Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, March 20, 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 February 6, 2025, Plan Commission Special Meeting Minutes.

2) Review and Approval of the February 27, 2025, Plan Commission Meeting Minutes.

D. Old Business

1) Public Hearing Contiunation - 800 St. Charles Road - Ackerman Park Community Gardens, Zoning Map Amendment, Special Use Permit and Zoning Variation.

E. New Business

1) Public Hearing - 771 Roosevelt Road - E-Z Tech Sign Variation.

2) Preapplication Conference - 670 Crescent Boulevard - Glenbard West High School Addition

F. Trustee Liaison's Report

G. Chairman's Report

H. Staff Report

I. Other Business

J. Adjourn

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

Meeting 3/20/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2025-231)

DOC ID: 2025-231

Review and Approval of the February 6, 2025, Plan Commission Special Meeting Minutes.

Statement of the Issue:
Review and Approval of the February 6, 2025, Plan Commission Special Meeting Minutes.

Analysis:
Review and Approval of the February 6, 2025, Plan Commission Special Meeting Minutes.

Budget Impact:

Contribution to Strategic Plan

Action Requested:
Review and Approval of the February 6, 2025, Plan Commission Special Meeting Minutes.

Attachments:
1. Draft Minutes_Plan Commission_2-6-25

Draft Minutes
Village of Glen Ellyn
Plan Commission Meeting
Thursday, February 6, 2025
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order 7:00 P.M.

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

Also in attendance were Daniel Harper, Planning Manager; Jennifer Henaghan, Community Development Director; Mark Franz, Assistant Village Manager; Paul Stephanides, Village Attorney; Andrew Downey, Glen Ellyn Police Department; Laura Musgraves, Recording Secretary; and Anne Gould, Village Trustee.

B. Public Comment

There was no off-agenda audience comment.

C. New Business

1) **Public Hearing – Full Circle Communities, 640, 650, and 656 Taft Avenue, Zoning Map Amendment and Zoning Variations.**

Chairman Loftus detailed the procedural order of the meeting and asked all those who wished to make a public comment to stand to be sworn in. Several people stood and were so sworn. Loftus asked for a motion to open the Public Hearing. Commissioner Arango so moved. Commissioner Cooper seconded the motion.

Staff Report.
Planning Manager Harper was sworn in and reported on an application from Full Circle Communities (FCC), the petitioner, requesting re-zoning of the property and eight variations for a 42-unit multi-family affordable housing development including:

1. A Zoning Map Amendment to rezone the property from C3 Service Commercial District to R4 Residential District.

2. A variation from 10-4-11(G)(9) to allow 42 parking spaces in lieu of the 79 parking spaces required.

3. A variation from 10-4-11(D)(1)(a) to allow a front yard setback of 6’-5” in lieu of the required 30’ setback.

4. A variation from 10-4-11 (D)(4)(a) to allow a corner side yard setback of 3'-5" in lieu of the required 30' setback.

5. A variation from 10-4-11 (D) 9 (a) to allow the lot area per family to be 972 square feet in lieu of the required 2,500 square feet.

6. A variation from 10-4-11(E)(1) to allow a building height of 47'-9" lieu of the maximum allowed height of 35- feet.

7. A variation from 10-5-5 (B)(4)(39) to allow a retaining wall greater than 3' in height to be located 0'-0" from the property line in lieu of 10% of the lot width or 13.76'.

8. A variation from 10-5-5 (B)(4)(39) to allow a retaining wall less than 3' in height to be located 1'-11" from the property line in lieu of 5% of the lot width or 6.88'.

The subject property is currently unoccupied. It is zoned C3 Service Commercial District and does not currently allow residential uses. The proposed site plan was shown visually including the landscaping, building renderings, and detailed views of the building features. Mr. Harper noted the exterior appearance of the building was given a recommendation of approval by the Architectural Appearance Commission (AAC) at their December 11, 2024, meeting. The photometric plans are compliant with Village standards, and the proposed plan follows all Village fire and safety codes.

Mr. Harper answered Commissioners' questions regarding sidewalks, and the ability of fire equipment to access the parking lot when needed. There was a discussion of parking spaces, including concern over whether 42 spaces would be adequate parking needs for the facility. Mr. Harper stated that options for on-street parking and shared parking with nearby business are being considered. The Commissioners posed questions regarding the number of tenants per unit in the building, and the number of staff who will require parking. Mr. Harper deferred to the petitioner's presentation to answer those questions.

Presentation by the Petitioner.
Full Circle Communities was represented by Mary Donoghue, Project Manager; Lindsey Haines, Executive Vice President; Steve Friedland, Attorney; and Terese Thompson, Architect.

Ms. Donoghue began by providing background information about FCC, which is a non-profit developer of affordable housing based in Chicago. Their portfolio includes properties nationwide, and they are currently focused on developments the Midwest. She cited the Village's 2023 Comprehensive Plan which identified needs for disability accessibly housing, among other needs for affordable housing.

Ms. Thompson showed visuals of the site plan and addressed questions regarding lot area per unit, where the variations were requested and why; and proposed sidewalks. In relation to parking, Ms. Thompson noted they were limited in design because of the topography of the site, necessitating a retaining wall on the east side of the property, and a narrow drive-

aisle. To maximize the parking spaces, the proposal includes parking spaces in the south drive-aisle to be under the building.

Ms. Donoghue stepped in to address why FCC requested a reduction in the number of parking spaces from 79 spaces to 42 spaces. Compared to the other properties in their portfolio, the average usage of their parking spaces is 20-30%, and even lower at supportive housing developments similar to this one. The reason being that people with disabilities do not always own a vehicle and their parking usage is much less than a traditional 1 to 1 ratio.

Ms. Thompson continued her presentation, noting that the AAC had conditions for approval such as adopting the look and feel of the community. Glen Ellyn has many architectural references to the Tudor style, which is one element they considered, and the style lends itself well to long, narrow buildings. It also complemented the warm, residential style they wanted to inspire as this is a housing community. She discussed other elements including brickwork, window framing, and landscaping. Some of the amenities of the development include a patio accessing the community room, a pet yard, and a pergola.

Ms. Donoghue concluded the presentation by showing features of the first-floor plan and other interior amenities. Mr. Donoghue stated that the proposed timeline is to present the plans to the Village Board at their March 2025 meeting, and if approved, to start construction the in the summer.

Chairman Loftus asked the Commissioners if they had questions for the petitioner.

Commissioner Kreuzer asked if there will be public transportation opportunities for the residents. Ms. Donoghue replied yes. Kreuzer asked about the parking ratio. Ms. Donoghue replied that their Elgin, IL, facility had 48 units and 17 spaces were used regularly by tenants; their Lansing, IL, facility has 48 units and 13 spaces were used regularly by tenants. Staff parking requires 2-3 staff on site at a time.

Commissioner Arango asked about the status of shared parking discussions with the nearby animal hospital. Ms. Donohue replied they were ongoing. Arango asked if the services for residents are on-site or if they needed transportation to other places. Ms. Donoghue replied mostly on-site, and they can arrange for transportation if needed.

FCC reported that 55% of the development was devoted to supportive housing for the disabled, and Commissioner Arango asked if any allocation of that was given to the care of military veterans. Ms. Donoghue replied that the Illinois Housing Development Authority (IHDA) requires 5% of their facility to serve military veterans and all FCC properties are required to have a wait-list preference for veterans.

Chairman Loftus asked about the occupancy of the units in terms of how many people will live in each unit. Ms. Donohue replied that the average occupancy for a two-bedroom unit is 1.6 people. Chairman Loftus asked if they had a back-up plan for more parking if there were a need for it. Ms. Donoghue answered that the average parking across all of their properties is 1.6 per unit, and in their experience, only one facility had to work out overflow parking arrangements with a neighboring business.

Commissioner Pesce asked about the average tenure of residents living at the facility. Ms. Donohue answered that they do not track that information because there are many reasons why people leave a facility. She said that they have many long-term residents, and there is currently a waitlist of 400 persons at their Elgin, IL, facility which has 48 units.

Commissioner Dawson asked if they did any planning to reduce the number of variations they are requesting. Ms. Donoghue replied that their plans are the result of trying to develop a facility that serves as many people as possible while attempting to conform to the Village code and fitting the narrow footprint of the building. She explained in detail why each variance was needed. Commissioner Dawson asked about their timeline leading to this point. Ms. Donoghue answered that they went through several plan revisions last year to address the Village's needs, which brought them to the November 2024 meeting of the AAC. They made additional changes and brought them to the December 2024 meeting of the AAC.

Commissioner Dawson asked if they considered the architecture of the local community, saying that Glen Ellyn is changing from Tudoresque styles. Ms. Donohue replied that they are fully aware of the character of the community, and it is important to keep in mind who they are housing. This was a main factor in wanting to create a warm, residential feel of the building.

Commissioner Dawson expressed concern about the re-zoning request and the number of variances being requested, including the height of the building. He asked if FCC had considered applying for a PUD (Planned Unit Development.) Mr. Harper answered that FCC originally submitted a PUD proposal, but it did not meet any of the five conditions required by the Village for a PUD. Thus, they recommended to FCC to apply for a map amendment from C3 Service Commercial to R4 Multi-Family Residential.

Commissioner Dawson asked if they believed they qualified for a hardship, given the physical shape of the property. Ms. Haines replied that they did consider proposing a smaller development, but it would not provide the scale of services they wished to provide. Commissioner Dawson asked FCC if they sell their properties. Ms. Haines replied that they have sold one facility in Naples, FL, but developments are tied to deed restrictions that outlive the buildings and the owners. Attorney Stephanides added that affordable housing provisions would be dictated by the redevelopment agreement, and it does not matter who owns the property.

Chairman Loftus asked about the height of the building and there was a brief discussion. Mr. Harper reported that one building near the site is 44 feet in height, and another nearby building is 31 feet in height.

Commissioner Brown asked about the occupancy standards of the building. Ms. Donohue said that units have a maximum of 2 people in a two-bedroom, 4 in a 2-bedroom, and 1-2 in a studio. Occupancy is usually far less than the maximum.

Commissioner Cooper asked FCC to explain details regarding their parking utilization data,

including how handicapped parking spaces were utilized. Ms. Haines answered.

Commissioner Arango asked about egresses to and from the building. Ms. Haines answered, including details about residents-only access points.

Commissioner Brown asked about compliance with Illinois statutes that regulate affordable housing, income levels, etc. Ms. Haines explained the application process and the wait-listing procedures.

Chairman Loftus asked the Commissioners if they had any other questions. Seeing none, he opened the floor to Mr. Norris Eber, 701 Kingsbrook Glen, Glen Ellyn, who had submitted a Cross-Examination form prior to the meeting.

Cross-Examination, Norris Eber.
Mr. Eber introduced himself as a Glen Ellyn resident who lives near the development site. He asked about the parking variation request. Ms. Donoghue responded.

Mr. Eber asked about assurances that FCC will operate the building long-term. Ms. Donoghue responded that they are currently working on the redevelopment agreement with the Village.

Mr. Eber asked staff about their familiarity with the Village Board's former actions regarding the development. Mr. Harper replied yes.

Mr. Eber asked about a traffic study that was completed previously and why it was not published for the public's consideration. Mr. Harper replied that staff did not include the traffic study in the public information packet because the recommendation of the traffic study did not have an impact to public infrastructure, adding that it can be requested in a FOIA (Freedom of Information Act) request.

Mr. Eber expressed concerns about life safety and emergency access involving the site that the Plan Commission should have knowledge of. Mr. Harper replied that the proposed development would be required to meet all applicable life safety and building codes required by the Village and State.

Mr. Eber asked about property tax benefits for the local area, and whether a tax calculation worksheet was available to review. Ms. Haines answered yes.

Mr. Eber had questions regarding the PSA (purchase sale agreement). Ms. Haines replied.

Mr. Eber concluded his remarks saying that the Plan Commission should have more information before they make a recommendation. Mr. Stephanides said it is a separate matter that can be addressed by the Village Board.

Chairman Loftus asked if here were any questions for Mr. Eber, for the Commissioners, or for the petitioner. Commissioner Brown asked the petitioner if there was transportation available for school-age children to attend school. Ms. Donoghue replied yes, they work

with the local schools regarding bus routes and transportation options.

Seeing no other questions, Chairman Loftus opened the meeting for Public Comments.

Public Comments.
Reverend Seth Carey, First Congregational Church, 535 Forest Ave., Glen Ellen, and Reverend George Smith, St. Mark's Episcopal Church, 393 N. Main St, Glen Ellyn. The Reverends spoke on behalf of themselves, their congregations, and the DuPage United Clergy Caucus in support of the FCC development.

Becky Beilfuss, 563 Prince Edward Rd., Glen Ellyn, lives near the property and has seen its decline over the years. As a parent of adult children with disabilities, she sees the need for this kind of housing in Glen Ellyn. She cited the Village's 2023 Comprehensive Plan that identified underserved groups in the community, and she is glad that the Village is now responding.

Julie Evans, 554 N. Park Blvd., Glen Ellyn, urged the Commission to support re-zoning of the property. She said that FCC had strong support of the Teen/Parent Connection Organization that she was representing, along with her son, Miles.

Kim Hesterman Reed, 178 Sunset Ae, Glen Ellyn, said she has lived in Glen Ellyn for over 30 years and is very supportive of the development. She urged the Commission to trust FCC's expertise to provide adequate parking, and not to look past the overall goal of serving people.

Jane Stroh, 160 S. Milton Ave, Glen Ellyn, said she has lived in Glen Ellyn since 1979 and been involved in the project for nearly three years. She believes Glen Ellyn has a lot to offer this development such as amenities and access to transportation. Ms. Stroh said she thought the variations were reasonable.

Thom Martin, 1611 Stonebridge Tr., Wheaton, IL, was sworn in. He wished to give insight from a person who lives with an adult disabled son. His family has been looking for a facility like this for a long time, and he hopes the Commission will move the project forward to keep it in Glen Ellyn.

Clara Hughes, 310 Hawthorne Blvd, Glen Ellyn, shared written comments from her friend who is a disabled adult. He wrote comments about why the facility was important to him, and that he hopes to live there in this own apartment.

