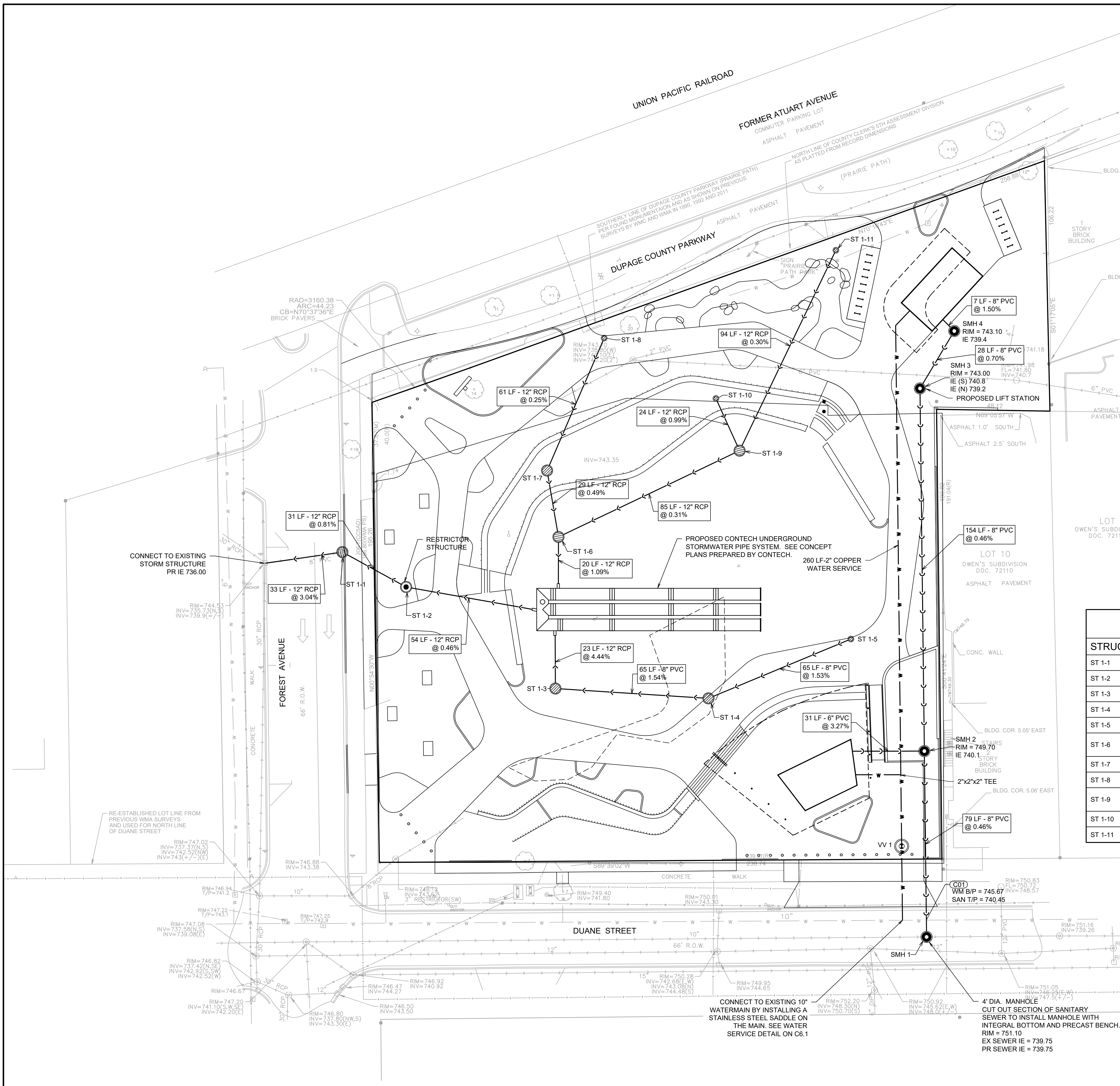
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Checked : LAC Scale : NOT TO SCALE
Approved : XX

Sheet Title:

EROSION CONTROL DETAILS

Drawing Number:

C4.2



- NOTES:
- CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE.
ST-2-1 FRAME AND OPEN LID TO BE NEENAH R3275 OR APPROVED EQUAL.
 - AUTOMATIC FLUSHING DEVICE IS REQUIRED TO BE INSTALLED.

STORM STRUCTURE TABLE				
STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
ST 1-1	4' CB (Open)	RIM 744.51	737.00 (12" SE)	737.00 (12" W)
ST 1-2	4' MH (Closed)	RIM: 745.63	737.25 (12" E)	737.25 (12" NW)
ST 1-3	4' MH (Open)	RIM: 747.50	742.50 (8" E)	742.50 (12" N)
ST 1-4	4' MH (Open)	RIM: 747.70	743.50 (8" NE)	743.50 (8" W)
ST 1-5	2' Inlet	RIM: 747.70		744.50 (8" SW)
ST 1-6	4' MH (Open)	RIM: 747.00	738.06 (12" N) 738.06 (12" NE)	738.06 (12" S)
ST 1-7	4' MH (Open)	RIM: 745.75	738.20 (12" NE)	738.20 (12" S)
ST 1-8	2' Inlet	RIM: 743.61		738.35 (12" SW)
ST 1-9	4' MH (Open)	RIM: 747.00	738.02 (12" NW) 738.32 (12" NE)	738.32 (12" SW)
ST 1-10	2' Inlet	RIM: 745.75		738.26 (12" SE)
ST 1-11	2' Inlet	RIM: 742.75		738.60 (12" SW)

Glen Ellyn Downtown Event Area and Park

453 Forest Ave,
Glen Ellyn, IL 60137



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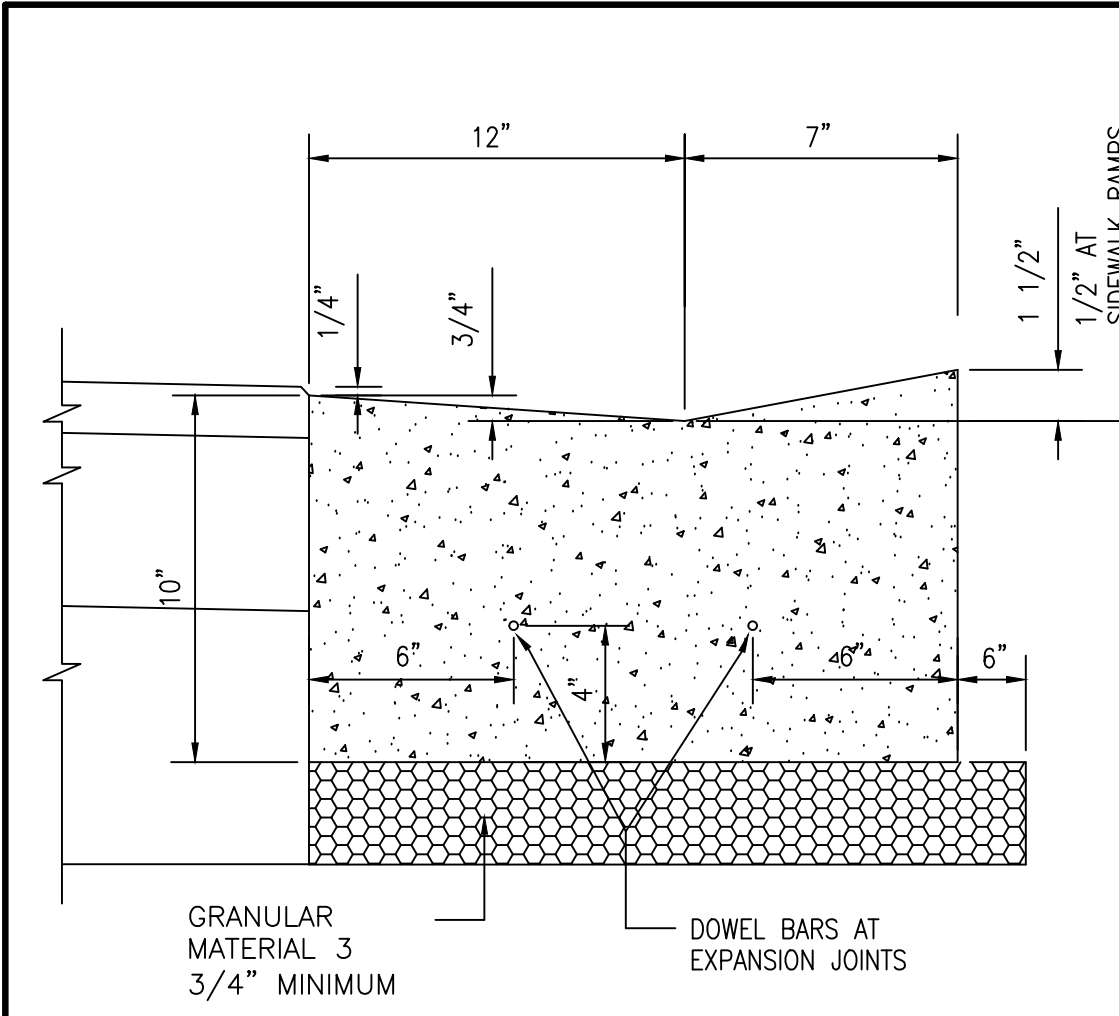
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Checked : LAC Scale :
Approved : XX

Sheet Title:

UTILITY PLAN

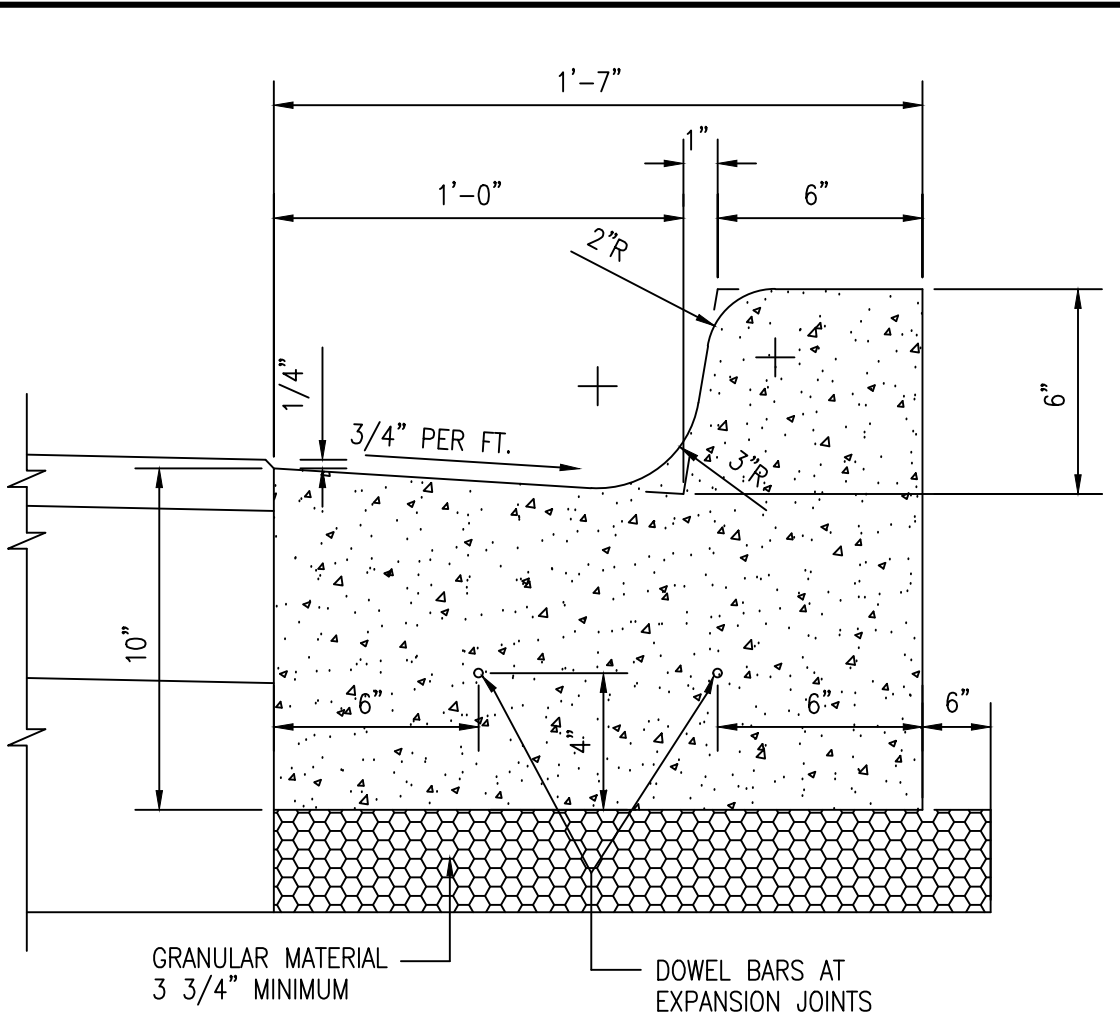
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C5.0



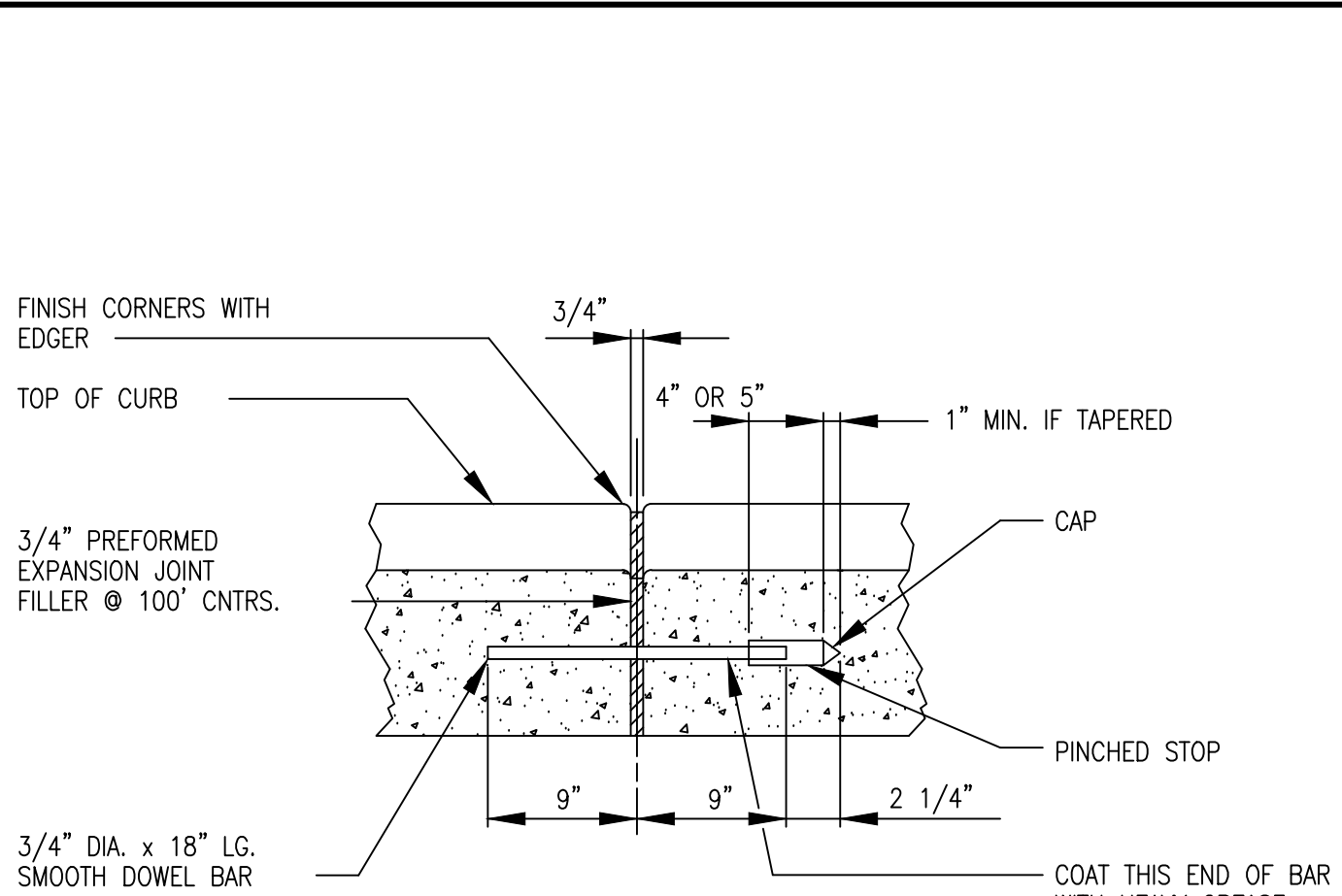
- NOTE:
1. INSTALL 2-10' #5 REINFORCING BARS, CENTERED ON ALL TRENCH CROSSINGS.
 2. IF REQUIRED, CASTING SHALL BE EJIW 7000 W/ TYPE M3 FLAT GRATE OR APPROVED EQUAL.

DEPRESSED CURB
NOT TO SCALE



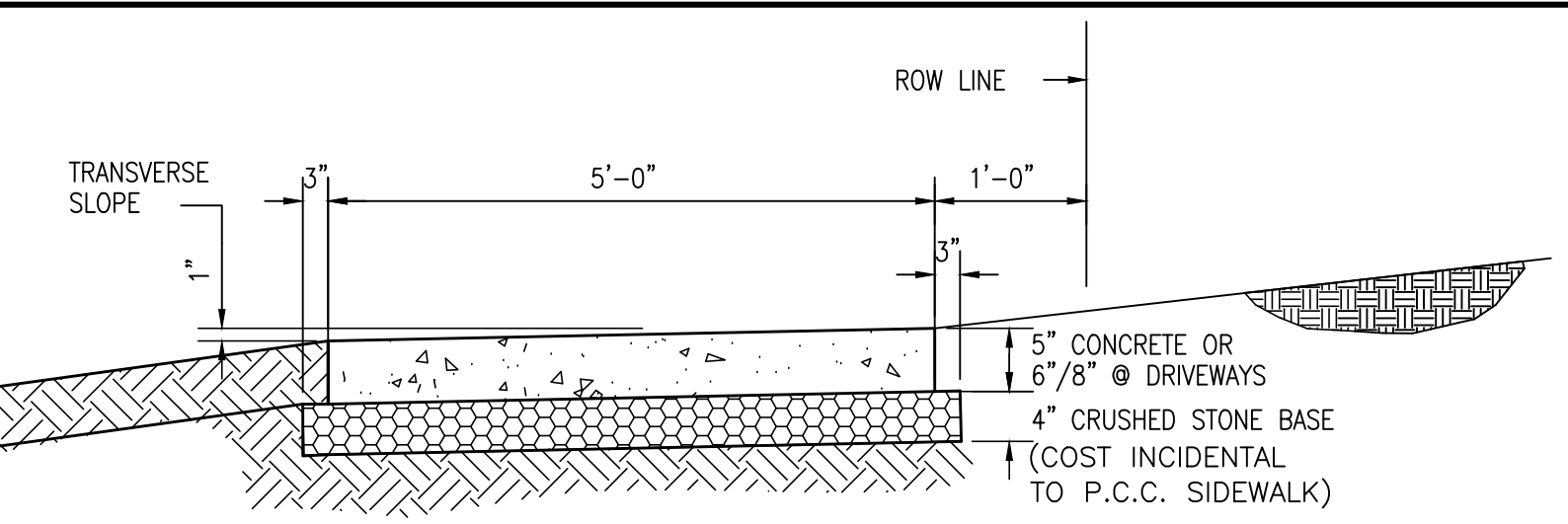
- NOTE:
1. INSTALL 2-10' #5 REINFORCING BARS, CENTERED ON ALL TRENCH CROSSINGS.
 2. IF REQUIRED, CASTING SHALL BE EJIW 7000 W/ TYPE T1 BACK & TYPE M1 GRATE OR NEENAH R-3275.

B-6.12
CURB & GUTTER
NOT TO SCALE



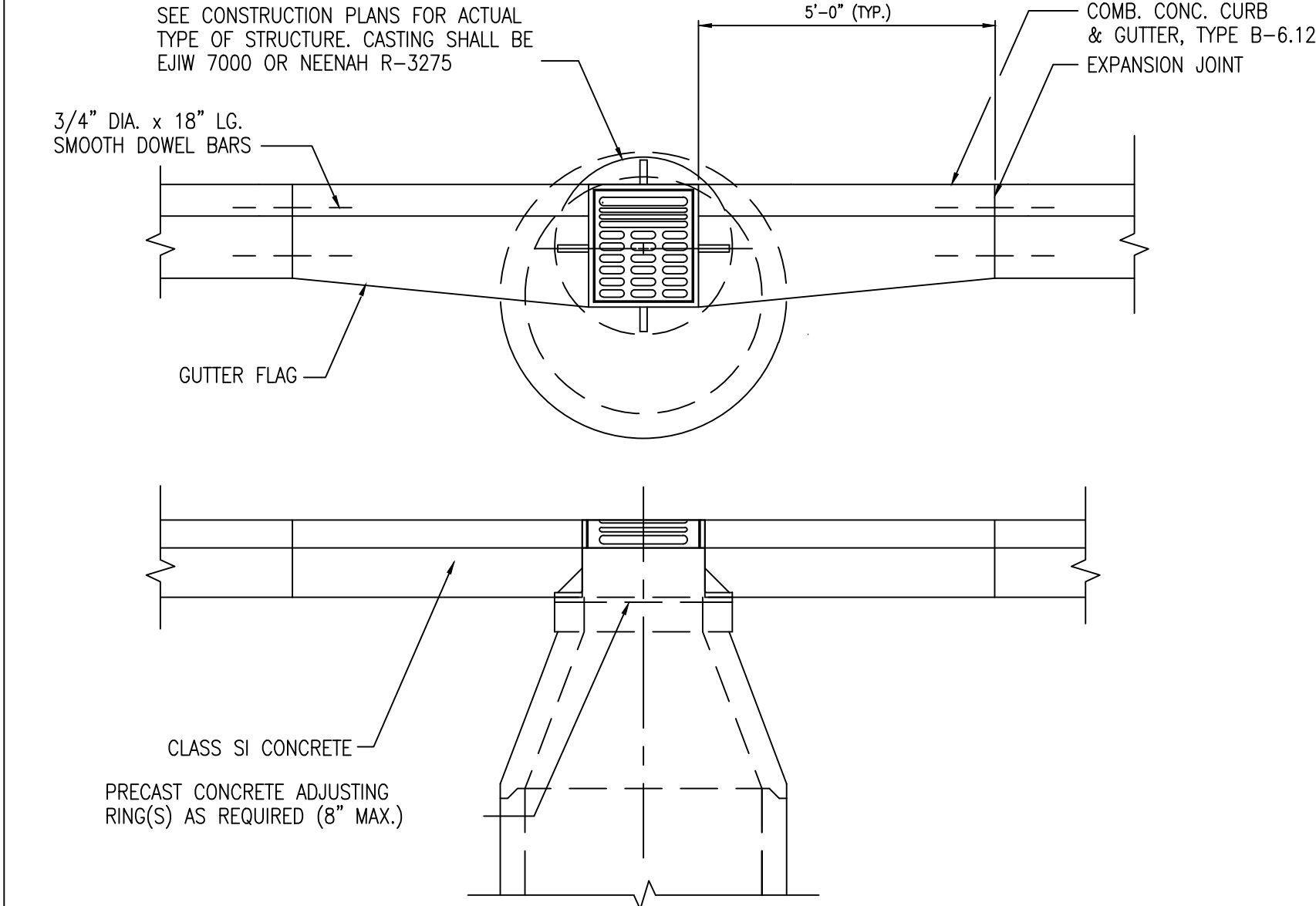
ALL EXPANSION JOINTS SHALL BE PROVIDED WITH A 3/4" DIA. x 18" LONG COATED SMOOTH DOWEL BAR CONFORMING TO ARTICLE 710.14B OF THE STANDARD SPECIFICATIONS. THE DOWEL BAR SHALL BE FITTED WITH A CAP HAVING A PINCHED STOP THAT WILL PROVIDE 1" OF EXPANSION. JOINTS SHALL CONSTRUCTED AT 100 FT. INTERVALS, AT ALL POINTS OF TANGENCY AND AT THE END OF EACH DAY'S POUR. SAWED JOINTS SHALL BE PROVIDED AT 25 FT. INTERVALS.

P.C.C. CURB & GUTTER
EXPANSION JOINT DETAIL
NOT TO SCALE

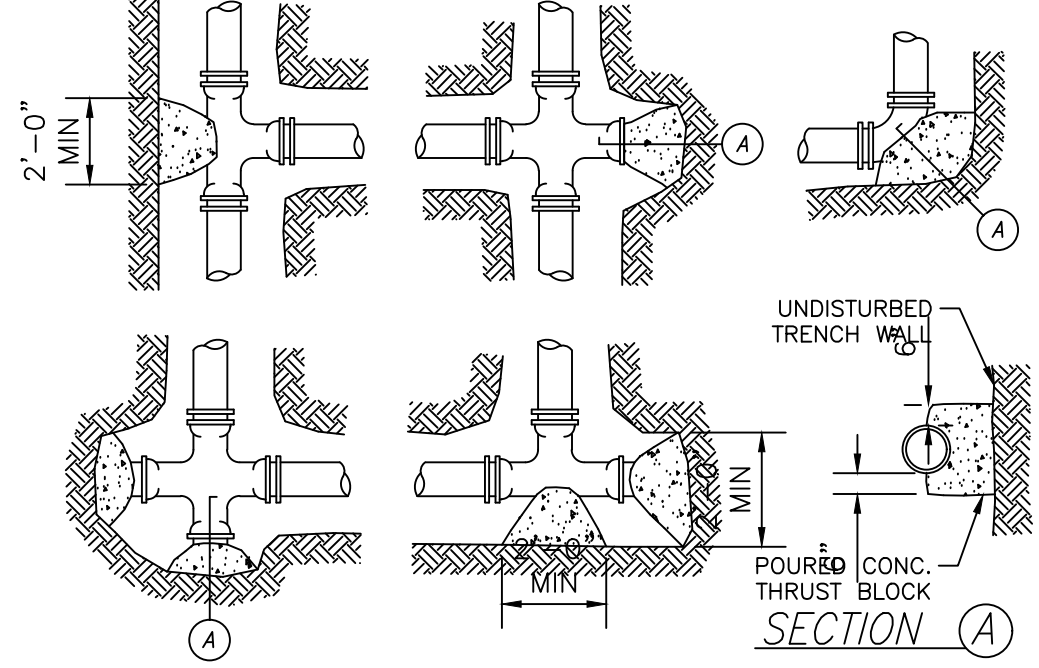


- NOTES:
1. THE CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 424 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 2. THE CONCRETE SHALL CONFORM TO SECTION 1020 AND SHALL BE A CLASS SI AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
 3. THE SIDEWALK PORTION OF THE RESIDENTIAL DRIVEWAY SHALL BE 6-INCHES THICK OR 8-INCHES FOR COMMERCIAL DRIVEWAY AND SHALL BE REINFORCED WITH FIBER MESH ADDITIVE. SEE P.C.C. SIDEWALK SPECIAL PROVISION FOR SYNTHETIC FIBER SPECIFICATIONS.
 4. PLACEMENT WILL NOT BE PERMITTED UNLESS THE TEMPERATURE IS 28°F AND RISING. NO CHLORIDE ADDITIVE WILL BE PERMITTED IN THE CONCRETE.
 5. SIDEWALK AT INTERSECTIONS SHALL BE DEPRESSED AND TEXTURED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE MAXIMUM ALLOWABLE SLOPE IS 1:20.
 6. CONTROL JOINTS SHALL BE INSTALLED AT 5 FOOT CENTERS.
 7. PREMOULDED FIBER EXPANSION JOINTS SHALL BE INSTALLED AT 100 FOOT CENTERS MAXIMUM OR WHERE THE SIDEWALK ABUTTS CURB OR OTHER SIDEWALK, OR AT THE END OF EACH POUR.
 8. THE SIDEWALK SHALL HAVE A BROOM FINISH.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



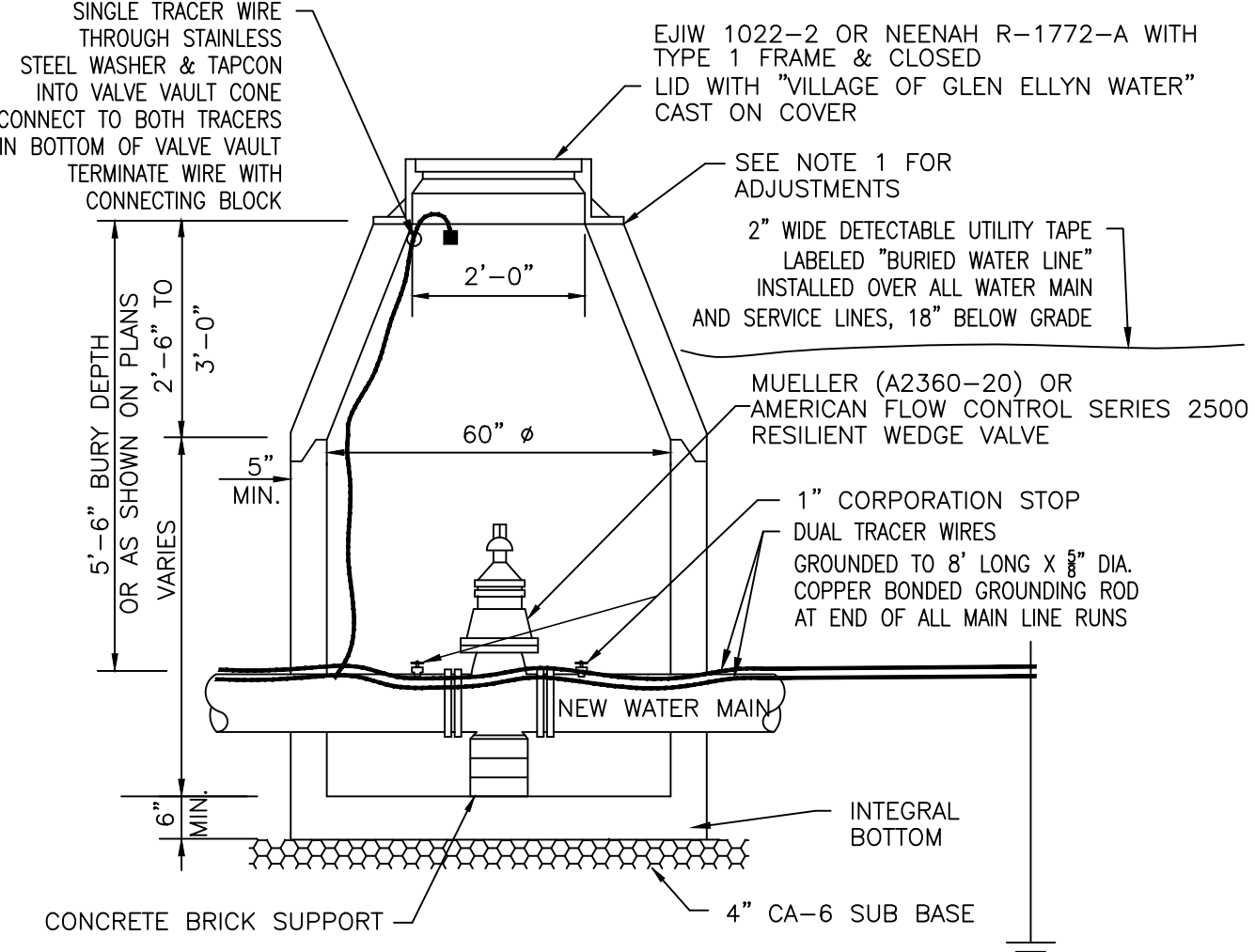
TYPICAL CURB DETAIL AT STORM STRUCTURE
NOT TO SCALE



THRUST BLOCK DETAIL
NOT TO SCALE

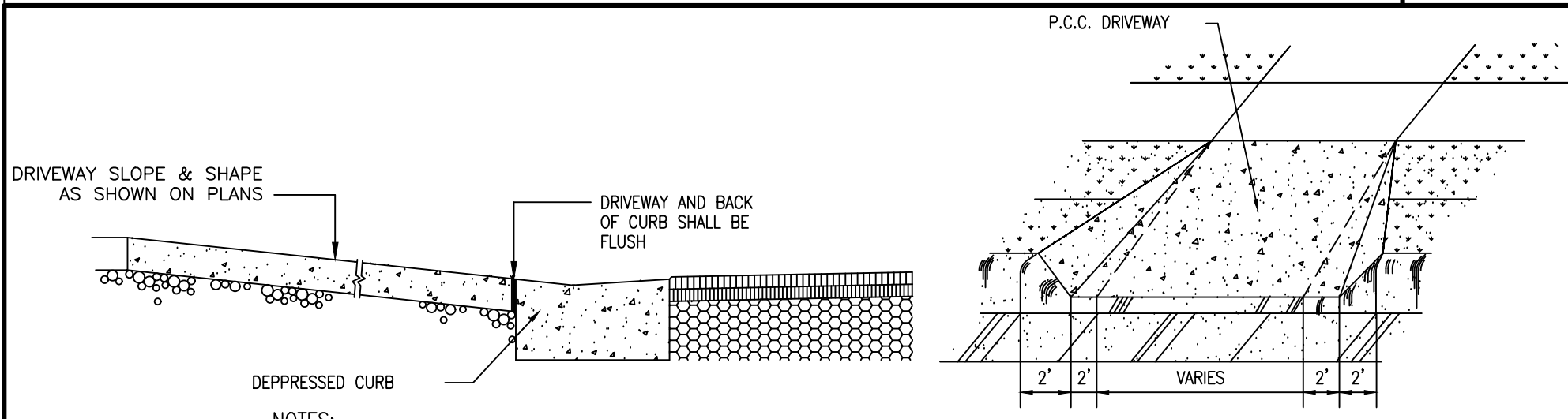
SIZE (DIA. IN INCH.)	DEAD END OR TEE (SQ. FT.)	1/4 BEND 90 BEND (SQ. FT.)	1/8 BEND 45 BEND (SQ. FT.)	1/16 BEND 22.5 BEND (SQ. FT.)	1/32 BEND 11.25 BEND (SQ. FT.)
6	3.9	5.5	3.0	1.5	1.5
8	6.7	9.4	5.1	2.6	2.6
10	10.9	15.4	8.4	4.3	4.3
12	15.5	21.8	11.9	6.1	6.1
14	21.0	29.6	16.1	8.2	8.2
16	28.5	37.9	20.6	12.5	12.5
18	38.6	54.4	29.2	14.9	14.9
20	47.8	67.4	36.7	18.6	18.6
24	69.0	97.2	52.9	26.8	26.8

- NOTES:
1. THE ABOVE TABLE IS BASED ON 2,000 PSF SOIL BEARING AGAINST THE UNDISTURBED TRENCH WALL AND ARE TO REPRESENT THE MINIMUM VERTICAL AREA OF THE THRUST BLOCK PERPENDICULAR TO THE FITTING INCLUDING THE ANGLE OF THE FITTING.
 2. THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS AND AT POINTS SPECIFIED SHALL BE CLASS "SI" CONCRETE. A MIN. OF 12" THICK, PLACED BETWEEN SOLID GROUND AND FITTING, AND SHALL BE ANCHORED IN SUCH A MANNER THAT PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS. THRUST BLOCK SHALL BE PLACED AT BENDS OF 11 1/4" OR MORE. RETAINER GLANDS MAY BE USED IN PLACE OF THRUST BLOCKS. THE COST OF THRUST BLOCKS OR RETAINER GLANDS SHALL BE INCLUDED IN THE COST OF THE FITTING.
 3. PROVIDE POLYETHYLENE ENCASEMENT THROUGHOUT THE ENTIRE LENGTH OF THE WATERMAIN.



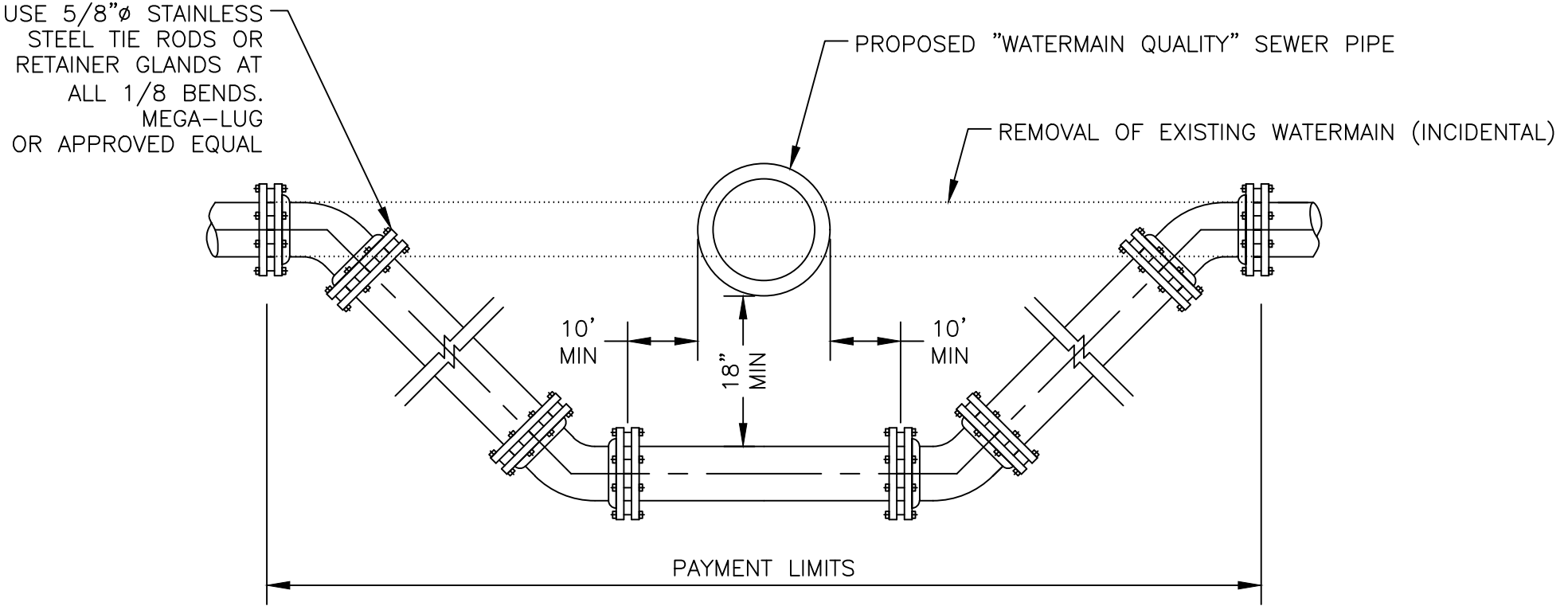
- NOTES:
1. PRECAST-REINFORCED CONCRETE RISER RINGS AND CONES SHALL COMPLY WITH TEST STRENGTH - A.S.T.M. C-39. ADJUSTMENT RINGS SHALL NOT EXCEED 8" IN HEIGHT.
 2. WALL THICKNESS SHALL BE - 5" FOR 4" DIA. & 6" FOR 5' DIA. MANHOLE. MINIMUM CIRCULAR REINFORCEMENT SHALL BE 0.18 SQUARE INCH PER FOOT.
 3. PRECAST ADJUSTMENT RINGS WILL BE REQUIRED FOR ALL ADJUSTMENTS WITH MAX. ADJUSTMENT EQUAL TO 1 1/2".
 4. ALL VALVES SHALL BE ENCLOSED IN A VAULT UNLESS OTHERWISE SPECIFIED.
 5. VALVE WITH VAULT INCLUDING FRAME AND LID SHALL BE PAID FOR AS ITEM "VALVE AND VAULT" OF THE SIZE SPECIFIED IN THE PLANS AND SHALL INCLUDE CORPORATION STOP AS SHOWN.
 6. ALL JOINTS BETWEEN PRE-CAST ELEMENTS, ADJUSTING RINGS AND MANHOLE FRAMES ON ALL UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH ONE OF THE FOLLOWING: BUTYL RUBBER JOINT SEALANTS AS MANUFACTURED BY CONCRETE PRODUCTS SUPPLY CO. - EZ STIK ST8, HAMILTON-KENT GASKET CO. - KENT SEAL, OR EQUAL, AS APPROVED BY THE VILLAGE ENGINEER, AND ALL JOINTS TO BE TUCKPOINTED W/ ANTI-HYDRAULIC CEMENT.

VALVE VAULT TYPE A
NOT TO SCALE



- NOTES:
1. THE CONCRETE DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 423 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 2. THE CONCRETE SHALL CONFORM TO SECTION 1020 AND SHALL BE CLASS PV AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
 3. THE DRIVEWAY SHALL BE 6-INCHES THICK FOR RESIDENTIAL DRIVEWAY AND 8" THICK FOR COMMERCIAL DRIVEWAY OVER 4" AGGREGATE BASE AND SHALL BE REINFORCED WITH FIBER MESH ADDITIVE. SEE P.C.C. DRIVEWAY SPECIAL PROVISION FOR SYNTHETIC FIBER SPECIFICATIONS.
 4. PREMOULDED FIBER EXPANSION JOINTS SHALL BE INSTALLED BETWEEN DRIVEWAY AND BACK OF CURB.
 5. THE DRIVEWAY SHALL HAVE A BROOM FINISH.

CONCRETE DRIVEWAY DETAIL
NOT TO SCALE



ADJUST WATERMAIN DETAIL
NOT TO SCALE

Glen Ellyn Downtown Event Area and Park

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s i t e

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architecture
urban design

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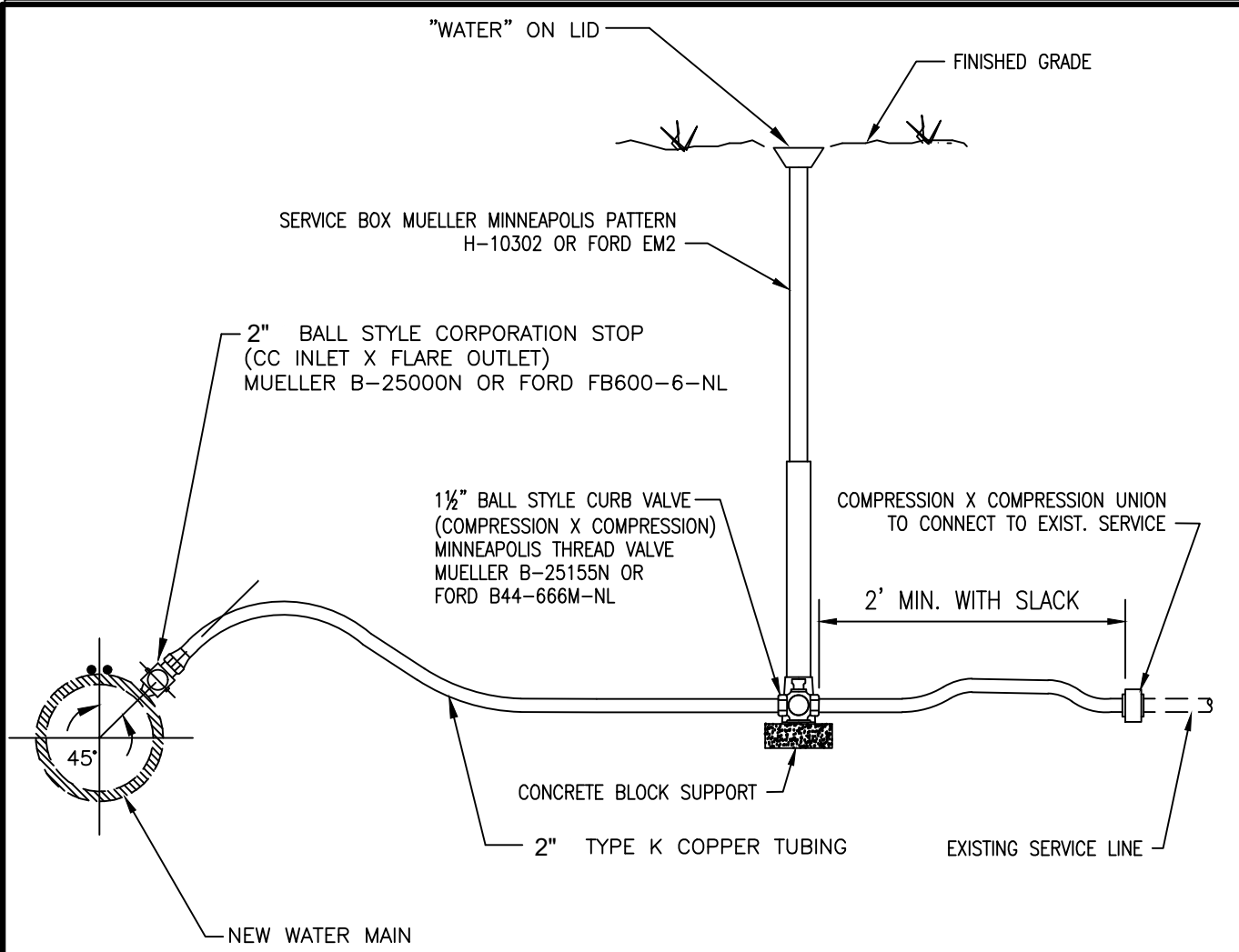
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Sheet Title:

CONSTRUCTION DETAILS

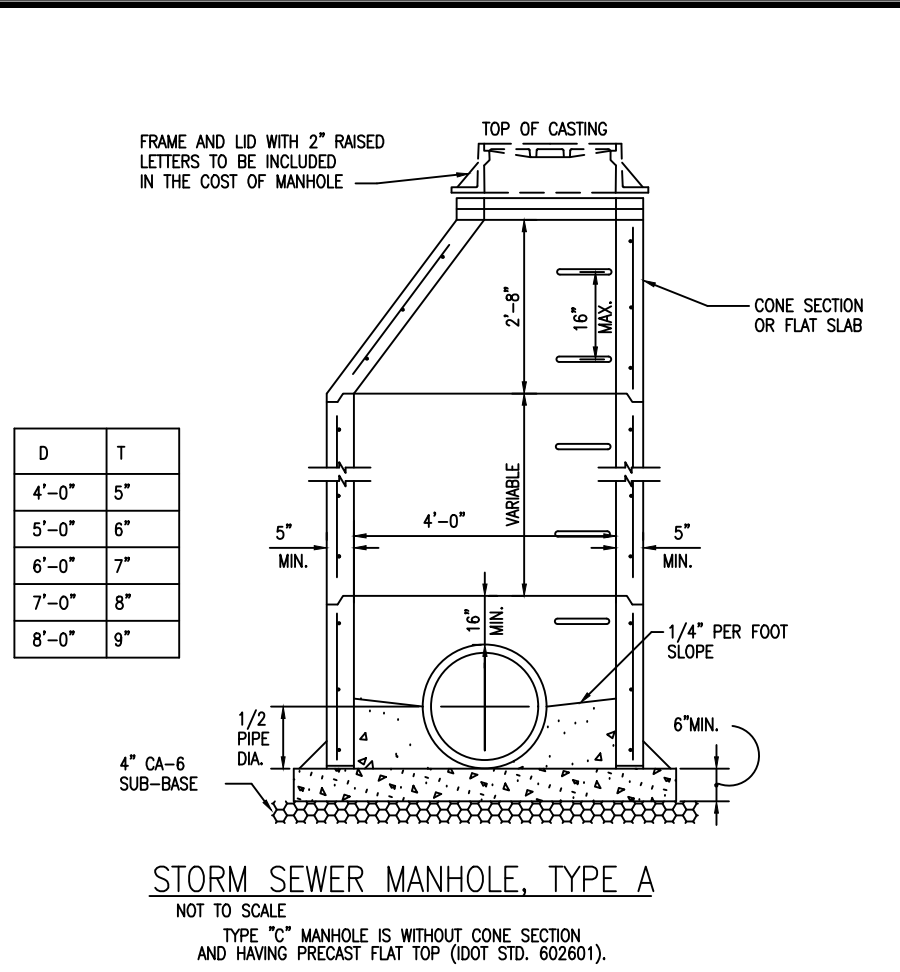
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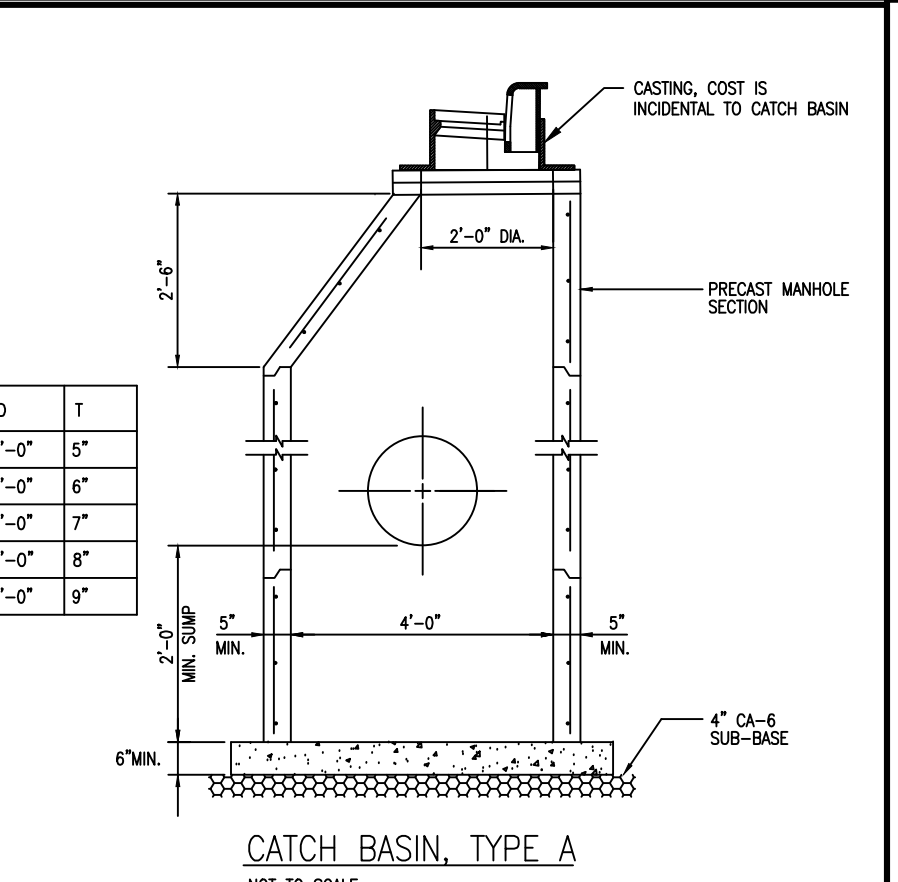
- NOTES:
- SERVICE SADDLE AS PER SPECIFICATIONS, IS REQUIRED AS FOLLOWS:
FOR CAST IRON OR PVC WATER MAIN, USE STAINLESS STEEL SMITH-BLAIR 372 SERIES
FOR DUCTILE WATER MAIN, USE BRONZE DOUBLE STRAP MUELLER BR2B SERIES
 - THE WATER MAIN SERVICE FITTINGS & B-BOX SHALL BE AS APPROVED BY THE GLEN ELLYN WATER DEPARTMENT AND SHALL BE INCIDENTAL TO THE COST OF "WATER SERVICE CONNECTION" PAY ITEMS.

WATER SERVICE CONNECTION
NOT TO SCALE



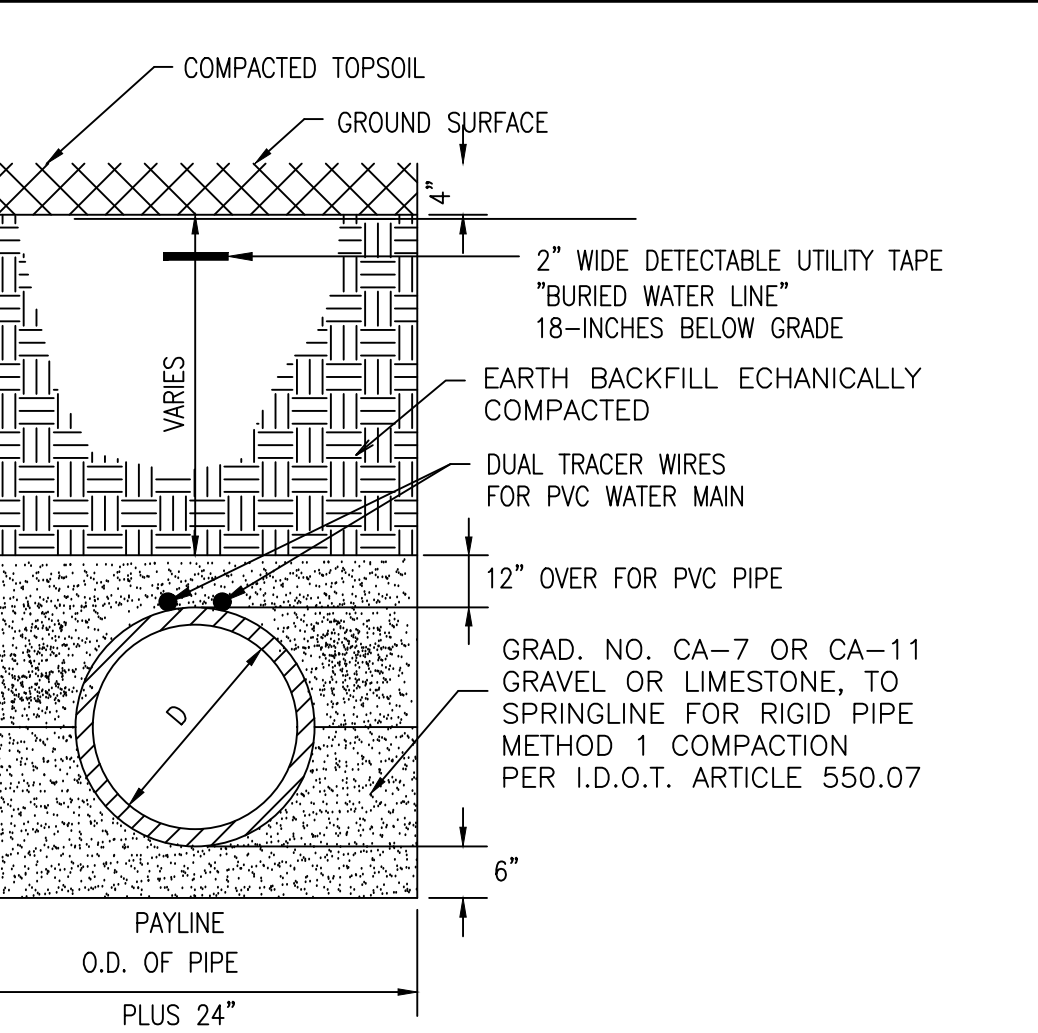
- NOTES:
- PRECAST-REINFORCED CONCRETE RISER RINGS AND CONES SHALL COMPLY WITH TEST STRENGTH - A.S.T.M. C-39. ADJUSTMENT RINGS SHALL NOT EXCEED 8" IN HEIGHT.
 - MINIMUM WALL THICKNESS SHALL BE 5" AND MINIMUM CIRCULAR REINFORCEMENT SHALL BE 0.18 SQUARE INCH PER FOOT.
 - THE BOTTOM MAY BE EITHER PRECAST WITH INVERTS AS INTEGRAL PART OR CAST IN PLACE WITH CLASS "SI" CONCRETE.
 - MANHOLE WALL THICKNESS "T" SHALL BE AS SHOWN IN THE LIST BELOW.
 - ALL STEPS SHALL BE CAST IRON AND CONFORM WITH NEENAH STANDARDS R-1981-1 OR APPROVED EQUAL.
 - ALL JOINTS BETWEEN PRE-CAST ELEMENTS, ADJUSTING RINGS AND MANHOLE FRAMES ON ALL UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH TWO ROWS OF ONE OF THE FOLLOWING BUTYL RUBBER JOINT SEALANTS, CONCRETE PRODUCTS SUPPLY CO. - EZ STK ST8, HAMILTON-KENT GASKET CO. - KENT SEAL, OR EQUAL, AS APPROVED BY VILLAGE ENGINEERS, AND ALL JOINTS TO BE TUCKPOINTED WITH HYDRAULIC CEMENT.
 - SEE CONSTRUCTION PLANS FOR ACTUAL TYPE OF CASTING SPECIFIED.

STORM SEWER MANHOLE, TYPE A
NOT TO SCALE

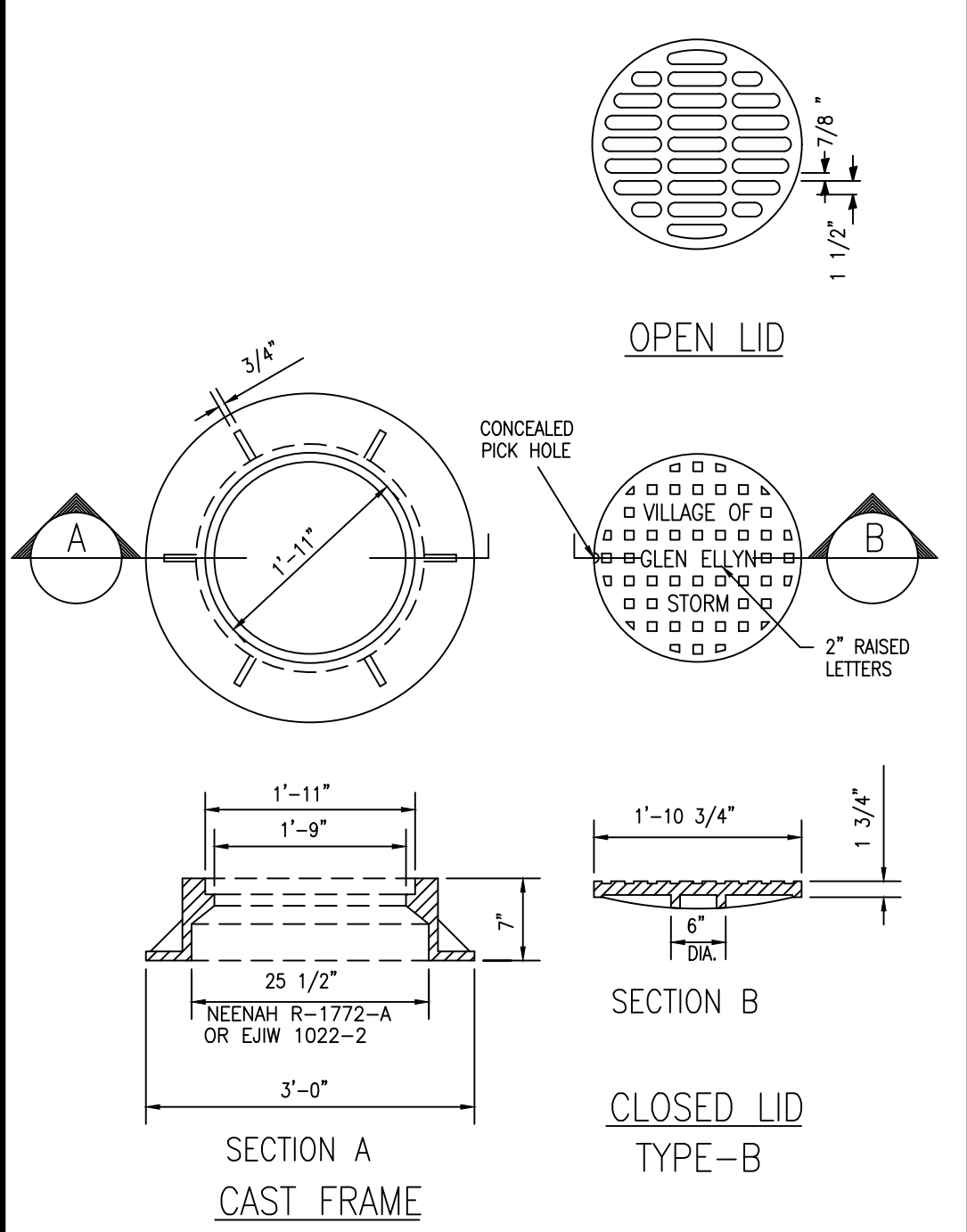


- NOTES:
- PRECAST-REINFORCED CONCRETE RISER RINGS AND CONES SHALL COMPLY WITH TEST STRENGTH - A.S.T.M. C-39. ADJUSTMENT RINGS SHALL NOT EXCEED 8" IN HEIGHT.
 - MINIMUM WALL THICKNESS SHALL BE 5" AND MINIMUM CIRCULAR REINFORCEMENT SHALL BE 0.18 SQUARE INCH PER FOOT.
 - ALL JOINTS BETWEEN PRE-CAST ELEMENTS, ADJUSTING RINGS AND MANHOLE FRAMES ON ALL UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH TWO ROWS OF ONE OF THE FOLLOWING BUTYL RUBBER JOINT SEALANTS, CONCRETE PRODUCTS SUPPLY CO. - EZ STK ST8, HAMILTON-KENT GASKET CO. - KENT SEAL, OR EQUAL, AS APPROVED BY VILLAGE ENGINEERS, AND ALL JOINTS TO BE TUCKPOINTED WITH HYDRAULIC CEMENT.
 - ALL DRAINAGE STRUCTURES LOCATED IN REAR OR SIDE YARD AREAS SHALL BE INSTALLED WITH 2-6 INCH OR 3-4 INCH ADJUSTING RINGS. THIS WILL PROVIDE FOR A FUTURE MAXIMUM ADJUSTMENT OF 12 INCHES.
 - MANHOLE WALL THICKNESS "T" SHALL BE AS SHOWN IN THE LIST BELOW.
 - CASTING FOR SOME SLOPE CONDITIONS, USE EJIW V-4010-2 (NEENAH R-3065-2) OR APPROVED EQUAL.
 - SEE CONSTRUCTION PLANS FOR ACTUAL TYPE OF CASTING SPECIFIED.

CATCH BASIN, TYPE A
NOT TO SCALE

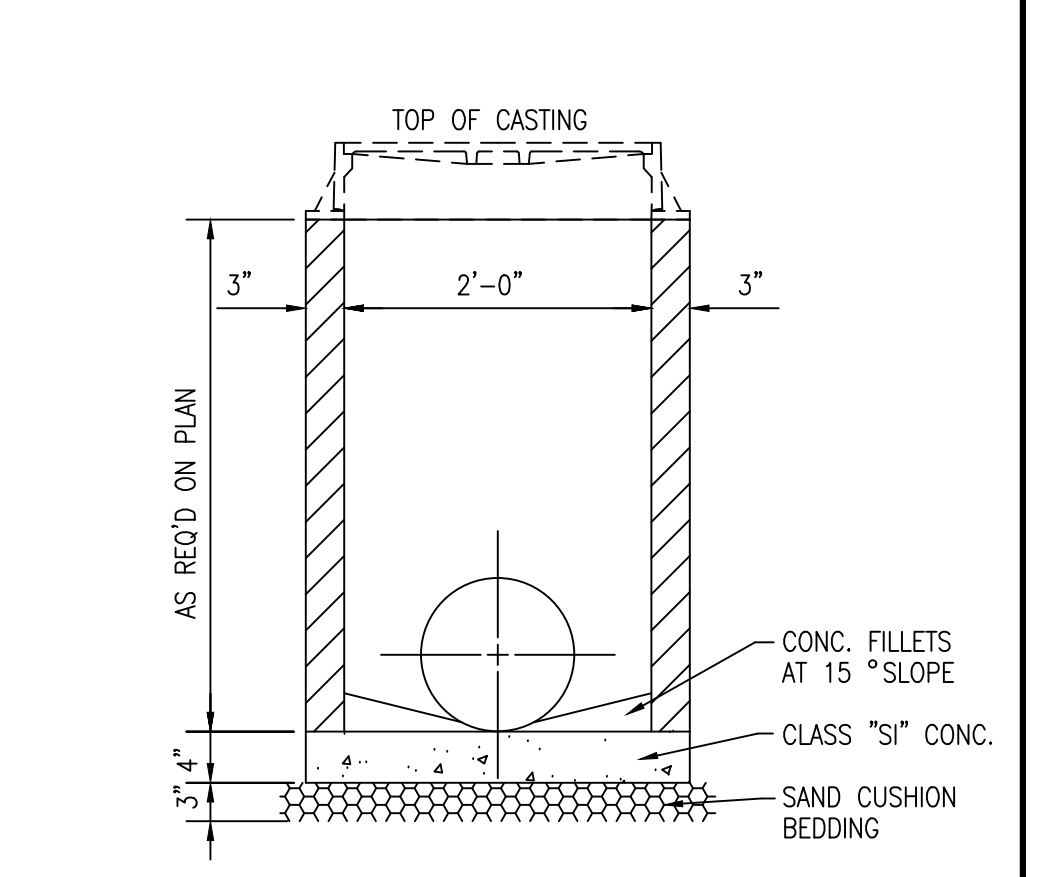


TRENCH SECTION IN UNPAVED AREAS
NOT TO SCALE



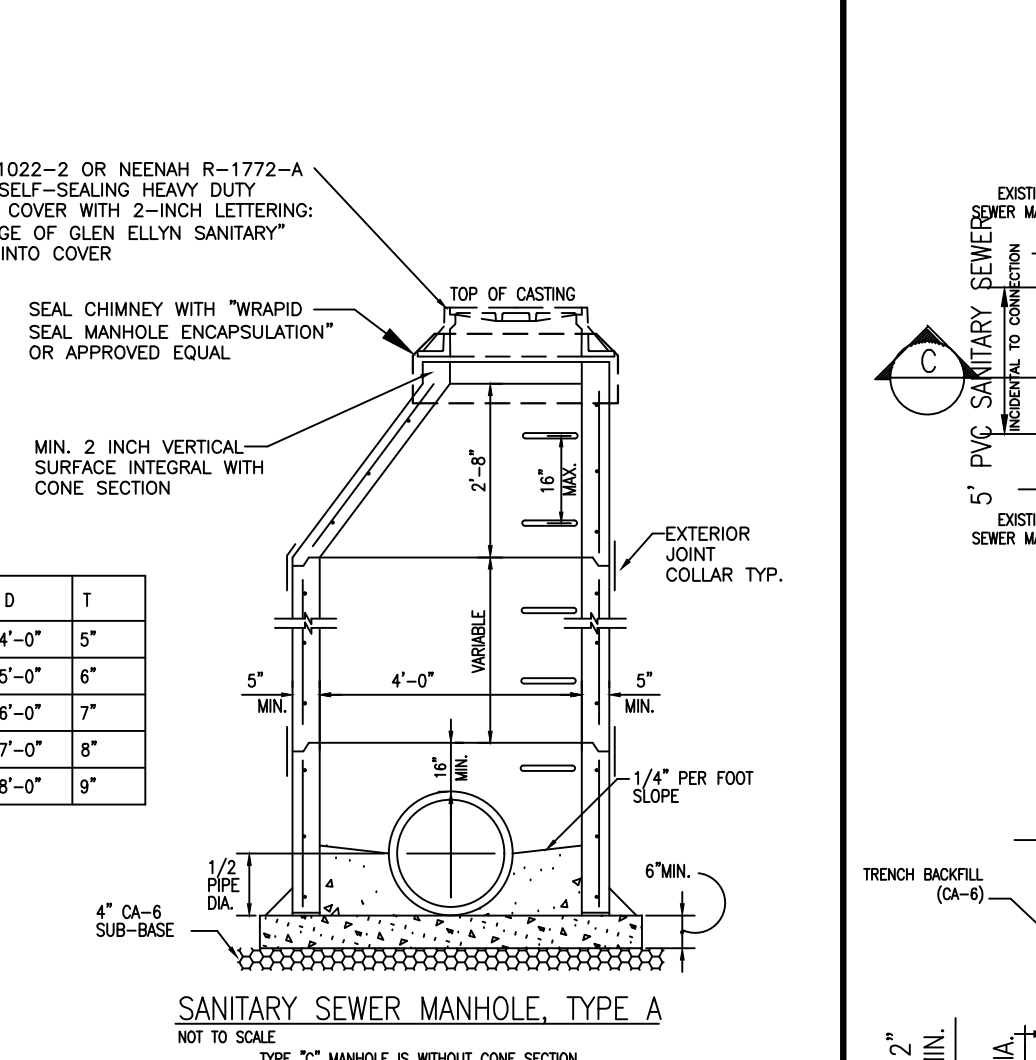
- NOTES:
- DUCTILE IRON CASTING SHALL BE GRADE 60-40-18 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
 - ALL FRAMES AND LIDS SHALL BE MACHINED.
 - THE MANHOLE LIDS SHALL HAVE RAISED LETTERS AS SHOWN.
 - ALTERNATIVE TO DUCTILE IRON LID, GRAY IRON LID MAY BE USED.
 - FRAME AND LID TO BE EJIW-1022-2 OR NEENAH R-1772-A.
 - CLOSED LID SHALL HAVE A CONCEALED PICK HOLE.
 - SANITARY MANHOLE LID SHALL BE "SELF-SEALING".
 - LID SHALL BE IMPRINTED WITH THE DESIGNATION "VILLAGE OF GLEN ELLYN STORM", "VILLAGE OF GLEN ELLYN SANITARY" OR "VILLAGE OF GLEN ELLYN WATER".

TYPE 1 FRAME & LID
NOT TO SCALE



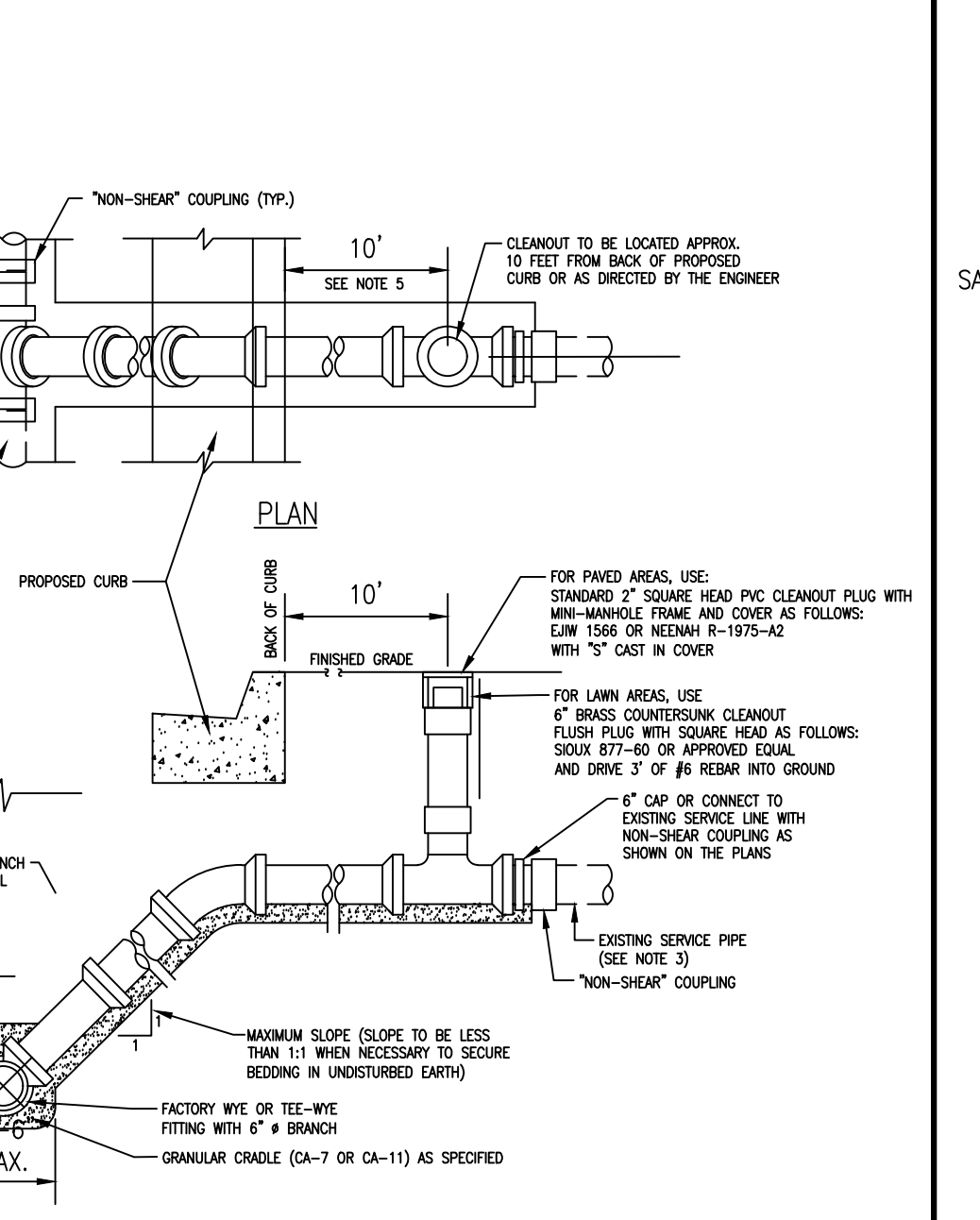
- NOTES:
- MINIMUM WALL THICKNESS SHALL BE 3" AND MINIMUM CIRCULAR REINFORCEMENT SHALL BE 0.18 SQUARE INCH PER FOOT.
 - THE BOTTOM MAY BE EITHER PRECAST WITH INVERTS AS INTEGRAL PART OR CAST IN PLACE WITH CLASS "SI" CONCRETE.
 - ALL JOINTS BETWEEN PRE-CAST ELEMENTS, ADJUSTING RINGS AND FRAMES ON ALL UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH TWO ROWS OF ONE OF THE FOLLOWING BUTYL RUBBER JOINT SEALANTS: CONCRETE PRODUCTS SUPPLY CO. - EZ STK ST8, HAMILTON - KENT GASKET CO. - KENT SEAL, OR EQUAL, AS APPROVED BY THE VILLAGE ENGINEERS, AND ALL JOINTS TO BE TUCKPOINTED WITH HYDRAULIC CEMENT.
 - DRAINAGE STRUCTURES LOCATED IN REAR OR SIDE YARD AREAS SHALL BE INSTALLED WITH 2-6 INCH OR 3-4 INCH ADJUSTING RINGS. THIS WILL PROVIDE FOR A FUTURE MAXIMUM ADJUSTMENT OF 12 INCHES.
 - CASTING FOR SOME SLOPE CONDITIONS, USE EJIW V-4010-2 (NEENAH R-3065-2) OR APPROVED EQUAL.
 - SEE CONSTRUCTION PLANS FOR ACTUAL TYPE OF CASTING SPECIFIED.

INLET, TYPE A
NOT TO SCALE



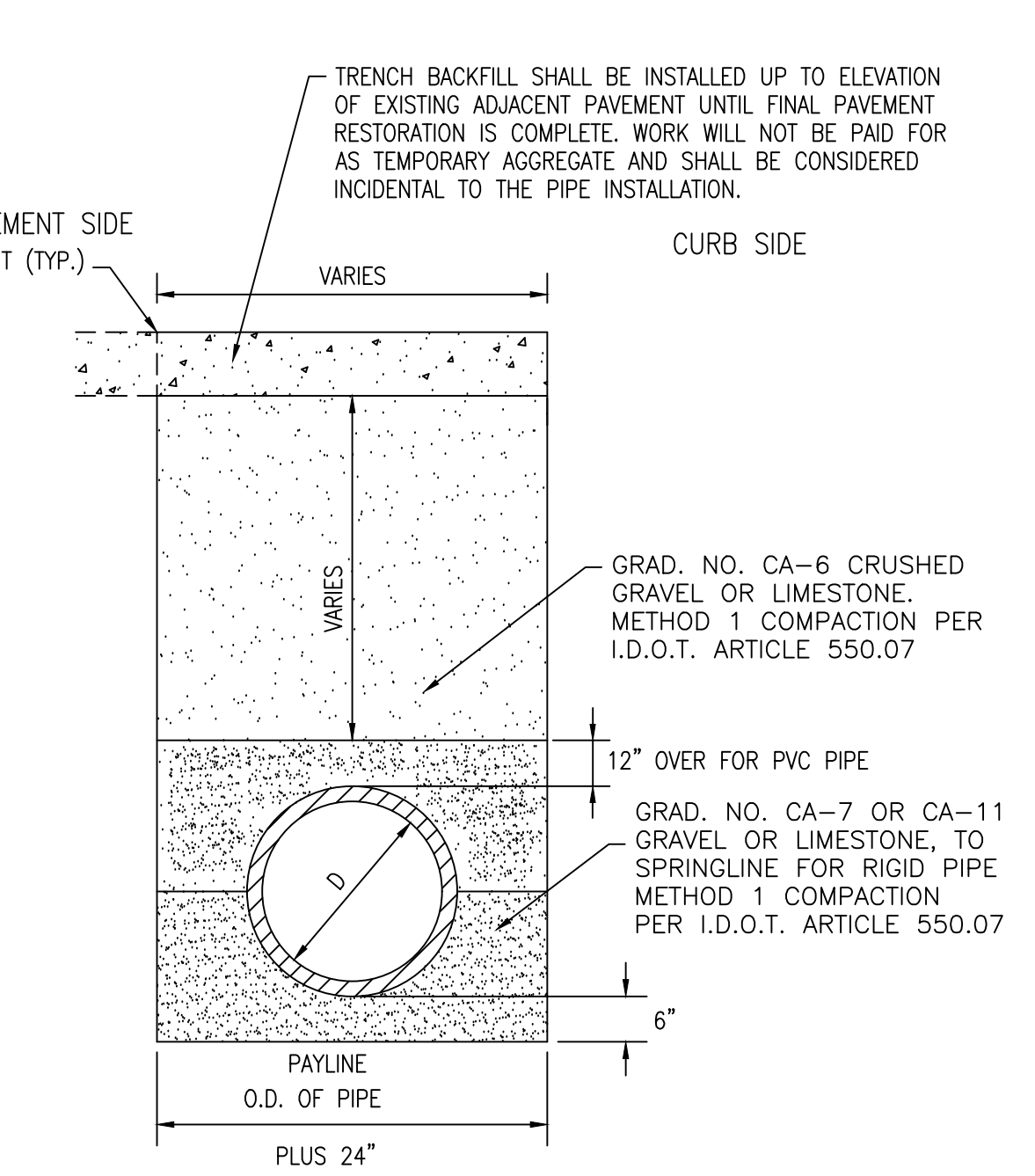
- NOTES:
- PRECAST-REINFORCED CONCRETE RISER RINGS AND CONES SHALL COMPLY WITH TEST STRENGTH - A.S.T.M. C-39. ADJUSTMENT RINGS SHALL NOT EXCEED 8" IN HEIGHT.
 - MINIMUM WALL THICKNESS SHALL BE 5" AND MINIMUM CIRCULAR REINFORCEMENT SHALL BE 0.18 SQUARE INCH PER FOOT.
 - THE BOTTOM MAY BE EITHER PRECAST WITH INVERTS AS INTEGRAL PART OR CAST IN PLACE WITH CLASS "SI" CONCRETE.
 - MANHOLE WALL THICKNESS "T" SHALL BE AS SHOWN IN THE LIST BELOW.
 - ALL STEPS SHALL BE CAST IRON AND CONFORM WITH NEENAH STANDARDS R-1981-1 OR APPROVED EQUAL.
 - ALL JOINTS BETWEEN PRE-CAST ELEMENTS, ADJUSTING RINGS AND MANHOLE FRAMES ON ALL UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH ONE OF THE FOLLOWING BUTYL RUBBER JOINT SEALANTS WITH A MINIMUM CROSS SECTIONAL AREA OF 1.25 SQ. IN. CONCRETE PRODUCTS SUPPLY CO. - EZ STK ST8, HAMILTON - KENT GASKET CO. - KENT SEAL, OR EQUAL, AS APPROVED BY VILLAGE. ALL JOINTS SHALL BE TUCKPOINTED WITH HYDRAULIC CEMENT.
 - ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH FLEXIBLE MANHOLE COUPLINGS, AS MANUFACTURED BY ALOR PRODUCTS INC. (ALOR MANHOLE CONNECTORS), PRESS-SEAL GASKET CORPORATION (PRESS WEDGE II) OR EQUAL, AS APPROVED BY VILLAGE ENGINEER. ALL MATERIALS SHALL COMPLY WITH AND INSTALLATION PROCEDURES SHALL FOLLOW THOSE SPECIFIED BY THE MANUFACTURER OR VILLAGE.
 - AN EXTERIOR JOINT COLLAR SHALL BE INSTALLED AT ALL JOINTS BETWEEN SANITARY MANHOLE ELEMENTS. JOINT COLLARS WILL NOT BE REQUIRED FOR ADJUSTING RINGS. THE JOINT COLLAR SHALL BE MAOWRAP EXTERIOR JOINT SEALER AS MANUFACTURED BY MAW-MAC MANUFACTURING COMPANY OR AN APPROVED EQUAL. THE COLLAR SHALL CONSIST OF A BAND ONE INCH (1) WIDE. MASTIC COLLARS REQUIRING THE USE OF A PRIMER WILL NOT BE ACCEPTED.
 - COST FOR CHIMNEY SEAL SHALL BE INCIDENTAL TO THE CONTRACT PRICE OF SANITARY MANHOLE.

SANITARY SEWER MANHOLE, TYPE A
NOT TO SCALE



- NOTES:
- THE OPEN ENDS SHALL BE PROTECTED FROM DEBRIS ENTERING THE LATERAL.
 - MAXIMUM SLOPE SHALL BE LESS THAN 1:1 WHEN IT IS NECESSARY TO SECURE BEDDING IN UNDISTURBED EARTH.
 - REPAIR ADDITIONAL LENGTH OF SEWER AS DIRECTED BY ENGINEER. PAID FOR AS "SANITARY SEWER SERVICE PIPE, 6" PVC, SIGHT".
 - SANITARY SEWER SERVICE SHALL BE EXTENDED TO 10 FEET BEYOND THE NEW BACK OF CURB.

SANITARY SEWER SERVICE CONNECTION (EXISTING MAIN)
NOT TO SCALE



- NOTES:
- TRENCH BACKFILL IS INCLUDED IN THE COST OF THE PIPE BEING REPLACED.
 - ALL TRENCHES SHALL BE SAWCUT AND THE COST SHALL BE INCLUDED IN THE COST OF THE PIPE.
 - REMOVE ONLY SUFFICIENT PAVEMENT TO PERFORM PIPE INSTALLATION AND COORDINATE WITH ENGINEER.

TRENCH SECTION IN PAVED AREAS
NOT TO SCALE

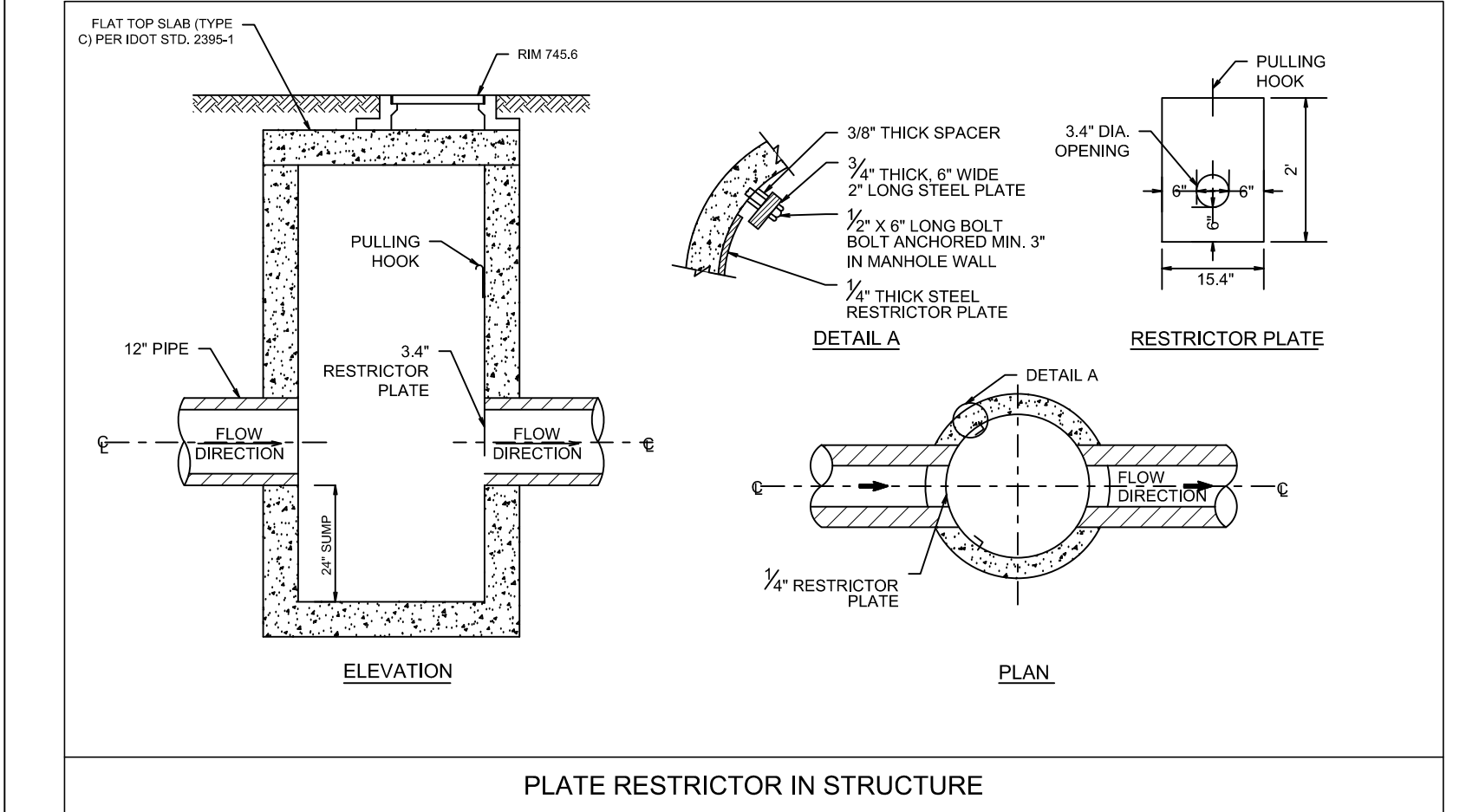


PLATE RESTRICTOR IN STRUCTURE

Glen Ellyn Downtown Event Area and Park

453 Forest Ave.
Glen Ellyn, IL 60137

landscape
architecture
urban design

Landscape Architect

Woodhouse Tinucci Architect

V3 Companies Civil Engineer

Advance Consulting Group International MEP

Shen Milson & Wilke Acoustical Consulting

C.E. Anderson & Associates Structural Engineers

ZONING EXHIBIT

Rev. #	Description	Date Issued
1	50% DD SET	02/22/2024
2	75% DD SET	07/17/2024
3	Special Use Permit and Zoning Exhibit	10/21/2024
4	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586
Drawn : NRS File : 230771 S04
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Approved : XX
Sheet Title:
CONSTRUCTION DETAILS

Drawing Number:

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**Glen Ellyn
Downtown Event
Area and Park**

453 Forest Ave,
Glen Ellyn, IL 60137

Sillite

landscape
architecture
urban design

XFILTRATION BAND

DIAMETER	BAND	FASTENER
1/4" to 3/8"	5-C OR H-12	STD. PLANT FASTENER WITH NO GUSSET
3/8" +	10-C	STD. PLANT FASTENER WITH NO GUSSET

XFILTRATION JOINT DETAIL
NOT TO SCALE

ACCESS CASTING NOT SUPPLIED BY CONTECH

PLAN VIEW

NOTES:

1. REINFORCED CONCRETE COLLAR SHALL BE SIZED AND DESIGNED BY ENGINEER OR REVIEWED BY ENGINEER. THE LOADS ARE TRANSMITTED TO THE SOIL AND NOT THE REBAR.
2. REINFORCED CONCRETE COLLAR SHALL BE SIZED TO PROVIDE AN ADEQUATE BOTTOM AREA BASED ON THE ALLOWABLE BEARING CAPACITY OF THE SOIL.
3. THE FLEXIBLE JOINT MATERIAL (PRECASTED WINK OR EQUIVALENT) TO BE USED INSURED THAT THE JOINT CONCRETE CAN NEVER BEZUCE WITH THE REBAR CONFIGURATIONS.