Joel Spenadel, 871 Maryknoll Cir., Glen Ellyn, is a resident of Glen Ellyn and a parent of a son with Downs Syndrome. He saw the development as an opportunity to keep his son in the community, and he felt this was the right development, in the right place, at the right time.

Renee Atchison, 66 Forest Ave., Glen Ellyn, said the FCC development was a long time coming for Glen Ellyn. Glen Ellyn has a community of people who live with disabled children, and they are aging, so there is a great need for housing.

Karin Daly, 532 Anthony St., Glen Ellyn, said she had hoped there would be more discussion on the variations. She urged the Commission to "not lose sight of the forest for the trees," and to please support the development.

Chairman Loftus asked if anyone had any final questions for the speakers, for Mr. Eber, or for the Commissioners. Seeing none, he asked for a motion to close the Public Hearing. So moved by Commissioner Kreuzer. Commissioner Pesce seconded. The public hearing was closed. At 10:01 p.m., Chairman Loftus adjourned the meeting for a break.

The Commission resumed at 10:05 p.m. and Chairman Loftus called for the deliberation portion of the meeting to start. The Commission decided to discuss the re-zoning proposal first, and the variations second.

Chairman Loftus began by stating that the Commission has traditionally frowned upon changing the zoning code for one development. Commissioner Cooper commented that the development supports the goals of the 2023 Comprehensive Plan, and there is a trend to allowing more residential property in Glen Ellyn. He said he supported the affordable housing study's conclusions and of re-zoning of the parcel.

Commissioner Kreuzer agreed, adding that it was significant that a public park was just south of the property, and commercial amenities to the north. He felt it was an appropriate location for this development.

Chairman Loftus commended the fact that the project supports of the goals of the Comprehensive Plan, but it doesn't address all the issues including the use of space. He urged the Commission to focus of the main issues—the re-zoning and the variations—not the merits of the project.

Commissioner Pesce expressed concern over the number of variations needed, the parking issues, and the overall safety of the residents.

After further discussion, Commissioner Dawson recommended to put the map amendment request to a vote. Commissioner Kreuzer so moved. Commissioner Cooper seconded. The map amendment request passed by a vote of 5–2.

Commissioner Brown began the discussion of the variations by asking if the animal hospital had any options for shared parking. She felt hesitant to approve the parking variation without knowing all the possible parking options.

Commissioner Dawson said he felt there was no hardship on behalf of the petitioner to request the variations. He said he didn't support the variations because FCC knew of the conditions of the property before they purchased it.

Commissioner Arango echoed Commissioner Dawson's comments about the conditions of the property and was disappointed that FCC did not come up with a building that would fit the property. Although she didn't have a problem with height of the building, she did not

support the other variation requests.

Commissioner Kreuzer stated that the evidence shows the 42 parking spaces will be sufficient for the facility's needs. He said he was not hearing objections to the setbacks, and the variances are consistent with the former use of the property. He felt the petitioner made an appropriate argument for hardship and the Commission should accept of all the variance requests.

Commissioner Cooper commented that it would be nearly impossible for anyone to develop the property without the setback variations. FCC's proposal is to maximize the number of the people at the facility, and if they had to scale down in order to fit the property footprint, it would not serve their goals. He said he was comfortable with the variation requests and would vote in favor.

Commissioner Dawson stated his opinion was that the application fails to support an argument for hardship. Chairman Loftus asked if there were any other questions, and seeing none he requested a motion to vote on the 8 variations presented in the application. So moved by Commissioner Cooper. Commissioner Dawson seconded. The variations passed by a vote of 4-3.

Mr. Stephanides reminded Chairman Loftus that the next order of business is to review the Findings of Fact documentation and to vote to approve the petitioner's application as presented. Commissioner Brown so moved. Commissioner Arango seconded. The motion passed by a vote of 5-3.

D. Trustee Liaison Report

Trustee Gould, representing Trustee Thompson who was absent, reported that the Village Board has the opportunity to review building and permit fees every year. The building permit fees are being reviewed and will be brought for consideration at the next meeting of the Village board on February 10, 2025.

E. Staff Report

Planning Manager Harper gave his staff report, summarizing the agenda items to be presented at the next regular meeting of the Plan Commission on February 27, 2025.

F. Other Business

No other official business was discussed.

G. Adjourn – 10:46 p.m.

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

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

Meeting 3/20/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2025-232)

DOC ID: 2025-232

Review and Approval of the February 27, 2025, Plan Commission Meeting Minutes.

Statement of the Issue:
Review and Approval of the February 27, 2025, Plan Commission Meeting Minutes.

Analysis:
Review and Approval of the February 27, 2025, Plan Commission Meeting Minutes.

Budget Impact:

Contribution to Strategic Plan

Action Requested:
Review and Approval of the February 27, 2025, Plan Commission Meeting Minutes.

Attachments:
1. Draft Minutes_Plan_Commission_2_27_25

DRAFT MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, February 27, 2025 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room

A. Call to Order and Roll Call

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

Roll was called. Chairperson Loftus, Plan Commissioners Arango, Brown, Cooper, Dawson, and Kreuzer were present; Commissioner Wyant, Pesce, and Mukherjee were absent.

Also in attendance: Kelly Kalinich, Village Trustee, Daniel Harper, Planning Manager; Paul Stephanides, Village Attorney, Mark Franz, Village Manager and Adriana Ohl Zamora, Recording Secretary.

B. Public Comment (non-agenda items)

There was no off-agenda audience comment.

C. Approval of Minutes

1. Review and Approval of the January 23, 2025, Plan Commission Meeting Minutes

Commissioner Cooper moved to approve the minutes as presented. Commissioner Kreuzer seconded the motion, and the motion passed by voice vote.

D. Old Business

1. Public hearing Continuation- 606 Roosevelt Rd., PGS Gold and Coin, Sign Variation

Mr. Harper stated that the Plan commission recommended that the applicant come with new renderings proposing a variety of different sign sizes to compare whether the proposed 50 square foot maximum variation was appropriate. Mr. Harper presented various different sizes and renderings provided by the applicant to Planning Commission. Action tonight is to consider the request variation approval, approval with conditions or denial based on evidence provided by the applicant and findings of fact and request by applicant.

Seeing no questions from the Commission, Chairperson Loftus asked if the Petitioner wished to speak.

Sworn In, Aaron Radkovitch, President of PGS Gold and Coin, stated that they are new in the community, in business for more than 16 years and thinking of moving their Wheaton store to this location. They are a business that provides people assistance in settling their estate, when moving, downsizing, or due to a passing away of family Commissioner. When settling the estate with items such as coin collections, family valuables, historical americana, jewelry, art driven items, attorneys contact us to appraise and settle the estate. The building that we selected has a giant façade on front; we are petitioning for a larger sign as a small one would like funny.

Commissioner Kreuzer- will this be a lighted LED sign?

Petitioner stated that letters in LED will be internally illuminated.

Commissioner Kreuzer - How much of your business is people driving by and seeing your sign and stopping to shop?

Petitioner: 50% of our business is by people driving by but we are not a high traffic business with around 10 to15 customers per day.

Commissioner Kreuzer - Are most of those customers by appointment?

Petitioner-Yes, we do set appointments because when we have a collection of coins it takes many hours to go through, we have to do an appraisal, do research to find each individual item's value. So yes, there are many appointments.

Commissioner Kreuzer - do you have a lease?

Petitioner-Yes.

Commissioner Kreuzer - will you continue with the lease?

Petitioner-Yes, there is no contingency on the lease, we have been looking for a space for a while, Wheaton location is small.

Commissioner Arango- When you have appointments, is store still open for walk in business?

Petitioner-Yes, the store is still open, we are open from 10 a.m. -6 p.m. Monday through Friday, 10am-3pm Saturday. We set appointments within the time the store is open, the store has 2-3 employees and when we have appointments, we add more employees. Most people drop collections off, and we handle it, but we sometimes take pictures and then will call to pick up the papers.

Commissioner Dawson- The store is manned like a regular retail business?

Petitioner- Store is manned from 10 a.m. to 6 p.m.

Commissioner Kreuzer - Will you be turning your sign off at night after closing?

Petitioner- No that is not the plan, we don't know of anyone who turns their business sign off at night.

Chairperson Loftus - Are you amendable to any of the three (3) proposals for size that the commission may come up with?

Petitioner- We would like to have the larger one, but we will do what you ask us to do. The facade is so large that having a small sign will not look professional. We are a professional company; we are not a pawn shop. Everybody eventually has to go through the process of selling their family valuables at some point in time, we are there for that reason.

Chairperson Loftus asked if any Commissioners had any more questions of the applicant. Seeing none, Chairperson Loftus asked Mr. Harper if any public comments have been received regarding this application.

Planning Manager Harper- Not on this item.

Chairperson Loftus requested for a motion to close the public hearing. Commissioner Dawson motioned to close the public hearing, Commissioner Arango seconded the motion, and the motion passed by voice vote.

DELIBERATION-

Chairperson Loftus asked for comments. Mr. Loftus stated that in the last meeting, we were opposed to the 47.5 sq ft sign because it was double the allowed sign area. It is a unique situation on the store front, the 36 sq ft is not to overly bearing signage in Glen Ellyn.

Commissioner Arango- Given nature of façade, I sympathize with not wanting the smaller size, I would be in concurrence with Chairman Loftus, I would say the 36 sq ft sign would be a compromise, it would represent the applicant well at the façade.

Commissioner Kreuzer- I want to thank the petitioners who have been very cooperative. I will be candid, when I saw the renderings, I was more confirmed that it was appropriate that the sign mandated by the Code was the most appropriate. I am concerned as to whether we should accept the variance but because of the unique circumstance of the size of the façade, I agree with my fellow commissioners with the 36 sq ft option.

Chairperson Loftus asked for a motion to approve the sign variation with the following condition:

That the sign area be limited to a maximum size of 36 square feet with approximate dimensions of 8' by 4.5'.

Commissioner Kreuzer – I motion that we accept the petition for the variation, with condition that it be the 36 ft square feet in area.

The motion was seconded by Commissioner Dawson. The motion passed unanimously with four (6) votes yes and zero (0) votes no

Motion to approve the findings of fact by Commissioner Cooper, seconded by Commissioner Dawson. The motion passed unanimously with four (6) votes yes and zero (0) votes no.

E. New Business

1. Public Hearing 453 Forest Ave.- Downtown Event Park, Zoning Map Amendment, Special Use Permit and Zoning Variations

Motion to open the Public Hearing by Commissioner Arango, second by Commissioner Dawson. Motion passed by voice vote.

Sworn In Daniel Harper, Village Planning Manager discussed the Subject Property, 453 Forest Avenue. stating that the property is zoned CR Conservation Recreation and C5B Central Service Sub-district. The Park District has proposed to consolidate the property, to form one continuous lot, and has requested a map amendment to rezone the former U.S. Bank portion of property to CR Conservation Recreation for the property to be a continuous zoning district and to allow for the hosting of park usage and events at the site. The proposed park site would consist of two (2) structures located in northeast and southeast corners of the property with a large lawn area in the middle. Public tables, benches, landscape areas would be interspersed throughout the rest of the park. In accordance with the Village Zoning code, the two (2) structures require that a special permit be approved to allow for their construction. The primary structure is a performance pavilion. The accessory structure located in the northeast corner would be used as restrooms, storage area and concession stand.

The Park District applied for several variations, available with description in the packet for review.
Four (4) of these five (5) variations require setback variations, the Park District can answer questions from the commission regarding these chosen locations and setbacks. The last variation is to allow for zero (0) off street parking spaces to be provided on the site instead of the required five (5) parking spaces based on square footage of the proposed structures. The Park District is proposing to utilize the existing on street and off-street parking infrastructure to serve the parking demand during events. The Park District has collaborated with KLOA to develop a traffic study (provided in your packet). The study identified that the six (6) surface lots and the Village parking structure directly adjacent to the proposed park would be inadequate to service the traffic demand. During peak events, adjacent surface lots throughout the rest of the downtown would be used for parking. The traffic study found 700 public parking spaces serving the downtown area and provided a traffic management plan to accommodate peak events defined as 500- 1000 people at events. This would involve proper signage to locate parking areas, coordination between the Park District, Village and Fire District to ensure smooth traffic flow and designating official drop off/ pick up areas. The study recommended that the Park District provide advance notice for business and residents. The Park District will need to apply for special event permits, to be reviewed and approved by village in coordination with the Police and Fire District. Traffic Management plans will be required to be submitted as part of the permit application.

Mr. Harper showed the proposed landscape plan and floor plan. Mr. Harper stated that recommendation of approval by Architectural Appearance Commission has been received.

Mr. Harper stated that the commission is to consider the application for a map amendment to rezone from CB5 to CR Conservation Recreation, a special use permit to allow for the performance pavilion and support building and variations requested by Park District to allow for the specific location and design of buildings.

Questions for Village Staff:

Chairman Loftus- Are there any park district properties that are not zoned CR in the village that you know of?

Planning Manager Harper: There is a portion of Ackerman Park zoned R2 Residential, we will discuss that later tonight, but to my knowledge there are no other properties utilized by Park District that are not zoned CR conservation.

Commissioner Cooper- I have a couple of questions concerning the traffic for peak events, in general is their consideration for Duane Street to be closed during peak events?

Planning Manager Harper- That has not been considered but could be on the table if certain situations call for this to be needed.

Commissioner Cooper- Forest Avenue will be closed, how does the closing of Forest Avenue affect the traffic flow in the 2 southern railway parking lots?

Planning Commissioner Harper-The entrance and exit will be limited to Main Street and Park Avenue.

Commissioner Cooper- My concern is the flow from these parking lots, those are not particularly wide entrances and people will be coming in, parking will be backing up and could cause issues to overall traffic flow.

Mark Franz, Village Manager- There is no intention of closing Duane Street, exception in future, potentially. For the most part Duane Street will remain two ways. There are configuration issues both on Park Avenue and Main Street, coming out of the commuter lots. That is an area that we will be improving with the train station project which will allow traffic to flow from the West and East lots and vice versa. The timing of this park and Train Station project are not completely known, there is a master plan to address those issues in a more comprehensive way with the train station plan.

Chairperson Loftus- how will these two projects overlap or interfere with each other to get both completed?

Mark Franz, Village Manager - We don't know the exact schedule for both, we won't know that until both projects have gone out to bid and have a contractor and working through construction schedules but we want to continue to move both along, we want to be effective with both, we have flexibility with parking, will have to shift some commuters to the parking garage or Duane/Lorraine Parking lot. We will address as best we can once we understand the overlap.

Chairman Loftus- What is the current and projected number of parking spaces in the central business district with two garages, on street parking, if you have a 1,000-person attendance to an event? Would you be able to handle the parking?

Mark Franz, Village Manager- We have had major events downtown, we have a thorough process to evaluate them before we approve them. This will be a different location but I think that we can manage and monitor. Police Department has been involved as well.

Commissioner Kreuzer- What is your experience with respect to our events we have had historically both on north and south side with respect to pedestrians walking to events as compared to using their vehicles, and to what extent do you see the Prairie Path as a benefit to reducing parking, better access, foot or bike?

Mark Franz, Village Manager - we don't necessarily have specific data with that regard but for the Taste of Glen Ellyn we have a lot of pedestrians and bikers. We are excited about enhancing the Prairie Path, this park would be adjacent to the Prairie Path. This would encourage that as much as possible.

Planning Manager Harper - to add to that, the parking study, anticipates 5-10% of people attending a major event would arrive by pedestrian or bikes.

Chairman Loftus- To picture 1,000 people, how would you compare the Christmas Holiday Walk numbers of people vs. Fourth of July, do you have any numbers to compare attendance?

Mark Franz, Village Manager - Every event is different, I think we have accommodated most effectively, parking is at sometimes hard to find, but overall, they have worked out well.

Commissioner Kreuzer- What are we anticipating with respect to police traffic and pedestrian control with parking south of the train tracks? What about pedestrian crossings at parks, particularly with respect to Prairie Path?

Kurt Vavra, Deputy Chief, Glen Ellyn Village Police Department stated that it depends on the event, we don't dedicate police staff to every event. It depends on what we think the capacity will be; small events have no dedicated police presence; the pedestrian traffic would flow naturally on Park Boulevard. I imagine there will be large amount of people crossing Duane Street, in that event I would imagine traffic will be held to let groups go through and cross similar to the fourth of July parade. No permanent closing to Duane Street.

Commissioner Kreuzer- With respect to parking immediately south of the train tracks, in a big event, do we anticipate traffic control with exiting the event, to control direction of traffic? What about the Prairie Path as it moves to the east across Park?

Deputy Chief Kurt Vavra stated that we will not know all the traffic patterns and pedestrian patterns until we have an event like that so when this happen, we will have staff doing an evaluation to see where resources may be needed. The Prairie Path, I don't anticipate us doing much there. I think the issue will be people crossing Duane Street and Main Street but you still have to let traffic move. Our officers are good at jumping in to where it is needed. Generally, what we do is if we see a problem we jump in an address it.

Commissioner Kreuzer- Vehicles are seen moving a little bit faster on Park, as they move north and south. Even now some of the pedestrian traffic, the bicycles and the pedestrians crossing from Prairie Path can get a bit touchy. Could you at least have an officer from time to time to help cross to the west side of Park to help pedestrians cross to the east?

Deputy Chief Kurt Vavra. We have a limited number of officers available, so if we were to put 2-3 officers in this event, we will not have extra officers to answer other calls for service unless we bring in extra personnel. If we were to identify a particular problem, specifically if the Prairie Path was a consistent problem for large events, yes, we would have staff there. We are always looking at public safety issues that is our job, we are not doing things to address them. We are constantly evaluating all the events in town, even the ones that occur each year. I assure you, the police department. will be paying attention to these things.

Commissioner Arango - If Forest is closed, is there access onto Forest for the Parking lots? Or are we expecting that they enter and exist via Park? If people are parking there, and they can only enter and exit via Park, then we have a new issue because Forest would be closed.

Planning Manager Harper –when you see lots 1&2 right now, they do not intersect, during Metra Train Station Project, those lots would be one continuous lot, there would be a two-way traffic to exit via Main St. and Park St. that would alleviate the Forest Street traffic. All will be monitored and traffic controlled by police staff if there is a major event so that should alleviate any major safety concerns.

Mark Franz, Village Manager - We are talking about commuter times mainly in evening, those commuter time have changed over time. Peak time has been more spread out, so we see more people leaving at 3pm, 4pm, and 5pm than we did before. Most events will be Fridays and Saturdays, Saturdays and will not be an issue. Fridays after 6pm the lot is pretty empty at that time. A lot of this will be give and take and we will have to continue to monitor and make sure that we are providing assistance to get commuters out of those lots.

Commissioner Cooper- I don't you hear from this commission concerns about the adequacy of the amount of parking. I think what you hear from this commission are questions concerning the exiting of lots 1 and lot 2; both of them have mandatory right turns. In the case of Lot 1, everyone will have to turn right and go over the train tracks, with respect to Lot 2 that will cross over to Prairie Path, for events for people are drifting in and out, there may not be a real rush. But with big events, how are we going to ensure traffic flow and safety, particularly for pedestrians?

Mark Franz, Village Manager- I appreciate clarification, I was focused more on commuters and you were focused more on end of an event. Anything with a liquor license or closed street requires participant to go through a special events application process. An internal committee of 20 people, review the application in a thorough process where those issues are identified and addressed. If we need to have an officer out there or CSO to help relieve traffic, it will be part of that special events process.

Chairperson Loftus- Is there consideration or thought of plan to make a right out only from each lot?

Mark Franz, Village Manager - At special event times, we could address. This is a significant new use in this area and we are going to learn as we go here to some degree and adjust as necessary.

Seeing no more questions for Village Staff, Chairman Loftus asked for the applicant to speak.

Sworn In Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - This is a transformative project for the Village of Glen Ellyn, identified in both the Village's and the Park District Comprehensive Plans. Before the final design there were many iterations involving public input, focus groups, joint meetings between the Village and Park District which unanimously approved this design. Before us tonight there are some variances and other conditions we would like to propose.

Sworn In, Claire Johnson, Project Manager, - stated that the packet illustrates the design, showed the zoning map, where the site is located and hope to consolidate the Zoning with having the event park downtown. Over 61,000 sq feet. Requesting that all be consolidated to CR Conservation and Recreation Zone, general elements include SE side the pavilion space, maximize full event park, allow for events and facilities. NE side has small restroom and support building, adjacent bike parking, for those along Prairie Path. North end includes landscape buffer, Forest Ave on west side will have park like area with picnic benches for people to sit and eat. Spill over space to that area. Along Duane St. will have retaining structures to accomplish grading needs to create flat area to facilitate ice rink, we need retaining structures to hold land back and create flat surface.

Variance requests are for restroom structure side yard, the pavilion structure side yard, retaining wall structure, restroom structure of rear yard setbacks and asking for a parking variance. Images shown of what we are excited to bring to community. The retaining wall structures will provide buffering, park feeling, sense of enclosure.

In coordination with the Village, we identified the east side as the rear yard, we are asking for side yard variation request for the restroom within the side yard setback of 12 feet and 5 inches from the property line. From the side yard we have a requested a variance for the pavilion structure within the side yard, being 10 feet and 6 Inches from property line, a rear yard variance for the retaining wall; and a variance for the Restroom structure on rear yard setback 27 feet from the property line.

Ms. Johnson then showed the site plan, landscape plan and lighting plan to be considered by the Plan Commission.

Questions from the Commission:

Chairperson Loftus- The ice-rink is stated as a maximum 60feett by 120 feet, is that a yes or maybe?

Claire Johnson, Project Manager - That is a yes

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - stated that is the maximum size, but the larger the ice rink, the more chillers you need. We will need to strike a balance with the cost.

Chairperson Loftus- What I know of indoor ice rinks is that they have concrete underneath the ice rink with chillers. Will this be permanent? Operating hours?

Mr. Troia – Yes, there a few ways that you can accomplish that, there was a similar installation at Cantigny this winter, they did a temporary pop up, we would have a couple of chillers in landscape area with coils on top of the grass, this would be a kit. Not a permanent installation with additional temporary lighting. Washrooms will be open when the ice rink is open. We built in flexibility to how this space operates in addition to the building. In the packet, we did outline some winter activities, but we would hope to start in November through Valentines Day. This will be visible from train, to see this landmark of Glen Ellyn lit up at night.

Commissioner Arango- Do you anticipate Skate rental along with ice rink?

Mr. Troia - Yes, but we have not looked into how to accomplish that, as a Park District or working with another vendor.

Commissioner Brown- The proposed park is beautiful, and will be wonderful in town. What is the feasibility of re-using/salvaging any of the brick from the US Bank site for the proposed buildings?

Mr. Troia - We can explore more as we get into the project, there is a lot of challenges with reusing brick but we will certainly explore that, as we respect the past and value reuseable material.

Commissioner Brown- Will you have diaper changing stations in the restrooms?

Claire Johnson, Project Manager - Yes, the two restrooms will facilitate for diaper changing and ADA feasibility.

Commissioner Arango- With regard to the auxiliary building and restrooms; in anticipation of over 1,000 people, will 2 restrooms be enough?

Mr. Troia- As we scale up events, we will bring in portable restrooms. We have a number of different areas in the site that that accommodate that need.

Commissioner Arango- If Forest Ave. is not closed; will you have adequate space to bring that in?

Mr. Troia – Yes, a lot of the path ways are around 10ft wide, we have a purposely designed the park to have flexibility built in.

Chairperson Loftus-Thought of renting the facility out for private rentals?

Mr. Troia – We have not thought about that yet, right now we are focused on events, the majority of time, the park will be a public open space, open to all and free to public.

Commissioner Cooper- Long concrete surfaces like retaining walls, can be an invitation to skate boarders- have you considered that?

Claire Johnson, Project Manager- Skateboard deterrents both for maintenance and safety, design methods to deter have been included.

Chairperson Loftus- Has any anti-graffiti coating been considered in case it gets tagged; it is easy to clean? Does this facility have same capabilities because it is in the middle of town?

Claire Johnson, Project Manager- On any of our hard surfaces we will explore those types of coating/ finishes that will help with our maintenance and cleaning.

Commissioner Arango- Will lighting will be 24/7?

Claire Johnson, Project Manager - Some of the lighting will be 24/7, it would be the safety lighting left on.

Chairperson Loftus- Is bike parking included?

Claire Johnson, Project Manager - Yes, we opted to locate it near the restroom facility near the Prairie Path. The maintenance and air pump station will be located there and that service will be ongoing here.

Chairperson Loftus- What will happen to the existing statue on the Northeast Corner?

Mr. Troia - We will work with Rotary Club to relocate the statue and gazebo.

Written Comment:

Mr. Harper reported that Glenbard High School District 87 emailed in support of the application.

Public Comment:

Sworn in Mary Crickmore – I have greatly enjoyed the improvements to Downtown Glenn Ellyn, I love eating and shopping there, it gets better and better. I am happy to put up with the road construction we have had over the last few years. I am glad with the parking garage because I am never stressed out about where I am going to park when I go to eat at one of the restaurants. But we can make it even better by having the downtown park with some greenspace and some trees. What I envision is I'll go to Einstein bagels or Blackberry Market and I'll get my drink and my pastry or my bagel and I'll go and sit under a tree which and enjoy eating it outdoors which is currently not possible in downtown Glen Ellyn. So, I urge you to support the re-zoning of the downtown park.

Sworn In Lee Marks- We are thrilled about the park; we have lived here since 1965 and when we first moved here, people were saying that they wanted a Town Square or Event Center in Glen Ellyn, and we are finally going to get one. I sent a letter to the Board congratulating them on deciding to do this and copied to Park District. I think it's going to be wonderful. My wife and I took over the Lake Ellyn ice skating races in 2000. The tradition of skating goes back for years in Glen Ellyn. We are concerned about the size of the rink; we want to make this rink large enough to have little kids be able to skate. Put extra space for a rink and it would be wonderful. We are very enthusiastic and supportive. Looking forward to having a rink. I wanted to ask Park District if you have you been shopping other outdoor rinks to see pros and cons?

Mr. Troia – We have certainly been visiting other rinks and shopping different manufactures.

Chairperson Loftus- What is considered a novice rink size? Is 60'x120' amendable to running races?

Resident Lee Marks- What is space availability? If decent size rink, we can pull off a novice racing.

Mr. Troia - we agree and look forward to programming events like that.

Commissioner Arango- How do your numbers compare to what Cantigny did with their rink, size wise?

Mr. Troia – Size wise, I believe that theirs was 66'x48', a little bit smaller than our max size.

Sworn In Lydia Mangiardi – This is a wonderful thing; we need a little lightening up and celebration. We live right on Duane Street. My question is regarding the noise, and all the traffic, are there any concessions, noise reductions built in place?

Planning Manager Harper- We do have a decimal limit that is in our code right now for noise. Regarding special event permit, this will be part of evaluation during the permit process. There will be evaluation of ending times making sure events do not go too late into the night.

Lydia Mangiardi- I have Concerns with parking and keeping Duane Street open, seems problematic with children walking slowly, cars can be impatient. Will that be refined? Other than that, I think it's a wonderful thing.

Planning Manager Harper - That will be part of traffic management measures put into place by the police department

Sworn in Ron Aubrey- I served on the Glen Ellyn Park District Board for 9 years, when I come to this meeting and I see the Village and Park District working together, it brings me an immense amount of joy because as a resident we appreciate that spirit of cooperation where they come in and lend each their talents and bring it together to create something like this for all of our benefit. I am very grateful to Mark and Nate.

Motion was made by Commissioner Arango to close the public hearing; seconded by Commissioner Dawson

Commissioner Discussion

Chairperson Loftus stated that all requested variations, special uses, rezoning will be included in one vote.

Commissioner Kreuzer- I think that the Village answered all of our questions well and I have faith that Village management will do its best to ensure that all of the events are safe. I do remember sometime in the past there was some consideration in which direction the band shell should face, and if I remember correctly, it is now where it is because of concerns with noise and noise would be directed away from residences, so I understand that the Park District has done its best to address the noise. I think that the variations are necessary to the project, no concerns.

Commissioner Dawson- This is an excellent submission, and well thought out. The amount of stake holders and people that have been listened to in this process, I would like to acknowledge that including expertise from College of DuPage and I am in full support for zoning and all of the variances.