MANHOLE CAP DETAIL
NOT TO SCALE

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PROJECT NO.	SITE NO.	DATE

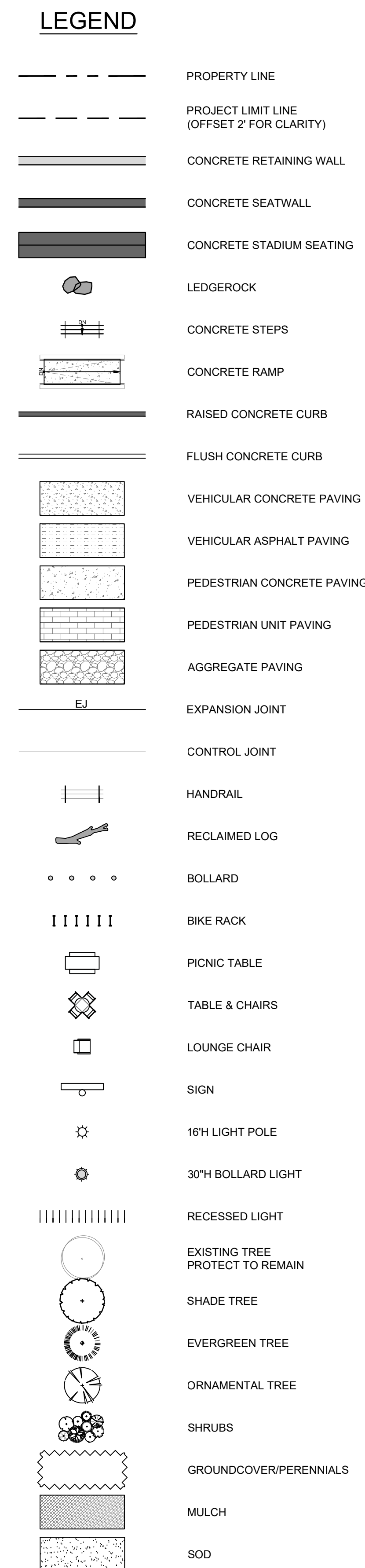
DATE	DESCRIPTION	BY

Page No. **5**

Woodhouse Turinco 220 W Superior 8th Floor, Chicago, IL 60654 p. 312.843.3120 w. www.woodhousetur.com/	Architect
V3 Companies 7325 James Ave, Woodridge, IL 60517 p. 630.754.6200 w. www.v3co.com	Civil Engineer
Advance Consulting Group International 300 W Adams St. #420, Chicago, IL 60606 p. 312.357.1840 w. www.agcintl.com/wordpress/	MEP
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1. **Introduction**
 2. **Background**
 3. **Methodology**
 4. **Results**
 5. **Discussion**
 6. **Conclusion**
 7. **References**
 8. **Appendix**
 9. **Figure 1**
 10. **Figure 2**
 11. **Figure 3**
 12. **Figure 4**
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	Special Use Permit and Zoning Exhibit	12/16/2024

Project No. 9500

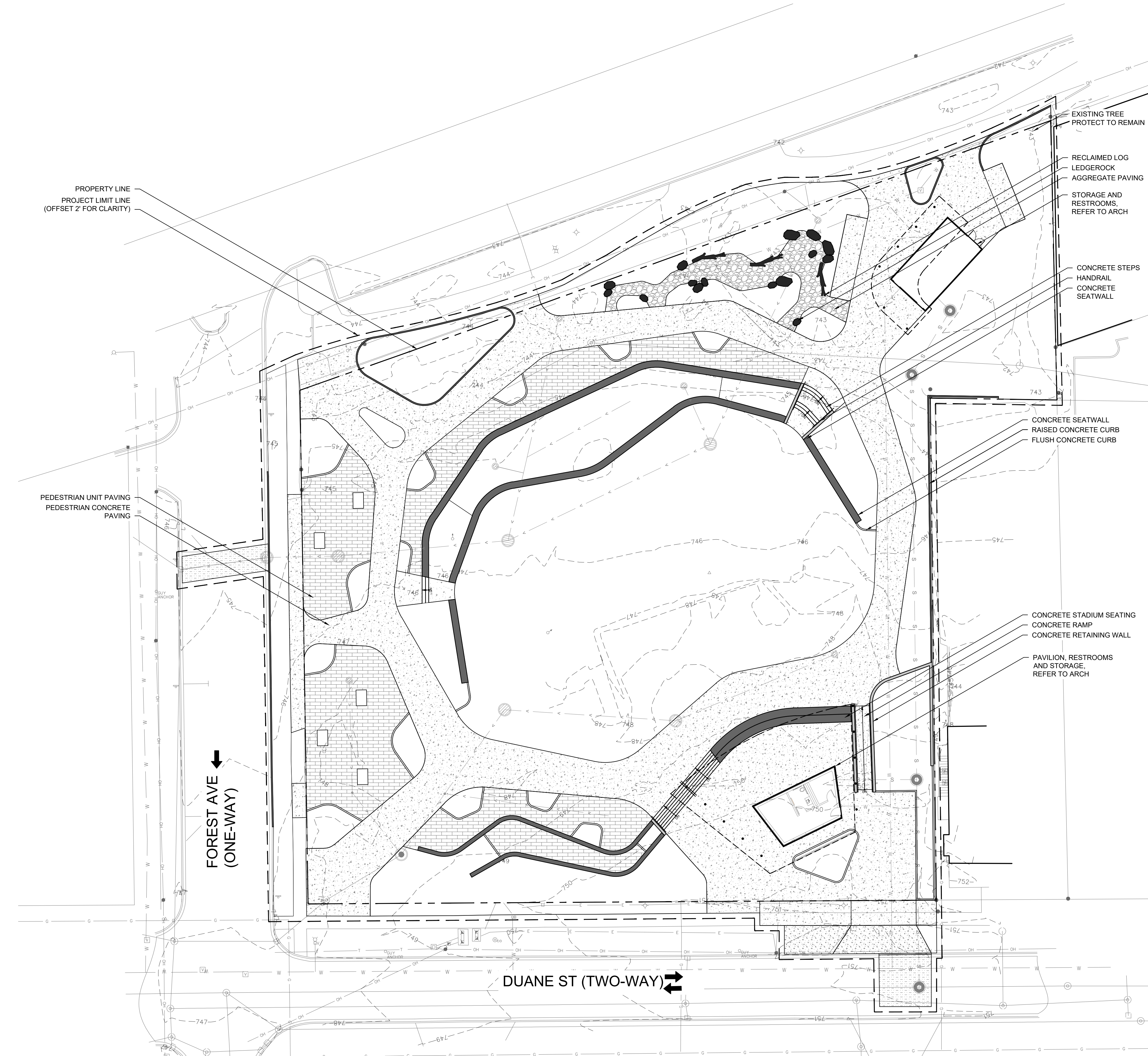
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Sheet Title:

LANDSCAPE SITE PLAN

Drawing Number:

L-101



- LEGEND
- PROPERTY LINE
 - PROJECT LIMIT LINE (OFFSET 2' FOR CLARITY)
 - CONCRETE RETAINING WALL
 - CONCRETE SEATWALL
 - CONCRETE STADIUM SEATING
 - LEDGEROCK
 - CONCRETE STEPS
 - CONCRETE RAMP
 - RAISED CONCRETE CURB
 - FLUSH CONCRETE CURB
 - VEHICULAR CONCRETE PAVING
 - VEHICULAR ASPHALT PAVING
 - PEDESTRIAN CONCRETE PAVING
 - PEDESTRIAN UNIT PAVING
 - AGGREGATE PAVING
 - EXPANSION JOINT
 - CONTROL JOINT
 - HANDRAIL
 - RECLAIMED LOG

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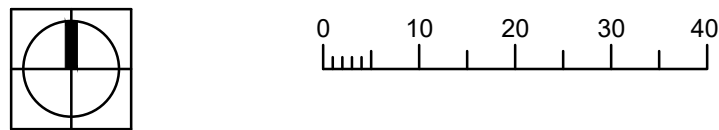
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	Special Use Permit and Zoning Exhibit	10/21/2024
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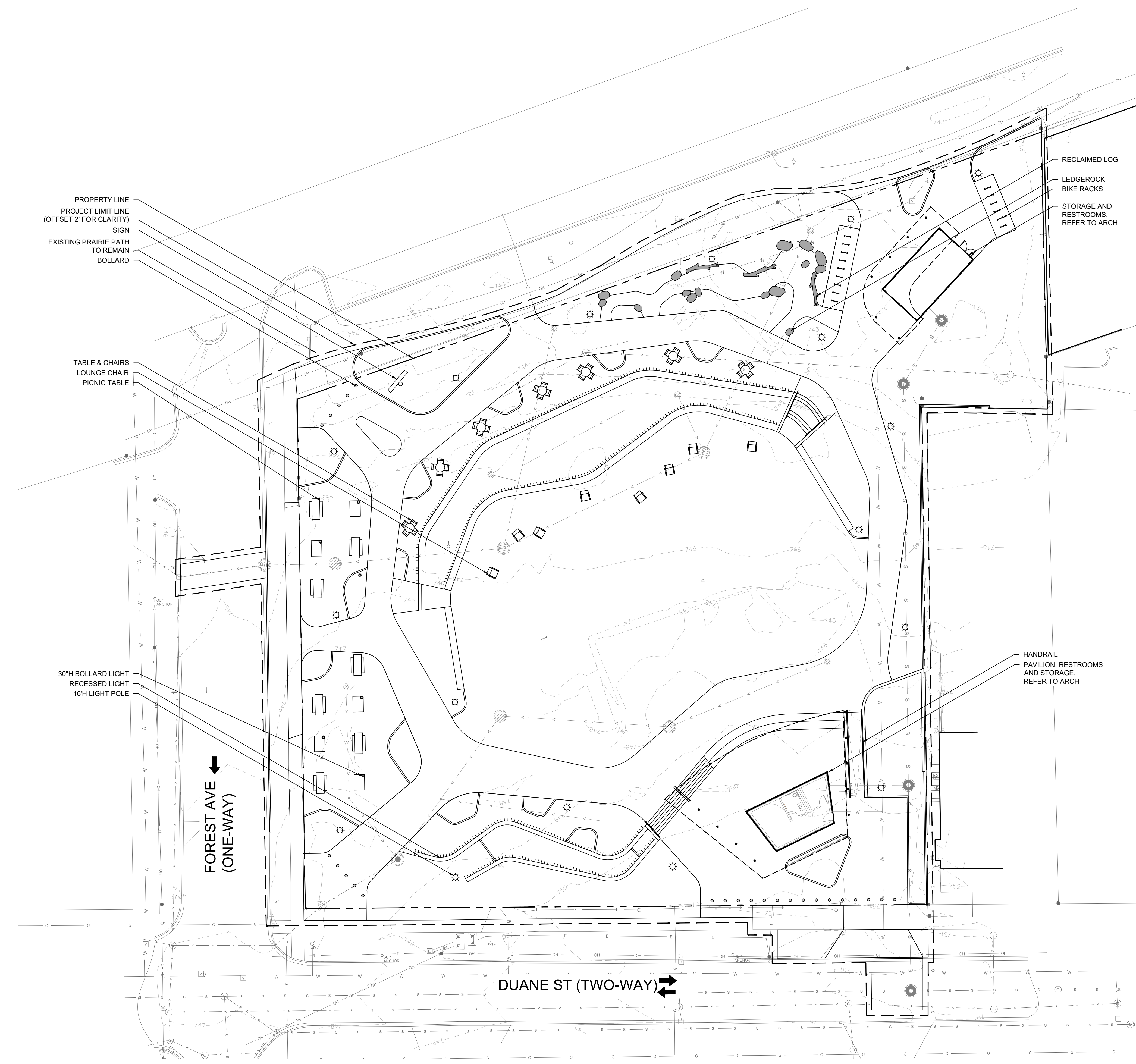
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Checked :	JD, AM	Scale : AS NOTED
Approved :	XX	

Sheet Title:
HARDSCAPE PLAN

Drawing Number:
L-103

1 HARDSCAPE PLAN
1"=20'-0"





LEGEND

- PROPERTY LINE
- PROJECT LIMIT LINE (OFFSET 2' FOR CLARITY)
- HANDRAIL
- RECLAIMED LOG
- BOLLARD
- BIKE RACK
- PICNIC TABLE
- TABLE & CHAIRS
- LOUNGE CHAIR
- SIGN
- 16'H LIGHT POLE
- 30"H BOLLARD LIGHT
- RECESSED LIGHT

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Project No : 9586
Drawn : ML, ND File : 9586_furn.dwg
Checked : JD, AM Scale : AS NOTED
Approved : XX

Sheet Title:
SITE FURNISHING PLAN

Drawing Number:

L-104

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Project No : 9586

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Approved : XX

Sheet Title:

PHOTOMETRIC PLAN

Drawing Number:

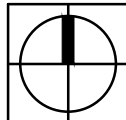
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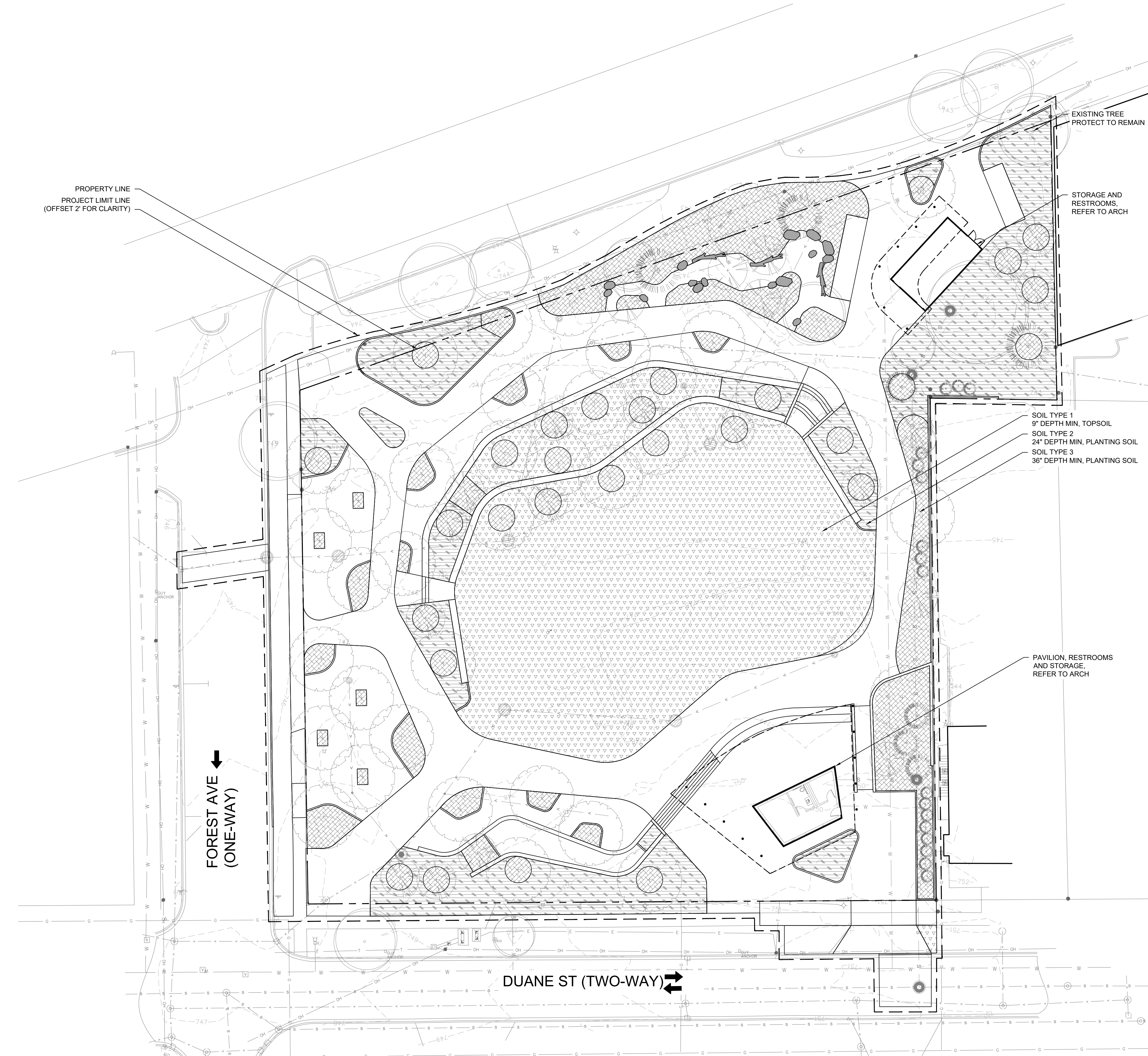
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Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Stairs_Top	Illuminance	Fc	4.45	19.6	0.3	14.83	65.33
East Stairs_Top_1	Illuminance	Fc	4.06	27.7	0.7	5.80	39.57
East Stairs_Top_2	Illuminance	Fc	0.21	0.3	0.2	1.05	1.50
East Stairs_Top_3	Illuminance	Fc	4.35	28.3	0.4	10.88	70.75
East Stairs_Top_4	Illuminance	Fc	3.20	22.7	0.5	6.40	45.40
East Stairs_Top_5	Illuminance	Fc	4.79	100.1	0.9	5.32	111.22
East Stairs_Top_Total	Illuminance	Fc	3.87	100.1	0.2	19.35	500.50
Event Lawn_Planar	Illuminance	Fc	0.92	20.1	0.0	N.A.	N.A.
Outside of Property Lines	Illuminance	Fc	0.14	1.5	0.0	N.A.	N.A.
Terrace Ground_Top	Illuminance	Fc	1.84	14.6	0.2	9.20	73.00
Walkway_Planar	Illuminance	Fc	1.20	6.1	0.0	N.A.	N.A.
West Stairs_Top	Illuminance	Fc	25.33	332.6	0.3	84.43	1109
West Stairs_Top_1	Illuminance	Fc	51.98	255.2	0.2	259.90	1276
West Stairs_Top_2	Illuminance	Fc	0.24	0.3	0.2	1.20	1.50
West Stairs_Top_3	Illuminance	Fc	0.43	1.2	0.2	2.15	6.00
West Stairs_Top_4	Illuminance	Fc	5.69	131.6	0.2	28.45	658.00
West Stairs_Top_5	Illuminance	Fc	0.16	0.2	0.1	1.60	2.00
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Luminaire Schedule					
Symbol	Qty	Label	Description	BUG Rating	Mounting Height
⌊	36	2406SK27_BECA	Extended Throw Recessed Wall	B0-U2-G2	0.75, 1, 1.25, 1.75, 2.25, 2.5, 2.75
○	4	9940BK27_BECA	Circular Asymmetric Pole Top	B1-U0-G1	16
○	14	9940TK27_BECA	Circular Asymmetric Pole Top	B1-U0-G1	16
⊙	6	99862K27_BECA	Shielded Ballard Head + 99622 Tube	B1-U0-G0	0

1 PHOTOMETRIC PLAN
1"=20'-0"



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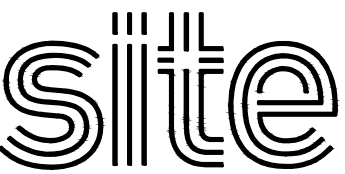


LEGEND

- PROPERTY LINE
- PROJECT LIMIT LINE (OFFSET 2' FOR CLARITY)
- EXISTING TREE PROTECT TO REMAIN
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS
- SOIL TYPE 1 9" DEPTH MIN, TOPSOIL
- SOIL TYPE 2 24" DEPTH MIN, PLANTING SOIL
- SOIL TYPE 3 36" DEPTH MIN, PLANTING SOIL

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Project No : 9586

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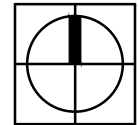
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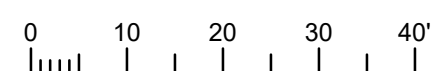
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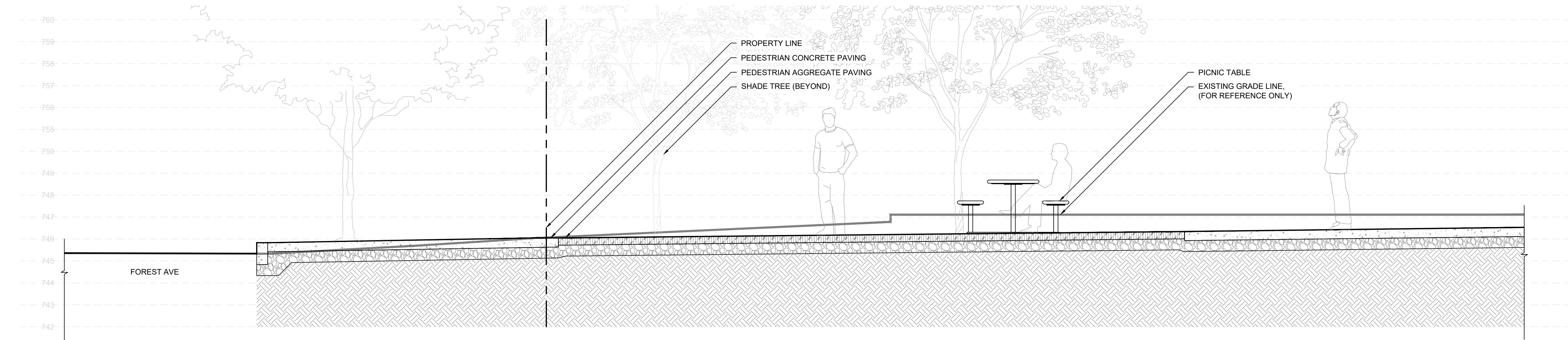
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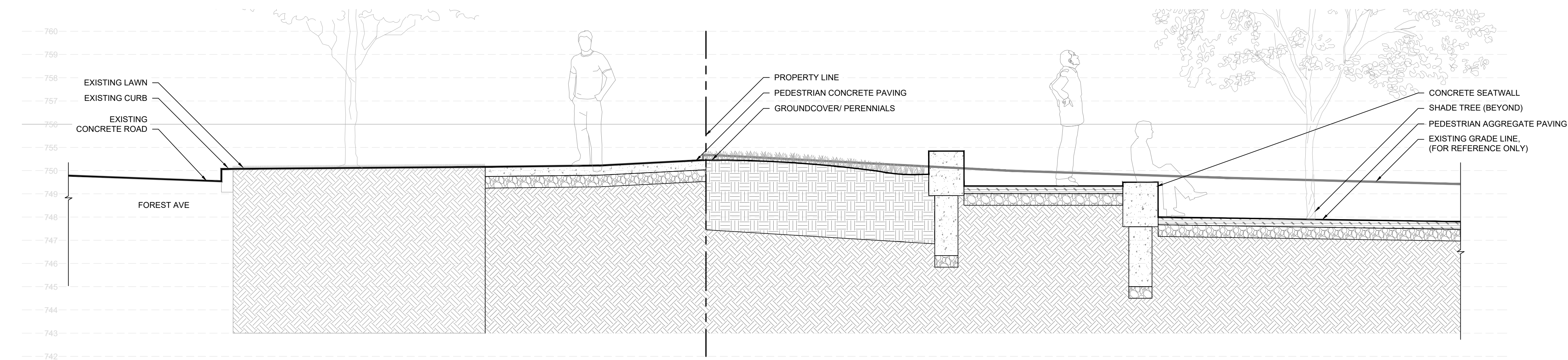
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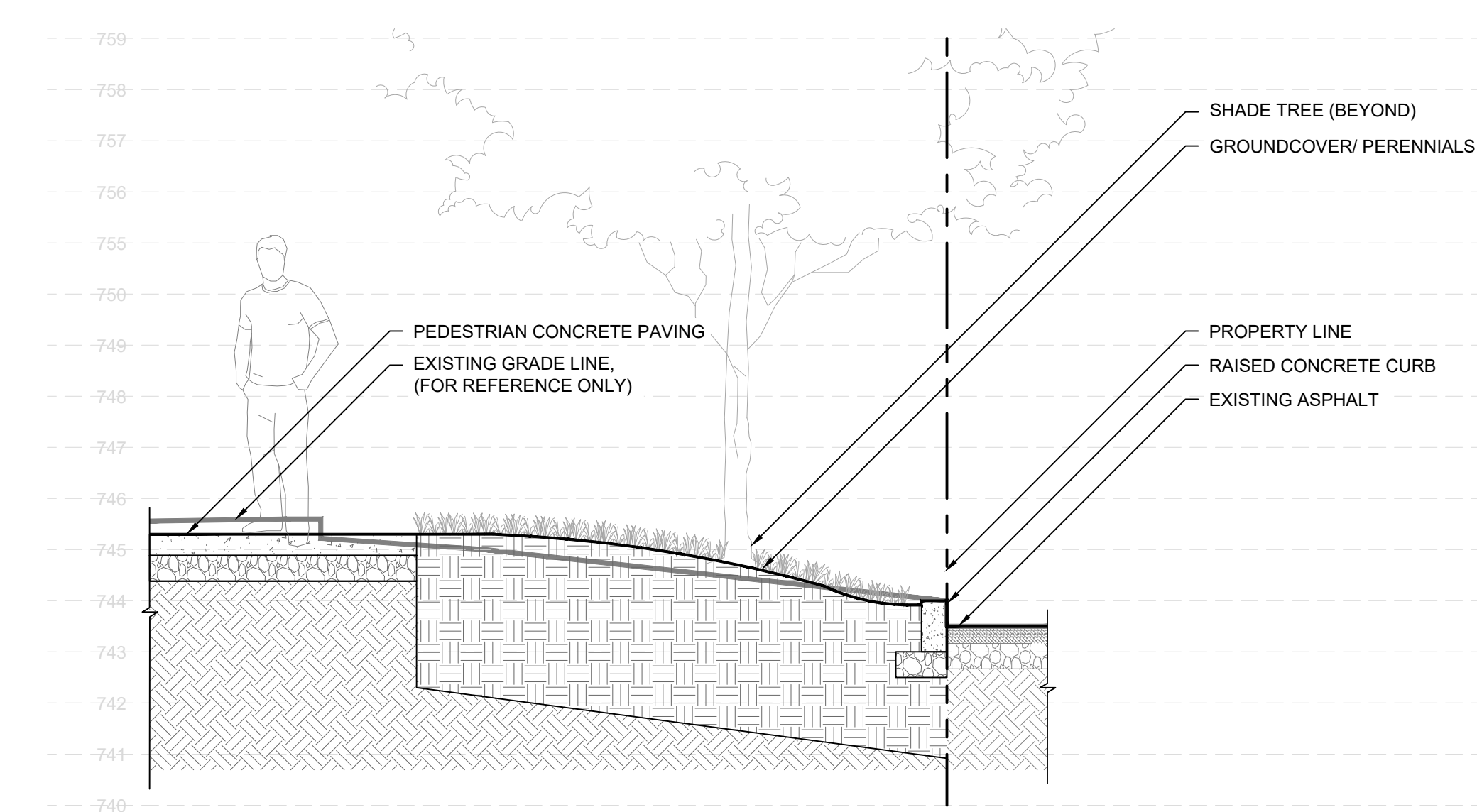
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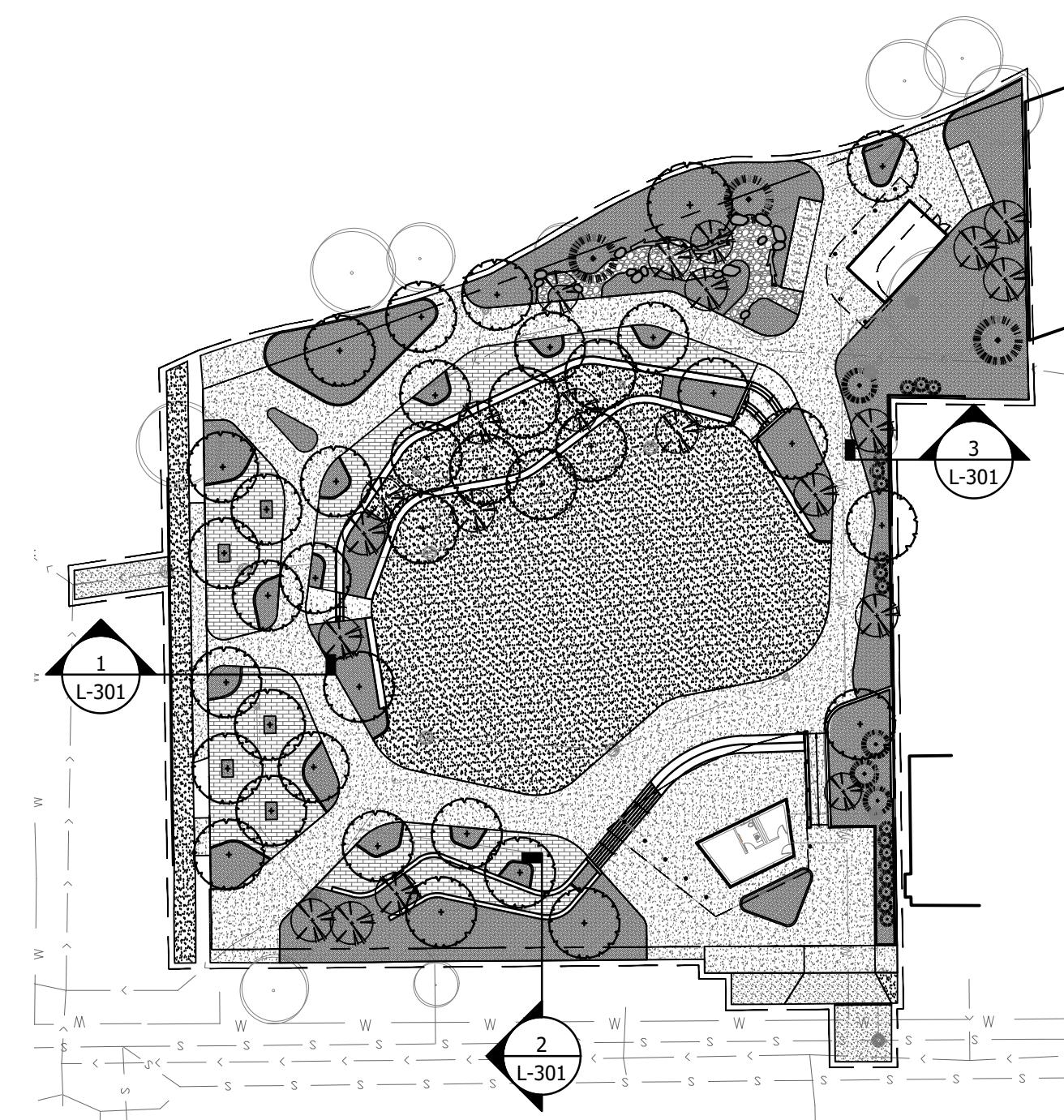
1 LANDSCAPE SITE SECTIONS
3/8"=1'-0"



2 LANDSCAPE SITE SECTIONS
3/8"=1'-0"



3 LANDSCAPE SITE SECTIONS
3/8"=1'-0"



4 KEY MAP
NTS

Glen Ellyn Downtown Event Area and Park

453 Forest Ave,
Glen Ellyn, IL 60137

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Project No : 9586

Drawn : ML, ND File : 9586_sect.dwg

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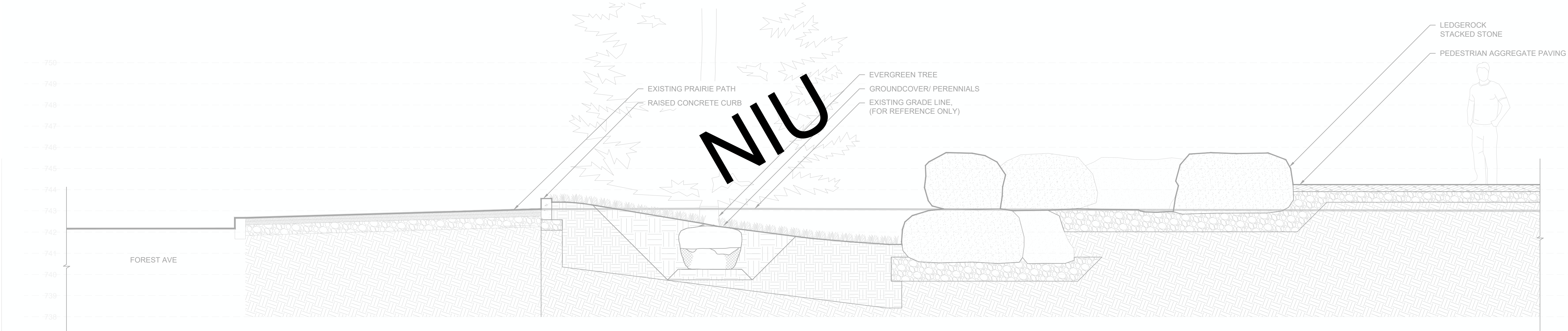
Approved : XX

Sheet Title:

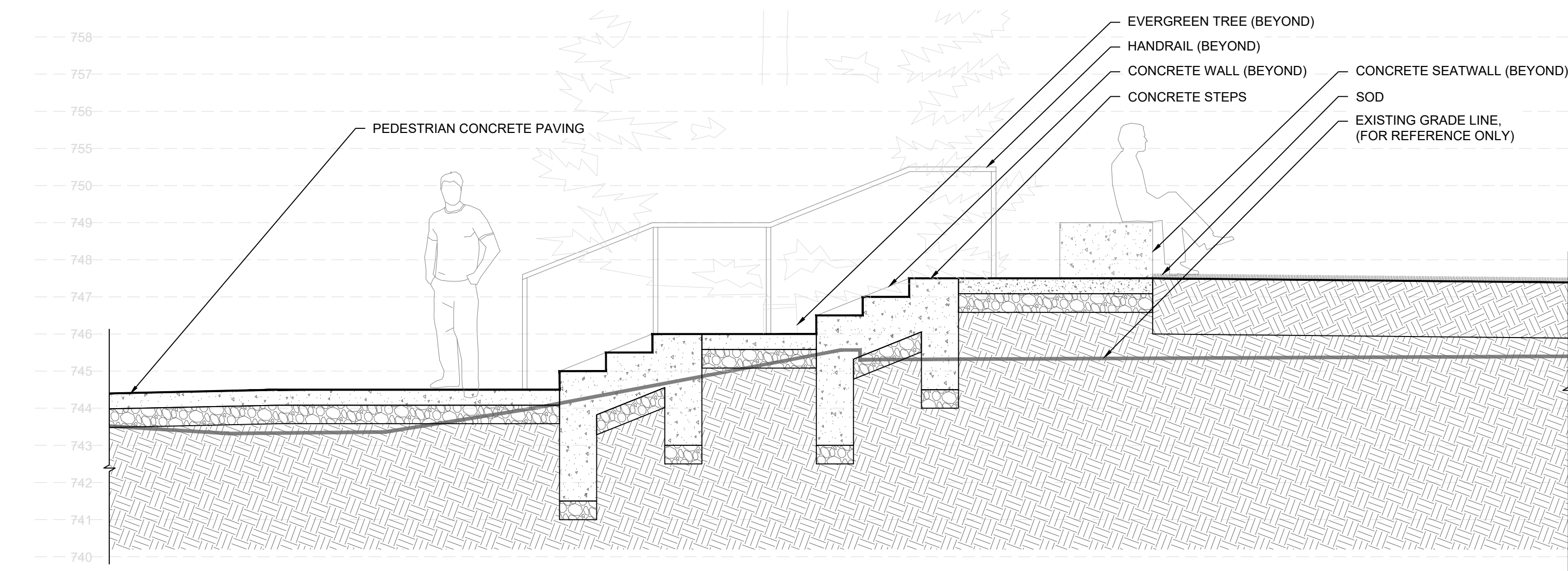
LANDSCAPE SITE
SECTIONS

Drawing Number:

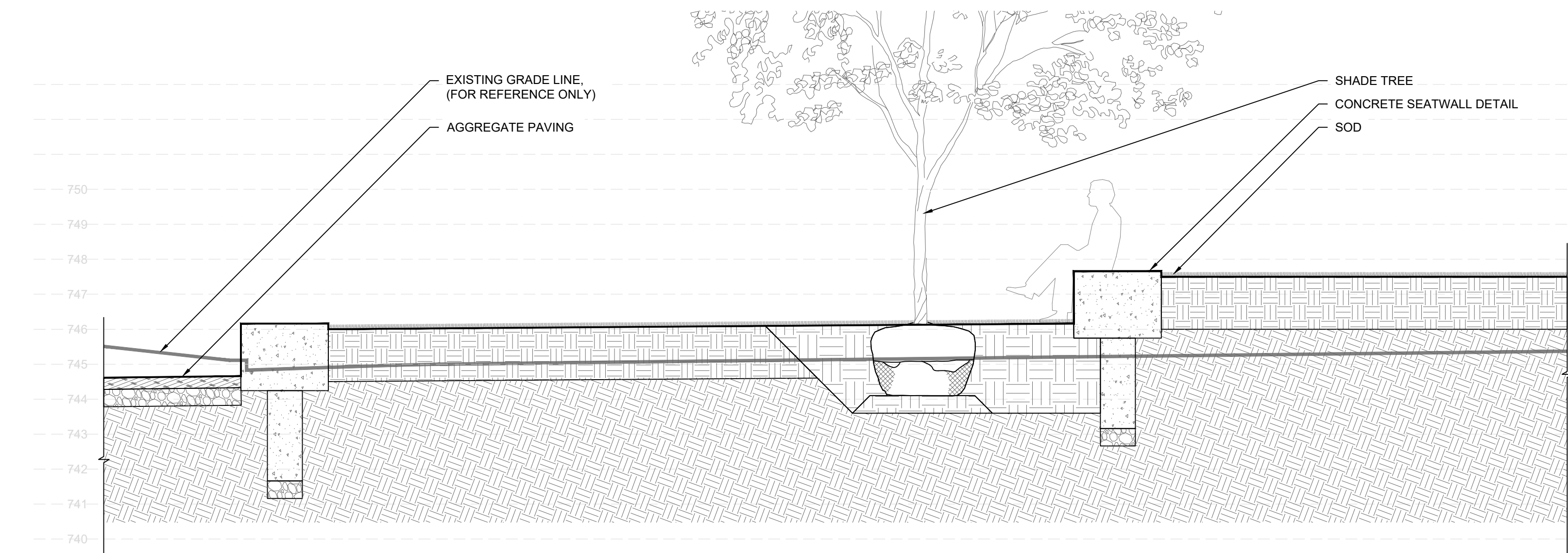
L-301



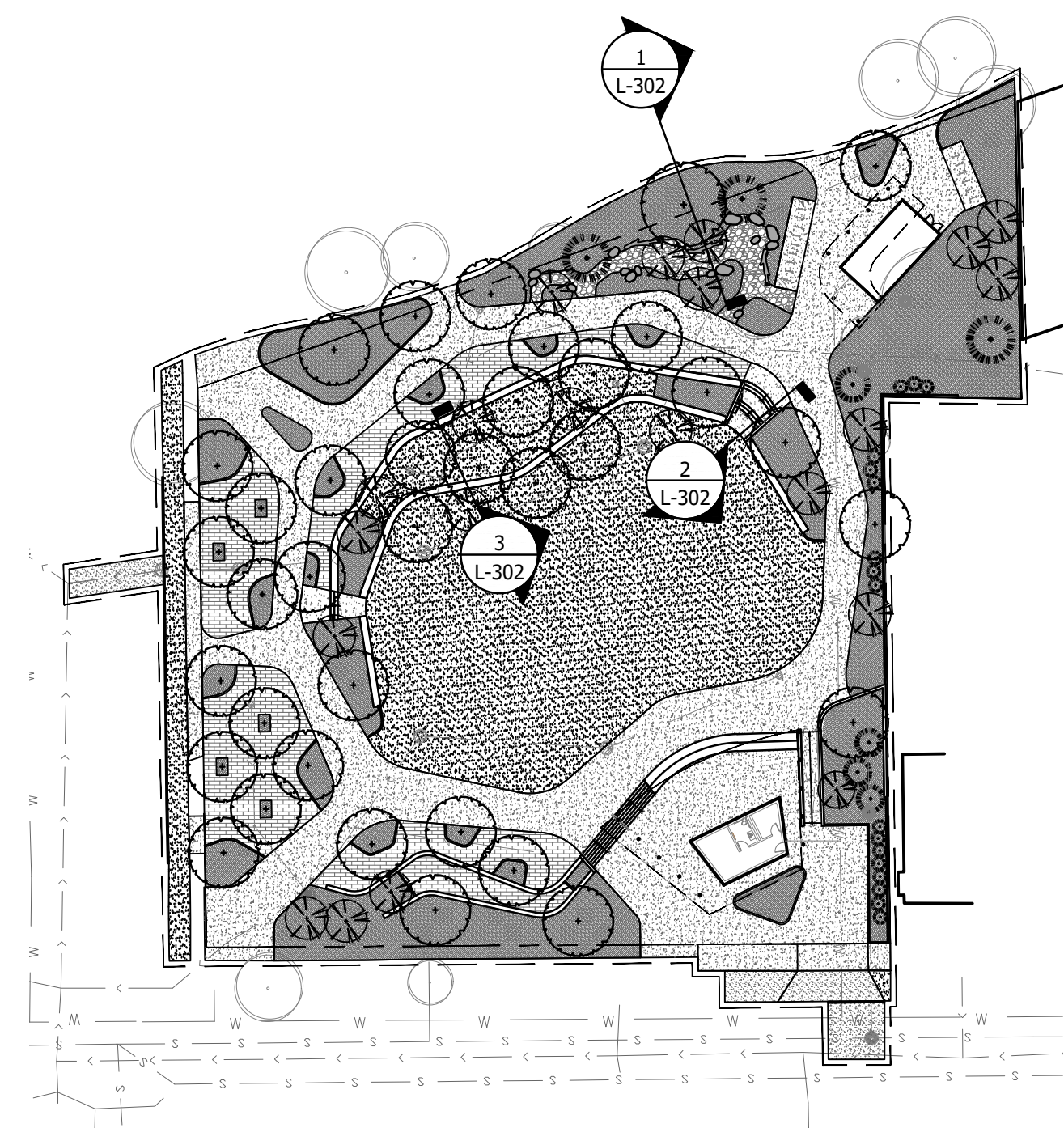
1 **NIU**
3/8"=1'-0"



2 **LANDSCAPE SITE SECTIONS**
3/8"=1'-0"



3 **LANDSCAPE SITE SECTIONS**
3/8"=1'-0"



4 **KEY MAP**
NTS

Glen Ellyn Downtown Event Area and Park

453 Forest Ave,
Glen Ellyn, IL 60137



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ZONING EXHIBIT

ISSUANCES

Rev. #	Description	Date Issued
50DD		02/22/2024
75DD		07/17/2024
	Special Use Permit and Zoning Exhibit	10/21/2024
	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586

Drawn : ML, ND

File : 9586_sect.dwg

Checked : JD, AM

Scale : AS NOTED

Approved : XX

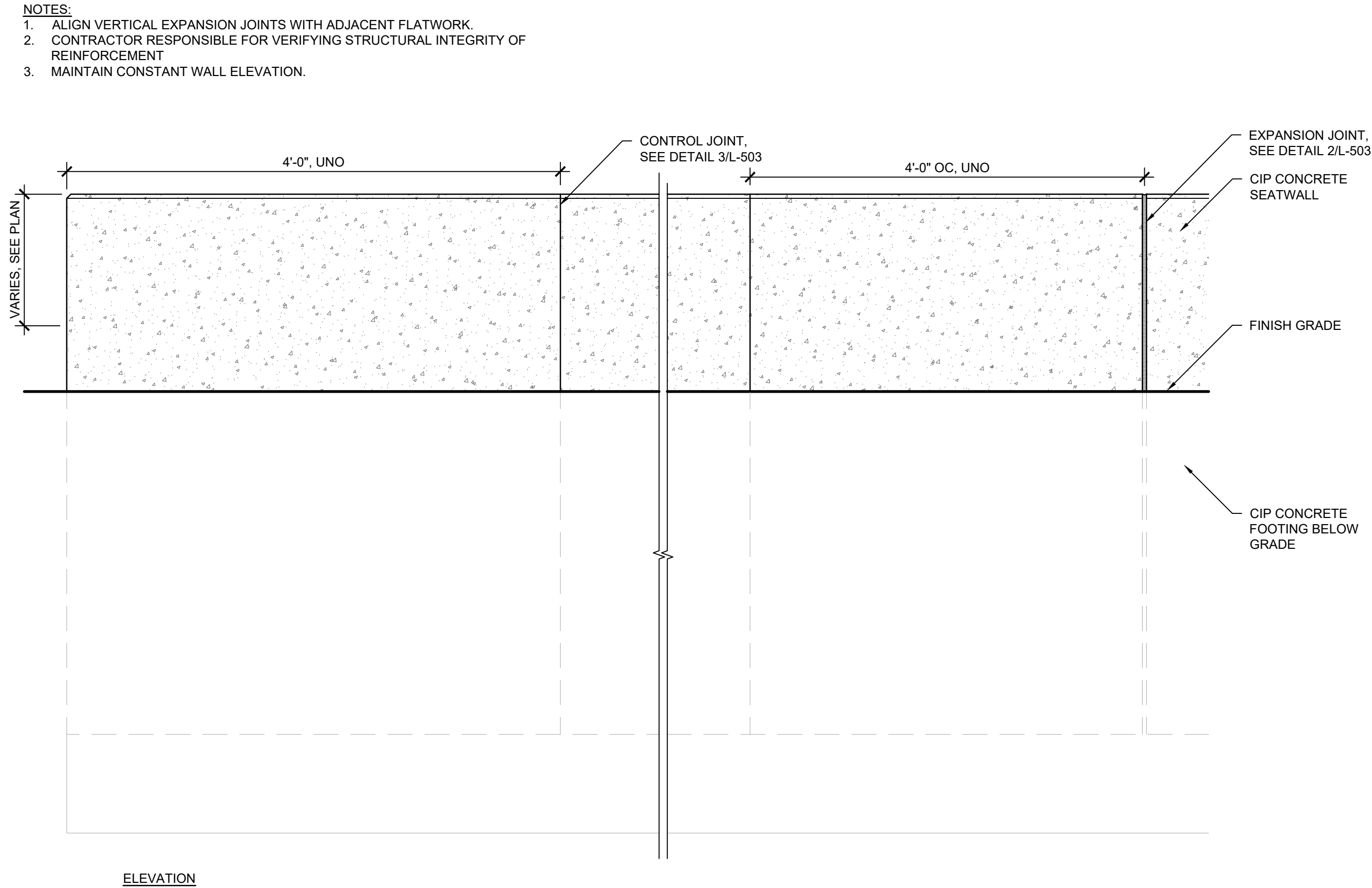
Sheet Title:

LANDSCAPE SITE
SECTIONS

Drawing Number:

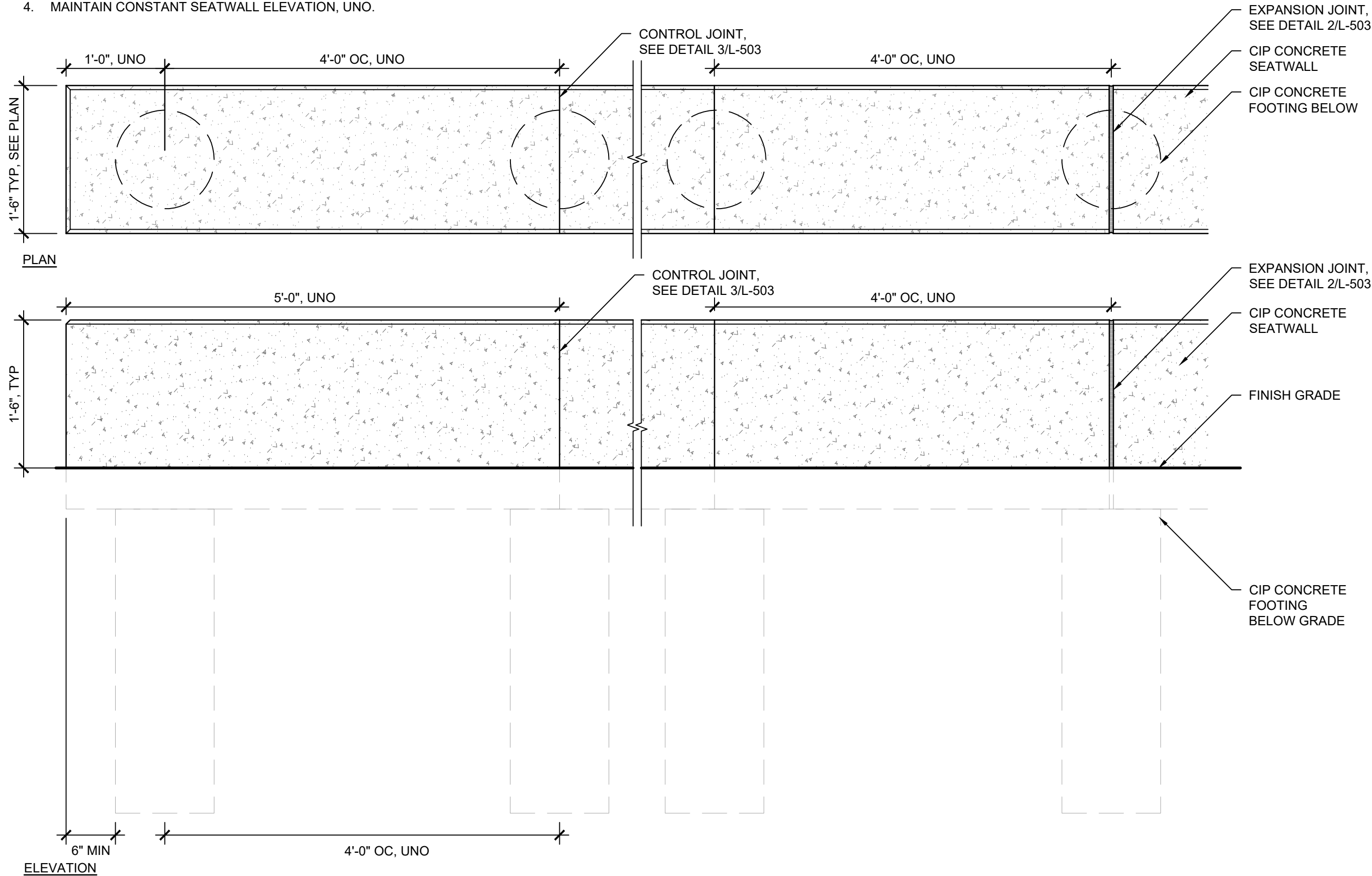
L-302

- NOTES:
1. ALIGN VERTICAL EXPANSION JOINTS WITH ADJACENT FLATWORK.
 2. CONTRACTOR RESPONSIBLE FOR VERIFYING STRUCTURAL INTEGRITY OF REINFORCEMENT
 3. MAINTAIN CONSTANT WALL ELEVATION.

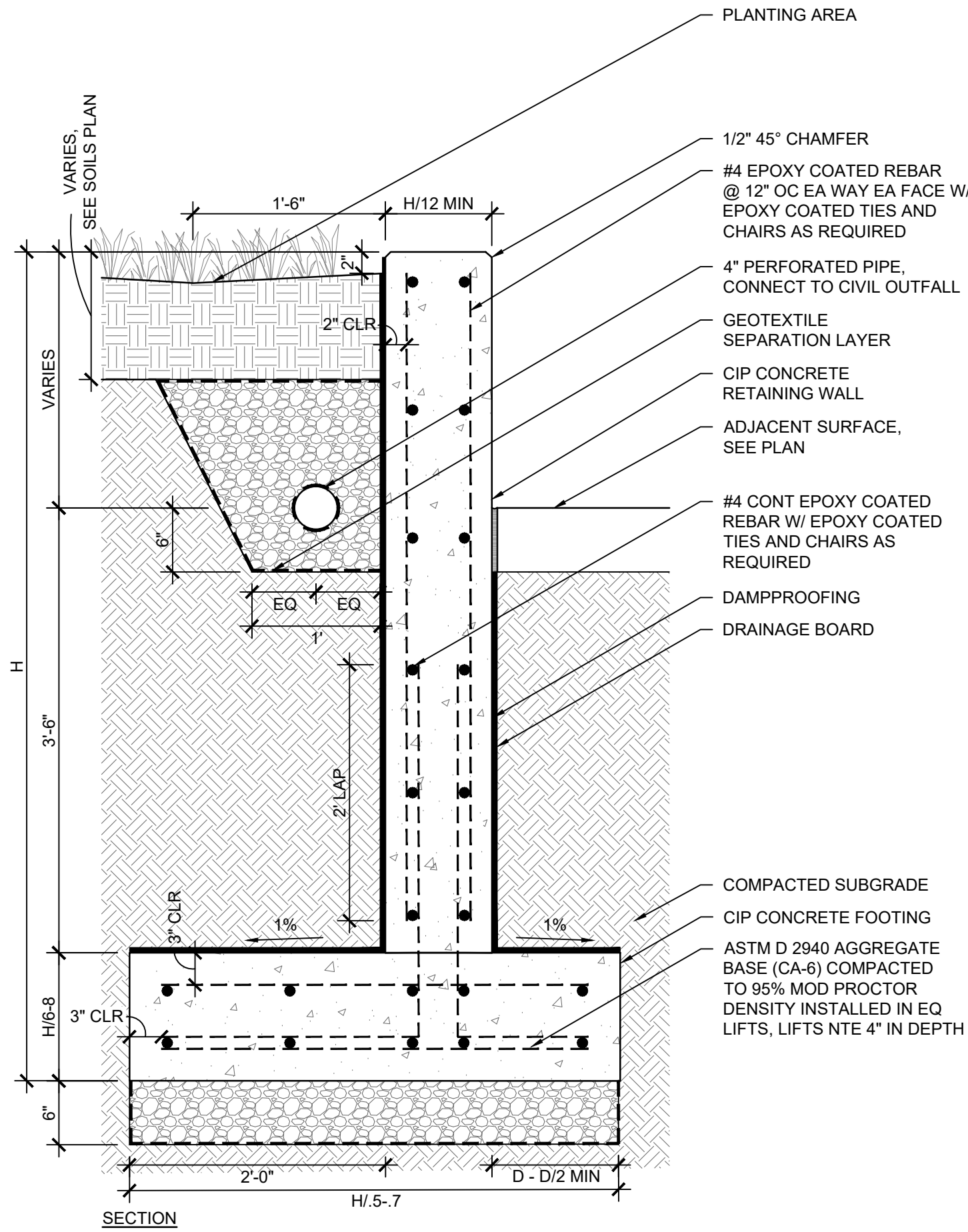


1 CONCRETE RETAINING WALL SECTION
1" = 1'-0"

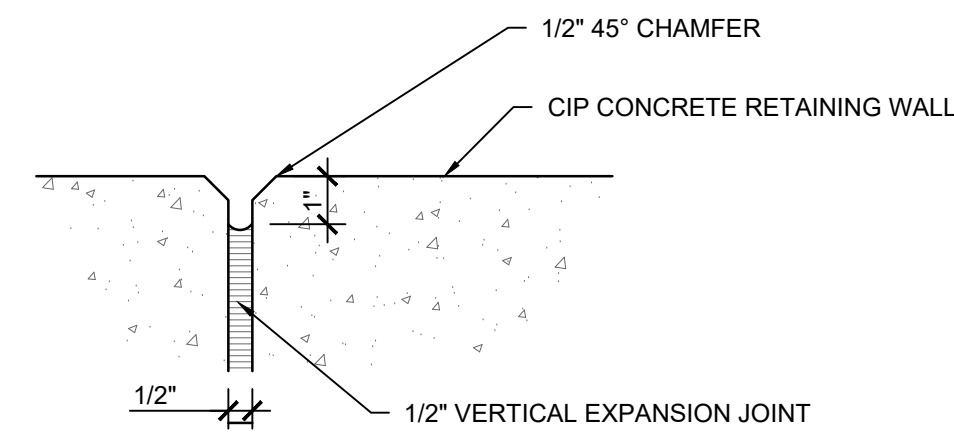
- NOTES:
1. CONTROL JOINTS (VERTICAL AND HORIZONTAL) EVERY 5', UNO.
 2. EXPANSION JOINTS (VERTICAL) EVERY 30', UNO.
 3. ALIGN VERTICAL EXPANSION JOINTS WITH ADJACENT FLATWORK, UNO.
 4. MAINTAIN CONSTANT SEATWALL ELEVATION, UNO.



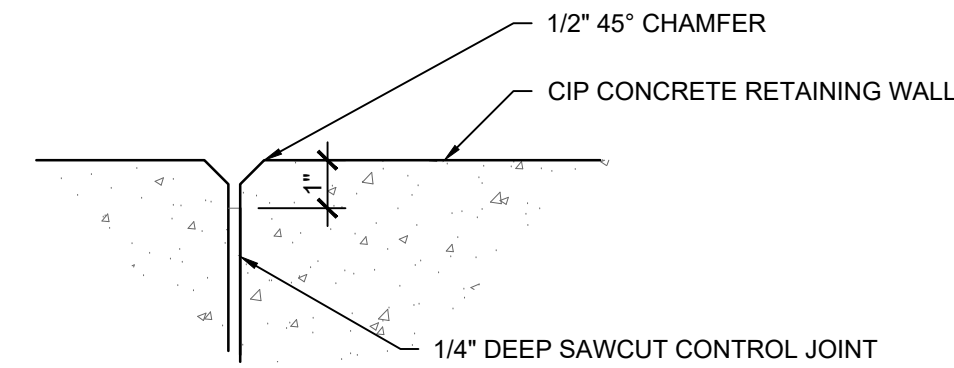
4 CONCRETE SEATWALL DETAIL
1" = 1'-0"



2 RETAINING WALL EXPANSION JOINT DETAIL
3"=1'-0"

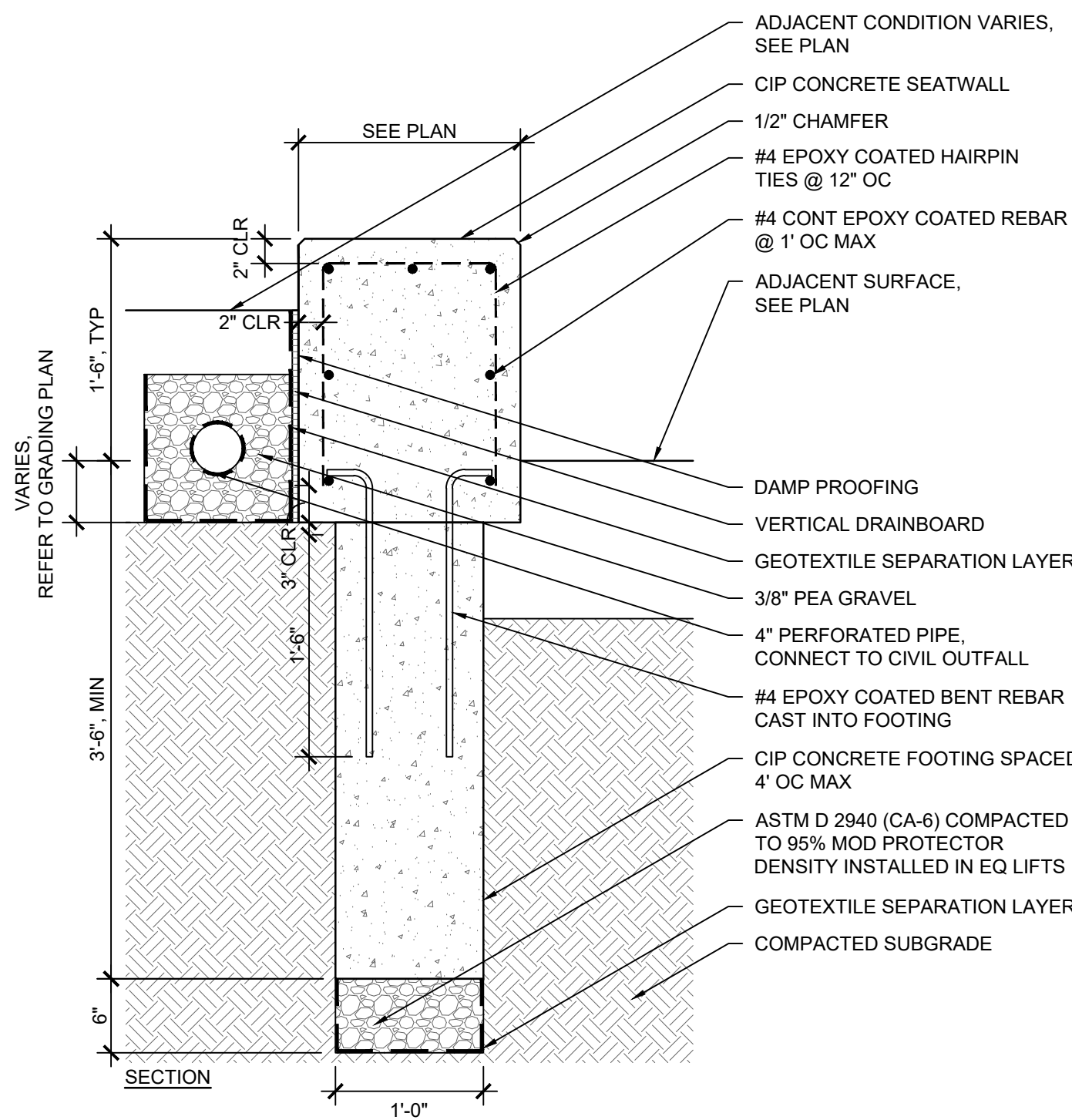


- NOTE:
1. VERTICAL EXPANSION JOINT SPACING TO BE 30'-0" OC OR 12" FROM INSIDE CORNER OF TWO WALLS. SEE PLANS.



- NOTE:
1. VERTICAL CONTROL JOINT SPACING TO BE 4'-0" OC, SEE PLANS.

3 RETAINING WALL CONTROL JOINT DETAIL
3"=1'-0"



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	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586

Drawn : ML, ND

File : 9586_detl_hard.dwg

Checked : JD, AM

Scale : AS NOTED

Approved : XX

Sheet Title:

HARDSCAPE DETAILS

Drawing Number:

L-503

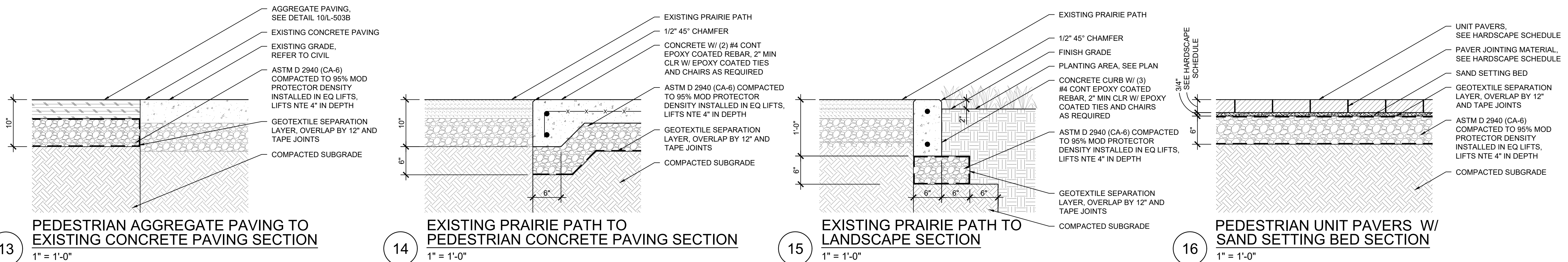
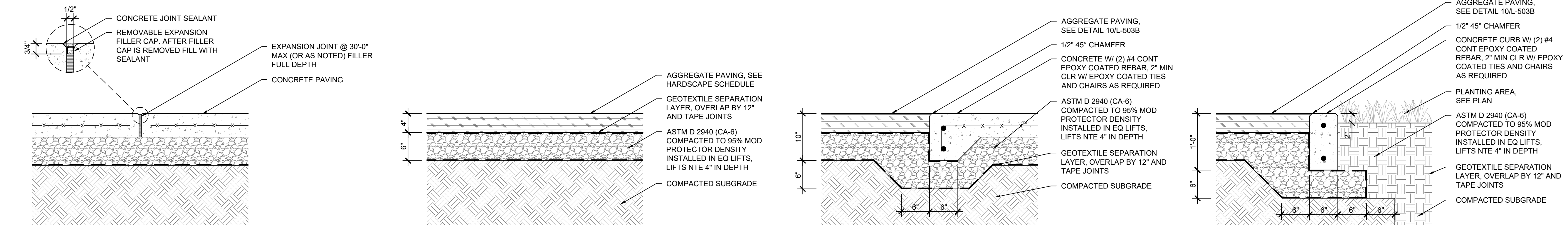
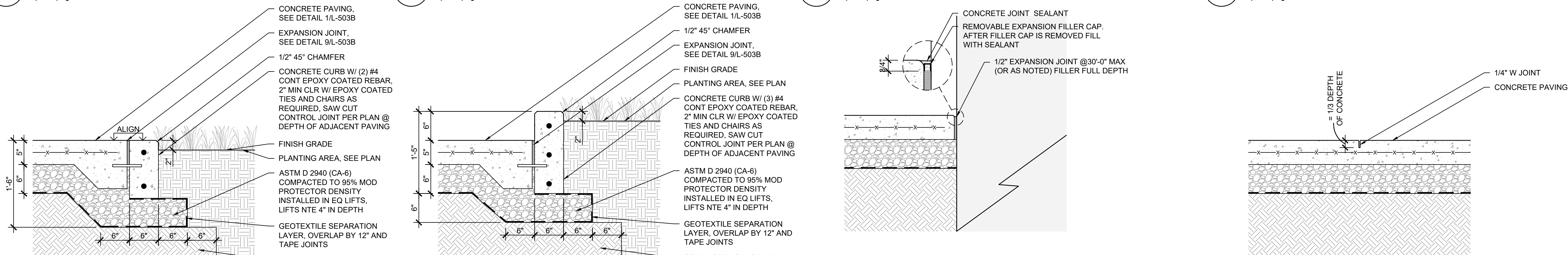
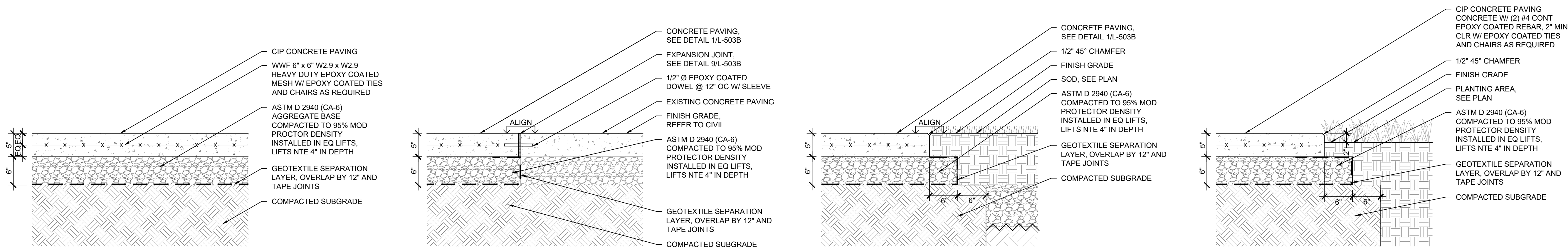


1. GC SHALL ENSURE BOULDERS DO NOT MOVE, ROCK, OR ROLL DUE TO NORMAL ANTICIPATED FORCES PLACED AGAINST IT.
2. GC SHALL COORDINATE HAND SELECTION OF BOULDERS WITH LA.
3. FINAL LOCATION & ORIENTATION OF BOULDERS SHALL BE DETERMINED IN FIELD UNDER DIRECTION OF LA. _____ TOP OF LEDGER ROCK



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Page 105 of 303



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	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586

Drawn : ML, ND File : 9586_detl_hard.dwg

Checked : JD, AM Scale : AS NOTED

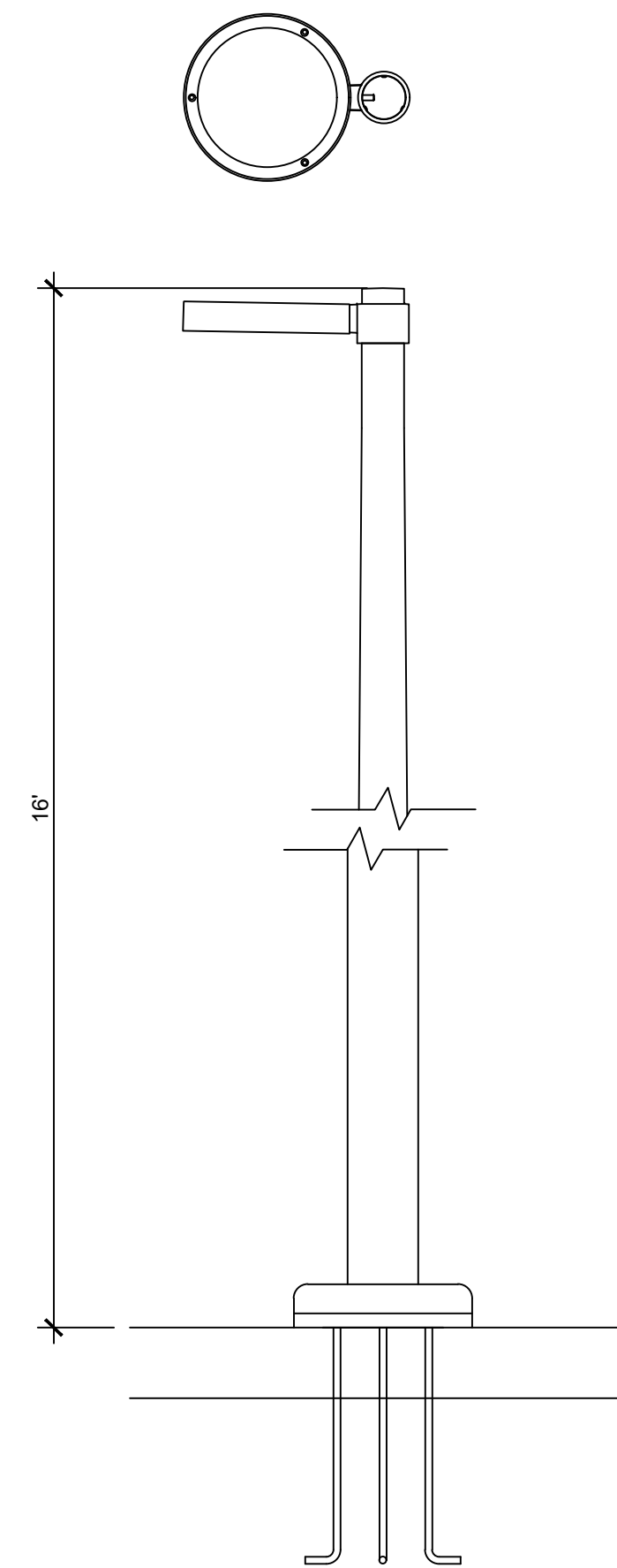
Approved : XX

Sheet Title:

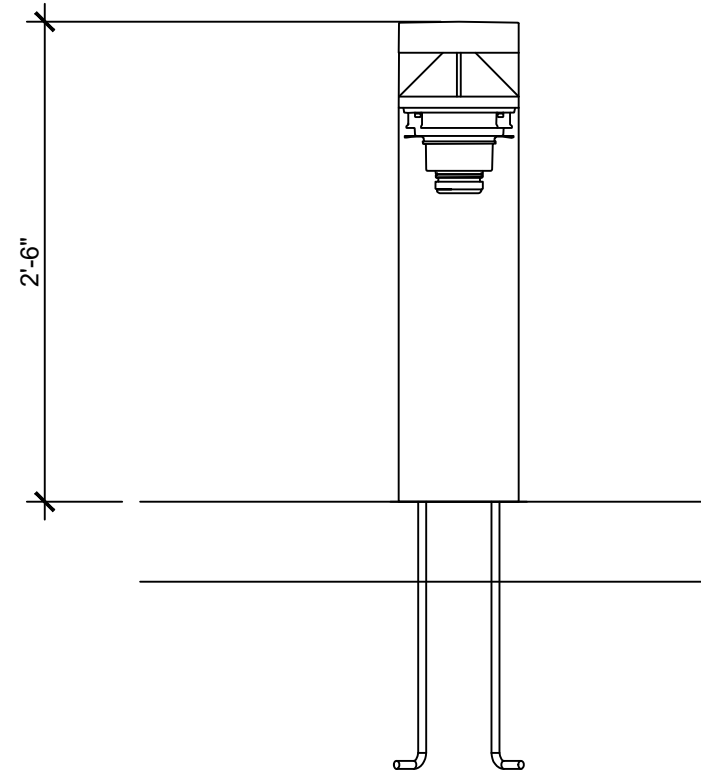
HARDSCAPE DETAILS

Drawing Number:

L-503B



1 PEDESTRIAN LIGHTING DETAILS
1" = 1'-0"



2 BOLLARD DETAILS
1" = 1'-0"



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	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586

Drawn : ML, ND File : 9586_detl_furn.dwg

Checked : JD, AM Scale : AS NOTED

Approved : XX

Sheet Title:

SITE FURNISHING
DETAILS

Drawing Number:

L-504A

HARDSCAPE SCHEDULE

WALLS															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
WA - 01	-	-	CONCRETE RETAINING WALL	Refer to GC	-	C/P Concrete Wall w/ Rebar Reinforcement	-	-	-	Sealant Snap Cap Expansion Joints w/ Chamfered Saw Cut Control Joints	-	-	-	XX XX XX	XX XX XX
	-	EA	EXPANSION JOINT (AT CONCRETE RETAINING WALL)	Master Builder Solutions, 23700 Chagrin Blvd, Beachwood OH 44122, Phone: (800) 451-1648, Website: www.master-builders-solutions.com	MasterSeal SL 1	Self-leveling Polyurethane Sealant	SEE DETAIL(S)	Gray	-	-	-	-	-	XX XX XX	XX XX XX
	-	EA	CONTROL JOINT (AT CONCRETE RETAINING WALL)	-	-	-	SEE DETAIL(S)	-	-	-	-	-	-	XX XX XX	XX XX XX
WA - 02	-	-	CONCRETE SEATWALL	Refer to GC	-	C/P Concrete Wall w/ Rebar Reinforcement	-	-	-	Sealant Snap Cap Expansion Joints w/ Chamfered Saw Cut Control Joints	-	-	-	XX XX XX	XX XX XX
	-	EA	EXPANSION JOINT (AT CONCRETE SEATWALL)	Master Builder Solutions, 23700 Chagrin Blvd, Beachwood OH 44122, Phone: (800) 451-1648, Website: www.master-builders-solutions.com	MasterSeal SL 1	Self-leveling Polyurethane Sealant	SEE DETAIL(S)	Gray	-	-	-	-	-	XX XX XX	XX XX XX
	-	EA	CONTROL JOINT (AT CONCRETE SEATWALL)	-	-	-	SEE DETAIL(S)	-	-	-	-	-	-	XX XX XX	XX XX XX
WA - 03	-	-	CONCRETE STADIUM SEATING	Refer to GC	-	C/P Concrete Wall w/ Rebar Reinforcement	-	-	-	Sealant Snap Cap Expansion Joints w/ Chamfered Saw Cut Control Joints	-	-	-	XX XX XX	XX XX XX
	-	EA	EXPANSION JOINT (AT CONCRETE STADIUM SEATINGS)	Master Builder Solutions, 23700 Chagrin Blvd, Beachwood OH 44122, Phone: (800) 451-1648, Website: www.master-builders-solutions.com	MasterSeal SL 1	Self-leveling Polyurethane Sealant	SEE DETAIL(S)	Gray	-	-	-	-	-	XX XX XX	XX XX XX
	-	EA	CONTROL JOINT (AT CONCRETE STADIUM SEATINGS)	-	-	-	SEE DETAIL(S)	-	-	-	-	-	-	XX XX XX	XX XX XX

NATURAL STONE															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
LR - 01	-	-	LEDGEROCK	-	-	-	-	-	-	-	-	-	-	XX XX XX	XX XX XX

STAIRS															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
SR - 01	-	-	CONCRETE STEPS	Refer to GC	-	C/P Concrete w/ Rebar Reinforcement	SEE DETAIL(S)	-	-	-	-	-	-	XX XX XX	XX XX XX
	-	EA	ASSEMBLY COMPONENT FOR ITEM ABOVE: FOOTING	-	-	C/P Concrete Footing w/ Rebar Reinforcement	-	-	-	Sealant Expansion Joints	-	-	-	XX XX XX	XX XX XX

RAMPS															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
RP - 01	-	-	CONCRETE RAMP	Refer to GC	-	C/P Concrete w/ Rebar Reinforcement	SEE DETAIL(S)	-	-	-	-	-	-	XX XX XX	XX XX XX
	-	EA	ASSEMBLY COMPONENT FOR ITEM ABOVE: FOOTING	-	-	C/P Concrete Footing w/ Rebar Reinforcement	-	-	-	Sealant Expansion Joints	-	-	-	XX XX XX	XX XX XX

CURBS															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
CB - 01	-	LF	RAISED CONCRETE CURB	Refer to GC	-	C/P Concrete Barrier Curb w/ Rebar Reinforcement	SEE DETAIL(S)	-	Light Broom	Cauked Snap Cap Expansion Joints w/ Saw-cut Control Joints	-	-	-	XX XX XX	XX XX XX
CB - 02	-	LF	FLUSH CONCRETE CURB	Refer to GC	-	C/P Concrete Flush Curb w/ Rebar Reinforcement	SEE DETAIL(S)	-	Light Broom	Cauked Snap Cap Expansion Joints w/ Saw-cut Control Joints	-	-	-	XX XX XX	XX XX XX

PAVING															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
PA - 01	-	SF	VEHICULAR CONCRETE PAVING	-	Refer to GC	C/P Concrete w/ Rebar Reinforcement	8" THK	-	Light Broom	Cauked Snap Cap Expansion Joints w/ Saw-cut Control Joints	-	-	-	XX XX XX	XX XX XX
	-	EA	EXPANSION JOINT (AT VEHICULAR CONCRETE PAVING)	Master Builder Solutions, 23700 Chagrin Blvd, Beachwood OH 44122, Phone: (800) 451-1648, Website: www.master-builders-solutions.com	MasterSeal SL 1	Self-leveling Polyurethane Sealant	SEE DETAIL(S)	Gray	-	-	-	-	-	XX XX XX	XX XX XX
	-	EA	CONTROL JOINT (AT VEHICULAR CONCRETE PAVING)	-	-	-	SEE DETAIL(S)	-	-	-	-	-	-	XX XX XX	XX XX XX
PA - 02	-	SF	PEDESTRIAN CONCRETE PAVING	-	Refer to GC	C/P Concrete w/ Rebar Reinforcement	5" THK	-	Light Broom	Cauked Snap Cap Expansion Joints w/ Saw-cut Control Joints	-	-	-	XX XX XX	XX XX XX
	-	EA	EXPANSION JOINT (AT PEDESTRIAN CONCRETE PAVING)	Master Builder Solutions, 23700 Chagrin Blvd, Beachwood OH 44122, Phone: (800) 451-1648, Website: www.master-builders-solutions.com	MasterSeal SL 1	Self-leveling Polyurethane Sealant	SEE DETAIL(S)	Gray	-	-	-	-	-	XX XX XX	XX XX XX
	-	EA	CONTROL JOINT (AT PEDESTRIAN CONCRETE PAVING)	-	-	-	SEE DETAIL(S)	-	-	-	-	-	-	XX XX XX	XX XX XX
PA - 03	-	SF	PEDESTRIAN UNIT PAVING	Unilock	Holland Premier	XXXXX PC Concrete Pavers, Sand Set, Polymeric Sand Joints	3-7/8"W X 7-7/8"L x 2-3/8"D	-	Light Broom	Cauked Snap Cap Expansion Joints w/ Saw-cut Control Joints	-	-	-	XX XX XX	XX XX XX
PA - 04	-	SF	AGGREGATE PAVING	Kafka Granite	Granite Chip Pre-blended w/ Organic-Lock Stabilizer	XXXXX Stabilized Stone Aggregate Paving	4" THK, 1/4" Aggregate w/ Fines	Heritage Brown	-	-	-	-	-	XX XX XX	XX XX XX

HANDRAILS															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
HR - 01	-	-	HANDRAIL	-	-	Stainless Steel 316	SEE DETAIL(S)	-	-	-	-	-	-	XX XX XX	XX XX XX
	-	EA	ASSEMBLY COMPONENT FOR ITEM ABOVE: FOOTING	-	-	C/P Concrete Footing w/ Rebar Reinforcement	-	-	-	Sealant Expansion Joints	-	-	-	XX XX XX	XX XX XX

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Drawn : ML, ND File : 9586_schd.dwg

Checked : JD, AM Scale : AS NOTED

Approved : XX

Sheet Title:

HARDSCAPE SCHEDULE

Drawing Number:

L-603

SITE FURNISHINGS SCHEDULE

PLAY EQUIPMENT															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
PF - 01	-	EA	RECLAIMED LOG	-	-	-	-	-	-	-	-	-	-	L504/#	11 68 00
														L504/#	

BOLLARDS															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
BL - 01	-	EA	BOLLARD	-	-	Steel	-	Black	Powdercoated	-	-	-	-	L504/#	12 93 00
	-	EA	ASSEMBLY COMPONENT FOR ITEM ABOVE: FOOTING	-	-	CIP Concrete Footing w/ Rebar Reinforcement	-	-	-	Sealant Expansion Joints	-	-	-	XX XX XX	XX XX XX

DRINKING FOUNTAINS															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
DF - 01	-	EA	DRINKING FOUNTAIN (AT RESTROOMS/ STORAGE FACILITY)	Refer to Arch	-	-	-	-	-	Wall-Mounted	-	-	-	L504/#	12 93 00

GRATES															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
PG - 01	-	EA	PAVER GRATE	-	-	-	-	-	-	-	-	-	-	L504/#	12 93 00

BIKE RACKS															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
BR - 01	-	EA	BIKE RACK	Vestre	VROOM 696C - Large Rack	Aluminum	-	RAL 9004 - Signal Black	Powdercoated	Post Embedded	-	-	-	L504/#	12 93 00
	-	SF	ASSEMBLY COMPONENT FOR ITEM ABOVE: CONCRETE PAD	-	Refer to GC	CIP Concrete w/ Rebar Reinforcement	5" THK	-	Light Broom	Caulked Snap Cap Expansion Joints w/ Saw-cut Control Joints	-	-	-	XX XX XX	XX XX XX

FURNITURE															
CODE	QTY*	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	SAMPLE	SHOP DRAWING	MOCKUP	SHEET/DETAIL	SPECIFICATION
TB - 01	-	EA	PICNIC TABLE	Landscape Forms	Harvest Dining Table and Bench	High-Density Polyethylene	-	Sunset Orange	-	Include (2) Dining Height Benches per Table	-	-	-	XX XX XX	XX XX XX
	-	SF	ASSEMBLY COMPONENT FOR ITEM ABOVE: CONCRETE PAD	-	Refer to GC	CIP Concrete w/ Rebar Reinforcement	5" THK	-	Light Broom	Caulked Snap Cap Expansion Joints w/ Saw-cut Control Joints	-	-	-	XX XX XX	XX XX XX
TC - 01	-	EA	TABLE & CHAIRS	Vestre	Table: Munch Café Table, Round; Chairs: Munch Café Chairs	Steel	-	Table: RAL 1034 - Pastel Yellow; Chairs: RAWL 3022 - Salmon Pink	Powdercoated	Table Post Embedded; Include (4) Chairs per Table	-	-	-	XX XX XX	XX XX XX
	-	SF	ASSEMBLY COMPONENT FOR ITEM ABOVE: CONCRETE PAD	-	Refer to GC	CIP Concrete w/ Rebar Reinforcement	5" THK	-	Light Broom	Caulked Snap Cap Expansion Joints w/ Saw-cut Control Joints	-	-	-	XX XX XX	XX XX XX
LC - 01	-	EA	LOUNGE CHAIR	Landscape Forms	Americana	Aluminum, High-Density Polyethylene	-	Sunset Orange	-	-	-	-	-	XX XX XX	XX XX XX
TR - 01	-	EA	TRASH & RECYCLING RECEPTACLE	Landscape Forms	Chase Park Litter	Aluminum	-	Architectural Series - Matte Black	-	Side Opening	-	-	-	XX XX XX	XX XX XX
	-	SF	ASSEMBLY COMPONENT FOR ITEM ABOVE: CONCRETE PAD	-	Refer to GC	CIP Concrete w/ Rebar Reinforcement	5" THK	-	Light Broom	Caulked Snap Cap Expansion Joints w/ Saw-cut Control Joints	-	-	-	XX XX XX	XX XX XX

SIGN															
CODE	-	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	-	-	-	SHEET/DETAIL	SPECIFICATION
SN - 01	-	EA	SIGN	-	-	-	-	-	-	-	-	-	-	XX XX XX	XX XX XX

LIGHTING															
CODE	-	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	-	-	-	SHEET/DETAIL	SPECIFICATION
LT - 01	-	EA	LIGHT POLE	Bega	B77120 Pole Top Luminaire - Symmetric	Aluminum	16'HT	Black	Powdercoated	Dark-Sky Compliant Include (1) 14 RFNS1 Aluminum Pole per Luminaire	-	-	-	XX XX XX	XX XX XX
	-	EA	ASSEMBLY COMPONENT FOR ITEM ABOVE: FOOTING	-	-	CIP Concrete Footing w/ Rebar Reinforcement	-	-	-	Sealant Expansion Joints	-	-	-	XX XX XX	XX XX XX
LT - 02	-	EA	BOLLARD LIGHT	Bega	-	Aluminum	30"HT	Black	Powdercoated	Dark-Sky Compliant	-	-	-	XX XX XX	XX XX XX
	-	EA	ASSEMBLY COMPONENT FOR ITEM ABOVE: FOOTING	-	-	CIP Concrete Footing w/ Rebar Reinforcement	-	-	-	Sealant Expansion Joints	-	-	-	XX XX XX	XX XX XX
LT - 03	-	EA	RECESSED LIGHT	Bega	-	Aluminum, Stainless Steel	-	Black	-	Dark-Sky Compliant	-	-	-	XX XX XX	XX XX XX

UTILITY															
CODE	-	UNIT	COMPONENT	SOURCE	MODEL	MATERIAL	SIZE	COLOR	FINISH	NOTES	-	-	-	SHEET/DETAIL	SPECIFICATION
UT - 01	-	EA	HOSE BIBB	-	-	-	-	-	-	-	-	-	-	XX XX XX	XX XX XX

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ISSUANCES

Rev. #	Description	Date Issued
50DD		02/22/2024
75DD		07/17/2024
	Special Use Permit and Zoning Exhibit	10/21/2024
	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586

Drawn : ML, ND File : 9586_schd.dwg

Checked : JD, AM Scale : AS NOTED

Approved : XX

Sheet Title:

SITE FURNISHINGS
SCHEDULE

Drawing Number:

L-604

PLANT SCHEDULE - GLEN ELLYN DOWNTOWN EVENT AREA & PARK							
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
SHADE TREES							
AC.RP	2	<i>Acer rubrum</i> 'Frank Jr.' REDPOINTE	Redpointe Maple	B&B	12' ht		Multi Stemmed, 3-5 canes
AC.SS	2	<i>Acer miyabei</i> 'Morton'	State Street Maple	B&B	3" cal		
CAS.P	2	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	3" cal		
GL.SM	6	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	B&B	4.5" cal		
GY.ES	11	<i>Gymnocladus dioicus</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B	4.5" cal		
QU.BI	5	<i>Quercus bicolor</i>	Swamp White Oak	B&B	3" cal		
QU.IM	3	<i>Quercus imbricaria</i>	Shingle oak	B&B	3" cal		
QU.MU	2	<i>Quercus muehlenbergii</i>	Chinkapin Oak	B&B	3" cal		
QU.RU	3	<i>Quercus rubra</i>	Northern Red Oak	B&B	3" cal		
UL.NH	1	<i>Ulmus</i> x 'New Horizon'	New Horizon Elm	B&B	3" cal		
ORNAMENTAL TREES							
AM.AB	5	<i>Amelanchier</i> x <i>grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Servicebery	B&B	10' ht		Multi-Stem, 5-8 canes
CA.CA	8	<i>Carpinus caroliniana</i>	American Hornbeam	B&B	2.5" cal		
CE.CA	6	<i>Cercis canadensis</i>	Eastern Redbud	B&B	12'ht		Northen Strain, Multi-Stem, 5-8 canes
SY.IS	2	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	8' ht		Multi-Stem, 5-8 canes
EVERGREEN TREES							
PI.AB	1	<i>Picea abies</i>	Norway Spruce	B&B	12' ht		
PI.GL	1	<i>Picea glauca</i> 'Densata'	Black Hills Spruce	B&B	10' ht		
TH.GG	1	<i>Thuja</i> 'Green Giant'	Green Giant Arborvitae	B&B	12' ht		
TH.NI	3	<i>Thuja occidentalis</i> 'Nigra'	Nigra Arborvitae	B&B	8' ht		
JU.FA	17	<i>Juniperus chinensis</i> 'Fairview'	Fairview Chinese Juniper	B&B	6' ht	5' o.c.	
TS.CA	1	<i>Tsuga canadensis</i>	Canadian Hemlock	B&B	10' ht		

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	REMARKS
DECIDUOUS SHRUBS							
AE.PA	-	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	B&B	48" w	6' oc	
AR.AM	-	<i>Aronia melanocarpa</i> 'Autumn Magic'	Autumn Magic Black Chokeberry	cont	24" ht	42" oc	
AR.IR	-	<i>Aronia melanocarpa</i> 'Morton' IROQUOIS BEAUTY	Iroquois Beauty Black Chokeberry	cont	18" ht	30" oc	
CO.BY	-	<i>Cornus sericea</i> 'Budd's Yellow'	Budd's Yellow Dogwood	cont	24" ht	48" oc	
DI.KO	-	<i>Diervilla lonicera</i> 'Kodiak Orange'	Kodiak Orange Bush Honeysuckle	cont	24" w	36" oc	
HY.IN	-	<i>Hydrangea arborescens</i> 'Abetwo'	Incrediball Smooth Hydrangea	cont	30" ht	48" oc	
IL.RP	-	<i>Ilex verticillata</i> 'Nana' RED SPRITE	Red Sprite Winterberry	cont	24" ht	36" oc	
IL.JD	-	<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry	cont	24" ht	36" oc	
IT.MO	-	<i>Itea virginica</i> 'Morton'	Scarlet Beauty Virginia Sweetspire	cont	24" ht	42" oc	
RH.GL	-	<i>Rhus aromatica</i> 'Gro-low'	Grow Low Sumac	cont	24" w	30" oc	
RH.PF	-	<i>Rhus copallinum</i> var. <i>latifolia</i> 'Morton'	Prairie Flame Sumac	B&B/cont	30" ht	48" oc	
RH.TY	-	<i>Rhus typhina</i>	Staghorn Sumac	B&B/cont	48" ht	48" oc	
RH.TE	-	<i>Rhus typhina</i> 'Bailtiger'	Tiger Eyes Sumac	B&B/cont	30" ht	48" oc	
RO.FD	-	<i>Rosa</i> 'Frau Dagmar Hastrup'	Frau Dagmar Rugosa Rose	cont	24" w	36" oc	
VI.CL	-	<i>Viburnum dentatum</i> 'Synnvestedt'	Chicago Lustre Arrowwood Viburnum	B&B	60" ht	8' oc	
VI.PR	-	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	B&B	60" ht	8' oc	
VI.WI	-	<i>Viburnum prunifolium</i> 'Wilson'	Wilson Blackhaw Viburnum	B&B	48" ht	6' oc	
EVERGREEN SHRUBS							
JU.BC	-	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	cont	18" w	24" oc	
JU.KC	-	<i>Juniperus</i> x <i>pfitzeriana</i> 'Kallay's Compact'	Kallay Compact Juniper	cont	24" w	36" oc	
PERENNIALS & GROUNDCOVERS							
AL.SB	-	<i>Allium</i> 'Summer Beauty'	Summer Beauty Allium	cont	1 Gal	18" oc	
AM.SC	-	<i>Amsonia tabernaemontana</i> 'Storm Cloud'	Storm Cloud Blue Star	cont	1 Gal	18" oc	
AS.TU	-	<i>Asclepias tuberosa</i>	Butterflyweed	cont	1 Gal	18" oc	
BAPS	-	<i>Baptisia australis</i> 'Purple Smoke'	Purple Smoke False Indigo	cont	3 Gal	24" oc	
CH.LA	-	<i>Chasmanthium latifolium</i>	Northern Sea Oats	cont	1 Gal	18" oc	
EC.MA	-	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	cont	1 Gal	18" oc	
HE.BS	-	<i>Hemerocallis</i> 'Bright Sunset'	Bright Sunset Daylily	cont	1 Gal	18" oc	
HE.CW	-	<i>Hemerocallis</i> 'Catherine Woodbury'	Catherine Woodbury Daylily	cont	1 Gal	18" oc	
HE.HY	-	<i>Hemerocallis</i> 'Hyperion'	Hyperion Daylily	cont	1 Gal	18" oc	
HO.SS	-	<i>Hosta</i> 'Sum and Substance'	Sum and Substance Hosta	cont	2 Gal	24" oc	
PY.MU	-	<i>Pycnanthemum muticum</i>	Clustered Mountain Mint	cont	1 Gal	18" oc	
SO.FW	-	<i>Solidago rugosa</i> 'Fireworks'	Fireworks Goldenrod	cont	1 Gal	21" oc	
SP.HE	-	<i>Sporobolus heterolepis</i>	Prairie Dropseed	cont	1 Gal	21" oc	
SOD							
-			Bluegrass HD2000, Central Sod Farms	rolls			

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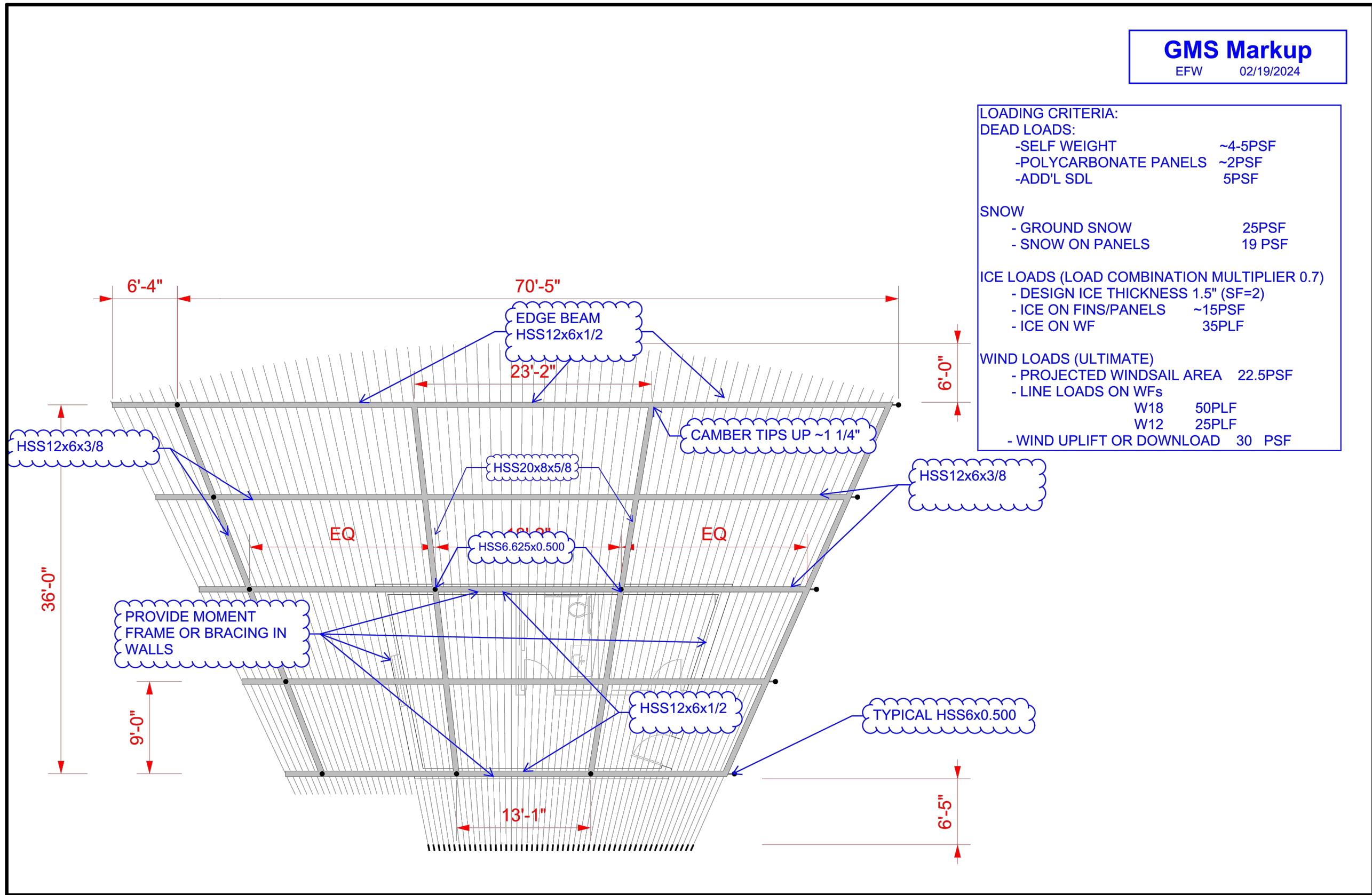
ISSUANCES

Rev. #	Description	Date Issued
50DD		02/22/2024
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	Special Use Permit and Zoning Exhibit	10/21/2024
	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586
Drawn : ML, ND File : 9586_schd.dwg
Checked : JD, AM Scale : AS NOTED
Approved : XX