Motion was made by Commissioner Kreuzer to approve all variations as presented seconded by Commissioner Cooper; the motion passed by a roll call vote with all commissioners present voting "Yes".

Motion was made by Commissioner Cooper to adopt the findings of fact. Seconded by Commissioner Dawson. The motion based by a roll call vote with all commissioners present voting "Yes".

2. Public Hearing- 800 St. Charles Rd., Ackerman Park Community Gardens, Zoning Map Amendment, Special Use Permit and Zoning Variation.

Motion to open Public Hearing by Commissioner Dawson, second by Commissioner Brown.

Sworn in Planning Manager Harper - Park District has submitted an application for Community gardens, a gazebo, a storage shed, and a portable restroom in Ackerman Park located at the southwest portion of the park, east of Lennox Road. The application includes a map amendment request to rezone portions of the property from R2 Single Family Residential to CR Conservation Recreation. The special use permit request includes the construction of 400 square foot gazebo, a seven (7) space parking lot, a storage building, and seventy-four (74) garden plots operated and managed by

Park District. The variation is to allow for a proposed gazebo of 400 sq feet, to exceed the maximum allowed area of 250 square feet.

The gardens will have an accessory structure building, which is a wooden shed to store tools and equipment. The proposed portable restroom is located next to shed. The proposed park area also includes an outdoor seating area for school district programming, integrated with the Ackerman Park trail system.

Questions:

Commissioner Dawson- Why wouldn't I grant this variance for such a facility based the interpretation of the zoning code?

Planning Manager Harper – Village staff have to use the code as it is written, and we have considered the proposed shade structure as a gazebo which requires a 250 square foot maximum area. The Planning commission would have to consider a rewrite of the code.

Commissioner Cooper- Village staff states that the American Planning Association's parking standards guide suggests a minimum of 4 parking spots, but there are 74 garden plots, on weekends there will be a lot of traffic during summer, to accommodate the demand. Do you foresee parking on portions Lennox, how do we accommodate that?

Planning Manager Harper -For the Village of Glen Ellyn, we don't have a required minimum of parking for this type of project. We used the American Planning Association as a reference, and parking could be accommodated on east side of Lennox Road. In terms of demand, it will peak up in the spring, summer and weekends.

Commissioner Cooper- My concern when looking at this, is that I anticipate that traffic will peak during planting and pruning season, how will cars turn around on Lennox? How will we keep people off the Williams's driveways? Is there any other way to turn around on Lennox?

Planning Manager Harper - Hopefully the traffic would not cause too many issues, they can use the parking lot as a turnaround space. The Park District can provide guidance on parking.

Chairperson Loftus- A written comment that was shared with us earlier is in favor of the gardens from Glenbard West High School staff. If they bring students over to this, they will bring over on a bus.

Planning Manager Harper - They would have to coordinate with Park District and park in the Ackerman fitness center parking lot.

Chairperson Loftus- Could there be two (2) parking lots? One on north end and one on south side? Our biggest concern is parking and lack of it. Maneuverability in plan is presented that needs to be revisited and parking and access problems on Lennox Road.

Commissioner Arango- Has there been any discussion or conversation about not having as many plots to accommodate parking?

Planning Manager Harper – The off-street parking was a suggestion by Village Staff and the Park District proposed adding 7 parking spaces.

Chairman Loftus- There is no current code to address this, first application of this type of environment. Maybe we need to take a look at code revisions to include this in the future. Due to no code requirements, we cannot judge but are trying from a practical standpoint. We can't enforce a law that does not exist.

Commissioner Brown- Are there plans to extend a sidewalk that is currently on North side of St. Charles to reach the plots?

Planning Manager Harper – This was not included as sidewalks are installed through either through a capital improvement plan or a subdivision. This was not required for this application.

Seeing no further questions for Village Staff, Chairperson Loftus asked the petitioner to make their presentation.

Sworn In, Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District – The Park District Master Plan that was adapted and shown to public and commissioners. The garden park project and the pickleball project are all part of one grant improvement project we are working on; I want to point out connectivity from Ackerman Parking

Lot to this space, that will alleviate traffic concerns. We are also looking to improve the existing trail system. We are trying to respond to the community need, this also serves as outdoor education for the Park District. We have a pavilion to host children, and other people. We don't see a lot of traffic from gardeners, the proposed small parking lot will likely address that. We want to maximize the number of plots to meet the demand (waitlist) but we can scale that down.

There are a few raised garden plots accessible by wheelchair, all planting in this area is interpretive, native, to beautify the whole area. Restroom for gardeners and for outdoor education. Storage shed is for park staff and materials for outdoor classes.

The pavilion is the exact same one that was presented a few weeks ago when pickle ball courts were discussed and approved.

Chairperson Loftus- Is there water?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- We have purchased this home to the west that has a well and long term, we will access that home to provide water. In the interim, we will bring in a water tank.

Commissioner Cooper- Were there existing wells on the plots that we are considering changing the zoning on?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- Yes*, I* would say so.

Commissioner Kreuzer- Nate, where specifically are you connecting to the parking lot, there is a hill, will there be stairs?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - The thought is to introduce an ADA sidewalk, gentle grade from fitness center, accessible route connecting back to Ackerman Fitness Center. If budget allows, we would like to tie in a staircase lining up with front door of Ackerman. We are alleviating a safety concern with the connectivity of the system.

Chairman Loftus- Would the park district be amendable to make changes to the parking lot?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District – Certainly, that is something that we can consider but we are trying to get this project moved forward to capture the funds as they are tied to a grant and time line.

Commissioner Kreuzer- any lighting to be on during the evening?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - No, a natural passive experience, with proximity to wetlands, considering making this organic, might not see as much traffic as you would see in traditional garden plot.

Chairperson Loftus- How far from Ackerman Fitness Center to the plots?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - I can't estimate that here.

Commissioner Kreuzer- People might want to drop off their equipment and then go park, could there be a circular cul-de-sac?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - That could be an improvement to this project, currently, Lenox Road is currently a Village Road, something to consider with that.

Chairperson Loftus- No "no parking" signs some folks will park on both sides and road gets blocked. No code that stipulates the parking situation.

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - we do want to alleviate the situation, we could add additional signs about no parking, we can also communicate with the garden club about rules of no parking.

Commissioner Cooper- There are two issues that I see, one issue of over flow parking and second issue is if there is parking on Lenox, how will cars turn around?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District-Currently, Park District owns a property on Lenox Road and can be used to turn around.

Commissioner Brown- Will parking be dedicated for garden plots as opposed to having the parking spots be open to all?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District – Yes, that is a concession that we can make, with times as well.

Planning Manager Harper - Commissioner Cooper to answer your question, about the dimension between the eastern edge of Lennox going to garden plot, it is about 28ft.

Commissioner Cooper- Is any portion of that Village owned right of way?

Planning Manager Harper - Yes some of the right of way would be beyond the scope of existing pavement.

Commissioner Arango- Parking is of most concern; a rental fee for the plots, if these people are renting and trying to get to their plots and they have to haul their equipment that might be an issue.

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District – Yes, the garden plots will have a rental fee and if we need to reduce the number of plots we could.

Commissioner Brown- The Village has plots and there is a huge parking lot, a fabulous idea but I do think you have to address Lenox Road and the parking conditions for it to be a lucrative idea for Glen Ellyn. I think it has issues.

Chairperson Loftus- If you ask me to vote on this, I would vote no as is. Would cause more problems with lack of being able to maneuver a car, potentially a bus, cars coming into a dead-end street without affecting the neighbors. Unless there is a different idea, maybe another exit, a great idea but I would vote no for it.

Written comment:

Michael Famigaly- District Administrator- The Horticulture Plant Science program is thriving at Glenbard West High School and has seen a 73% increase in enrollment in first 2 years. Providing a new and innovative program to students, user friendly outdoor laboratory for students. Classroom learning to authentic application. We look forward to partnering with the Park District.

Public Comment:

Sworn In, Mary Crickmore: I have a personal stake because I would like to apply for one of those plots. I live in Concord Point and am not allowed to garden per my HOA. I have been hopping to use a garden plot in that center. Future parking could be put at the house that the park district purchased. I am hoping that this will be approved, it will help me and others who are not currently able to garden. Those of us in the north side need something like that. Give the Park District a chance to operate this.

Sworn In, Lydia Mangiardi- Golf carts would be a very efficient way to be able to transport people without investing a huge amount of money such as those seen at Cantigny for concerts and for many events.

Sworn In, Dan Williams- A neighbor who resides in the house on Lennox Road. I think it is a great idea. Park District has always been very communicative, could possibly put parking on east side. Side walk, is about 100 feet to extend for people to get there from north side of building. In current form, the parking is not a good idea. Nice useful area for the plots but do need the parking issue to be resolved.

Commissioner Cooper- This is a question for our attorney; can we recommend that the Park District have addressed the concerns raised for parking?

Mr. Stephanides- Absolutely, maybe you will want to be more specific as to what conditions you would place on that parking.

Commissioner Kreuzer- Can I ask Mr. Williams a question? How many parking spaces do you think could be put in this area to accommodate the gardeners?

Dan Williams- You could get at least 20-30 spots, filled in east side of Lenox, plots would be 5 to 6 feet above grade of the road. You could put spaces on west side of road., with 75 plots planting season, that would be rough with traffic.

Commissioner Kreuzer: What about the Cul de Sac?

Dan Williams-That is a great idea, but depends on number of cars per day. You could have a turn around and number of ways that are feasible to fix parking situation.

Planning Manager Harper – If the Commission were to recommend what Mr. Williams is suggesting, that would be changes in right of way, that would be Village infrastructure, Village money, and would be a very expensive thing to do. Alternative solution would be to accommodate more parking spaces and add a turnaround in the proposed parking area.

Commissioner Brown- Is there room to turn around in the existing parking lot? Any landscaping to west of this parking lot?

Planning Manager Harper – There is if you have a parking spot; If you come in head in, you would have to reverse all the way out, currently a design flaw, no room to turn around space. Resodded, cars not facing street; no buffering is required on parking lot.

Chairperson Loftus- Commissioner Cooper, how would you right up a motion?

Commissioner Cooper- I am not comfortable from my expertise to vote on this. I would like to accommodate parking for twelve (12) vehicles, have a strategy to use Lenox to turn around. I think you could write a motion to pass subject to condition that it accomplish a certain number of parking spots and a turnaround area.

Commissioner Brown- I don't think we should throw out a number of parking spots, we are not experts on this, we need to get more information.

Chairperson Loftus- A good idea, I would like to be comfortable voting yes, how do we write the conditions up so that we are comfortable with some changes being made to accommodate a turnaround, that is what I am asking everybody.

Commissioner Arango- I don't know how we can come up with conditions as we don't have anything that we visually, realistically and safety wise can look at and say okay, this can be acceptable with the conditions of, and we don't have those yet, maybe needs to go back to Park District and re-configure.

Chairperson Loftus-Give me some ways to move this project along.

Mr. Troia- We hear the concerns; I would reiterate and lean on the point that we have a grant deadline. This has to be complete in September. Anything we can do to solve this in order to move forward, we can reduce garden plots, we would be open to that.

Commissioner Cooper- A fix to solution is to sign it no parking and take a front lawn and add parking.

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District - I think that is a great solution to use property that we own for overflow and turn around traffic.

Commissioner Arango- Overflow parking being on west side? There is a ditch that we have to go down and back up?

Commissioner Kreuzer- I don't think it's much of a ditch.

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- We could do grading work to make that more accessible.

Commissioner Brown- Could we table this for next meeting and still work with your timeline?

Planning Manager Harper- Next meeting is March 20,2025.

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- If that is the desire of the Plan Commission or if there are conditions that we could move on with this.

Commissioner Cooper- I am comfortable putting conditions, I don't know if that gives you enough direction. Also, we heard from interested party that they do not want a cul-de-sac, recommendation would include to not have a cul-de-sac.

Commissioner Brown- Sounds like that makes this plan more expensive for the Village

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- Yes some of these improvements would be cost prohibitive to move project forward

Commissioner Cooper- Do you need the Gazebo?

Nate Troia Director of Planning and Natural Resources, Glen Ellyn Park District- That is essential to this project.

Chairperson Loftus-Folks, do we want to table this or move forward to next meeting?

Commissioner Cooper- If we make a recommendation, with condition a that there be adequate parking and ability to turn around?

Commissioner Brown- What is better to keep this project going, to table until March 20 or add conditions?

Chairperson Loftus- Positive project, see a couple of issues that need to be solved, unfortunately there is no code to grant the variation, no code on requirement of parking.

Commissioner Arango-Signage ways to address, and see how it will be used. People go at all different times of the day. In general, I think it will work, as is.

Commissioner Dawson- Are you interested in us tabling this or moving on; are you open to a low-cost solution to the turning problem along with signage for parking?

Chairperson Loftus- Do I hear a motion to continue or motion to approve with conditions?

Commissioner Brown motioned for a continuation to March 20, 2025 meeting. Seconded by Commissioner Cooper. The motion passed by a roll call vote with Five Commissioners present voting yes and Commissioner Dawson voting no.

3. 451 Duane St.- Attached Single- Family Residential Pre-Application.

Planning Manager Harper - No public decisions tonight, the applicant will sit and listen and take in information, no back-and-forth negotiation. Discussion of single-family development proposed at 451 Duane Street.; 5892 sq. feet previously occupied as single-family home; C5B zone, proposed development would require a special use permit, comprehensive plan does encourage this area for single family use home. Recommend for the property to be consolidated with neighboring property to the east, reflect existing townhomes to the east.

Proposed site plan was shown; two (2) separate buildings on lot, building one (1) would be on North Side of lot, two (2) attached units facing north on Duane Street. Second building would be on South side of the lot facing the interior of the lot to the courtyard which will be a shared driveway; cars will be able to get in and out. Storm water run-off storage will be under courtyard, underground catchment area.

Issues with existing topography, existing water routes with how it flows, could create issues. Solution presented by applicant would include offsite drainage easements. Limiting any future development potential there. Property owner to the east is willing to cooperate. A way to make that possible, but its precarious on this development potential.