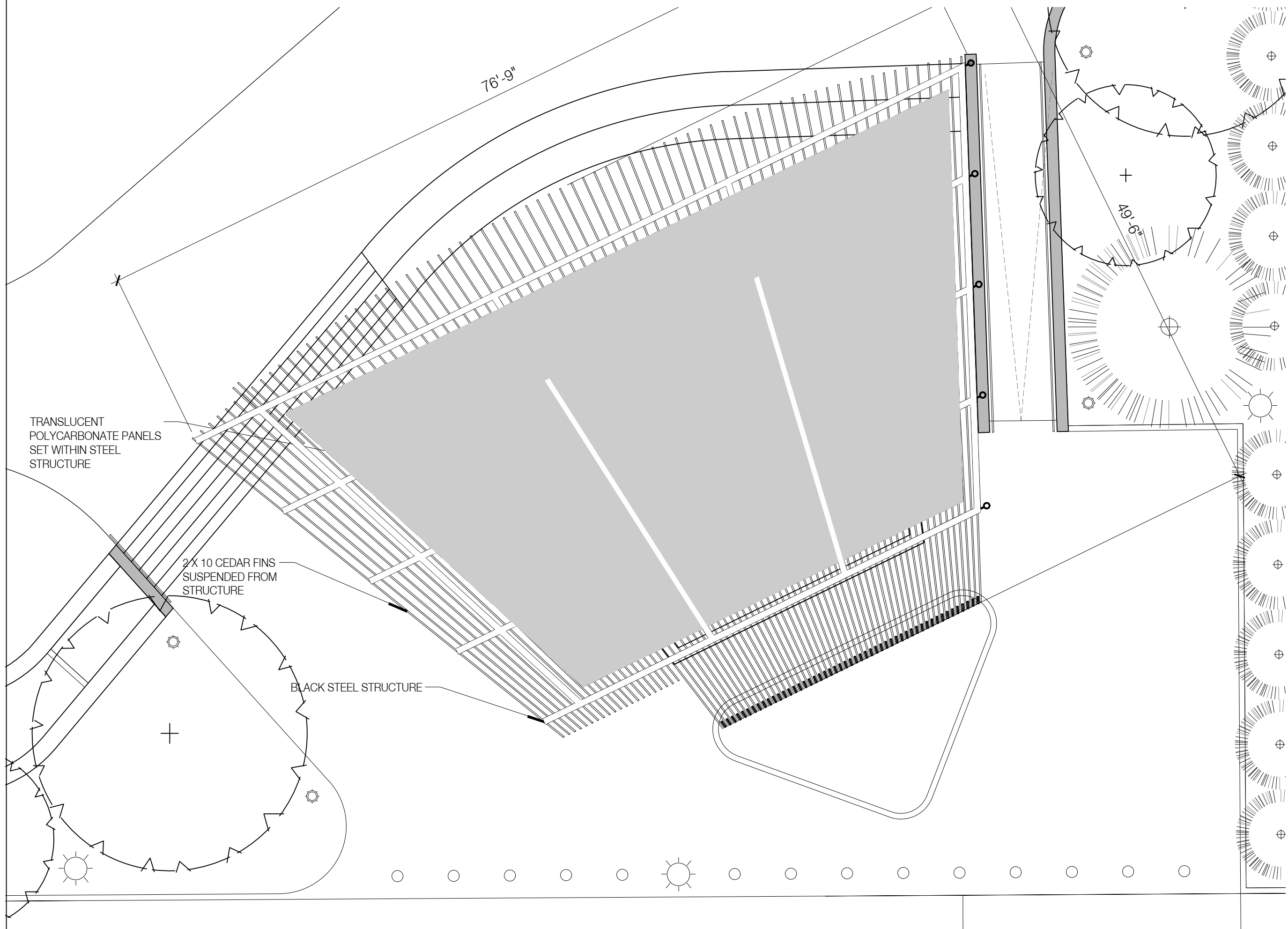
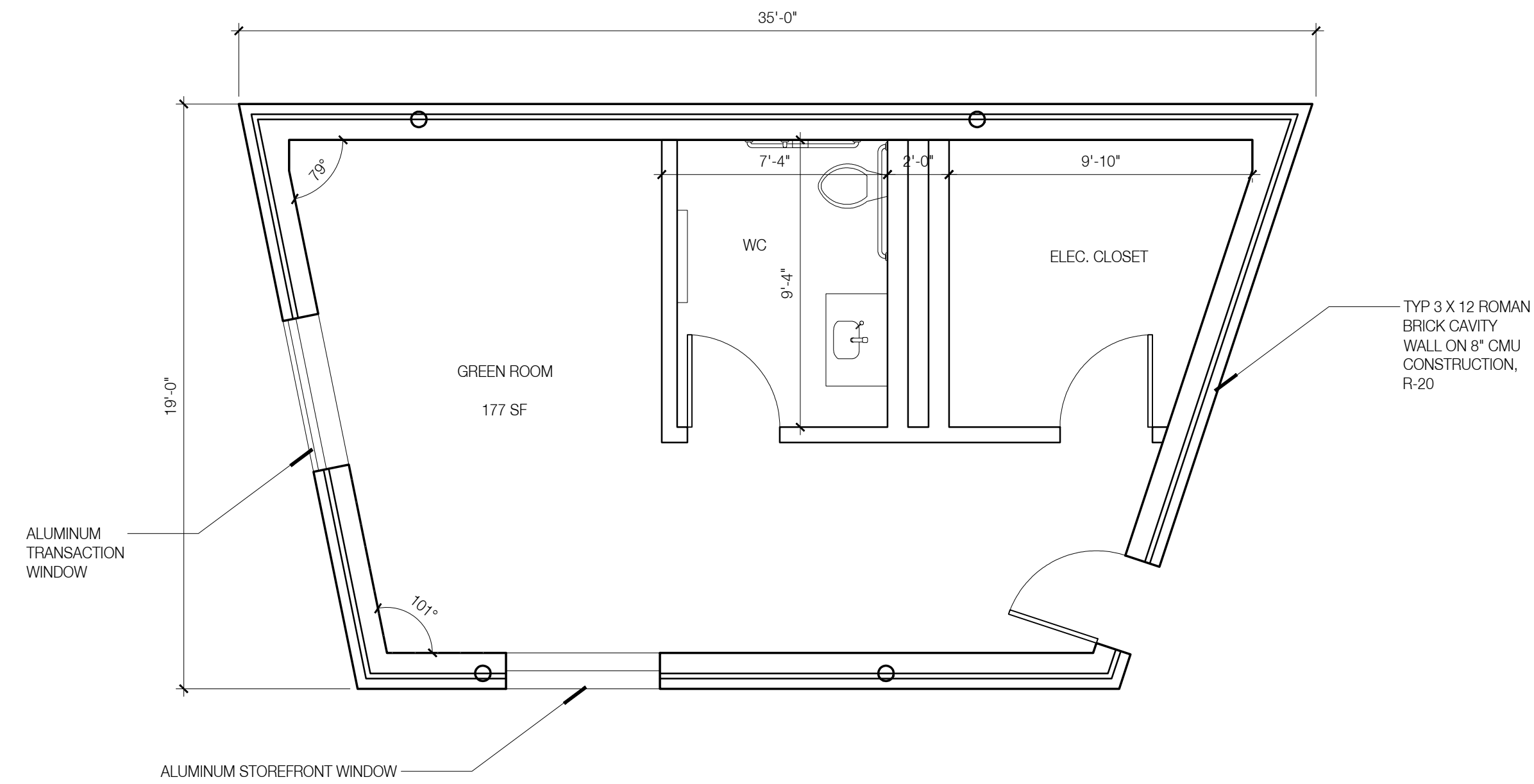
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Drawing Number:
L-606

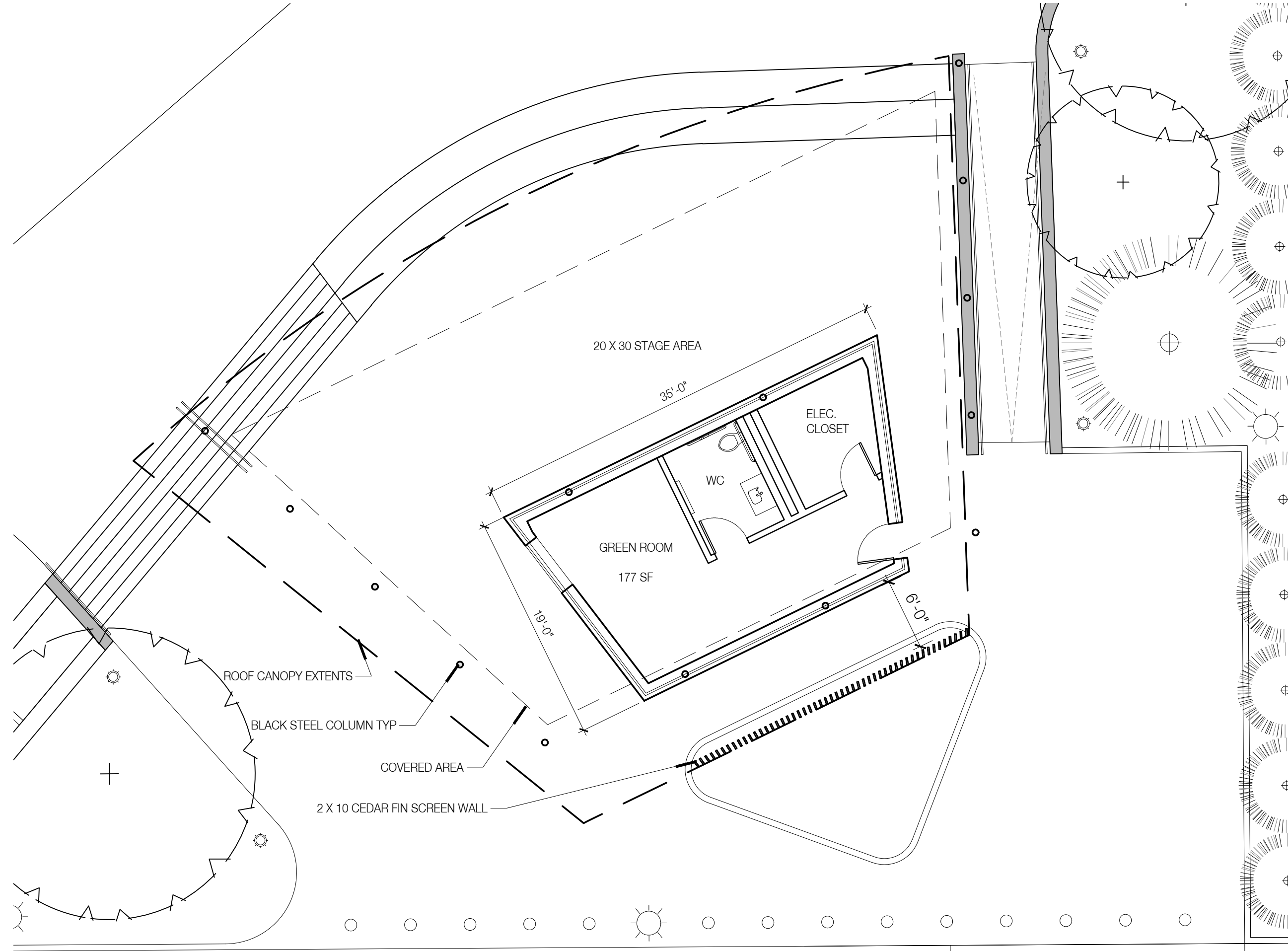


4 PAVILION - PRELIMINARY STRUCTURAL SIZING
1" = 10'-0"

2 PAVILION - FLOOR PLAN
1/4" = 1'-0"



3 PAVILION - ROOF PLAN
1/8" = 1'-0"



1 PAVILION - SITE PLAN
1/8" = 1'-0"

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Rev. #	Description	Date Issued
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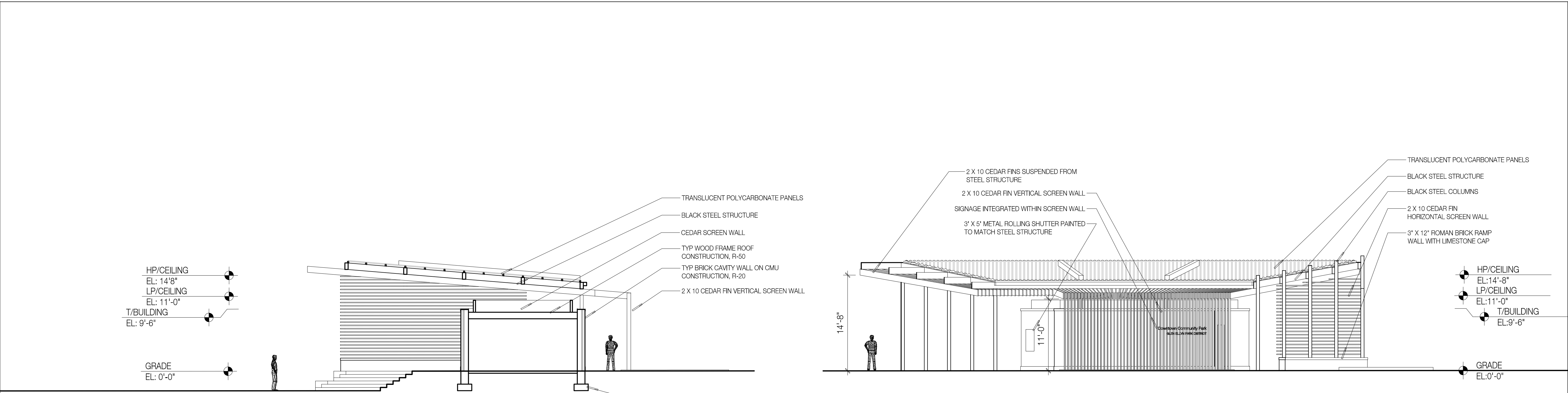
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PAVILION PLAN

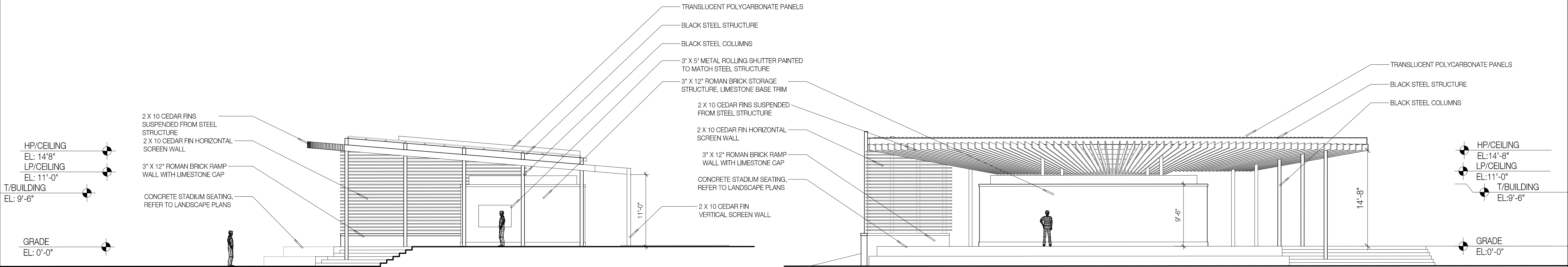
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A-101



4 PAVILION - SECTION NORTH-SOUTH
1/8"=1'-0"

2 PAVILION - SOUTH ELEVATION
1/8"=1'-0"



3 PAVILION - WEST ELEVATION
1/8"=1'-0"

1 PAVILION - NORTH ELEVATION
1/8"=1'-0"

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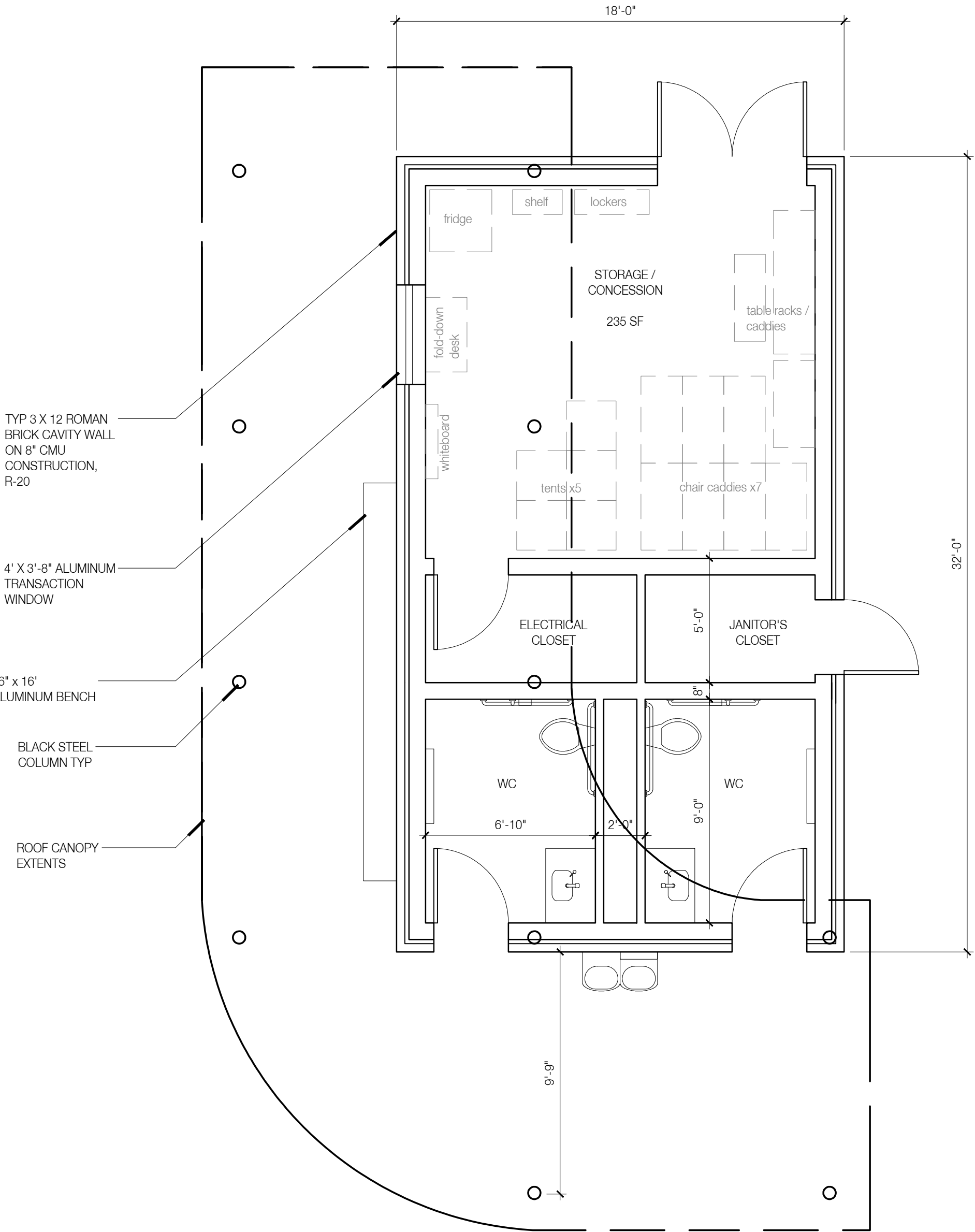
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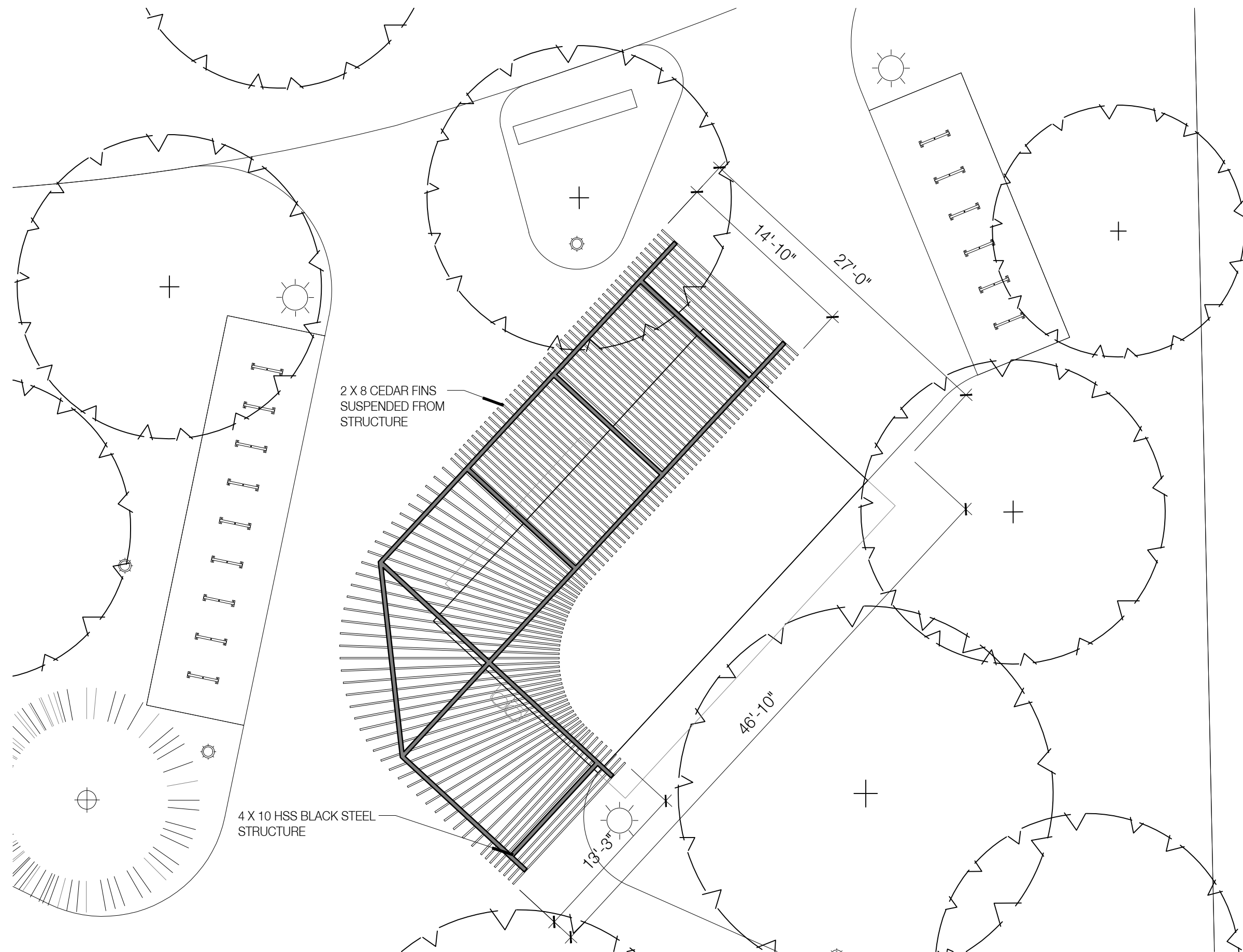
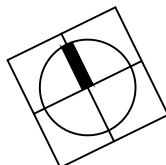
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SECTION

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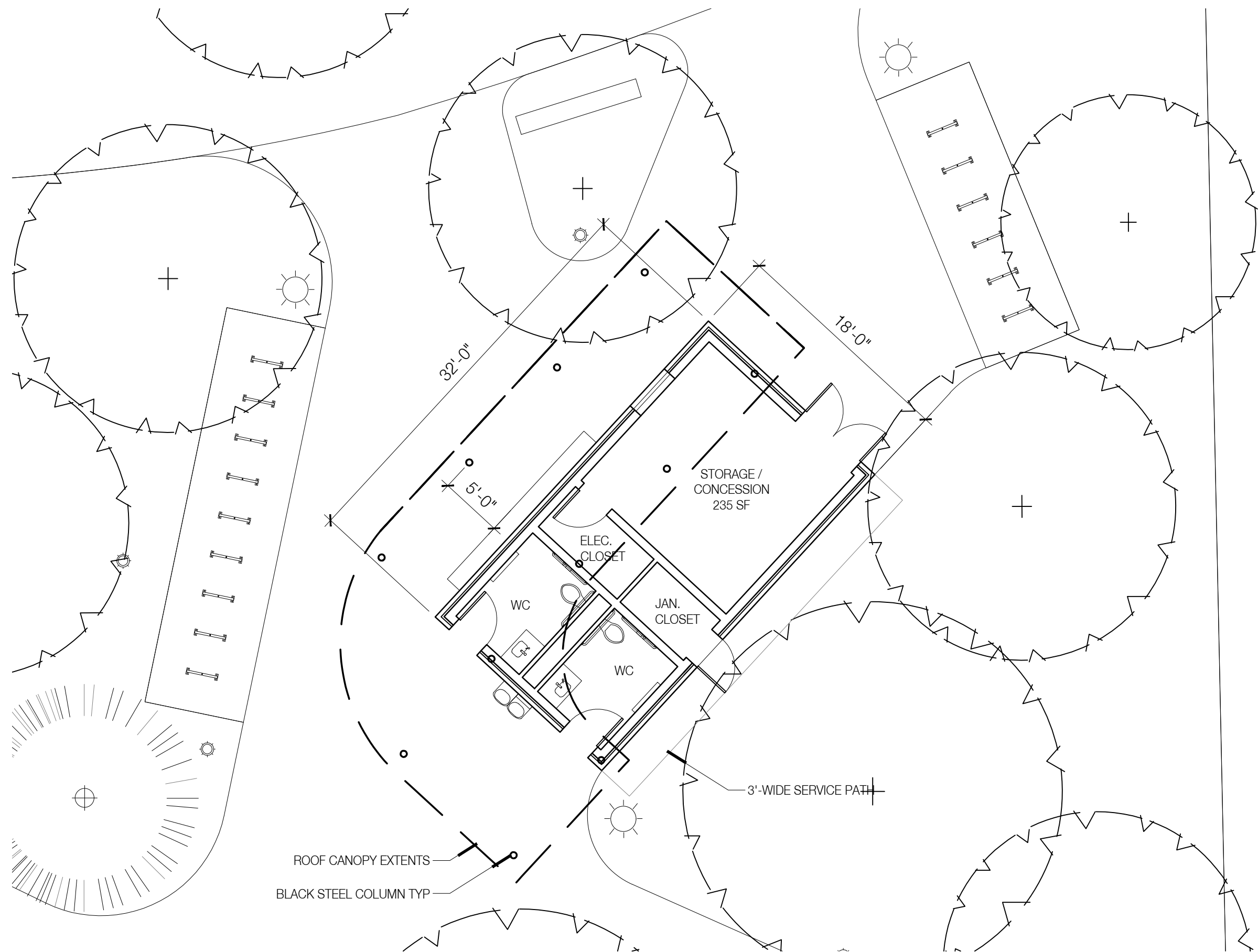
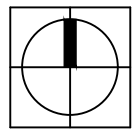
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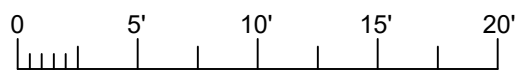
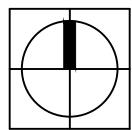
3 SUPPORT BUILDING - FLOOR PLAN
1/4"=1'-0"



2 SUPPORT BUILDING - ROOF PLAN
1/8"=1'-0"



1 SUPPORT BUILDING - SITE PLAN
1/8"=1'-0"



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Drawn : File : GEPD_A103 plans - support bldg.dwg

Checked : Scale : AS NOTED

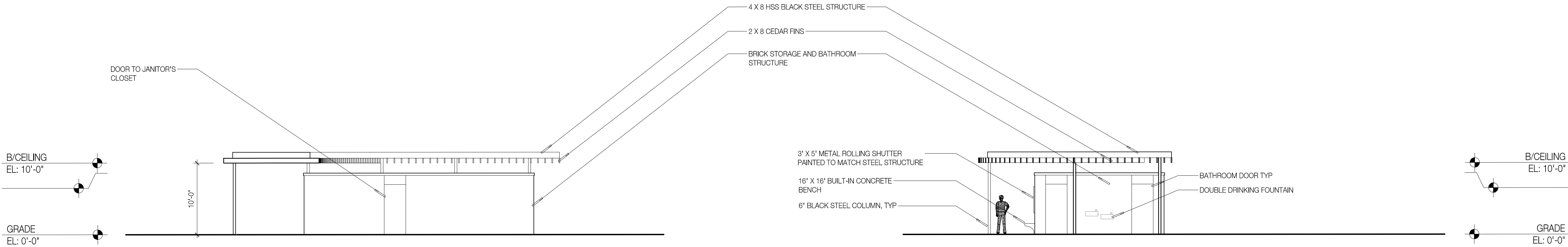
Approved :

Sheet Title:

SUPPORT BUILDING PLAN

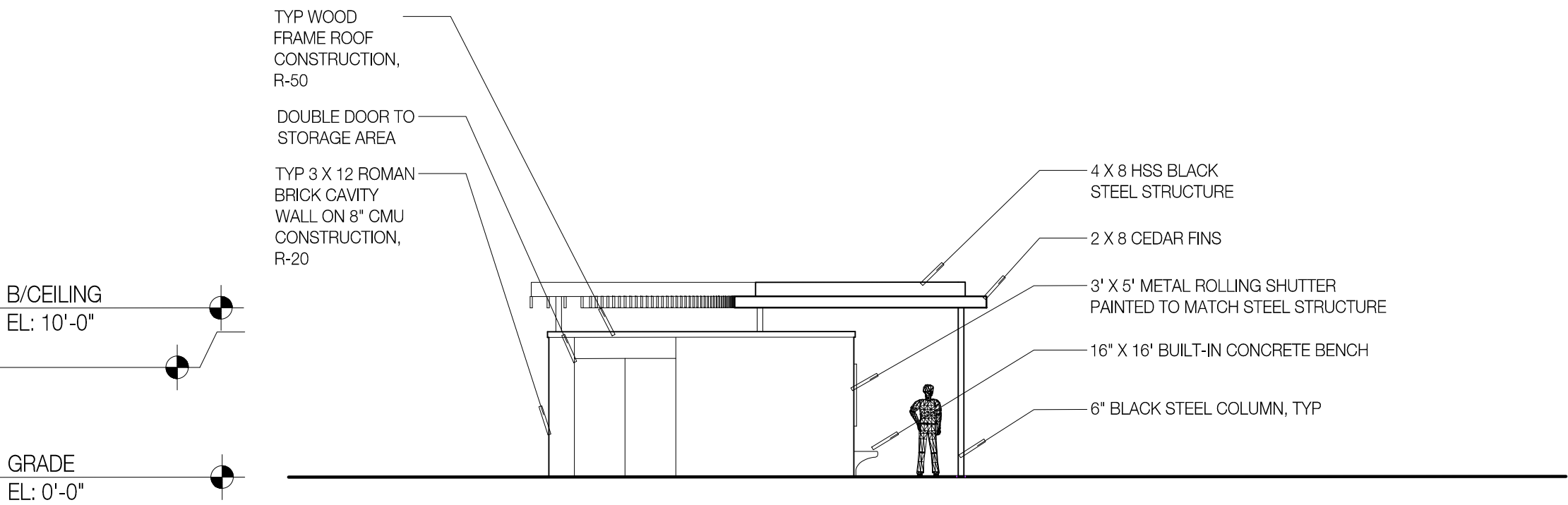
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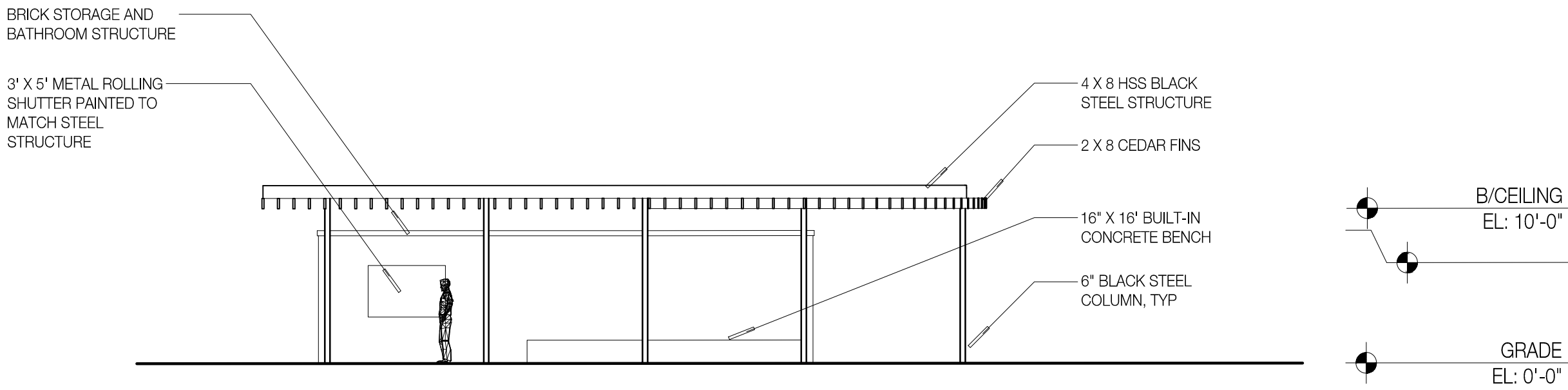
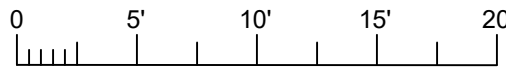


4 SUPPORT BUILDING - EAST ELEVATION
1/8"=1'-0"

2 SUPPORT BUILDING - SOUTH ELEVATION
1/8"=1'-0"



3 SUPPORT BUILDING - NORTH ELEVATION
1/8"=1'-0"



1 SUPPORT BUILDING - WEST ELEVATION
1/8"=1'-0"

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Checked : Scale : AS NOTED

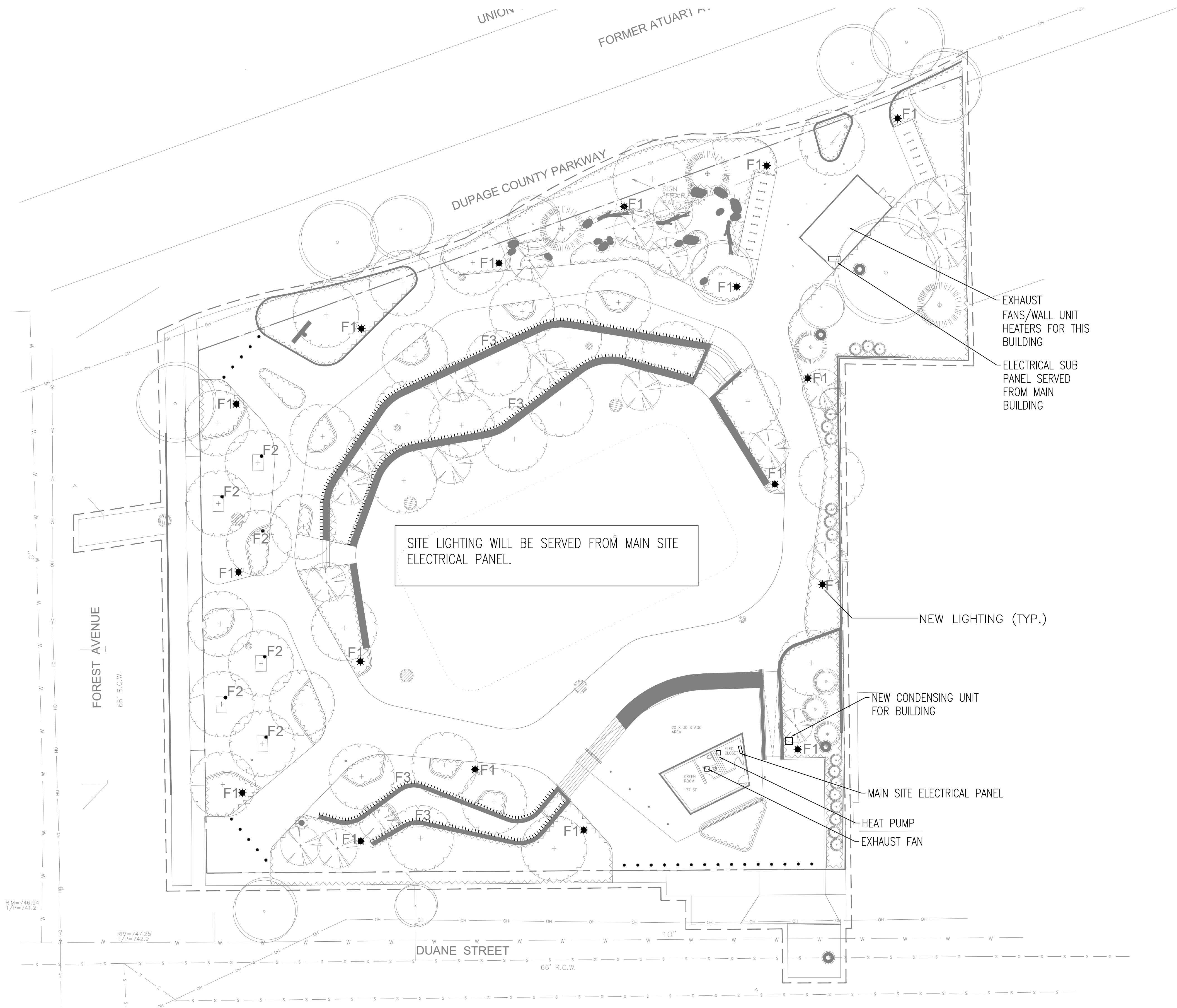
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SUPPORT BUILDING
ELEVATIONS

Drawing Number:

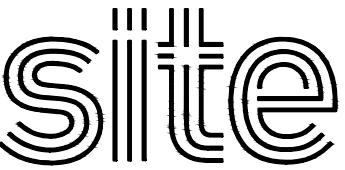
A-104



1 MEP SITE PLAN
1" = 20'-0"

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Structural Engineer

NOT FOR
CONSTRUCTION

ZONING EXHIBIT

ISSUANCES

Rev. #	Description	Date Issued
50DD		02/22/2024
75DD		07/17/2024
	Special Use Permit and Zoning Exhibit	10/21/2024
	Special Use Permit and Zoning Exhibit	12/16/2024

Project No : 9586

Drawn : ACGI File : 9586_elec.dwg

Checked : EHE Scale : AS NOTED

Approved : XX

Sheet Title:

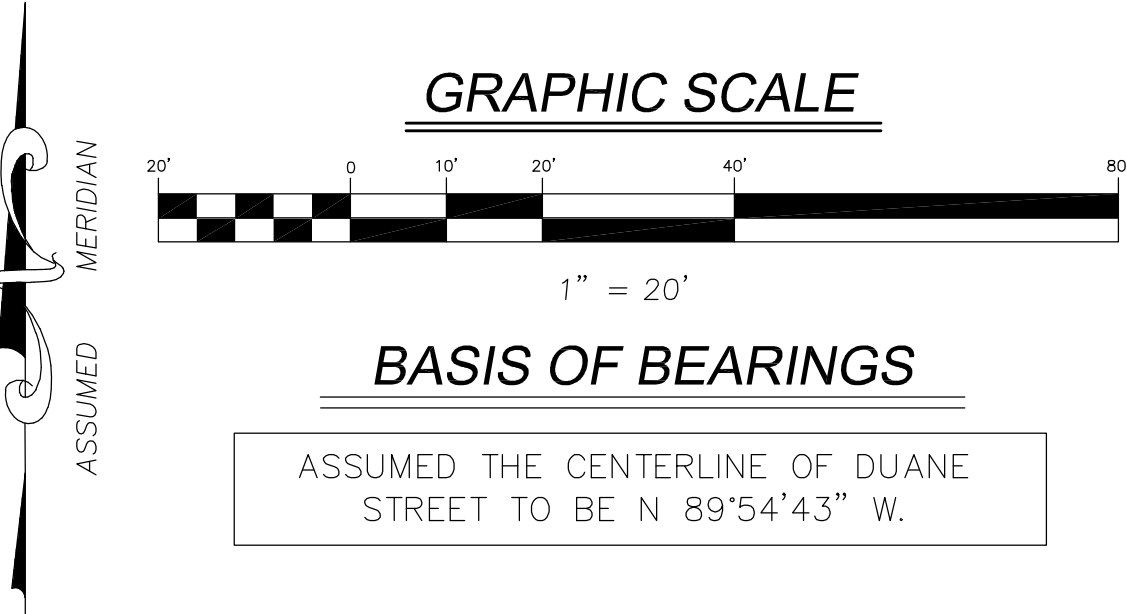
MEP SITE PLAN

Drawing Number:

MEP-1

PLAT OF EASEMENT VACATION
OVER
LOT 1 - U.S. BANK OF GLEN ELLYN

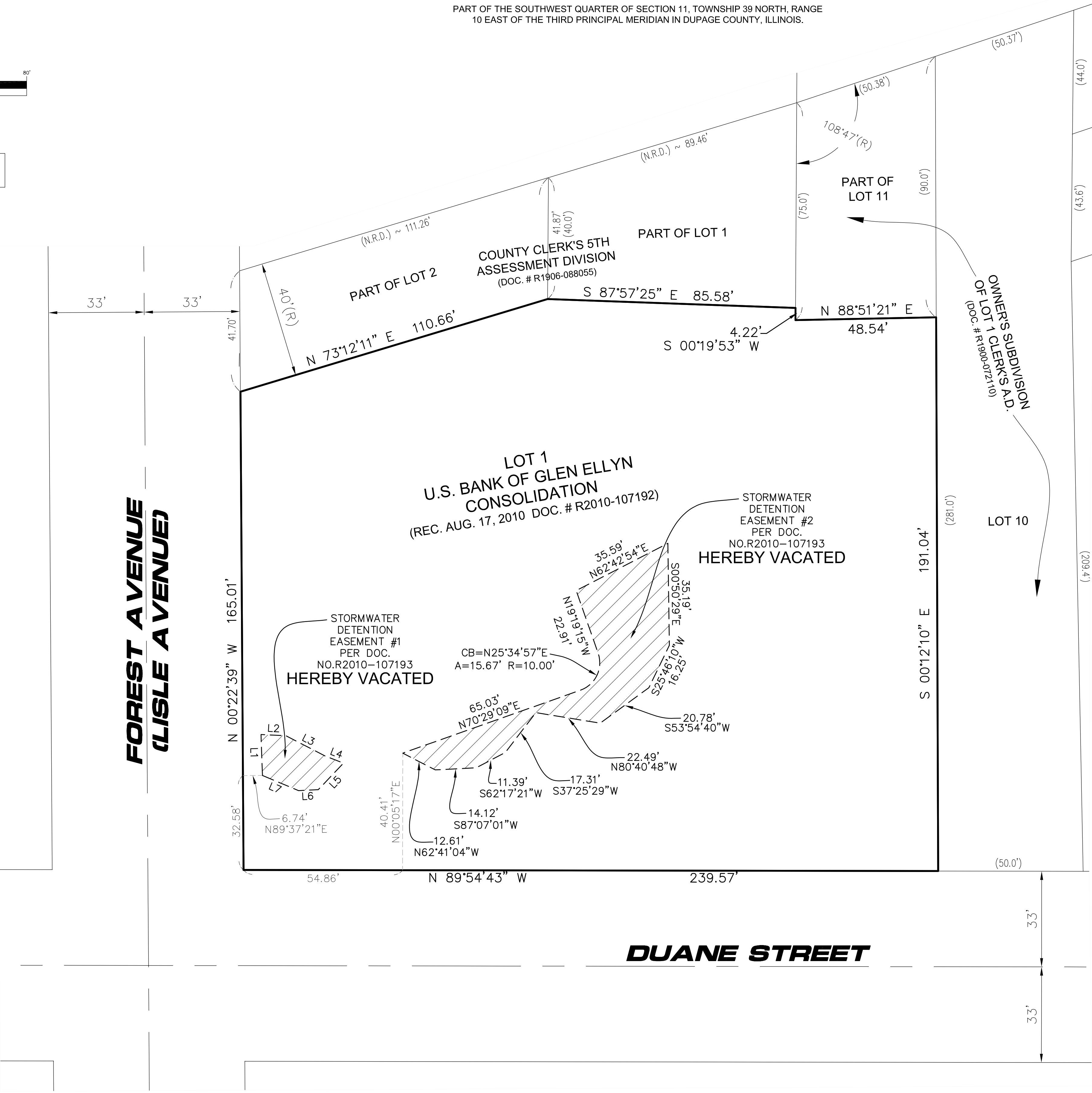
P.I.N. 05-11-322-025



- LEGEND
- PROPERTY LINE
 - LOT / RIGHT-OF-WAY LINE
 - CENTERLINE
 - EXISTING EASEMENT HEREBY VACATED

- ABBREVIATIONS
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - CB CHORD BEARING
 - A ARC LENGTH
 - R RADIUS
 - (REC) RECORD DATUM
 - MEAS. MEASURED DATUM
 - (N.R.D.) NO RECORD DIMENSION

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.12	N02°02'14"W
L2	8.55	S87°19'41"E
L3	15.31	S62°44'01"E
L4	6.75	S68°44'57"E
L5	12.63	S43°31'18"W
L6	6.80	S87°16'25"W
L7	13.50	N67°12'34"W



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE/SHE HAS CAUSED THE SAME TO BE PLATTED FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

BY: _____
SIGNED _____

PRINTED _____

ADDRESS _____

DATED THIS ____ DAY OF _____, A.D. 20 ____.

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY/HE/SHE SIGNED THE ANNEXED PLAT AS THEIR/HIS/HER OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20 ____.

SIGNED _____ PRESIDENT ATTEST _____ CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, AT ITS MEETING HELD ON _____, A.D. 20 ____.

IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF GLEN ELLYN, ILLINOIS.

VILLAGE CLERK _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D. ____.

AT ____ O'CLOCK ____ M., AND WAS RECORDED IN BOOK ____ OF PLAT ON PAGE ____.

RECORDER OF DEEDS _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, CHARLES W. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 20 ____.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cbartosz@v3co.com

3188
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
WOODRIDGE, ILLINOIS



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PREPARED FOR:
GLEN ELLYN PARK DISTRICT
185 SPRING AVENUE
GLEN ELLYN, ILLINOIS 60137
630.942.7265

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PLAT OF EASEMENT VACATION				Project No:
LOT 1 - U.S. BANK OF GLEN ELLYN, ILLINOIS				07143.2024
DRAFTING COMPLETED:	12/13/2024	DRAWN BY:	CWB	Group No:
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CWB	VP10.1
PROJECT MANAGER: CWB				SHEET NO.
SCALE: 1" = 20'				1 of 1

Traffic Impact Study Proposed Downtown Event Park

Glen Ellyn, Illinois



Prepared For:



November 18, 2024

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I. Executive Summary

This report summarizes the results of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed downtown event park to be located in the northeast corner of the intersection of Forest Avenue with Duane Street in Glen Ellyn, Illinois. The objectives of the traffic study are as follows:

- Determine the existing vehicular, pedestrian, bicycle, and public transportation conditions in the study area to establish a base condition.
- Assess the impact that the proposed park will have on transportation conditions in the area.
- Determine any street, access, bicycle, and pedestrian modifications and/or improvements that will be necessary to effectively accommodate and mitigate future conditions.
- Establish a traffic management plan for peak events at the park.

Vehicle, pedestrian, and bicycle counts were conducted during the weekday morning, weekday evening, and Saturday midday peak hours at seven intersections in the vicinity of the site in order to determine the general peak hour of traffic activity during these time periods.

As proposed, the site will be redeveloped via an expansion of the existing Prairie Path Park into a dynamic open space within the heart of downtown Glen Ellyn. The park will be open to the general public and through coordination with the Park District, various programs and events will be provided. Parking for the park will be accommodated by the existing adjacent on- and off-street parking locations provided within the downtown area.

Based on the preceding analyses and recommendations, the following conclusions have been made:

- As proposed, the site is planned to be redeveloped to expand on the existing Prairie Path Park to establish an approximately one-acre park that could be utilized to provide additional events within downtown Glen Ellyn and to expand on existing events held within the area.
- The park will primarily function as a passive park with regular programming accommodating moderate attendance ranging from 40 to 75 people.
- There is anticipated to be approximately 30 events with an attendance of 500 people or less and approximately eight events with an attendance of 1,000 people. Of the eight events, four are existing events that take place downtown. When events are held at the park, no regular programming will occur and events will primarily occur in the evening on weekdays or on weekends.

- Parking for the park will be accommodated by the area public parking locations including the permit parking lots located along the south side of the Metra commuter railway, and the Glen Ellyn public parking garage which is available as free public parking in the afternoon and on weekends.
- The area roadway network has sufficient reserve capacity to accommodate the traffic estimated to be generated by the park on a typical day.
- The projected vehicle, pedestrian, and bicycle volumes at the intersection of Duane Street with Forest Avenue are not projected to meet the warrants for the provision of all-way stop sign control.
- Sidewalks are currently provided on both sides of the area streets, and high visibility crosswalks are provided at the study area intersections and at the locations where the Illinois Prairie Path crosses Main Street and Park Boulevard.
- During peak events, travel demand management strategies should be incorporated which consist of the following:
 - Providing supplemental wayfinding signage Identifying the location and availability of area parking facilities
 - The temporary closure of Forest Avenue north of Duane Street
 - Identify efficient locations for drop-off/pick-up vehicles
 - Providing information on the Park District and Village website related to anticipated travel routes and parking options
 - Providing traffic control personnel at the intersection of Duane Street with Forest Avenue, at the intersection of Main Street with Duane Street, and at the Illinois Prairie Path crossing at Park Boulevard.

1. Introduction

This report summarizes the results of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed downtown event park in Glen Ellyn, Illinois. The site, which is occupied by the former U.S. Bank building, is located in the northeast corner of the intersection of Forest Avenue with Duane Street at 453 Forest Avenue.

As proposed, the site will be redeveloped via an expansion of the existing Prairie Path Park into a dynamic open space within the heart of downtown Glen Ellyn. The park will be open to the general public and through coordination with the Park District, various programs and events will be provided. Parking for the park will be accommodated by the existing adjacent on and off-street parking locations provided within the downtown area.

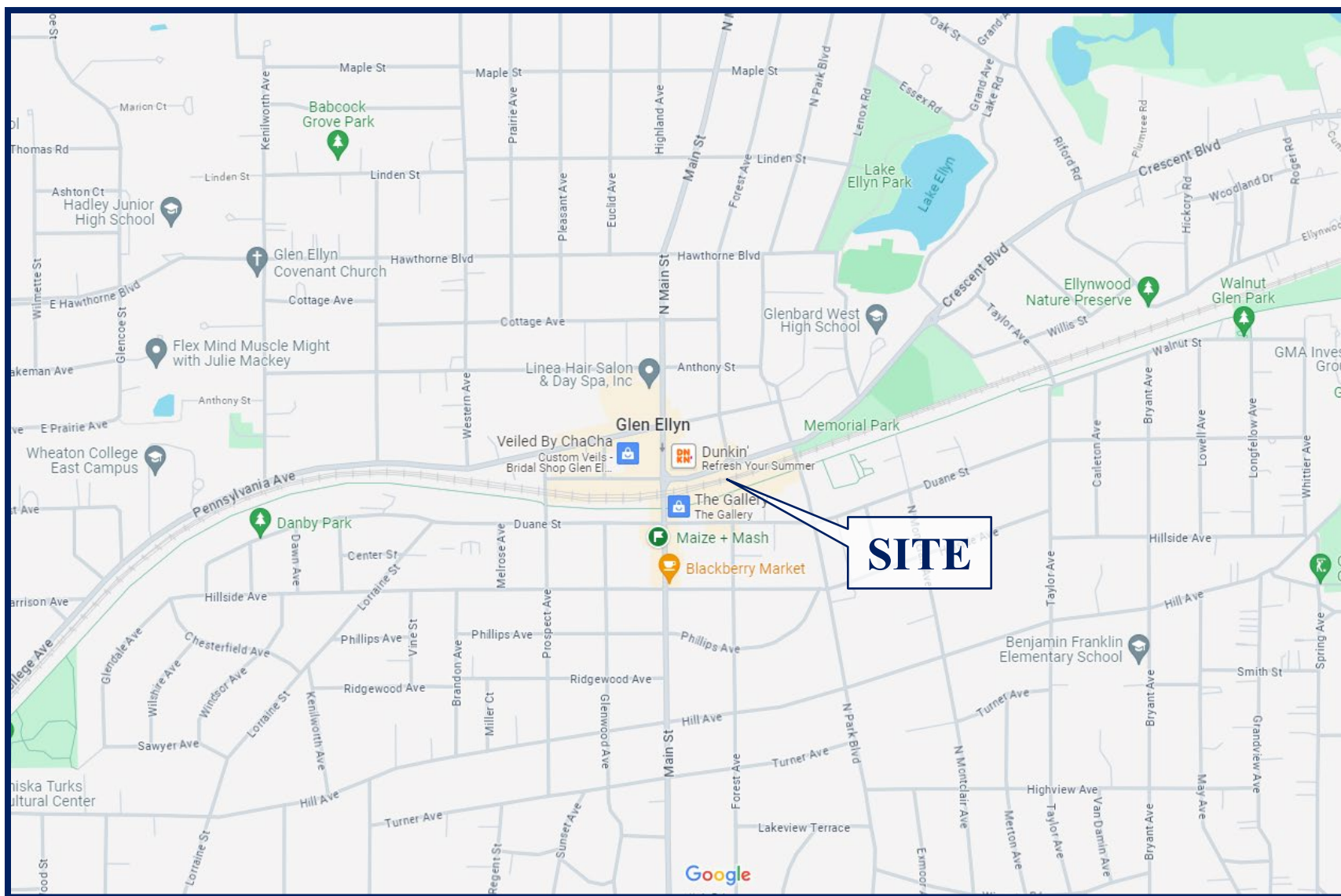
The purpose of this study was to examine existing vehicle, bicycle, and pedestrian conditions, assess the impact that the proposed park will have on existing conditions in the area, and determine recommendations to mitigate any impacts and enhance the area's roadways and alternative modes of transportation.

Figure 1 shows the location of the site in relation to the area street system. **Figure 2** shows an aerial view of the site. The sections of this report present the following:

- A summary of existing roadway conditions
- A description of alternate forms of transportation in the area
- A description of the proposed park and its operations
- A directional distribution of the traffic generated by the park
- Vehicle trip generation for the park
- Future traffic conditions including access to the park
- Traffic analyses for a weekday evening, and Saturday midday peak hours
- Evaluation and recommendations with respect to adequacy of the site access, adjacent street system, and the availability of alternatives modes of transportation.
- Establish a traffic management plan for peak events at the park

Traffic capacity analyses were conducted for the weekday evening and Saturday midday peak hours for the following conditions:

1. Existing Conditions – Analyze the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Projected Conditions – Analyze the capacity of the existing roadway system using the projected traffic volumes that include the existing traffic volumes, background traffic growth, and the traffic estimated to be generated by the park.



Site Location

Figure 1

*Downtown Park
Glen Ellyn, Illinois*



Aerial View of Site

Figure 2

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

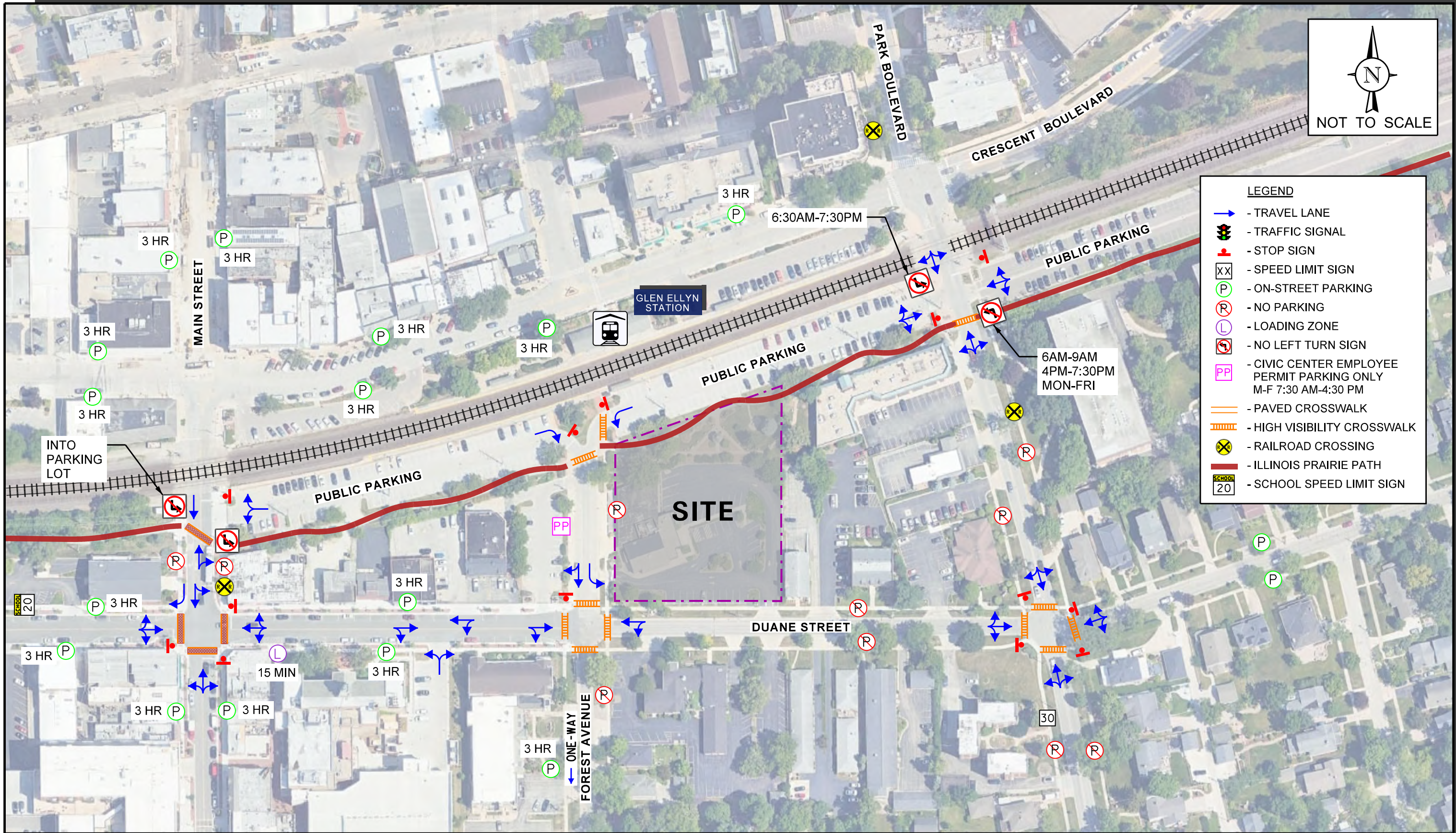
The site, which is currently occupied by a former US Bank building, is located in the northeast corner of the intersection of Duane Street with Forest Avenue within downtown Glen Ellyn. Land-uses within the vicinity of the site are primarily commercial to the west and north and are a mix of commercial and residential to the east and south.

Existing Street System Characteristics

The characteristics of the existing roadways within the study area are illustrated in **Figure 3** and described below.

Duane Street is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its all-way stop sign controlled intersection with Park Boulevard, Duane Street provides a shared left/through/right-turn lane on the eastbound and westbound approaches. At its unsignalized intersection with Forest Avenue, Duane Street provides a shared through/right-turn lane on the eastbound approach and a shared left-turn/through lane on the westbound approach. At its unsignalized intersection with Main Street, Duane Street provides a shared left-turn/through/right-turn lane on the eastbound and westbound approaches. At its unsignalized intersection with the public parking garage access drive, Duane Street provides a shared through/right-turn lane on the eastbound approach and a shared left-turn/through lane on the westbound approach. Duane Street is under the jurisdiction of the Village of Glen Ellyn and has a posted school zone speed limit of 20 miles per hour west of Main Street.

Forest Avenue is a one-way southbound local roadway that provides two travel lanes north of Duane Street and a single travel lane south of Duane Street. At its unsignalized intersection with Duane Street, Forest Avenue provides an exclusive left-turn lane and a shared through/right-turn lane on the southbound approach. The northern leg of the intersection is under stop sign control. It should be noted that supplemental outbound access from the two parking lots bordering the south side of the railway is provided via Forest Avenue and the outbound connections are under stop-sign control. A high visibility crosswalk connecting the Prairie Path to the Metra platform is provided.



DOWNTOWN PARK
GLEN ELLYN, ILLINOIS

EXISTING ROADWAY CHARACTERISTICS

Main Street is a north-south minor arterial roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Duane Street, Main Street provides a shared left-turn/through/right-turn lane on the northbound approach and a shared left-turn/through lane and an exclusive right-turn lane on the southbound approach. The south leg of the intersection is under stop sign control and the north leg operates under free flow conditions given the proximity of the at-grade rail crossing. At its unsignalized intersection with the parking lot access drive, Main Street provides a shared through/right-turn lane on the northbound approach and a single southbound travel lane with left-turn movements onto the parking lot access drive prohibited via signage. Main Street is under the jurisdiction of the Village of Glen Ellyn, carries an Average Annual Daily Traffic (AADT) volume of 4,850 vehicles, and has a posted speed limit of 30 miles per hour.

Park Boulevard is a north-south major collector roadway that in the vicinity of the site provides one travel lane in each direction. At its all-way stop sign-controlled intersection with Duane Street, Park Boulevard provides a shared left-turn/through/right-turn lane on the northbound and southbound approaches. At its unsignalized intersection with the parking lot access drive, Park Boulevard provides a shared left/through/right-turn lane on the northbound and southbound approaches. However, northbound left-turn movements are prohibited via signage from 6:00 A.M. to 9:00 A.M. and from 4:00 P.M. to 7:30 P.M. on weekdays and southbound left-turn movements are restricted between 6:30 A.M. and 7:30 P.M. all days. Park Boulevard is under the jurisdiction of the Village of Glen Ellyn, carries an AADT volume of 7,850 vehicles, and has a posted speed limit of 30 miles per hour.

Public Transportation

The following summarizes the alternative modes of transportation other than personal automobiles that are available in the area.

Metra Commuter Railway. Downtown Glen Ellyn is served by the Metra Union Pacific – West (UP-W) Commuter Railway via the Glen Ellyn station located approximately 250 feet north of the site. This rail line carries an average of 98 daily trains, of which 58 are commuter trains. On a weekday, there are 29 inbound and outbound commuter trains; on Saturday, there are 10 inbound and outbound commuter trains; and on Sunday, there are nine inbound and outbound commuter trains.

Glen Ellyn Metra Station Improvements. The Village has established the Glen Ellyn Metra Station and Multimodal Access Improvement Program with the purpose of providing the following:

- A modern station meeting current codes
- Adequate covered waiting areas
- Additional amenities including bike parking and warming shelters
- Implement pedestrian streetscape improvements
- A safe and accessible grade-separated pedestrian crossing

Furthermore, as part of the station improvements, the south parking lots fronting the railway will be modified to provide a connection between the west and east south parking lots and the existing parking lot located on the west side of Forest Avenue will be modified to provide angled parking with inbound access via Duane Street and outbound access onto the proposed east-west drive aisle. Overall, the parking lot modifications will result in a loss of approximately 55 parking spaces.

Pace Bus Routes. The area is also served by Pace Bus Route 715 (Central DuPage) which provides weekday service between Darien and Addison with stops provided within downtown Glen Ellyn, particularly at the Glen Ellyn Metra station.

Parking

The following describes the area on- and off-street public parking locations that are available within the downtown area. The off-street parking lots and public parking garage are illustrated in **Figure 4**. The off-street and on-street parking locations summarized by location, type and restriction are shown in **Table 1**.

On-Street Parking. On-street parking is generally permitted on the following area streets:

- Duane Street west of Forest Avenue provides a total of 58 parking spaces restricted to three-hour customer parking.
- Main Street south of Duane Street provides 20 parking spaces restricted to three-hour customer parking.
- Forest Avenue north of Duane Street provides 5 civic center employee permit only parking Monday through Friday between 7:30 A.M. to 4:30 P.M.
- Main Street north of Crescent Boulevard provides 25 parking spaces restricted to three-hour customer parking.
- Crescent Boulevard provides 75 parking spaces restricted to three-hour customer parking

Overall, there are at least 180 on-street parking spaces within the downtown area. All but five spaces have a three-hour customer parking restriction, however, additional unrestricted parking is provided on Duane Street east of Park Boulevard which allows for parking on both sides of the street.

Off-Street Parking. Off-street parking is generally permitted at the following locations:

- Lots 1 and 2: North of the site and directly south of the train tracks between Main Street and Park Boulevard are two parking lots. The west lot provides 81 parking spaces and the east lot provides 87 parking spaces. These parking spaces are restricted to permit parking only before 11:00 A.M. on weekdays and are free public parking spaces after 11:00 A.M. and on weekends.

Table 1
SUMMARY OF AREA PARKING LOCATIONS

Location	Number of Spaces	Restriction
On-Street Parking Locations		
Duane Street – Main Street to Forest Avenue	27	Three Hour Customer Parking
Duane Street – Main Street west to Glenwood Avenue.	22	Three Hour Customer Parking
Duane Street – Glenwood Avenue to Prospect Avenue	9	Three Hour Customer Parking
Main Street – Duane Street to Hillside Avenue.	20	Three Hour Customer Parking
Forest Avenue – Duane Street to Metra Parking Lots	5	Civic Center Employee Permit Parking Monday through Friday 7:30 A.M. to 4:30 P.M.
Main Street – Crescent Boulevard to Pennsylvania Avenue.	25	Three Hour Customer Parking
Crescent Boulevard – Glenwood Avenue to Park Boulevard	75	Three Hour Customer Parking
Duane Street – Forest Avenue to Park Boulevard	0	No Parking
Park Boulevard	0	No Parking
Off-Street Parking Lots		
Lot 1 ¹	81	Permit Parking before 11:00 AM Free Public Parking after 11:00 A.M. and on Weekends
Lot 2 ¹	87	Permit Parking before 11:00 AM Free Public Parking after 11:00 A.M. and on Weekends
Lot 3 ¹	25	Permit Parking between 6:00 A.M. and 11:00 A.M. Monday through Friday and free public parking spaces after 11:00 A.M.
Lot 4 ¹	62	Permit parking before 2:00 P.M. on weekdays and free public parking spaces after 2:00 P.M. and on weekends.
Lot 5 ¹	22	Three-hour customer parking between 11:00 A.M. and 9:00 P.M.
Lot 6 ¹	29	Three-hour customer parking between 11:00 A.M. and 9:00 P.M.
1 – As designated in Figure 4 on the following page		



Off-Street Public Parking Facilities

Figure 4

- Lot 3: The parking lot located on the west side of Forest Avenue between Duane Street and the Illinois Prairie Path which provides 25 parking spaces. These parking spaces are restricted to permit parking only between 6:00 A.M. and 11:00 A.M. Monday through Friday and are free public parking spaces after 11:00 A.M.
- Lot 4: The parking lot located on the east side of Park Boulevard south of the railroad tracks which provides 62 parking spaces. These parking spaces are restricted to permit parking only before 2:00 P.M. on weekdays and are free public parking spaces after 2:00 P.M. and on weekends.
- Lots 5 and 6: There are two lots north of the train tracks and south of Crescent Boulevard between Main Street and Park Boulevard. The western lot provides approximately 22 parking spaces and the eastern lot provides approximately 29 parking spaces. These parking spaces are restricted to three-hour customer parking between 11:00 A.M. and 9:00 P.M.
- The Civic Center parking garage located on the south side of Duane Street between Main Street and Forest Avenue. This parking garage provides the following:
 - 9 – 30-minute parking spaces
 - 8 – ADA parking spaces
 - 7 – Village vehicle only parking spaces
 - 59 – Civic Ctr permit parking spaces
 - 6 – Restaurant carry-out parking spaces
 - 77 – 3-hour customer parking spaces
 - 110 – Permit parking spaces
- The Apex 400 parking garage provides 137 public parking spaces.

Overall, there are approximately 306 parking spaces available within the surface parking lots serving the downtown area. Approximately 193 spaces are located adjacent to the subject site and are unrestricted spaces after 11:00 A.M. An additional 62 parking spaces are located on the east side of Park Boulevard that are unrestricted after 2:00 P.M. with the remaining 51 parking spaces restricted to three-hour customer parking spaces between 11:00 A.M. and 9:00 A.M. The area parking garages provide at least 200 public parking spaces.

Alternative Modes of Transportation

Pedestrian Accommodations. Sidewalks are located on both sides of all streets within the downtown area. Furthermore, the Illinois Prairie Path traverses through downtown Glen Ellyn. High visibility crosswalks are provided at the intersections of Duane Street with Main Street, Forest Avenue and Park Boulevard and at the intersections of Main Street and Park Boulevard with the Illinois Prairie Path.

Existing Traffic Volumes

In order to determine current vehicle, pedestrian, and bicycle conditions within the study area, KLOA, Inc. conducted peak period traffic, pedestrian, and bicycle counts utilizing Miovision Scout Collection Units on Thursday, April 24, 2024, during the weekday evening peak period (4:00 P.M. to 7:00 P.M.) and on Saturday, April 26, 2024 during the midday (11:30 A.M to 2:30 P.M.) peak period at the following intersections:

- Duane Street with Main Street
- Duane Street with Forest Avenue
- Duane Street with Park Boulevard
- Duane Street with the public parking garage access drive
- Forest Avenue with the Metra commuter parking access drive
- Main Street with the Metra commuter parking access drive
- Park Boulevard with the Metra commuter parking access drive

The results of the traffic counts indicated that the weekday evening peak hour generally occurs from 4:30 P.M. to 5:30 P.M. and the Saturday midday peak hour generally occurs from 11:30 A.M. to 12:30 P.M.

While there is also a weekday morning peak period for commuter traffic, historic traffic counts conducted by KLOA, Inc. for the intersection of Main Street with Duane Street indicate that this occurs from 7:30 A.M. to 8:30 A.M. while the scheduled activities for the park are anticipated to occur after 9:00 A.M. on weekdays, which is after the peak activity for commuter traffic. Based on these historic traffic counts, the weekday evening peak hour traffic volumes were either consistent or up to 20 percent higher than the weekday morning peak hour traffic volumes and, as such, the weekday morning peak period for commuter traffic were not included for the purposes of this evaluation.

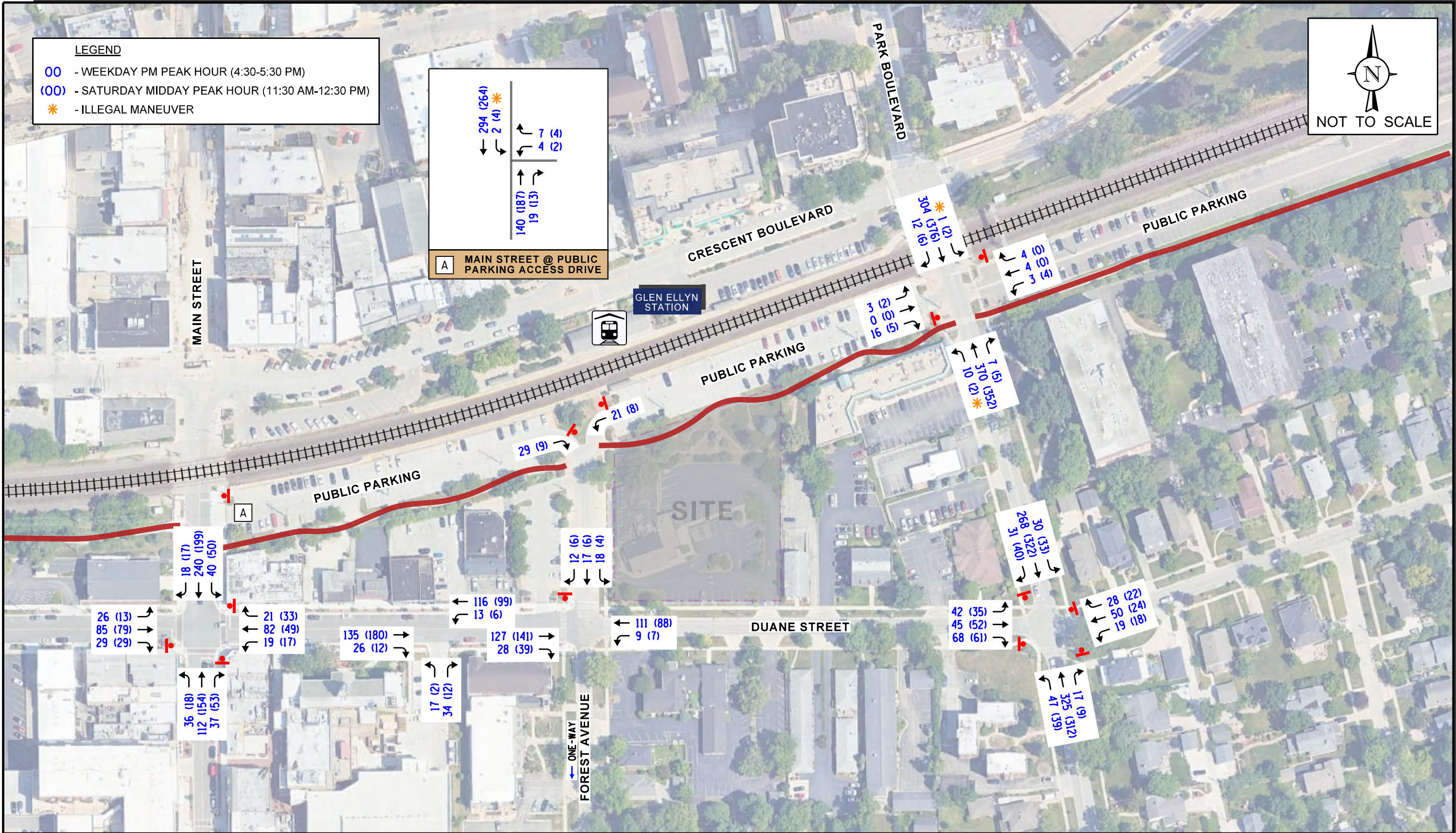
It should be noted that these peak periods were selected to coincide with the schedule of planned events for the proposed park (as discussed in the following chapter) taking into consideration the weekday peak periods of commuter traffic. Furthermore, industry standard trip generation estimates indicate that a park of this size (also discussed in the following chapter) do not generate any trips during the weekday morning peak period.

Figure 5 illustrates the existing peak hour vehicle traffic volumes. **Figure 6** illustrates the existing pedestrian and bicycle volumes, showing the direction of travel. The traffic count summary sheets are included in the Appendix.

Train and Queueing Observations

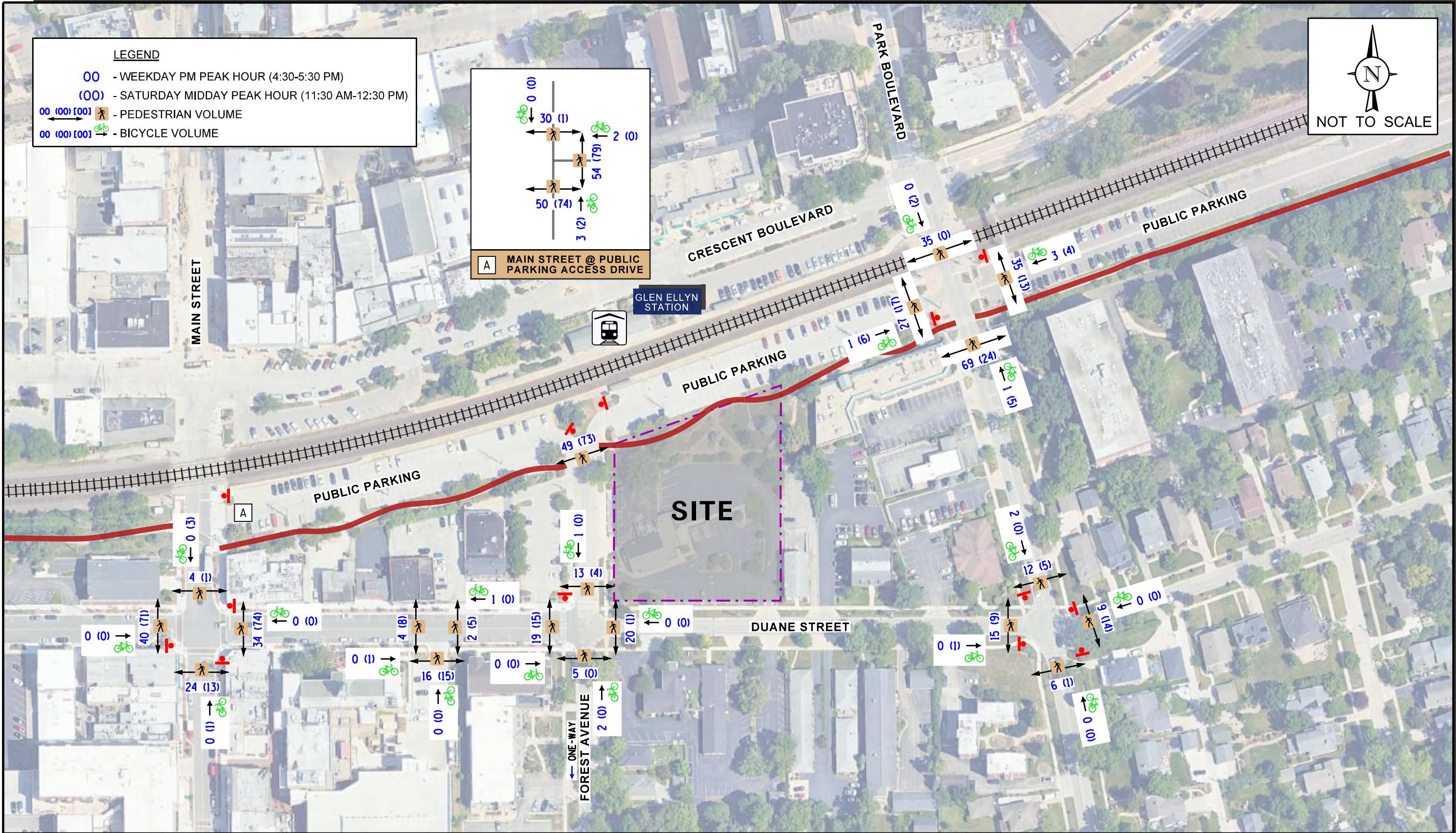
As previously indicated, the Glen Ellyn station for the Metra Union Pacific – West (UP-W) Commuter Railway is located approximately 250 feet north of the site and both Main Street and Park Boulevard have at-grade railroad crossings with this railway. At the crossings, advanced signage, lights, and gates for vehicular and pedestrian traffic are provided for both directions. Observations conducted during the peak periods indicated the following:

- There were five inbound Metra trains and ten outbound Metra trains during the weekday evening peak period.
- There were two inbound Metra trains and two outbound Metra trains during the Saturday midday peak period.



DOWNTOWN PARK
GLEN ELLYN, ILLINOIS

EXISTING TRAFFIC VOLUMES



DOWNTOWN PARK
GLEN ELLYN, ILLINOIS

EXISTING PEDESTRIAN AND BICYCLE TRAFFIC VOLUMES

- There were three inbound freight trains and one outbound freight train during the weekday evening peak period.
- There was one inbound freight train and two outbound freight trains during Saturday midday peak period.
- At the at-grade crossing along Main Street, the train gates were down for approximately two minutes and fifteen seconds during inbound and outbound Metra trains and approximately two and a half minutes during freight train events.
- At the at-grade crossing along Park Boulevard, the train gates were down for approximately two and a half minutes during inbound Metra trains and for approximately one and half minutes during outbound Metra trains. During freight train events, gates were down from two to four minutes.

Crash Data Analysis

KLOA, Inc. obtained crash data¹ for the past five years (2018 to 2022) for the intersections of Duane Street with Forest Avenue, Main Street and Park Boulevard. **Tables 2** through **4** summarize the crash data for the intersections, respectively. A review of the crash data indicated that no fatalities were reported at the study area intersections.

Table 2

DUANE STREET WITH FOREST AVENUE – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0
2022	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	0	0	0	0	0	0	0	0
Average	0	0	0	0	0	0	0	0

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

Table 3

DUANE STREET WITH MAIN STREET – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	1	0	0	1	0	0	0	2
2019	0	0	0	1	0	0	0	1
2020	1	0	0	0	0	0	0	1
2021	3	0	0	0	0	0	0	3
2022	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	5	0	0	2	0	0	0	7
Average	1	0	0	< 1	0	0	0	1.4

Table 4

DUANE STREET WITH PARK BOULEVARD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	0	0	0
2019	1	0	0	0	0	1	0	2
2020	0	0	0	0	0	1	0	1
2021	3	0	0	0	0	0	0	3
2022	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>
Total	4	0	0	0	0	3	0	7
Average	< 1	0	0	0	0	< 1	0	1.4

3. Traffic Characteristics of the Proposed Park

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed park, including the directional distribution and volumes of traffic that it will generate.

Proposed Event Park and Operations

As proposed, the site will be redeveloped via an expansion of the existing Prairie Path Park into a dynamic open space within the heart of downtown Glen Ellyn. The park will be open to the general public and through coordination with the Park District, various programs and events will be held. The following summarizes the anticipated programs/events provided per season, their times, and anticipated attendance:

- Spring Weekday Programs
 - Book Babies – 9:00 A.M. to 10:00 A.M. with an attendance of 40 people
 - Get Git Friday – 9:00 A.M. to 11:00 A.M. with an attendance of 50 people
- Spring Weekend Programs
 - Bilingual Storytime – 9:00 A.M. to 10:00 A.M. with an attendance of 40 people
- Spring Events
 - Pilates & Pints – 1:00 P.M. to 3:00 P.M. with an attendance of 100 people
 - Earth Day – 9:00 A.M. to 11:00 A.M. with an attendance of 200 people
 - Photos with the Bunny – 9:00 A.M. to 12:00 P.M. with an attendance of 250 people
 - Children’s Concert Series – 9:00 A.M. to 3:00 P.M. with an attendance of 250 people
 - Family Night Out – 4:00 P.M. to 8:00 P.M. with an attendance of 300 people
 - Salsa & Sangria – 12:00 P.M. to 6:00 P.M. with an attendance of 400 people
 - Egg Hunt – 1:00 P.M. to 6:00 P.M. with an attendance of 500 people
 - Food Truck Festival – 12:00 P.M. to 6:00 P.M. with an attendance of 1000 people
 - Celtic Fest – 1:00 P.M. to 6:00 P.M. with an attendance of 1000 people
- Summer Weekday Programs
 - Book Babies – 9:00 A.M. to 10:00 A.M. with an attendance of 40 people
 - Summer Camps – 9:00 A.M. to 3:00 P.M. with an attendance of 48 people
 - Get Git Friday – 9:00 A.M. to 11:00 A.M. with an attendance of 50 people
- Summer Weekend Programs
 - Summer Camps – 9:00 A.M. to 3:00 P.M. with an attendance of 48 people
 - Bilingual Storytime – 9:00 A.M. to 10:00 A.M. with an attendance of 40 people

- Summer Events
 - Tween Night – 3:00 P.M. to 7:00 P.M. with an attendance of 45 people
 - Pilates & Pints – 1:00 P.M. to 3:00 P.M. with an attendance of 100 people
 - Family Bingo – 1:00 P.M. to 3:00 P.M. with an attendance of 100 people
 - Yoga on Tap – 1:00 P.M. to 4:00 P.M. with an attendance of 100 people
 - Children’s Concert Series – 9:00 A.M. to 3:00 P.M. with an attendance of 250 people
 - Juneteeth – 12:00 P.M. to 6:00 P.M. with an attendance of 400 people
 - Salsa & Sangria – 12:00 P.M. to 6:00 P.M. with an attendance of 400 people
 - Latin Music Fest – 12:00 P.M. to 8:00 P.M. with an attendance of 400 people
 - Blues Fest – 12:00 P.M. to 6:00 P.M. with an attendance of 400 people
 - Yappy Hour/Pet Parade – 1:00 P.M. to 3:00 P.M. with an attendance of 400 people
 - Cruise for Kids Car Show – 1:00 P.M. to 6:00 P.M. with an attendance of 500 people
 - Sounds on the Streets – Attendance of 1000 people
 - *Jazz Up – 1:00 P.M. to 6:00 P.M. with an attendance of 1000 people
 - *Backyard BBQ – 12:00 P.M. to 8:00 P.M. with an attendance of 1000 people
 - Summer Break at Downtown – 5:00 P.M. to 10:00 P.M. with an attendance of 1000 people
- Fall Weekday Programs (no weekday programs identified)
 - Get Git Friday – 9:00 A.M. to 11:00 A.M. with an attendance of 50 people
- Fall Events
 - Yoga on Tap – 1:00 P.M. to 4:00 P.M. with an attendance of 100 people
 - Bags & Brews – 1:00 P.M. to 6:00 P.M. with an attendance of 150 people
 - Hocus Pocus Halloween Movie – 1:00 P.M. to 3:00 P.M. with an attendance of 250 people
 - Dia De Los Muertos – 1:00 P.M. to 4:00 P.M. with an attendance of 250 people
 - Children’s Concert Series – 9:00 A.M. to 3:00 P.M. with an attendance of 250 people
 - Watch Me Dance Cancer Away – 1:00 P.M. to 4:00 P.M. with an attendance of 400 people
 - *Halloween Festival & Parade – 1:00 P.M. to 4:00 P.M. with an attendance of 1000 people
- Winter Weekday Programs
 - Open Skate and Curling – 12:00 P.M. to 8:00 P.M. with an attendance of 75 people
 - Tween Skate – 5:00 P.M. to 8:00 P.M. with an attendance of 45 people
- Winter Weekend Programs
 - Open Skate and Curling – 12:00 P.M. to 8:00 P.M. with an attendance of 75 people
 - Skate Lessons – 9:00 A.M. to 11:00 A.M. with an attendance of 40 people
- Winter Events
 - 3v3 Hockey Tournament – 1:00 P.M. to 8:00 P.M. with an attendance of 60 people

- Valentine Skate – 5:00 P.M. to 8:00 P.M. with an attendance of 45 people
- Superhero Skate – 1:00 P.M. to 6:00 P.M. with an attendance of 45 people
- Frozen Fest – 1:00 P.M. to 8:00 P.M. with an attendance of 300 People
- Polar Market – 10:00 A.M. to 2:00 P.M. with an attendance of 300 people
- Cocoa Crawl 5K – 12:00 P.M. to 6:00 P.M. with an attendance of 400 people
- Photos with Santa – 1:00 P.M. to 4:00 P.M. with an attendance of 480 people
- *Holiday Tree Lighting – Attendance of 1000 people

Asterisked events are non-district events that will be able to utilize the proposed park to expand its current offering.

As can be seen from the above summary, the weekday programs generally occur in the midday and into the evening with moderate attendance ranging from 40 to 75 people. Programs are anticipated to start at 9:00 A.M. or later with programs running into the evening hours. There is anticipated to be approximately 30 events with an attendance of 500 people or less and approximately eight events with an attendance of 1000 people. Of the eight events, four are existing events that take place downtown. When events are held at the park, no regular programming will occur and events will primarily occur in the evening on weekdays or on weekends.

Parking for the park will be accommodated by the adjacent on- and off-street parking locations provided within the area as previously described.

Estimated Peak Hour Traffic Volumes – Typical Day

The number of peak hour vehicle trips estimated to be generated by the proposed park on a typical day was based on the following:

- The estimated attendance for regular programming to be provided by the Park District.
- Trip generation rates published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual*, 11th Edition.

The estimated trip generation for the park on a typical day is shown in **Table 5**. For the number of trips projected to be generated by the park based on the estimated attendance, it was assumed that vehicle occupancy would average 2.5 people per vehicle.

Table 5
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
220	Public Park (1 Acre)	0	0	0	12	11	23	15	12	27
	Information Provided By Park District ¹	0	0	0	16	14	30	17	13	30
1 – Regularly scheduled programming with attendance of up to 75 people assuming 2.5 persons per vehicle. In/out distribution based on the percentages established by the ITE trip generation data.										

Given that the proposed park is located within downtown Glen Ellyn and is located in proximity to area residential homes. As such, it is likely that many users of the park will be people already patronizing the commercial land-uses located downtown or nearby residents walking from area homes.

Based on census data provided for the area, there are approximately 1,571 households located within one-half mile (10-to-15-minute walk) of the proposed park, whereas there are a total of 10,981 households located within Glen Ellyn. As such, it is anticipated that approximately 15 percent of park guests will walk to the park. However, this reduction does not take into consideration the following:

- Multi-purpose trips from people patronizing downtown commercial properties
- People who may utilize public transportation (Metra or Pace) to access the park during events
- People who may utilize the Illinois Prairie Path to access the park from adjacent communities or Glen Ellyn residents that live outside of walking distance to the park.

As previously indicated, the Metra station is being evaluated for upgrades to modernize the station, include a pedestrian underpass, enhance pedestrian facilities and provide additional amenities such as bike racks. This improvement to the station will increase the flexibility of pedestrian traffic within the downtown area and may increase the utilization of alternatives modes of transportation.

As can be seen from Table 4, the trips estimated to be generated by the regular programming at the park based on the estimated attendance is consistent with the trips estimated based on information published in the ITE *Trip Generation Manual*. To provide a conservative (worst case) analysis, the highest estimated peak hour traffic volumes (information provided by park district) were utilized.

4. Projected Traffic Conditions – Typical Day

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject park.

Directional Distribution

The directions from which guests of the park will approach and depart the site were estimated based on existing travel patterns (as determined from the traffic counts), one-way restrictions, and area parking facilities. **Figure 7** illustrates the general directional distribution of traffic to and from the site.

Park Generated Traffic Assignment

The estimated weekday evening and Saturday midday peak hour traffic volumes that will be generated by the proposed park were assigned to the roadway system in accordance with the previously described directional distribution (Figure 7). **Figure 8** illustrates the traffic assignment of the new passenger vehicle trips for the park. For the purposes of this evaluation, given that the parking spaces located along the Metra railway are available for public parking after 11:00 A.M., it was assumed that 50 percent of park patrons on a regular basis would park in the parking lots north of the site and that 50 percent of park patrons would park in the public parking garage located on the south side of Duane Street.

Background Traffic

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any planned development). Based on AADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes are projected to increase by an annual compounded growth rate of approximately 0.65 percent per year. As such, traffic volumes were increased by four percent total to represent Year 2030 background conditions. A copy of the CMAP projections letter is included in the Appendix. **Figure 9** illustrates the Year 2030 no-build projected conditions.

Total Projected Traffic Volumes

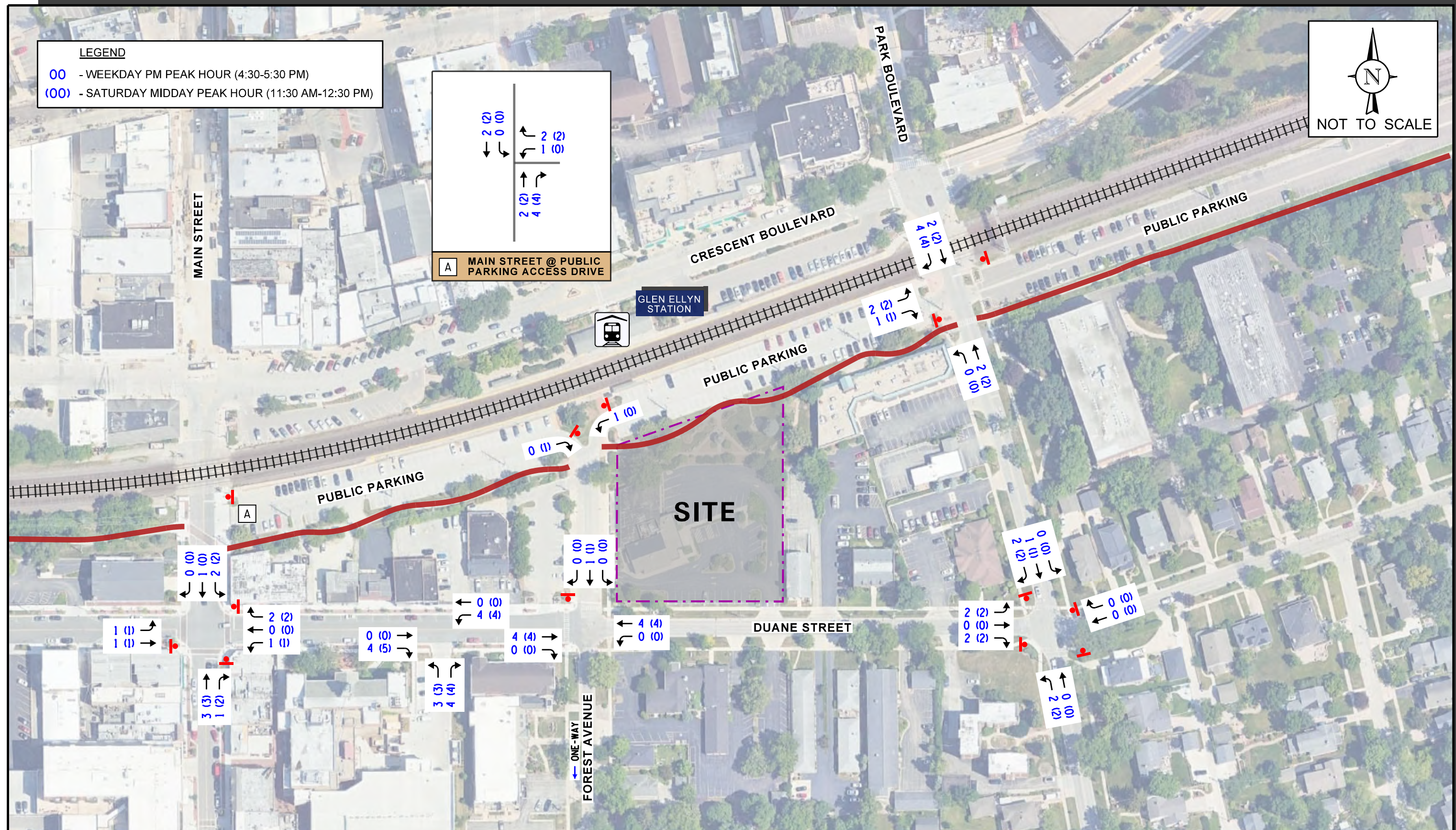
The Year 2030 background traffic volumes were combined with the new peak hour traffic volumes generated by the proposed park to determine the Year 2030 total projected traffic volumes, shown in **Figure 10**.

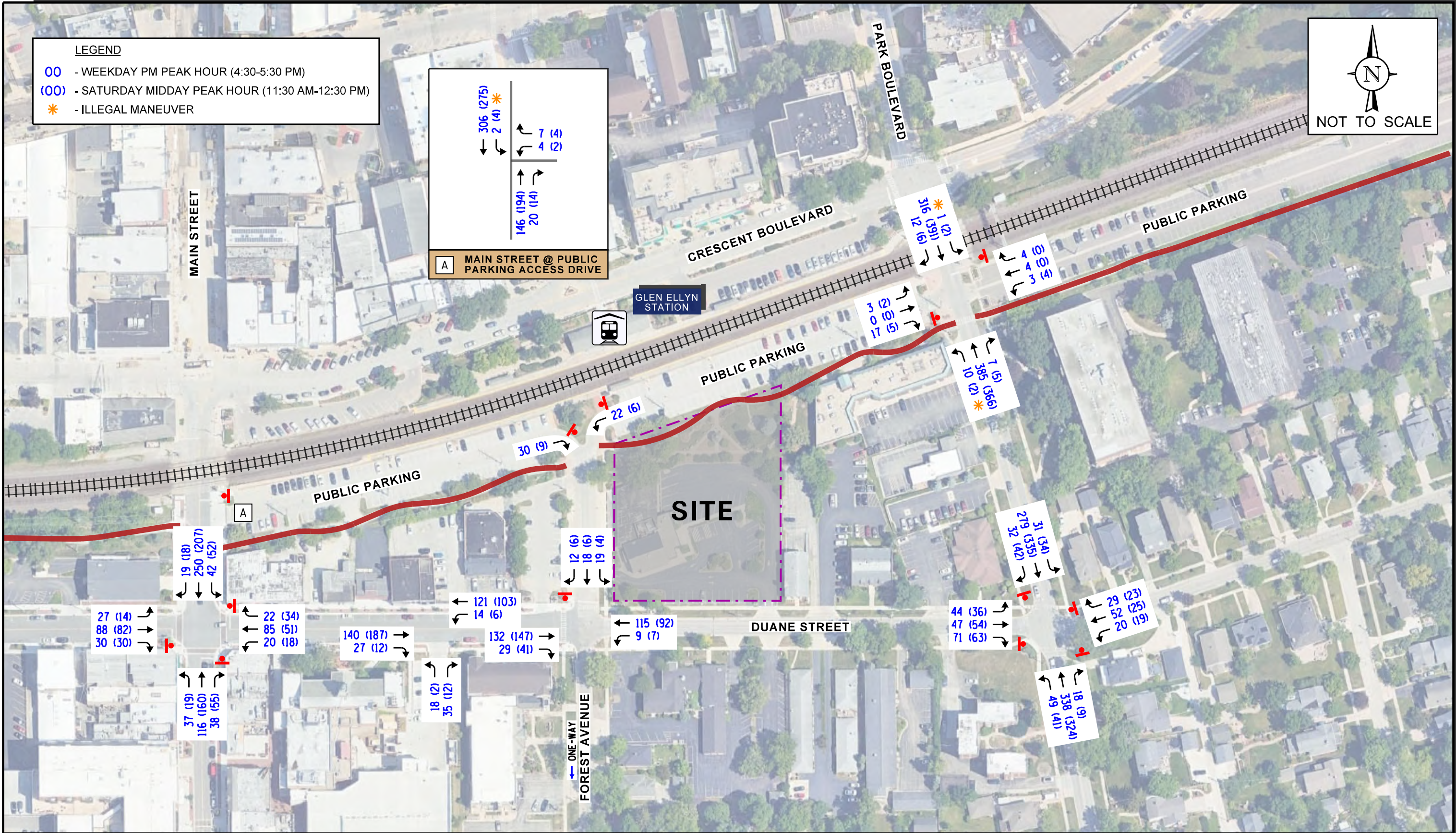
It should be noted that the Year 2030 total projected traffic conditions take into consideration the proposed modifications to the Glen Ellyn Metra station which will allow for through movements between the two parking lots located on the south side of the railway.



DOWNTOWN PARK
 GLEN ELLYN, ILLINOIS

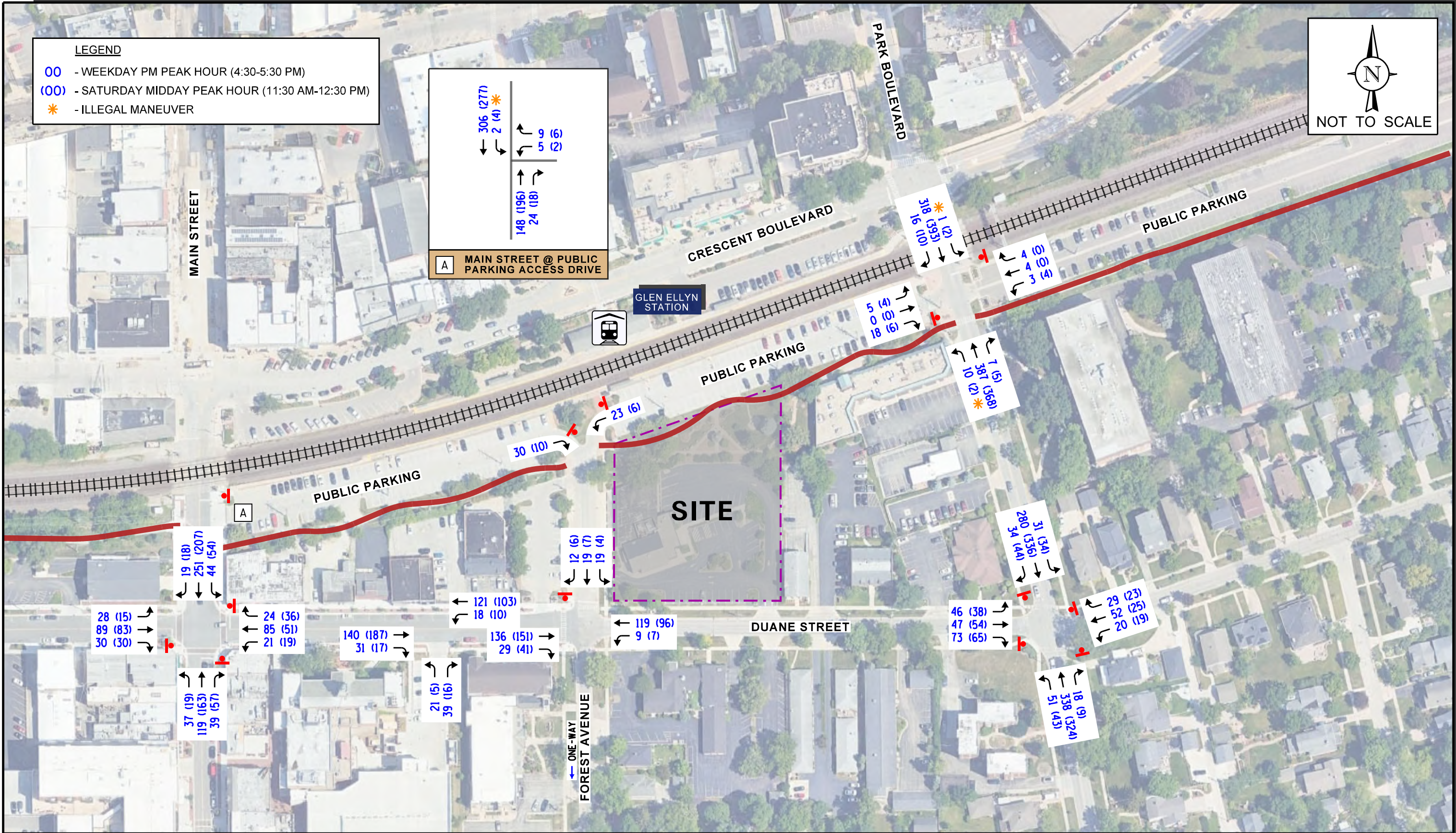
DIRECTIONAL DISTRIBUTION





DOWNTOWN PARK
GLEN ELLYN, ILLINOIS

YEAR 2030 NO-BUILD TRAFFIC VOLUMES



DOWNTOWN PARK
GLEN ELLYN, ILLINOIS

YEAR 2030 TOTAL TRAFFIC VOLUMES

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday evening and Saturday midday peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system is projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Intersection analyses were performed for the weekday evening and Saturday midday peak hours for the existing and future projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using Synchro/SimTraffic 11 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and future projected conditions are presented in **Tables 6** and **7**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 6
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS

Intersection	Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay
Duane Street with Park Boulevard¹				
• Overall	B	13.7	C	18.3
• Eastbound Approach	B	11.0	B	12.2
• Westbound Approach	B	10.4	B	10.9
• Northbound Approach	C	15.6	C	19.0
• Southbound Approach	B	13.7	C	21.1
Duane Street with Forest Avenue²				
• Southbound Approach	A	9.7	A	9.4
• Westbound Left Turn	A	7.6	A	7.7
Park Boulevard with Parking Lot Access Drives²				
• Eastbound Approach	B	12.9	B	13.0
• Westbound Approach	C	16.5	C	18.3
Main Street with Parking Lot Access Drive²				
• Westbound Approach	B	10.6	B	11.1
Duane Street with Parking Garage Access Drive²				
• Northbound Approach	B	10.1	A	9.8
• Westbound Left Turn	A	7.7	A	7.7
Duane Street with Main Street³				
• ICU Level of Service	A	52.4%	A	48.2%
LOS = Level of Service Delay is measured in seconds. 1 – All-way stop sign control 2 – Two-way stop sign control 3 – The operation of this intersection is based on a critical volume to saturation flow (v/s) evaluation also known as the Intersection Capacity Utilization (ICU) method.				

Table 7

CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS

Intersection	Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay
Duane Street with Park Boulevard¹				
• Overall	B	14.8	C	21.7
• Eastbound Approach	B	11.5	B	13.1
• Westbound Approach	B	10.7	B	11.3
• Northbound Approach	C	17.2	C	22.5
• Southbound Approach	B	14.7	D	26.0
Duane Street with Forest Avenue²				
• Southbound Approach	A	9.8	A	9.4
• Westbound Left Turn	A	7.6	A	7.7
Park Boulevard with Parking Lot Access Drives²				
• Eastbound Approach	B	13.7	B	14.2
• Westbound Approach	C	17.2	C	19.1
Main Street with Parking Lot Access Drive²				
• Westbound Approach	B	10.7	B	11.1
Duane Street with Parking Garage Access Drive²				
• Northbound Approach	B	10.3	B	10.1
• Westbound Left Turn	A	7.7	A	7.8
Duane Street with Main Street³				
• ICU Level of Service	A	53.7%	A	50.3%
LOS = Level of Service Delay is measured in seconds. 1 – All-way stop sign control 2 – Two-way stop sign control 3 – The operation of this intersection is based on a critical volume to saturation flow (v/s) evaluation also known as the Intersection Capacity Utilization (ICU) method.				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate under projected conditions and identifies any roadway and traffic control improvements that are necessary to accommodate the park-generated traffic.

Duane Street with Forest Avenue

The results of the capacity analysis indicate that under existing conditions, the southbound approach currently operates at level of service (LOS) A during the weekday evening and Saturday midday peak hours. Under projected conditions, the southbound approach and westbound left-turn movements are projected to continue operating at LOS A during the peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the park on a typical day.

In order to determine if an all-way stop sign control is warranted for the intersection of Duane Street with Forest Avenue, the projected traffic, pedestrian and bicycle volumes were compared to the Multi-Way Stop guidelines published in Chapter 2B of the *Manual on Uniform Traffic Control Devices* (MUTCD). The relevant MUTCD criteria for Multi-Way Stop control for this intersection evaluation is as follows:

1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour.
3. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
4. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes.
5. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop.

It is important to note that the MUTCD indicates that yield or stop signs should **not** be used for speed control.

Based on the results of the traffic counts, the existing volumes for the major and minor street approaches, even when taking into consideration background growth and vehicle and pedestrian traffic estimated to be generated by the park on a typical day would not meet the volume warrants for multi-way stop sign control.

Furthermore, the crash data received from IDOT indicated that zero crashes were reported during the review period which also does not meet the crash warrant for multi-way stop sign control. Lastly, a review of the site lines for southbound vehicles on Forest Avenue at Duane Street (particularly at the Duane Street edge of pavement) indicate that adequate sight lines are available along the roadway.

As such, based on the traffic volumes, crash data, and intersection configuration, an all-way stop sign control at this intersection is not warranted during a typical day and as such is not recommended.

Duane Street with Main Street

Because of the traffic control configuration of this intersection where the southbound traffic is free flow and the other three approaches are under stop sign control, the intersection could not be analyzed using HCM procedures. This intersection's traffic control is designed to keep southbound queues from extending onto the at-grade railroad crossing located approximately 200 feet north of the intersection. Given this traffic control configuration and the limitations of the HCM procedures, the intersection was analyzed using the intersection capacity utilization (ICU) level of service. The ICU indicates how much reserve capacity is available or how much an intersection is over capacity.

Based on the ICU analysis, the intersection currently utilizes approximately 48 to 52 percent of the capacity of the intersection during the weekday evening and Saturday midday peak hours. Under future conditions it is projected that the intersection will utilize approximately 50 to 54 percent of its capacity during the weekday evening and Saturday midday peak hours. As a result, the intersection will continue to operate efficiently.

Duane Street with Park Boulevard

The results of the capacity analysis indicate that under existing conditions, this intersection overall currently operates at LOS B during the weekday evening peak hour and at LOS C during the Saturday midday peak hour. All of the approaches currently operate at LOS C or better during the peak hours.

Under total projected conditions, the intersection overall is projected to continue operating at LOS B during the weekday evening peak hour and at LOS C during the Saturday midday peak hour. All of the approaches are projected to operate at the acceptable LOS D or better during the peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the park on a typical day.

Duane Street with Public Parking Garage Access Drive

The results of the capacity analysis indicate that outbound movements from the parking garage access onto Duane Street currently operate at LOS B during the weekday evening peak hour and at LOS A during the Saturday midday peak hours. Westbound left turn movements currently operate at LOS A during both peak hours.

Under total projected conditions, outbound movements from the parking garage access drive onto Duane Street are projected to operate at LOS B during the peak hours and westbound left-turn movements are projected to continue operating at LOS A during the peak hours with increases in delay of less than one second over existing conditions. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the park on a typical day.

Main Street with Parking Lot Access Drive

The results of the capacity analysis indicate that outbound movements from the parking lot onto Main Street currently operate at LOS B during the weekday evening and Saturday midday peak hours. It should be noted that while southbound left-turn movements are not permitted at this intersection via signage, these movements were observed to occur during the peak hours.

Under total projected conditions, outbound movements from the parking lot access drive onto Main Street are projected to continue operating at LOS B during the peak hours with increases in delay of less than one second.

As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the park on a typical day.

Park Boulevard with Parking Lot Access Drive

The results of the capacity analysis indicate that outbound movements from the parking lots onto Park Boulevard currently operate at LOS C or better during the weekday evening and Saturday midday peak hours. It should be noted that while left-turn movements from Park Boulevard onto the access drives are restricted during the peak hours via signage, these movements were observed to occur during the peak hours.

Under total projected conditions, outbound movements from the parking lot access drives onto Park Boulevard are projected to continue operating at existing levels of service during the peak hours with increases in delay of approximately one second or less over existing conditions.

As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the park on a typical day.

6. Traffic Management Plan – Peak Events

As discussed previously, there is anticipated to be approximately 30 events per year with an attendance of 500 people or less and approximately eight large events per year with an attendance of 1000 people. Of the eight large events, four are existing events that take place downtown. When events are held at the park, no regular programming will occur and events will primarily occur in the evening on weekdays or on weekends. The following evaluates several traffic, parking and pedestrian items related to peak events including:

- The multimodal trip generation estimated to be generated by peak events
- Identifying the location and availability of area parking facilities
- Evaluation of the area pedestrian facilities and walking routes from area parking
- The temporary closure of Forest Avenue north of Duane Street during peak events
- Identify efficient locations for drop-off/pick-up vehicles

Estimated Multimodal Trip Generation – Events

The estimated mode of travel by guests to the park during a peak event was estimated based on the proximity of the park to downtown Glen Ellyn, the Glen Ellyn Metra station, Pace Route 715 and area residential homes.

As previously indicated, approximately 15 percent of Glen Ellyn residents are located within walking distance of the park, therefore it is estimated that 15 percent of residents will walk or bike to the park during peak events. For the purposes of this evaluation, it was assumed that 15 percent would also include park event attendees that would also be patrons of the other commercial land-uses located within the downtown area.

Based on KLOA Inc.'s experience with event parks located near public transit in Chicagoland communities, less than five percent of attendees utilize public transportation (Metra or Pace), however, it is possible in the future that the use of public transportation increases with the proposed enhancements to the Glen Ellyn Metra Station and therefore, the percentage of attendees utilizing public transportation was assumed to be five percent.

Lastly, for the purposes of this evaluation, it was assumed that five percent of trips were made by ridesharing serves or pick-up/drop-off vehicles.

Table 8 summarizes the estimated mode of travel.

The volume of traffic generated by peak events at the park is ultimately contingent upon the type of event, the event schedule (hours, days), the peak attendance, the mode of travel, the number of guests per vehicle, and the rate of arrival and departure.

Table 8
ESTIMATED MODE OF TRAVEL TO PARK EVENT

Mode of Travel	Percent
Private Vehicle – Self Park	75%
Walk/Bike	15%
Ridesharing Services or Pick-Up/Drop-Off Vehicles	5%
Public Transit (Metra, Pace)	<u>5%</u>
Total	100%

For traffic evaluation purposes, a peak event would occur when the largest volume of guests would arrive and depart within a one-hour period of time creating a “surge” of traffic. However, it should be some of the events may be structured to allow for a steady flow of people arriving or departing throughout the duration of the event thus the traffic load will be spread over a longer period of time and will have less impact on the surrounding area at any given time.

Based on KLOA, Inc’s experience with other park/event venues, the highest percentage of guests arriving during the start of an event was approximately 32 percent of the total event attendance with 90 percent of event attendees departing during the conclusion of an event. Furthermore, the average vehicle occupancy was 2.5 people per vehicle.

Given a peak event capacity of 1,000 guests, travel mode data from Table 7, estimated auto occupancy, and the guest arrival and departure rates noted above, the peak period traffic generation from a peak event was estimated and is shown in **Table 9**.

Table 9
TRAFFIC GENERATED BY PEAK EVENT (1,000 GUESTS)

Vehicle Type	Arrival Peak Hour			Departure Peak Hour		
	In	Out	Total	In	Out	Total
Self-Park Vehicles ¹	96	0	96	0	270	270
Drop-Off/Pick-Up Vehicles ²	<u>7</u>	<u>7</u>	<u>14</u>	<u>18</u>	<u>18</u>	<u>36</u>
Total:	103	7	110	18	288	306
¹ Trip generation based on 75% auto-self park mode of travel, 2.5 persons per vehicle, 32% arrivals in peak arrival period, and 90% departures in peak departure period. ² Reflects drop-off/pick-up trips by private vehicles or ride-hailing services. Trip generation based on 5% drop-off/pick-up mode of travel, 2.5 persons per vehicle, 32% arrivals in peak arrival period, and 90% departures in peak departure period.						

Area Parking Facilities

Given that events with a substantial attendance (500 to 1000) attendees are projected to occur after 11:00 A.M. on weekdays or on weekends (except for the children's concert series), attendees of events will have access to all of the area parking locations including the permit parking lots located along the railway which all provide free public parking starting at 11:00 A.M., 2:00 P.M. or 3:00 P.M. on weekdays and all day on weekends and within the on-street parking facilities, the Civic Center public parking garage, and the Apex 400 parking garage. As previously indicated there are 255 unrestricted parking spaces within the area Metra parking lots that will be available during weekday evening and weekend peak events. However, with the Metra station enhancements, this total will be reduced down to 200 spaces. Furthermore, there are at least 429 area on-street, surface lot, and parking garage spaces that can be utilized.

This total doesn't include some of the more remote public parking facilities available to the downtown including the Duane Lorraine parking lot (approximately 218 spaces) and the parking lot located on the north side of Duane Street between Glenwood Avenue and Prospect Avenue (47 spaces), both of which are available unrestricted parking in the afternoon or on weekends. Event patrons utilizing these lots can access the park via Duane Street or the Illinois Prairie Path.



Within the downtown area, each of the aforementioned public parking locations are identified via visible monument signage. During peak events, consideration should be given to enhancing the visibility for public parking locations such as providing directional to identify preferred event parking locations and to direct attendees to more remote parking locations such as at the Duane Lorraine parking lot and the Glen Ellyn public library parking lot (during off hours). To achieve this, advance information could be provided through the Special Event Committee. Furthermore, during events, static wayfinding signs which include minicades (sandwich-boards) or signs atop orange cones, among others, could be utilized to direct vehicles arriving to the event.



Minicade Folding Signs



Orange Cone-Topped Signs

However, as previously indicated, four of the existing peak events are events that are already held downtown that will be enhanced with the provision of the park so patrons will already be familiar with these remote parking areas and the distances required to walk during downtown events.

To minimize the impact of event parking on the residential neighborhoods to the east and south of the subject site, the Park District should coordinate with the Glen Ellyn Police Department to incorporate No Parking zones on one or both sides of residential streets, as needed, to (1) minimize the impact of parking on the residential homes and (2) to maintain two-way traffic flow on area streets.

Evaluation of Pedestrian Facilities

As noted in the previous sections, sidewalks are currently provided on both sides of the area roadways and high visibility crosswalks are provided at all of the study area intersections.

However, given that the municipal parking garage and the majority of the immediate area residential homes are located on the south side of Duane Street, it is anticipated that the peak events will result in a significant increase in the volume of pedestrian activity traversing the intersection of Duane Street with Forest Avenue.

Similarly, given the location of the 62-space public parking lot located on the east side of Park Boulevard and that the remote parking lots are located on the west side of Main Street it is anticipated that the volume of pedestrians crossing Main Street and Park Boulevard via the Illinois Prairie Path crossing or at the intersection of Main Street with Duane Street would significantly increase during peak events. As such, in order to limit pedestrian vehicle conflicts during peak events, consideration should be given to the following:

- Temporarily closing Forest Avenue north of Duane Street to through traffic (to be discussed in the following sections) which would minimize the number of turning movements occurring at the intersection.
- Traffic control personnel should be provided at the anticipated peak arrival and departure times for attendees to regulate traffic and pedestrian activity at the following locations
 - Duane Street with Forest Avenue
 - Main Street with Duane Street
 - Main Street with the Illinois Prairie Path Crossing
 - Park Boulevard with Duane Street
 - Park Boulevard with the Illinois Prairie Path Crossing

Upon completion of the Metra station improvements, a pedestrian underpass will be provided which will allow pedestrians to access the north side of Downtown and the parking locations along Crescent Boulevard more directly than traversing over to Main Street or Park Boulevard.

Under existing conditions, the east leg of the intersection of Duane Street with Forest Avenue currently provides a pedestrian crossing of approximately 24 feet while the west leg of the intersection provides a pedestrian crossing of approximately 42 feet. Therefore, consideration should be given to the following:

- Providing bump outs/curb extensions at the northwest and southwest corners of the intersection to reduce the crossing distance on the west leg of the intersection. However, Duane Street west of Forest Avenue was recently improved with streetscape and wider sidewalks in which these features were not incorporated. Therefore, the provision of bump outs/curb extensions should be further evaluated.
- In lieu of modifications to the west leg of the intersection, signage should be provided during peak events to direct pedestrians to cross Duane Street on the east leg of the intersection which provides the shorter crossing distance.

While the projected typical day traffic, pedestrian, and bicycle volumes are not projected to warrant the provision of all-way stop sign control under a typical day, upon completion of the Metra station underpass and the proposed park the intersection of Duane Street with Forest Avenue should be recounted and reevaluated for the provision of all-way stop sign control.

As part of the proposed park, 15 proposed bicycle racks will be provided. Furthermore, additional bicycle parking is proposed to be provided along Forest Avenue between Duane Street and the Metra parking lots and along the north side of the railway within the vicinity of the pedestrian underpass. The utilization of bicycles to access events should be continually evaluated by event staff to determine if more temporary bicycle parking locations are required to be provided near the park during peak events.

Temporary Closure of Forest Avenue for Events

It should be noted that for some events there is the possibility for Forest Avenue to be closed to vehicle traffic between Duane Street and the Metra parking lots. The temporary closure of Forest Avenue to vehicle traffic during peak events would be beneficial due to the following:

- It would limit pedestrian/vehicle conflicts by restricting vehicle movements at the intersection of Duane Street and Forest Avenue to eastbound or westbound through movements or turning movements from Duane Street to southbound Forest Avenue.
- It would reduce pedestrian vehicle conflicts at the intersection of Forest Avenue with the Metra parking lots by restricting vehicle movements to through movements only.

The impact of closing Forest Avenue temporarily would be limited due to the following:

- Forest Avenue is currently a one-way southbound roadway that serves as egress from the Metra parking lots and subject site to Duane Street.

- The volume of traffic currently utilizing Forest Avenue will be reduced due to the Metra station enhancements due to the following:
 - The future configuration of the parking lots located on the south side of the railway will allow for vehicles to traverse east-west between the lots enhancing flexibility.
 - The existing parking lot on the west side of Forest Avenue will be reconfigured to eliminate direct access to Forest Avenue
- The parking located on the west side of Forest Avenue currently only provides six spaces that are restricted to Civic Center employee permit only between 7:30 A.M. and 4:00 P.M. Monday through Friday. As such, the closure will not have an adverse effect on the area public parking.

KLOA, Inc. will continue to work with the Glen Ellyn Park District and the Village of Glen Ellyn, as needed, to evaluate if temporary roadway closures, one-way restrictions, or on-street parking restrictions could be incorporated to better accommodate event traffic with roadway closures.

A potential location includes Duane Street east of Park Boulevard where parking is not currently restricted and the roadway is not wide enough to accommodate parking on both sides of the roadway and facilitate two-way traffic.

Efficient Drop-Off/Pick-Up Circulation

To minimize the amount of drop-off/pick-up activity that occurs along Duane Street, particularly to the east of Forest Avenue. It is recommended that a designated drop-off/pick-up location be established for peak events. A potential location for this activity is the proposed ADA passenger loading areas that will be incorporated as part of the renovated Metra Station. The areas located on the both side of the railway could be utilized with the provision of the future pedestrian underpass. of the renovated Metra station on the south side of the railway. Wayfinding signage should be provided to identify these loading areas for vehicles traversing on Main Street and Park Boulevard.



Website Information/Resident and Business Notices

To reduce delays, maximize safety, and to provide maximum awareness for event traffic and parking information, it is best to provide as much up-front information to event guests as possible on travel routes, modal alternatives, and parking options. Traffic flow in particular moves better with less frustration if drivers have expectations of where they are headed. This intersection should be distributed through the park district website, the Village of Glen Ellyn website/public calendar and via the Special Event Committee.

Consideration should be given to posting transportation information along with maps showing travel routes, parking locations, transit stops, pedestrian/bicycle pathways, and bicycle parking facilities.

Furthermore, information should be provided to area businesses with information regarding dates and times that peak events will be occurring at the park. Most notably these include Leonard Memorial Funeral & Cremations, Susan L Thorne-Devin, Kimberly K. Benkert, RDH, SiligmueLLer & Norvid Wealth Advisors, and the other commercial or residential properties with access via Duane Street between Park Boulevard and Forest Avenue.

7. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- As proposed the site is planned to be redeveloped to expand on the existing Prairie Path Park to establish an approximately one-acre park that could be utilized to provide additional events within downtown Glen Ellyn and to expand on existing events held within the area.
- The park will primarily function as a passive park with regular programming accommodating moderate attendance ranging from 40 to 75 people.
- There is anticipated to be approximately 30 events with an attendance of 500 people or less and approximately eight events with an attendance of 1000 people. Of the eight events, four are existing events that take place downtown. When events are held at the park, no regular programming will occur and events will primarily occur in the evening on weekdays or on weekends.
- Parking for the park will be accommodated by the area public parking locations including the permit parking lots located along the south side of the Metra commuter railway, and the Glen Ellyn public parking garage which is available as free public parking in the afternoon and on weekends.
- The area roadway network has sufficient reserve capacity to accommodate the traffic estimated to be generated by the park on a typical day.
- The projected vehicle, pedestrian, and bicycle volumes at the intersection of Duane Street with Forest Avenue are not projected to meet the warrants for the provision of all-way stop sign control.
- Sidewalks are currently provided on both sides of the area streets, and high visibility crosswalks are provided at the study area intersections and at the locations the Illinois Prairie Path crosses Main Street and Park Boulevard.
- During peak events, travel demand management strategies should be incorporated which consist of the following:
 - Providing supplemental wayfinding signage Identifying the location and availability of area parking facilities
 - The temporary closure of Forest Avenue north of Duane Street
 - Identify efficient locations for drop-off/pick-up vehicles
 - Providing information on the Park District and Village website related to anticipated travel routes and parking options
 - Providing traffic control personnel at the intersection of Duane Street with Forest Avenue, at the intersection of Main Street with Duane Street, and at the Illinois Prairie Path crossing at Park Boulevard.

Appendix

Traffic Count Summary Sheets
CMAP 2050 Projection Letter
Level of Service Criteria
Capacity Analysis Summary Sheets

Traffic Count Summary Sheets



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400
Rosemont, Illinois, United States 60018
(847)518-9990 bnay@kloainc.com

Count Name: Park Blvd with Duane Street TMC
Site Code:
Start Date: 04/25/2024
Page No: 1

Turning Movement Data

Start Time	Duane Street Eastbound						Duane Street Westbound						Park Blvd. Northbound						Park Blvd. Southbound							
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total	
4:00 PM	0	8	13	15	0	36	0	5	6	1	4	12	0	7	84	3	0	94	0	4	66	7	2	77	219	
4:15 PM	0	7	11	15	3	33	0	2	5	9	2	16	0	5	93	1	2	99	0	4	60	6	3	70	218	
4:30 PM	0	7	11	23	5	41	0	7	14	7	1	28	0	10	95	1	0	106	0	6	67	6	5	79	254	
4:45 PM	0	18	8	12	5	38	0	1	14	4	2	19	0	21	73	3	4	97	0	9	64	7	2	80	234	
Hourly Total	0	40	43	65	13	148	0	15	39	21	9	75	0	43	345	8	6	396	0	23	257	26	12	306	925	
5:00 PM	0	11	14	14	2	39	0	3	13	9	2	25	0	9	78	5	0	92	0	7	82	11	2	100	256	
5:15 PM	0	6	12	19	3	37	0	8	9	8	4	25	0	7	79	8	2	94	0	8	55	7	3	70	226	
5:30 PM	0	9	8	15	4	32	0	2	10	5	2	17	0	14	85	10	1	109	0	5	76	12	2	93	251	
5:45 PM	0	16	6	8	7	30	0	9	8	4	4	21	0	10	82	8	4	100	0	4	82	9	2	95	246	
Hourly Total	0	42	40	56	16	138	0	22	40	26	12	88	0	40	324	31	7	395	0	24	295	39	9	358	979	
6:00 PM	0	11	10	11	1	32	0	7	10	6	0	23	0	10	89	3	1	102	0	4	70	10	2	84	241	
6:15 PM	0	15	9	13	0	37	0	4	8	4	1	16	0	19	66	5	2	90	0	3	61	11	0	75	218	
6:30 PM	0	8	6	7	2	21	0	5	10	1	3	16	0	12	90	11	0	113	0	2	46	4	1	52	202	
6:45 PM	0	8	11	11	2	30	0	0	3	3	1	6	0	11	84	0	0	95	0	3	43	7	1	53	184	
Hourly Total	0	42	36	42	5	120	0	16	31	14	5	61	0	52	329	19	3	400	0	12	220	32	4	264	845	
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11:30 AM	0	12	20	24	2	56	0	5	5	10	4	20	0	8	79	1	0	88	0	13	105	11	3	129	293	
11:45 AM	0	9	15	14	2	38	0	7	5	5	6	17	0	10	80	5	0	95	0	8	68	6	0	82	232	
Hourly Total	0	21	35	38	4	94	0	12	10	15	10	37	0	18	159	6	0	183	0	21	173	17	3	211	525	
12:00 PM	0	6	8	11	2	25	0	1	6	1	3	8	0	9	72	1	0	82	0	6	84	12	2	102	217	
12:15 PM	0	8	9	12	3	29	0	5	8	6	1	19	0	12	81	2	1	95	0	6	65	11	0	82	225	
12:30 PM	0	10	8	15	2	33	0	1	5	1	2	7	0	11	80	7	0	98	0	1	101	10	0	112	250	
12:45 PM	0	15	5	10	3	30	0	5	13	1	1	19	0	12	64	7	0	83	0	5	61	10	3	76	208	
Hourly Total	0	39	30	48	10	117	0	12	32	9	7	53	0	44	297	17	1	358	0	18	311	43	5	372	900	
1:00 PM	0	8	5	13	4	26	0	6	7	4	1	17	0	7	73	6	1	86	0	3	82	15	3	100	229	
1:15 PM	0	5	10	17	3	32	0	7	7	4	3	18	0	11	84	3	0	98	0	6	64	3	4	73	221	
1:30 PM	0	8	9	8	5	25	0	6	4	8	6	18	0	9	74	2	3	85	0	7	72	4	4	83	211	
1:45 PM	0	12	3	18	5	33	0	6	9	5	0	20	0	6	88	3	0	97	0	7	60	6	2	73	223	
Hourly Total	0	33	27	56	17	116	0	25	27	21	10	73	0	33	319	14	4	366	0	23	278	28	13	329	884	
2:00 PM	0	11	17	16	0	44	0	4	8	3	0	15	0	6	105	3	1	114	0	7	62	4	0	73	246	
2:15 PM	0	15	13	17	2	45	0	8	5	7	5	20	0	6	80	3	1	89	0	11	66	8	0	85	239	
Grand Total	0	243	241	338	67	822	0	114	192	116	58	422	0	242	1958	101	23	2301	0	139	1662	197	46	1998	5543	
Approach %	0.0	29.6	29.3	41.1	-	-	0.0	27.0	45.5	27.5	-	-	0.0	10.5	85.1	4.4	-	-	-	0.0	7.0	83.2	9.9	-	-	-
Total %	0.0	4.4	4.3	6.1	-	14.8	0.0	2.1	3.5	2.1	-	7.6	0.0	4.4	35.3	1.8	-	41.5	0.0	2.5	30.0	3.6	-	36.0	-	
Lights	0	241	237	336	-	814	0	112	191	113	-	416	0	241	1927	100	-	2268	0	139	1649	197	-	1985	5483	

% Lights	-	99.2	98.3	99.4	-	99.0	-	98.6	-	99.6	98.4	99.0	-	98.6	-	100.0	99.2	100.0	-	99.3	98.9
Buses	0	1	1	0	-	2	-	3	0	0	20	0	-	20	0	0	5	0	-	5	30
% Buses	-	0.4	0.4	0.0	-	0.2	-	0.7	-	0.0	1.0	0.0	-	0.9	-	0.0	0.3	0.0	-	0.3	0.5
Single-Unit Trucks	0	1	2	2	-	5	-	2	0	1	9	0	-	10	0	0	5	0	-	5	22
% Single-Unit Trucks	-	0.4	0.8	0.6	-	0.6	-	0.5	-	0.9	0.5	0.0	-	0.4	-	0.0	0.3	0.0	-	0.3	0.4
Articulated Trucks	0	0	0	0	-	0	-	0	0	0	2	0	-	2	0	0	1	0	-	1	3
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	0.1
Bicycles on Road	0	0	1	0	-	1	-	1	0	0	0	1	-	1	0	0	2	0	-	2	5
% Bicycles on Road	-	0.0	0.4	0.0	-	0.1	-	0.2	-	0.0	0.0	1.0	-	0.0	-	0.0	0.1	0.0	-	0.1	0.1
Pedestrians	-	-	-	-	67	-	-	58	-	-	-	-	23	-	-	-	-	-	46	-	-
% Pedestrians	-	-	-	-	100.0	-	-	100.0	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
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(847)518-9990 bmay@kloainc.com

Count Name: Park Blvd with Duane Street TMC
Site Code:
Start Date: 04/25/2024
Page No: 3

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Duane Street Eastbound						Duane Street Westbound						Park Blvd. Northbound						Park Blvd. Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:30 PM	0	7	11	23	5	41	0	7	14	7	1	28	0	10	95	1	0	106	0	6	67	6	5	79	254
4:45 PM	0	18	8	12	5	38	0	1	14	4	2	19	0	21	73	3	4	97	0	9	64	7	2	80	234
5:00 PM	0	11	14	14	2	39	0	3	13	9	2	25	0	9	78	5	0	92	0	7	82	11	2	100	256
5:15 PM	0	6	12	19	3	37	0	8	9	8	4	25	0	7	79	8	2	94	0	8	55	7	3	70	226
Total	0	42	45	68	15	155	0	19	50	28	9	97	0	47	325	17	6	389	0	30	268	31	12	329	970
Approach %	0.0	27.1	29.0	43.9	-	-	0.0	19.6	51.5	28.9	-	-	0.0	12.1	83.5	4.4	-	-	0.0	9.1	81.5	9.4	-	-	-
Total %	0.0	4.3	4.6	7.0	-	16.0	0.0	2.0	5.2	2.9	-	10.0	0.0	4.8	33.5	1.8	-	40.1	0.0	3.1	27.6	3.2	-	33.9	-
PHF	0.000	0.583	0.804	0.739	-	0.945	0.000	0.594	0.893	0.778	-	0.866	0.000	0.560	0.855	0.531	-	0.917	0.000	0.833	0.817	0.705	-	0.823	0.947
Lights	0	42	45	67	-	154	0	19	50	28	-	97	0	47	320	17	-	384	0	30	263	31	-	324	959
% Lights	-	100.0	100.0	98.5	-	99.4	-	100.0	100.0	100.0	-	100.0	-	100.0	98.5	100.0	-	98.7	-	100.0	98.1	100.0	-	98.5	98.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	2	0	-	2	4
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.6	0.0	-	0.5	-	0.0	0.7	0.0	-	0.6	0.4
Single-Unit Trucks	0	0	0	1	-	1	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	0	-	1	4
% Single-Unit Trucks	-	0.0	0.0	1.5	-	0.6	-	0.0	0.0	0.0	-	0.0	-	0.0	0.6	0.0	-	0.5	-	0.0	0.4	0.0	-	0.3	0.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	2
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.7	0.0	-	0.6	0.2
Pedestrians	-	-	-	-	15	-	-	-	-	-	9	-	-	-	-	-	-	6	-	-	-	-	12	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-



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Count Name: Park Blvd with Duane Street TMC
Site Code:
Start Date: 04/25/2024
Page No: 4

Turning Movement Peak Hour Data (11:30 AM)

Start Time	Duane Street Eastbound						Duane Street Westbound						Park Blvd. Northbound						Park Blvd. Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
11:30 AM	0	12	20	24	2	56	0	5	5	10	4	20	0	8	79	1	0	88	0	13	105	11	3	129	293
11:45 AM	0	9	15	14	2	38	0	7	5	5	6	17	0	10	80	5	0	95	0	8	68	6	0	82	232
12:00 PM	0	6	8	11	2	25	0	1	6	1	3	8	0	9	72	1	0	82	0	6	84	12	2	102	217
12:15 PM	0	8	9	12	3	29	0	5	8	6	1	19	0	12	81	2	1	95	0	6	65	11	0	82	225
Total	0	35	52	61	9	148	0	18	24	22	14	64	0	39	312	9	1	360	0	33	322	40	5	395	967
Approach %	0.0	23.6	35.1	41.2	-	-	0.0	28.1	37.5	34.4	-	-	0.0	10.8	86.7	2.5	-	-	0.0	8.4	81.5	10.1	-	-	-
Total %	0.0	3.6	5.4	6.3	-	15.3	0.0	1.9	2.5	2.3	-	6.6	0.0	4.0	32.3	0.9	-	37.2	0.0	3.4	33.3	4.1	-	40.8	-
PHF	0.000	0.729	0.650	0.635	-	0.661	0.000	0.643	0.750	0.550	-	0.800	0.000	0.813	0.963	0.450	-	0.947	0.000	0.635	0.767	0.833	-	0.766	0.825
Lights	0	35	51	61	-	147	0	18	24	21	-	63	0	39	310	9	-	358	0	33	320	40	-	393	961
% Lights	-	100.0	98.1	100.0	-	99.3	-	100.0	100.0	95.5	-	98.4	-	100.0	99.4	100.0	-	99.4	-	100.0	99.4	100.0	-	99.5	99.4
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	0	-	1	2
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	0.0	0.3	0.0	-	0.3	0.2
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	1	-	1	0	0	1	0	-	1	0	0	1	0	-	1	3
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	4.5	-	1.6	-	0.0	0.3	0.0	-	0.3	-	0.0	0.3	0.0	-	0.3	0.3
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	1.9	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	-	9	-	-	-	-	-	14	-	-	-	-	-	1	-	-	-	-	-	5	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



Kenig Lindgren O'Hara Aboona, Inc.
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Count Name: Main Street with Duane Street
TMC - Weekday
Site Code:
Start Date: 04/25/2024
Page No: 1

Turning Movement Data

Start Time	Duane Street Eastbound						Duane Street Westbound						Main Street Northbound						Main Street Southbound						Int. Total	
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total		
4:00 PM	0	6	21	3	1	30	0	1	20	4	2	25	0	9	28	4	0	41	0	10	58	2	1	70	166	
4:15 PM	0	4	24	1	5	29	0	3	11	10	7	24	0	7	25	5	4	37	0	7	44	1	1	52	142	
4:30 PM	0	1	18	8	10	27	0	3	22	4	4	29	0	11	31	10	7	52	0	15	57	3	3	75	183	
4:45 PM	0	11	20	6	4	37	0	4	28	9	6	41	0	7	22	12	5	41	0	10	70	5	0	85	204	
Hourly Total	0	22	83	18	20	123	0	11	81	27	19	119	0	34	106	31	16	171	0	42	229	11	5	282	695	
5:00 PM	0	8	25	8	11	41	0	5	20	3	14	28	0	13	20	10	8	43	0	11	58	5	1	74	186	
5:15 PM	1	6	22	7	15	36	0	7	12	5	10	24	0	5	26	5	4	36	0	4	53	5	0	62	158	
5:30 PM	0	4	17	8	14	29	0	4	19	8	18	31	0	5	33	6	10	44	0	6	47	6	0	59	163	
5:45 PM	0	8	14	8	11	30	0	9	11	5	15	25	0	3	44	10	9	57	0	15	65	8	0	88	200	
Hourly Total	1	26	78	31	51	136	0	25	62	21	57	108	0	26	123	31	31	180	0	36	223	24	1	283	707	
6:00 PM	0	4	18	6	9	28	0	3	13	6	18	22	0	4	27	9	14	40	0	16	56	5	1	77	167	
6:15 PM	0	4	17	6	12	27	0	9	21	9	4	39	0	9	26	8	9	43	0	8	42	3	3	53	162	
6:30 PM	0	3	8	7	6	18	0	6	16	6	5	28	0	1	17	11	3	29	0	9	52	5	0	66	141	
6:45 PM	0	7	15	4	19	26	0	5	12	7	11	24	0	2	20	15	14	37	0	5	46	4	4	55	142	
Hourly Total	0	18	58	23	46	99	0	23	62	28	38	113	0	16	90	43	40	149	0	38	196	17	8	251	612	
Grand Total	1	66	219	72	117	358	0	59	205	76	114	340	0	76	319	105	87	500	0	116	648	52	14	816	2014	
Approach %	0.3	18.4	61.2	20.1	-	-	0.0	17.4	60.3	22.4	-	-	0.0	15.2	63.8	21.0	-	-	-	0.0	14.2	79.4	6.4	-	-	-
Total %	0.0	3.3	10.9	3.6	-	17.8	0.0	2.9	10.2	3.8	-	16.9	0.0	3.8	15.8	5.2	-	24.8	0.0	5.8	32.2	2.6	-	40.5	-	
Lights	1	65	216	71	-	353	0	59	202	76	-	337	0	76	313	102	-	491	0	116	643	51	-	810	1991	
% Lights	100.0	98.5	98.6	98.6	-	98.6	-	100.0	98.5	100.0	-	99.1	-	100.0	98.1	97.1	-	98.2	-	100.0	99.2	98.1	-	99.3	98.9	
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	4	2	-	6	0	0	1	0	-	1	7	
% Buses	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	1.3	1.9	-	1.2	-	0.0	0.2	0.0	-	0.1	0.3	
Single-Unit Trucks	0	1	3	1	-	5	0	0	2	0	-	2	0	0	1	1	-	2	0	0	3	0	-	3	12	
% Single-Unit Trucks	0.0	1.5	1.4	1.4	-	1.4	-	0.0	1.0	0.0	-	0.6	-	0.0	0.3	1.0	-	0.4	-	0.0	0.5	0.0	-	0.4	0.6	
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	
% Articulated Trucks	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	0	-	1	0	0	1	1	-	2	4	
% Bicycles on Road	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.5	0.0	-	0.3	-	0.0	0.3	0.0	-	0.2	-	0.0	0.2	1.9	-	0.2	0.2	
Pedestrians	-	-	-	-	117	-	-	-	-	-	114	-	-	-	-	-	-	87	-	-	-	-	14	-	-	
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-	



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Count Name: Main Street with Duane Street
TMC - Weekday
Site Code:
Start Date: 04/25/2024
Page No: 2

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Duane Street Eastbound						Duane Street Westbound						Main Street Northbound						Main Street Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	1	18	8	10	27	0	3	22	4	4	29	0	11	31	10	7	52	0	15	57	3	3	75	183
4:45 PM	0	11	20	6	4	37	0	4	28	9	6	41	0	7	22	12	5	41	0	10	70	5	0	85	204
5:00 PM	0	8	25	8	11	41	0	5	20	3	14	28	0	13	20	10	8	43	0	11	58	5	1	74	186
5:15 PM	1	6	22	7	15	36	0	7	12	5	10	24	0	5	26	5	4	36	0	4	53	5	0	62	158
Total	1	26	85	29	40	141	0	19	82	21	34	122	0	36	99	37	24	172	0	40	238	18	4	296	731
Approach %	0.7	18.4	60.3	20.6	-	-	0.0	15.6	67.2	17.2	-	-	0.0	20.9	57.6	21.5	-	-	0.0	13.5	80.4	6.1	-	-	-
Total %	0.1	3.6	11.6	4.0	-	19.3	0.0	2.6	11.2	2.9	-	16.7	0.0	4.9	13.5	5.1	-	23.5	0.0	5.5	32.6	2.5	-	40.5	-
PHF	0.250	0.591	0.850	0.906	-	0.860	0.000	0.679	0.732	0.583	-	0.744	0.000	0.692	0.798	0.771	-	0.827	0.000	0.667	0.850	0.900	-	0.871	0.896
Lights	1	25	85	28	-	139	0	19	81	21	-	121	0	36	97	36	-	169	0	40	236	18	-	294	723
% Lights	100.0	96.2	100.0	96.6	-	98.6	-	100.0	98.8	100.0	-	99.2	-	100.0	98.0	97.3	-	98.3	-	100.0	99.2	100.0	-	99.3	98.9
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Buses	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	1.0	0.0	-	0.6	-	0.0	0.0	0.0	-	0.0	0.1
Single-Unit Trucks	0	1	0	1	-	2	0	0	1	0	-	1	0	0	1	1	-	2	0	0	2	0	-	2	7
% Single-Unit Trucks	0.0	3.8	0.0	3.4	-	1.4	-	0.0	1.2	0.0	-	0.8	-	0.0	1.0	2.7	-	1.2	-	0.0	0.8	0.0	-	0.7	1.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	40	-	-	-	-	-	34	-	-	-	-	-	24	-	-	-	-	-	4	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Count Name: Main Street with Duane Street -
SATURDAY TMC
Site Code:
Start Date: 06/08/2024
Page No: 1

Turning Movement Data

Start Time	Duane Street Eastbound						Duane Street Westbound						Main Street Northbound						Main Street Southbound						Int. Total	
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total		
11:30 AM	0	3	13	4	15	20	0	4	17	6	26	27	0	6	22	4	2	32	0	4	24	7	0	35	114	
11:45 AM	0	2	15	11	26	28	0	1	14	7	17	22	0	3	18	5	7	26	0	15	58	0	0	73	149	
Hourly Total	0	5	28	15	41	48	0	5	31	13	43	49	0	9	40	9	9	58	0	19	82	7	0	108	263	
12:00 PM	0	2	12	6	21	20	0	8	7	13	17	28	0	4	19	12	2	35	0	7	49	5	1	61	144	
12:15 PM	0	6	11	8	9	25	0	4	11	7	14	22	0	5	20	15	2	40	0	6	29	5	0	40	127	
12:30 PM	0	2	8	8	22	18	0	8	11	14	14	33	0	4	30	12	8	46	0	10	39	10	3	59	156	
12:45 PM	0	5	10	6	11	21	0	5	17	3	36	25	0	7	23	10	18	40	0	11	55	4	4	70	156	
Hourly Total	0	15	41	28	63	84	0	25	46	37	81	108	0	20	92	49	30	161	0	34	172	24	8	230	583	
1:00 PM	0	0	11	5	15	16	0	4	10	2	30	16	0	3	25	9	14	37	0	7	42	7	3	56	125	
1:15 PM	0	3	12	3	14	18	0	6	9	6	31	21	0	5	28	6	9	39	0	15	40	3	1	58	136	
1:30 PM	0	7	9	5	27	21	0	2	11	5	19	18	0	5	19	9	4	33	0	10	40	3	1	53	125	
1:45 PM	0	6	18	7	25	31	0	0	9	4	34	13	0	5	22	4	6	31	0	12	51	7	5	70	145	
Hourly Total	0	16	50	20	81	86	0	12	39	17	114	68	0	18	94	28	33	140	0	44	173	20	10	237	531	
2:00 PM	0	0	18	15	18	33	0	2	14	3	26	19	0	6	23	10	6	39	0	8	37	5	2	50	141	
2:15 PM	0	3	16	4	13	23	0	5	5	5	9	15	0	2	16	5	5	23	0	12	49	1	2	62	123	
Grand Total	0	39	153	82	216	274	0	49	135	75	273	259	0	55	265	101	83	421	0	117	513	57	22	687	1641	
Approach %	0.0	14.2	55.8	29.9	-	-	0.0	18.9	52.1	29.0	-	-	0.0	13.1	62.9	24.0	-	-	0.0	17.0	74.7	8.3	-	-	-	
Total %	0.0	2.4	9.3	5.0	-	16.7	0.0	3.0	8.2	4.6	-	15.8	0.0	3.4	16.1	6.2	-	25.7	0.0	7.1	31.3	3.5	-	41.9	-	
Lights	0	38	151	81	-	270	0	49	134	71	-	254	0	53	258	97	-	408	0	115	506	55	-	676	1608	
% Lights	-	97.4	98.7	98.8	-	98.5	-	100.0	99.3	94.7	-	98.1	-	96.4	97.4	96.0	-	96.9	-	98.3	98.6	96.5	-	-	98.4	98.0
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	-	0.0	0.0
Single-Unit Trucks	0	0	1	1	-	2	0	0	0	2	-	2	0	2	1	0	-	3	0	1	1	2	-	4	11	
% Single-Unit Trucks	-	0.0	0.7	1.2	-	0.7	-	0.0	0.0	2.7	-	0.8	-	3.6	0.4	0.0	-	0.7	-	0.9	0.2	3.5	-	0.6	0.7	
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1	
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.2	0.0	-	0.1	0.1	
Bicycles on Road	0	1	1	0	-	2	0	0	1	2	-	3	0	0	6	4	-	10	0	1	5	0	-	6	21	
% Bicycles on Road	-	2.6	0.7	0.0	-	0.7	-	0.0	0.7	2.7	-	1.2	-	0.0	2.3	4.0	-	2.4	-	0.9	1.0	0.0	-	0.9	1.3	
Pedestrians	-	-	-	-	216	-	-	-	-	-	273	-	-	-	-	-	83	-	-	-	-	-	22	-	-	
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	



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Count Name: Main Street with Duane Street -
SATURDAY TMC
Site Code:
Start Date: 06/08/2024
Page No: 2

Turning Movement Peak Hour Data (11:30 AM)

Start Time	Duane Street Eastbound							Duane Street Westbound							Main Street Northbound							Main Street Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
11:30 AM	0	3	13	4	15	20		0	4	17	6	26	27		0	6	22	4	2	32		0	4	24	7	0	35	114
11:45 AM	0	2	15	11	26	28		0	1	14	7	17	22		0	3	18	5	7	26		0	15	58	0	0	73	149
12:00 PM	0	2	12	6	21	20		0	8	7	13	17	28		0	4	19	12	2	35		0	7	49	5	1	61	144
12:15 PM	0	6	11	8	9	25		0	4	11	7	14	22		0	5	20	15	2	40		0	6	29	5	0	40	127
Total	0	13	51	29	71	93		0	17	49	33	74	99		0	18	79	36	13	133		0	32	160	17	1	209	534
Approach %	0.0	14.0	54.8	31.2	-	-		0.0	17.2	49.5	33.3	-	-		0.0	13.5	59.4	27.1	-	-		0.0	15.3	76.6	8.1	-	-	-
Total %	0.0	2.4	9.6	5.4	-	17.4		0.0	3.2	9.2	6.2	-	18.5		0.0	3.4	14.8	6.7	-	24.9		0.0	6.0	30.0	3.2	-	39.1	-
PHF	0.000	0.542	0.850	0.659	-	0.830		0.000	0.531	0.721	0.635	-	0.884		0.000	0.750	0.898	0.600	-	0.831		0.000	0.533	0.690	0.607	-	0.716	0.896
Lights	0	13	51	29	-	93		0	17	49	32	-	98		0	18	77	36	-	131		0	30	158	17	-	205	527
% Lights	-	100.0	100.0	100.0	-	100.0		-	100.0	100.0	97.0	-	99.0		-	100.0	97.5	100.0	-	98.5		-	93.8	98.8	100.0	-	98.1	98.7
Buses	0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0		0	0	0	1	-	1		0	0	1	0	-	1		0	1	0	0	-	1	3
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	3.0	-	1.0		-	0.0	1.3	0.0	-	0.8		-	3.1	0.0	0.0	-	0.5	0.6
Articulated Trucks	0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0		0	0	0	0	-	0		0	0	1	0	-	1		0	1	2	0	-	3	4
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		-	0.0	1.3	0.0	-	0.8		-	3.1	1.3	0.0	-	1.4	0.7
Pedestrians	-	-	-	-	71	-		-	-	-	-	74	-		-	-	-	-	13	-		-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-		-	-	-	-	100.0	-		-	-	-	-	100.0	-		-	-	-	-	100.0	-	-



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Count Name: Duane Street with Forest Avenue
TMC
Site Code:
Start Date: 04/25/2024
Page No: 1

Turning Movement Data

Start Time	Duane Street Eastbound						Duane Street Westbound						Forest Avenue Northbound						Forest Avenue Southbound							
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total	
4:00 PM	0	0	33	5	0	38	0	2	23	0	0	25	0	0	0	0	0	0	0	0	1	3	2	1	6	69
4:15 PM	0	0	27	7	3	34	0	2	16	0	1	18	0	0	0	0	0	3	0	0	2	3	3	1	8	60
4:30 PM	0	0	37	11	1	48	0	4	26	0	3	30	0	0	1	0	0	0	1	0	2	2	3	2	7	86
4:45 PM	0	0	30	5	7	35	0	2	37	1	8	40	0	0	0	0	0	3	0	0	5	7	6	4	18	93
Hourly Total	0	0	127	28	11	155	0	10	102	1	12	113	0	0	1	0	6	1	1	0	10	15	14	8	39	308
5:00 PM	0	0	34	6	4	40	0	2	28	0	3	30	0	0	1	0	1	1	1	0	1	0	1	1	73	73
5:15 PM	1	0	26	6	7	33	0	1	20	0	6	21	0	0	0	0	1	0	0	0	10	8	2	6	20	74
5:30 PM	0	0	28	3	6	31	0	6	29	0	1	35	0	0	0	0	2	0	0	0	3	2	5	1	10	76
5:45 PM	0	0	23	6	3	29	0	2	22	0	0	24	0	0	0	0	1	0	0	0	2	8	6	0	16	69
Hourly Total	1	0	111	21	20	133	0	11	99	0	10	110	0	0	1	0	5	1	1	0	16	18	14	8	48	292
6:00 PM	0	0	28	10	3	38	0	2	31	0	2	33	0	0	0	0	1	0	0	0	4	4	3	2	11	82
6:15 PM	0	0	28	8	9	36	0	1	31	0	7	32	0	0	0	0	2	0	0	0	9	9	3	3	21	89
6:30 PM	0	0	19	3	6	22	0	0	25	0	3	25	0	0	0	0	0	0	0	0	5	0	3	0	8	55
6:45 PM	0	0	22	6	2	28	0	1	21	0	2	22	0	0	0	0	0	0	0	0	6	3	4	0	13	63
Hourly Total	0	0	97	27	20	124	0	4	108	0	14	112	0	0	0	0	3	0	0	0	24	16	13	5	53	289
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:30 AM	0	1	53	10	3	64	0	2	21	0	0	23	0	0	0	0	0	0	0	0	2	1	2	2	5	92
11:45 AM	1	0	34	9	0	44	0	4	20	0	0	24	0	0	0	0	0	0	0	0	1	1	4	0	6	74
Hourly Total	1	1	87	19	3	108	0	6	41	0	0	47	0	0	0	0	0	0	0	0	3	2	6	2	11	166
12:00 PM	0	0	25	9	10	34	0	0	16	0	1	16	0	0	0	0	0	0	0	0	1	1	0	0	2	52
12:15 PM	0	0	29	11	2	40	0	1	31	0	0	32	0	0	0	0	0	0	0	0	0	3	0	2	3	75
12:30 PM	0	0	29	5	0	34	0	7	22	0	2	29	0	0	0	0	4	0	0	0	1	0	1	0	2	65
12:45 PM	0	0	22	12	1	34	0	4	27	0	0	31	0	0	0	0	0	0	0	0	3	1	2	0	6	71
Hourly Total	0	0	105	37	13	142	0	12	96	0	3	108	0	0	0	0	4	0	0	0	5	5	3	2	13	263
1:00 PM	0	0	28	8	2	36	0	3	28	0	0	31	0	0	0	0	7	0	0	0	0	2	4	2	6	73
1:15 PM	1	0	26	2	1	29	0	2	14	0	0	16	0	0	0	0	2	0	0	0	2	0	3	0	5	50
1:30 PM	1	0	24	4	1	29	0	0	11	0	0	11	0	0	0	0	2	0	0	0	1	1	2	5	4	44
1:45 PM	0	0	27	4	4	31	0	3	16	0	0	19	0	0	1	0	0	3	1	0	2	1	0	4	3	54
Hourly Total	2	0	105	18	8	125	0	8	69	0	0	77	0	1	0	0	14	1	0	5	4	9	11	18	221	221
2:00 PM	1	0	43	6	0	50	0	5	20	0	0	25	0	0	0	0	0	0	0	0	2	0	1	1	3	78
2:15 PM	0	0	36	7	1	43	0	3	16	0	0	19	0	0	0	0	0	0	0	0	2	4	3	0	9	71
Grand Total	5	1	711	163	76	880	0	59	551	1	39	611	0	1	2	0	32	3	0	67	64	63	37	194	1688	1688
Approach %	0.6	0.1	80.8	18.5	-	-	0.0	9.7	90.2	0.2	-	-	0.0	33.3	66.7	0.0	-	-	0.0	34.5	33.0	32.5	-	-	-	-
Total %	0.3	0.1	42.1	9.7	-	52.1	0.0	3.5	32.6	0.1	-	36.2	0.0	0.1	0.1	0.0	-	0.2	0.0	4.0	3.8	3.7	-	-	11.5	-
Lights	5	1	704	161	-	871	0	59	545	1	-	605	0	0	0	0	-	0	0	66	57	62	-	185	1661	1661

% Lights	100.0	100.0	99.0	98.8	-	99.0	-	100.0	98.9	100.0	-	99.0	-	0.0	-	0.0	-	98.5	89.1	98.4	-	95.4	98.4
Buses	0	0	2	0	-	2	0	0	1	0	-	1	0	0	0	0	0	0	0	0	-	0	3
% Buses	0.0	0.0	0.3	0.0	-	0.2	-	0.0	0.2	0.0	-	0.2	-	0.0	0.0	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Single-Unit Trucks	0	0	5	1	-	6	0	0	3	0	-	3	0	0	0	0	-	1	0	0	-	1	10
% Single-Unit Trucks	0.0	0.0	0.7	0.6	-	0.7	-	0.0	0.5	0.0	-	0.5	-	0.0	0.0	0.0	-	1.5	0.0	0.0	-	0.5	0.6
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	1	-	1	0	0	2	0	-	2	0	1	2	0	-	0	7	1	-	8	14
% Bicycles on Road	0.0	0.0	0.0	0.6	-	0.1	-	0.0	0.4	0.0	-	0.3	-	100.0	100.0	-	-	0.0	10.9	1.6	-	4.1	0.8
Pedestrians	-	-	-	-	-	76	-	-	-	-	39	-	-	-	-	-	32	-	-	-	37	-	-
% Pedestrians	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	100.0	-	-



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Count Name: Duane Street with Forest Avenue
TMC
Site Code:
Start Date: 04/25/2024
Page No: 3

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Duane Street Eastbound						Duane Street Westbound						Forest Avenue Northbound						Forest Avenue Southbound						Int. Total	
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total		
4:30 PM	0	0	37	11	1	48	0	4	26	0	3	30	0	0	1	0	0	0	1	0	2	2	3	2	7	86
4:45 PM	0	0	30	5	7	35	0	2	37	1	8	40	0	0	0	0	0	3	0	0	5	7	6	4	18	93
5:00 PM	0	0	34	6	4	40	0	2	28	0	3	30	0	0	1	0	0	1	1	0	1	0	1	1	2	73
5:15 PM	1	0	26	6	7	33	0	1	20	0	6	21	0	0	0	0	0	1	0	0	10	8	2	6	20	74
Total	1	0	127	28	19	156	0	9	111	1	20	121	0	0	2	0	0	5	2	0	18	17	12	13	47	326
Approach %	0.6	0.0	81.4	17.9	-	-	0.0	7.4	91.7	0.8	-	-	0.0	0.0	100.0	0.0	-	-	-	0.0	38.3	36.2	25.5	-	-	-
Total %	0.3	0.0	39.0	8.6	-	47.9	0.0	2.8	34.0	0.3	-	37.1	0.0	0.0	0.6	0.0	-	-	0.6	0.0	5.5	5.2	3.7	-	14.4	-
PHF	0.250	0.000	0.858	0.636	-	0.813	0.000	0.563	0.750	0.250	-	0.756	0.000	0.000	0.500	0.000	-	-	0.500	0.000	0.450	0.531	0.500	-	0.588	0.876
Lights	1	0	126	28	-	155	0	9	110	1	-	120	0	0	0	0	0	-	0	0	18	16	12	-	46	321
% Lights	100.0	-	99.2	100.0	-	99.4	-	100.0	99.1	100.0	-	99.2	-	-	0.0	-	-	-	0.0	-	100.0	94.1	100.0	-	97.9	98.5
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	1	0	-	1	0	0	1	0	-	1	0	0	0	0	0	-	0	0	0	0	0	-	0	2
% Single-Unit Trucks	0.0	-	0.8	0.0	-	0.6	-	0.0	0.9	0.0	-	0.8	-	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	-	0.0	0.6
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	0	-	2	0	0	1	0	-	1	3
% Bicycles on Road	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	-	100.0	-	-	-	100.0	-	0.0	5.9	0.0	-	2.1	0.9
Pedestrians	-	-	-	-	19	-	-	-	-	-	20	-	-	-	-	-	-	5	-	-	-	-	-	13	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Count Name: Duane Street with Forest Avenue
TMC
Site Code:
Start Date: 04/25/2024
Page No: 4

Turning Movement Peak Hour Data (11:30 AM)

Start Time	Duane Street Eastbound						Duane Street Westbound						Forest Avenue Northbound						Forest Avenue Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
11:30 AM	0	1	53	10	3	64	0	2	21	0	0	23	0	0	0	0	0	0	0	2	1	2	2	5	92
11:45 AM	1	0	34	9	0	44	0	4	20	0	0	24	0	0	0	0	0	0	0	1	1	4	0	6	74
12:00 PM	0	0	25	9	10	34	0	0	16	0	1	16	0	0	0	0	0	0	0	1	1	0	0	2	52
12:15 PM	0	0	29	11	2	40	0	1	31	0	0	32	0	0	0	0	0	0	0	0	3	0	2	3	75
Total	1	1	141	39	15	182	0	7	88	0	1	95	0	0	0	0	0	0	0	4	6	6	4	16	293
Approach %	0.5	0.5	77.5	21.4	-	-	0.0	7.4	92.6	0.0	-	-	0.0	0.0	0.0	0.0	-	-	0.0	25.0	37.5	37.5	-	-	-
Total %	0.3	0.3	48.1	13.3	-	62.1	0.0	2.4	30.0	0.0	-	32.4	0.0	0.0	0.0	0.0	-	0.0	0.0	1.4	2.0	2.0	-	5.5	-
PHF	0.250	0.250	0.665	0.886	-	0.711	0.000	0.438	0.710	0.000	-	0.742	0.000	0.000	0.000	0.000	-	0.000	0.000	0.500	0.500	0.375	-	0.667	0.796
Lights	1	1	141	38	-	181	0	7	88	0	-	95	0	0	0	0	-	0	0	4	6	6	-	16	292
% Lights	100.0	100.0	100.0	97.4	-	99.5	-	100.0	100.0	-	-	100.0	-	-	-	-	-	-	-	100.0	100.0	100.0	-	100.0	99.7
Buses	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0
% Buses	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	-	-	-	-	-	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	1	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	1
% Single-Unit Trucks	0.0	0.0	0.0	2.6	-	0.5	-	0.0	0.0	-	-	0.0	-	-	-	-	-	-	-	0.0	0.0	0.0	-	0.0	0.3
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	-	-	-	-	-	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0
% Bicycles on Road	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	-	-	-	-	-	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	15	-	-	-	-	-	1	-	-	-	-	-	-	0	-	-	-	-	4	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-



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Count Name: Duane Street with Access Drive
TMC
Site Code:
Start Date: 04/25/2024
Page No: 1

Turning Movement Data

Start Time	Duane Street Eastbound					Duane Street Westbound					Access Drive Northbound				
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	Int. Total
4:00 PM	0	31	4	0	35	0	0	28	0	28	0	3	4	1	70
4:15 PM	0	30	6	0	36	0	1	17	0	18	0	5	1	5	60
4:30 PM	0	34	6	2	40	0	3	28	0	31	0	4	15	4	90
4:45 PM	0	33	8	1	41	0	6	36	2	42	0	6	7	4	96
Hourly Total	0	128	24	3	152	0	10	109	2	119	0	18	27	14	316
5:00 PM	0	37	9	1	46	0	1	30	0	31	0	3	8	2	88
5:15 PM	0	31	3	0	34	0	3	22	0	25	0	4	4	6	67
5:30 PM	0	26	5	2	31	1	2	31	2	34	0	0	4	3	69
5:45 PM	0	26	7	0	33	1	5	24	0	30	0	1	5	4	69
Hourly Total	0	120	24	3	144	2	11	107	2	120	0	8	21	15	293
6:00 PM	1	34	7	0	42	0	9	18	0	27	0	2	9	5	80
6:15 PM	1	28	10	0	39	0	6	30	0	36	0	4	11	2	90
6:30 PM	0	24	5	0	29	0	6	23	0	29	0	3	1	2	62
6:45 PM	1	27	11	0	39	0	6	22	0	28	0	4	4	1	75
Hourly Total	3	113	33	0	149	0	27	93	0	120	0	13	25	10	307
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:30 AM	0	58	1	1	59	0	3	23	0	26	0	0	6	0	91
11:45 AM	0	49	6	2	55	0	2	29	3	31	0	1	1	9	88
Hourly Total	0	107	7	3	114	0	5	52	3	57	0	1	7	9	179
12:00 PM	0	35	1	0	36	0	1	17	1	18	0	0	2	1	56
12:15 PM	0	38	4	5	42	0	0	30	1	30	0	1	3	5	76
12:30 PM	0	30	0	1	30	0	3	19	0	22	0	0	2	1	54
12:45 PM	0	30	3	4	33	0	1	29	1	30	0	1	6	4	70
Hourly Total	0	133	8	10	141	0	5	95	3	100	0	2	13	11	256
1:00 PM	0	35	2	3	37	0	3	31	0	34	0	3	3	10	77
1:15 PM	0	26	0	2	26	0	2	20	3	22	0	0	2	2	50
1:30 PM	0	28	4	2	32	0	1	16	1	17	0	1	2	1	52
1:45 PM	0	29	0	3	29	0	1	18	0	19	0	0	2	9	50
Hourly Total	0	118	6	10	124	0	7	85	4	92	0	4	9	22	229
2:00 PM	0	44	2	1	46	0	1	19	2	20	0	4	4	2	74
2:15 PM	0	39	2	0	41	0	1	20	3	21	0	2	3	6	67
Grand Total	3	802	106	30	911	2	67	580	19	649	0	52	109	89	1721
Approach %	0.3	88.0	11.6	-	-	0.3	10.3	89.4	-	-	0.0	32.3	67.7	-	-
Total %	0.2	46.6	6.2	-	52.9	0.1	3.9	33.7	-	37.7	0.0	3.0	6.3	-	9.4
Lights	3	788	106	-	897	2	67	574	-	643	0	52	109	-	1701
% Lights	100.0	98.3	100.0	-	98.5	100.0	100.0	99.0	-	99.1	-	100.0	100.0	-	98.8



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Count Name: Duane Street with Access Drive
TMC
Site Code:
Start Date: 04/25/2024
Page No: 3

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Duane Street Eastbound					Duane Street Westbound					Access Drive Northbound				
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	Int. Total
4:30 PM	0	34	6	2	40	0	3	28	0	31	0	4	15	4	90
4:45 PM	0	33	8	1	41	0	6	36	2	42	0	6	7	4	13
5:00 PM	0	37	9	1	46	0	1	30	0	31	0	3	8	2	11
5:15 PM	0	31	3	0	34	0	3	22	0	25	0	4	4	6	67
Total	0	135	26	4	161	0	13	116	2	129	0	17	34	16	341
Approach %	0.0	83.9	16.1	-	-	0.0	10.1	89.9	-	-	0.0	33.3	66.7	-	-
Total %	0.0	39.6	7.6	-	47.2	0.0	3.8	34.0	-	37.8	0.0	5.0	10.0	-	15.0
PHF	0.000	0.912	0.722	-	0.875	0.000	0.542	0.806	-	0.768	0.000	0.708	0.567	-	0.671
Lights	0	131	26	-	157	0	13	114	-	127	0	17	34	-	51
% Lights	-	97.0	100.0	-	97.5	-	100.0	98.3	-	98.4	-	100.0	100.0	-	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0
Single-Unit Trucks	0	4	0	-	4	0	0	1	-	1	0	0	0	-	5
% Single-Unit Trucks	-	3.0	0.0	-	2.5	-	0.0	0.9	-	0.8	-	0.0	0.0	-	1.5
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0
Bicycles on Road	0	0	0	-	0	0	0	1	-	1	0	0	0	-	1
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.9	-	0.8	-	0.0	0.0	-	0.3
Pedestrians	-	-	-	4	-	-	-	-	2	-	-	-	-	16	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-



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Count Name: Duane Street with Access Drive
TMC
Site Code:
Start Date: 04/25/2024
Page No: 4

Turning Movement Peak Hour Data (11:30 AM)

Start Time	Duane Street Eastbound					Duane Street Westbound					Access Drive Northbound				
	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Left	Right	Peds	Int. Total
11:30 AM	0	58	1	1	59	0	3	23	0	26	0	0	6	0	91
11:45 AM	0	49	6	2	55	0	2	29	3	31	0	1	1	9	88
12:00 PM	0	35	1	0	36	0	1	17	1	18	0	0	2	1	56
12:15 PM	0	38	4	5	42	0	0	30	1	30	0	1	3	5	76
Total	0	180	12	8	192	0	6	99	5	105	0	2	12	15	311
Approach %	0.0	93.8	6.3	-	-	0.0	5.7	94.3	-	-	0.0	14.3	85.7	-	-
Total %	0.0	57.9	3.9	-	61.7	0.0	1.9	31.8	-	33.8	0.0	0.6	3.9	-	4.5
PHF	0.000	0.776	0.500	-	0.814	0.000	0.500	0.825	-	0.847	0.000	0.500	0.500	-	0.583
Lights	0	178	12	-	190	0	6	99	-	105	0	2	12	-	309
% Lights	-	98.9	100.0	-	99.0	-	100.0	100.0	-	100.0	-	100.0	100.0	-	99.4
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Buses	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0
Single-Unit Trucks	0	1	0	-	1	0	0	0	-	0	0	0	0	-	1
% Single-Unit Trucks	-	0.6	0.0	-	0.5	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.3
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0
Bicycles on Road	0	1	0	-	1	0	0	0	-	0	0	0	0	-	1
% Bicycles on Road	-	0.6	0.0	-	0.5	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.3
Pedestrians	-	-	-	8	-	-	-	-	5	-	-	-	-	15	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-



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Count Name: Main Street with Parking Lot
Access Drive TMC
Site Code:
Start Date: 04/25/2024
Page No: 1

Turning Movement Data

Start Time	Parking Lot Access Drive Westbound						Main Street Northbound				Main Street Southbound			
	U-Turn	Left	Right	Peds	App. Total		U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru
4:00 PM	0	0	1	9	1		0	39	2	9	41	0	0	64
4:15 PM	0	0	0	6	0		0	37	3	12	40	0	0	56
4:30 PM	0	0	2	9	2		0	34	3	2	37	0	0	82
4:45 PM	0	2	1	8	3		0	34	4	18	38	0	1	73
Hourly Total	0	2	4	32	6		0	144	12	41	156	0	1	275
5:00 PM	0	0	2	27	2		0	34	4	10	38	0	1	78
5:15 PM	0	2	2	10	4		0	38	8	20	46	0	0	61
5:30 PM	0	0	3	16	3		0	43	4	24	47	0	0	65
5:45 PM	0	1	1	19	2		0	51	11	19	62	0	3	82
Hourly Total	0	3	8	72	11		0	166	27	73	193	0	4	286
6:00 PM	0	1	1	17	2		0	32	3	9	35	0	0	72
6:15 PM	0	1	0	13	1		0	32	4	16	36	0	1	55
6:30 PM	0	0	1	4	1		0	23	2	6	25	0	1	64
6:45 PM	0	1	1	17	2		0	36	1	10	37	0	0	57
Hourly Total	0	3	3	51	6		0	123	10	41	133	0	2	248
*** BREAK ***	-	-	-	-	-		-	-	-	-	-	-	-	-
11:30 AM	0	1	1	21	2		0	56	4	18	60	0	1	60
11:45 AM	0	1	0	24	1		0	40	6	23	46	0	1	70
Hourly Total	0	2	1	45	3		0	96	10	41	106	0	2	130
12:00 PM	0	0	2	18	2		0	44	2	21	46	0	2	70
12:15 PM	0	0	1	16	1		0	47	1	12	48	0	0	64
12:30 PM	0	2	0	17	2		0	41	3	18	44	0	2	78
12:45 PM	0	0	0	22	0		0	37	4	16	41	0	1	77
Hourly Total	0	2	3	73	5		0	169	10	67	179	0	5	289
1:00 PM	0	3	1	37	4		0	53	3	5	56	0	0	82
1:15 PM	0	3	1	32	4		0	37	3	12	40	0	0	66
1:30 PM	0	0	0	22	0		0	31	3	19	34	0	1	71
1:45 PM	0	0	2	44	2		0	43	0	9	43	0	0	68
Hourly Total	0	6	4	135	10		0	164	9	45	173	0	1	287
2:00 PM	0	0	0	27	0		0	27	0	8	27	0	0	82
2:15 PM	0	0	1	29	1		0	54	2	7	56	0	2	77
Grand Total	0	18	24	464	42		0	943	80	323	1023	0	18	1674
Approach %	0.0	42.9	57.1	-	-		0.0	92.2	7.8	-	-	0.0	1.1	98.9
Total %	0.0	0.7	0.9	-	1.5		0.0	34.2	2.9	-	37.1	0.0	0.7	60.7
Lights	0	12	22	-	34		0	930	63	-	993	0	18	1664
% Lights	-	66.7	91.7	-	81.0		-	98.6	78.8	-	97.1	-	100.0	99.4

Buses	0	0	0	0	0	0	4	0	-	0	0	4	0	-	-	4	0	0	1	-	1	5
% Buses	-	0.0	0.0	0.0	0.0	0.0	0.4	-	-	-	-	0.4	-	-	-	0.1	0.0	0.1	-	-	0.1	0.2
Single-Unit Trucks	0	0	0	0	0	0	4	0	-	0	0	4	0	-	-	6	0	0	6	-	6	10
% Single-Unit Trucks	-	0.0	0.0	0.0	0.0	0.0	0.4	-	-	-	-	0.4	-	-	-	0.4	0.0	0.4	-	-	0.4	0.4
Articulated Trucks	0	0	0	0	0	0	0	0	-	0	0	0	0	-	-	0	0	0	2	-	2	2
% Articulated Trucks	-	0.0	0.0	0.0	0.0	0.0	0.0	-	-	-	-	0.0	-	-	-	0.1	0.0	0.1	-	-	0.1	0.1
Bicycles on Road	0	6	2	-	8	17	5	0	-	0	0	22	0	-	-	1	0	0	1	-	1	31
% Bicycles on Road	-	33.3	8.3	-	19.0	21.3	0.5	-	-	-	-	2.2	-	-	-	0.1	-	0.0	0.1	-	0.1	1.1
Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	323	-	-	-	-	60	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-



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Count Name: Main Street with Parking Lot
Access Drive TMC
Site Code:
Start Date: 04/25/2024
Page No: 3

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Parking Lot Access Drive Westbound					Main Street Northbound				Main Street Southbound				
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Thru	Peds	App. Total
4:30 PM	0	0	2	9	2	0	34	3	2	37	0	82	0	82
4:45 PM	0	2	1	8	3	0	34	4	18	38	0	1	11	74
5:00 PM	0	0	2	27	2	0	34	4	10	38	0	1	4	79
5:15 PM	0	2	2	10	4	0	38	8	20	46	0	61	15	61
Total	0	4	7	54	11	0	140	19	50	159	0	294	30	296
Approach %	0.0	36.4	63.6	-	-	0.0	88.1	11.9	-	-	0.0	99.3	-	-
Total %	0.0	0.9	1.5	-	2.4	0.0	30.0	4.1	-	34.1	0.0	63.1	-	63.5
PHF	0.000	0.500	0.875	-	0.688	0.000	0.921	0.594	-	0.864	0.000	0.896	-	0.902
Lights	0	4	5	-	9	0	136	17	-	153	0	294	-	296
% Lights	-	100.0	71.4	-	81.8	-	97.1	89.5	-	96.2	-	100.0	-	100.0
Buses	0	0	0	-	0	0	1	0	-	1	0	0	-	0
% Buses	-	0.0	0.0	-	0.0	-	0.7	0.0	-	0.6	-	0.0	-	0.0
Single-Unit Trucks	0	0	0	-	0	0	2	0	-	2	0	0	-	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	1.4	0.0	-	1.3	-	0.0	-	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	-	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	-	0.0
Bicycles on Road	0	0	2	-	2	0	1	2	-	3	0	0	-	0
% Bicycles on Road	-	0.0	28.6	-	18.2	-	0.7	10.5	-	1.9	-	0.0	-	0.0
Pedestrians	-	-	-	54	-	-	-	-	50	-	-	-	30	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	100.0	-



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Count Name: Main Street with Parking Lot
Access Drive TMC
Site Code:
Start Date: 04/25/2024
Page No: 4

Turning Movement Peak Hour Data (11:30 AM)

Start Time	Parking Lot Access Drive Westbound					Main Street Northbound					Main Street Southbound				
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Thru	Left	Peds	Int. Total
11:30 AM	0	1	1	21	2	0	56	4	18	60	0	60	1	0	123
11:45 AM	0	1	0	24	1	0	40	6	23	46	0	1	1	1	118
12:00 PM	0	0	2	18	2	0	44	2	21	46	0	70	2	0	120
12:15 PM	0	0	1	16	1	0	47	1	12	48	0	64	0	0	113
Total	0	2	4	79	6	0	187	13	74	200	0	264	4	1	474
Approach %	0.0	33.3	66.7	-	-	0.0	93.5	6.5	-	-	0.0	98.5	1.5	-	-
Total %	0.0	0.4	0.8	-	1.3	0.0	39.5	2.7	-	42.2	0.0	55.7	0.8	-	56.5
PHF	0.000	0.500	0.500	-	0.750	0.000	0.835	0.542	-	0.833	0.000	0.943	0.500	-	0.931
Lights	0	2	4	-	6	0	186	11	-	197	0	261	4	-	265
% Lights	-	100.0	100.0	-	100.0	-	99.5	84.6	-	98.5	-	98.9	100.0	-	98.9
Buses	0	0	0	-	0	0	1	0	-	1	0	0	0	-	0
% Buses	-	0.0	0.0	-	0.0	-	0.5	0.0	-	0.5	-	0.0	0.0	-	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	3	0	-	3
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	1.1	0.0	-	1.1
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0
Bicycles on Road	0	0	0	-	0	0	0	2	-	2	0	0	0	-	2
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	15.4	-	1.0	-	0.0	0.0	-	0.4
Pedestrians	-	-	-	79	-	-	-	-	74	-	-	-	-	1	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-



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Count Name: Park Blvd with Parking Lot Access
Drive TMC - Weekday
Site Code:
Start Date: 04/25/2024
Page No: 1

Turning Movement Data

Start Time	Access Drive Eastbound						Access Drive Westbound						Park Blvd. Northbound						Park Blvd. Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:00 PM	0	0	0	0	5	0	0	0	0	1	11	1	0	0	93	0	75	3	0	78	172				
4:15 PM	0	1	1	0	12	2	0	0	1	1	6	2	0	1	99	1	60	2	10	62	167				
4:30 PM	0	0	0	2	10	2	0	1	0	2	8	3	0	1	103	0	73	2	2	75	184				
4:45 PM	0	1	0	6	5	7	0	0	0	0	7	0	0	4	100	2	86	7	17	94	207				
Hourly Total	0	2	1	8	32	11	0	1	1	4	32	6	0	6	395	3	294	14	29	309	730				
5:00 PM	0	2	0	3	3	5	0	1	1	0	9	2	0	1	87	1	90	1	7	91	187				
5:15 PM	0	0	0	5	9	5	0	1	3	2	11	6	0	4	80	4	55	2	9	57	156				
5:30 PM	0	2	2	6	7	10	0	0	0	2	14	2	0	2	97	0	85	7	20	93	204				
5:45 PM	0	1	4	6	5	11	0	0	0	2	3	2	0	4	99	0	87	4	2	91	207				
Hourly Total	0	5	6	20	24	31	0	2	4	6	37	12	0	11	363	5	317	14	38	332	754				
6:00 PM	0	2	2	0	4	4	0	0	0	2	5	2	0	1	100	1	76	2	4	78	186				
6:15 PM	0	1	0	4	1	5	0	1	0	0	2	1	0	3	82	1	66	1	3	67	159				
6:30 PM	0	0	0	1	4	1	0	0	0	0	5	0	0	1	95	0	55	8	1	63	160				
6:45 PM	0	3	0	2	5	5	0	2	0	3	6	5	0	1	83	0	48	3	4	51	145				
Hourly Total	0	6	2	7	14	15	0	3	0	5	18	8	0	6	360	2	245	14	12	259	650				
Grand Total	0	13	9	35	70	57	0	6	5	15	87	26	0	23	1118	10	856	42	79	900	2134				
Approach %	0.0	22.8	15.8	61.4	-	-	0.0	23.1	19.2	57.7	-	-	0.0	2.0	97.1	0.9	95.1	4.7	-	-	-				
Total %	0.0	0.6	0.4	1.6	-	2.7	0.0	0.3	0.2	0.7	-	1.2	0.0	1.1	52.4	0.5	40.1	2.0	-	42.2	-				
Lights	0	13	2	34	-	49	0	6	2	14	-	22	0	21	1093	10	850	42	-	894	2089				
% Lights	-	100.0	22.2	97.1	-	86.0	-	100.0	40.0	93.3	-	84.6	-	91.3	97.8	100.0	99.3	100.0	-	99.3	97.9				
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	19	0	3	0	-	3	22				
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	1.7	0.0	0.4	0.0	-	0.3	1.0				
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	5	0	3	0	-	3	8				
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.4	0.0	0.4	0.0	-	0.3	0.4				
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	0	0	-	0	1				
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	0.0	0.0	-	0.0	0.0				
Bicycles on Road	0	0	7	1	-	8	0	0	3	1	-	4	0	2	0	0	0	0	-	0	14				
% Bicycles on Road	-	0.0	77.8	2.9	-	14.0	-	0.0	60.0	6.7	-	15.4	-	8.7	0.0	0.0	0.0	0.0	-	0.0	0.7				
Pedestrians	-	-	-	-	70	-	-	-	-	-	87	-	-	-	-	-	-	-	79	-	-				
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	100.0	-	-				



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400
Rosemont, Illinois, United States 60018
(847)518-9990 bnay@kloainc.com

Count Name: Park Blvd with Parking Lot Access
Drive TMC - Weekday
Site Code:
Start Date: 04/25/2024
Page No: 2

Turning Movement Peak Hour Data (4:30 PM)

Start Time	Access Drive Eastbound						Access Drive Westbound						Park Blvd. Northbound						Park Blvd. Southbound						Int. Total	
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total		
4:30 PM	0	0	0	2	10	2	0	1	0	2	8	3	0	1	103	0	14	104	0	0	73	2	2	75	184	
4:45 PM	0	1	0	6	5	7	0	0	0	0	7	0	0	4	100	2	26	106	0	1	86	7	17	94	207	
5:00 PM	0	2	0	3	3	5	0	1	1	0	9	2	0	1	87	1	16	89	0	0	90	1	7	91	187	
5:15 PM	0	0	0	5	9	5	0	1	3	2	11	6	0	4	80	4	13	88	0	0	55	2	9	57	156	
Total	0	3	0	16	27	19	0	3	4	4	35	11	0	10	370	7	69	387	0	1	304	12	35	317	734	
Approach %	0.0	15.8	0.0	84.2	-	-	0.0	27.3	36.4	36.4	-	-	-	0.0	2.6	95.6	1.8	-	-	0.0	0.3	95.9	3.8	-	-	-
Total %	0.0	0.4	0.0	2.2	-	2.6	0.0	0.4	0.5	0.5	-	1.5	52.7	0.0	1.4	50.4	1.0	-	-	0.0	0.1	41.4	1.6	-	43.2	-
PHF	0.000	0.375	0.000	0.667	-	0.679	0.000	0.750	0.333	0.500	-	0.458	0.913	0.000	0.625	0.898	0.438	-	0.913	0.000	0.250	0.844	0.429	-	0.843	0.886
Lights	0	3	0	15	-	18	0	3	2	3	-	8	381	0	9	365	7	-	381	0	1	302	12	-	315	722
% Lights	-	100.0	-	93.8	-	94.7	-	100.0	50.0	75.0	-	72.7	98.4	-	90.0	98.6	100.0	-	98.4	-	100.0	99.3	100.0	-	99.4	98.4
Buses	0	0	0	0	-	0	0	0	0	0	-	0	2	0	0	2	0	-	2	0	0	1	0	-	1	3
% Buses	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.5	-	0.0	0.5	0.0	-	0.5	-	0.0	0.3	0.0	-	0.3	0.4
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	2	0	0	2	0	-	2	0	0	1	0	-	1	3
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.5	-	0.0	0.5	0.0	-	0.5	-	0.0	0.3	0.0	-	0.3	0.4
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	1	0	0	1	0	-	1	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.3	-	0.0	0.3	0.0	-	0.3	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	1	-	1	0	0	2	1	-	3	1	0	1	0	0	-	1	0	0	0	0	-	0	5
% Bicycles on Road	-	0.0	-	6.3	-	5.3	-	0.0	50.0	25.0	-	27.3	0.3	-	10.0	0.0	0.0	-	0.3	-	0.0	0.0	0.0	-	0.0	0.7
Pedestrians	-	-	-	-	27	-	-	-	-	-	35	-	-	-	-	-	-	69	-	-	-	-	-	35	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Count Name: Park Blvd with Parking Lot Access
Drive - SATURDAYTMC
Site Code:
Start Date: 06/08/2024
Page No: 1

Turning Movement Data

Start Time	Access Drive Eastbound						Access Drive Westbound						Park Blvd. Northbound						Park Blvd. Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
11:30 AM	0	2	1	1	8	4	0	1	3	0	5	4	0	1	63	1	7	65	0	0	68	4	0	72	145
11:45 AM	0	0	1	0	5	1	0	0	0	0	3	0	0	0	75	0	5	75	0	0	60	1	0	61	137
Hourly Total	0	2	2	1	13	5	0	1	3	0	8	4	0	1	138	1	12	140	0	0	128	5	0	133	282
12:00 PM	0	0	1	3	2	4	0	1	0	0	3	1	0	0	74	2	5	76	0	1	70	1	0	72	153
12:15 PM	0	0	2	1	2	3	0	2	0	0	2	2	0	1	69	2	7	72	0	1	51	0	0	52	129
12:30 PM	0	3	1	0	6	4	0	1	0	1	7	2	0	2	100	3	10	105	0	0	72	4	0	76	187
12:45 PM	0	0	2	0	2	2	0	0	1	2	3	3	0	2	76	0	9	78	0	0	73	1	0	74	157
Hourly Total	0	3	6	4	12	13	0	4	1	3	15	8	0	5	319	7	31	331	0	2	266	6	0	274	626
1:00 PM	0	0	2	0	2	2	0	0	2	0	6	2	0	0	89	1	3	90	0	2	58	4	0	64	158
1:15 PM	0	2	1	0	8	3	0	0	0	1	1	1	0	2	65	1	9	68	0	0	65	3	0	68	140
1:30 PM	0	2	2	3	6	7	0	1	3	1	3	5	0	3	73	0	4	76	0	0	51	2	0	53	141
1:45 PM	0	1	0	0	7	1	0	0	0	0	0	0	0	2	67	0	6	69	0	0	63	2	0	65	135
Hourly Total	0	5	5	3	23	13	0	1	5	2	10	8	0	7	294	2	22	303	0	2	237	11	0	250	574
2:00 PM	0	0	0	0	0	0	0	0	1	0	4	1	0	0	78	3	0	81	0	1	56	1	1	58	140
2:15 PM	0	2	1	0	10	3	0	2	0	1	6	3	0	0	60	0	20	60	0	0	57	1	0	58	124
Grand Total	0	12	14	8	58	34	0	8	10	6	43	24	0	13	889	13	85	915	0	5	744	24	1	773	1746
Approach %	0.0	35.3	41.2	23.5	-	-	0.0	33.3	41.7	25.0	-	-	0.0	1.4	97.2	1.4	-	-	0.0	0.6	96.2	3.1	-	-	-
Total %	0.0	0.7	0.8	0.5	-	1.9	0.0	0.5	0.6	0.3	-	1.4	0.0	0.7	50.9	0.7	-	52.4	0.0	0.3	42.6	1.4	-	44.3	-
Lights	0	12	2	7	-	21	0	7	1	5	-	13	0	10	883	10	-	903	0	4	737	23	-	764	1701
% Lights	-	100.0	14.3	87.5	-	61.8	-	87.5	10.0	83.3	-	54.2	-	76.9	99.3	76.9	-	98.7	-	80.0	99.1	95.8	-	98.8	97.4
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	1
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.1	0.0	-	0.1	0.1
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	3	0	0	3	0	-	3	6
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.3	0.0	-	0.3	-	0.0	0.4	0.0	-	0.4	0.3
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	12	1	-	13	0	1	9	1	-	11	0	3	3	3	-	9	0	1	3	1	-	5	38
% Bicycles on Road	-	0.0	85.7	12.5	-	38.2	-	12.5	90.0	16.7	-	45.8	-	23.1	0.3	23.1	-	1.0	-	20.0	0.4	4.2	-	0.6	2.2
Pedestrians	-	-	-	-	58	-	-	-	-	-	43	-	-	-	-	-	85	-	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Count Name: Park Blvd with Parking Lot Access
Drive - SATURDAYTMC
Site Code:
Start Date: 06/08/2024
Page No: 2

Turning Movement Peak Hour Data (11:30 AM)

Start Time	Access Drive Eastbound						Access Drive Westbound						Park Blvd. Northbound						Park Blvd. Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
11:30 AM	0	2	1	1	8	4	0	1	3	0	5	4	0	1	63	1	7	65	0	0	68	4	0	72	145
11:45 AM	0	0	1	0	5	1	0	0	0	0	3	0	0	0	75	0	5	75	0	0	60	1	0	61	137
12:00 PM	0	0	1	3	2	4	0	1	0	0	3	1	0	0	74	2	5	76	0	1	70	1	0	72	153
12:15 PM	0	0	2	1	2	3	0	2	0	0	2	2	0	1	69	2	7	72	0	1	51	0	0	52	129
Total	0	2	5	5	17	12	0	4	3	0	13	7	0	2	281	5	24	288	0	2	249	6	0	257	564
Approach %	0.0	16.7	41.7	41.7	-	-	0.0	57.1	42.9	0.0	-	-	0.0	0.7	97.6	1.7	-	-	0.0	0.8	96.9	2.3	-	-	-
Total %	0.0	0.4	0.9	0.9	-	2.1	0.0	0.7	0.5	0.0	-	1.2	0.0	0.4	49.8	0.9	-	51.1	0.0	0.4	44.1	1.1	-	45.6	-
PHF	0.000	0.250	0.625	0.417	-	0.750	0.000	0.500	0.250	0.000	-	0.438	0.000	0.500	0.937	0.625	-	0.947	0.000	0.500	0.889	0.375	-	0.892	0.922
Lights	0	2	0	4	-	6	0	3	0	0	-	3	0	1	277	3	-	281	0	2	244	6	-	252	542
% Lights	-	100.0	0.0	80.0	-	50.0	-	75.0	0.0	-	-	42.9	-	50.0	98.6	60.0	-	97.6	-	100.0	98.0	100.0	-	98.1	96.1
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	3	0	-	3	5
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	0.0	0.7	0.0	-	0.7	-	0.0	1.2	0.0	-	1.2	0.9
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	5	1	-	6	0	1	3	0	-	4	0	1	2	2	-	5	0	0	2	0	-	2	17
% Bicycles on Road	-	0.0	100.0	20.0	-	50.0	-	25.0	100.0	-	-	57.1	-	50.0	0.7	40.0	-	1.7	-	0.0	0.8	0.0	-	0.8	3.0
Pedestrians	-	-	-	-	17	-	-	-	-	-	13	-	-	-	-	-	24	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

CMAP 2050 Projection Letter



April 10, 2024

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Duane Street Park
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated April 9, 2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2020)	Year 2050 ADT
Park Blvd, at Duane St	7,850	9,500
Main St, at Duane St	4,850	5,900

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2023 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

Cc: Rios (IDOT)
\\2024_TrafficForecasts\\GlenEllyn\\du-15-24\\du-15-24.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0
Unsignalized Intersections		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	

Source: *Highway Capacity Manual*, 6th Edition.