Property has limited setbacks on Duane Street and Prospect Avenue; Village staff identified concerns with visibility, reducing pedestrian and auto visibility on Prospect Avenue A School exists to the south.

Proposed elevations of property, three (3) story town home, with basements as well. Elevation looking east was shown. Court yard and court yard drive way with garage doors facing interiors.

Potential relief requirements identified/ needed were presented as follows:

- Front Yard required set back of 20ft, request is 8ft
- Corner Side required is 30ft, requested 6inches
- Rear Yard required 30ft, requested 5ft

- Side Yard set-back -10% of lot width 4ft 8inches
- Maximum Floor Area Ratio-0.4 required, request is a 1.9
- Landscape buffer 10ft, requests 6in set back

Design shown again, a unique design not seen in Village, envisioned as attached single family, lot size constraints hamper ability of this lot, requires creative storm water management to make this happen.

Commissioner Kreuzer- How is this consistent or inconsistent with current townhomes to the east?

Planning Manager Harper-Townhomes to east are consistent to a PUD, some side yard set-back deviations, not as impactful of variation requests

Commissioner Kreuzer- those are four (4) homes?

Planning Manager Harper -Yes, four (4) homes, attached, divided down a demising wall of attached townhomes.

Commissioner Brown- The property at 454 Duane came before Plan Commission a few years looking to market as single-family home but was zoned for a business What is the status for that?

Planning Manager Harper-I don't have an update on that, I do know that if you want to construct a new single-family home, a special use permit is required in this zoning district.

Commissioner Brown- Great to have different types of housing, is this something that the village needs to consider different zoning for, for different types of housing before it comes to us?

Planning Manager Harper-We can talk about that when we get to zoning code re-write; but not for something like this right now that would be for long term.

Commissioner Brown - Do we have any type of Zoning for this type of housing yet?

Planning Manager Harper -No type of zoning code for Townhouses, we don't really have a zoning district that allow for this type of mixing of different attached, detached multifamily, we do have in the C5A, C5B district but require special use permits.

Commissioner Dawson- We have seen a lot of re-zoning requests, why are we not looking at re-zoning here, do you have any renderings? You reference a comprehensive plan, houses should be and reflect and be sized similarly to the houses further to the east, this idea is almost five (5) times greater than those buildings to the east. Do you think this is consistent with the comprehensive plan?

Planning Manager Harper – We have no color renderings, we have residential PUD requirements, there is likely inconsistencies within our zoning code compared to what the recommendations of the comprehensive plan are. In terms of how PUD is written in our code, PUD requirements in our zoning code were written earlier, comprehensive drafted and adopted in 2023 and thus there may be conflict.

Commissioner Dawson- PUD of close to or have potential variation of houses to the east, this proposal would look radically different to the east. I'm concerned about the consistency of the appearance.

Chairperson Loftus- Ground to top of roof is 33feet; what is actual height of this building?

Commissioner Cooper- 44feet is total height, listed on slide 7.

Commissioner Cooper- We are going to as a community have to get more comfortable as having higher density as we are progressing beyond that; height would trouble neighbors but I think that we as a community should be prepared to increase the density. To create more housing, I like bringing in additional design. As I understand how the code is written now, I am not sure that I could jump through all the hoops to be able to meet variances required.

Planning Manager Harper - As part of preapplication process are there any general comments and suggestions to provide to applicant?

Chairperson Loftus- would like to hear from petitioner first.

Sworn In, Petitioner John Messina, I bought on Thanksgiving, bought it to develop something, I like building nice stuff. I am not set in anything but we do want to develop it. I want something to look good and move forward.

Commissioner Cooper- I am concerned about storm water, that corner is dreadful when it comes to storm water and I think any solution that is short of fully addressing the problem will be one that does not get by us.

Petitioner John Messina - I have a lot of experience with storm water, water runs from east to west; we could do a trough, driveway is huge enough to create water storage for two properties on our property. That is the least of my concerns.

Planning Manager Harper - It is a possible idea, but we don't know the numbers look like and so we know it's a possible idea but we don't know the numbers.

Petitioner John Messina- I don't have the number but I comfortable that we could address it.

Chairperson Loftus- Single family home, what is maximus height allowed?

Planning Manager Harper - It would be 35 feet.

Commissioner Kreuzer- My primary concern is the consistency with front setbacks on the street that that they have to be the same, but your plan currently has no setbacks.

Petitioner John Messina- We do have setbacks, building height, apartment building across the street is higher, I will not be the highest building on block.

Commissioner Dawson- Is the building facing Duane Street., roughly in line with the structure next door?

Petitioner John Messina- Yes, it is in line, no garage doors with my design, it is private and elegant design.

Commissioner Kreuzer- Something similar in a colorful perspective, where we could see. We don't have the benefit of seeing landscaping, etc.

Petitioner John Messina - We could bring in a rendering.

Planning Manager Harper-Maximum building height is 45 feet in district, you can go up to 55 feet anything beyond 45 feet has to be 15 feet set back.

Commissioner Kreuzer- The house next door, what is its elevation?

Planning Manager Harper -Majority of what is proposed is 35 feet.

Chairperson Loftus- Individual rooftop access per unit; back unit, does that have rooftop access?

Commissioner Brown- Would the cost be around 950k per unit?

Petitioner- The rooftop add value but we don't have to do it. These would be luxury townhomes priced at 1.1million.

Chairperson Loftus- Two (2) units, get rid of the back unit.

Commissioner Kreuzer- Could you build a townhome further east that is similar to this one (shown on computer)?

Chairperson Loftus- Take 4th floor off unit, move it east slightly. Add green space on Prospect side.

Commissioner Dawson- I like the 4th floor, it is unique in lot size, doing a lot with a little here. The norm is changing in housing.

Commissioner Brown- Where would the garbage be?

Petitioner John Messina- Front corner, doing a fenced in area or moved to the back, this is preliminary idea.

Chairperson Loftus- Is there a community garbage requirement?

Planning Manager Harper – No, everyone will have to take their own garbage out, everyone would be responsible for their garbage.

Commissioner Brown- You might want to think about some tall trees or something to add something to provide a buffer.

Petitioner John Messina- Yes, I am not opposed to doing that or even add a wall.

F. Chairperson's Report

Chairman Loftus had nothing to add.

G. Trustee Liaison Report

Trustee gave her report to the Commission as follows:

1. Past Monday evening, the 24th, the Board did approve Full Circle development off Roosevelt Rd., moving forward did go through Architectural Appearance and were unanimous approval in support of renderings.
2. Reviewed at Feb 10th - pickleball courts were approved unanimously.
3. Reviewed at Feb. 10th- Signage for the food pantry, board did not approve the signage on the front of the house, only the back of the house along with canopy. Food pantry will come back with a proposal with a yard sign. Will be coming back to you, the part with sign on the yard.

I want to say that the Board will be happy to hear about the decision regarding the downtown park; we are very enthused, thank you for supporting that. At our last Monday's meeting, we formally approved permitting fees, will go into effect in April 2025. Village will have a robust campaign to notify community. We have a new software system that will track permits and when they need to be renewed and when permit is expired. Permitting fees will be reviewed on an annual basis.

Commissioner Brown- I have heard rumors that they are raising permit fees to offset grocery tax?

Grocery tax is separate, State of Illinois has done away with grocery sales tax, leaving it up to each community. Board is looking into that and we have the ability to have a local grocery tax but the permitting fees are completely independent of that.

H. Staff Report

Planning Manager Daniel- discussed the following items:

- Glenbard West coming in for Pre-application for NW addition of main campus- want to build an expansion and build an addition to the wing to the school there. Pre-application to discuss addition.
- Glen Ellyn Historical Society coming in for the variation to keep accessory structure in Lui of the primary structure.
- Subdivision plat for property that entered into an annexation village. Need to be approved by Plan Commission and Village Board. Still working through minor engineering items.

I. Adjourn- 11:10pm

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

Meeting 3/20/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2025-233)

DOC ID: 2025-233

Public Hearing Contiunation - 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:
UPDATE FROM CONTINUATION: This item was brought before the Plan Commission in a public hearing at the February 27, 2025, Plan Commission meeting. The Plan Commission expressed concerns regarding the number of parking spaces proposed to be provided and traffic circulation concerns and voted to continue the public hearing to the March 20th, 2025 meeting and asked the applicant to prepare an alternative plan to address parking and traffic circulation concerns.

The applicant has taken the concerns of the Commission into account and has brought a modified design to be reviewed. The proposed modified design has reduced the number of garden plots to be provided from seventy-six (76) garden plots to thirty-eight (38) garden plots. By reducing the supply of garden plots available, the Park District will be reducing the generated demand for parking on site. In order to alleviate the maneuverability concerns, the Park District has proposed to stripe the northernmost parking space to allow for a turnaround area in the parking lot. This will reduce the number of proposed parking spaces from seven (7) to six (6). The Park District has also proposed a traffic control sign to be located north of the proposed parking lot driveway entrance that will direct park traffic to use the turnaround space in the parking lot and not to proceed north to turn around on Lenox Road or the northern residential driveway. The proposed signage is attached and is identified as "Sign A".

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 six (6)-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 thirty-eight (38) 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 7,000 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 six (6)-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 concerns that would impact the proposed layout.

Budget Impact:

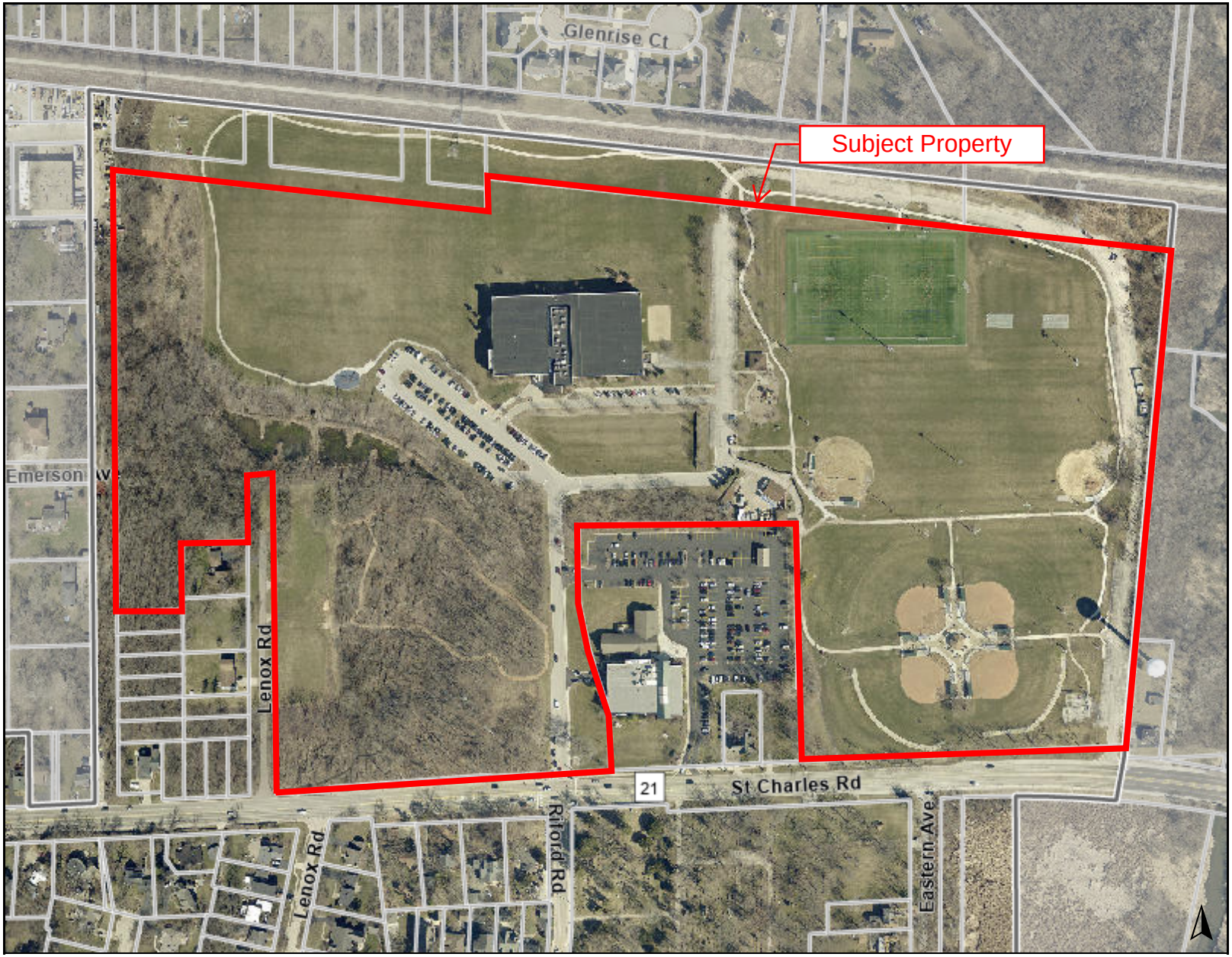
Contribution to Strategic Plan

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. Revised Garden Plan Based on Plan Commission Recomendation
4. Proposed Sign A
5. Zoning App_Lenox Road
6. Zoning Map Amendment Exhibit
7. Special Use_Lenox Rd Garden Plots
8. Special Use Exhibit A. Narrative Lenox Gardens
9. Zoning Variation Request_LenoxRoad garden plots
10. 01_permit set 20241104 ackerman garden plots
11. 01-wood fence enclosure
12. 02-tool shed