Capacity Analysis Summary Reports
Weekday Evening Peak Hour – Existing Conditions

Intersection	
Intersection Delay, s/veh	13.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	42	45	68	19	50	28	47	325	17	30	268	31
Future Vol, veh/h	42	45	68	19	50	28	47	325	17	30	268	31
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	0	2	0	0	0	0	2	0	0	1	0
Mvmt Flow	44	47	72	20	53	29	49	342	18	32	282	33
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11	10.4	15.6	13.7
HCM LOS	B	B	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	12%	27%	20%	9%
Vol Thru, %	84%	29%	52%	81%
Vol Right, %	4%	44%	29%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	389	155	97	329
LT Vol	47	42	19	30
Through Vol	325	45	50	268
RT Vol	17	68	28	31
Lane Flow Rate	409	163	102	346
Geometry Grp	1	1	1	1
Degree of Util (X)	0.593	0.265	0.172	0.507
Departure Headway (Hd)	5.216	5.847	6.065	5.269
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	692	612	588	682
Service Time	3.264	3.91	4.136	3.319
HCM Lane V/C Ratio	0.591	0.266	0.173	0.507
HCM Control Delay	15.6	11	10.4	13.7
HCM Lane LOS	C	B	B	B
HCM 95th-tile Q	3.9	1.1	0.6	2.9

HCM 6th TWSC
3: Forest Avenue & Duane Street

11/14/2024

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱			↱					↱	↱	
Traffic Vol, veh/h	0	127	28	9	111	0	0	0	0	18	17	12
Future Vol, veh/h	0	127	28	9	111	0	0	0	0	18	17	12
Conflicting Peds, #/hr	5	0	13	13	0	5	19	0	20	20	0	19
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	1	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	0	144	32	10	126	0	0	0	0	20	19	14
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	-	0	0	189	0	0				326	335	145
Stage 1	-	-	-	-	-	-				146	146	-
Stage 2	-	-	-	-	-	-				180	189	-
Critical Hdwy	-	-	-	4.1	-	-				6.4	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-				5.4	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-				5.4	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-				3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1397	-	0				672	589	908
Stage 1	0	-	-	-	-	0				886	780	-
Stage 2	0	-	-	-	-	0				856	748	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1397	-	-				667	0	892
Mov Cap-2 Maneuver	-	-	-	-	-	-				667	0	-
Stage 1	-	-	-	-	-	-				886	0	-
Stage 2	-	-	-	-	-	-				849	0	-
Approach	EB			WB			SB					
HCM Control Delay, s	0			0.6			9.7					
HCM LOS							A					
Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	SBLn1	SBLn2						
Capacity (veh/h)	-	-	1397	-	667	892						
HCM Lane V/C Ratio	-	-	0.007	-	0.031	0.037						
HCM Control Delay (s)	-	-	7.6	0	10.6	9.2						
HCM Lane LOS	-	-	A	A	B	A						
HCM 95th %tile Q(veh)	-	-	0	-	0.1	0.1						

Intersection

Int Delay, s/veh 1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	135	26	13	116	17	34
Future Vol, veh/h	135	26	13	116	17	34
Conflicting Peds, #/hr	0	16	16	0	4	2
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	3	0	0	1	0	0
Mvmt Flow	152	29	15	130	19	38

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	197
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.1
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.2
Pot Cap-1 Maneuver	-	-	1388
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1367
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	10.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	762	-	-	1367	-
HCM Lane V/C Ratio	0.075	-	-	0.011	-
HCM Control Delay (s)	10.1	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection

Int Delay, s/veh 0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	0	16	3	4	4	0	370	7	0	304	12
Future Vol, veh/h	3	0	16	3	4	4	0	370	7	0	304	12
Conflicting Peds, #/hr	35	0	69	69	0	35	27	0	35	35	0	27
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	1	0
Mvmt Flow	3	0	18	3	4	4	0	416	8	0	342	13

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	835	835	445	882	837	490	-	0	0	-	-	0
Stage 1	376	376	-	455	455	-	-	-	-	-	-	-
Stage 2	459	459	-	427	382	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	-	-	-	-	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	-	-	-	-	-	-
Pot Cap-1 Maneuver	289	306	617	269	305	582	0	-	-	0	-	-
Stage 1	649	620	-	589	572	-	0	-	-	0	-	-
Stage 2	586	570	-	610	616	-	0	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	267	289	563	236	289	545	-	-	-	-	-	-
Mov Cap-2 Maneuver	267	289	-	236	289	-	-	-	-	-	-	-
Stage 1	649	605	-	589	554	-	-	-	-	-	-	-
Stage 2	557	552	-	552	601	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	12.9		16.5		0		0	
HCM LOS	B		C					

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	-	-	479	325	-	-
HCM Lane V/C Ratio	-	-	0.045	0.038	-	-
HCM Control Delay (s)	-	-	12.9	16.5	-	-
HCM Lane LOS	-	-	B	C	-	-
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-	-

HCM 6th TWSC 6: Main Street & Parking Lot Access Drive

11/14/2024

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	7	140	19	0	294
Future Vol, veh/h	4	7	140	19	0	294
Conflicting Peds, #/hr	50	30	0	54	54	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	2	0	0	0
Mvmt Flow	4	7	146	20	0	306

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	413	240	0	0	-	-
Stage 1	210	-	-	-	-	-
Stage 2	203	-	-	-	-	-
Critical Hdwy	6.6	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	586	804	-	-	0	-
Stage 1	830	-	-	-	0	-
Stage 2	817	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	532	748	-	-	-	-
Mov Cap-2 Maneuver	532	-	-	-	-	-
Stage 1	791	-	-	-	-	-
Stage 2	778	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	-	652
HCM Lane V/C Ratio	-	-	0.018
HCM Control Delay (s)	-	-	10.6
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0.1

Intersection Capacity Utilization 2: Main Street & Duane Street

06/27/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	26	85	29	19	82	21	36	112	37	40	240	18
Pedestrians	4		24	24		4	40		34	34		40
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	140	0	0	122	0	0	185	0	0	280	18
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.96	0.85	0.95	0.97	0.85	0.95	0.96	0.85	0.95	0.99	0.85
Saturated Flow (vph)	0	1641	0	0	1653	0	0	1643	0	0	1698	1454
Ped Intf Time (s)	0.0	0.6	2.7	0.0	0.1	0.5	0.0	0.7	3.6	0.0	0.0	4.1
Pedestrian Frequency (%)		0.55			0.12			0.68			0.74	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			5.5
Adj Reference Time (s)			0.0			0.0			0.0			17.2
Permitted Option												
Adj Saturation A (vph)	0	1155		0	1298		0	415		0	1380	
Reference Time A (s)	0.0	15.1		0.0	11.4		0.0	54.2		0.0	24.4	
Adj Saturation B (vph)	0	0		0	0		NA	NA		NA	NA	
Reference Time B (s)	9.9	18.8		9.4	16.9		NA	NA		NA	NA	
Reference Time (s)		15.1			11.4			54.2			24.4	
Adj Reference Time (s)		19.6			15.9			58.2			28.4	
Split Option												
Ref Time Combined (s)	0.0	10.8		0.0	8.9		0.0	14.2		0.0	19.8	
Ref Time Seperate (s)	1.9	6.8		1.4	6.0		2.7	8.9		3.0	16.8	
Reference Time (s)	10.8	10.8		8.9	8.9		14.2	14.2		19.8	19.8	
Adj Reference Time (s)	17.7	17.7		13.8	13.8		19.4	19.4		23.8	23.8	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	19.6		58.2									
Split Option (s)	31.5		43.2									
Minimum (s)	19.6		43.2		62.8							
Right Turns	SBR											
Adj Reference Time (s)	17.2											
Cross Thru Ref Time (s)	13.8											
Oncoming Left Ref Time (s)	19.4											
Combined (s)	50.5											
Intersection Summary												
Intersection Capacity Utilization		52.4%			ICU Level of Service			A				
Reference Times and Phasing Options do not represent an optimized timing plan.												

Capacity Analysis Summary Reports
Saturday Midday Peak Hour – Existing Conditions

Intersection	
Intersection Delay, s/veh	18.3
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	35	52	61	18	24	22	39	312	9	33	322	40
Future Vol, veh/h	35	52	61	18	24	22	39	312	9	33	322	40
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles, %	0	0	0	0	0	5	0	1	0	0	1	0
Mvmt Flow	43	63	74	22	29	27	48	380	11	40	393	49
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	12.2	10.9	19	21.1
HCM LOS	B	B	C	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	11%	24%	28%	8%
Vol Thru, %	87%	35%	38%	82%
Vol Right, %	3%	41%	34%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	360	148	64	395
LT Vol	39	35	18	33
Through Vol	312	52	24	322
RT Vol	9	61	22	40
Lane Flow Rate	439	180	78	482
Geometry Grp	1	1	1	1
Degree of Util (X)	0.668	0.314	0.146	0.719
Departure Headway (Hd)	5.474	6.26	6.729	5.37
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	654	569	536	670
Service Time	3.551	4.359	4.729	3.445
HCM Lane V/C Ratio	0.671	0.316	0.146	0.719
HCM Control Delay	19	12.2	10.9	21.1
HCM Lane LOS	C	B	B	C
HCM 95th-tile Q	5.1	1.3	0.5	6.1

HCM 6th TWSC
3: Forest Avenue & Duane Street

11/14/2024

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↻			↻					↻	↻	
Traffic Vol, veh/h	0	141	39	7	88	0	0	0	0	4	6	6
Future Vol, veh/h	0	141	39	7	88	0	0	0	0	4	6	6
Conflicting Peds, #/hr	4	0	0	0	0	4	15	0	1	1	0	15
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	0	0	3	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	176	49	9	110	0	0	0	0	5	8	8
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	-	0	0	225	0	0				330	353	125
Stage 1	-	-	-	-	-	-				128	128	-
Stage 2	-	-	-	-	-	-				202	225	-
Critical Hdwy	-	-	-	4.1	-	-				6.4	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-				5.4	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-				5.4	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-				3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1356	-	0				669	575	931
Stage 1	0	-	-	-	-	0				903	794	-
Stage 2	0	-	-	-	-	0				837	721	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1356	-	-				664	0	918
Mov Cap-2 Maneuver	-	-	-	-	-	-				664	0	-
Stage 1	-	-	-	-	-	-				903	0	-
Stage 2	-	-	-	-	-	-				831	0	-
Approach	EB			WB			SB					
HCM Control Delay, s	0			0.6			9.4					
HCM LOS							A					
Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	SBLn1	SBLn2						
Capacity (veh/h)	-	-	1356	-	664	918						
HCM Lane V/C Ratio	-	-	0.006	-	0.008	0.016						
HCM Control Delay (s)	-	-	7.7	0	10.5	9						
HCM Lane LOS	-	-	A	A	B	A						
HCM 95th %tile O(veh)	-	-	0	-	0	0.1						

Intersection

Int Delay, s/veh 0.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	180	12	6	99	2	12
Future Vol, veh/h	180	12	6	99	2	12
Conflicting Peds, #/hr	0	15	15	0	8	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	1	0	0	0	0	0
Mvmt Flow	212	14	7	116	2	14

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	241
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.1
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.2
Pot Cap-1 Maneuver	-	-	1337
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1318
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	759	-	-	1318	-
HCM Lane V/C Ratio	0.022	-	-	0.005	-
HCM Control Delay (s)	9.8	-	-	7.7	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection

Int Delay, s/veh 0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	0	5	4	0	0	0	352	5	0	376	6
Future Vol, veh/h	2	0	5	4	0	0	0	352	5	0	376	6
Conflicting Peds, #/hr	0	0	24	24	0	0	17	0	13	13	0	17
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	50	1	0	0	1	0
Mvmt Flow	2	0	5	4	0	0	0	383	5	0	409	7

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	816	831	454	838	832	399	-	0	0	-	-	0
Stage 1	430	430	-	399	399	-	-	-	-	-	-	-
Stage 2	386	401	-	439	433	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	-	-	-	-	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	-	-	-	-	-	-
Pot Cap-1 Maneuver	298	307	610	288	307	655	0	-	-	0	-	-
Stage 1	607	587	-	631	606	-	0	-	-	0	-	-
Stage 2	641	604	-	601	585	-	0	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	294	299	587	276	299	648	-	-	-	-	-	-
Mov Cap-2 Maneuver	294	299	-	276	299	-	-	-	-	-	-	-
Stage 1	607	578	-	631	599	-	-	-	-	-	-	-
Stage 2	641	597	-	582	576	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13	18.3	0	0
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBT	NBR	EBLn1WBLn1	SBT	SBR
Capacity (veh/h)	-	-	457 276	-	-
HCM Lane V/C Ratio	-	-	0.017 0.016	-	-
HCM Control Delay (s)	-	-	13 18.3	-	-
HCM Lane LOS	-	-	B C	-	-
HCM 95th %tile Q(veh)	-	-	0.1 0	-	-

HCM 6th TWSC 6: Main Street & Parking Lot Access Drive

11/14/2024

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	4	187	13	0	264
Future Vol, veh/h	2	4	187	13	0	264
Conflicting Peds, #/hr	74	1	0	79	79	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	1	0	0	1
Mvmt Flow	2	4	195	14	0	275

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	493	282	0	0	-	-
Stage 1	281	-	-	-	-	-
Stage 2	212	-	-	-	-	-
Critical Hdwy	6.6	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	524	762	-	-	0	-
Stage 1	771	-	-	-	0	-
Stage 2	809	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	454	709	-	-	-	-
Mov Cap-2 Maneuver	454	-	-	-	-	-
Stage 1	718	-	-	-	-	-
Stage 2	752	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.1	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	-	597
HCM Lane V/C Ratio	-	-	0.01
HCM Control Delay (s)	-	-	11.1
HCM Lane LOS	-	-	B
HCM 95th %tile Q(veh)	-	-	0

Intersection Capacity Utilization

2: Main Street & Duane Street

06/27/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	13	79	29	17	49	33	18	154	53	50	199	17
Pedestrians	1		13	13		1	71		74	74		71
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	121	0	0	99	0	0	225	0	0	249	17
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.96	0.85	0.95	0.94	0.85	0.95	0.96	0.85	0.95	0.99	0.85
Saturated Flow (vph)	0	1640	0	0	1611	0	0	1643	0	0	1693	1454
Ped Intf Time (s)	0.0	0.4	1.6	0.0	0.0	0.1	0.0	1.4	6.1	0.0	0.0	6.0
Pedestrian Frequency (%)		0.35			0.03			0.92			0.91	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			7.4
Adj Reference Time (s)			0.0			0.0			0.0			19.2
Permitted Option												
Adj Saturation A (vph)	0	1375		0	1029		0	757		0	898	
Reference Time A (s)	0.0	10.9		0.0	11.6		0.0	37.1		0.0	33.3	
Adj Saturation B (vph)	0	0		0	0		NA	NA		NA	NA	
Reference Time B (s)	9.0	17.2		9.3	15.4		NA	NA		NA	NA	
Reference Time (s)		10.9			11.6			37.1			33.3	
Adj Reference Time (s)		16.7			15.7			41.1			37.3	
Split Option												
Ref Time Combined (s)	0.0	9.2		0.0	7.4		0.0	17.9		0.0	17.7	
Ref Time Seperate (s)	1.0	6.2		1.3	3.7		1.3	12.7		3.7	14.0	
Reference Time (s)	9.2	9.2		7.4	7.4		17.9	17.9		17.7	17.7	
Adj Reference Time (s)	15.6	15.6		11.7	11.7		21.9	21.9		21.7	21.7	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	16.7		41.1									
Split Option (s)	27.3		43.5									
Minimum (s)	16.7		41.1		57.8							
Right Turns	SBR											
Adj Reference Time (s)	19.2											
Cross Thru Ref Time (s)	11.7											
Oncoming Left Ref Time (s)	21.9											
Combined (s)	52.8											
Intersection Summary												
Intersection Capacity Utilization		48.2%			ICU Level of Service				A			
Reference Times and Phasing Options do not represent an optimized timing plan.												

Capacity Analysis Summary Reports
Weekday Evening Peak Hour – Projected Conditions

HCM 6th AWSC
1: Park Boulevard & Duane Street

07/02/2024

Intersection	
Intersection Delay, s/veh	14.8
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	46	47	73	20	52	29	51	338	18	31	280	34
Future Vol, veh/h	46	47	73	20	52	29	51	338	18	31	280	34
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	0	2	0	0	0	0	2	0	0	1	0
Mvmt Flow	48	49	77	21	55	31	54	356	19	33	295	36
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11.5	10.7	17.2	14.7
HCM LOS	B	B	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	13%	28%	20%	9%
Vol Thru, %	83%	28%	51%	81%
Vol Right, %	4%	44%	29%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	407	166	101	345
LT Vol	51	46	20	31
Through Vol	338	47	52	280
RT Vol	18	73	29	34
Lane Flow Rate	428	175	106	363
Geometry Grp	1	1	1	1
Degree of Util (X)	0.634	0.291	0.184	0.543
Departure Headway (Hd)	5.327	5.987	6.233	5.383
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	677	596	571	668
Service Time	3.385	4.065	4.321	3.444
HCM Lane V/C Ratio	0.632	0.294	0.186	0.543
HCM Control Delay	17.2	11.5	10.7	14.7
HCM Lane LOS	C	B	B	B
HCM 95th-tile Q	4.5	1.2	0.7	3.3

HCM 6th TWSC
3: Forest Avenue & Duane Street

11/14/2024

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱			↱					↱	↱	
Traffic Vol, veh/h	0	136	29	9	119	0	0	0	0	19	19	12
Future Vol, veh/h	0	136	29	9	119	0	0	0	0	19	19	12
Conflicting Peds, #/hr	5	0	13	13	0	5	19	0	20	20	0	19
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	1	0	0	1	0	0	0	0	0	0	0
Mvmt Flow	0	155	33	10	135	0	0	0	0	22	22	14

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	-	0	0	201	0	0	347	356	154
Stage 1	-	-	-	-	-	-	155	155	-
Stage 2	-	-	-	-	-	-	192	201	-
Critical Hdwy	-	-	-	4.1	-	-	6.4	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	5.4	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.4	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1383	-	0	654	573	897
Stage 1	0	-	-	-	-	0	878	773	-
Stage 2	0	-	-	-	-	0	845	739	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	1383	-	-	649	0	881
Mov Cap-2 Maneuver	-	-	-	-	-	-	649	0	-
Stage 1	-	-	-	-	-	-	878	0	-
Stage 2	-	-	-	-	-	-	838	0	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0.5	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	SBLn1	SBLn2
Capacity (veh/h)	-	-	1383	-	649	881
HCM Lane V/C Ratio	-	-	0.007	-	0.033	0.04
HCM Control Delay (s)	-	-	7.6	0	10.7	9.3
HCM Lane LOS	-	-	A	A	B	A
HCM 95th %tile Q(veh)	-	-	0	-	0.1	0.1

Intersection

Int Delay, s/veh 2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	140	31	18	121	21	39
Future Vol, veh/h	140	31	18	121	21	39
Conflicting Peds, #/hr	0	16	16	0	4	2
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	3	0	0	1	0	0
Mvmt Flow	157	35	20	136	24	44

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	208
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.1
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.2
Pot Cap-1 Maneuver	-	-	1375
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1354
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	10.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	743	-	-	1354	-
HCM Lane V/C Ratio	0.091	-	-	0.015	-
HCM Control Delay (s)	10.3	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection

Int Delay, s/veh 0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	0	18	3	4	4	0	387	7	0	318	16
Future Vol, veh/h	5	0	18	3	4	4	0	387	7	0	318	16
Conflicting Peds, #/hr	35	0	69	69	0	35	27	0	35	35	0	27
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	1	0
Mvmt Flow	6	0	20	3	4	4	0	435	8	0	357	18

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	871	871	462	919	876	509	-	0	0	-	-	0
Stage 1	393	393	-	474	474	-	-	-	-	-	-	-
Stage 2	478	478	-	445	402	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	-	-	-	-	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	-	-	-	-	-	-
Pot Cap-1 Maneuver	274	291	604	254	290	568	0	-	-	0	-	-
Stage 1	636	609	-	575	561	-	0	-	-	0	-	-
Stage 2	572	559	-	596	604	-	0	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	253	275	551	221	274	532	-	-	-	-	-	-
Mov Cap-2 Maneuver	253	275	-	221	274	-	-	-	-	-	-	-
Stage 1	636	594	-	575	544	-	-	-	-	-	-	-
Stage 2	544	542	-	536	590	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	13.7		17.2		0		0	
HCM LOS	B		C					

Minor Lane/Major Mvmt	NBT	NBR	EBLn1WBLn1	SBT	SBR
Capacity (veh/h)	-	-	439	308	-
HCM Lane V/C Ratio	-	-	0.059	0.04	-
HCM Control Delay (s)	-	-	13.7	17.2	-
HCM Lane LOS	-	-	B	C	-
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

HCM 6th TWSC 6: Main Street & Parking Lot Access Drive

11/14/2024

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	9	148	24	0	306
Future Vol, veh/h	5	9	148	24	0	306
Conflicting Peds, #/hr	50	30	0	54	54	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	2	0	0	0
Mvmt Flow	5	9	154	25	0	319

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	431	251	0	0	-	-
Stage 1	221	-	-	-	-	-
Stage 2	210	-	-	-	-	-
Critical Hdwy	6.6	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	571	793	-	-	0	-
Stage 1	821	-	-	-	0	-
Stage 2	811	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	518	738	-	-	-	-
Mov Cap-2 Maneuver	518	-	-	-	-	-
Stage 1	782	-	-	-	-	-
Stage 2	772	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.7	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	- 641	-
HCM Lane V/C Ratio	-	- 0.023	-
HCM Control Delay (s)	-	- 10.7	-
HCM Lane LOS	-	- B	-
HCM 95th %tile Q(veh)	-	- 0.1	-

Intersection Capacity Utilization 2: Main Street & Duane Street

07/02/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	28	89	30	21	85	24	37	119	39	44	251	19
Pedestrians	4		24	24		4	40		34	34		40
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	147	0	0	130	0	0	195	0	0	295	19
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.96	0.85	0.95	0.96	0.85	0.95	0.96	0.85	0.95	0.99	0.85
Saturated Flow (vph)	0	1642	0	0	1649	0	0	1643	0	0	1697	1454
Ped Intf Time (s)	0.0	0.6	2.7	0.0	0.1	0.5	0.0	0.7	3.6	0.0	0.0	4.1
Pedestrian Frequency (%)		0.55			0.12			0.68			0.74	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			5.6
Adj Reference Time (s)			0.0			0.0			0.0			17.3
Permitted Option												
Adj Saturation A (vph)	0	1159		0	1292		0	424		0	1356	
Reference Time A (s)	0.0	15.8		0.0	12.2		0.0	55.9		0.0	26.1	
Adj Saturation B (vph)	0	0		0	0		NA	NA		NA	NA	
Reference Time B (s)	10.1	19.3		9.6	17.6		NA	NA		NA	NA	
Reference Time (s)		15.8			12.2			55.9			26.1	
Adj Reference Time (s)		19.9			16.6			59.9			30.1	
Split Option												
Ref Time Combined (s)	0.0	11.3		0.0	9.6		0.0	15.0		0.0	20.9	
Ref Time Seperate (s)	2.1	7.0		1.6	6.3		2.7	9.4		3.3	17.6	
Reference Time (s)	11.3	11.3		9.6	9.6		15.0	15.0		20.9	20.9	
Adj Reference Time (s)	17.9	17.9		14.4	14.4		19.7	19.7		24.9	24.9	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	19.9		59.9									
Split Option (s)	32.2		44.5									
Minimum (s)	19.9		44.5		64.4							
Right Turns	SBR											
Adj Reference Time (s)	17.3											
Cross Thru Ref Time (s)	14.4											
Oncoming Left Ref Time (s)	19.7											
Combined (s)	51.3											
Intersection Summary												
Intersection Capacity Utilization		53.7%			ICU Level of Service				A			
Reference Times and Phasing Options do not represent an optimized timing plan.												

Capacity Analysis Summary Reports
Saturday Midday Peak Hour – Projected Conditions

HCM 6th AWSC
1: Park Boulevard & Duane Street

07/02/2024

Intersection	
Intersection Delay, s/veh	21.7
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	38	54	65	19	25	23	43	324	9	34	336	44
Future Vol, veh/h	38	54	65	19	25	23	43	324	9	34	336	44
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles, %	0	0	0	0	0	5	0	1	0	0	1	0
Mvmt Flow	46	66	79	23	30	28	52	395	11	41	410	54
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	13.1	11.3	22.5	26
HCM LOS	B	B	C	D

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	11%	24%	28%	8%
Vol Thru, %	86%	34%	37%	81%
Vol Right, %	2%	41%	34%	11%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	376	157	67	414
LT Vol	43	38	19	34
Through Vol	324	54	25	336
RT Vol	9	65	23	44
Lane Flow Rate	459	191	82	505
Geometry Grp	1	1	1	1
Degree of Util (X)	0.728	0.348	0.158	0.785
Departure Headway (Hd)	5.714	6.535	6.962	5.596
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	633	550	514	651
Service Time	3.731	4.588	5.027	3.611
HCM Lane V/C Ratio	0.725	0.347	0.16	0.776
HCM Control Delay	22.5	13.1	11.3	26
HCM Lane LOS	C	B	B	D
HCM 95th-tile Q	6.2	1.5	0.6	7.6

HCM 6th TWSC
3: Forest Avenue & Duane Street

11/14/2024

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱			↱					↱	↱	
Traffic Vol, veh/h	0	151	41	7	96	0	0	0	0	4	7	6
Future Vol, veh/h	0	151	41	7	96	0	0	0	0	4	7	6
Conflicting Peds, #/hr	4	0	0	0	0	4	15	0	1	1	0	15
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	0	0	3	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	189	51	9	120	0	0	0	0	5	9	8

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	-	0	0	240	0	0	354	378	135
Stage 1	-	-	-	-	-	-	138	138	-
Stage 2	-	-	-	-	-	-	216	240	-
Critical Hdwy	-	-	-	4.1	-	-	6.4	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	5.4	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.4	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1339	-	0	648	557	919
Stage 1	0	-	-	-	-	0	894	786	-
Stage 2	0	-	-	-	-	0	825	711	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	1339	-	-	643	0	906
Mov Cap-2 Maneuver	-	-	-	-	-	-	643	0	-
Stage 1	-	-	-	-	-	-	894	0	-
Stage 2	-	-	-	-	-	-	819	0	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0.5	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBT	EBR	WBL	WBT	SBLn1	SBLn2
Capacity (veh/h)	-	-	1339	-	643	906
HCM Lane V/C Ratio	-	-	0.007	-	0.008	0.018
HCM Control Delay (s)	-	-	7.7	0	10.6	9
HCM Lane LOS	-	-	A	A	B	A
HCM 95th %tile Q(veh)	-	-	0	-	0	0.1

Intersection

Int Delay, s/veh 0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	187	17	10	103	5	16
Future Vol, veh/h	187	17	10	103	5	16
Conflicting Peds, #/hr	0	15	15	0	8	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	1	0	0	0	0	0
Mvmt Flow	220	20	12	121	6	19

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	255
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.1
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.2
Pot Cap-1 Maneuver	-	-	1322
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1303
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	10.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	724	-	-	1303	-
HCM Lane V/C Ratio	0.034	-	-	0.009	-
HCM Control Delay (s)	10.1	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	0	6	4	0	0	0	368	5	0	393	10
Future Vol, veh/h	4	0	6	4	0	0	0	368	5	0	393	10
Conflicting Peds, #/hr	0	0	24	24	0	0	17	0	13	13	0	17
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0	50	1	0	0	1	0
Mvmt Flow	4	0	7	4	0	0	0	400	5	0	427	11

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	853	868	474	876	871	416	-	0	0	-	-	0
Stage 1	450	450	-	416	416	-	-	-	-	-	-	-
Stage 2	403	418	-	460	455	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	-	-	-	-	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	-	-	-	-	-	-
Pot Cap-1 Maneuver	281	293	595	272	291	641	0	-	-	0	-	-
Stage 1	592	575	-	618	595	-	0	-	-	0	-	-
Stage 2	628	594	-	585	572	-	0	-	-	0	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	277	285	573	260	283	634	-	-	-	-	-	-
Mov Cap-2 Maneuver	277	285	-	260	283	-	-	-	-	-	-	-
Stage 1	592	566	-	618	588	-	-	-	-	-	-	-
Stage 2	628	587	-	565	563	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	14.2		19.1		0		0	
HCM LOS	B		C					

Minor Lane/Major Mvmt	NBT	NBR	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	-	-	401	260	-	-
HCM Lane V/C Ratio	-	-	0.027	0.017	-	-
HCM Control Delay (s)	-	-	14.2	19.1	-	-
HCM Lane LOS	-	-	B	C	-	-
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-	-

HCM 6th TWSC 6: Main Street & Parking Lot Access Drive

11/14/2024

Intersection						
Int Delay, s/veh	0.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	6	196	18	0	277
Future Vol, veh/h	2	6	196	18	0	277
Conflicting Peds, #/hr	74	1	0	79	79	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	0	1	0	0	1
Mvmt Flow	2	6	204	19	0	289

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	512	294	0	0	-	-
Stage 1	293	-	-	-	-	-
Stage 2	219	-	-	-	-	-
Critical Hdwy	6.6	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	511	750	-	-	0	-
Stage 1	762	-	-	-	0	-
Stage 2	802	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	443	698	-	-	-	-
Mov Cap-2 Maneuver	443	-	-	-	-	-
Stage 1	709	-	-	-	-	-
Stage 2	746	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	- 610	-
HCM Lane V/C Ratio	-	- 0.014	-
HCM Control Delay (s)	-	- 11	-
HCM Lane LOS	-	- B	-
HCM 95th %tile Q(veh)	-	- 0	-

Intersection Capacity Utilization 2: Main Street & Duane Street

07/02/2024

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	15	83	30	19	51	36	19	163	57	54	207	18
Pedestrians	1		13	13		1	71		74	74		71
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	128	0	0	106	0	0	239	0	0	261	18
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.96	0.85	0.95	0.94	0.85	0.95	0.96	0.85	0.95	0.99	0.85
Saturated Flow (vph)	0	1640	0	0	1608	0	0	1642	0	0	1692	1454
Ped Intf Time (s)	0.0	0.4	1.6	0.0	0.0	0.1	0.0	1.5	6.1	0.0	0.0	6.0
Pedestrian Frequency (%)		0.35			0.03			0.92			0.91	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			7.5
Adj Reference Time (s)			0.0			0.0			0.0			19.2
Permitted Option												
Adj Saturation A (vph)	0	1365		0	1040		0	760		0	881	
Reference Time A (s)	0.0	11.6		0.0	12.3		0.0	39.2		0.0	35.6	
Adj Saturation B (vph)	0	0		0	0		NA	NA		NA	NA	
Reference Time B (s)	9.1	17.7		9.4	16.0		NA	NA		NA	NA	
Reference Time (s)		11.6			12.3			39.2			35.6	
Adj Reference Time (s)		17.2			16.4			43.2			39.6	
Split Option												
Ref Time Combined (s)	0.0	9.7		0.0	8.0		0.0	18.9		0.0	18.5	
Ref Time Seperate (s)	1.1	6.4		1.4	3.9		1.4	13.4		4.0	14.5	
Reference Time (s)	9.7	9.7		8.0	8.0		18.9	18.9		18.5	18.5	
Adj Reference Time (s)	15.9	15.9		12.2	12.2		22.9	22.9		22.5	22.5	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	17.2		43.2									
Split Option (s)	28.2		45.4									
Minimum (s)	17.2		43.2		60.4							
Right Turns	SBR											
Adj Reference Time (s)	19.2											
Cross Thru Ref Time (s)	12.2											
Oncoming Left Ref Time (s)	22.9											
Combined (s)	54.3											
Intersection Summary												
Intersection Capacity Utilization		50.3%			ICU Level of Service				A			
Reference Times and Phasing Options do not represent an optimized timing plan.												



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

Meeting 2/27/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-147)**

DOC ID: 2025-147

800 St. Charles Road - Ackerman Park Community Gardens, Zoning Map Amendment, Special Use Permit and Zoning Variation.

Statement of the Issue:

The Petitioner, the Glen Ellyn Park District, has requested approval of the following actions associated with the construction of community gardens, a shade pavilion, and other site improvements at Ackerman Park:

1. A zoning map amendment to rezone portions of the Subject Property from the R2 Single Family Residential District to the CR Conservation/Recreation District;
2. A special use permit pursuant to Section 10-4-3(A) of the Zoning Code to construct and operate a community garden, gazebo, portable restroom facility, and an accessory storage building; and
3. A variation from Section 10-5-5(B)(4)(16) to allow for a 400-square-foot gazebo in lieu of the maximum allowable 250 square-foot gazebo.

Analysis:

LOCATION/ ZONING: The subject property consists of 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 Family & I-Light Industrial (Unincorporated Milton Township)
West	Single-Family	R-4 Single Family* (Unincorporated Milton Township)

COMPREHENSIVE PLAN: According to the 2023 Glen Ellyn Comprehensive Plan, the Future Land Use Plan calls for the site to be used for Public/Semi-Public and Parks and Open Space uses.

PUBLIC NOTICE: Notice of the public hearing was published in the February 7, 2025, 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 to construct public garden plots, a 400-square-foot gazebo, a seven (7)-space parking lot, an accessory storage building, a portable restroom facility, and other site improvements located to the east of Lenox Road, north of St. Charles Road. The proposed garden area is currently open space. Along with the proposed structures, there will be site improvements including a stormwater management area and a nature trail boardwalk. Pedestrian and landscaping additions/upgrades will also be part of the site improvements.

Specific details of the project are contained in the petitioner's application packet. An overview of the proposed improvements as they relate to the requested zoning map amendment, special use permit and zoning variation is below.

Zoning Map Amendment – The Glen Ellyn Park District owns all property located east of Lenox Road and demolished the homes on the east side of Lenox Road in 2008. The areas that encompassed the former residential lots have remained designated in the R2 Single-Family Residential Zoning District. The Park District is proposing a zoning map amendment to rezone the areas that encompassed the former residential lots to the CR Conservation Recreation Zoning District in order for the entirety of Ackerman Park to be zoned CR Conservation Recreation District.

Public Garden Plots - The Park District is proposing the construction of seventy-six (76) community garden plots located east of Lenox Road. Each garden plot is proposed to be one hundred (100) square feet each. The entirety of the proposed garden plot area will be approximately 13,000 square feet. The garden plots will not be enclosed by fencing and will be managed by the Park District.

Pavilion (Gazebos) – As part of the proposed site improvements, the district is proposing a shade pavilion to be constructed. A four-hundred (400) square-foot shade pavilion is proposed to be located between the proposed parking area and the garden plots and will act as a shelter for garden users and park visitors. The proposed height of the shade pavilion is approximately fourteen (14) and conforms with village requirements. As the Zoning Code does not have a specific classification for “shade shelters”, a “gazebo” was deemed to be the most similar structure provided for in the Zoning Code. The shelter requires a variation from 10-5-5 (B)(4)(16) of the Zoning Code to exceed the 250-square foot maximum allowed area for gazebos.

Portable Restroom Facility – The Petitioner is proposing a portable restroom facility to be located north of the garden plots that will be serviced and maintained by the Park District. The structure is proposed to be screened from Lenox Road by a 6-foot-tall solid board on board fence.

Accessory Storage Building – The Petitioner is also proposing a thirty-six (36) square-foot accessory storage building to be located next to the portable restroom facility, north of the garden plots. The accessory storage building will act as a tool shed for users of the community garden plots. The proposed structure will be constructed of western red cedar. An architectural detail is provided in the application packet.

Parking Lot – The Petitioner is proposing the construction of a seven (7)-space parking lot to accommodate the proposed improvements. The Village does not have a minimum parking space requirement for the proposed use. The American Planning Association's 2002 Parking Standards

guidelines suggest a minimum of four (4) parking spaces be provided for the proposed community garden.

Landscaping –The proposed plantings include fourteen (14) deciduous trees, a variety of deciduous shrubs and ornamental grasses.

Stormwater – A drainage basin is included as part of the proposed development. The Village Engineer has reviewed preliminary engineering plans and has reported no issues that would impact the proposed layout.

Budget Impact:

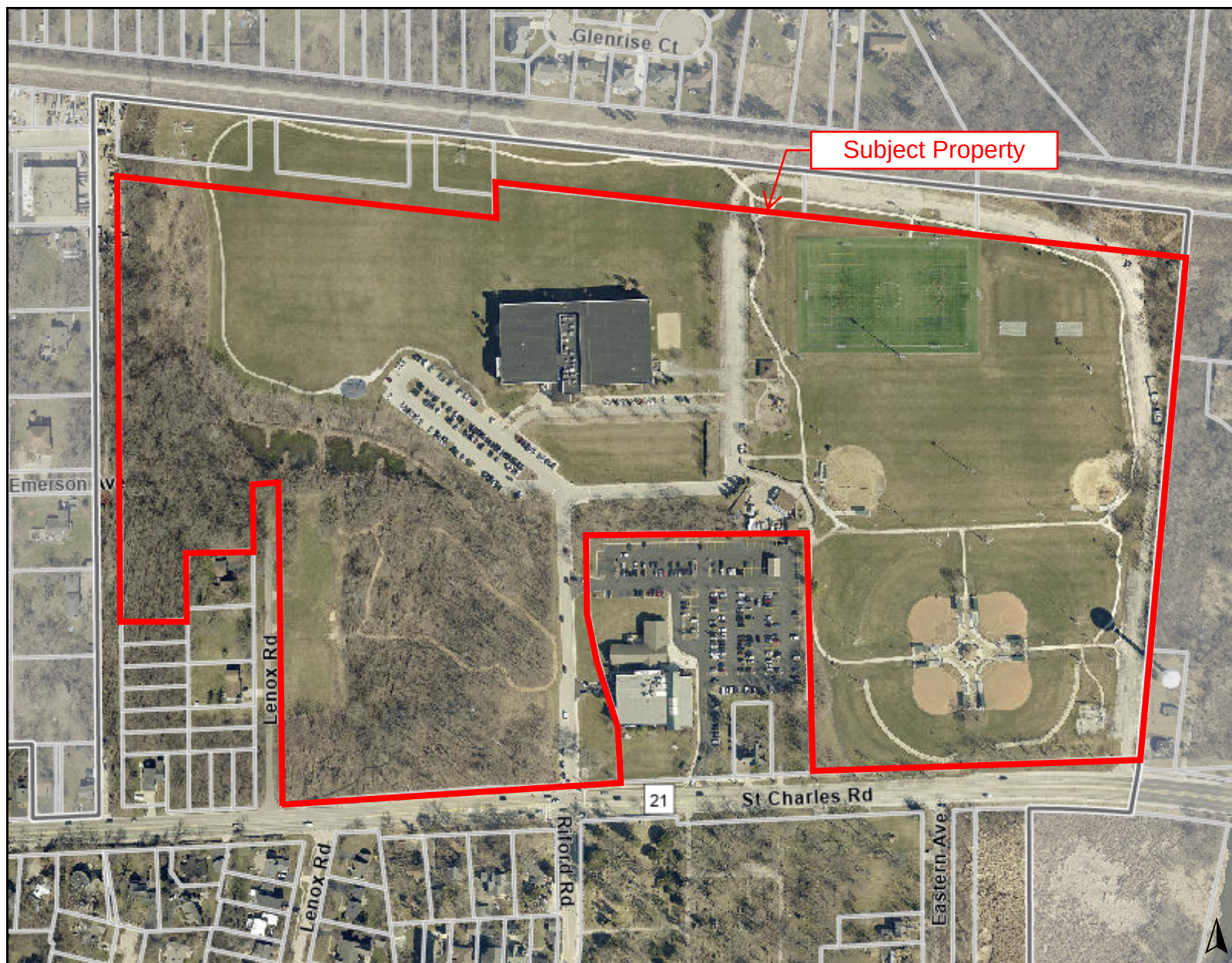
Contribution to Strategic Plan

Action Requested:

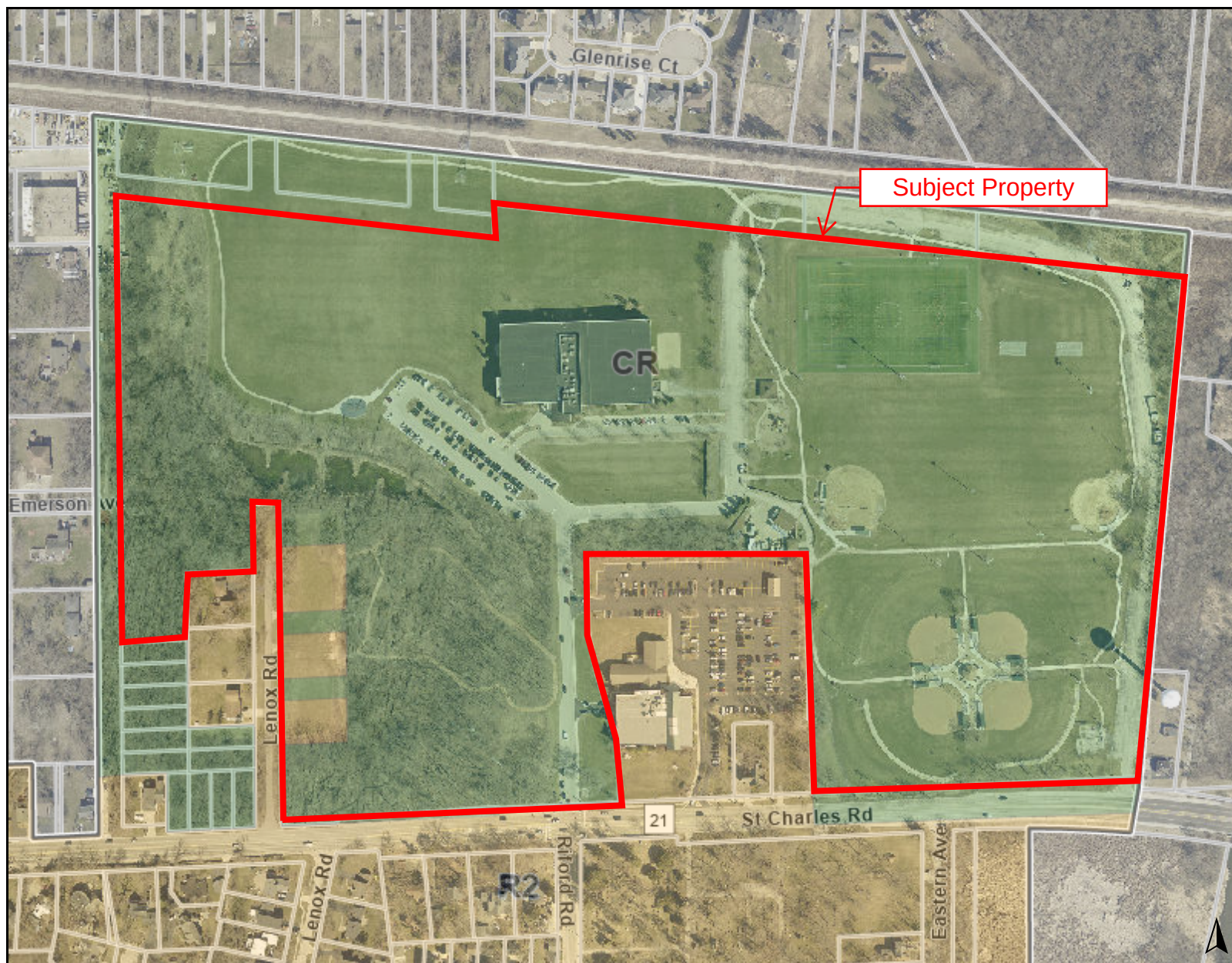
The Plan Commission should review the petitioner's requests for approval of the requested zoning map amendment, special use permit and zoning variation and make a recommendation to the Village Board for approval, approval with conditions or denial. In reviewing the requested zoning map amendment, special use permit and zoning variation, the Commission should consider the criteria in Section 10-10-13 (E), Section 10-10-14(E) and Section 10-10-12(F) of the Zoning Code. The criteria are provided in the draft findings of fact which are attached for your reference.

Attachments:

1. Aerial Map
2. Zoning Map
3. Map Amendment Application
4. Zoning Map Amendment Exhibit
5. Special Use Permit Application
6. Special Use Exhibit A. Narrative Lenox Gardens
7. Zoning Variation Application
8. Legal Descrip Lenox Road Homes
9. Proposed Plans
10. Accessory Building Detail

**Legend****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

CR: Conservation/Recreation

District

R2: Single Family Residential District

0 500 1000
ft

Print Date: 2/11/2025

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 ZONING MAP AMENDMENT

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

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

Date Filed: 1/16/2025 Application No: _____

Name of Applicant: **Glen Ellyn Park District**

Address of Applicant:

**185 Spring Avenue
Glen Ellyn, IL 60137**

Business Phone No.: 630-858-2462 Home Phone No.: _____

Mobile Phone No.: _____ Fax No.: _____

Property Interest of Applicant: **Owner**

(Owner, Contract Purchaser, Owner Representative)

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

Address of Owner:

**185 Spring Avenue
Glen Ellyn, IL 60137**

Phone No. (Business): 630-858-2462 (Home): _____

Mobile Phone No.: _____ Fax No.: _____

Address of Property: **917,921,927 & 931 Lenox Road**

Legal Description of Property:

See attached.

Lot Frontage: **Lenox Road** Lot Area: **Approx. 1.4 acres total**

Present Use: **Open Space. Houses were demolished in 2008**

Requested Zoning: **CR**

Requested Use/Construction: **Open space. Garden plots, open air shelter and gathering area**

Estimated Date to Begin New Use/Construction: **Sept. 2025**

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

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 10-10-13 of the Zoning Code:

Proposed are (1) open-air shade pavilion on the Lenox Road Park District property. Additionally, a small parking lot, public garden plots and a gathering area for outdoor education are proposed. The 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. Garden Plot Traffic – Our current garden plots at Village Green see very limited traffic and gardeners come at different times and don't spend a lot of time. The small proposed parking lot will accommodate the users and provide a safe turn around to get back on Lenox Road. Consistent with Park District 2014 & 2024 Ackerman Master Plans. The adopted 2023 Village Comprehensive Plan calls for this area to be Parks&Open Space. Houses on east side of Lenox Road were demolished circa 2008.

Discuss the Requested Zone Change with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property:

The Park District owns all properties on Lenox road except 924. 924 is a single family residential unit currently occupied and zoned R2. During grant and referendum outreach, this neighbor has been made aware of improvements.

2. Identification of the zoning classification of property within the general area of the affected property:

General area is currently zoned CR or R2.

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district:

The suitability of the property to remain R2 is feasible, however Park District has no intention to sell to developer and would require public process. Keeping as open space fulfills the mission of the Park District and is desired by the public.

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district:

No new trends or new developments in this area. It has remained status quo since 2008.

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan:

The adopted 2023 Village Comprehensive plans shows this area as Parks and Open Space and the surrounding area as residential. Status quo

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property:

Approximately 17 years.

7. The extent to which property values are diminished, if at all, by the particular zoning restrictions:

No affect to property values from R2 zoning.

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 entry in or upon the premises described in this application by any unauthorized 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.

1/16/2025	Nathan Troia	
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant

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

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

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

All parcels owned by the Glen Ellyn Park District

verify that **Nathan Troia** _____

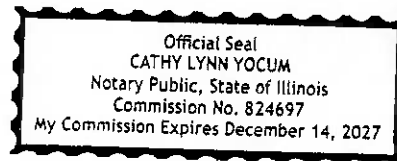
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.


OWNER SIGNATURE

Subscribed and sworn to before me this

8th day of February, 2024
Cathy Yocum

Notary Public



REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: Lenox Road Garden Plots

II. OWNER:

A. Owner of Property: Glen Ellyn Park District

B. Owner's Address: 185 Spring Ave.

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

D. Owner's Work Phone Number: 630-942-7265

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: Same as above

B. Petitioner's Address: _____

C. Petitioner's Home Phone Number: _____

D. Petitioner's Work Number: _____

E. Petitioner's E-mail: _____

IV. LOCATION OF PROPERTY:

A. General Location of Property: Lenox Road and St. Charles

B. Acreage of Parcel: Approx. 1.4 acres

C. Permanent Index Number(s): 0502417019

D. Legal Description (Please attach)

V. REIMBURSEMENT OF FEES:

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

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

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

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

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

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

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

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

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

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

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

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


Petitioner


Owner

Date: 1/15/25

Village of Glen Ellyn

By: _____
Community Development Director

Date: _____

Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: [Signature]

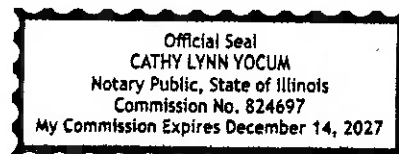
Title: DIRECTOR OF PLANNING

Owner's Name: GLEN ELLYN PARK DISTRICT.

Subscribed and sworn to me this

19th day of July, 2024.

Cathy Lynn Yocum
Notary Public



**Legend**

Zoning and Development

Zoning

CR: Conservation/Recreation

District

R2: Single Family Residential District

0 300 600
ft

Print Date: 2/11/2025

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

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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:

See attached.

Permanent Index No. (PIN): 05-02-417-019 Zoning: CR & R2

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: 03/15/25

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 (1) open-air shade pavilion on the Lenox Road Park District property. Additionally, a small parking lot, public garden plots and a gathering area for outdoor education are proposed. A portable restroom with enclosure, and small shed will be amenities for users.

--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:

These improvements are passive in nature, with minimal disturbance and only affects one resident.

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. Providing a need for garden plots. We currently have a wait list for garden plots.

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 with staff review.

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

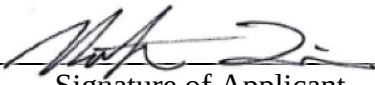
Expansion occurs within an open turf area and will not have adverse effects on natural, scenic or historic features.

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.

11/12/24 Date	Nathan Troia Print Name	 Signature of Applicant
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant

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

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

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

All parcels owned by the Glen Ellyn Park District

verify that **Nathan Troia** _____

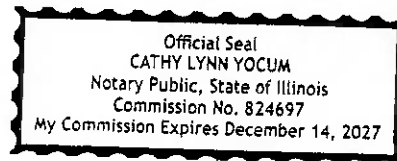
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.


OWNER SIGNATURE

Subscribed and sworn to before me this

8th day of February, 2024
Cathy Yocum

Notary Public



REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: **Ackerman Pickleball Improvements**
- II. OWNER:
- A. Owner of Property: **Glen Ellyn Park District**
- B. Owner's Address: **185 Spring Avenue**
- C. Owner's Home Phone Number: _____ Fax: _____
- D. Owner's Work Phone Number: **630-858-2462**
- 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, Director of Planning and Natural Resources**
- B. Petitioner's Address: **185 Spring Avenue**
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: **630-858-2462**
- E. Petitioner's E-mail: **ntroia@gepark.org**
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: **800 St. Charles Road**
- B. Acreage of Parcel: **59.6 Acres**
- C. Permanent Index Number(s): **05-02-417-019**
- D. Legal Description (Please attach)
- V. REIMBURSEMENT OF FEES:

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

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

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

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

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

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

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

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

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

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

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

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

Glen Ellyn Park District

Petitioner


Owner

Date: 11/12/24

Village of Glen Ellyn

By: _____
Planning and Development Director

Date: _____

Exhibit A. Lenox Road Garden Plots

Special Use Permit Packet.

Narrative Statement:

Proposed are (1) open-air shade pavilion on the Lenox Road Park District property. Additionally, a small parking lot, public garden plots and a gathering area for outdoor education are proposed. A portable restroom with enclosure, and small shed will be amenities for users. A small number of the public garden plots will be raised to ADA height and accessible to those in a wheelchair who would like a gardening experience.

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 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 shade pavilion meets the criteria for a waiver, as they are compatible with the open space and passive recreation mission of the district. They will also be designed and constructed with materials and colors that blend in with the surrounding landscape.

The small pavilion will provide shade to garden plot users, to rest and recover out of the sun. Additionally, we plan to program this area for outdoor education throughout the trails in the Ackerman woods along with demonstration gardens. These programs often are composed of small children. The shade of the pavilion will serve as a good space to hold an outdoor class in the shade.

One portable restroom, regularly serviced by a Park District contractor will serve as a restroom to users. It will be enclosed by a screening fence to provide the best aesthetics possible. Additional amenities will include a small tool shed for staff to maintain natural areas and demonstration gardens.

Garden Plot Traffic – Our current garden plots at Village Green see very limited traffic and gardeners come at different times and don't spend a lot of time. The small, proposed parking lot will accommodate the users and provide a safe turnaround to get back on Lenox Road.

The Ackerman Master Plan, developed in 2014 and updated in 2024, includes plans for additional shelters and auxiliary buildings, as well as connections to a Lenox Development. These proposed features are consistent with the updated master plan as part of the OSLAD application process. Furthermore, the adopted 2023 Village Comprehensive Plan designates this area for parks and open space.

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

CLEAR PAGES

APPLICATION FOR VARIATION

For the property at **Lenox Road** Glen Ellyn, IL 60137

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

You may attach separate sheets of paper if additional space is needed for the following answers.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: **Glen Ellyn Park District**

Address: **185 Spring Avenue**

Home Phone No.: **630-942-7265** Cell Phone No.: _____

Fax No.: _____

E-mail: **ntroia@gepark.org**

Ownership Interest in the Property in Question:

Owner is the applicant, Glen Ellyn Park District.

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

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

***Glen Ellyn Park District
185 Spring Avenue***

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

***Glen Ellyn Park District
185 Spring Avenue***

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 800 St. Charles Road

Permanent tax index number: 0502417019

Legal description:

ACKERMAN PARK CONSOL

Zoning classification: R2&CR

Lot size: _____ ft. x _____ ft. Area: 59.52ac sq. ft.

Present use:

Parks and Open space

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

Our request is for a variation of a gazebo over 250 square feet. We have proposed a 20'x20' open air shelter totaling 400 square feet. It's use will be harmonious to the park space and serve as an amenity to the public, fulfilling the mission of the Park District.

Estimated date to begin construction: May 2025

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

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

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

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

A. Standards Applicable to All Variations Requested:

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

The strict application of the Zoning Code limits gazebos to 250 square feet, which is insufficient to provide meaningful shade and shelter for multiple users. The proposed 400-square-foot gazebo would better serve the park's visitors, including families, small educational groups, and individuals enjoying the Ackerman Woods trails. The limitation presents a hardship by restricting the ability to provide adequate shelter in a public park setting where such amenities are expected.

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

While the park will remain usable without the larger gazebo, the unique nature of the space as a public park necessitates amenities that accommodate community needs. The demand for outdoor educational programming and recreational use requires a shelter of this size to ensure functionality. Unlike private properties, public parks are designed for community use, making this variation essential to fulfilling the Park District's mission.

OR

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

The plight of the owner is directly tied to the park's function as a public space designed for community engagement, outdoor education, and recreation. The existing zoning limitation does not consider the unique role of parks, where larger gazebos are needed to serve public needs effectively.

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

The proposed gazebo aligns with the existing character of Ackerman Park, which is dedicated to open space and recreation. The structure will be an enhancement to the park, complementing the natural surroundings and existing amenities. It will not negatively impact neighboring properties, as it remains within the park's designated use and purpose.

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

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

The hardship arises from the scale, open nature, and high public use of the park, which makes a 250-square-foot gazebo impractical for meeting visitor needs.

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

This request is specific to a public park and does not set a precedent for residential or commercial properties in the zoning district. The nature of public parks as community-serving spaces makes this request unique.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The request is purely for the benefit of the community and not for any financial return. The Park District's mission is to enhance public recreational spaces, and the gazebo supports this goal.

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

The need for a larger gazebo arises from the intended and historical use of the park, as well as growing community demand for shaded rest areas and outdoor educational spaces. The hardship is due to the park's function, not any self-imposed constraints.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

The gazebo will enhance the park and improve the experience for visitors. It will not obstruct views, create hazards, or negatively impact nearby properties.

6. Provide evidence that the proposed variation will not:

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

The gazebo will not block light or air circulation to any adjacent properties.

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

***It will be constructed to meet all safety and fire prevention standards.
Constructed from all aluminum.***

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

The gazebo will enhance the park and improve the experience for visitors.

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

It will not obstruct views, create hazards, or negatively impact nearby properties.

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

It will not increase traffic congestion. Use is minimal to public garden plots and parking lot provides adequate and safe turn around. Additionally, parking is available at Ackerman and design allows people to walk from there.

- f. Create a nuisance; or

It will not create a nuisance.

- g. Results in an increase in public expenditures.

It will not create an increased public expenditures from the Village.

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

A 400-square-foot gazebo is the smallest structure that adequately serves the intended public use. A smaller structure would not effectively accommodate the groups that use the park.

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

This gazebo will be an asset to the community, enhancing the park's usability and accessibility. It aligns with the Park District's goals of providing quality outdoor spaces and meets a demonstrated public need.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

1/16/2025

Date

Nathan Troia

Print Name


Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

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

All parcels owned by the Glen Ellyn Park District

verify that **Nathan Troia** _____

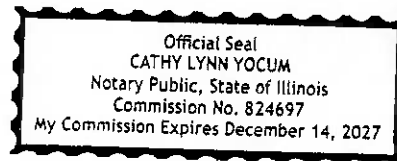
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Village Board and/or Zoning Board of Appeals. Owner acknowledges that any notice given applicant is actual notice to owner.


OWNER SIGNATURE

Subscribed and sworn to before me this

8th day of February, 2024
Cathy Yocum

Notary Public



Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: [Signature]

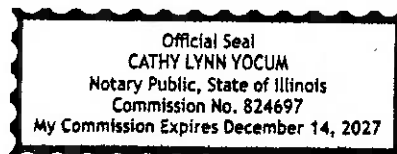
Title: DIRECTOR OF PLANNING

Owner's Name: GLEN ELLYN PARK DISTRICT.

Subscribed and sworn to me this

19th day of July, 2024.

Cathy Lynn Yocum
Notary Public



Request to rezone following property from R2 to CR

(east side of Lenox Road)

917 Lenox Road

05-02-416-010-0000

LOTS 20 AND 21 IN BLOCK 8 IN NORTH GLEN ELLYN HOMESITES, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1923 AS DOCUMENT NUMBER 163751, IN DUPAGE COUNTY, ILLINOIS.

921 Lenox Road

05-02-416-007-0000 & 05-02-416-008-0000

LOTS 23 AND 24 IN BLOCK 8 IN NORTH GLEN ELLYN HOMESITES, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1923 AS DOCUMENT 163751, IN DUPAGE COUNTY, ILLINOIS.

927 Lenox Road

LOT 26 IN BLOCK 8 IN NORTH GLEN ELLYN HOMESITES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1923 AS DOCUMENT 163751, IN DUPAGE COUNTY, ILLINOIS.

931 Lenox Road

05-02-416-002 & 05-02-416-030

LOTS 27, 28 AND 29 IN BLOCK 8 IN NORTH GLEN ELLYN HOMESITES, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1923 AS DOCUMENT 163751 IN DUPAGE COUNTY, ILLINOIS.

\\hitchcockdesigngroup.com\Naperville\office\Projects\naperville\glen ellyn park district\lenox road final design\06 drawings and production\01 hdg cad\00 lenox road garden plots\Current\00-cover-24x36.dwg



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Naperville, IL 60540
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hitchcock**design**group.com

Lenox Road Garden Plots

800 St. Charles Road
Glen Ellyn, Illinois 60137

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

Construction Documents

November 4, 2024

Project Team

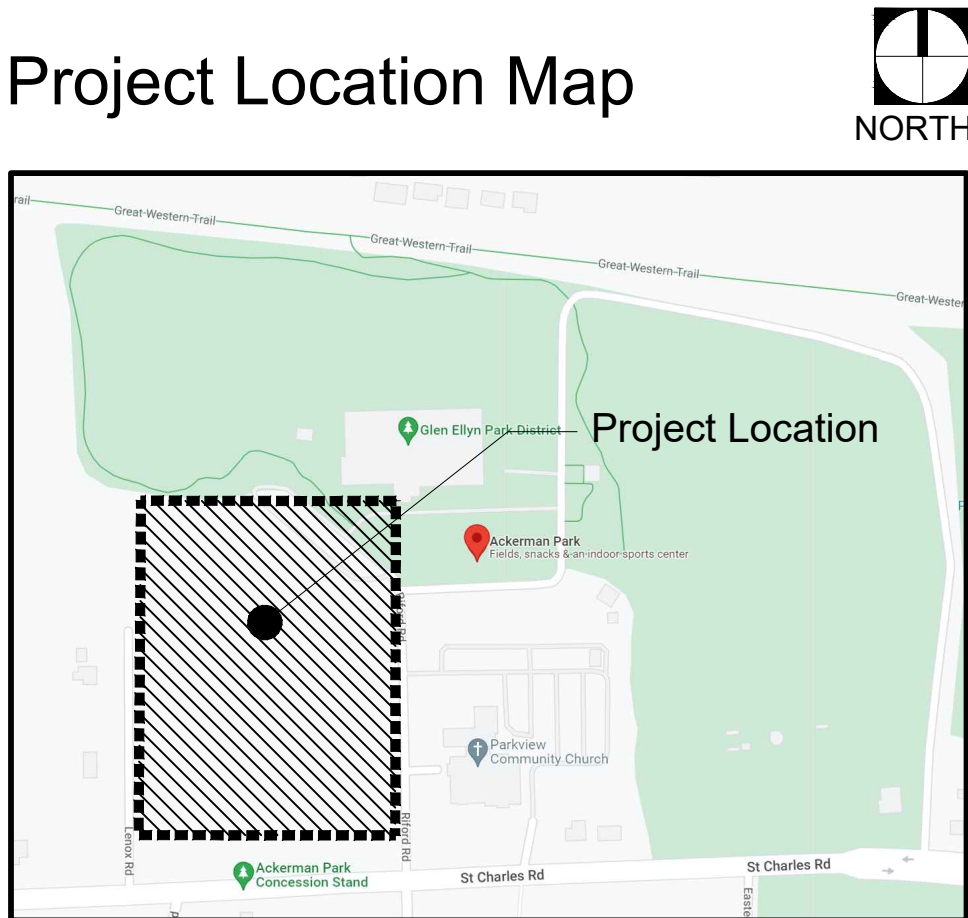
Landscape Architect
Hitchcock Design Group
22 East Chicago Avenue, Suite 200A
Naperville, Illinois 60540
T 630.961.1787

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.

Project Location Map



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you dig.
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Sheet Index

- L-Series**
- L1.0 Existing Conditions Plan - Overall
 - L1.1 Existing Conditions Plan - North Area
 - L1.2 Existing Conditions Plan - West Area
 - L1.3 Existing Conditions Plan - East Area
 - L2.0 Site Preparation and Removals Plan - Overall
 - L2.1 Site Preparation and Removals Plan - North Area
 - L2.2 Site Preparation and Removals Plan - West Area
 - L2.3 Site Preparation and Removals Plan - East Area
 - L3.0 Layout and Materials Plan - Overall
 - L3.1 Layout and Materials Plan - North Area
 - L3.2 Layout and Materials Plan - West Area
 - L3.3 Layout and Materials Plan - East Area
 - L4.0 Planting Plan - Overall
 - L4.1 Planting Plan - North Area
 - L4.2 Planting Plan - West Area
 - L4.3 Planting Plan - East Area
 - L5.0 Details
 - L5.1 Details - Parking
 - L5.2 Details - Shelter
 - L5.3 Details - Boardwalk
 - L5.4 Details - Shelter
 - L5.5 Details
 - L5.6 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
 - C2.2 Grading and Drainage Plan - Central Area
 - C2.3 Grading and Drainage Plan - South Area
 - C3.0 Details
 - C3.1 Details
 - C3.2 Details

No	Date	Issue

**Existing Conditions
Plan - Overall**

SCALE IN FEET

1" = 60'



NORTH



SHEET NUMBER

L1.0

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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 = 711.82 (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)

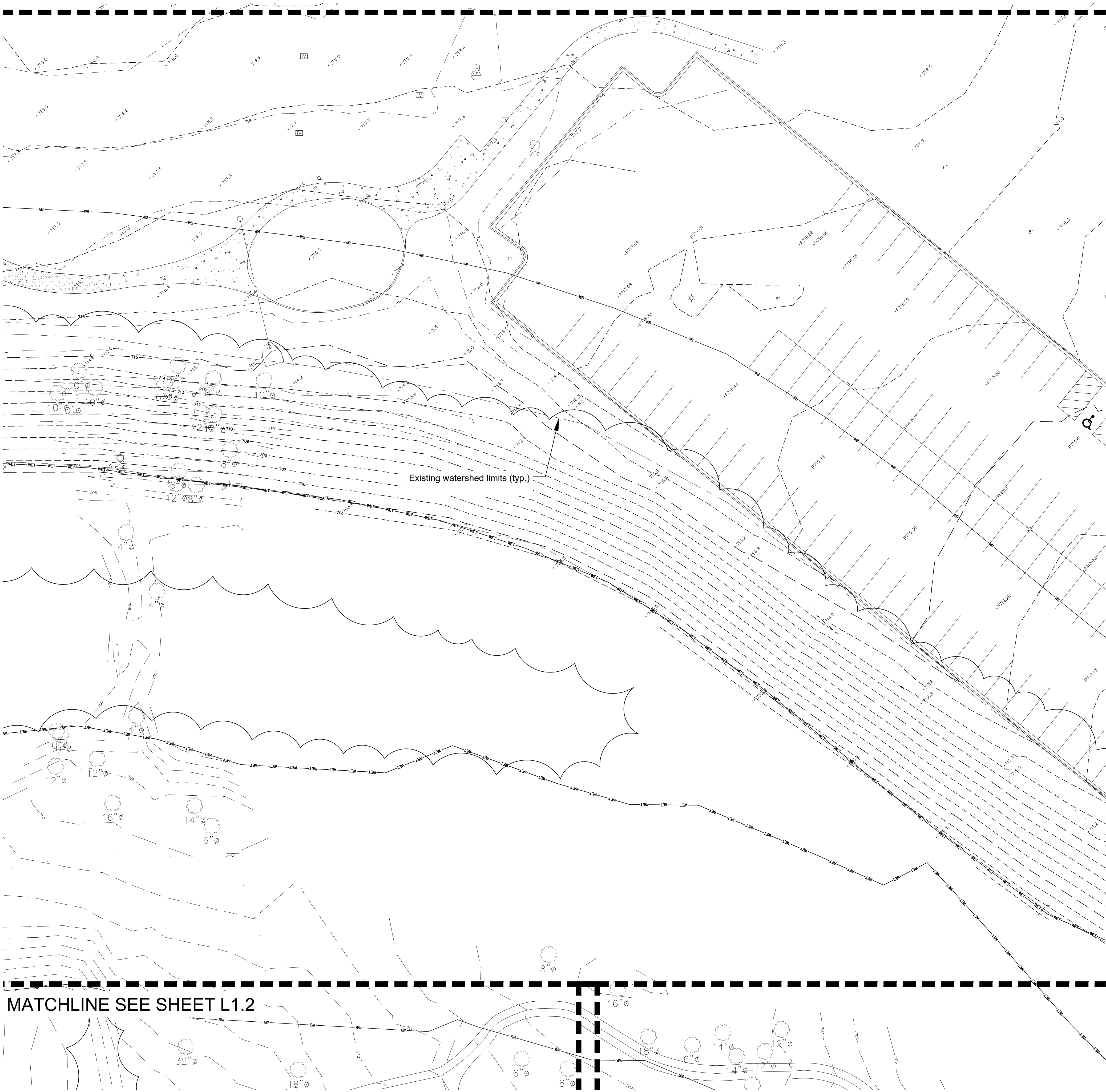
SITE REFERENCE BENCHMARK 3

MAG NAIL 25' SOUTH OF THE NORTH END OF LENOX
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.
- THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM.
- A JULIE LOCATE FOR THE UNDERGROUND UTILITIES WAS NOT PROVIDED AT THE TIME OF THE SURVEY. UNDERGROUND UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE IN THE FIELD AND OUR BEST JUDGEMENT.
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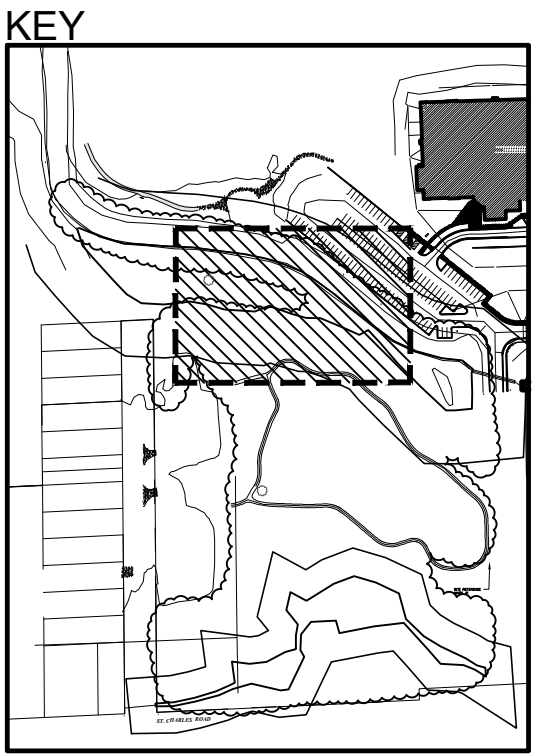
MATCHLINE SEE SHEET L1.2

- 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
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- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- TREE LINE
- EXISTING GRADE
- STOP SIGN
- SIGNS
- BENCHMARK
- GUY ANCHOR
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PREPARED FOR
**Glen Ellyn
Park District**

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT
**Lenox Road
Garden Plots**
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
November 4, 2024
REVISIONS

No	Date	Issue

CHECKED BY
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DRAWN BY
MDS / KRE
SHEET TITLE

Existing Conditions
Plan - North Area

SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH
SHEET NUMBER
L1.1

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	GUARDRAIL
	CATCH BASIN
	FLARED END SECTION
	FIRE HYDRANT
	VALVE VAULT
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FIRE HYDRANT BONNET BOLT WITH ARROW POINTING TOWARDS
ELEVATION = 711.82 (NAVD 88)

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



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November 4, 2024
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No	Date	Issue

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SHEET TITLE

Existing Conditions
Plan - West Area

SCALE IN FEET
1" = 20'

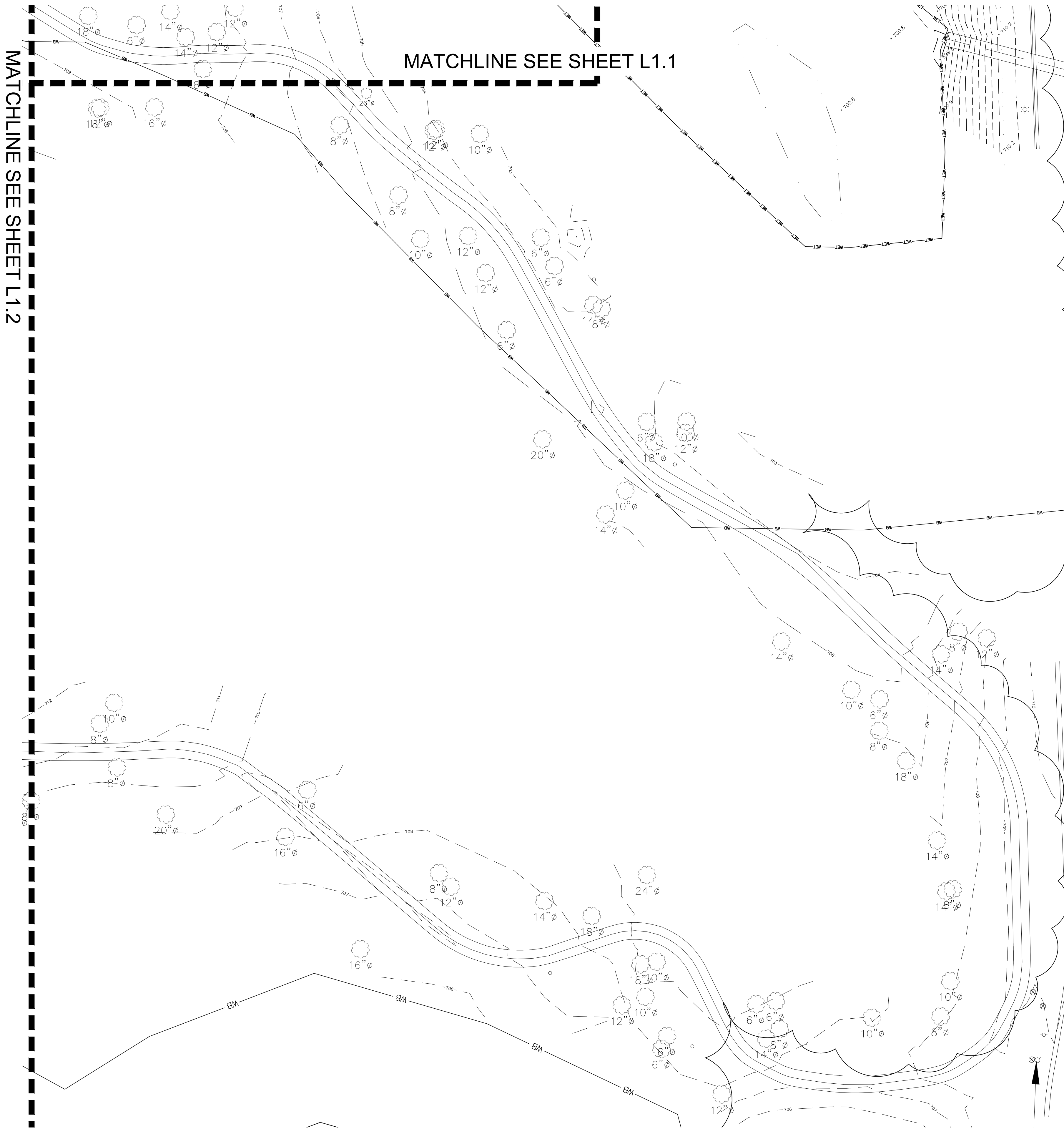
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NORTH

SHEET NUMBER

L1.2

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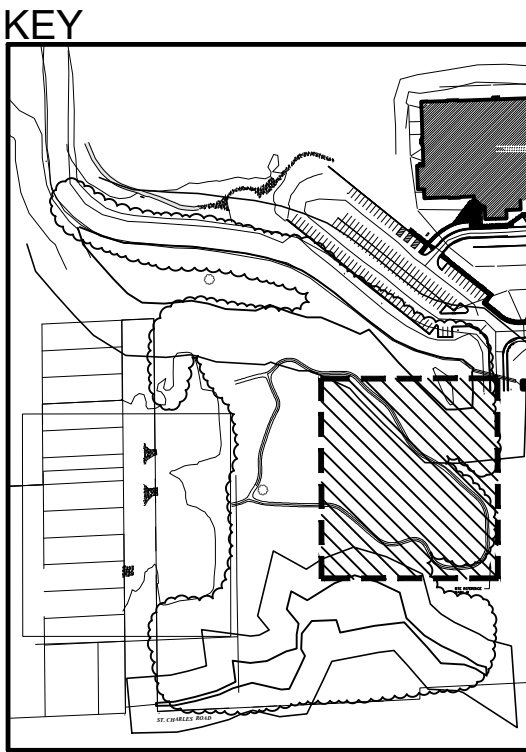


	GUARDRAIL
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Construction Documents November 4, 2024		
REVISIONS		
No	Date	Issue
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SHEET TITLE		

Existing Conditions
Plan - East Area

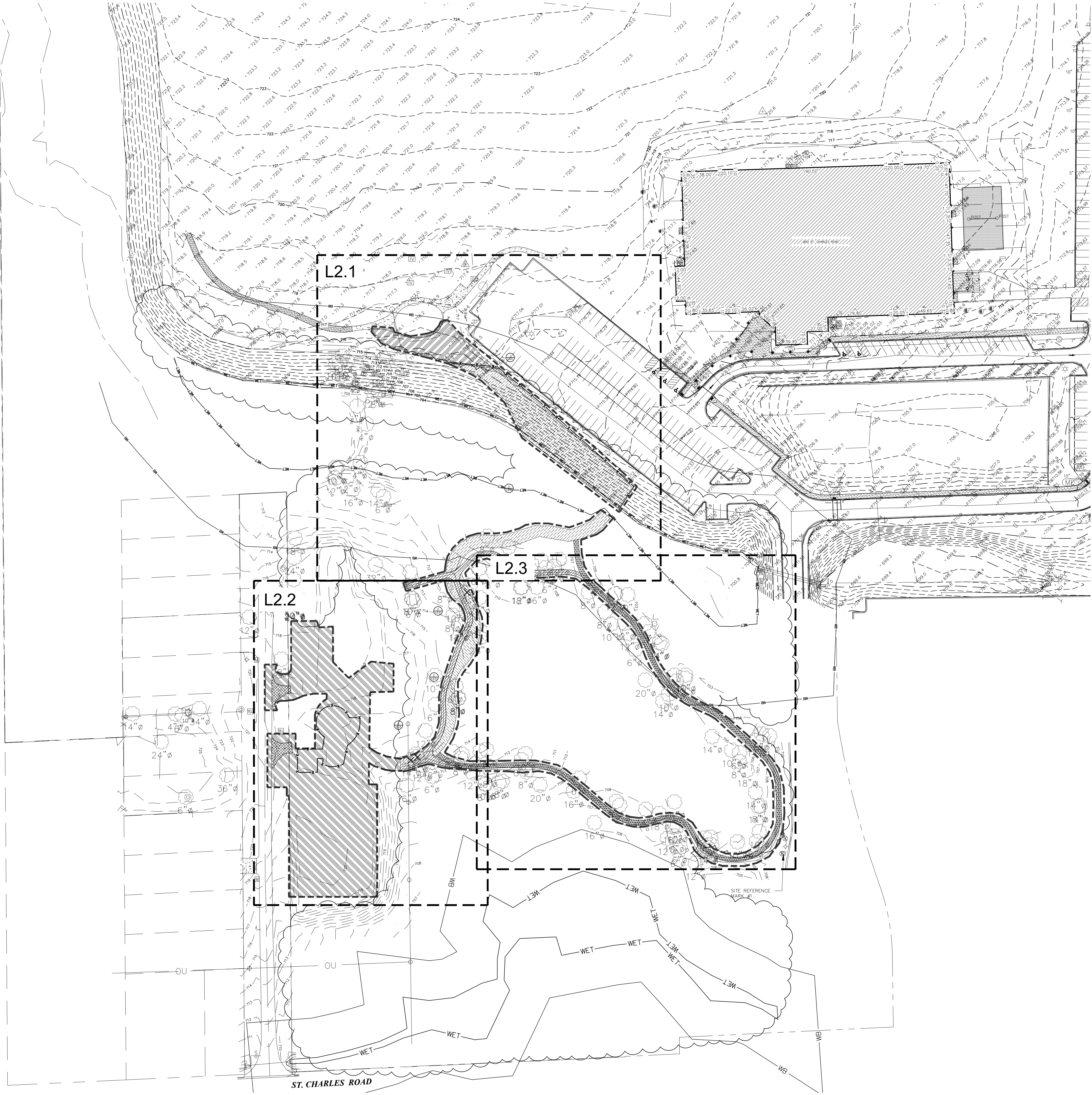
SCALE IN FEET
1" = 20'

NORTH

SHEET NUMBER

L1.3

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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 construction 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.
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- 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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PREPARED FOR

**Glen Ellyn
Park District**

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT

**Lenox Road
Garden Plots**

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
November 4, 2024

No	Date	Issue

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MDS / KRE

SHEET TITLE

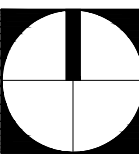
**Site Preparation
and Removals Plan
- Overall**

SCALE IN FEET
1" = 60'



0' 30' 60' 180'

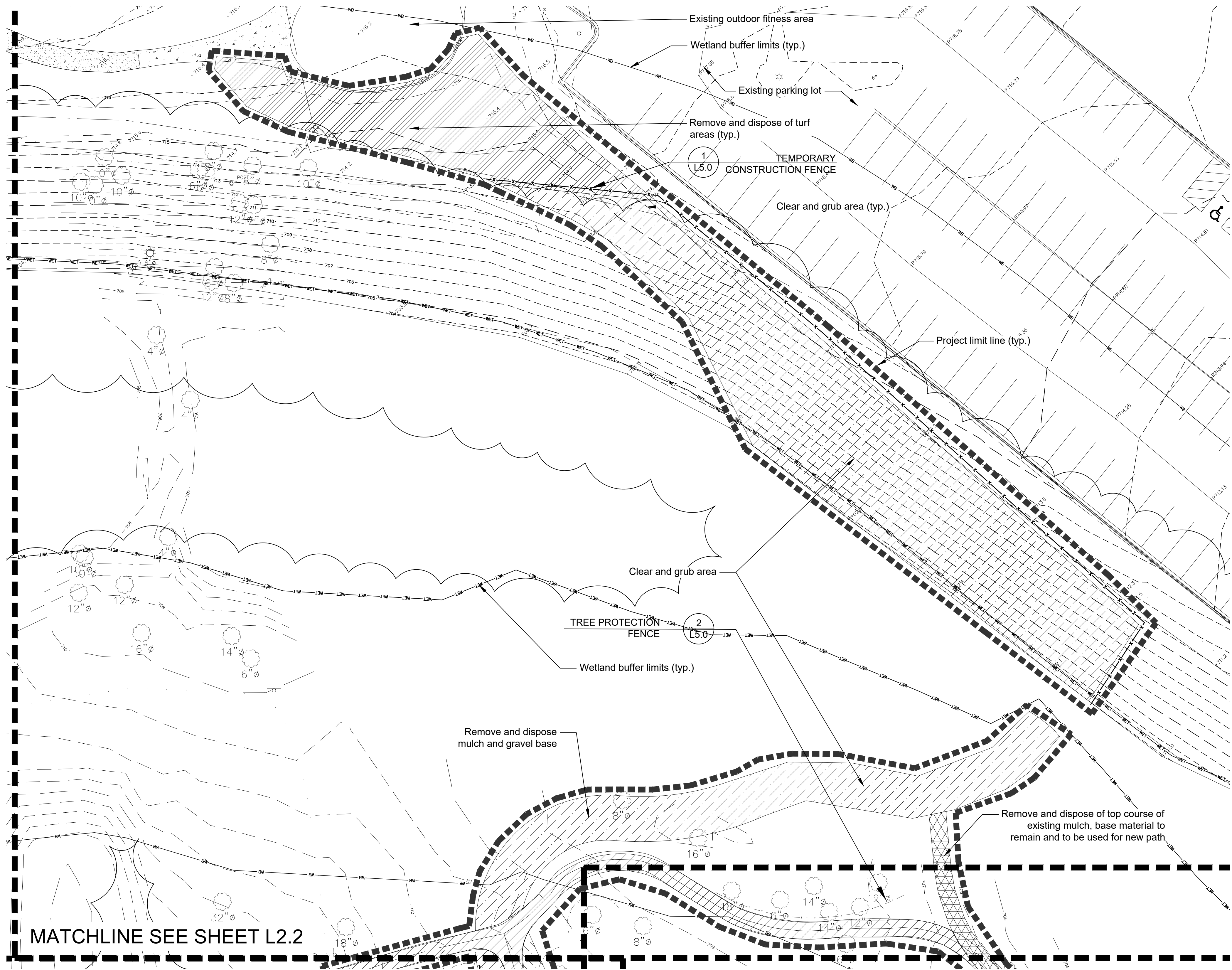
NORTH



SHEET NUMBER

L2.0

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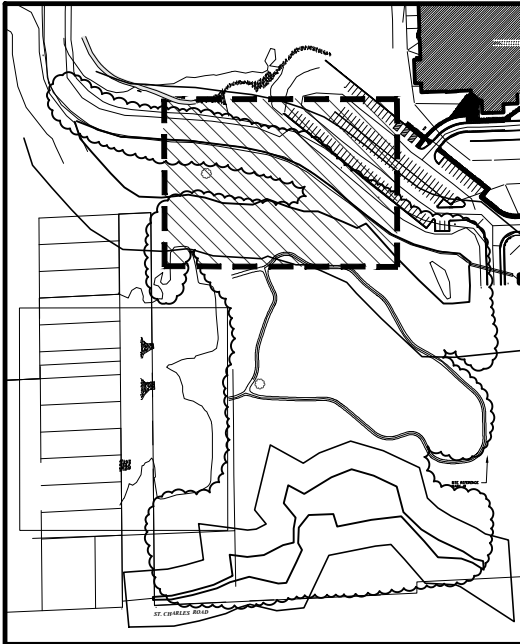
SITE PREPARATION AND REMOVALS NOTES

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- 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.
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- Curb to be removed
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- Construction Fence
- Project Limit Line
- WET Wetland Limits
- WB Wetland Buffer Limits

KEY



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PREPARED FOR
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Park District**

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT

**Lenox Road
Garden Plots**
800 Saint Charles Road
Glen Ellyn, Illinois 60137

CONSULTANTS
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Hey and Associates, Inc (HEY)
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Construction Documents
November 4, 2024
REVISIONS

No	Date	Issue

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SHEET TITLE

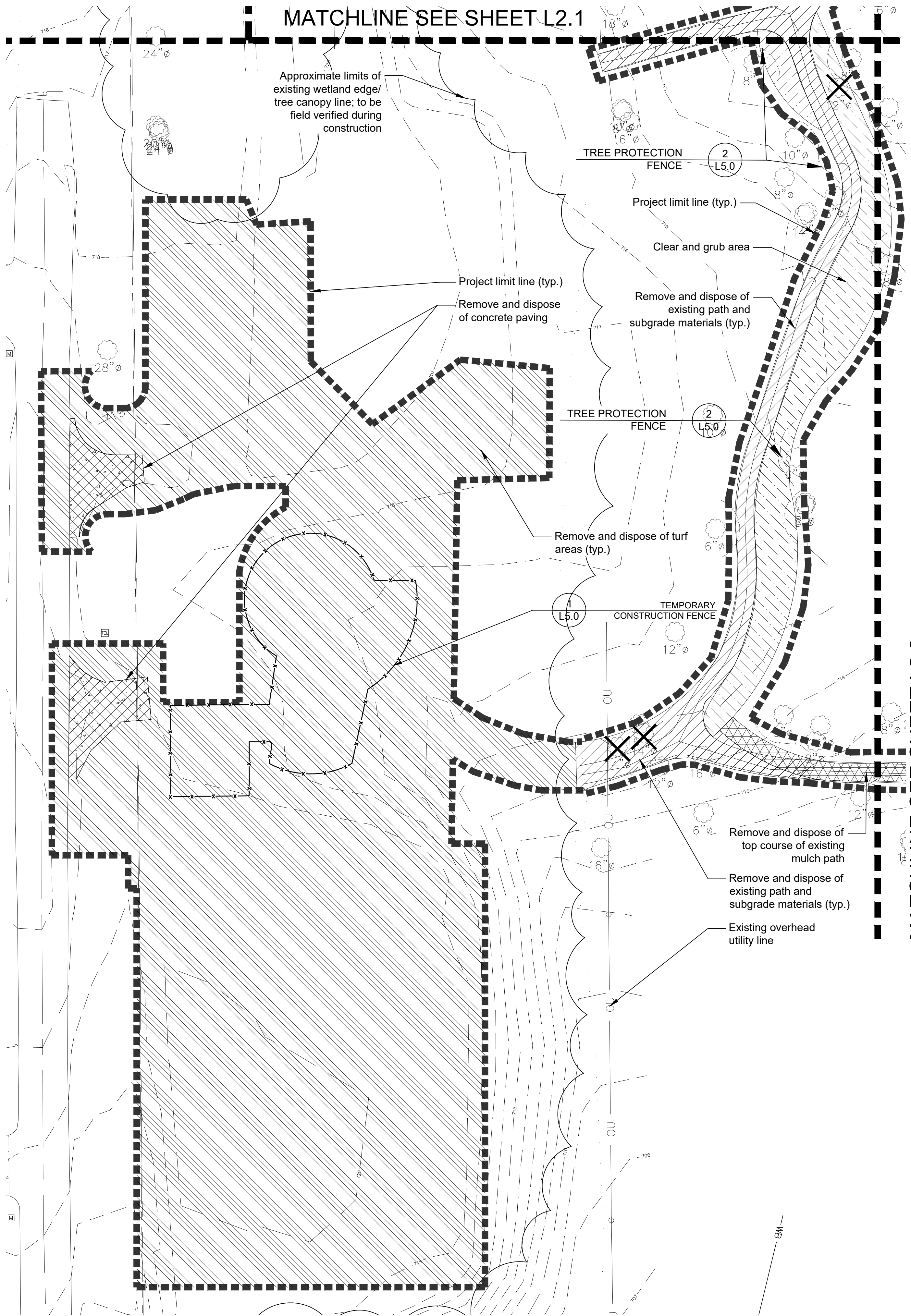
**Site Preparation
and Removals Plan
- North Area**

SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH SHEET NUMBER

L2.1

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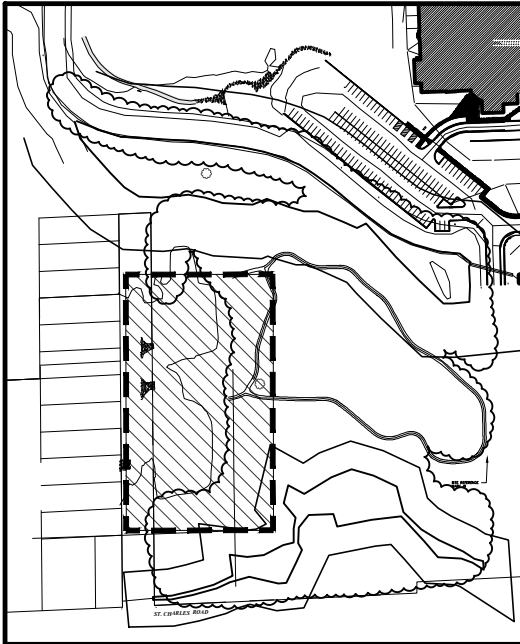
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KEY



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PROJECT
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Construction Documents
November 4, 2024
REVISIONS

No	Date	Issue

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SHEET TITLE

**Site Preparation
and Removals Plan
- West Area**

SCALE IN FEET
1" = 20'

0' 10' 20' 60'

NORTH SHEET NUMBER

L2.2

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PREPARED FOR
Glen Ellyn
Park District

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT

Lenox Road Garden Plots

800 Saint Charles Road
Glen Ellyn, Illinois 60137

CONSULTANTS

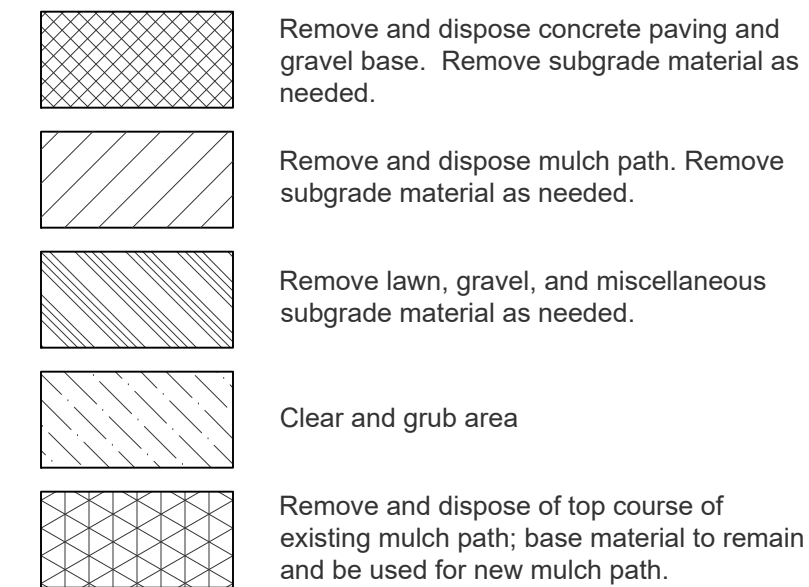
Engineering

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SITE PREPARATION AND REMOVALS LEGEND



Tree Protection Fence

 Item to be removed

———— Curb to be removed

----- Limit of sawcut

—x—x— Construction Fence

 Project Limit Line

_____ V/ET _____ Wetland Limits

Construction Documents

November 4, 2024

REVISIONS

No	Date	Issue

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SHEET TITLE

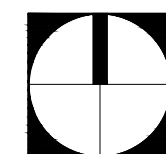
Site Preparation and Removals Plan - East Area