GISConsortium | 800 St. Charles Road - Aerial Map



Legend

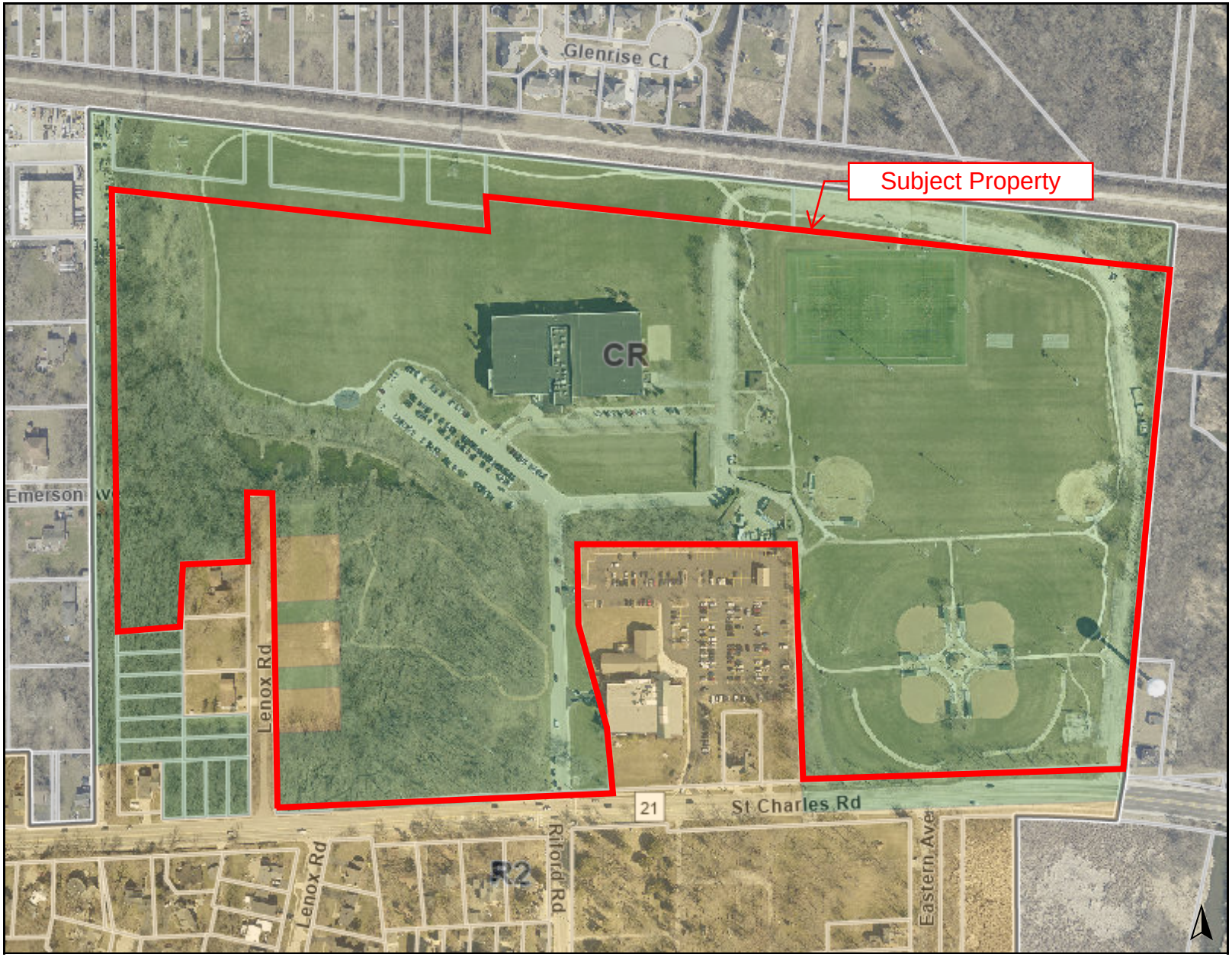
0 500 1000 ft

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.

GISConsortium | 800 St. Charles Road - Zoning Map



Legend

Zoning and Development

Zoning

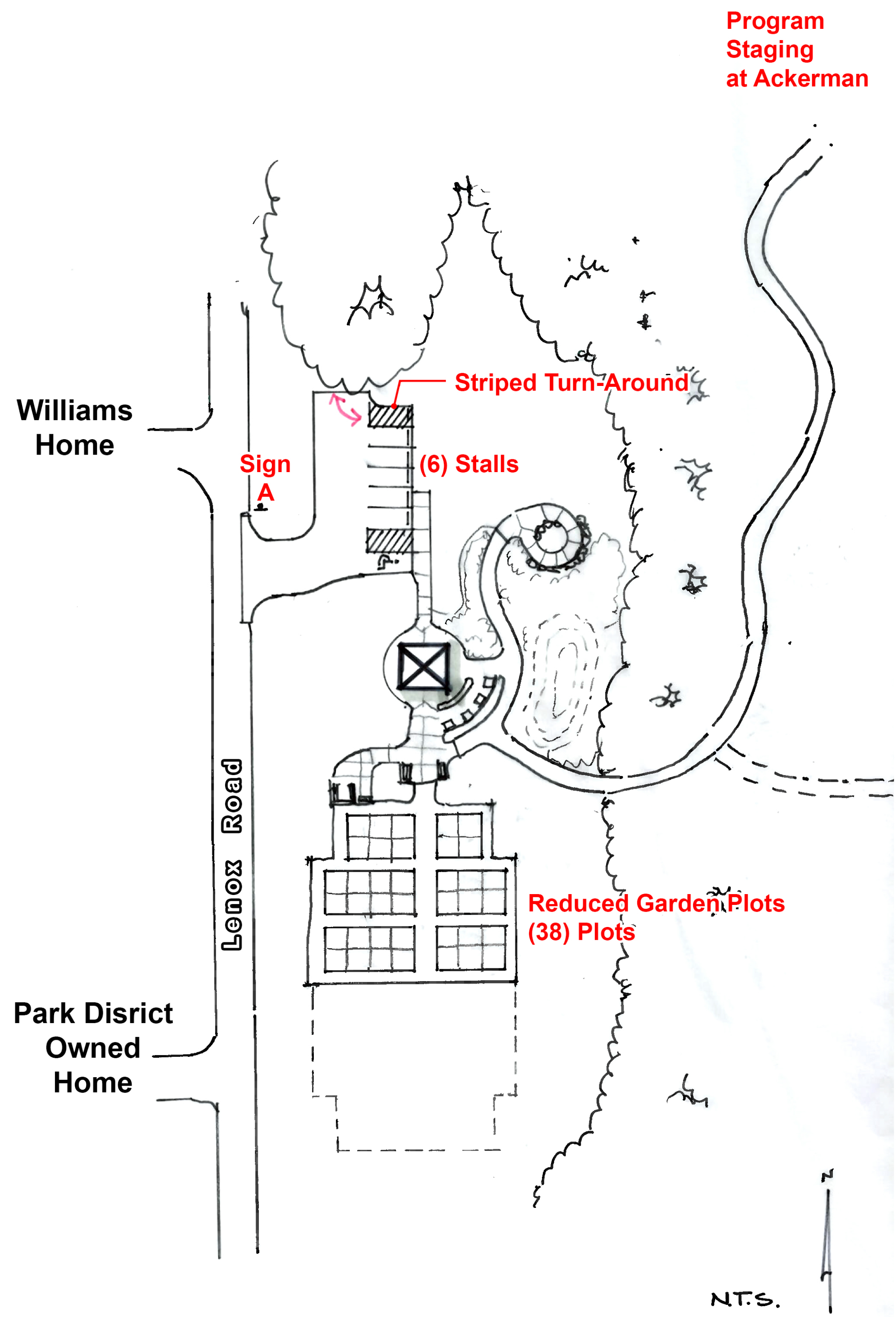
- CR: Conservation/Recreation District
- R2: Single Family Residential District

0 500 1000 ft

Print Date: 2/11/2025

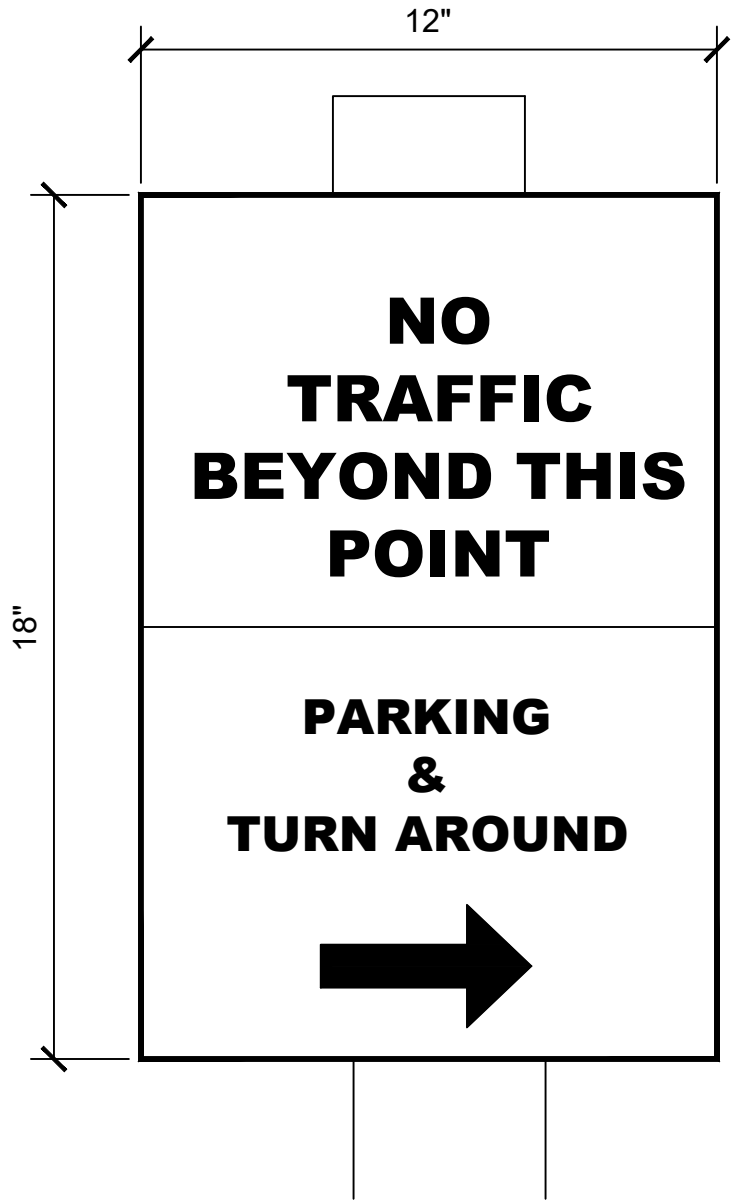
Notes

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.



Lenox Road

Park Improvements



-- SIGN 'A'

CLEAR PAGES

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

Official Seal
CATHY LYNN YOCUM
Notary Public, State of Illinois
Commission No. 824697
My Commission Expires December 14, 2027

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.

_____	Village of Glen Ellyn
Petitioner	
_____	By: _____
Owner	Community Development Director
Date: 1/15/25	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

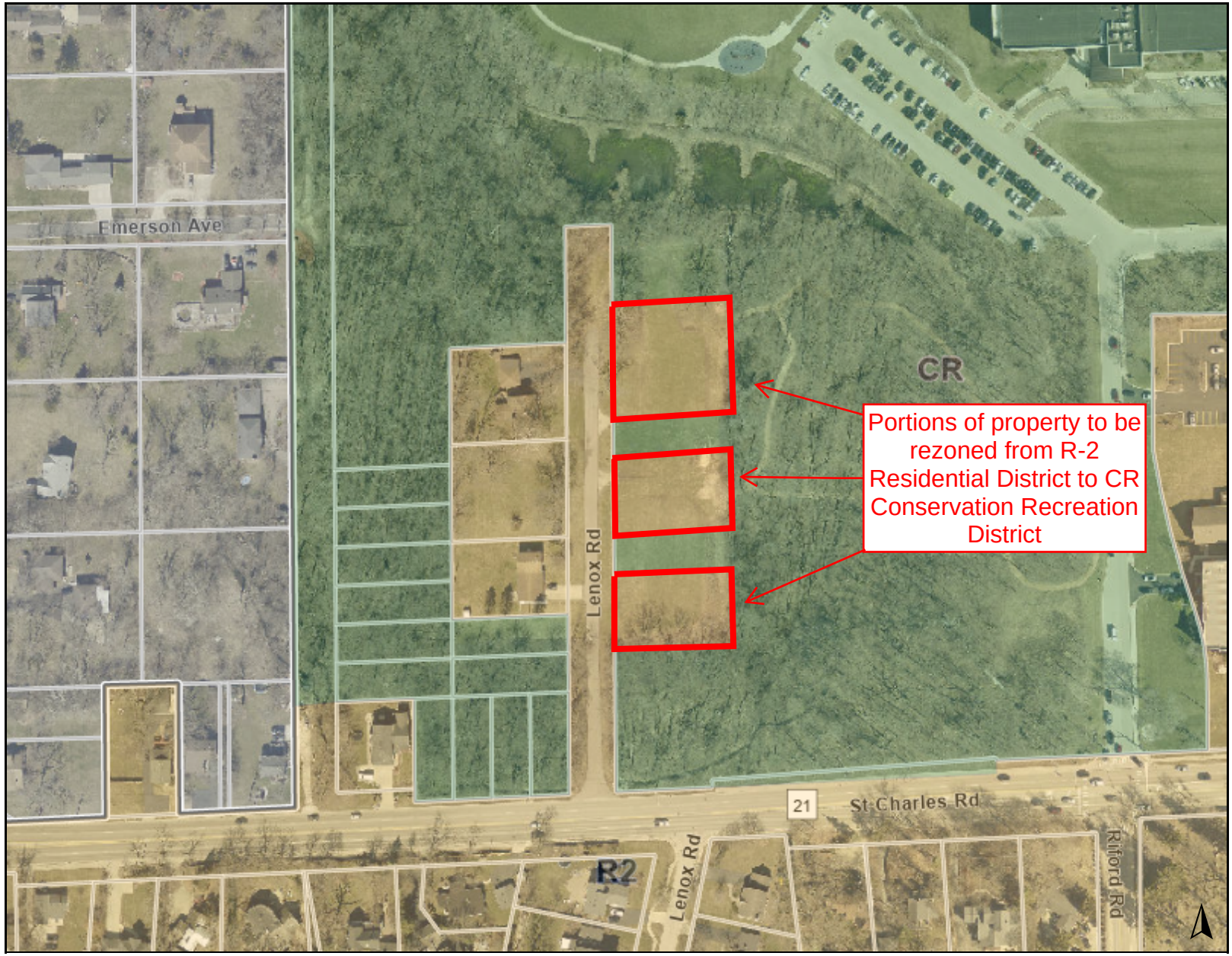
Owner's Name: GLEN ELLYN PARK DISTRICT.