SCALE IN FEET

$$1'' = 20'$$

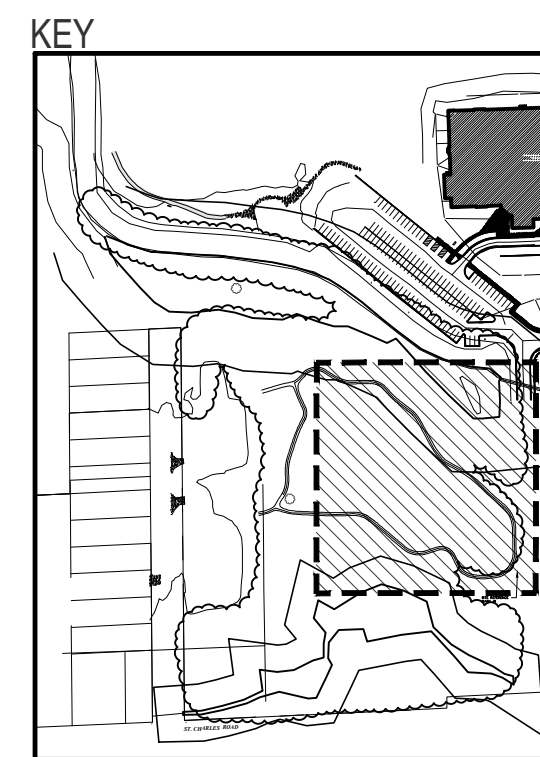

NORTH

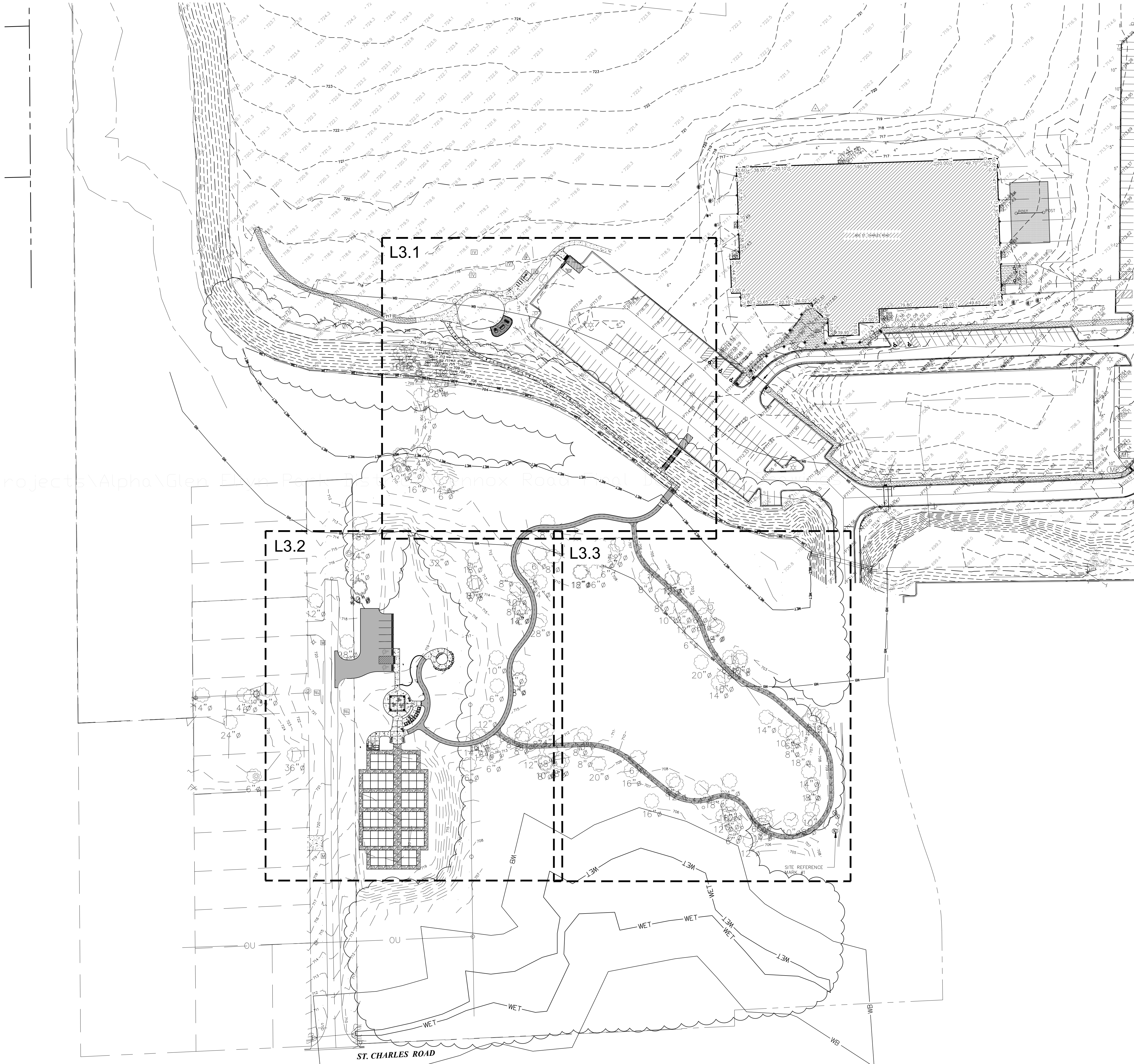
SHEET NUMBER



L2.3

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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.
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- 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

- Mulch
- Asphalt Paving Pedestrian
- Concrete Paving
- Pour-in-place Rubber Surfacing
- WET Wetland Limits
- WB Wetland Buffer Limits



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PREPARED FOR
**Glen Ellyn
Park District**

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT

**Lenox Road
Garden Plots**
800 Saint Charles Road
Glen Ellyn, Illinois 60137

CONSULTANTS
Engineering
Hey and Associates, Inc (HEY)
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T 773.693.9200

Construction Documents
November 4, 2024
REVISIONS

No	Date	Issue

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DRAWN BY
MDS / KRE

SHEET TITLE

**Layout and
Materials Plan -
Overall**

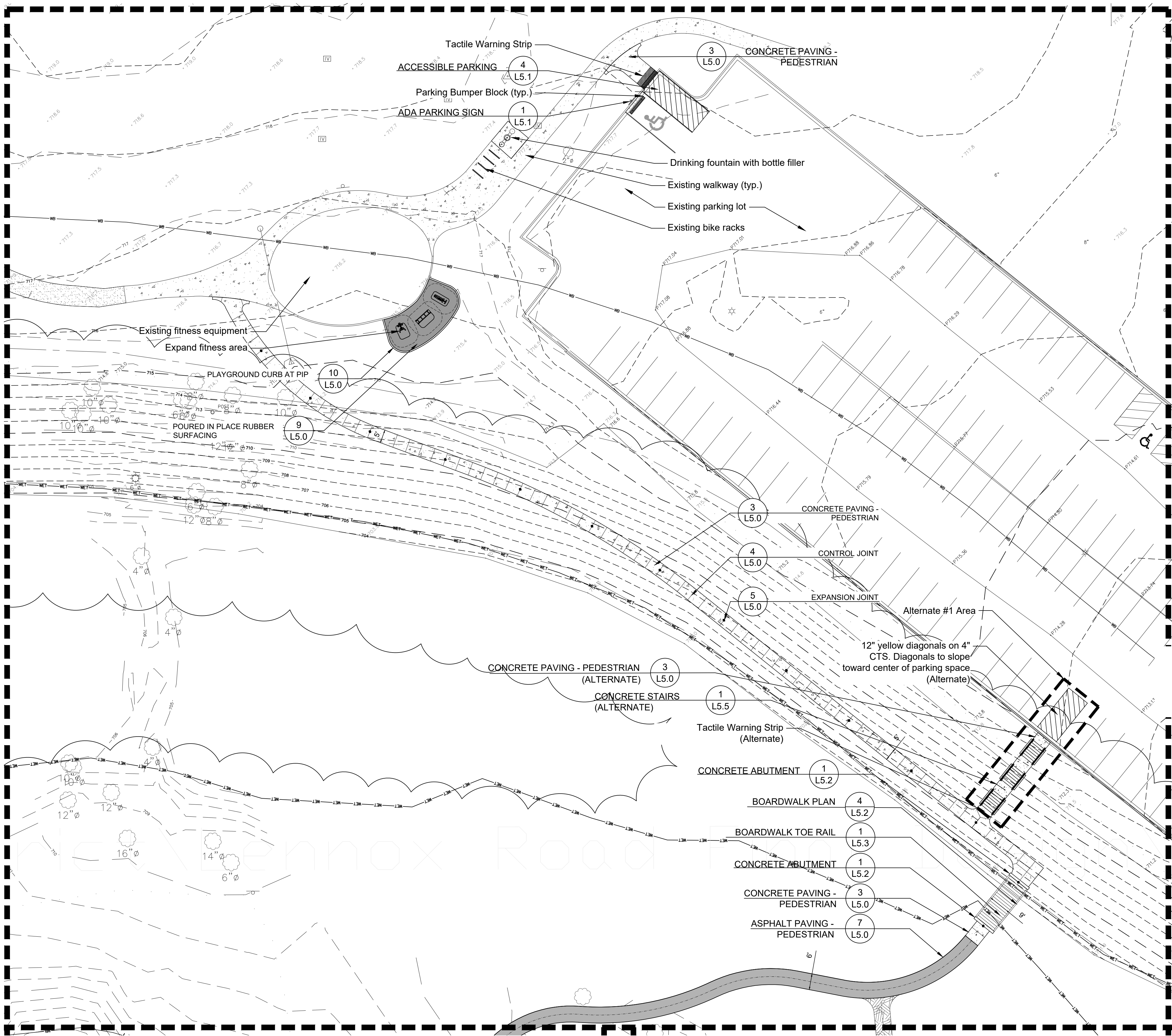
SCALE IN FEET
1" = 60'



NORTH SHEET NUMBER

L3.0

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MATCHLINE SEE SHEET L3.2

LAYOUT NOTES

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KEY



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PREPARED FOR
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Glen Ellyn, IL 60137

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Construction Documents
November 4, 2024
REVISIONS

No	Date	Issue

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SHEET TITLE

Layout and Materials Plan - North Area

SCALE IN FEET
1" = 20'

0' 10' 20' 60'

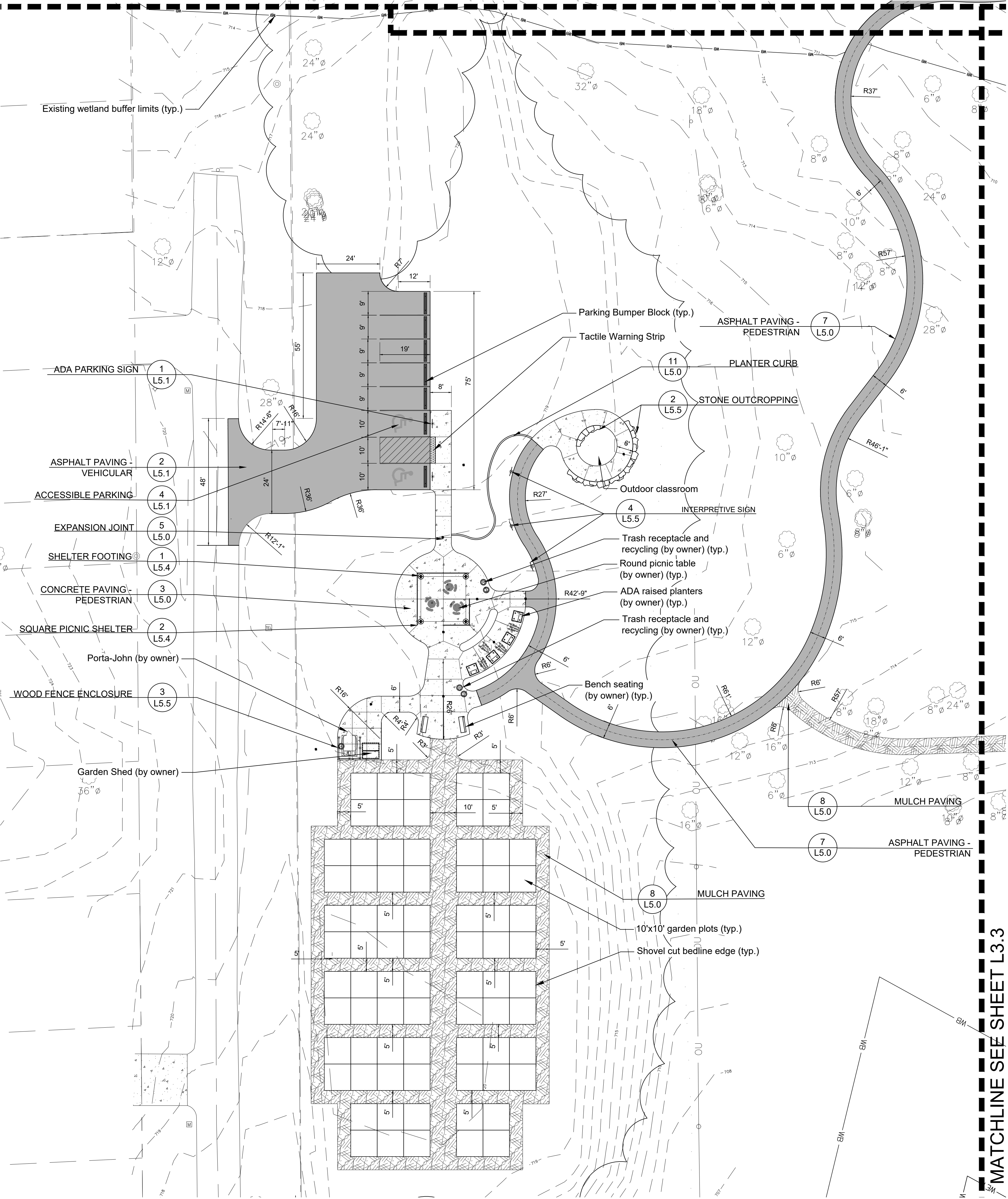
NORTH

SHEET NUMBER

L3.1

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MATCHLINE SEE SHEET L3.1



MATCHLINE SEE SHEET L3.3

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LAYOUT LEGEND

- Mulch
- Asphalt Paving Pedestrian
- Concrete Paving
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- WET Wetland Limits
- WB Wetland Buffer Limits



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Construction Documents
November 4, 2024
REVISIONS

No	Date	Issue

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SHEET TITLE

**Layout and
Materials Plan -
West Area**

SCALE IN FEET
1" = 20'

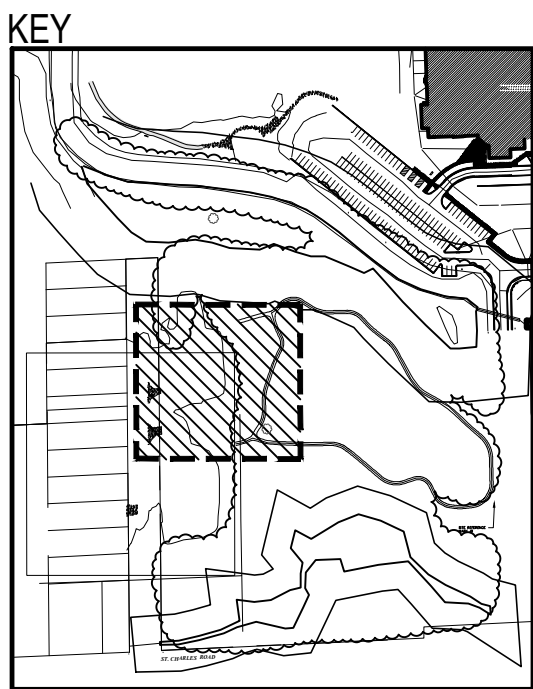
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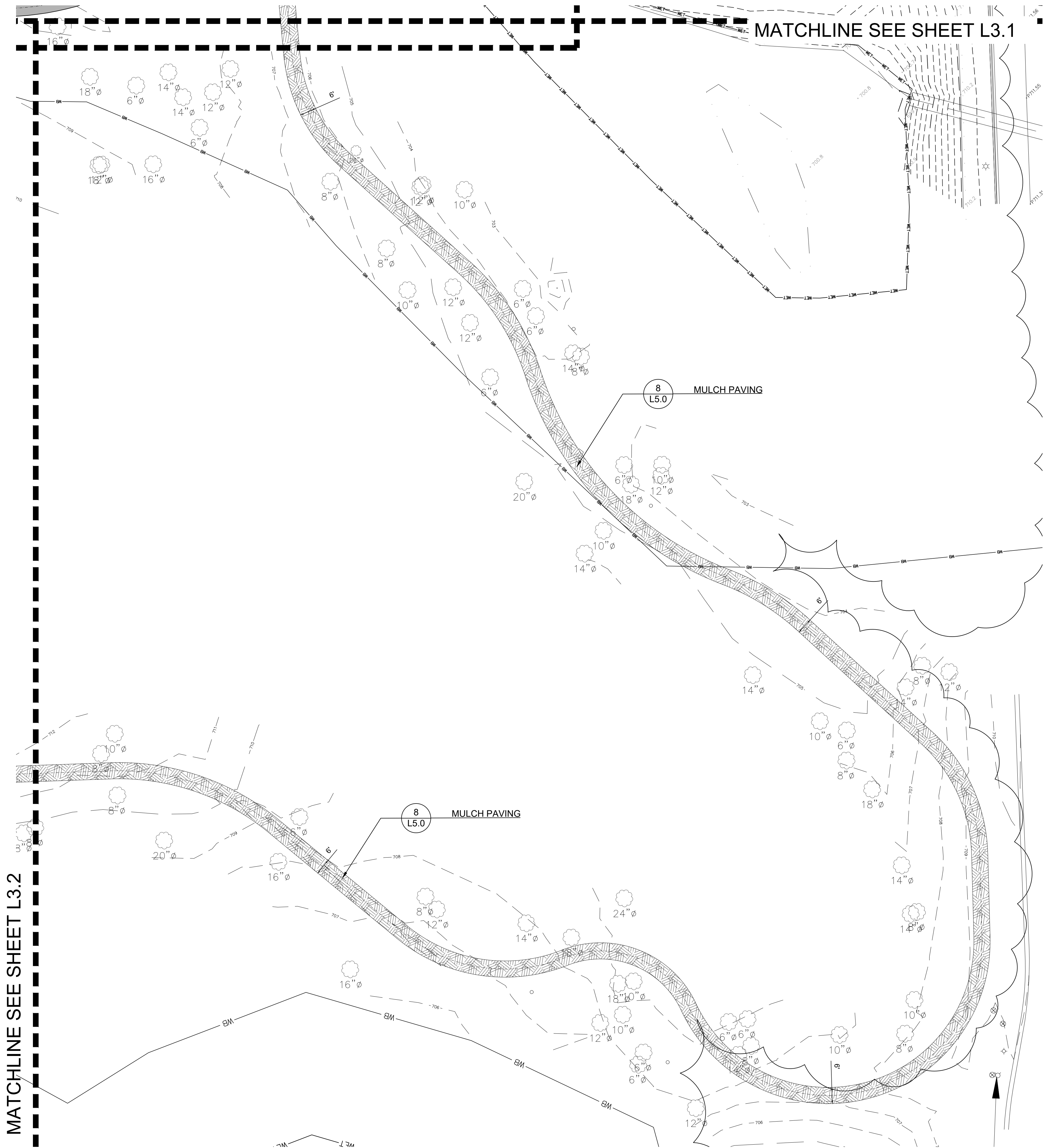
NORTH

SHEET NUMBER

L3.2

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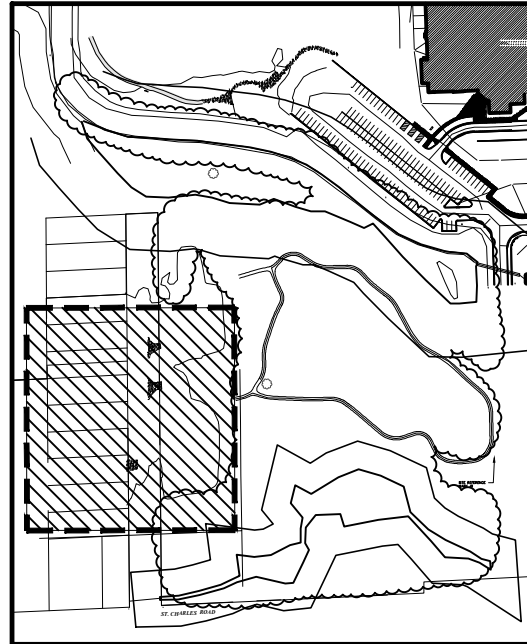
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14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Layout of soft surface shall be verified in field by landscape architect.
16. Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

- Mulch
- Asphalt Paving Pedestrian
- Concrete Paving
- Pour-in-place Rubber Surfacing
- WET Wetland Limits
- W/B Wetland Buffer Limits

KEY



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Construction Documents
November 4, 2024
REVISIONS

No	Date	Issue

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SHEET TITLE

**Layout and
Materials Plan -
East Area**

SCALE IN FEET
1" = 20'



NORTH

SHEET NUMBER

L3.3

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185 Spring Ave
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Lenox Road
Garden Plots
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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.

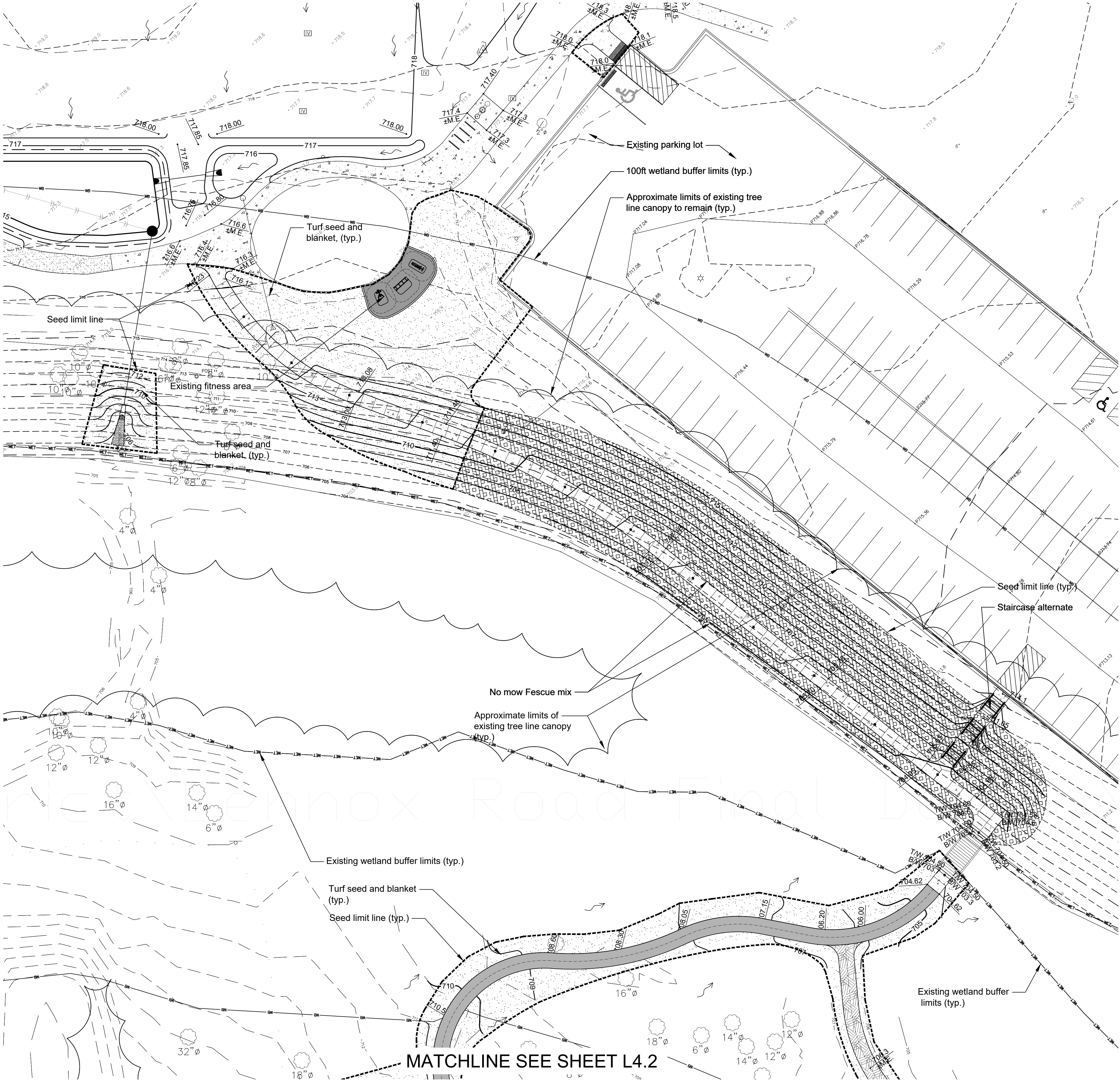
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AP	Aesculus pavia Red Buckeye	2.5" Cal.	B&B	3
	CO	Celtis occidentalis Common Hackberry	2.5" Cal.	B&B	3
	CC	Cercis canadensis Eastern Redbud	8' Ht. Multi-Stem	B&B	3
	TA	Tilia americana American Linden	2.5" Cal.	B&B	3
	UC	Ulmus x 'Frontier' Frontier Elm	2.5" Cal.	B&B	2
SHRUBS					
	CS	Cornus stolonifera Red Twig Dogwood	5 Gal.		5
	HQ	Hydrangea quercifolia Oakleaf Hydrangea	5 Gal.		8
	SM	Syringa meyeri 'Palibin' Dwarf Korean Lilac	5 Gal.		9
ORNAMENTAL GRASSES					
	CK	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 Gal.		29
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE		QTY
GROUND COVERS					
	LC3	Liriope spicata Creeping Lilyturf	1 Gal.		129
PERENNIALS					
	CM4	Coreopsis x 'Moonbeam' Moonbeam Tickseed	1 Gal.		78
	EP2	Echinacea pallida Pale Purple Coneflower	1 Gal.		123
	NR	Nepeta racemosa 'Walker's Low' Walker's Low Catmint	1 Gal.		231

No	Date	Issue

Planting Plan - Overall

L4.0

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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.
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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.

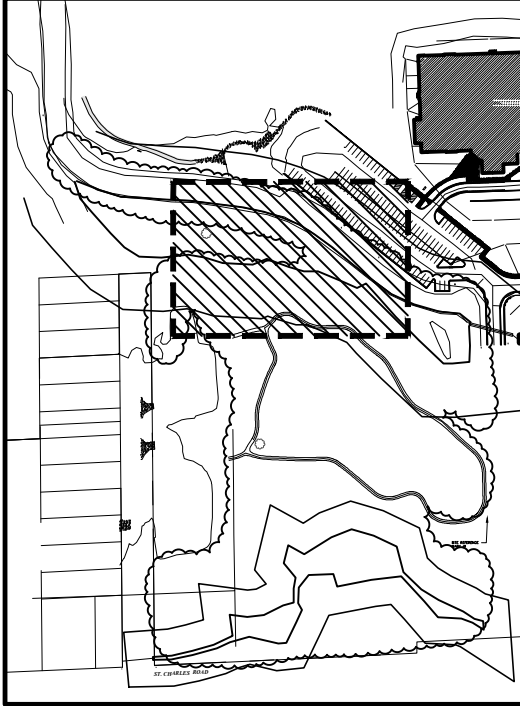
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AP	Aesculus pavia Red Buckeye	2.5" Cal.	B&B	3
	CO	Celtis occidentalis Common Hackberry	2.5" Cal.	B&B	3
	CC	Cercis canadensis Eastern Redbud	8' Ht. Multi-Stem	B&B	3
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SHRUBS					
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	EP2	Echinacea pallida Pale Purple Coneflower	1 Gal.		123
	NR	Nepeta racemosa 'Walker's Low' Walker's Low Catmint	1 Gal.		231

PLANTING LEGEND

- Turf Seed and Blanket
- Native Seed Mix A
- Native Seed Mix B
- Native Seed Mix C
- No Mow Fescue Mix
- Wetland Limits
- Wetland Buffer Limits

KEY



22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787
hitchcockdesigngroup.com

PREPARED FOR
**Glen Ellyn
Park District**
185 Spring Ave
Glen Ellyn, IL 60137

PROJECT
**Lenox Road
Garden Plots**
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
November 4, 2024
REVISIONS

No	Date	Issue

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DRAWN BY
MDS / KRE

SHEET TITLE

**Planting Plan -
North Area**

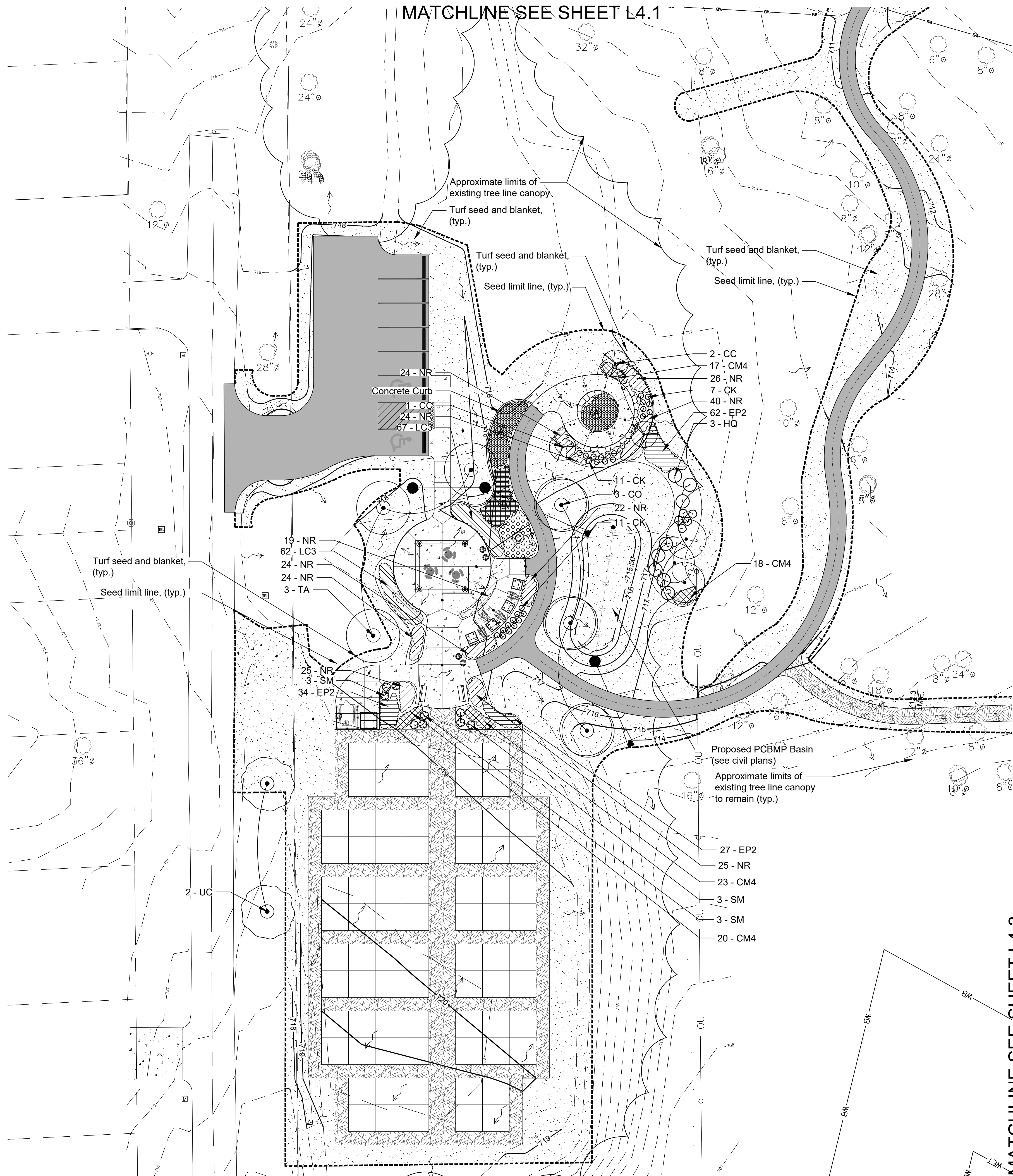
SCALE IN FEET
1" = 20'



NORTH

SHEET NUMBER
L4.1

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PLANTING NOTES

- 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.
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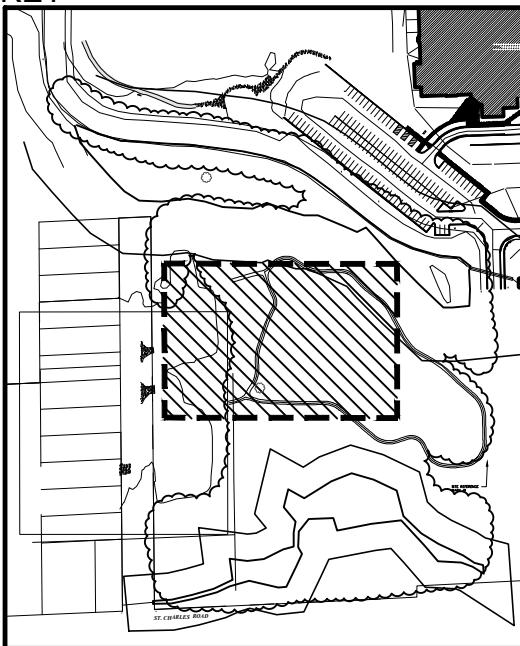
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AP	Aesculus pavia Red Buckeye	2.5" Cal.	B&B	3
	CO	Celtis occidentalis Common Hackberry	2.5" Cal.	B&B	3
	CC	Cercis canadensis Eastern Redbud	8' Ht. Multi-Stem	B&B	3
	TA	Tilia americana American Linden	2.5" Cal.	B&B	3
	UC	Ulmus x 'Frontier' Frontier Elm	2.5" Cal.	B&B	2
SHRUBS					
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ORNAMENTAL GRASSES					
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SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE		QTY
GROUND COVERS					
	LC3	Liriope spicata Creeping Lilyturf	1 Gal.		129
PERENNIALS					
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	EP2	Echinacea pallida Pale Purple Coneflower	1 Gal.		123
	NR	Nepeta racemosa 'Walker's Low' Walker's Low Catmint	1 Gal.		231

PLANTING LEGEND

- Turf Seed and Blanket
- Native Seed Mix A
- Native Seed Mix B
- Native Seed Mix C
- No Mow Fescue Mix
- WET Wetland Limits
- WB Wetland Buffer Limits

KEY



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Naperville, IL 60540
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hitchcockdesigngroup.com

PREPARED FOR
**Glen Ellyn
Park District**

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT
**Lenox Road
Garden Plots**
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
November 4, 2024
REVISIONS

No	Date	Issue

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DRAWN BY
MDS / KRE

SHEET TITLE

**Planting Plan -
West Area**

SCALE IN FEET
1" = 20'



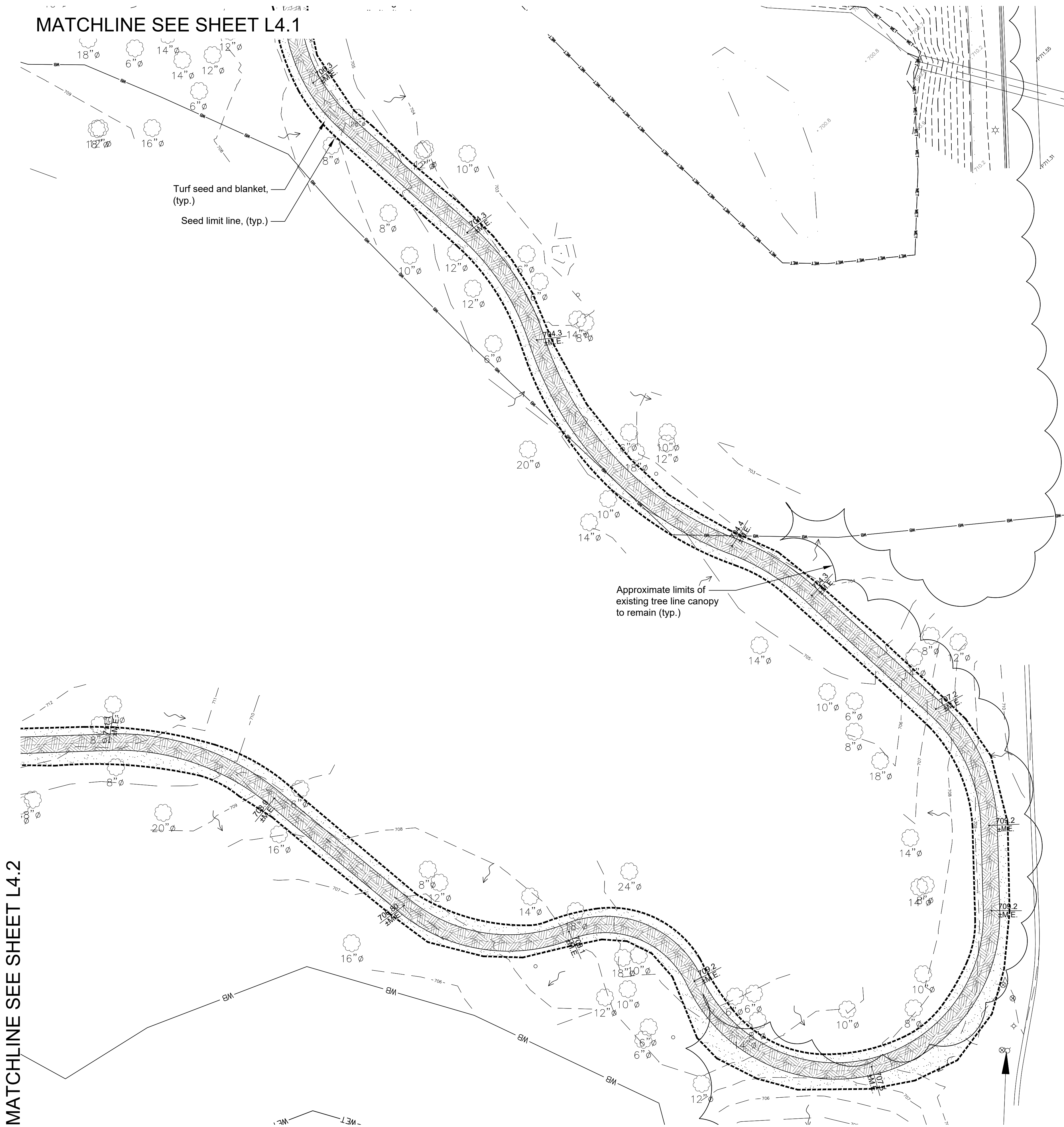
NORTH



SHEET NUMBER

L4.2

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PLANTING NOTES

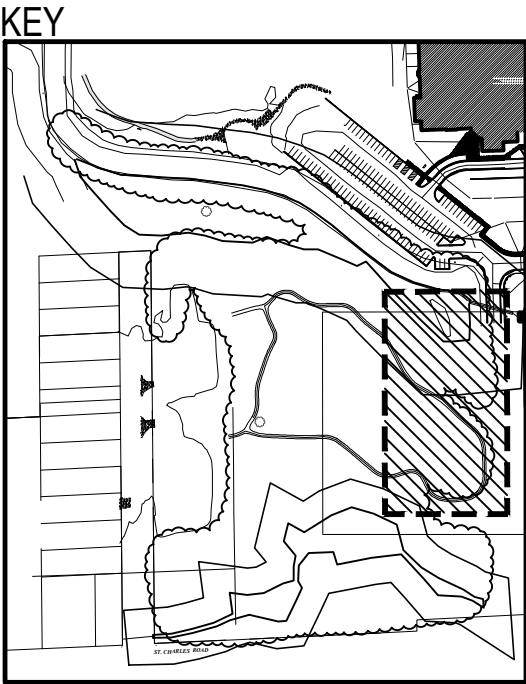
1. Seed limit line is approximate. Seed to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	AP	Aesculus pavia Red Buckeye	2.5" Cal.	B&B	3
	CO	Celtis occidentalis Common Hackberry	2.5" Cal.	B&B	3
	CC	Cercis canadensis Eastern Redbud	8' Ht. Multi-Stem	B&B	3
	TA	Tilia americana American Linden	2.5" Cal.	B&B	3
	UC	Ulmus x 'Frontier' Frontier Elm	2.5" Cal.	B&B	2
SHRUBS					
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	HQ	Hydrangea quercifolia Oakleaf Hydrangea	5 Gal.		8
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	NR	Nepeta racemosa 'Walker's Low' Walker's Low Catmint	1 Gal.		231

PLANTING LEGEND

- Turf Seed and Blanket
- Native Seed Mix A
- Native Seed Mix B
- Native Seed Mix C
- No Mow Fescue Mix
- Wetland Limits
- Wetland Buffer Limits



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hitchcockdesigngroup.com

PREPARED FOR

**Glen Ellyn
Park District**

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT

**Lenox Road
Garden Plots**

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
November 4, 2024

REVISIONS

No	Date	Issue

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MDS / KRE

SHEET TITLE

**Planting Plan-East
Area**

SCALE IN FEET
1" = 20'

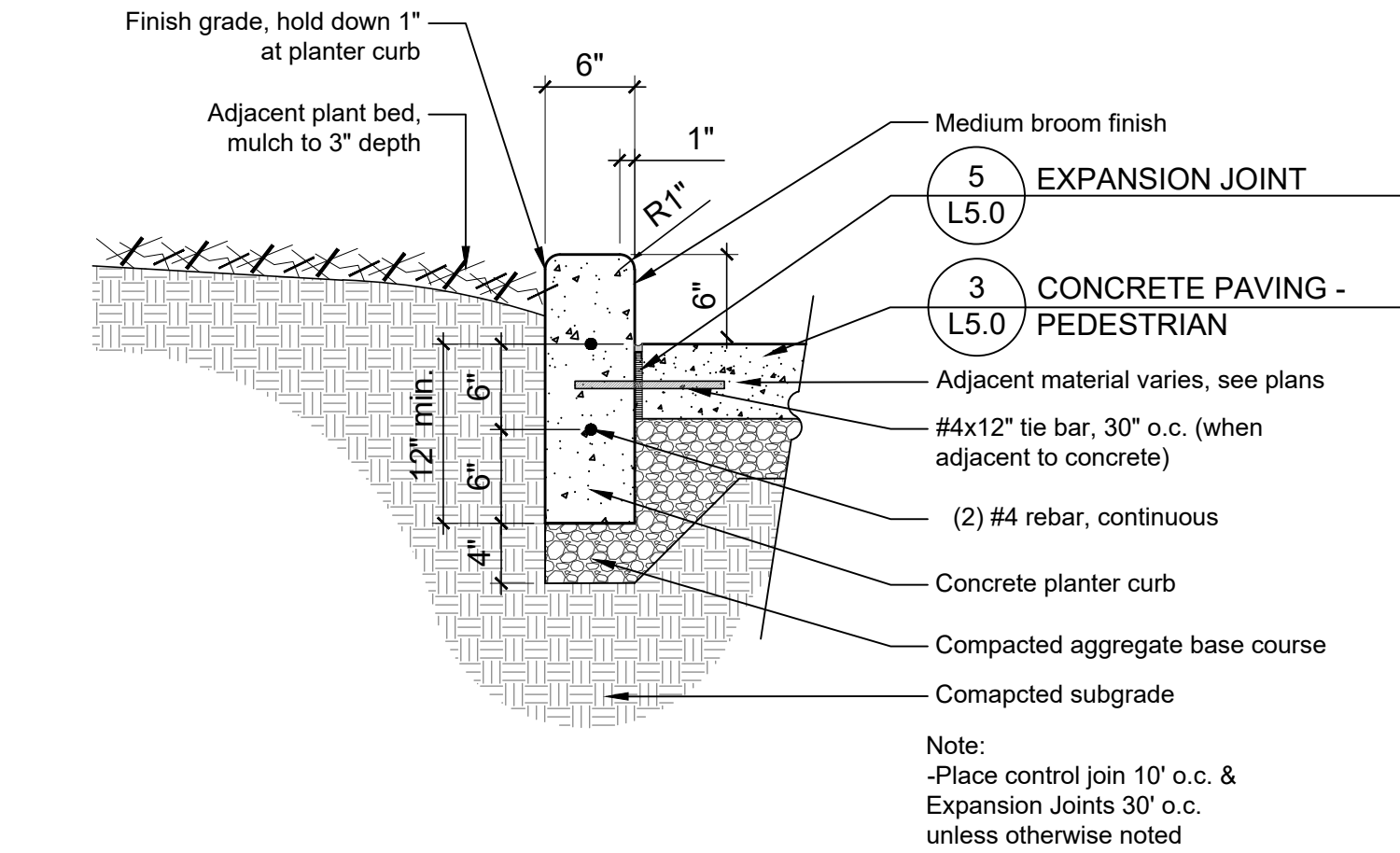
0' 10' 20' 60'

NORTH

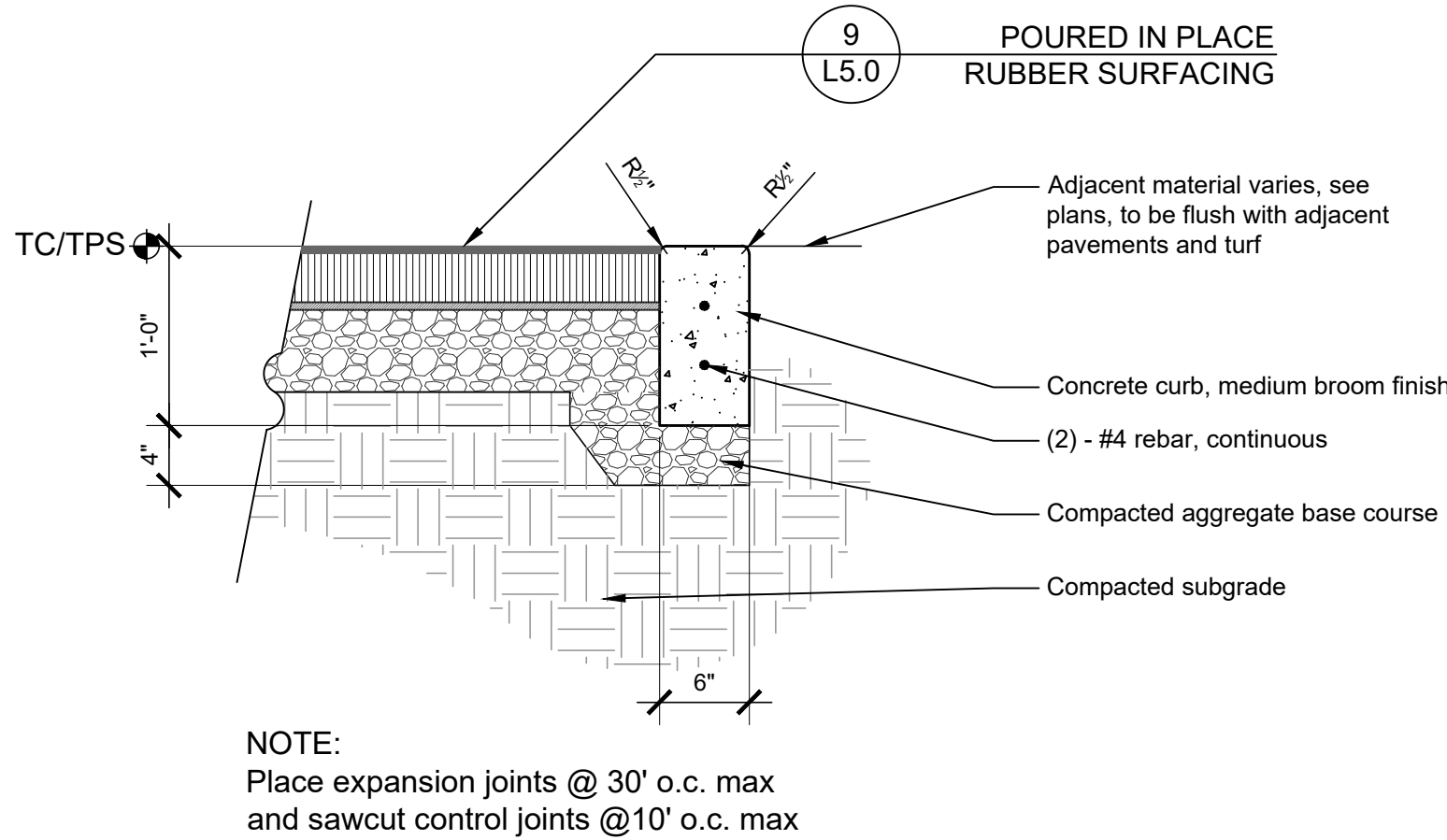
SHEET NUMBER

L4.3

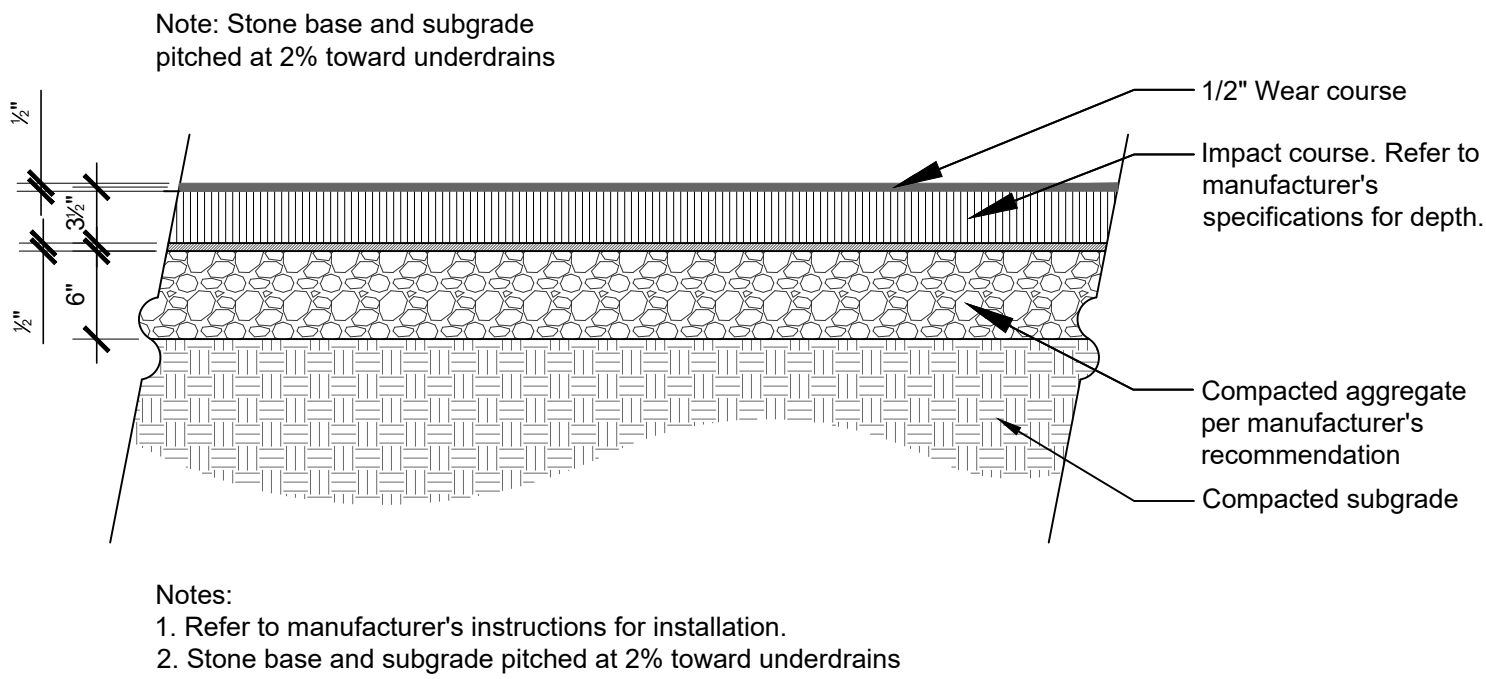
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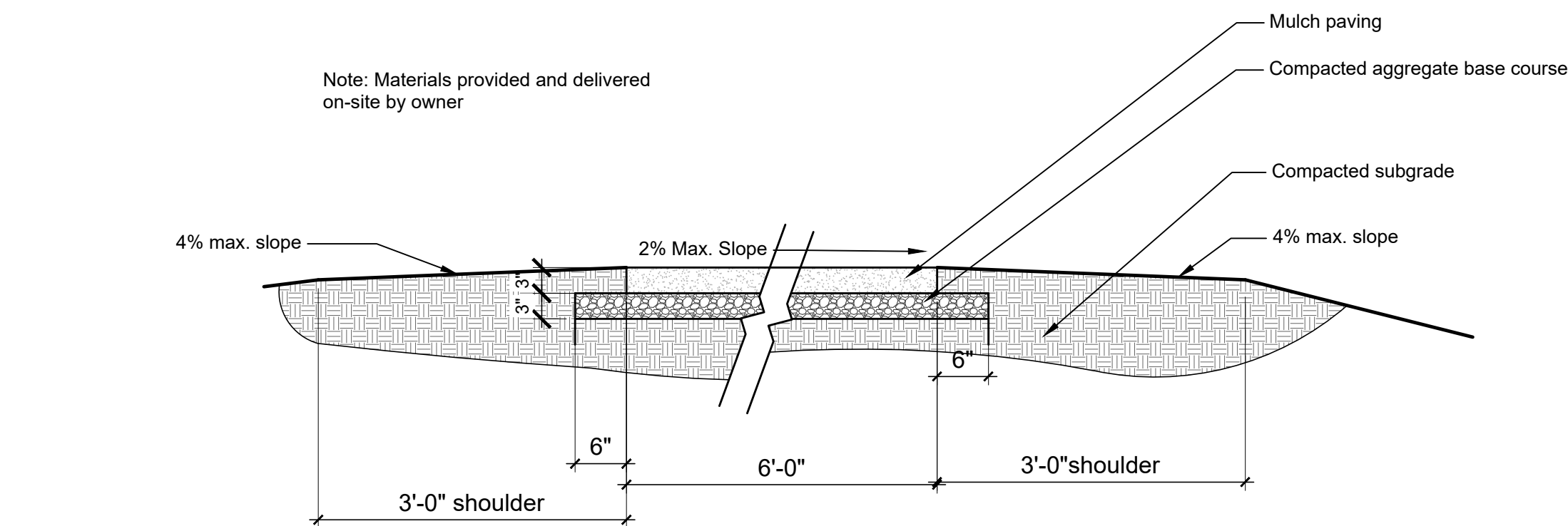
11 PLANTER CURB
1" = 1'-0"



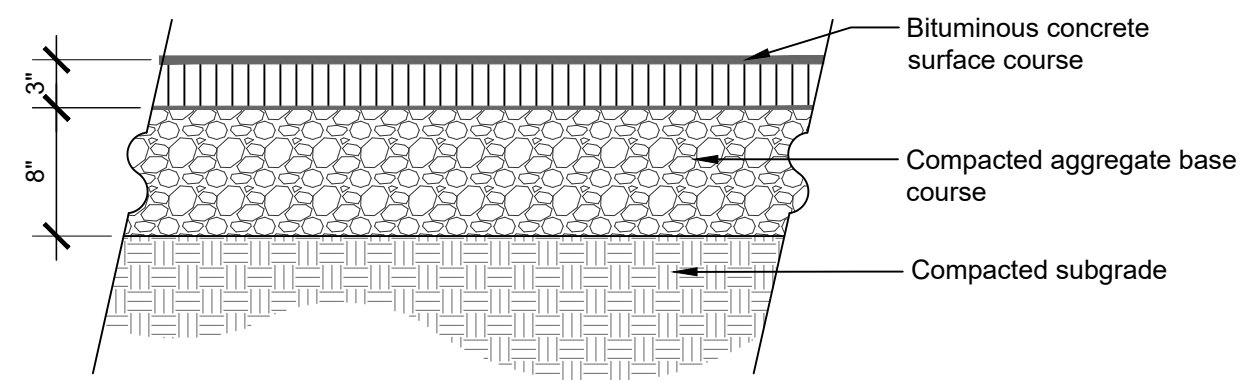
10 PLAYGROUND CURB AT PIP
1" = 1'-0"



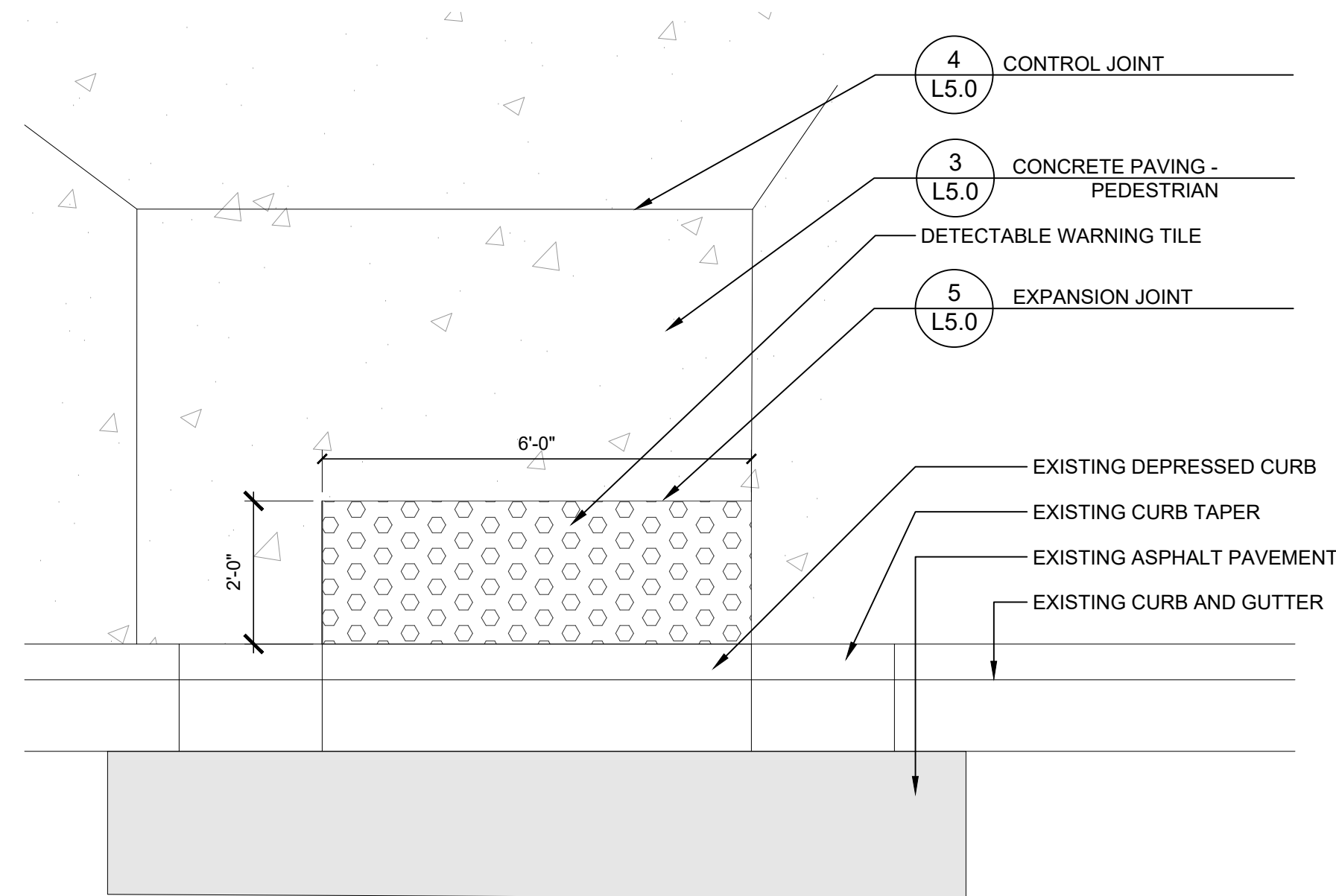
9 POUR IN PLACE RUBBER SURFACING
1" = 1'-0"



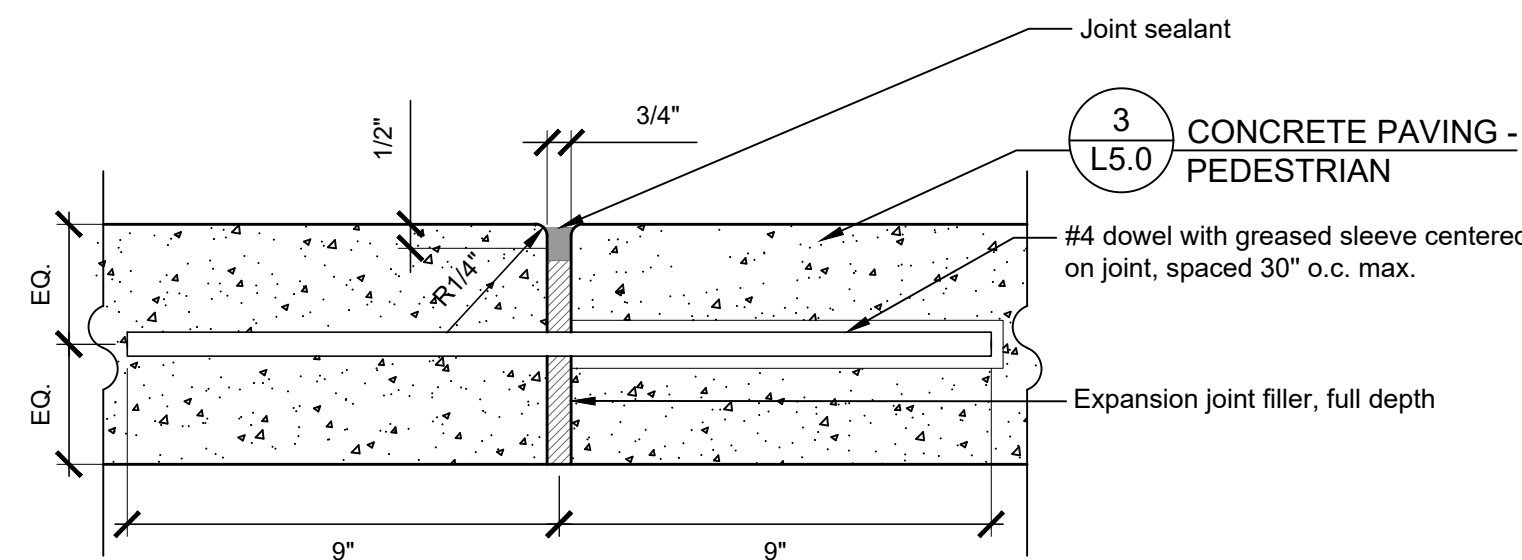
8 MULCH PAVING
3/4" = 1'-0"



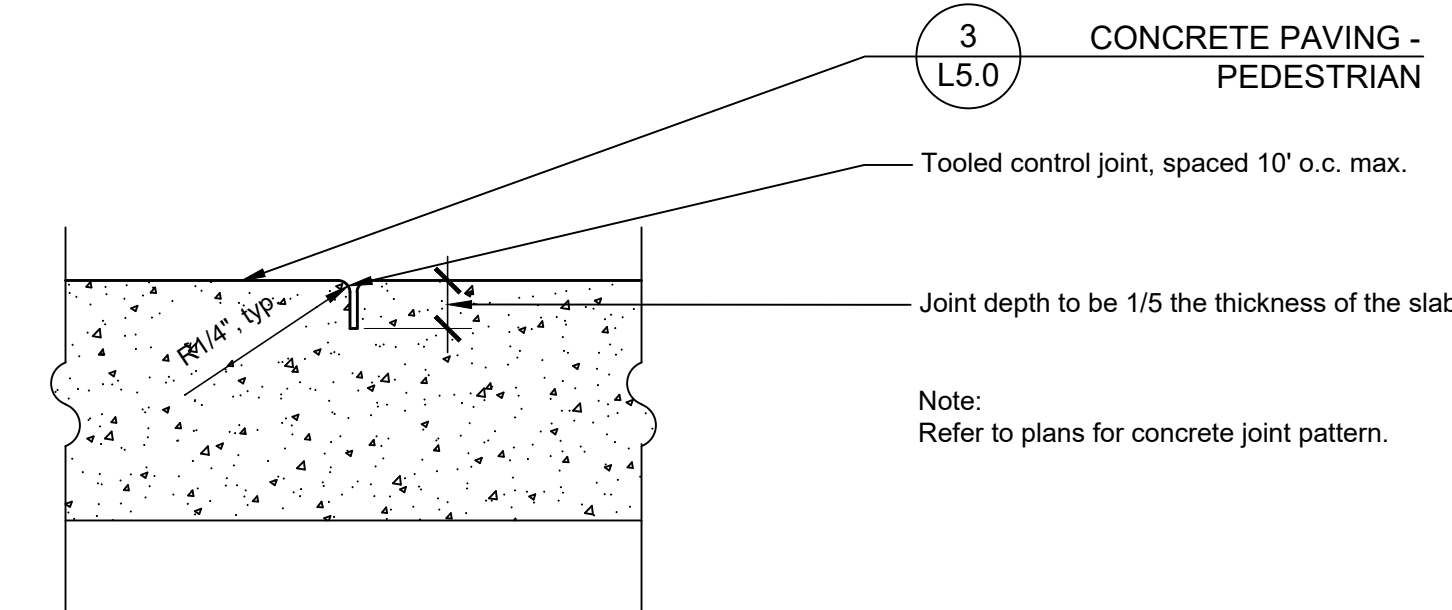
7 ASPHALT PAVING - PEDESTRIAN
1" = 1'-0"



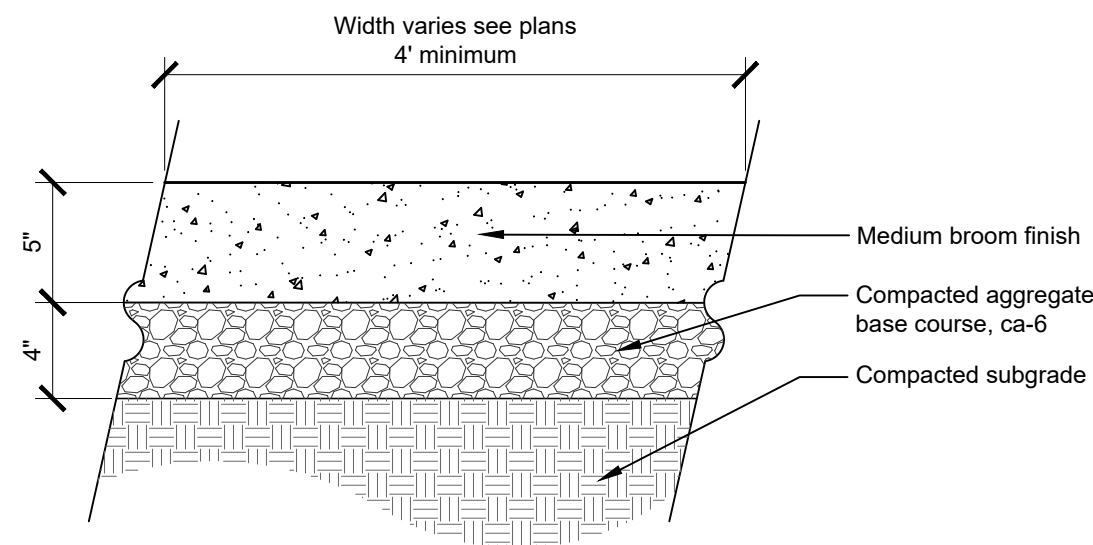
6 DETECTABLE WARNING
1/2" = 1'-0"



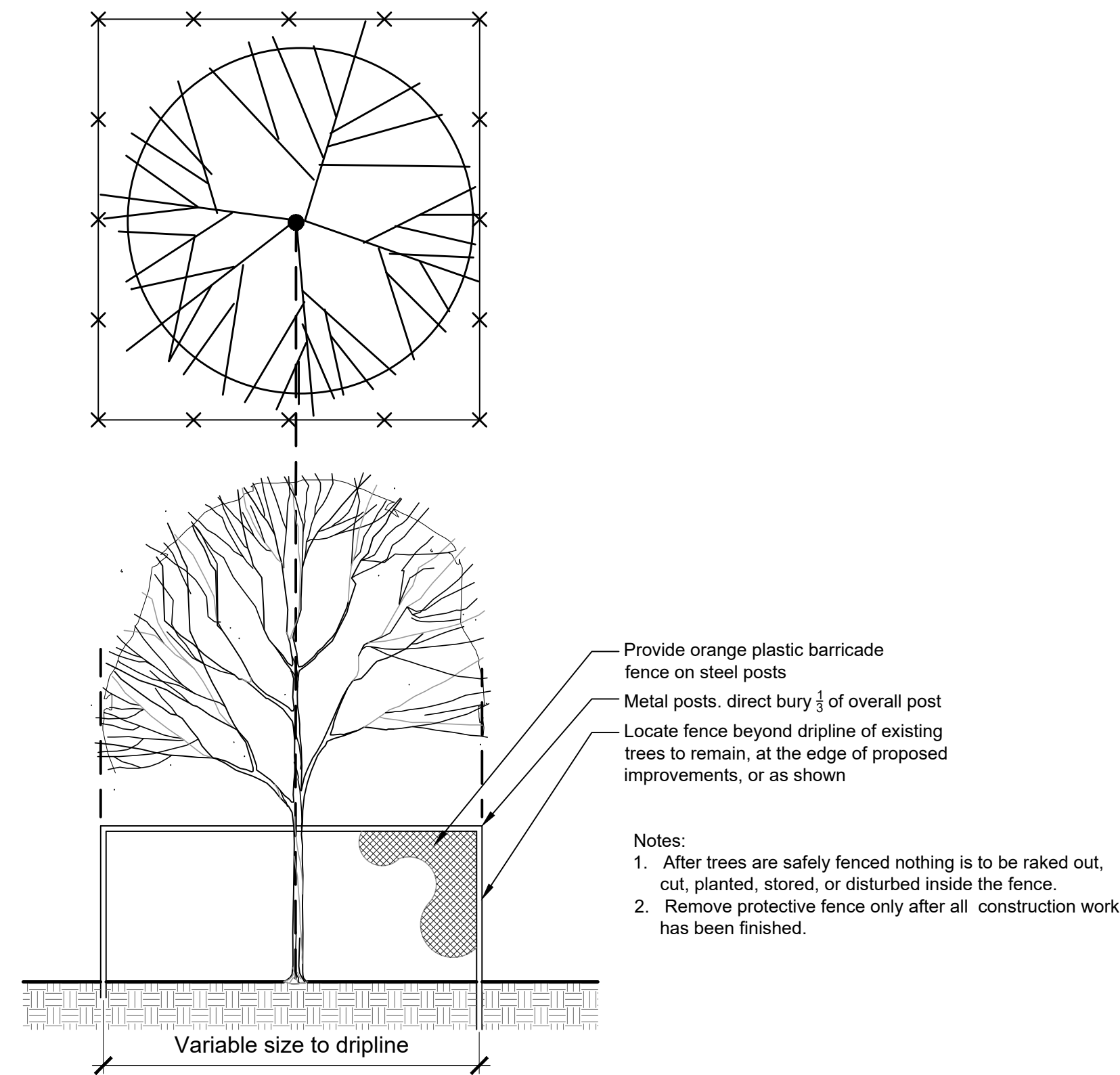
5 EXPANSION JOINT
3" = 1'-0"



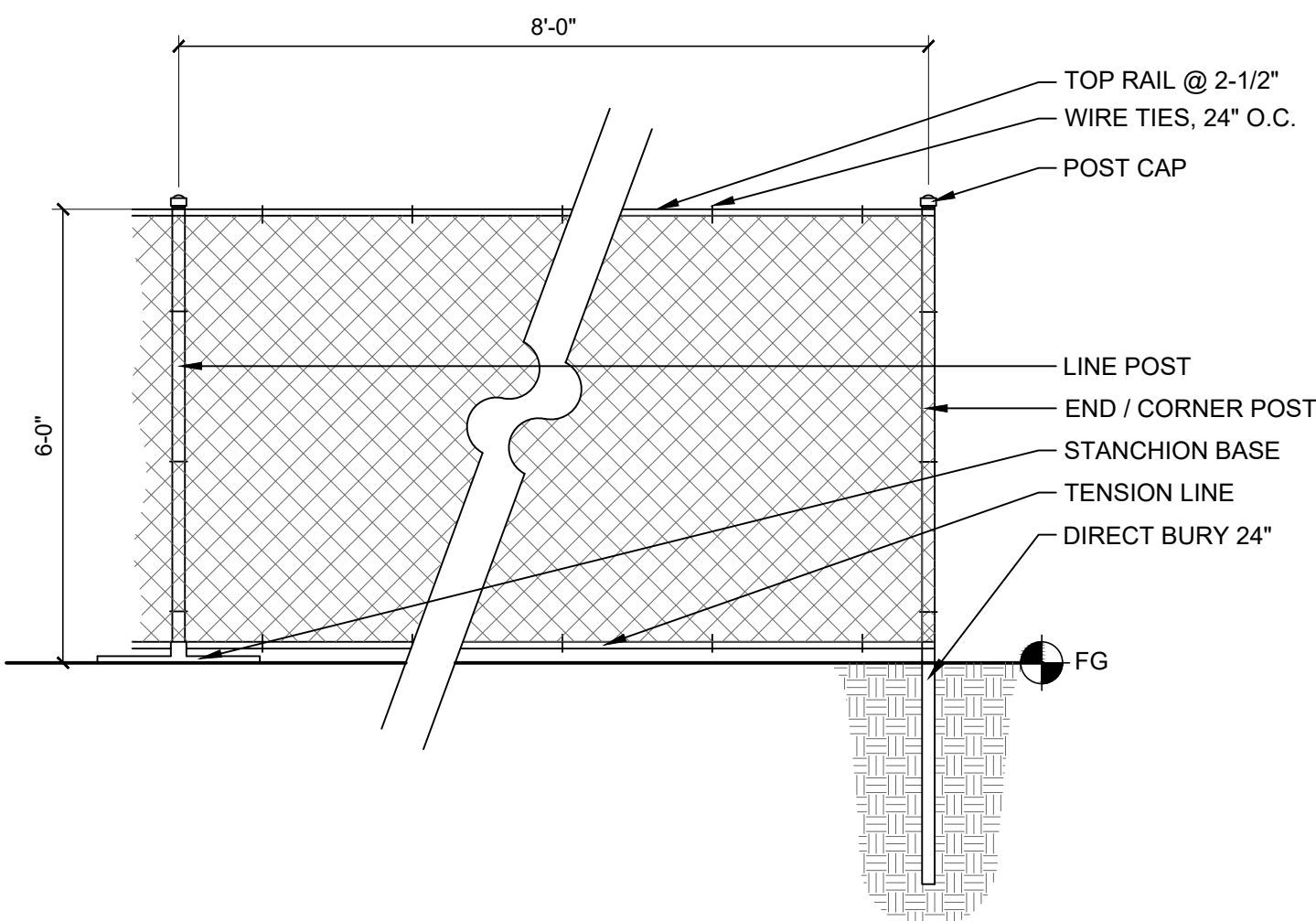
4 CONTROL JOINT
3" = 1'-0"



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



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



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

No	Date	Issue



PREPARED FOR
Glen Ellyn
Park District

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT

Lenox Road Garden Plots

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
November 4, 2024

REVISIONS

[illegible]

CHECKED BY
DNF / MGM

DRAWN BY
MDS / KRE

SHEET TITLE

Details - Parking

SCALE IN FEET
as noted

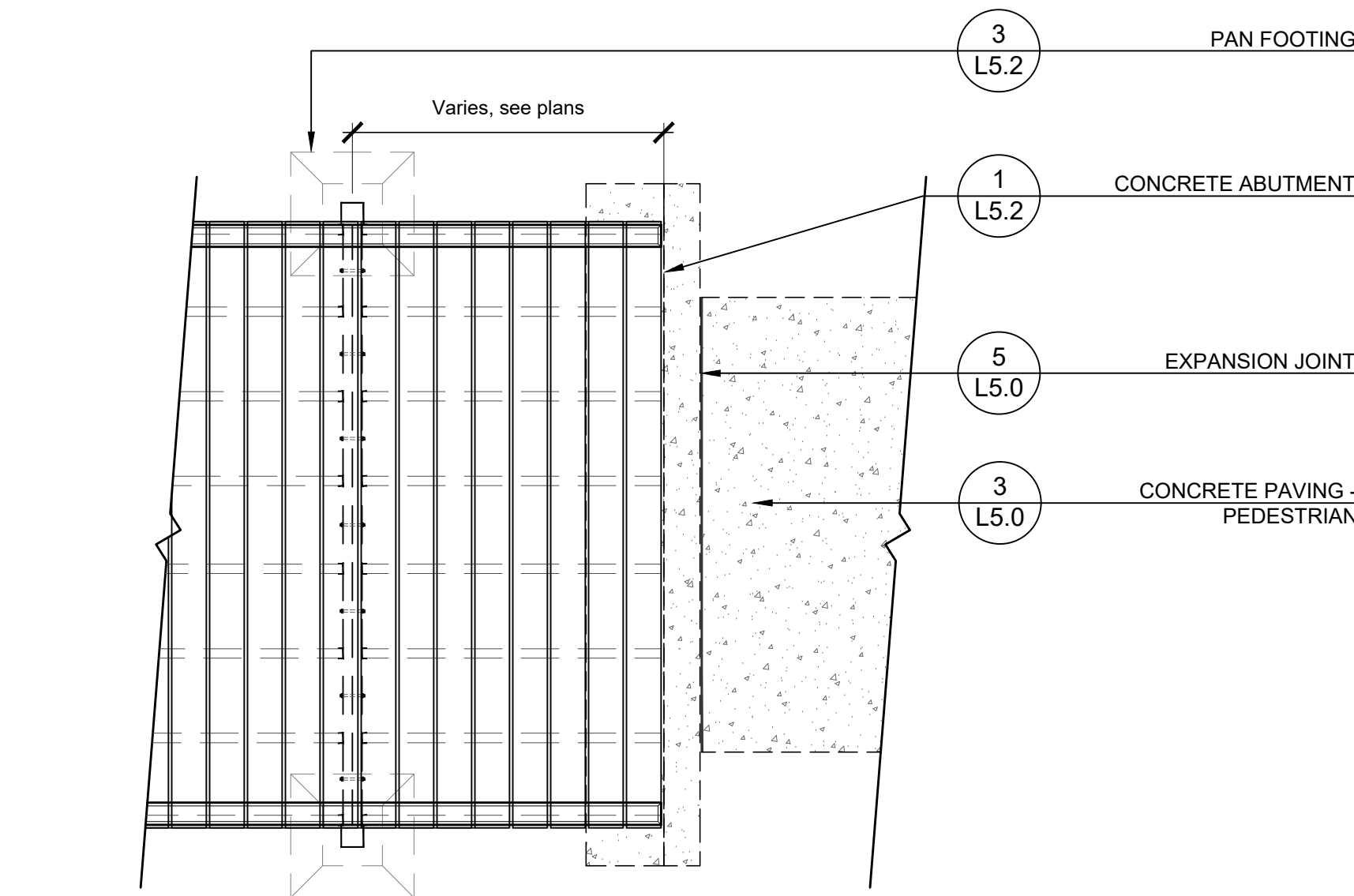
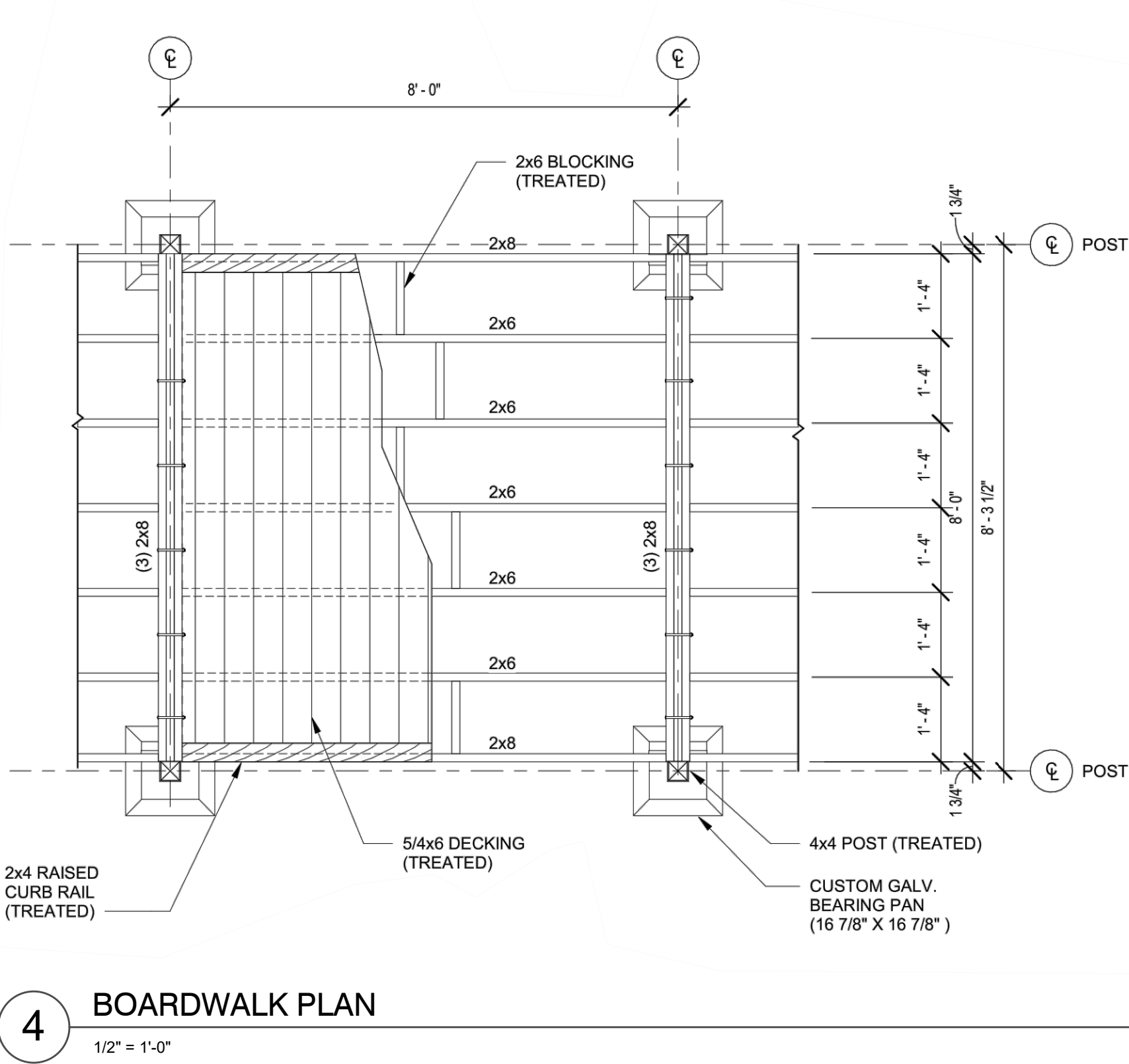
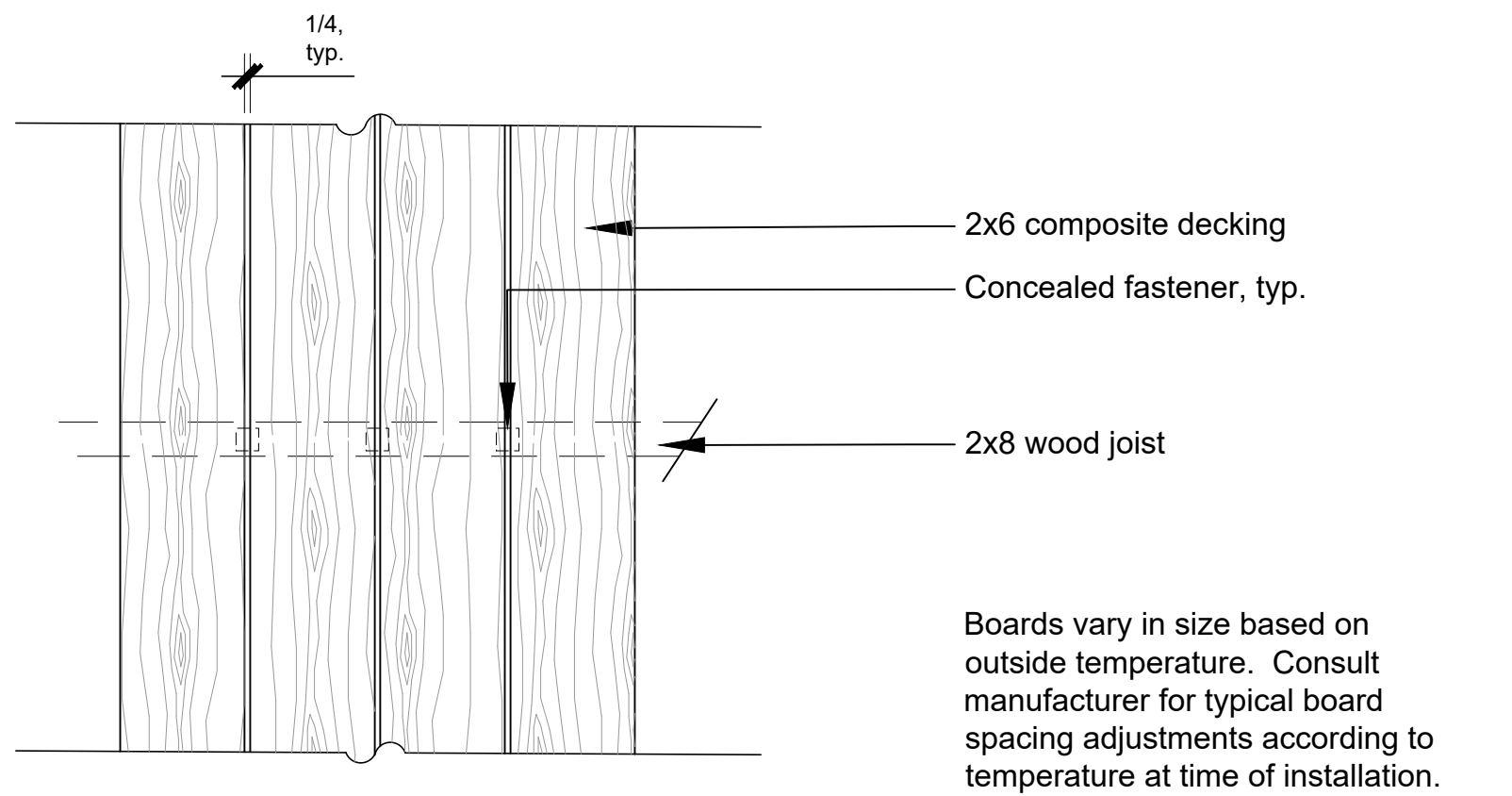
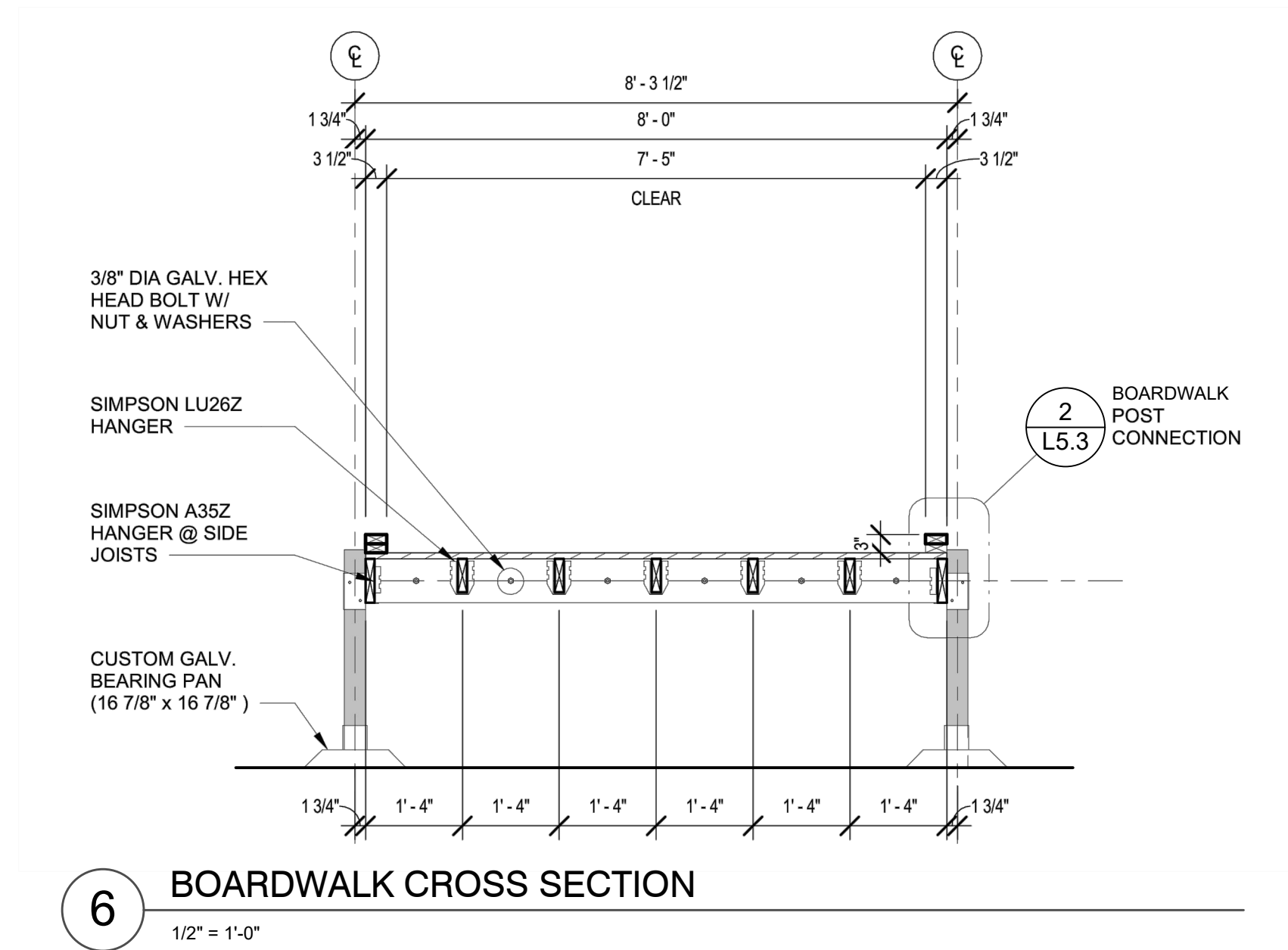


SHEET NUMBER

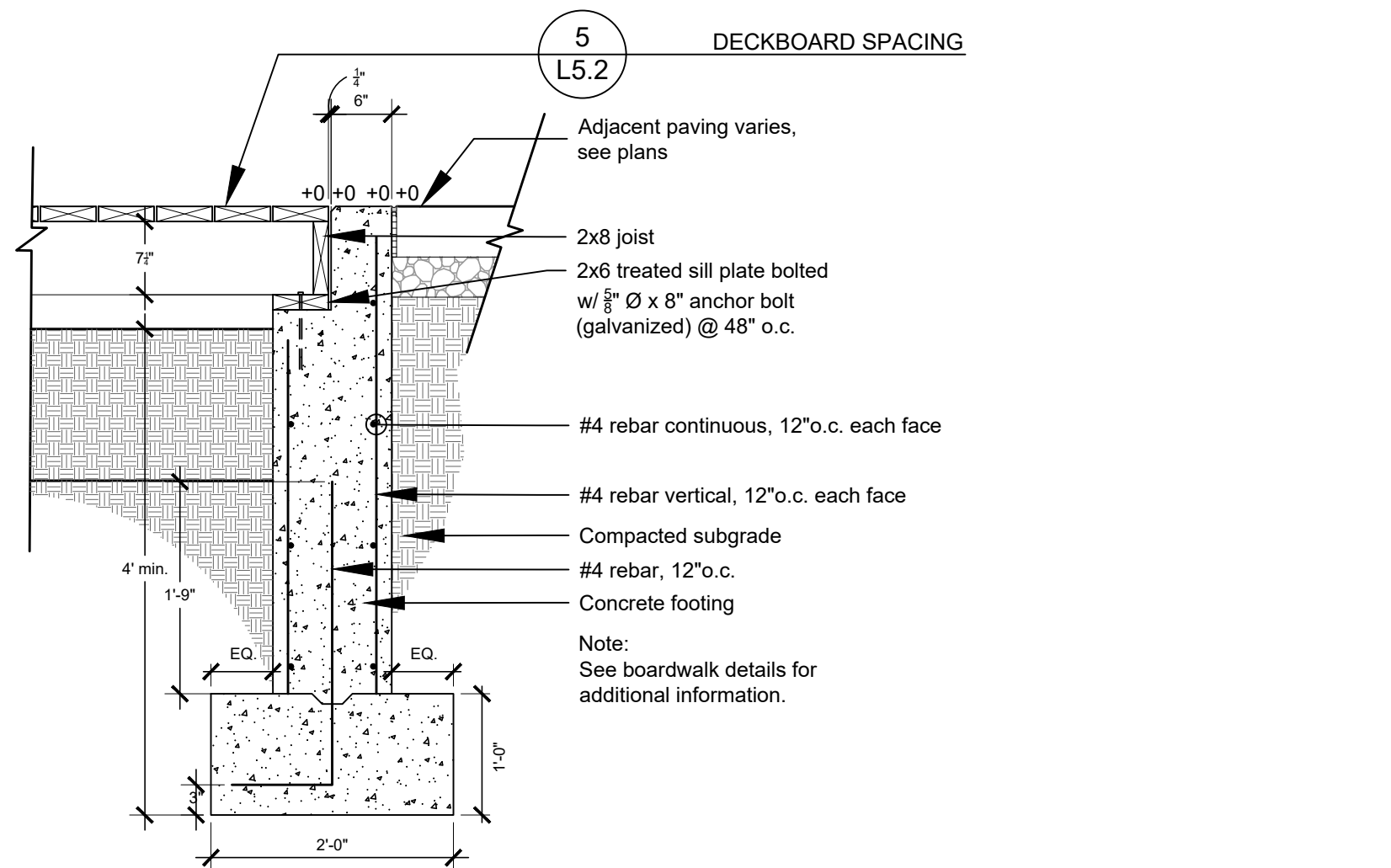
L5.1

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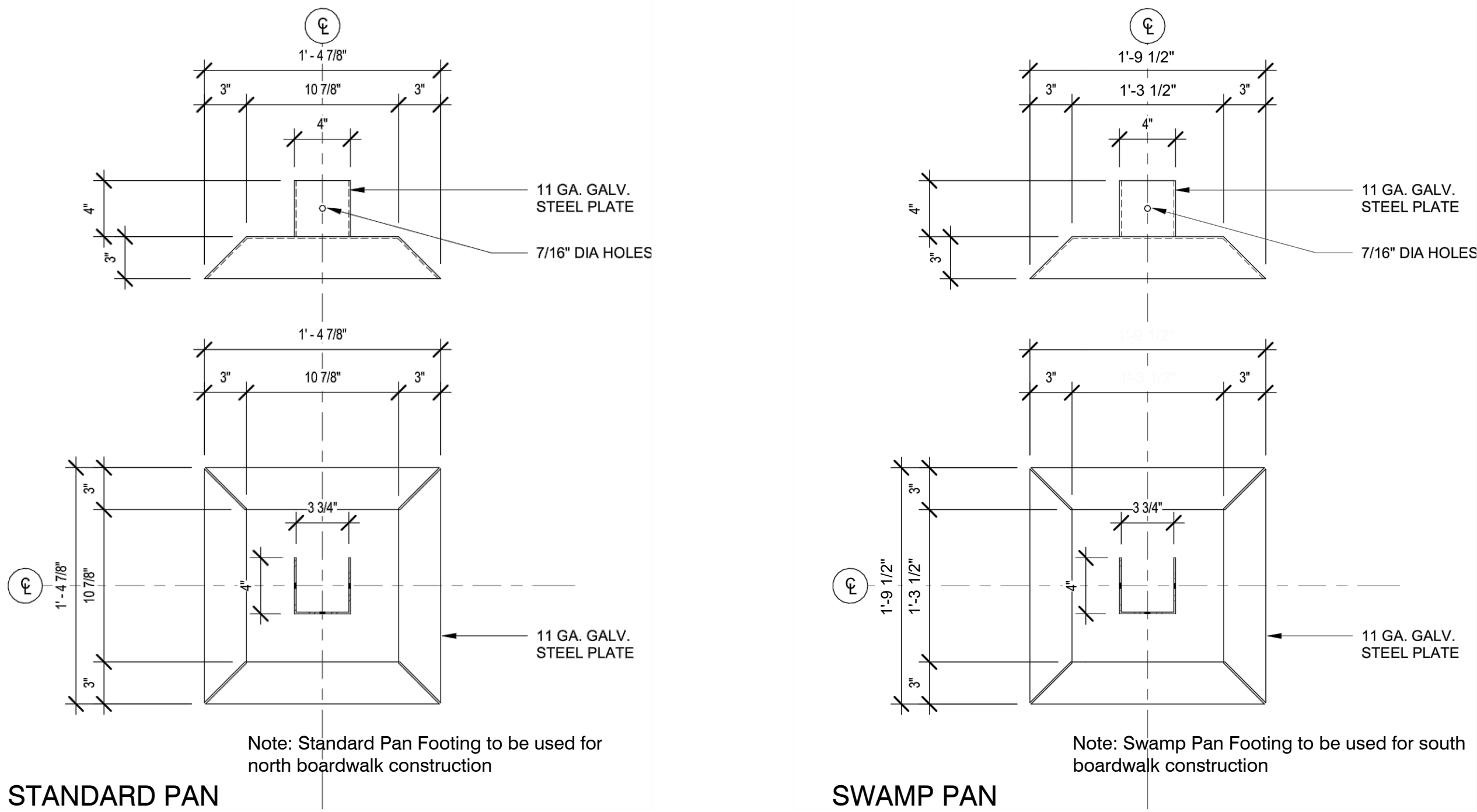
No	Date	Issue