Subscribed and sworn to me this 19th day of July, 2024.

Cathy Lynn Yocum
Notary Public

Official Seal
CATHY LYNN YOCUM
Notary Public, State of Illinois
Commission No. 824697
My Commission Expires December 14, 2027

GISConsortium | 800 St. Charles Road - Zoning Map Amendment



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.

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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.

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

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

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

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

11/12/24	**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 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

Official Seal
CATHY LYNN YOCUM
Notary Public, State of Illinois
Commission No. 824697
My Commission Expires December 14, 2027

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

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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 adequete 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	***Nathan Troia***	
Date	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

Official Seal
CATHY LYNN YOCUM
Notary Public, State of Illinois
Commission No. 824697
My Commission Expires December 14, 2027

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

Official Seal
CATHY LYNN YOCUM
Notary Public, State of Illinois
Commission No. 824697
My Commission Expires December 14, 2027

22 East Chicago Avenue
Suite 200A
Naperville, IL 60540
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hitchcockdesigngroup.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

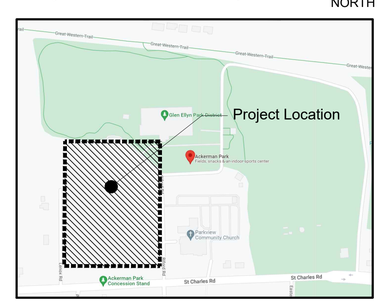
Civil Engineer
Hey and Associates, Inc.
26575 W. Commerce Drive
Suite 601
Volo, IL 60073
T 773.693.9200

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

NORTH



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L1.1 Existing Conditions Plan - North Area
L1.2 Existing Conditions Plan - West Area
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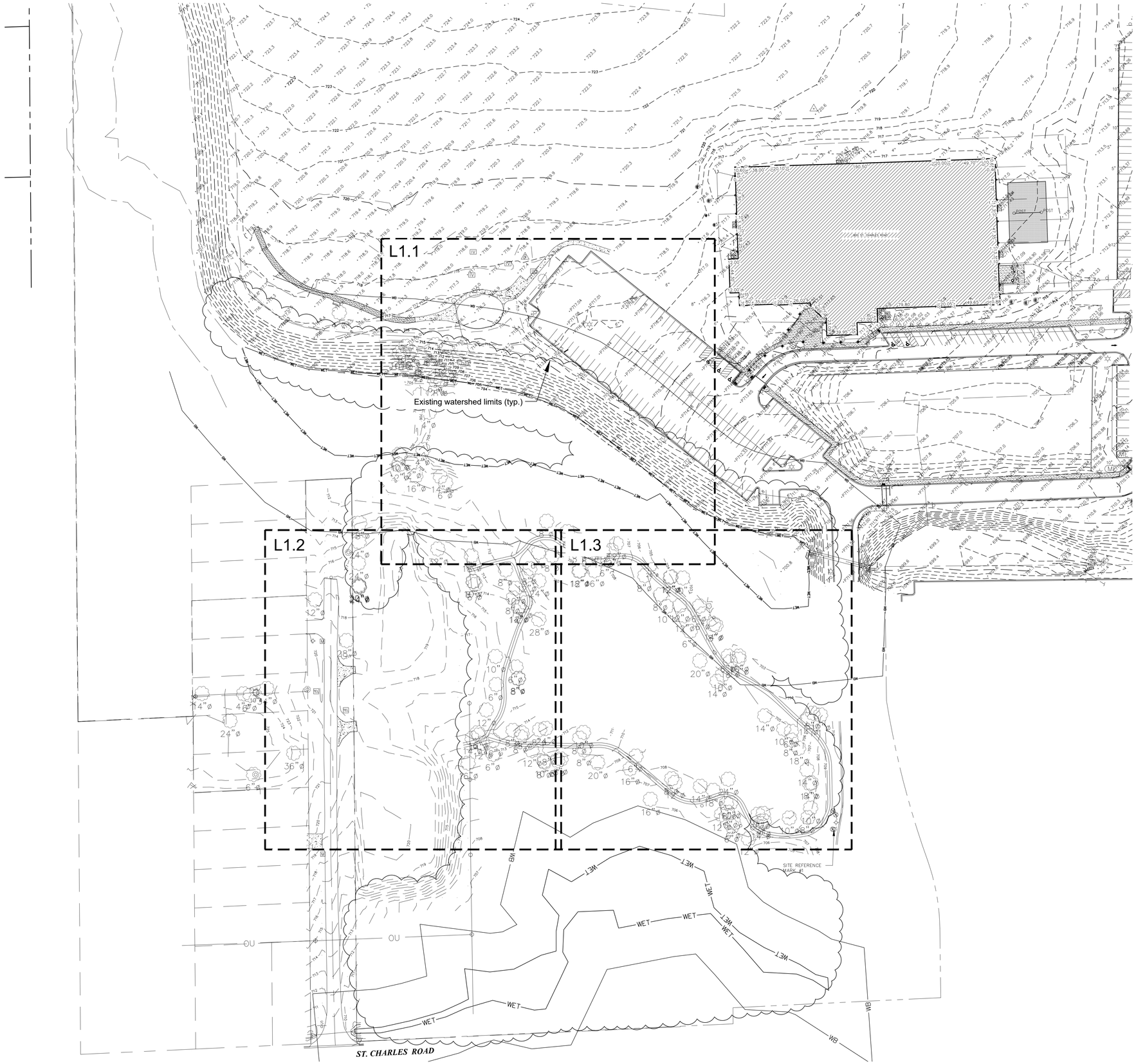
C3.2 Details

\\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



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
+ XXX.X EXISTING GRADE
STOP SIGN
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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 (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

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:

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Glen Ellyn, IL 60137

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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 DNF / MGM
DRAWN BY MDS / KRE

SHEET TITLE
Existing Conditions Plan - Overall

SCALE IN FEET
1" = 60'
0' 30' 60' 180'

NORTH

SHEET NUMBER
L1.0

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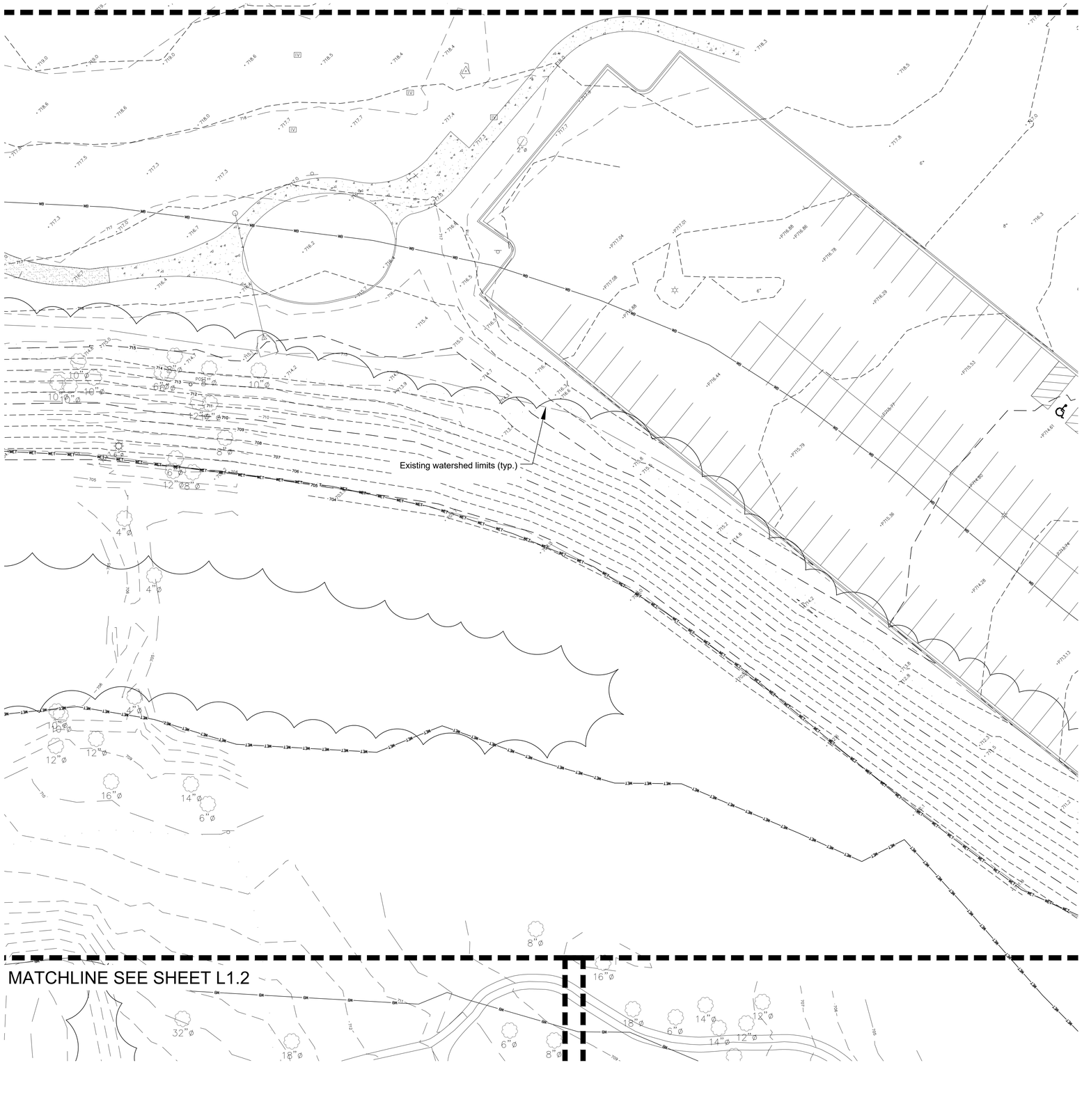

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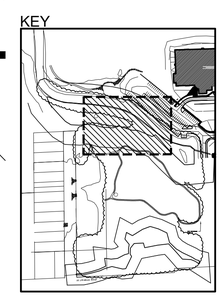

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FIRE HYDRANT BONNET BOLT WITH ARROW POINTING TOWARDS

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November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY DNF / MGM
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
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WET Wetland Limits
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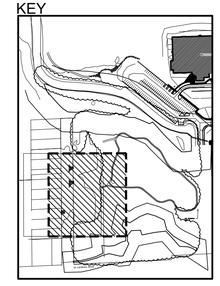
KEY



SITE REFERENCE BENCHMARK 1

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

ELEVATION = 718.10 (NAVD88)

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Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY DNF / MGM
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SHEET TITLE
Existing Conditions Plan - West Area

SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
L1.2

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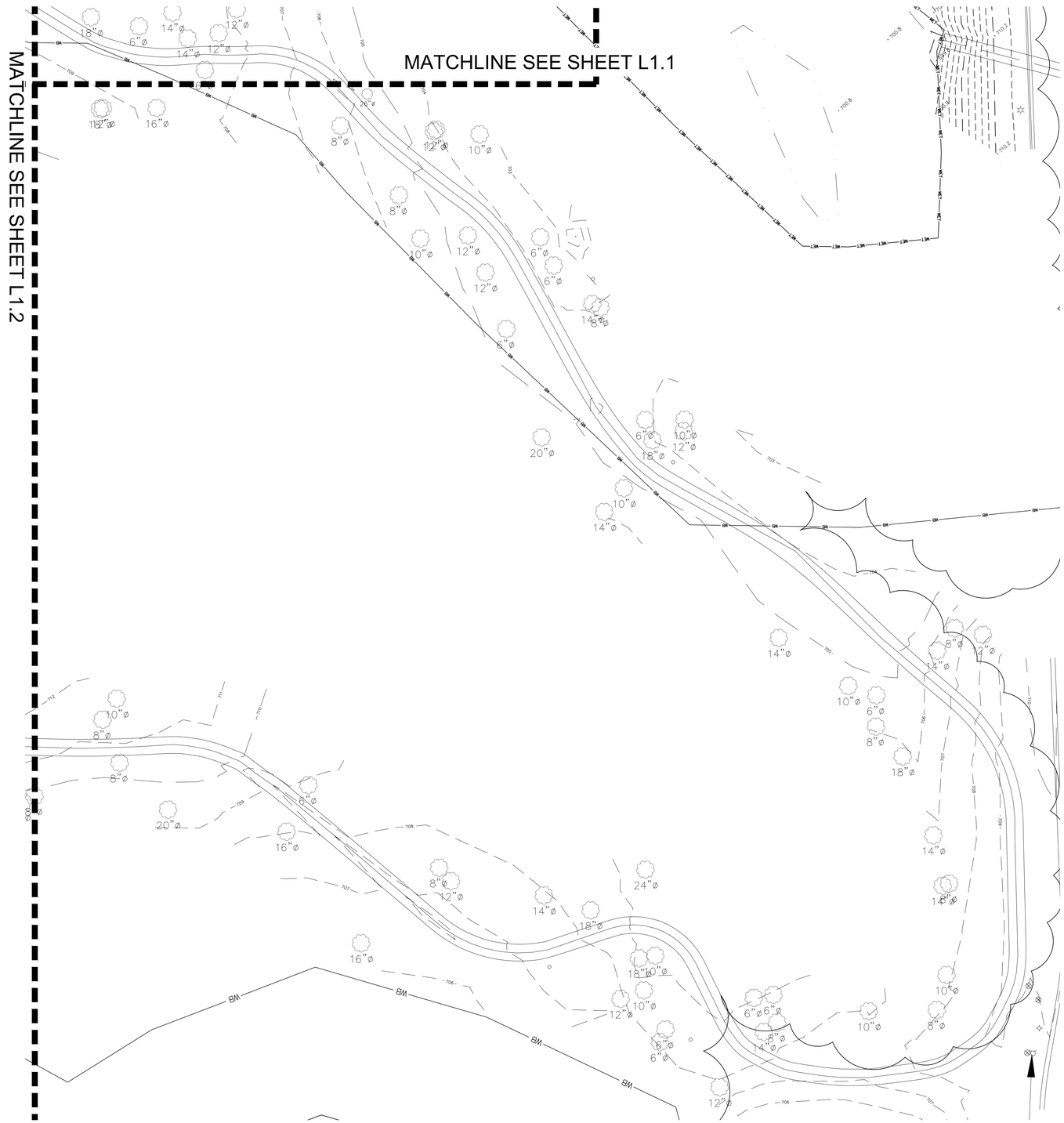