2 BOARDWALK END
1/2" = 1'-0"



1 CONCRETE ABUTMENT
3/4" = 1'-0"



3 PAN FOOTING
1 1/2" = 1'-0"



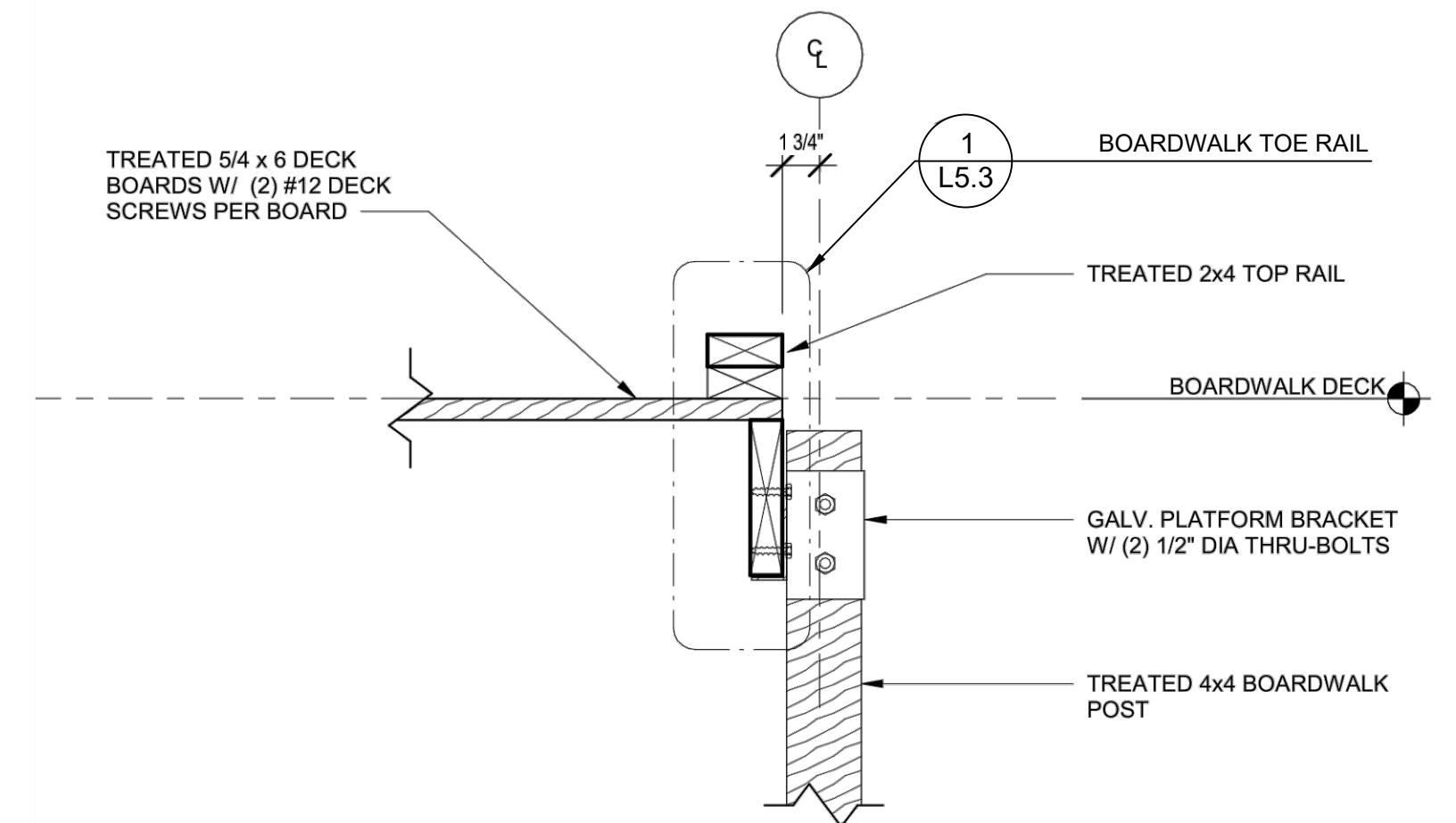
22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787
hitchcockdesigngroup.com

PREPARED FOR
**Glen Ellyn
Park District**

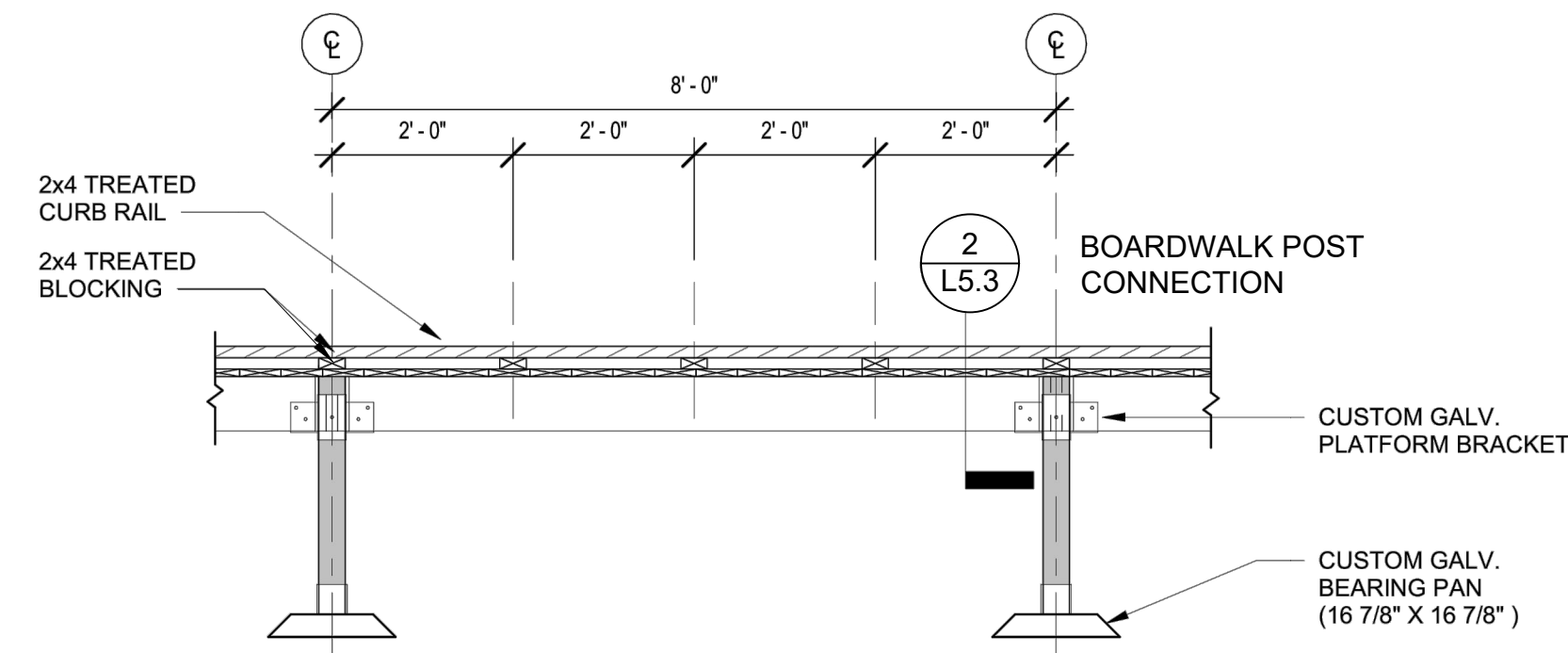
185 Spring Ave
Glen Ellyn, IL 60137

PROJECT
**Lenox Road
Garden Plots**
800 Saint Charles Road
Glen Ellyn, Illinois 60137

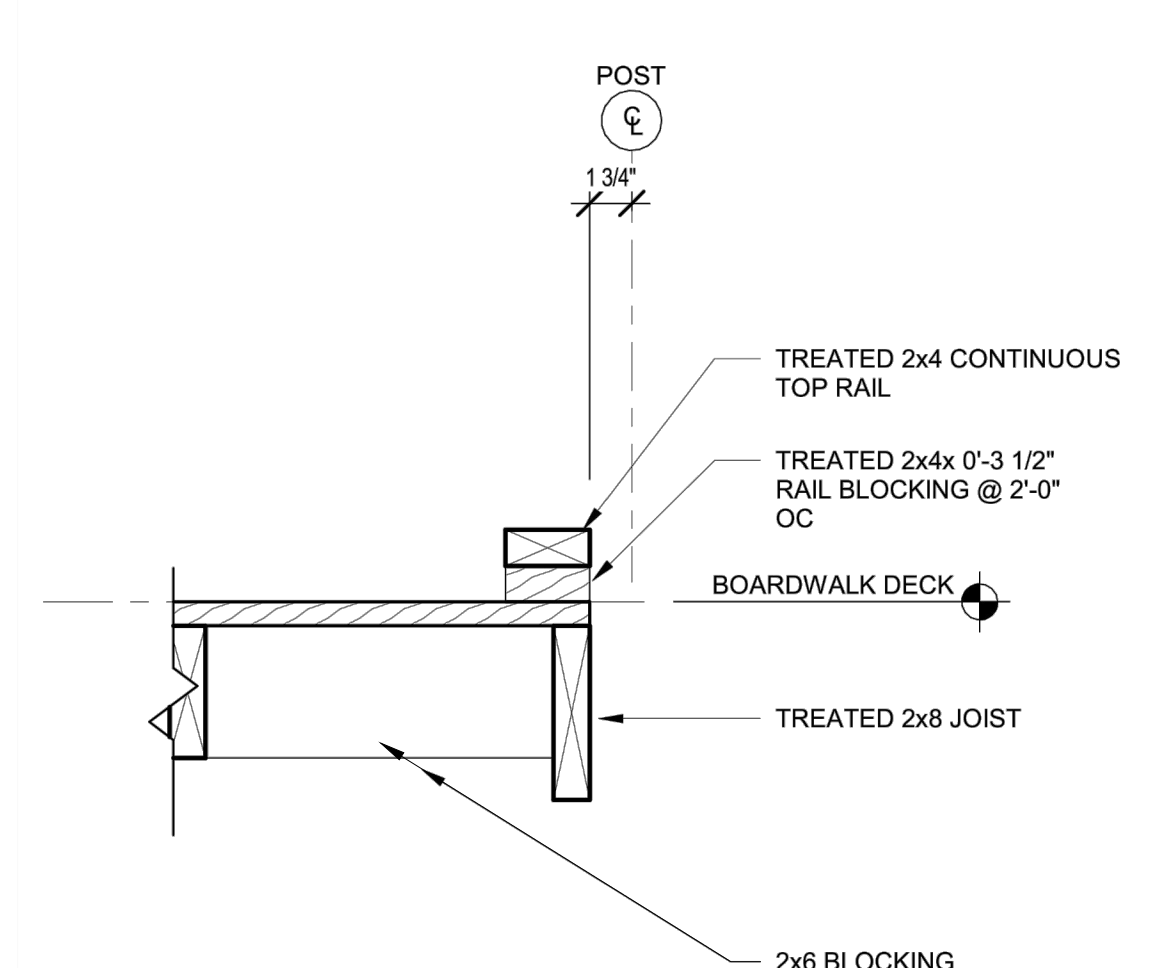
CONSULTANTS
Engineering
Hey and Associates, Inc (HEY)
8755 W. Higgins Road, Suite 835,
Chicago, IL 60631
T 773.693.9200



2 BOARDWALK POST CONNECTION
1 1/2" = 1'-0"



3 BOARDWALK SIDE ELEVATION
1/2" = 1'-0"



1 BOARDWALK TOE RAIL
1 1/2" = 1'-0"

Construction Documents
November 4, 2024
REVISIONS

No	Date	Issue

CHECKED BY
DNF / MGM

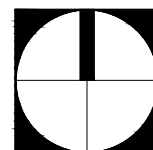
DRAWN BY
MDS / KRE

SHEET TITLE

**Details -
Boardwalk**

SCALE IN FEET
as noted

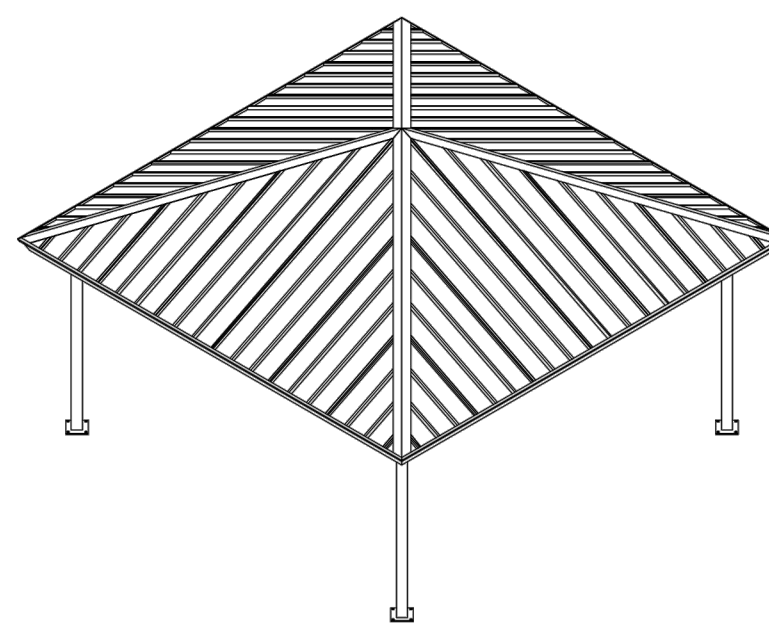
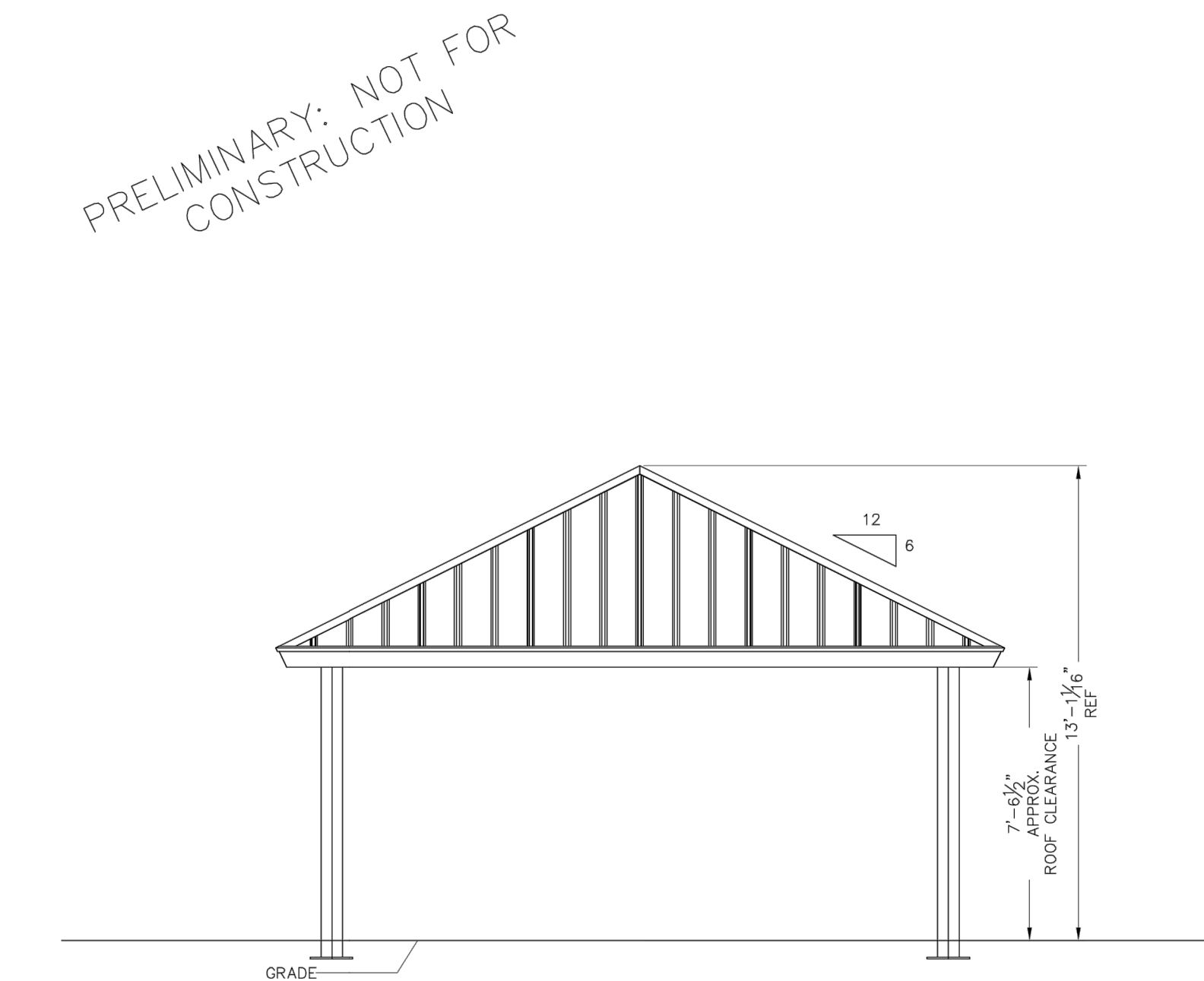
NORTH



SHEET NUMBER

L5.3

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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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DISTINCTIVE STEEL SHELTERS
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SYSTEMS, INC.
7900 LOGISTICS DR.
SUITE C
ZEELAND MI 49464
616.748.0985
800.748.0985
616.748.0995 FX

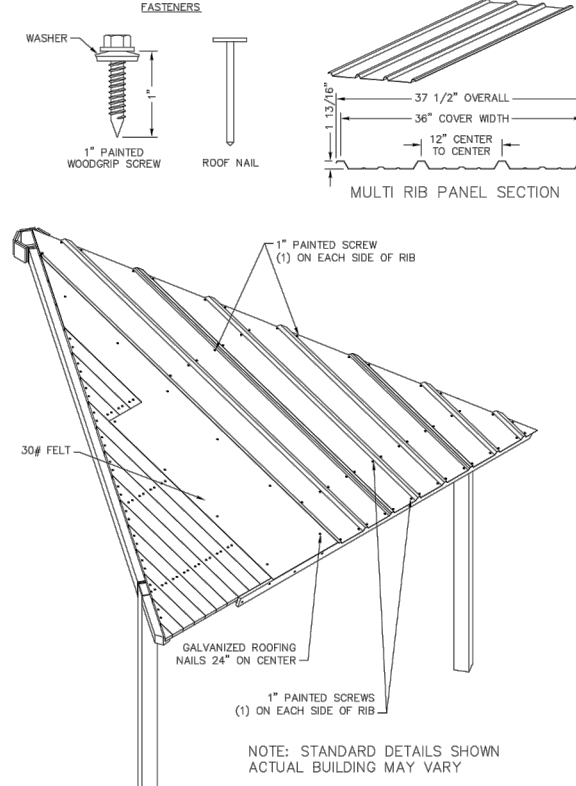
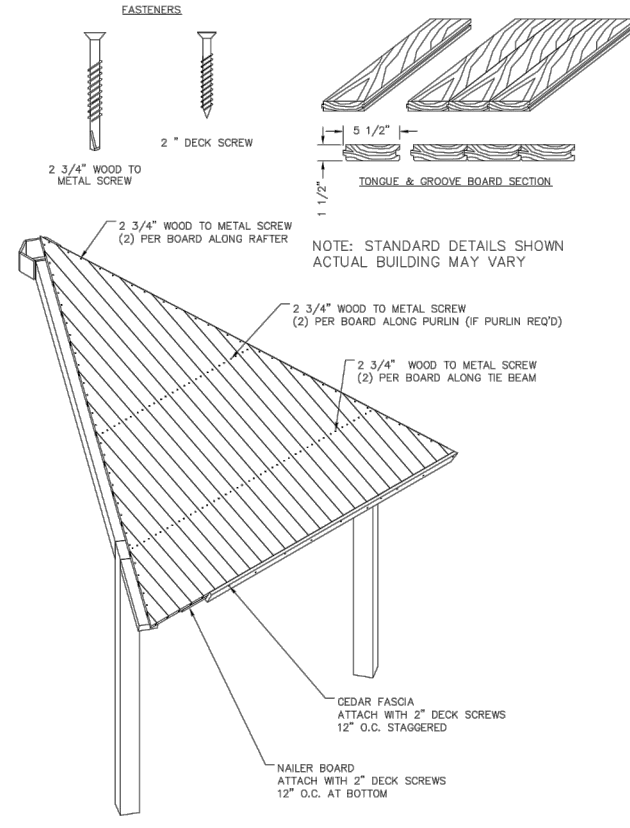
Frame

DRAWN BY:	JSW
DATE:	4/17/2008
JOB NO.:	STANDARD
REVISION:	

BUILDING TYPE:	SQ20TM-P6
PROJECT NAME:	25-150-150

SHEET
3

DWG: \\con01\Company\Engineering\Standards\Shelters\SQ\20\TM-P6-25-150-150\Drawings\Preliminary\SQ20TM-P6-25-150~2620.DWG



PRELIMINARY: NOT FOR CONSTRUCTION

PRELIMINARY: NOT FOR
CONSTRUCTION

 ICON Roof Systems Inc. 10000 WILSON AVENUE, SUITE 100 MISSISSAUGA, ONTARIO L4W 1G9 CANADA TEL: (905) 276-1800 FAX: (905) 276-1801 WWW.ICON-ROOF.COM	ROOF LAYOUT
	DRAWN BY: JSW
	DATE: 4/17/2008
	JOB NO.: STANDARD
	REVISION: _____
	BUILDING TYPE: 5000TME-1P5
	PROJECT NAME: 25-150-150
	SHEET 4


ICON
Shear Systems Inc.
 10000 Highway 10, Unit 10
 Cambridge, ON N3H 2Y9
 Tel: 519-885-1100
 Fax: 519-885-1101
 Email: sales@iconss.com
 Web: www.iconss.com

DRAWN BY: JSH
 DATE: 4/7/2008
 JOB NO.:
 REVISION:
 BUILDING TYPE: SC20TM-PM
 PROJECT NAME: 25-150-100

SHEET
 5

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Shelter Systems Inc
DISTINCTIVE STEEL SHELTERS
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SYSTEMS, INC.
7900 LOGISTICS DR.
SUITE C
ZEELAND MI, 49464
616.748.0985
800.748.0985
616.748.0995 FX

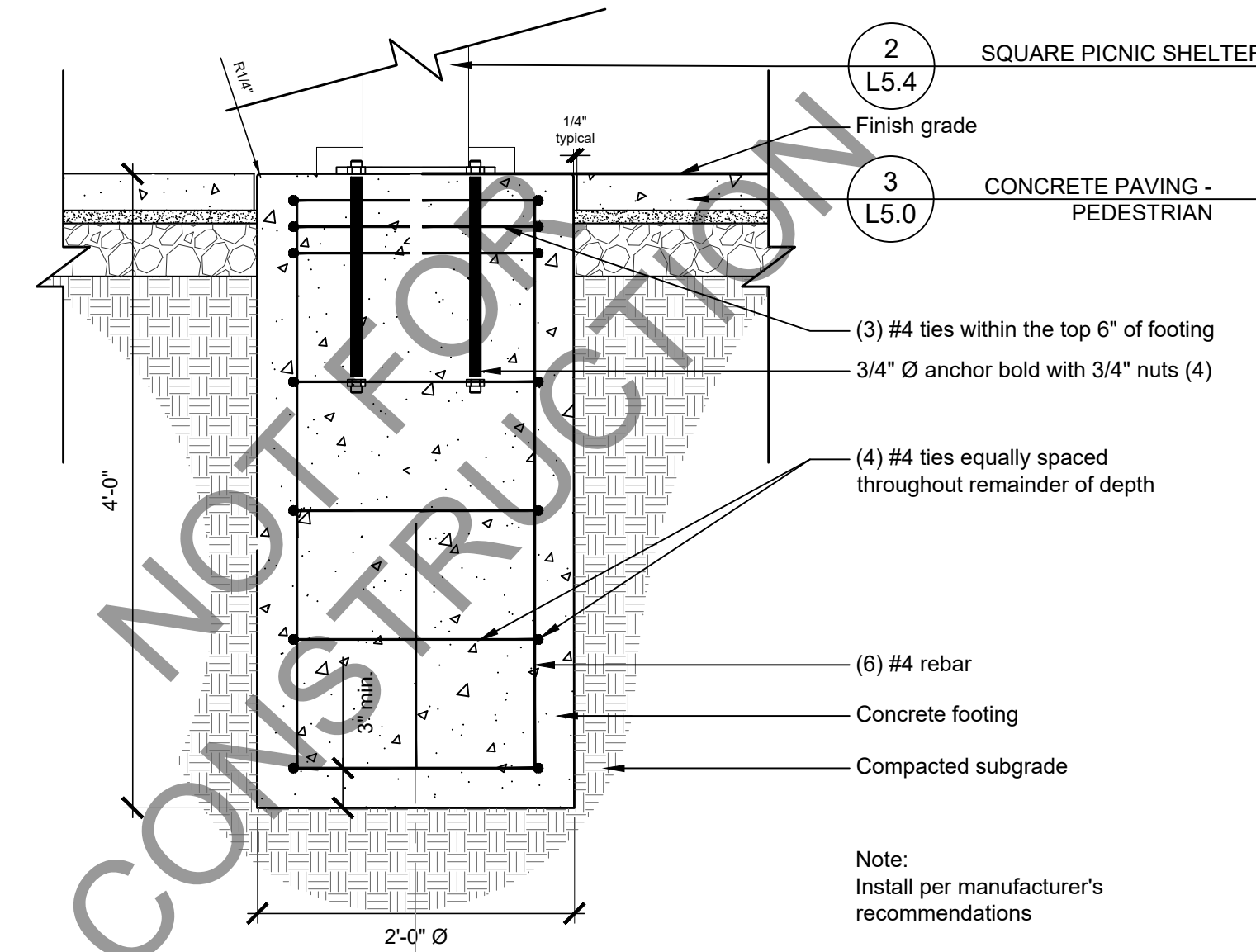
Elevation

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-P6-25-150~2620.DWG



1 SHELTER FOOTING

2 SQUARE PICNIC SHELTER
1/4" = 1'-0"



**HITCHCOCK
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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
November 4, 2024
REVISIONS

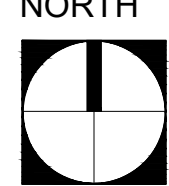
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CHECKED BY DNF / MGM

SHEET TITLE

Details - Shelter

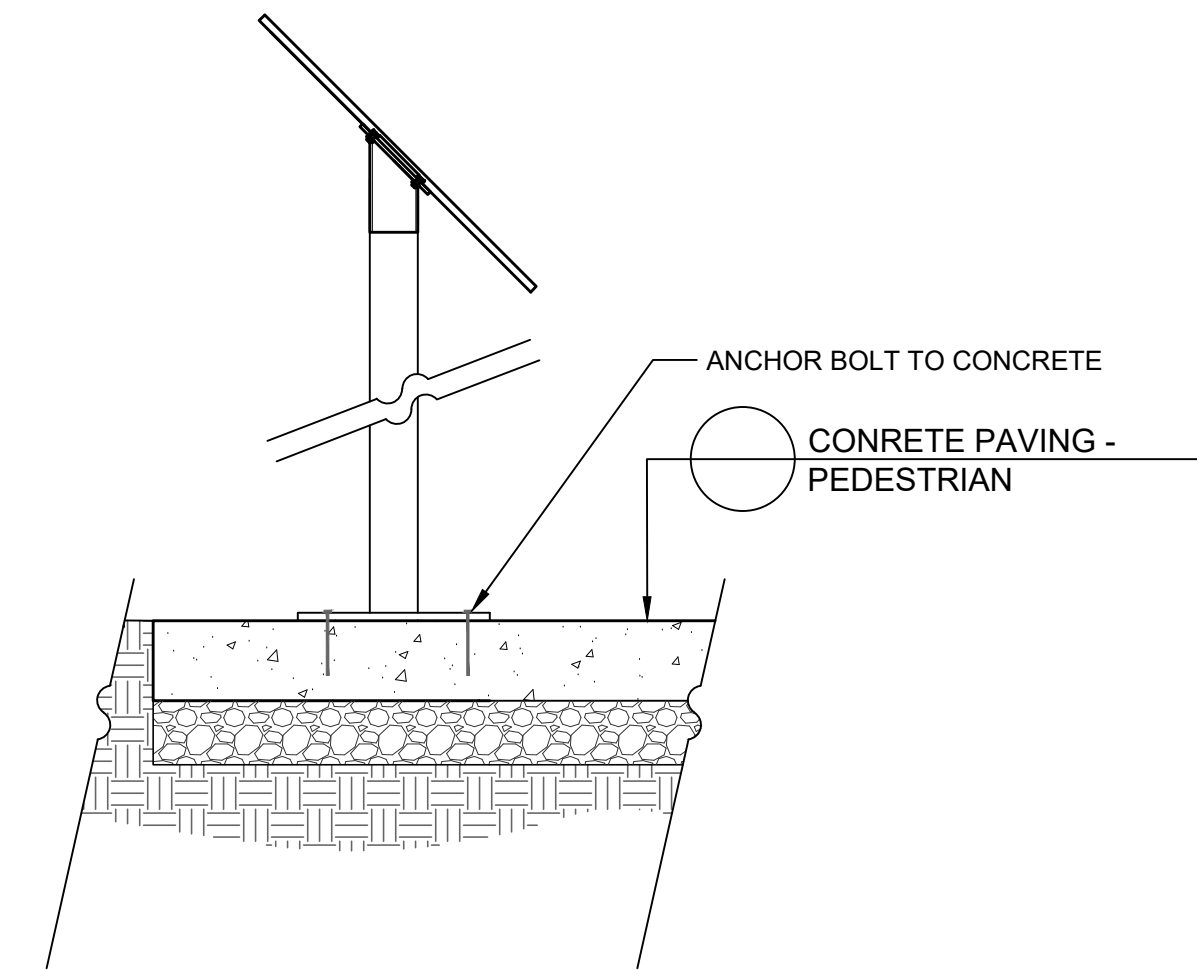
SCALE IN FEET
as noted



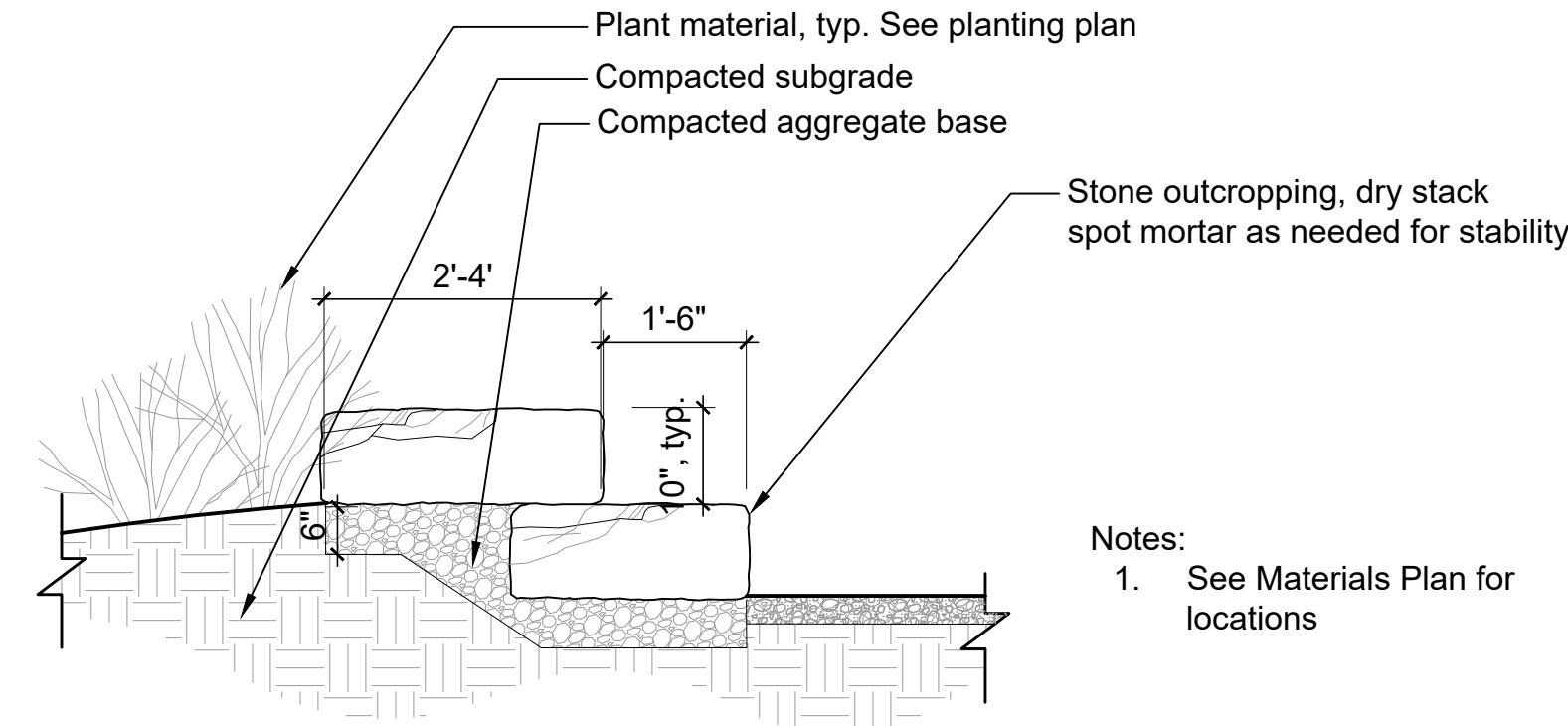
SHEET NUMBER

L5.4

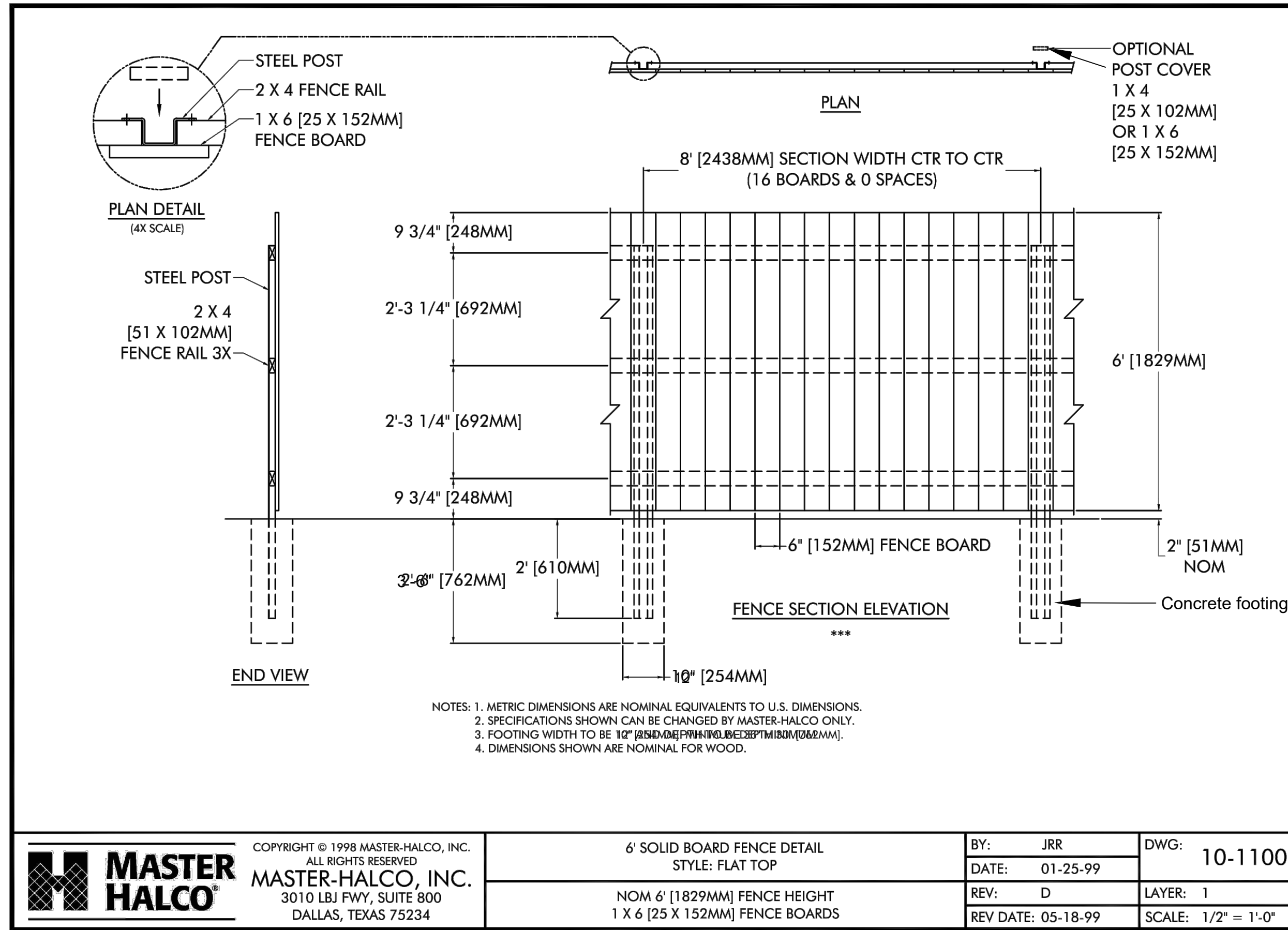
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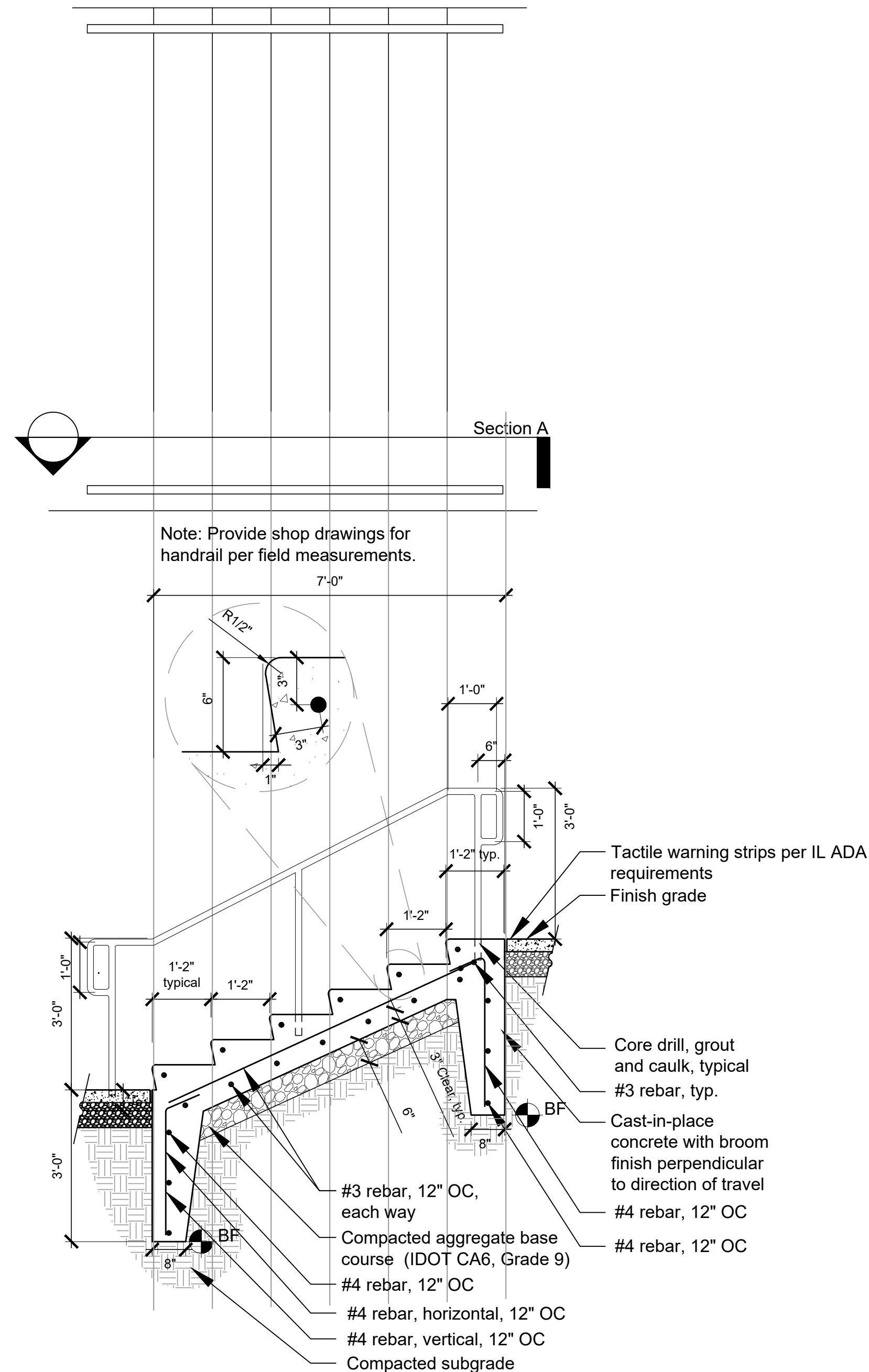
4 INTERPRETIVE SIGN
1" = 1'-0"



2 STONE OUTCROPPING
1/2\"/>

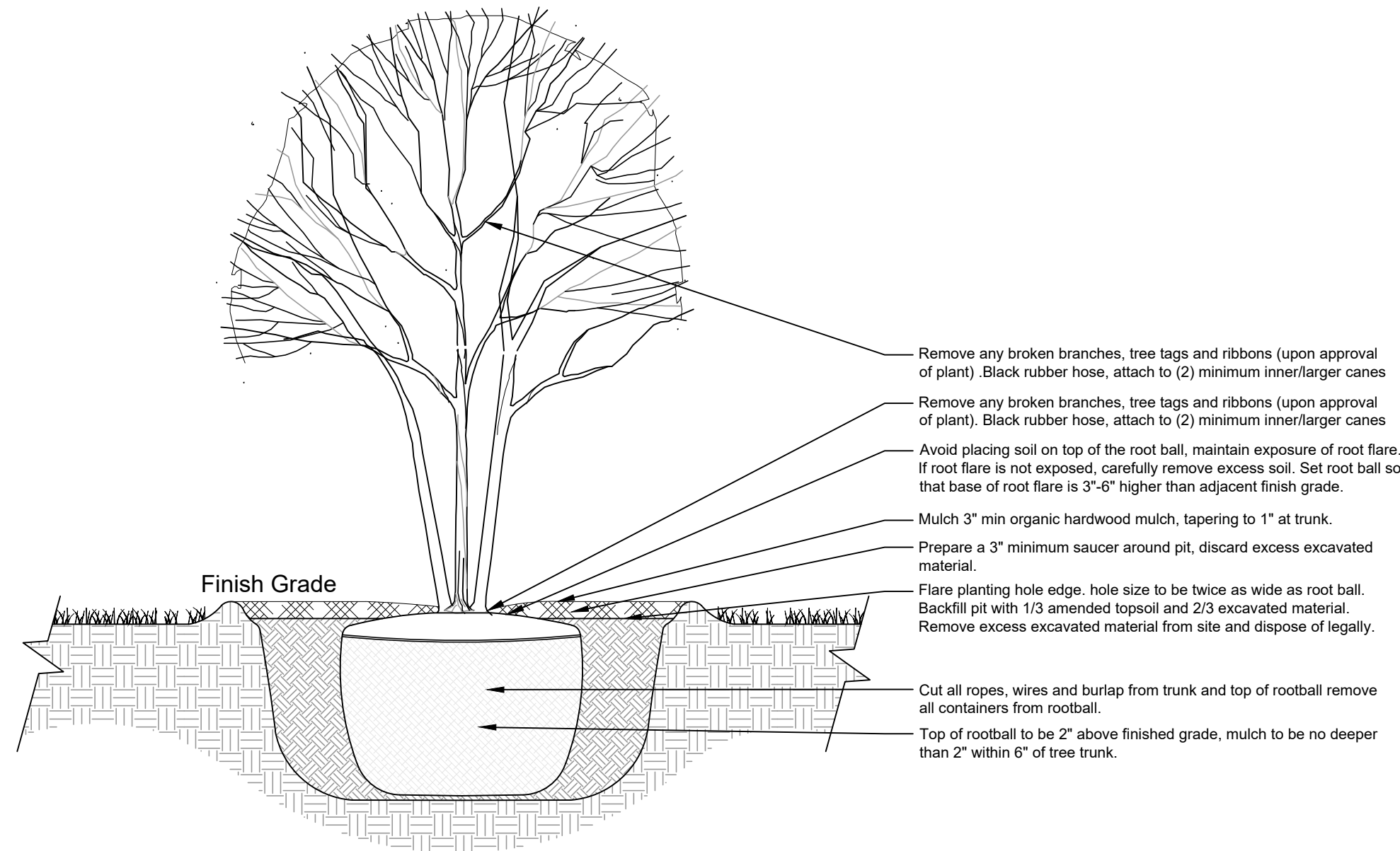


3 WOOD FENCE ENCLOSURE
1/2\"/>



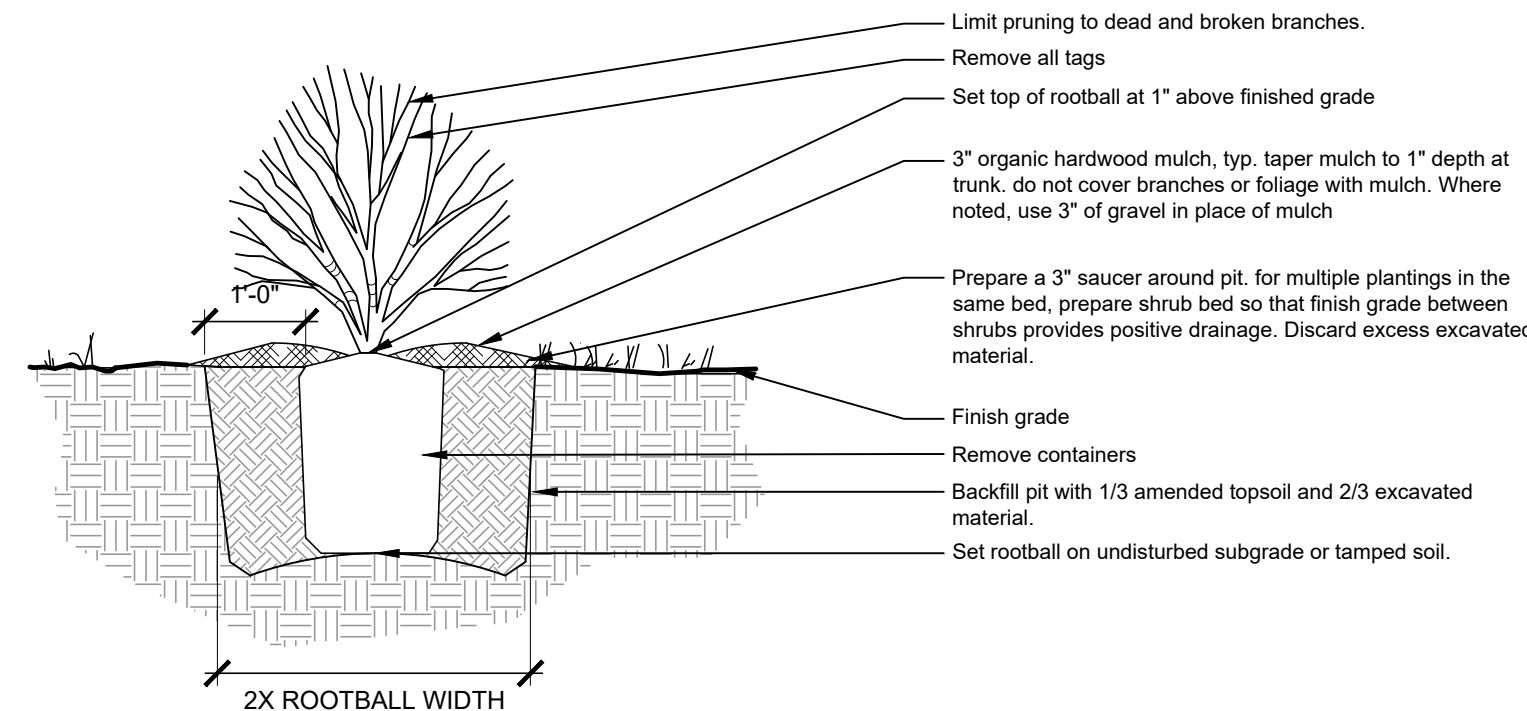
1 CONCRETE STAIRS (ALTERNATE)
1/2\"/>

No	Date	Issue



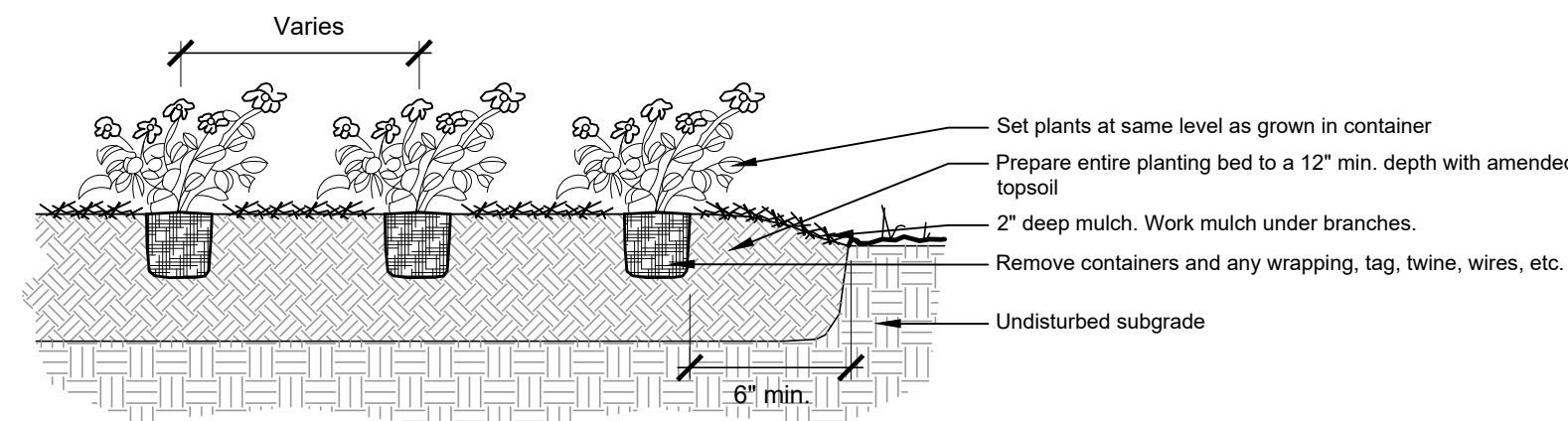
3 ORNAMENTAL TREE PLANTING

1/2" = 1'-0"



2 SHRUB PLANTING

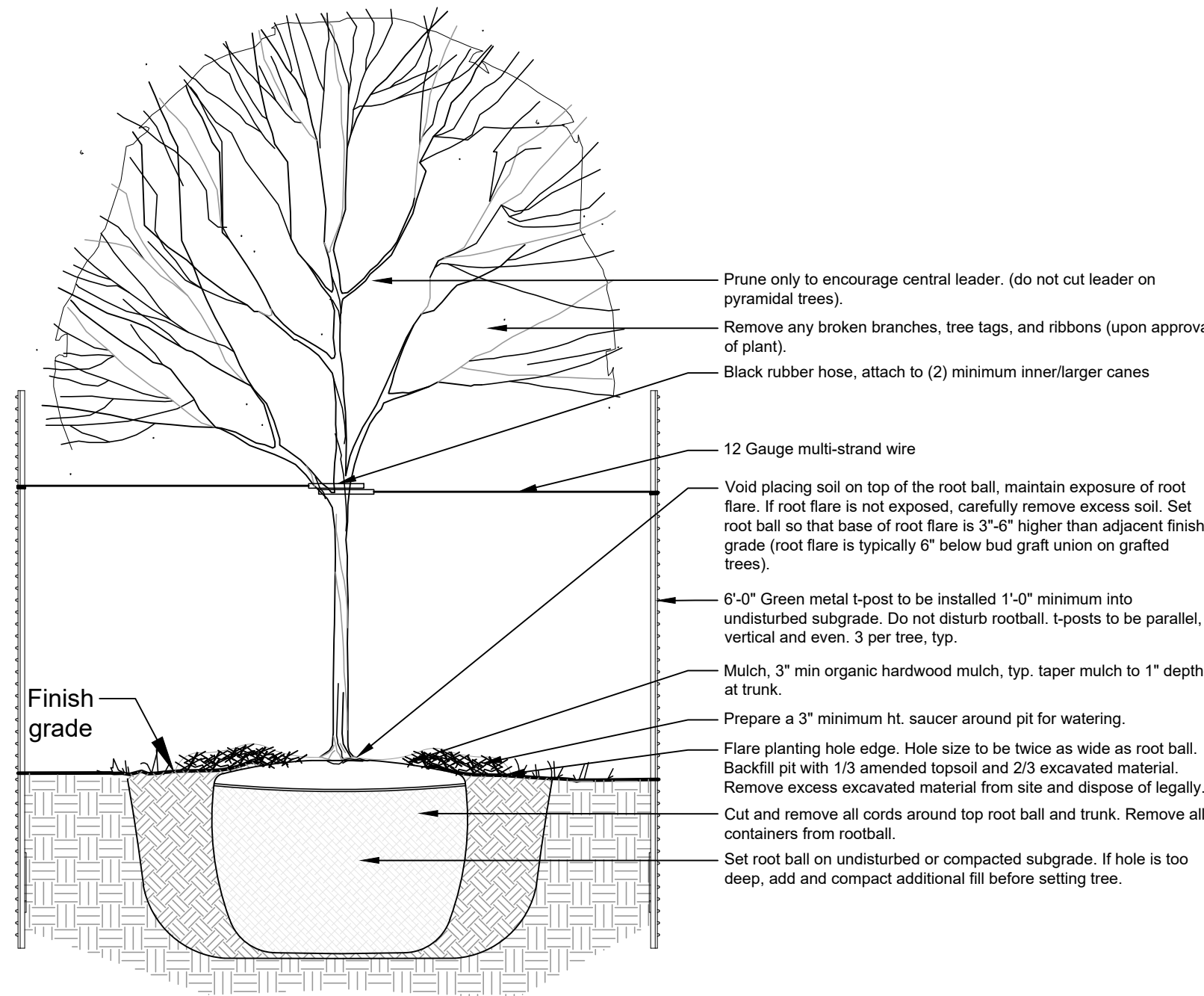
1/2" = 1'-0"



Note:
Root mass of pot bound plants should be loosened before planting

1 PERENNIAL PLANTING

1/2" = 1'-0"

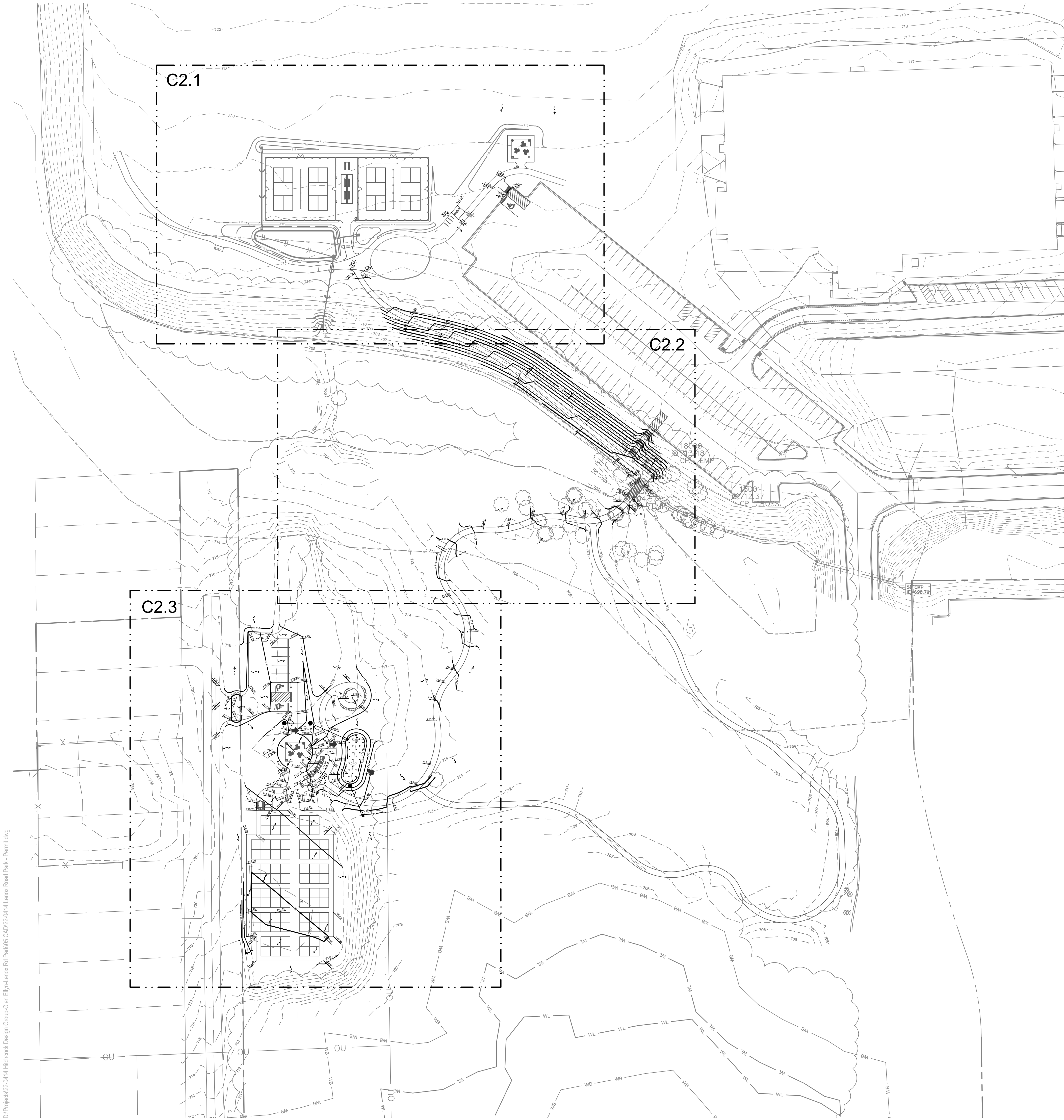


4 SHADE TREE

1/2" = 1'-0"

No	Date	Issue





GRADING & UTILITY NOTES

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 - c. Clay cut and clay fill with compaction within paved and playground areas and other designated areas.
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 - 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.
2. Soil erosion control measures in accordance with the applicable specifications and county requirements.
3. Silt fence and perimeter erosion barrier as shown in the construction plans shall be erected prior to mass earthwork.
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6. 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.
7. 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.
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GRADING LEGEND

- | | | | |
|---------|-----------------------------|--------|----------------|
| WL | Ex Wetland Boundary | ← | Overflow Arrow |
| WB | Wetland Buffer (50 foot) | 675.50 | Spot Elevation |
| --- | Ex Major Contour (5 foot) | M.E. | Match Existing |
| - - - - | Ex Minor Contour (1 foot) | ↖ | Drainage Arrow |
| —680— | Prop Major Contour (5 foot) | | |
| —679— | Prop Minor Contour (1 foot) | | |



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PREPARED FOR
**Glen Ellyn
Park District**

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT

**Lenox Road
Garden Plots**
800 Saint Charles Road
Glen Ellyn, Illinois 60137

CONSULTANTS
Engineering
Hey and Associates, Inc. (HEY)
26575 W. Commerce Drive, Suite 601,
Volo, IL 60073
T 847.740.0888

Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY
DAK

DRAWN BY
CTM / EMO

SHEET TITLE
**Grading and
Drainage Plan
- Overall**

SCALE AS NOTED
1" = 50'

0' 25' 50' 150'

NORTH

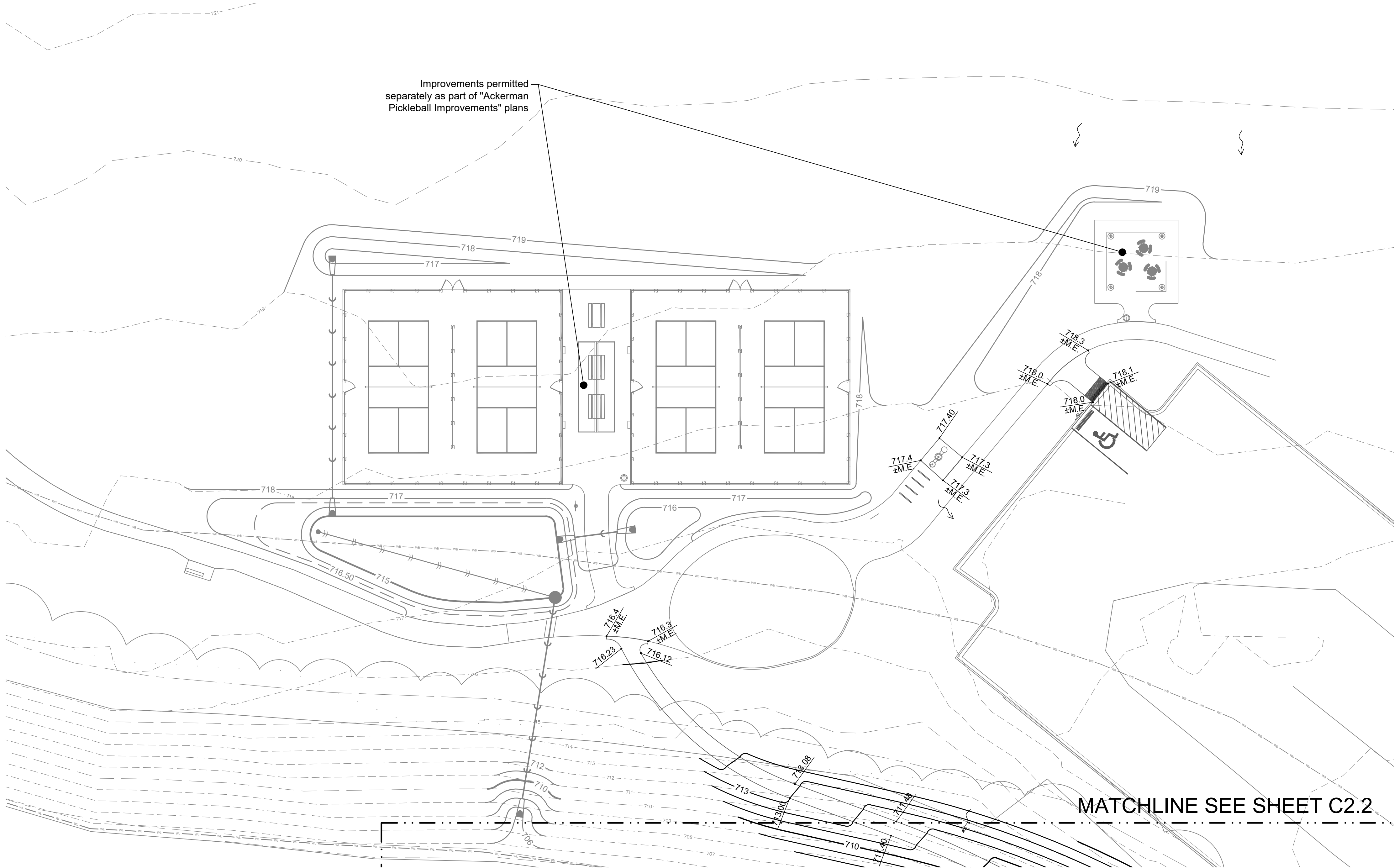


SHEET NUMBER

C2.0

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GRADING & UTILITY NOTES

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GRADING LEGEND

- | | | | |
|-----------|-----------------------------|----------|----------------|
| — WL — | Ex Wetland Boundary | ← | Overflow Arrow |
| — WB — | Wetland Buffer (50 foot) | ← 675.50 | Spot Elevation |
| — — — | Ex Major Contour (5 foot) | ← M.E. | Match Existing |
| - - - - - | Ex Major Contour (5 foot) | ← | Drainage Arrow |
| — 680 — | Prop Major Contour (5 foot) | | |
| — 679 — | Prop Minor Contour (1 foot) | | |



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PREPARED FOR
**Glen Ellyn
Park District**

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT

**Lenox Road
Garden Plots**
800 Saint Charles Road
Glen Ellyn, Illinois 60137

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Construction Documents
November 4, 2024
REVISIONS

No	Date	Issue

CHECKED BY
DAK

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CTM / EMO

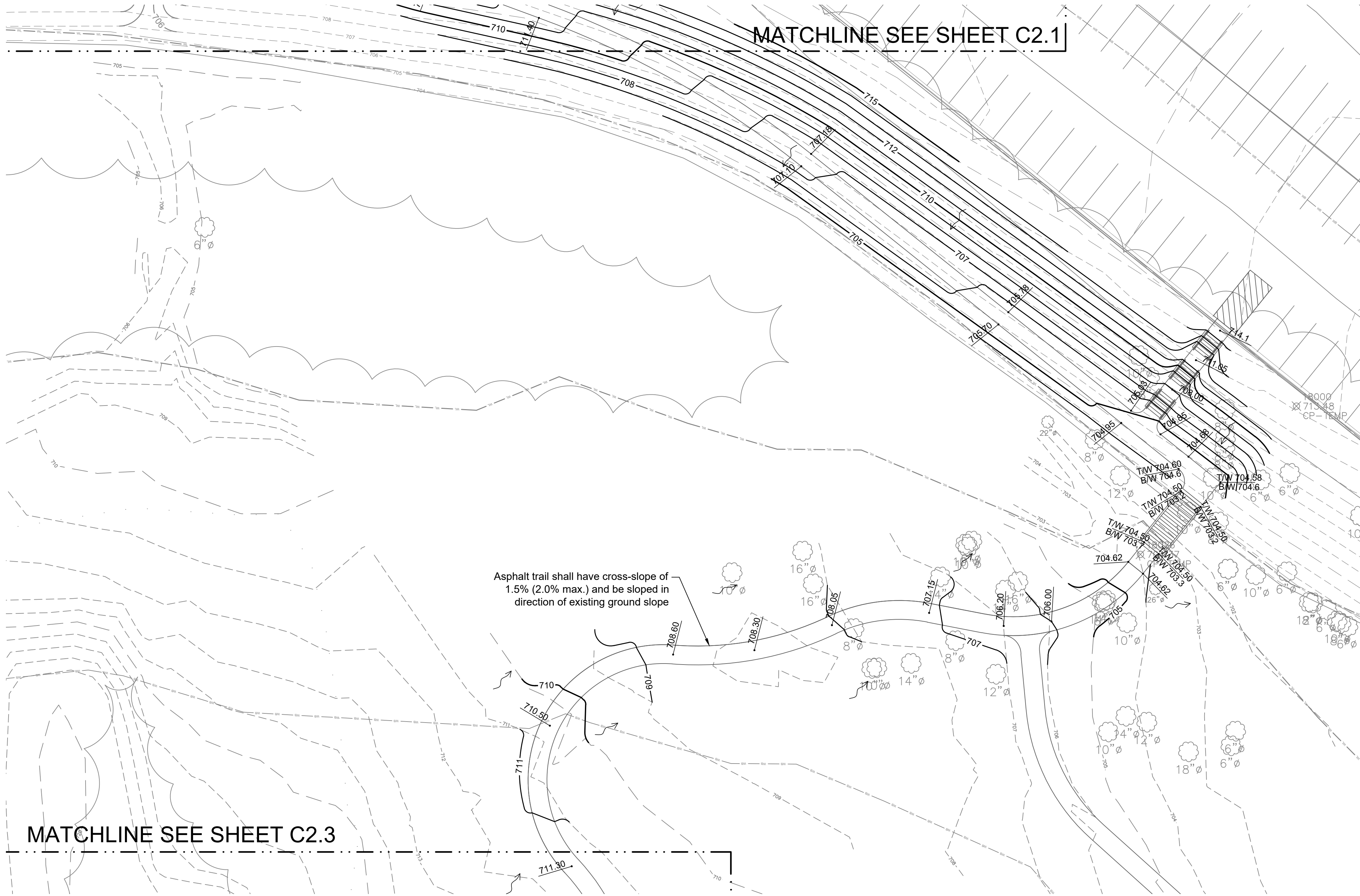
SHEET TITLE
**Grading and
Drainage Plan
- North Area**

SCALE AS NOTED
1" = 20'



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GRADING & UTILITY NOTES

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GRADING LEGEND

- | | | | |
|-----------|-----------------------------|----------|----------------|
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| — 679 — | Prop Minor Contour (1 foot) | | |



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PREPARED FOR
**Glen Ellyn
Park District**

185 Spring Ave
Glen Ellyn, IL 60137

PROJECT

**Lenox Road
Garden Plots**
800 Saint Charles Road
Glen Ellyn, Illinois 60137

CONSULTANTS
Engineering
Hey and Associates, Inc. (HEY)
26575 W. Commerce Drive, Suite 601,
Volo, IL 60073
T 847.740.0888

Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY
DAK

DRAWN BY
CTM / EMO

SHEET TITLE
**Grading and
Drainage Plan
- Central Area**

SCALE AS NOTED
1" = 20'



NORTH

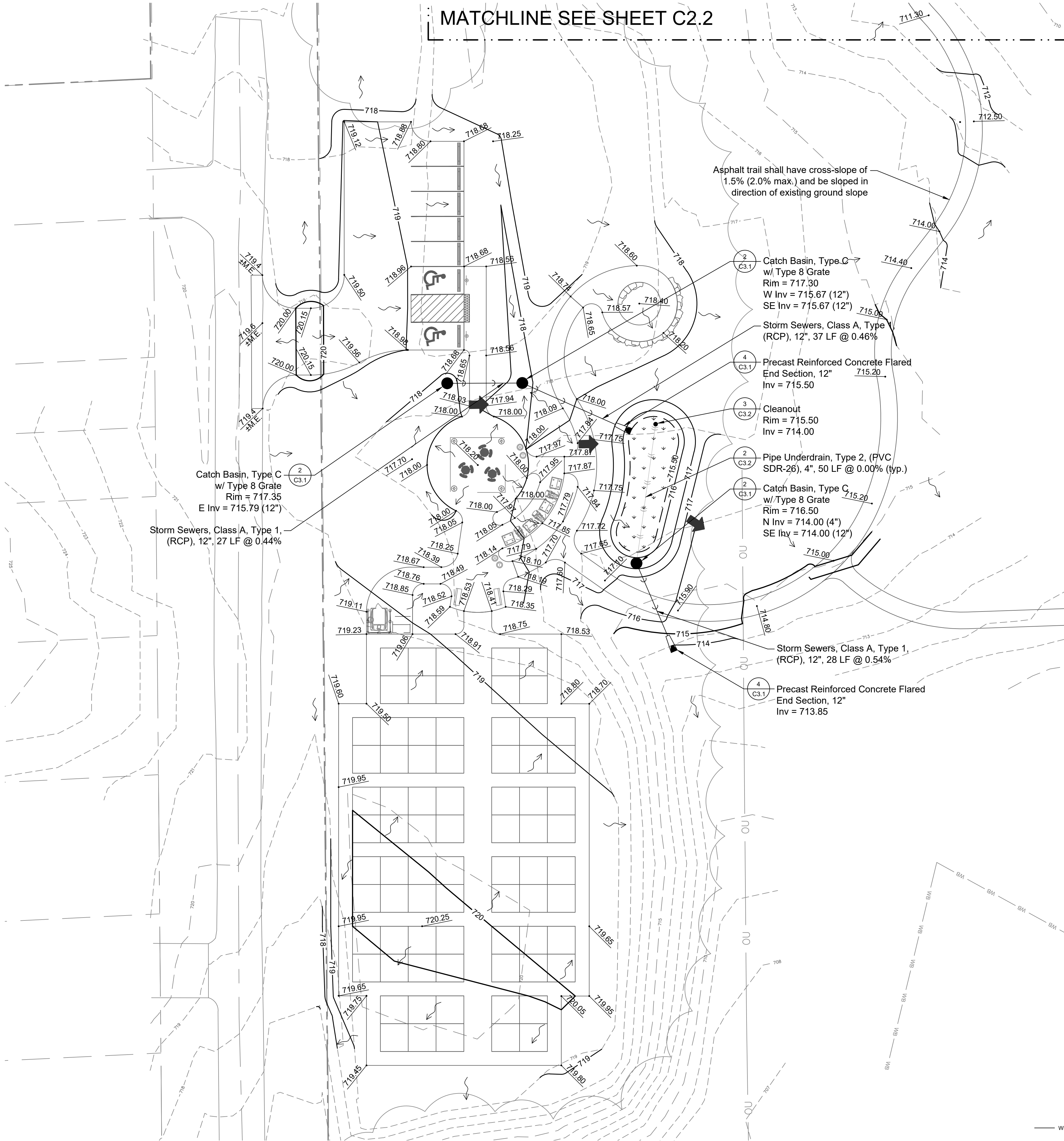


SHEET NUMBER

C2.2

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GRADING LEGEND



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Garden Plots**
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Construction Documents
November 4, 2024
REVISIONS

No	Date	Issue

CHECKED BY
DAK

DRAWN BY
CTM / EMO

SHEET TITLE
**Grading and
Drainage Plan
- South Area**

SCALE AS NOTED
1" = 20'

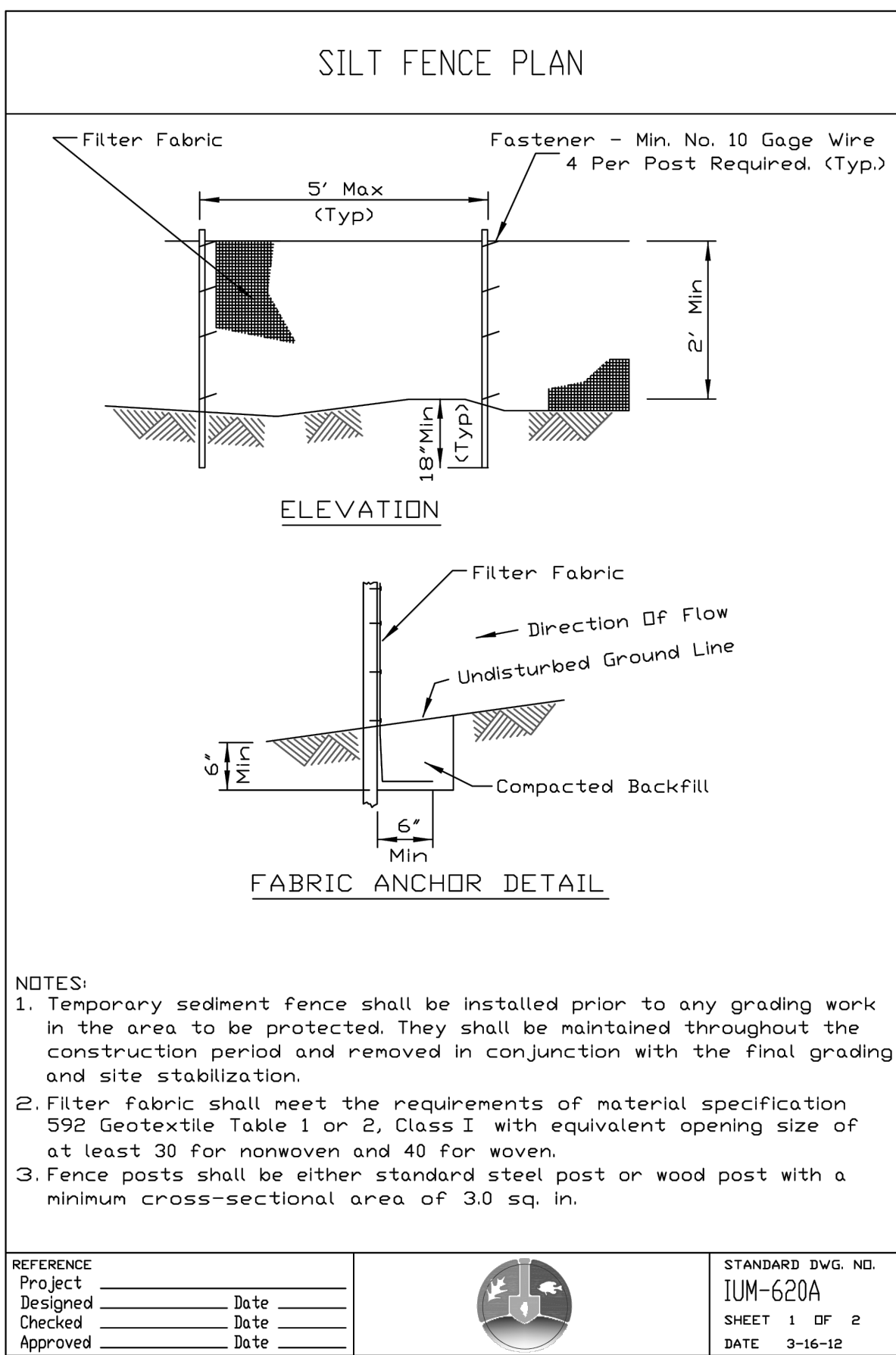


NORTH

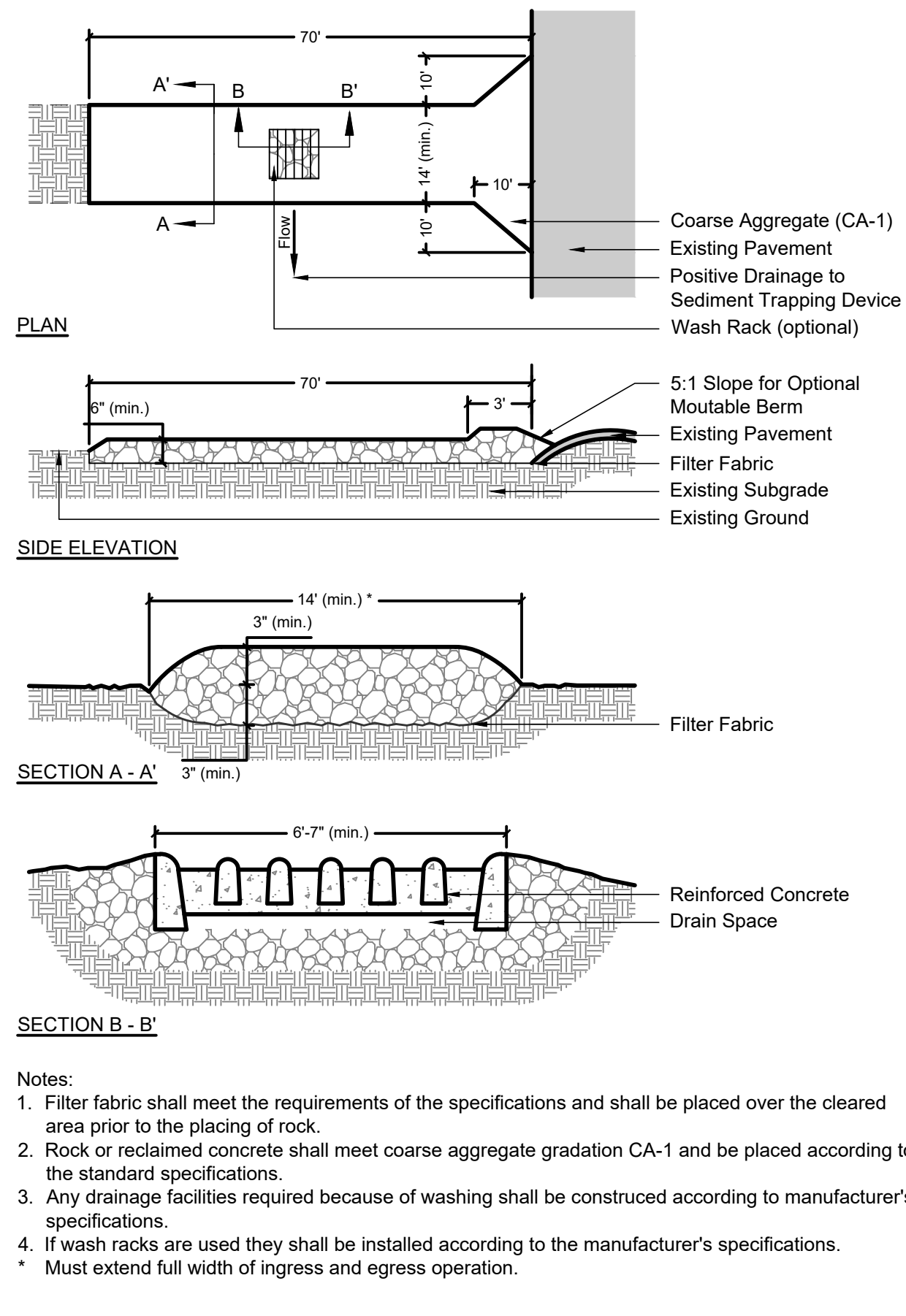
SHEET NUMBER

C2.3

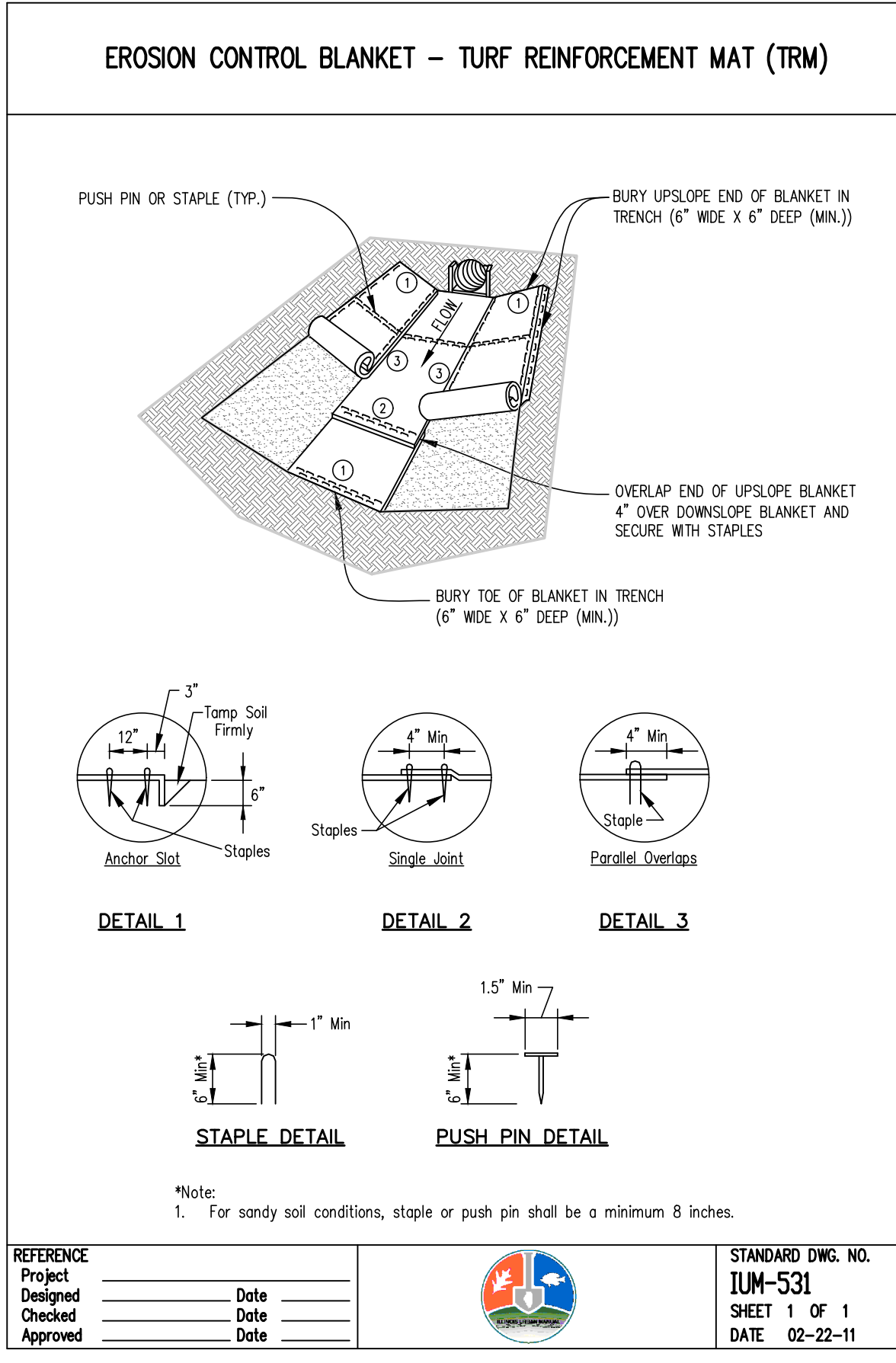
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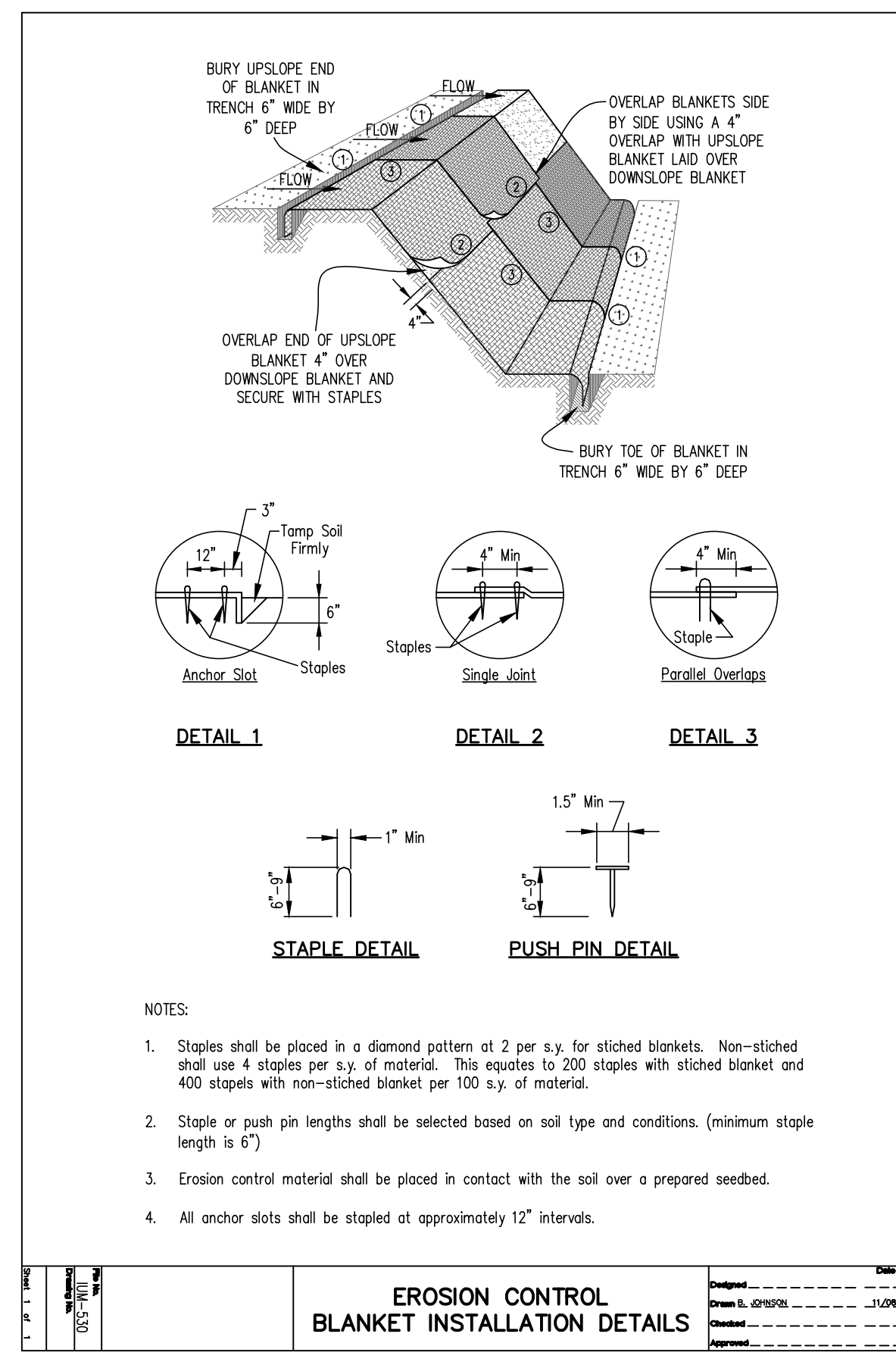
① Silt Fence Detail
(Not to Scale)



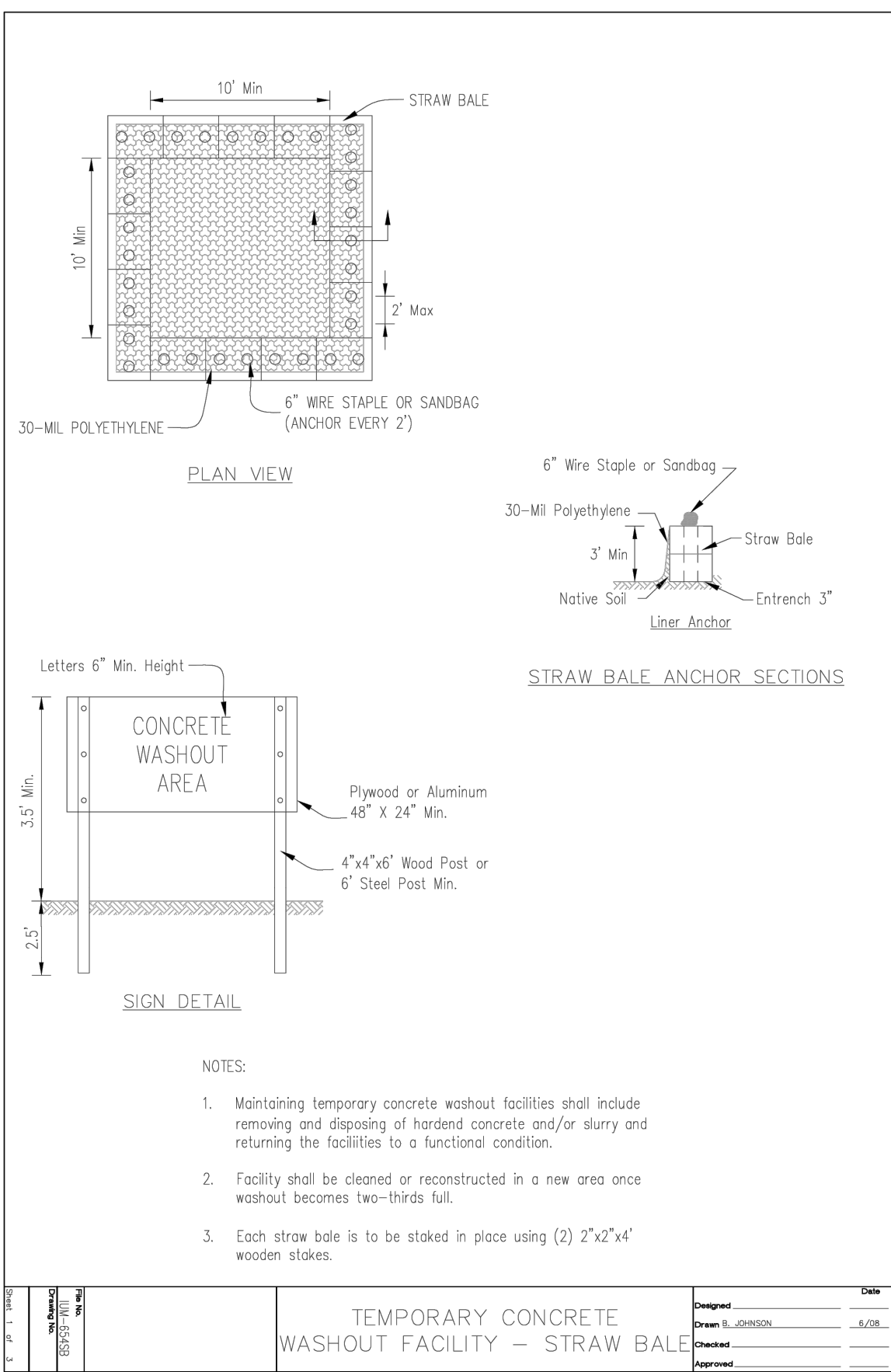
② Stabilized Construction Entrance Detail
(Not to Scale)



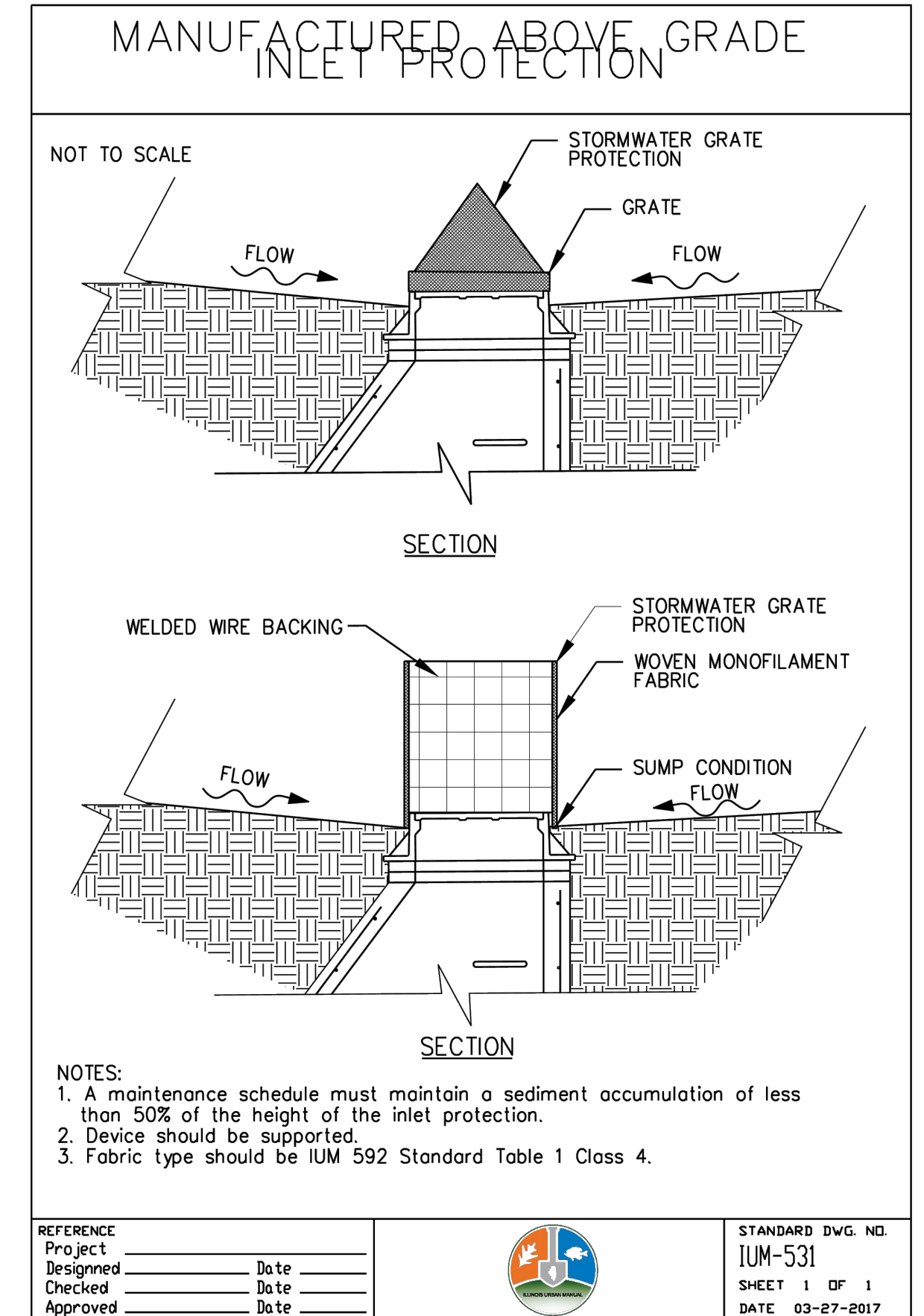
③ Erosion Control Blanket & Turf Reinforcement Mat (TRM) Detail
(Not to Scale)



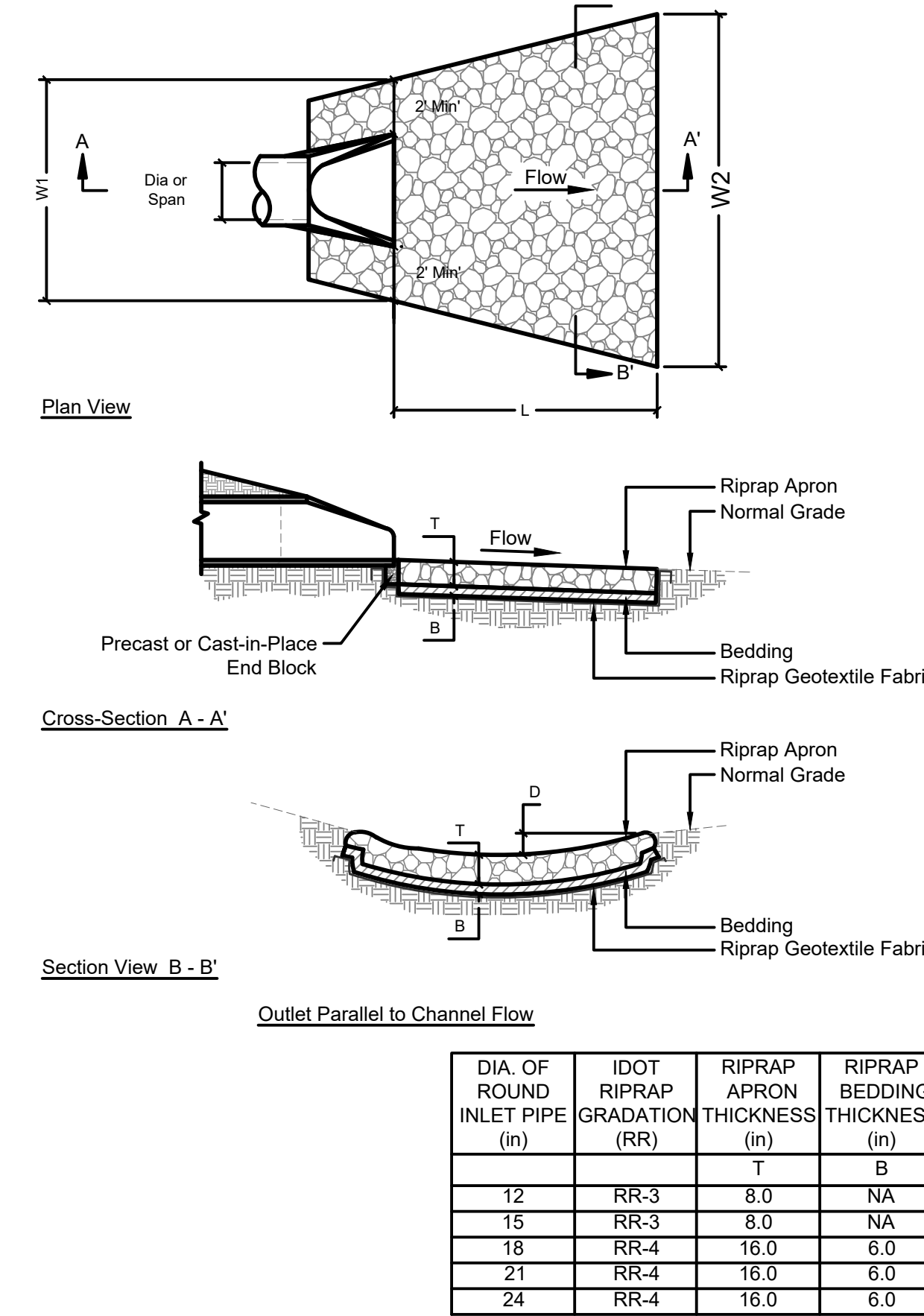
④ Erosion Control Blanket Detail
(Not to Scale)



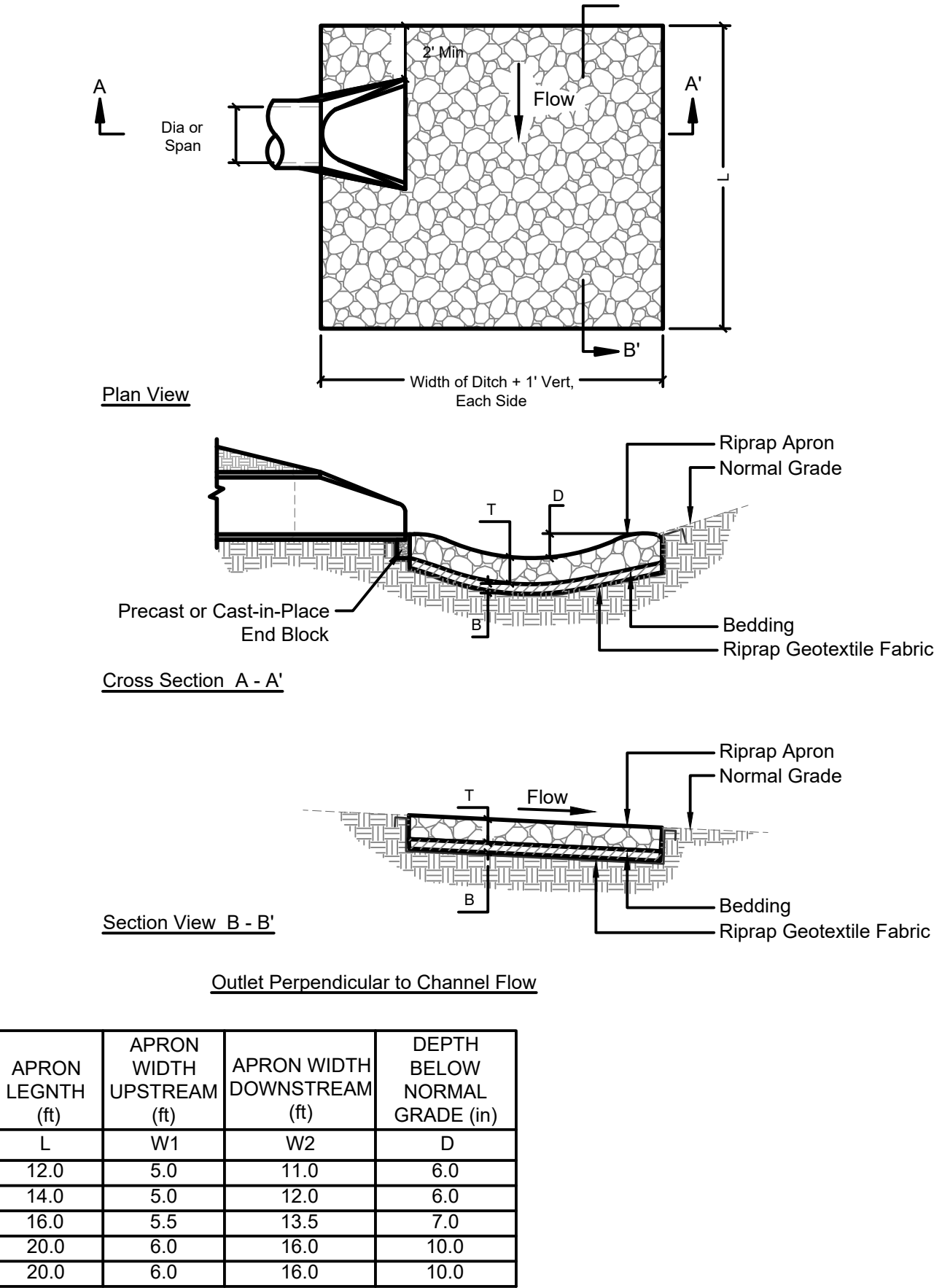
⑤ Temporary Concrete Washout Detail
(Not to Scale)

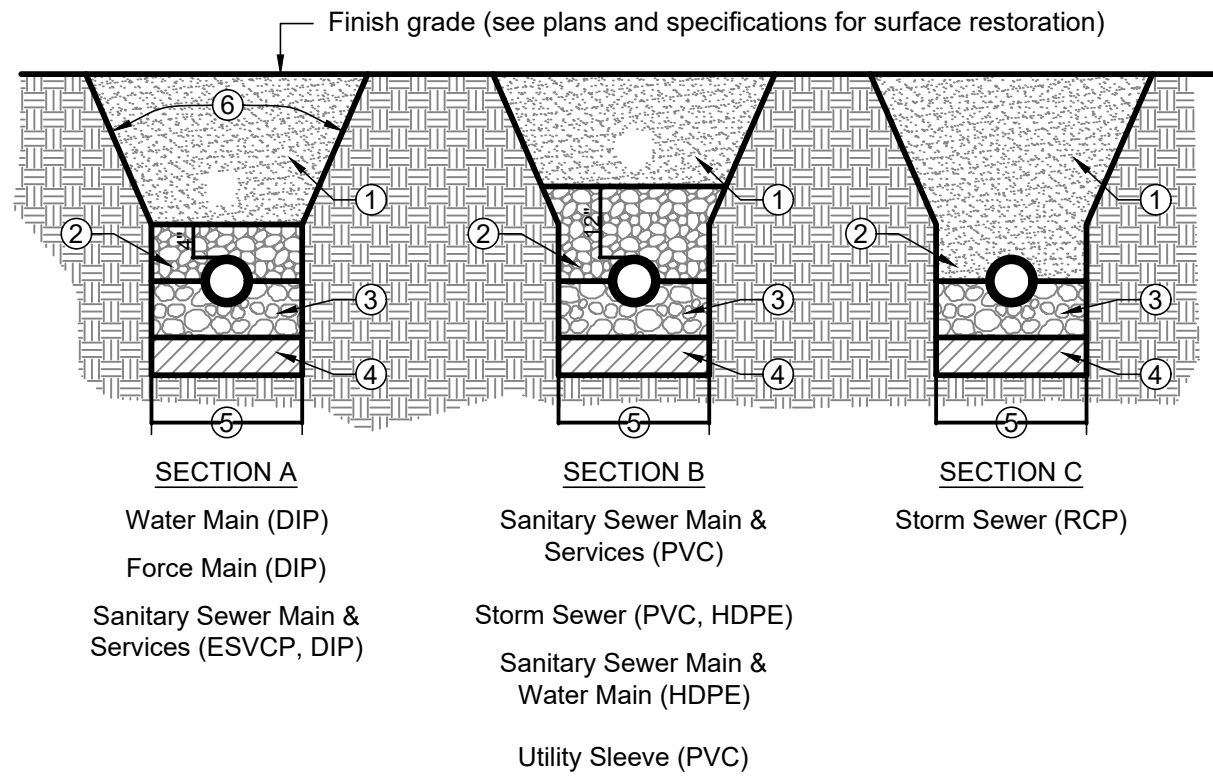


⑥ Inlet Protection Detail
(Not to Scale)



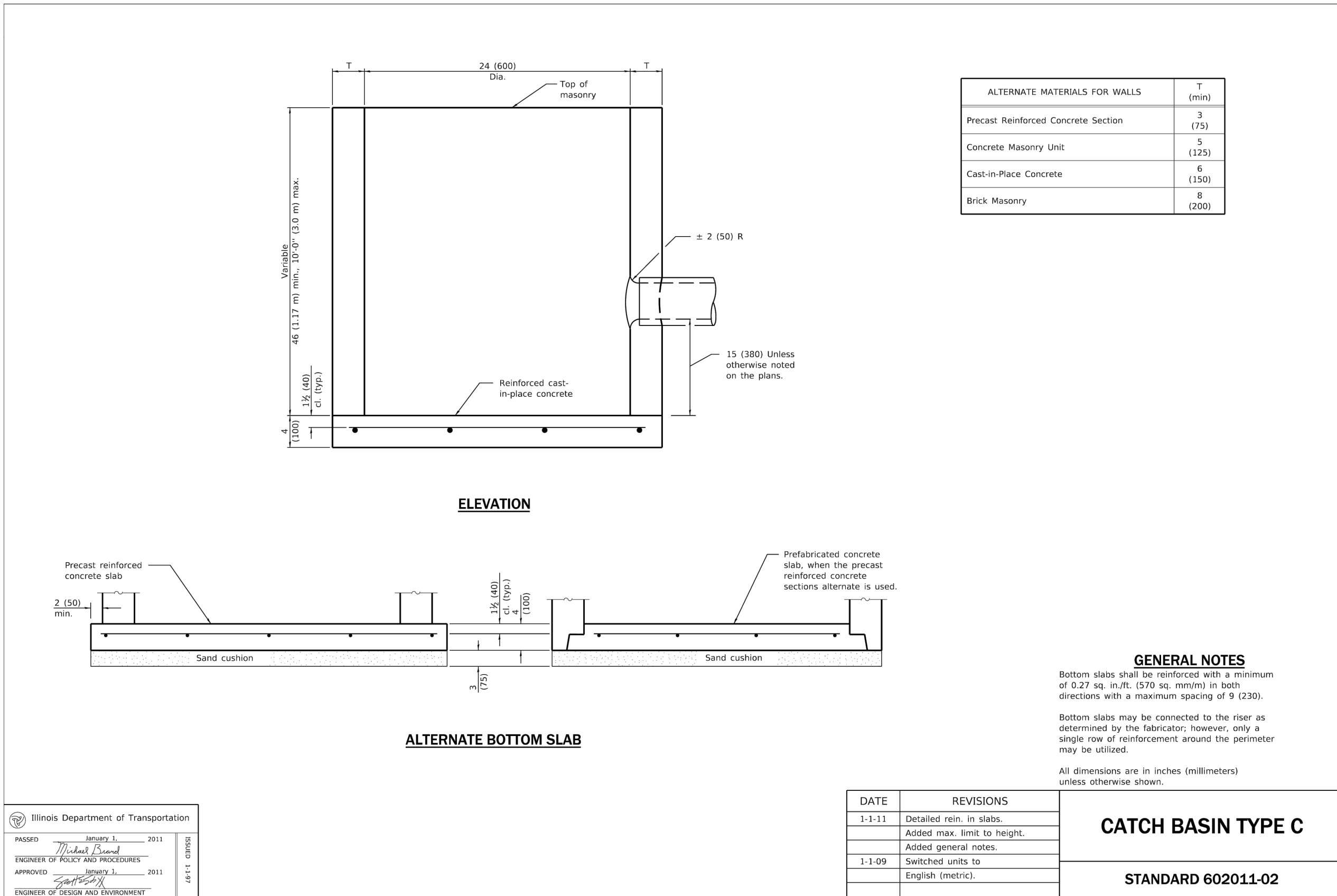
⑦ Rock Outlet Protection Detail
(Not to Scale)



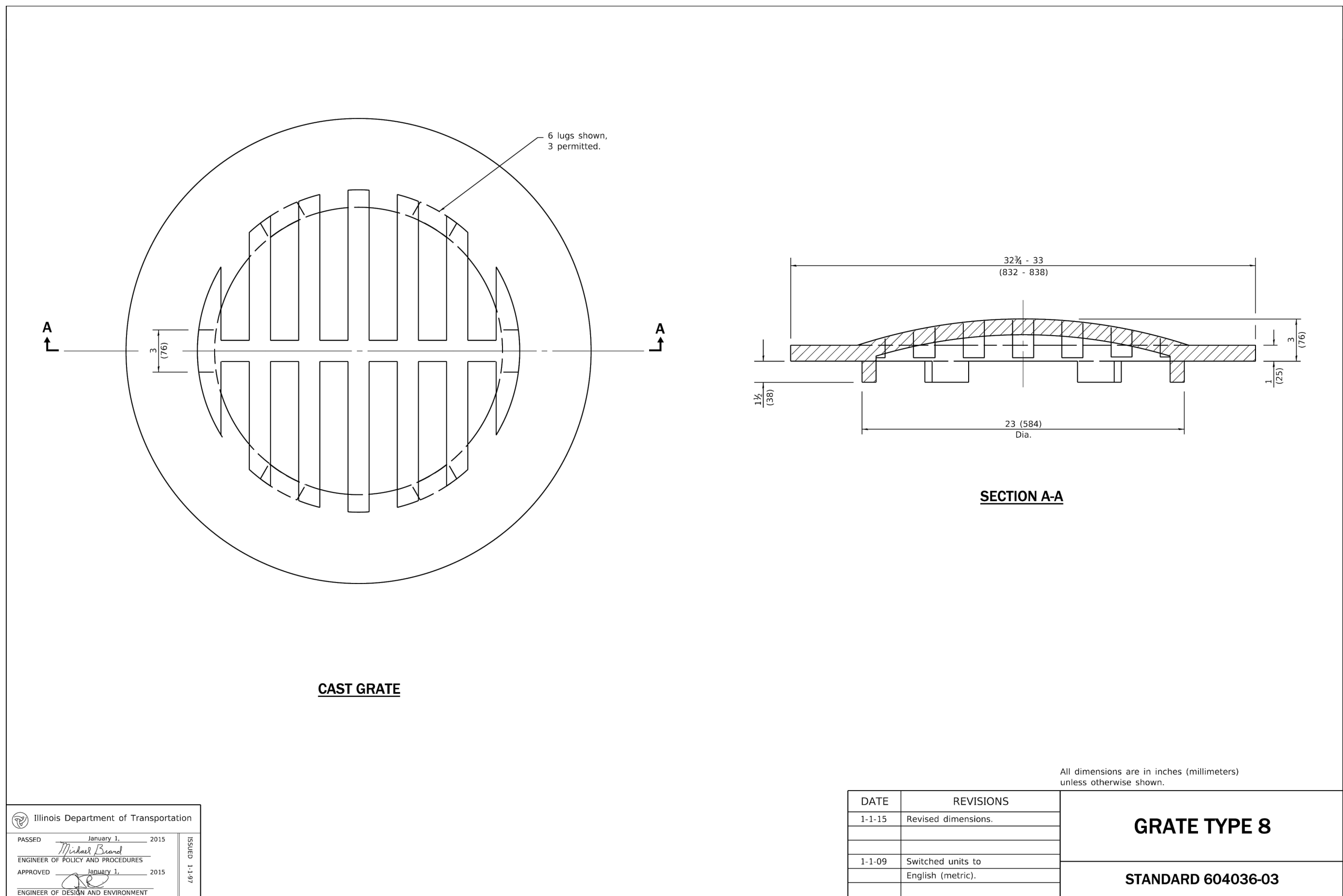


- Trench backfill to subgrade and within 2 feet of proposed pavement, driveway, curb and gutter or sidewalk. Trench backfill materials shall be IDOT approved gradation:
 - FA 1, FA 2, FA 6 or FA 21
 - CA 6, CA 10 or CA 18Compacted to 90% of modified proctor density. In non-structural areas backfill with 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.

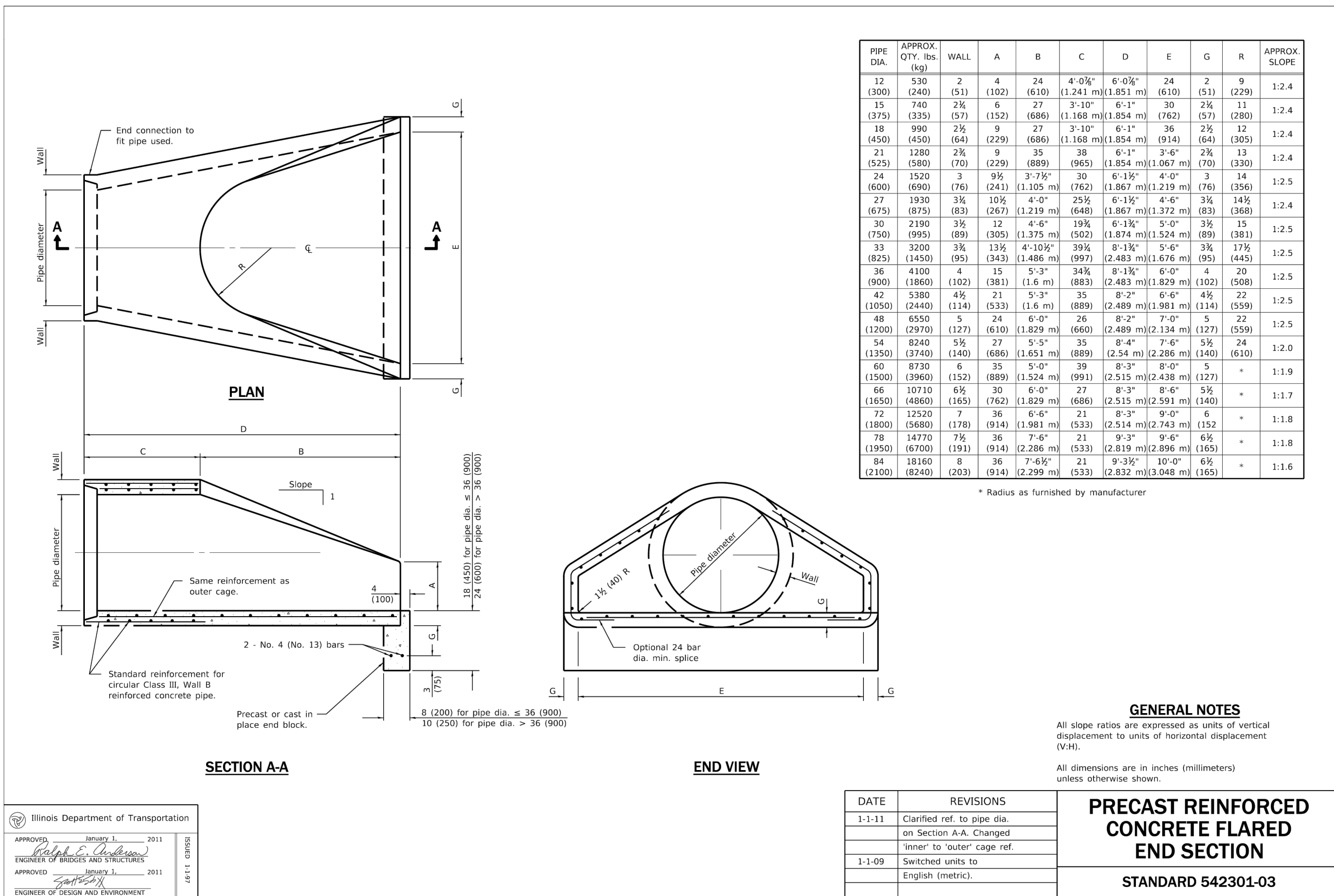
1 Typical Trench Detail (Not to Scale)



2 Catch Basin Type C Detail (Not to Scale)



3 Grate Type 8 Detail (Not to Scale)



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

REVISIONS		
No	Date	Issue



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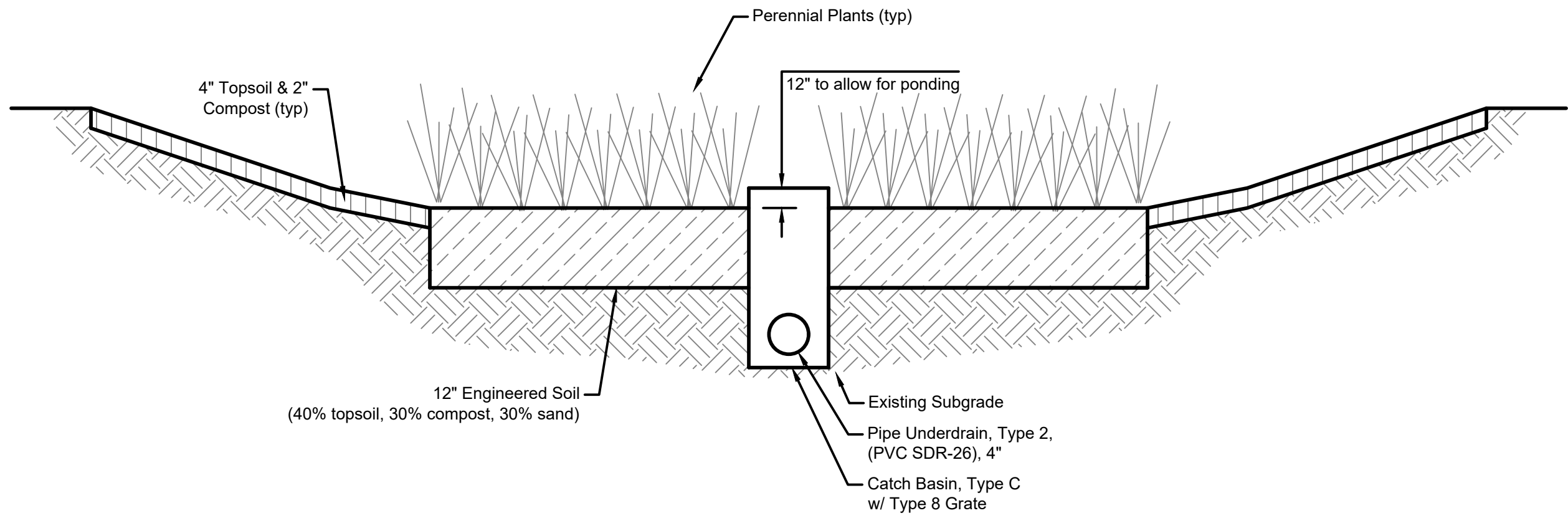
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CTM / EMO

SHEET TITLE
Details

SCALE AS NOTED

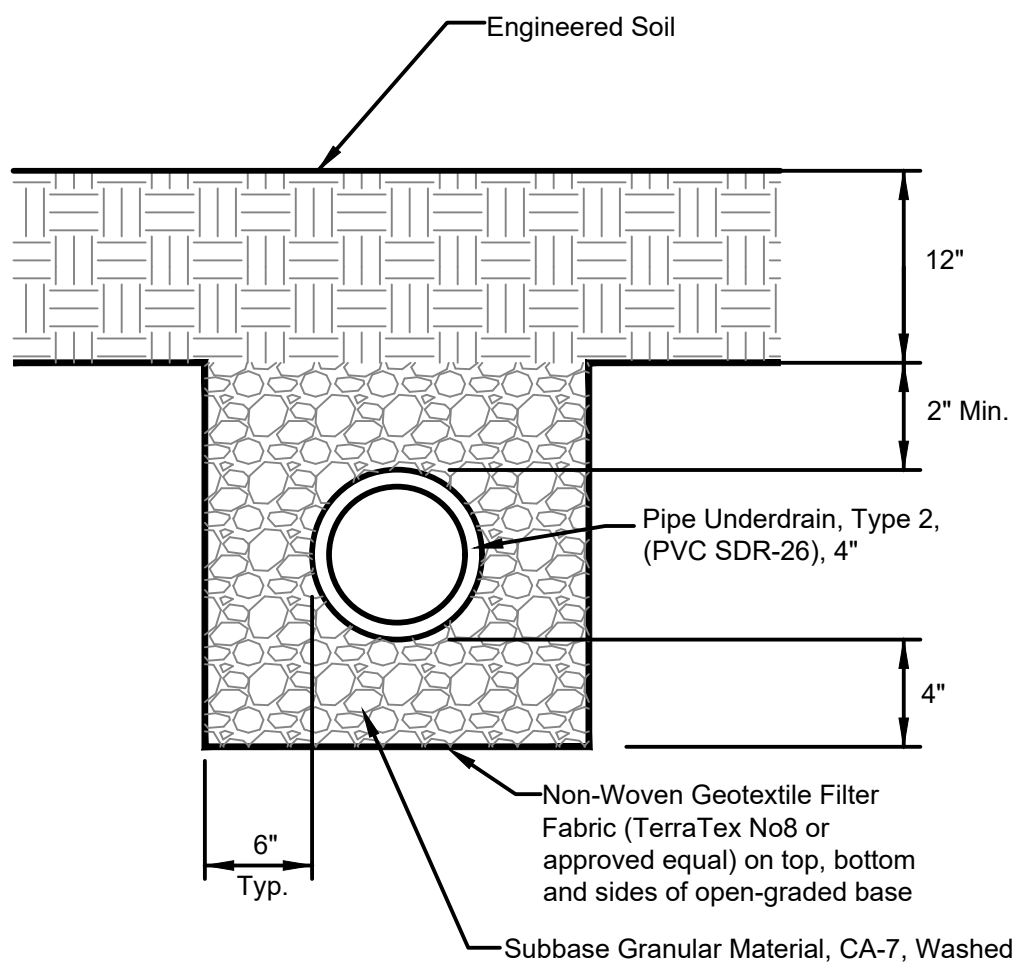
NORTH

SHEET NUMBER
C3.2
©2023 Hitchcock Design Group



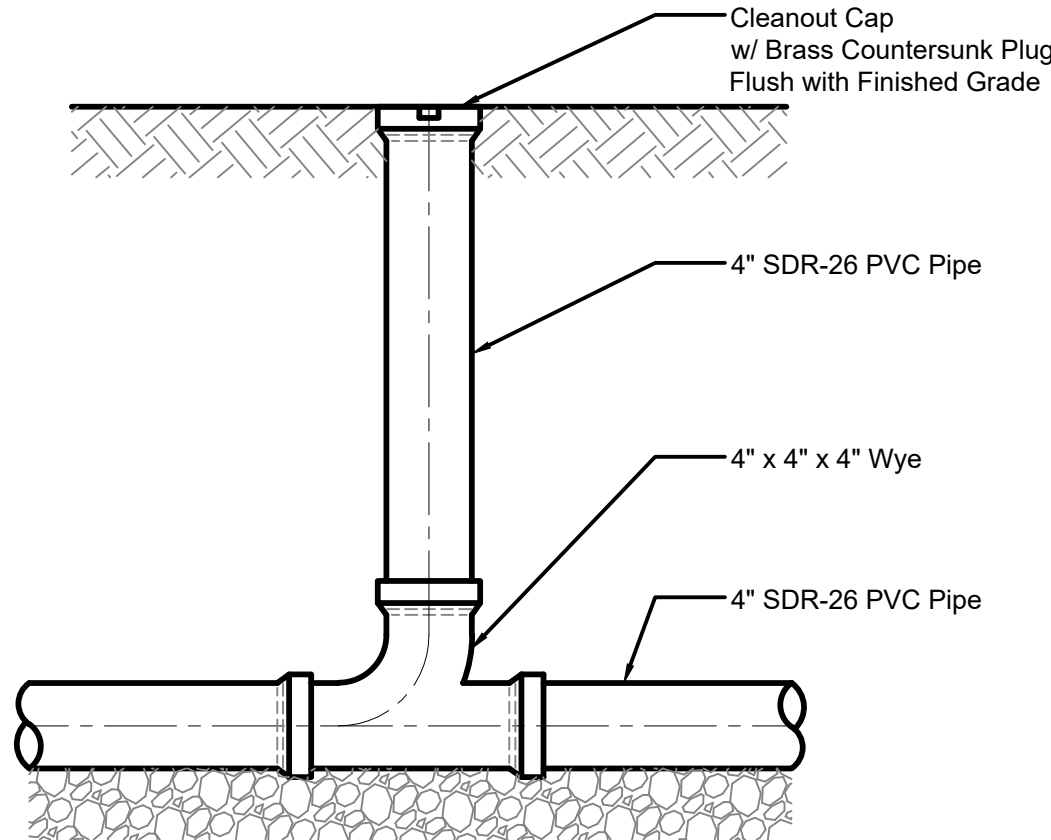
- Notes:
- Contractor shall till or disc subgrade before placing engineered soil in order to promote infiltration.
 - Engineered soil mix, underdrain and CA-7 aggregate shall not be installed until upstream areas have been stabilized. Contractor shall prevent sediment and debris from contaminating the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

A place for everything, and everything in its place thanks to the affordable 6 ft. x 6 ft. Maximizer Storage Shed.

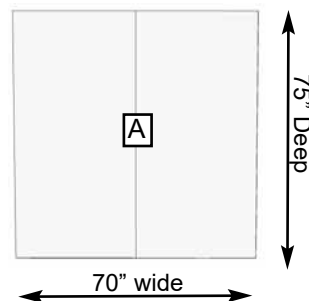
The 6x6 Maximizer Kit Includes:

- 63" wide opening for Double Doors
- Western Red Cedar Construction
- Panelized Cedar Bevel Sided Walls
- Plywood Roof Sheathing
(Roof shingles not included)
- Panelized For Quick Assembly
- Hardware Included (screws and nails).

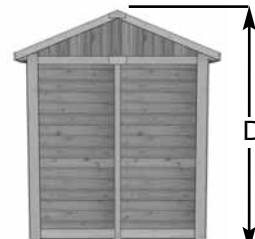
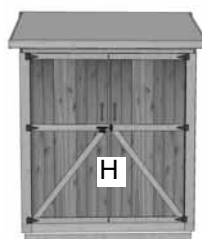


Specifications:

- A: Floor Footprint = 70" wide x 75" deep
 B: Overall Width Incl. Roof Overhang = 80"
 C: Overall Depth Incl. Roof Overhang = 86"
 D: Overall Height Incl. Floor & Roof = 100"
 E: Interior Width frame to frame = 65"
 F: Interior Depth frame to frame = 69 1/2"
 G: Interior Height from floor = 90"
 H: Door Dimensions = 63 1/2" wide x 72" high



Shipping Pkg. Size: 88"w x 44"d x 32"h
 Shipping Weight: = 725 lbs



← B →

← C →



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

Meeting 2/27/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-167)**

DOC ID: 2025-167

451 Duane Street - Attached Single-Family Residential Pre-Application

Statement of the Issue:

The property owner of 451 Duane Street, John Messina of Messina Builders, has submitted an application for a Pre-Application with the Plan Commission to discuss a proposed residential development at 451 Duane Street.

Analysis:

Background:

The property was previously improved with a single-family home. The applicant purchased the property for redevelopment and has demolished the structure on the property.

Surrounding Uses:

Surrounding Land Uses	Surrounding Zoning
North: Computer Repair Store and Office	C5B Central Service Subdistrict
South: St. Petronille Church and School	R2 Single Family Residential
East: Single Family Residential	C5B Central Service Subdistrict
West: Multifamily Residential	C5B Central Service Subdistrict

Comprehensive Plan:

The 2023 Comprehensive Plan future land use map identifies the property as a location for single-family attached development (pg. 12). The downtown sub-area framework identifies this property as being within a "Transition Area" and recommends that the Village "promote residential development in the outer edges of the C5B zoning area of the Central Business District to transition to the adjacent residential zones. Consider reduced setbacks and increased housing options in these areas" (pg. 22).

The plan also identifies the property as part of a potential redevelopment site in combination with the other existing single-family homes located to the east of the property and recommends that "these properties should be assembled and redeveloped as a small single-family attached development similar to the property directly east" (pg. 30).

Review Process:

Because the property is zoned C5B Central Service Subdistrict, the applicant would be required to submit an application for a Special Use Permit for a single-family attached residential use and for a Planned Unit Development in order to allow for construction on the site. The C5B Central Service Subdistrict minimum yard and lot requirements and the applicant's proposed deviations from those requirements can be reviewed below:

Required by C5B Central Service Subdistrict Proposed	
Front Yard Setback: 20 feet	Proposed Front Yard Setback: 8 feet
Corner Side Yard Setback: 30 feet	Proposed Corner Side Yard Setback: 6 inches
Rear Yard Setback: 30 feet	Proposed Rear Yard Setback: 5 feet
Side Yard Setback: 4.8 feet	Proposed Side Yard Setback: 6 inches

Planned Unit Developments also include residential development standards that the applicant's proposal does not meet. The standards can be reviewed below:

Required for Residential Planned Unit Developments	Proposed
Maximum Floor Area Ratio: 0.4	Proposed Floor Area Ratio: 1.9
A 10-foot landscape buffer shall be provided along all property lines.	Proposed: None

Staff Comments:Site Plan

The proposed site plan shows two townhomes fronting Duane Street and a third detached unit in the south of the property. The units would have a shared driveway located in the middle of the site that would be paved with permeable pavers and would have a drainage basin located underneath to accommodate for excessive stormwater runoff. The property would require a shared agreement between the homeowners to account for shared maintenance of the driveway and stormwater infrastructure.

The proposed zero lot line design would not be consistent with the surrounding development. The existing single-family residence to the east is set back approximately 22 feet from Duane, and the townhomes at 465-471 Duane have a front setback of approximately 24 feet.

Stormwater

The applicant is proposing an off-site drainage solution that incorporates property to the east of the subject property to account for natural drainage patterns and overflow routes of the area. The applicant has proposed off-site drainage easements along the south and east property lines to account for stormwater runoff. The proposed solution of installing inlets and a catch basin on the neighboring east property is not recommended by Village staff.

Driveway and Traffic Control

The Duane Street approach to Prospect Avenue is a stop sign controlled intersection. The proposed

positioning of the building would severely limit visibility for both motorists and pedestrians. The egress of the driveway onto Prospect Avenue has limited visibility for pedestrians using the Prospect Avenue sidewalk and has the potential to create conflicts due to the pre-K through 8th grade school that is located immediately to the south.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The applicant is requesting feedback from the Plan Commission regarding the proposed concept design and zoning entitlement relief requests as part of the Pre-Application process.

Attachments:

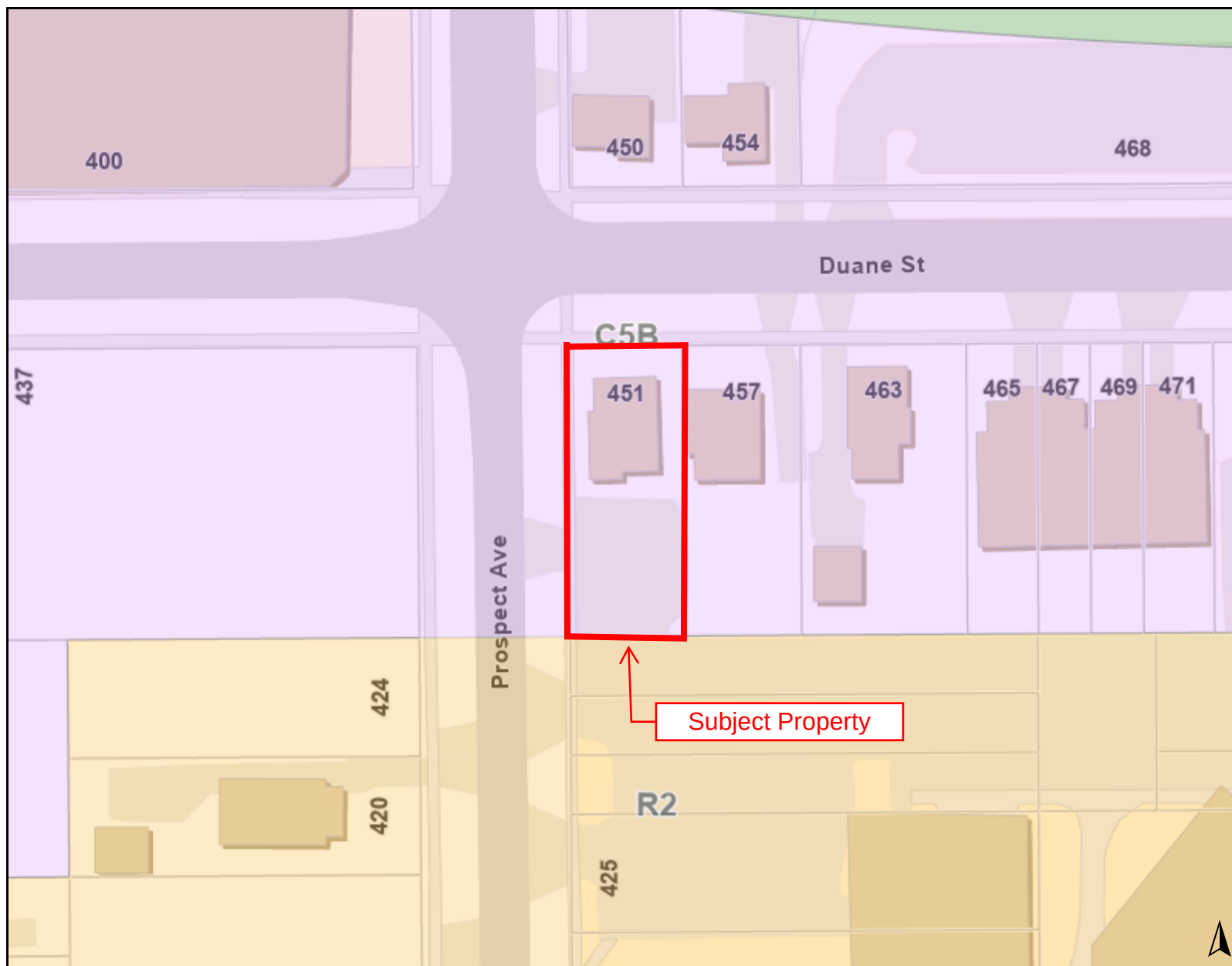
1. Aerial Map
2. Zoning Map
3. Application
4. Plat of Survey - 451 Duane St
5. Concept Site Plan, Floor Plans and Elevations

**Legend**

0 100 200
ft

Print Date: 2/17/2025**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

- C5B: Central Business District (Service)
- CR: Conservation/Recreation District
- R2: Single Family Residential District

0 100 200
ft

Print Date: 2/17/2025

Notes

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Application for Commission Pre-Application Meeting

The purpose of a pre-application meeting is to receive preliminary comments for a proposal before detailed plans are developed and a formal application is submitted.

CLEAR PAGE

I. APPLICATION INFORMATION:

- A. Date Filed: 1/27/25
- B. Project Name: townhome duane
- C. Project Description: build 3 units on corner lot
- D. Address of Property: 451 duane
- E. Permanent Index No: 05-11-326-001 Zoning: cb5
- F. Name of Applicant: john messina
- G. Address of Applicant: [REDACTED]
- H. Phone No. (Business): [REDACTED] (Home) _____
- I. Fax No. (Business): _____ (Mobile) _____
- J. E-mail Address of Applicant: [REDACTED]
- K. Name of Property Owner: john messina
- L. Address of Property Owner: [REDACTED]
- M. Phone No. (Business): _____ (Home) _____
- N. Fax No. (Business): _____ (Mobile) _____
- O. E-Mail Address of Property Owner: MESSINA1BUILDERS@GMAIL.COM

II. SUBMISSION REQUIREMENTS

1. Application Fee - \$250.00
2. Application Form
3. Cover Letter describing the project.
4. Plats of Survey or Existing Conditions Plan showing any existing buildings and associated setbacks.
5. Concept Plan showing any proposed buildings and associated setbacks, parking lot dimensions and all landscape/impervious surface setbacks.
6. Preliminary Building Elevations
7. Preliminary Sign Plan and Elevations
8. Any other plans or information for which preliminary feedback is requested.

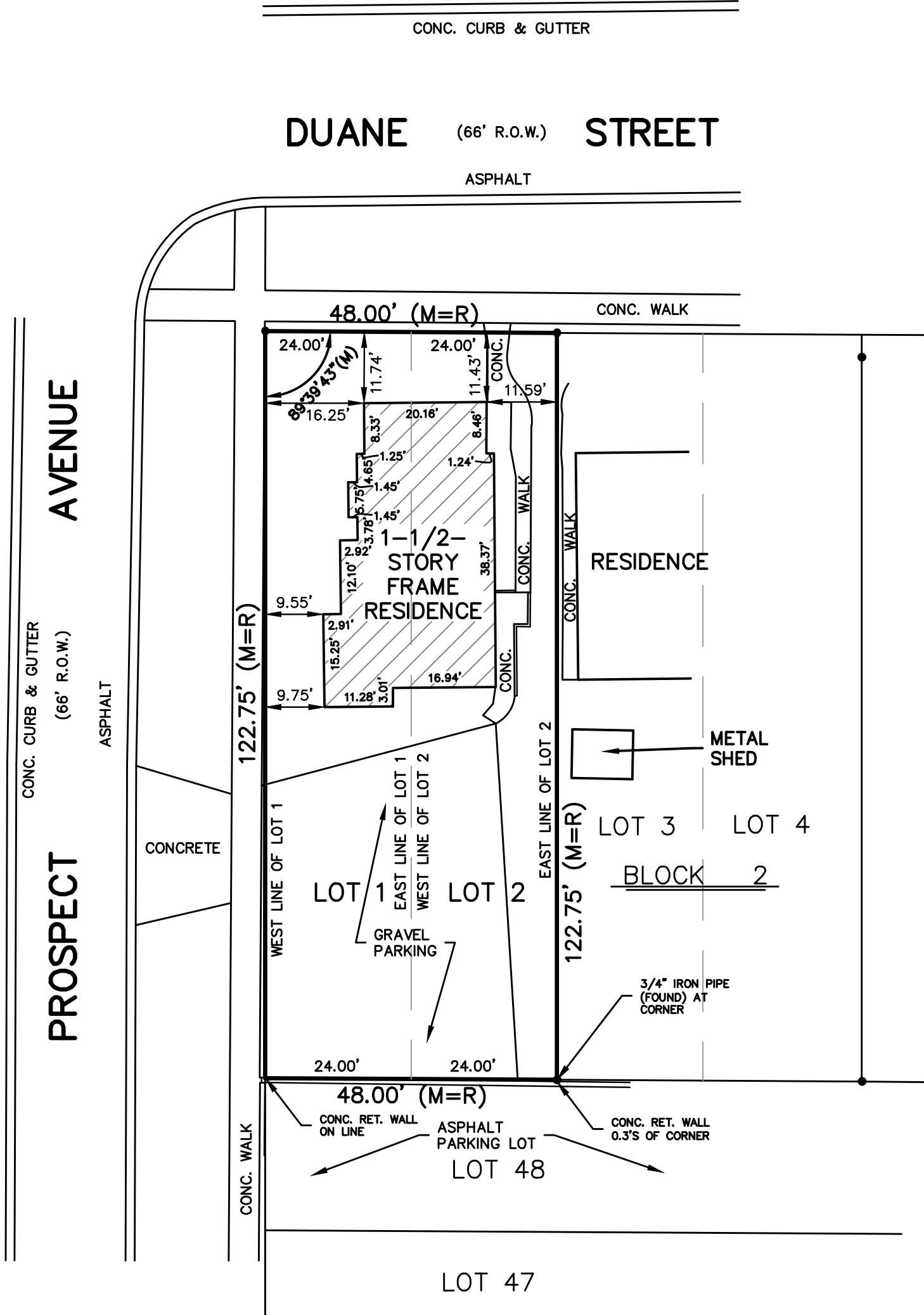
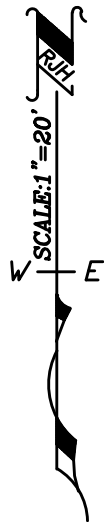
Signature: [Signature]

Date: 12/27/25

PLAT OF SURVEY

LOTS 1 AND 2 IN BLOCK 2 OF GLENWOOD, BEING C.A. PHILLIP'S SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 451 DUANE STREET, GLEN ELLYN
PIN: 05-11-326-001
AREA: 0.14 ACRES



STATE OF ILLINOIS } S.S.
COUNTY OF MCHENRY }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 11/20/2024.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

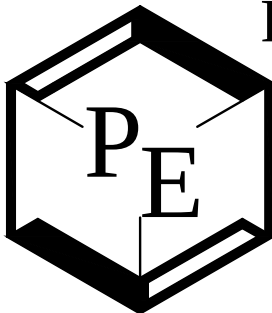
GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 27TH. DAY OF NOVEMBER, A.D., 2024.

ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/26
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: GIAGNORIO & ROBERTELLI, LTD.

FILE NO. 241202



POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKE SURVEYING

LEGEND
(M) = MEASURED DIMENSION
(R) = RECORD DIMENSION

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SITE PROPOSALS FOR:
451 DUANE STREET
GLEN ELLYN, ILLINOIS, 60137

SITE PLAN

REV.

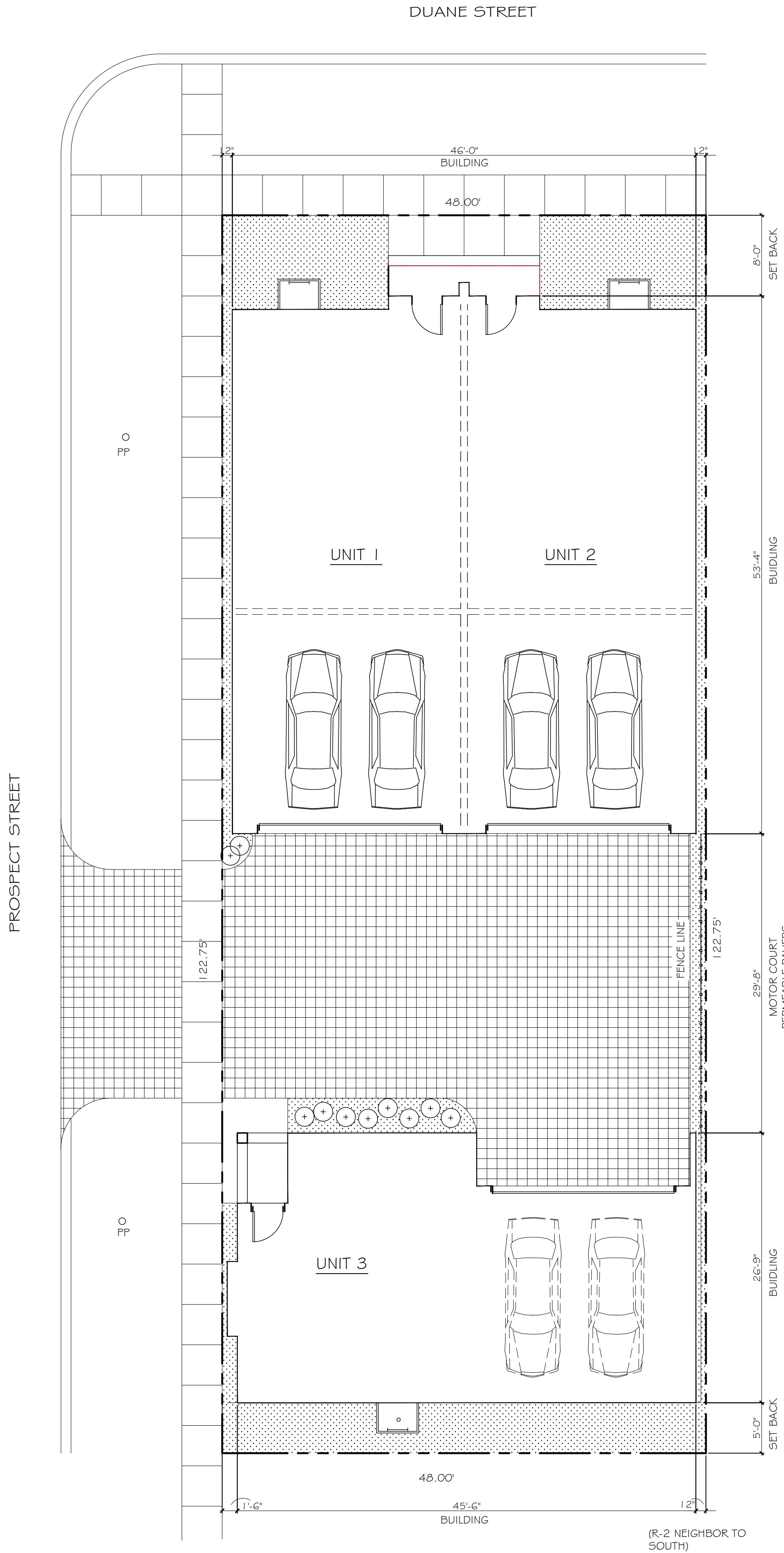
BIDDING

PERMIT

REVIEW 1-8-25

SKI

SHEET 1 OF 1



3 UNIT TOWN HOME PROJECT
451 DUANE STREET, GLEN ELLYN

ZONED C5B-CBD
LOT SIZE: 122.75' X 48.0' = 5,892 SF

LOT COVERAGE PROPOSED TOTAL: 3,713 SF
(BUILDING AREA ONLY:63%)

SETBACK PROPOSED:
NORTH - 8'-0"
SOUTH - 5'-0"
EAST - 0'-6"
WEST - 0'-6"

EACH UNIT HAS 3 FLOORS ABOVE GRADE AND A BASEMENT

UNIT 1 AND 2:
BASEMENT/FOUNDATION - 714 SF
1ST FLOOR - 714 SF + GARAGE
2ND FLOOR - 1,060 SF + DECK 141 SF
3RD FLOOR - 1,192 SF
4TH FLOOR- 134 SF + DECK 634 SF
TOTAL FLOOR AREA - 3,814 SF +/- EACH UNIT
(PLUS DECKS, GARAGE)

UNIT 3:
BASEMENT/FOUNDATION- 643 SF
1ST FLOOR - 643 SF + GARAGE
2ND FLOOR - 1,154 SF + DECK 109 SF
3RD FLOOR - 1,154 SF

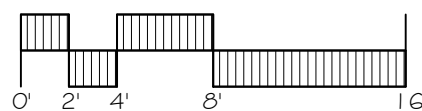
TOTAL FLOOR AREA - 3,591 SF +/- (PLUS DECK, GARAGE)

UNIT FEATURES:
2 CAR GARAGE, UNFINISHED BASEMENT, 3 BEDROOMS,
OFFICE, KITCHEN, LIVING, DINING, 3.5 BATHS, PRIVATE DECK
ABOVE GRADE

1
SKI

PROPOSED SITE PLAN 'A'

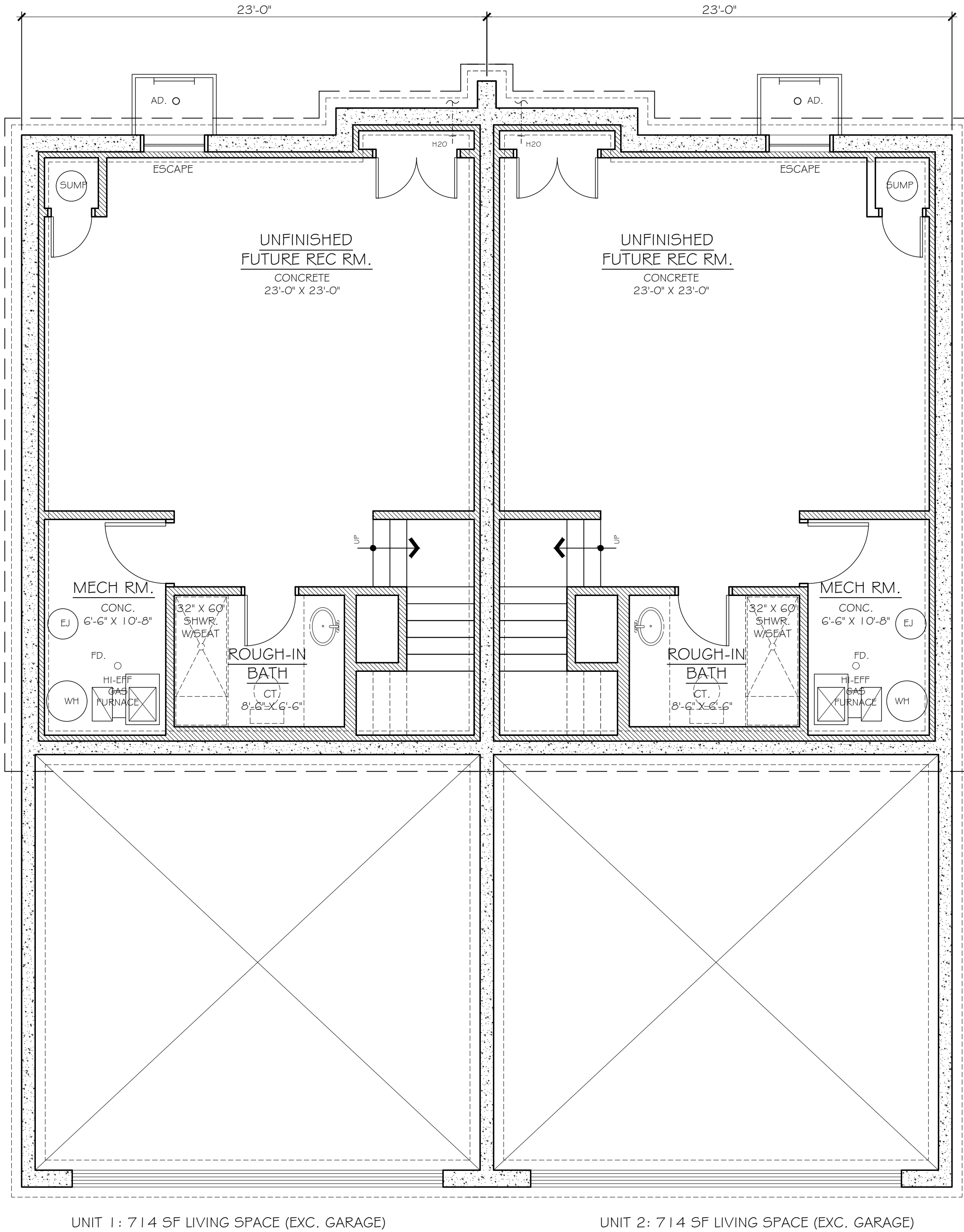
SCALE: 1/8"= 1'-0"



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PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
NORTH

SITE PROPOSALS FOR:
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GLEN ELLYN, ILLINOIS, 60137

UNITS 1-2 FOUNDATION PLANS

REV.

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SK2

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UNITS 1-2 FIRST FLOOR PLANS
UNITS 1-2 SECOND FLOOR PLANS

REV.

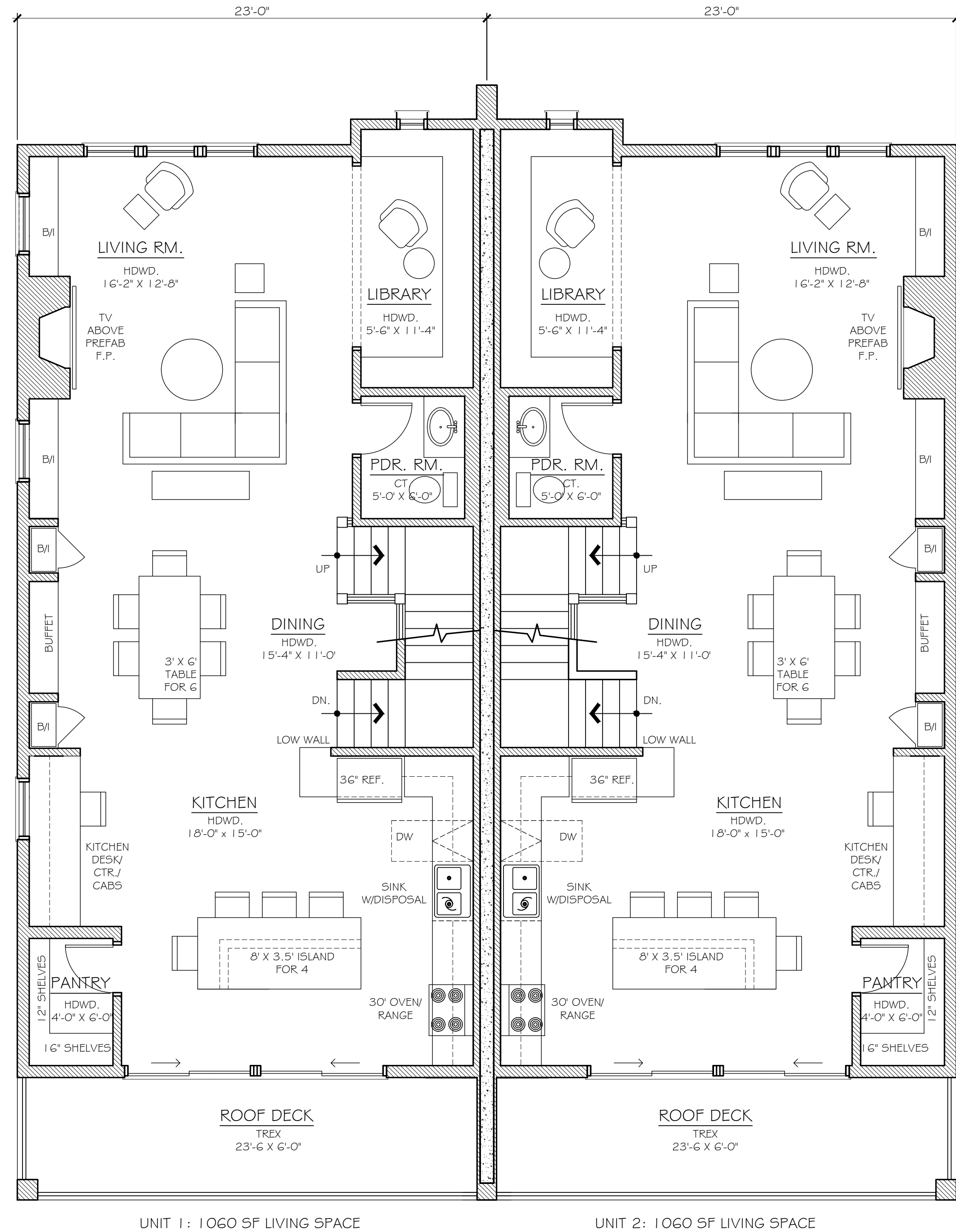
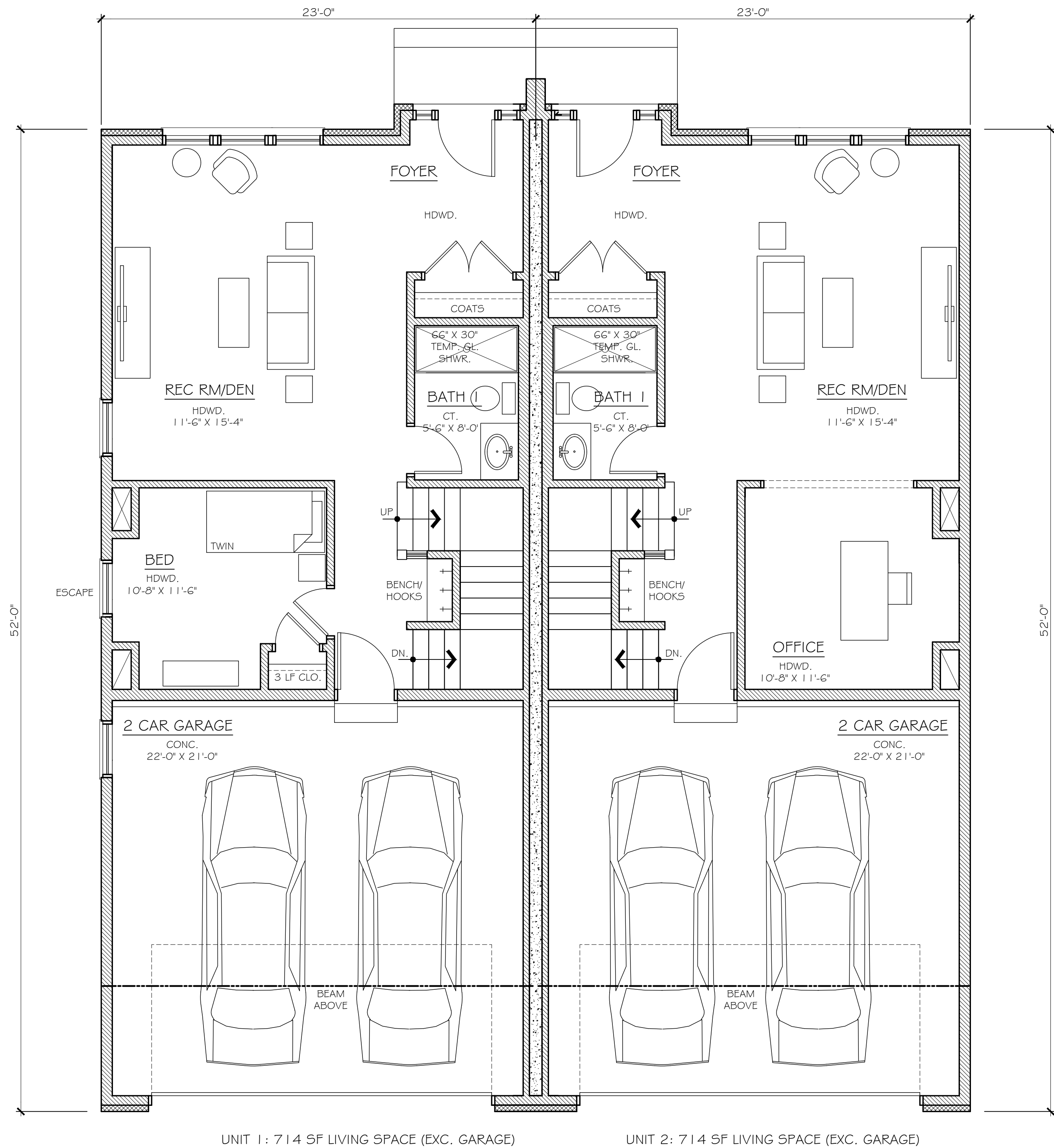
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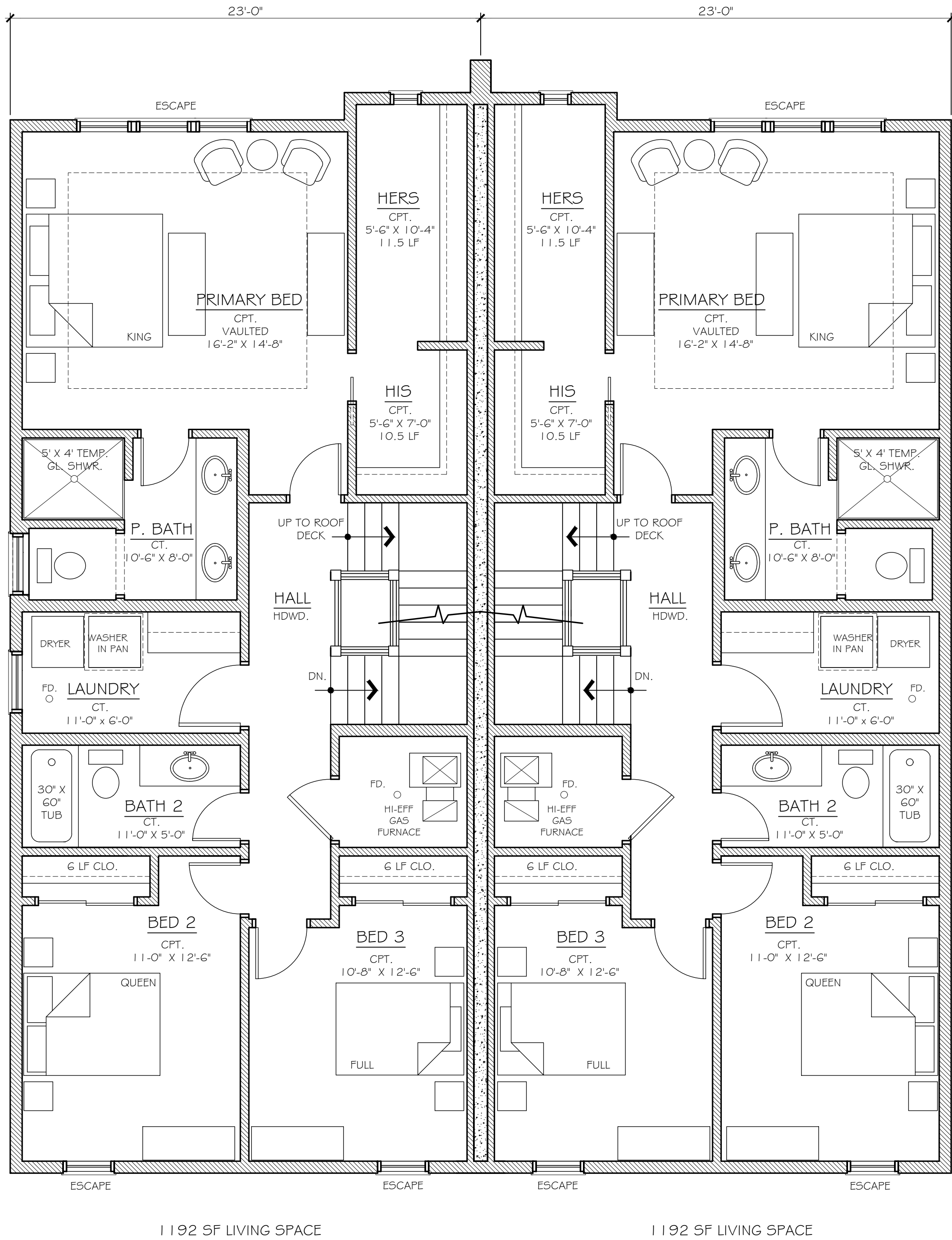
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UNITS 1-2 THIRD FLOOR PLANS
UNITS 1-2 FOURTH FLOOR PLANS

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SK4
SHEET 1 OF 1



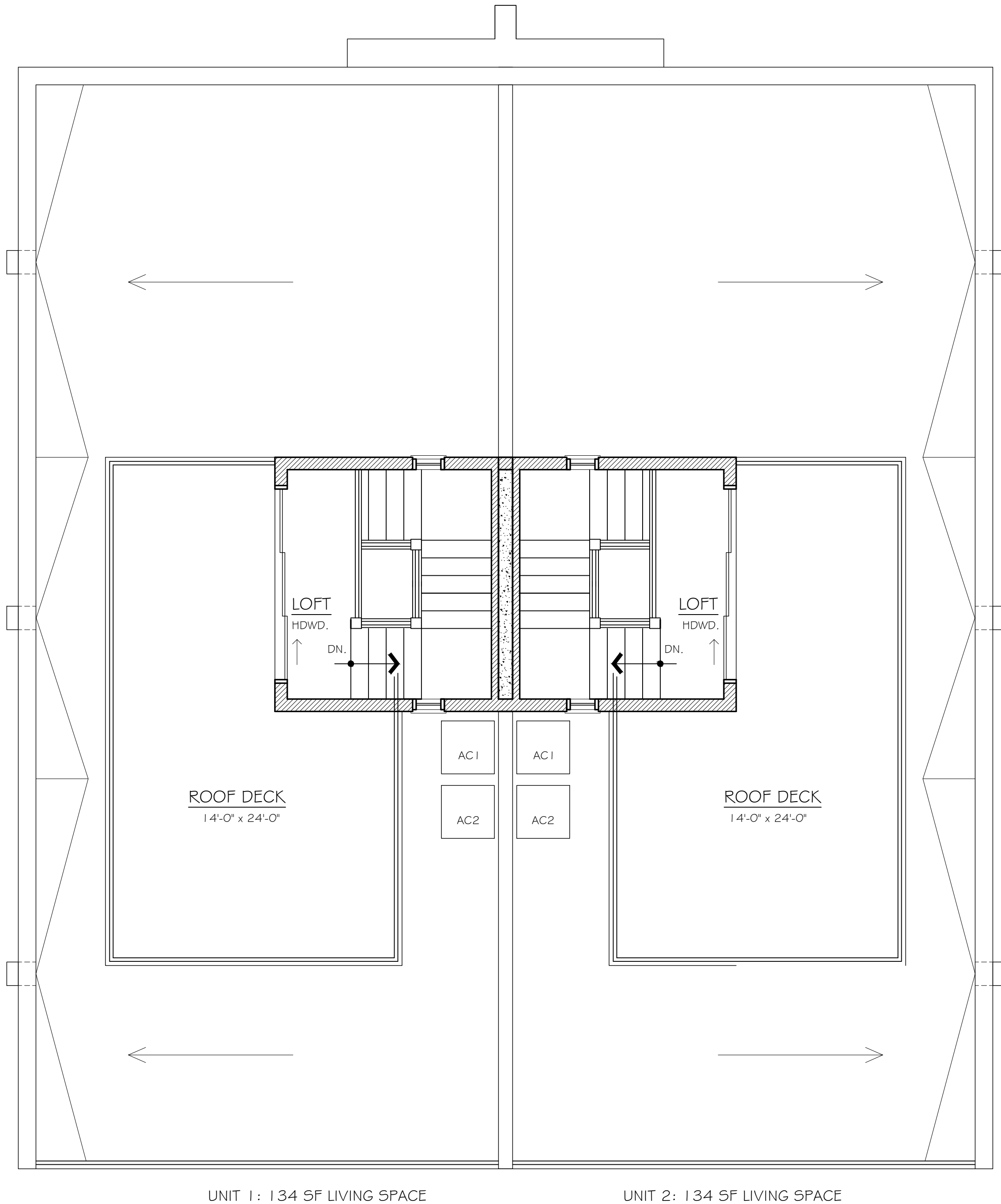
1
SK4

PROPOSED 3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

0 1' 2' 4' 8'

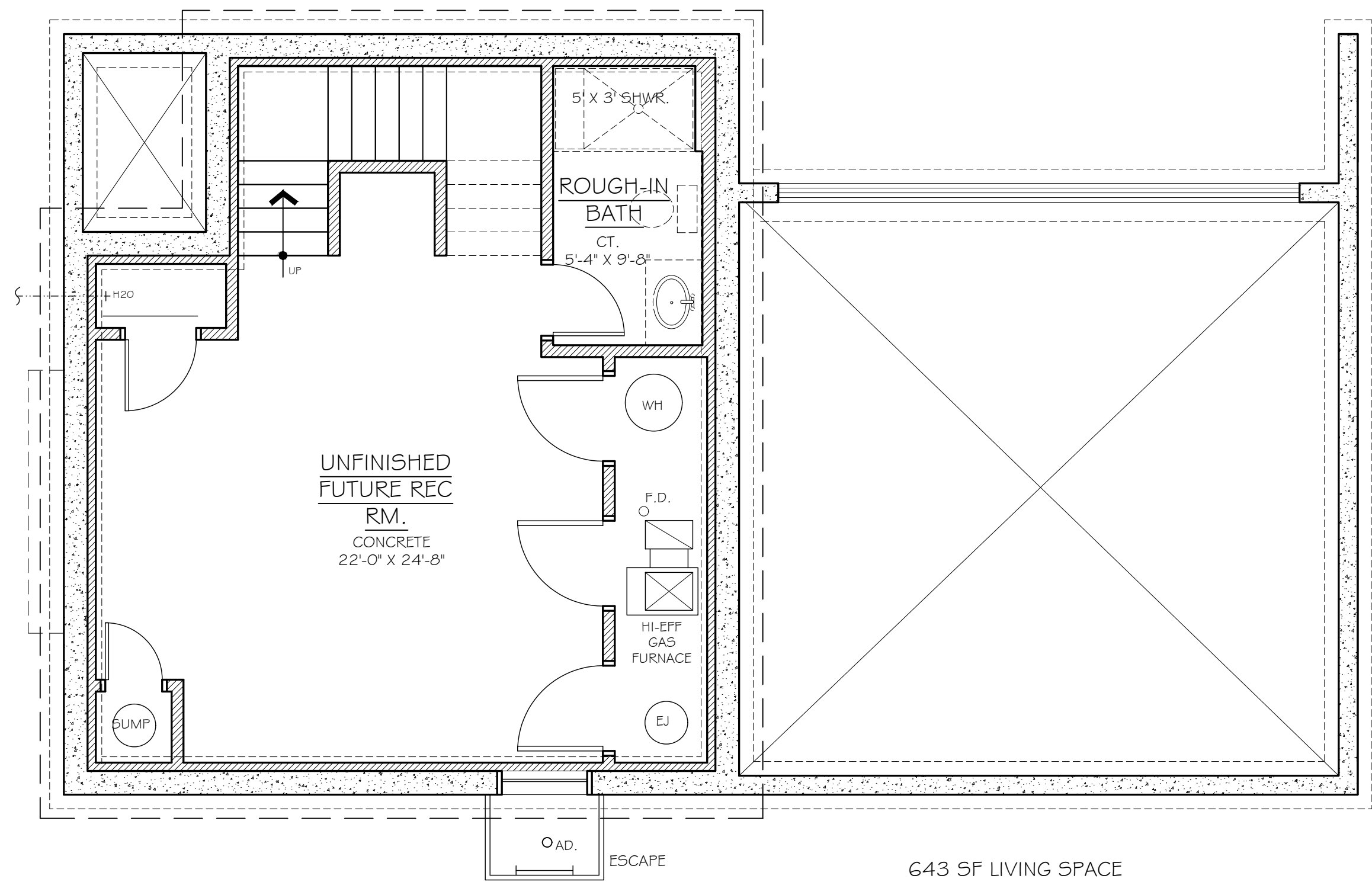


2
SK4

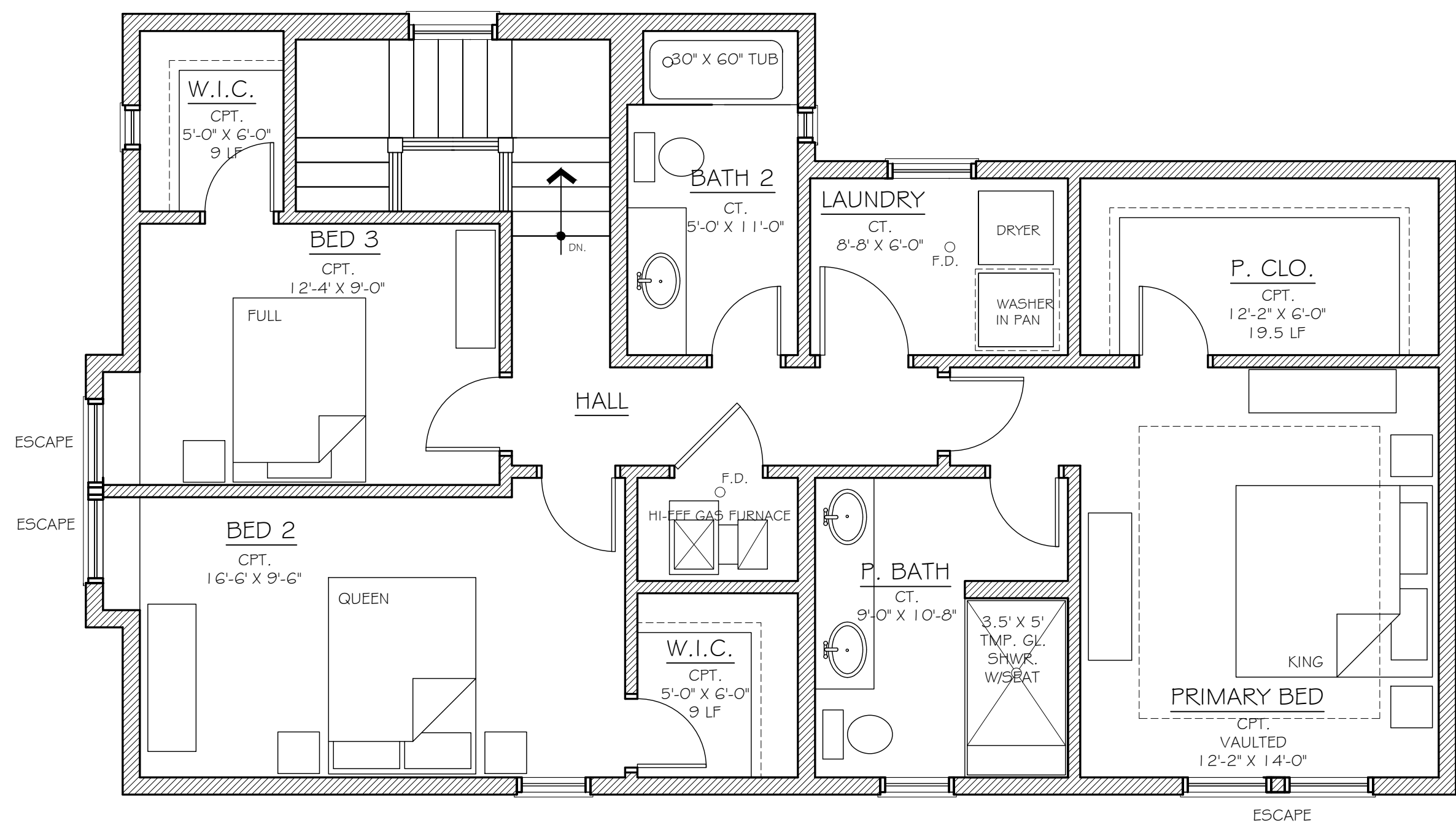
PROPOSED 4TH FLOOR/ROOF PLAN

SCALE: 1/4" = 1'-0"

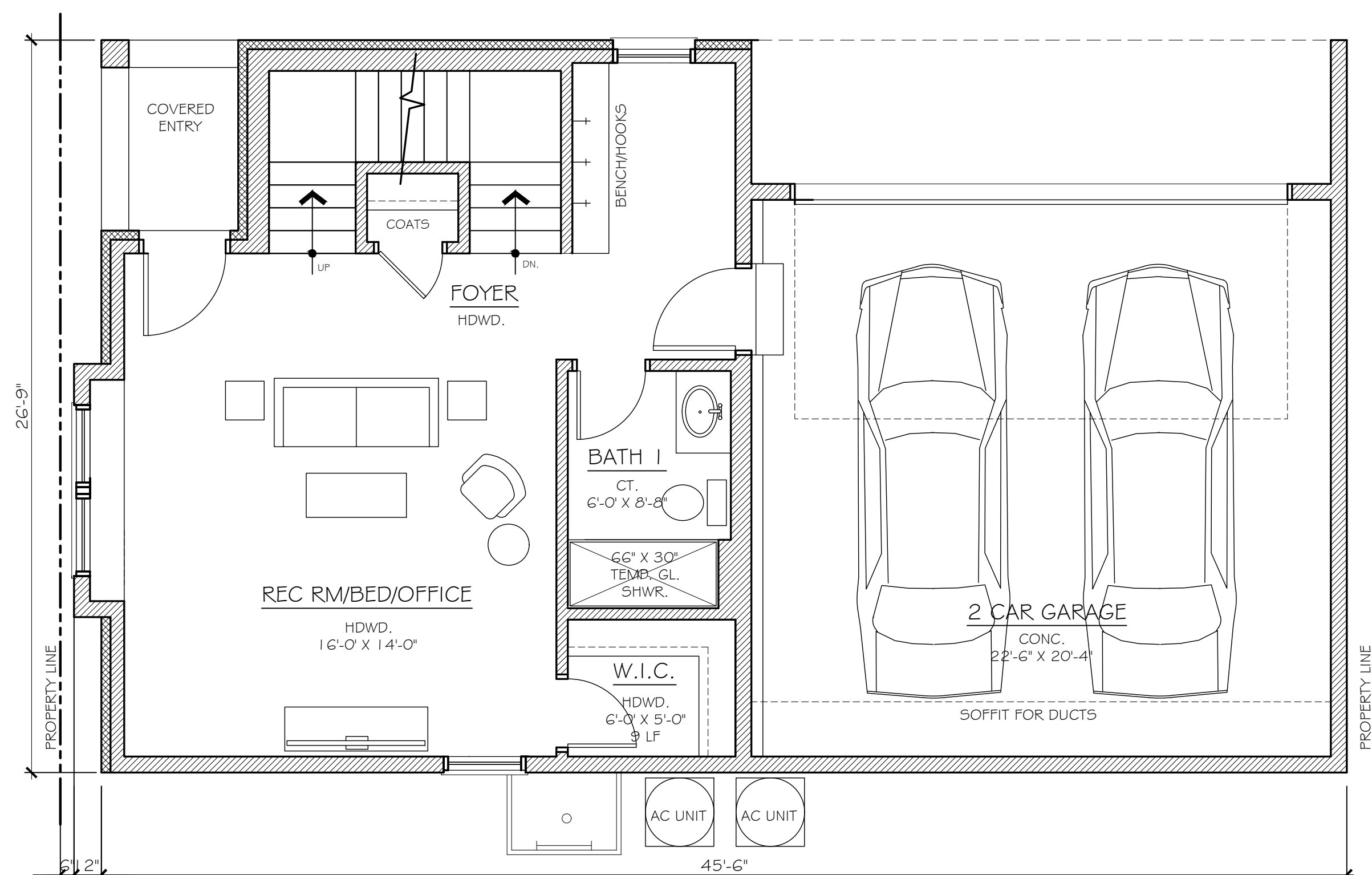
NORTH



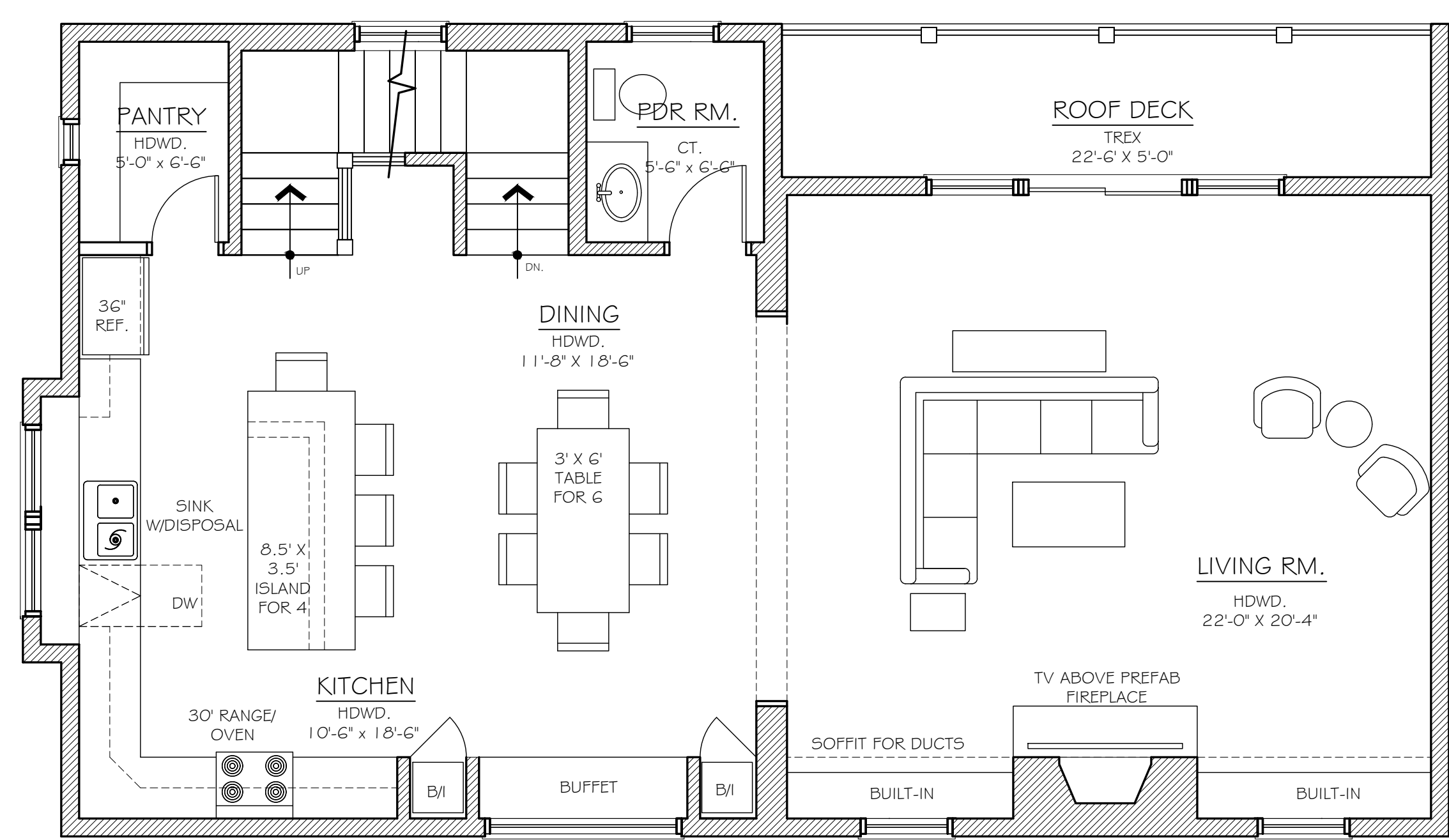
2 SK5 PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0" NORTH



4 SK5 PROPOSED 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0" NORTH



2 SK5 PROPOSED 1ST FLR. PLAN
SCALE: 1/4" = 1'-0" NORTH



3 SK5 PROPOSED 2ND FLR. PLAN
SCALE: 1/4" = 1'-0" NORTH

UNIT 3

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SITE PROPOSALS FOR:
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UNIT 3 PROPOSED PLANS
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SK5
SHEET 1 OF 1

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1 SK6 VIEW FROM DUANE STREET
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8'

STREET SIDE ELEVATIONS

REV.

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REVIEW 1-8-24

SK6

SHEET 1 OF 1

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VIEW FROM PROSPECT STREET
SK7 SCALE: 1/4" = 1'-0"

SITE PROPOSALS FOR:
451 DUANE STREET
GLEN ELLYN, ILLINOIS, 60137

STREET SIDE ELEVATIONS

REV.

BIDDING

PERMIT

REVIEW 1-8-24

SK7

SHEET 1 OF 1