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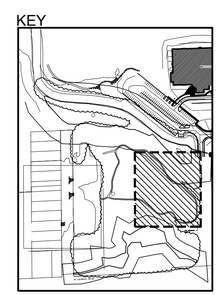
KEY



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FIRE HYDRANT BONNET BOLT WITH ARROW POINTING TOWARDS

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Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY DNF / MGM
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SHEET TITLE
Existing Conditions Plan - East Area

SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
L1.3

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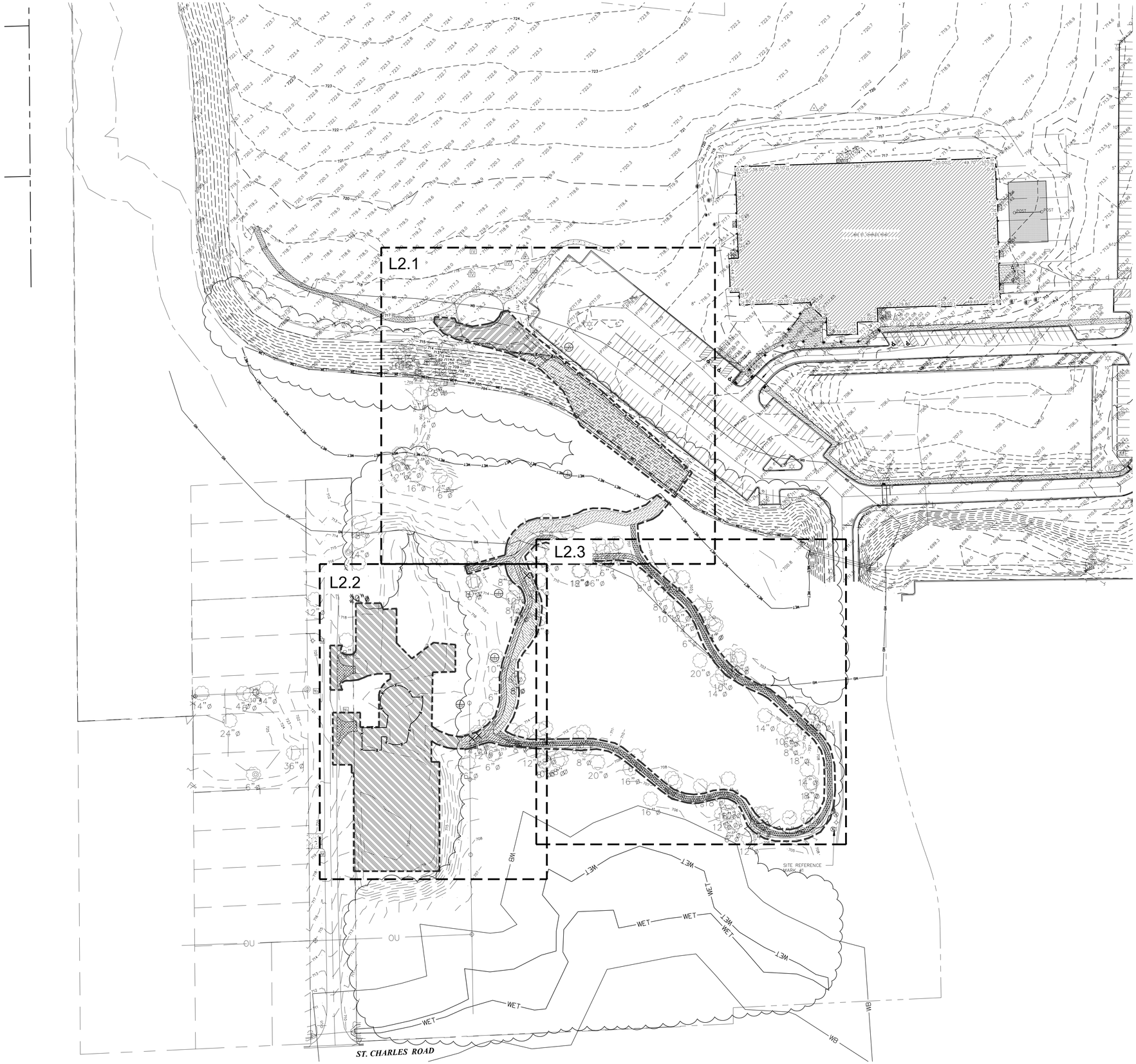

SITE PREPARATION AND REMOVALS NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. Tree stumps shall be ground to a minimum depth of 18" below existing grade or as required to properly perform the work.
6. Remove and dispose of turf where planting beds are designated. Refer to Planting Plan for limits of proposed landscape improvements.
7. Where turf or plantings are proposed in existing paved areas, remove all base material.
8. 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.
9. Items indicated for Removal shall include complete removal of above grade item and below grade appurtances (foundations, urban fill, wiring, piping, etc.) including disposal off-site following applicable codes and ordinances, unless otherwise shown on the plans.
10. 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.
11. 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.
12. Contractor responsible for maintaining existing utility services (electrical, sanitary, storm) during construction unless otherwise indicated in the Contract Documents.
13. Contractor shall coordinate all work so public sidewalk remains open throughout construction.
14. Refer to civil and electrical plans for additional utility adjustments and removals.
15. 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
- WET — Wetland Limits
- WB — Wetland Buffer Limits

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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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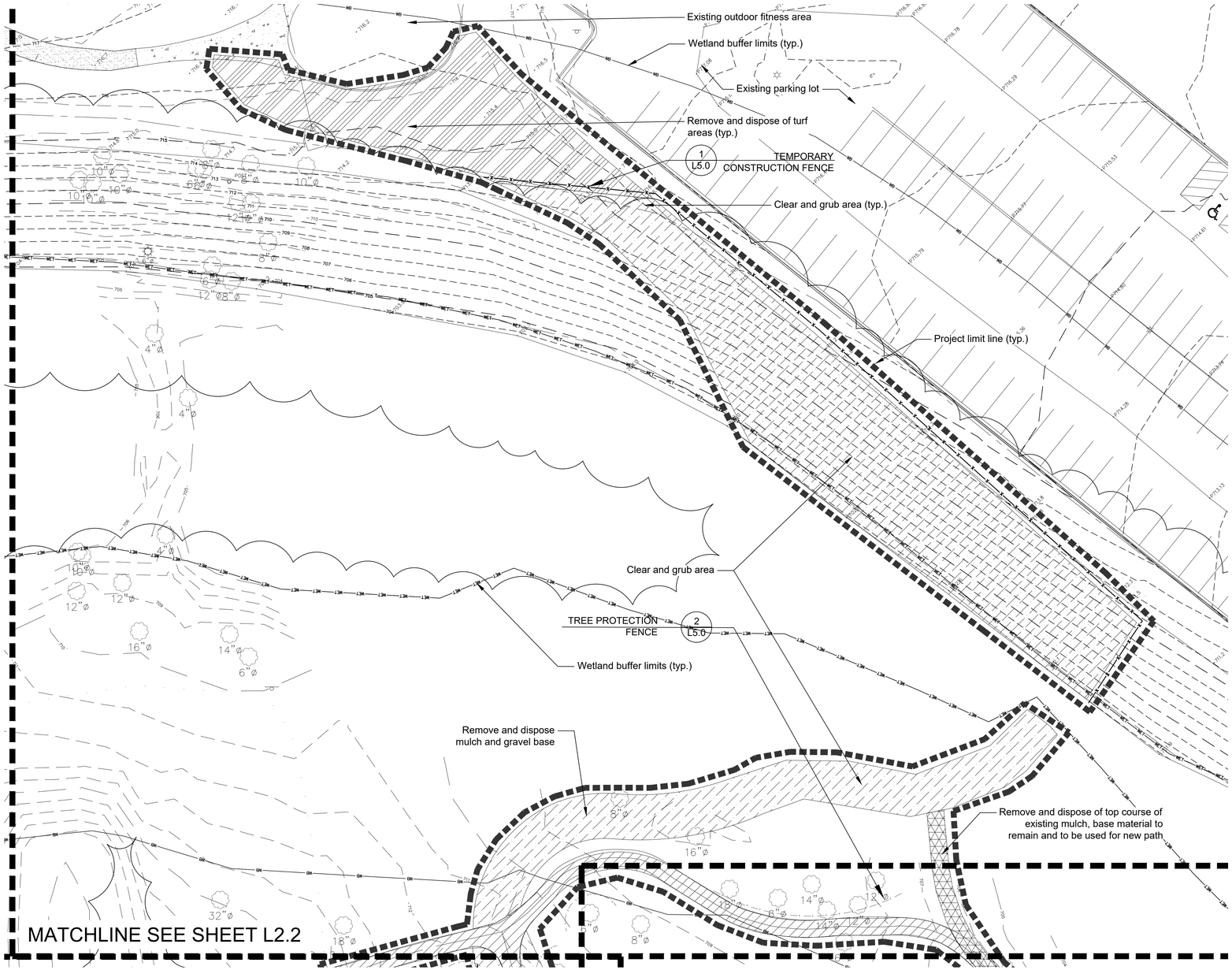

SITE PREPARATION AND REMOVALS NOTES

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10. 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.
11. 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.
12. Contractor responsible for maintaining existing utility services (electrical, sanitary, storm) during construction unless otherwise indicated in the Contract Documents.
13. Contractor shall coordinate all work so public sidewalk remains open throughout construction.
14. Refer to civil and electrical plans for additional utility adjustments and removals.
15. 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
- WET — Wetland Limits
- WB — Wetland Buffer Limits

KEY

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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
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Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY DNF / MGM
DRAWN BY MDS / KRE

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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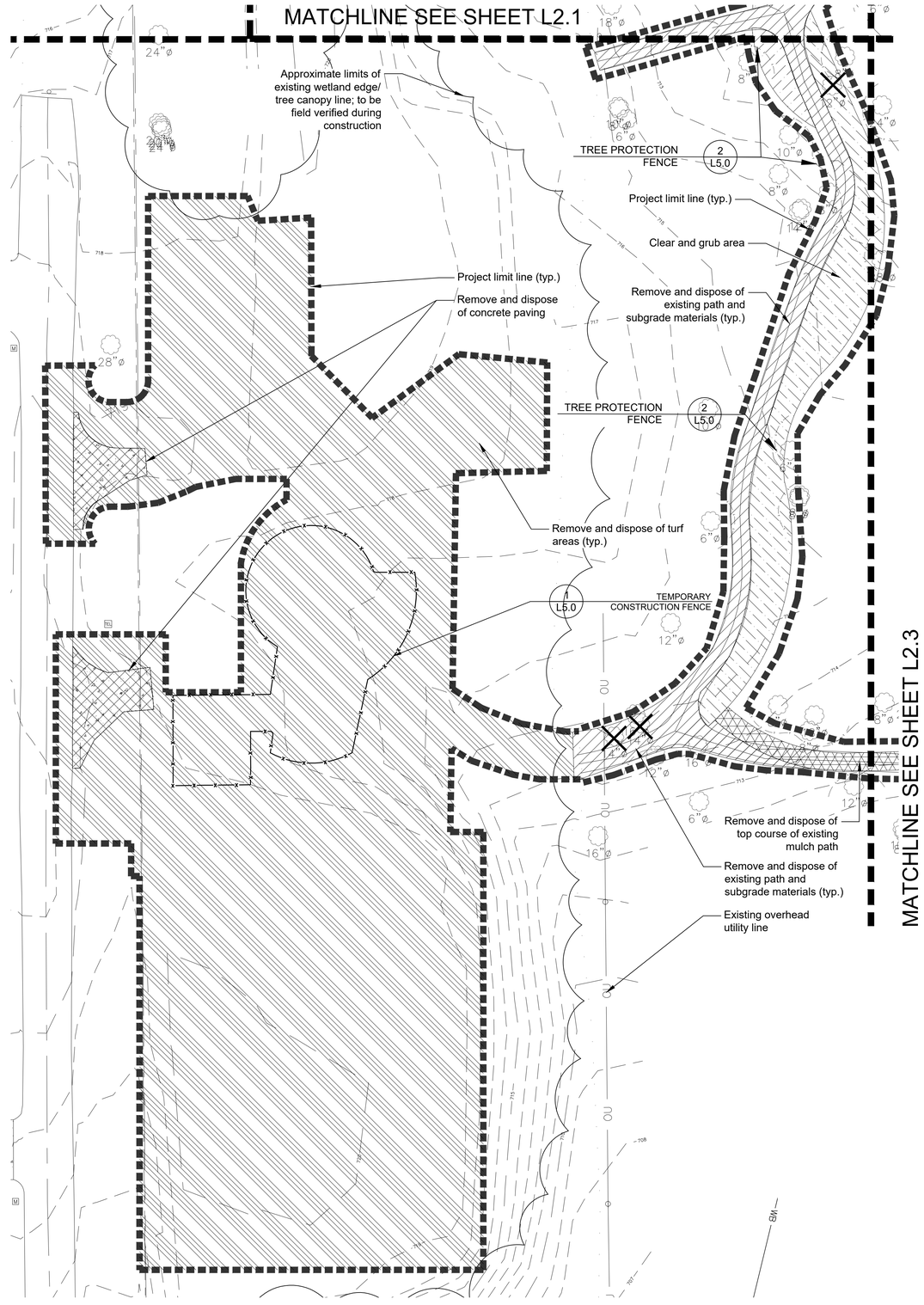

SITE PREPARATION AND REMOVALS NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. Tree stumps shall be ground to a minimum depth of 18" below existing grade or as required to properly perform the work.
6. Remove and dispose of turf where planting beds are designated. Refer to Planting Plan for limits of proposed landscape improvements.
7. Where turf or plantings are proposed in existing paved areas, remove all base material.
8. 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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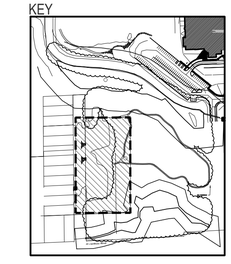

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November 4, 2024

REVISIONS

No	Date	Issue

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DRAWN BY MDS / KRE

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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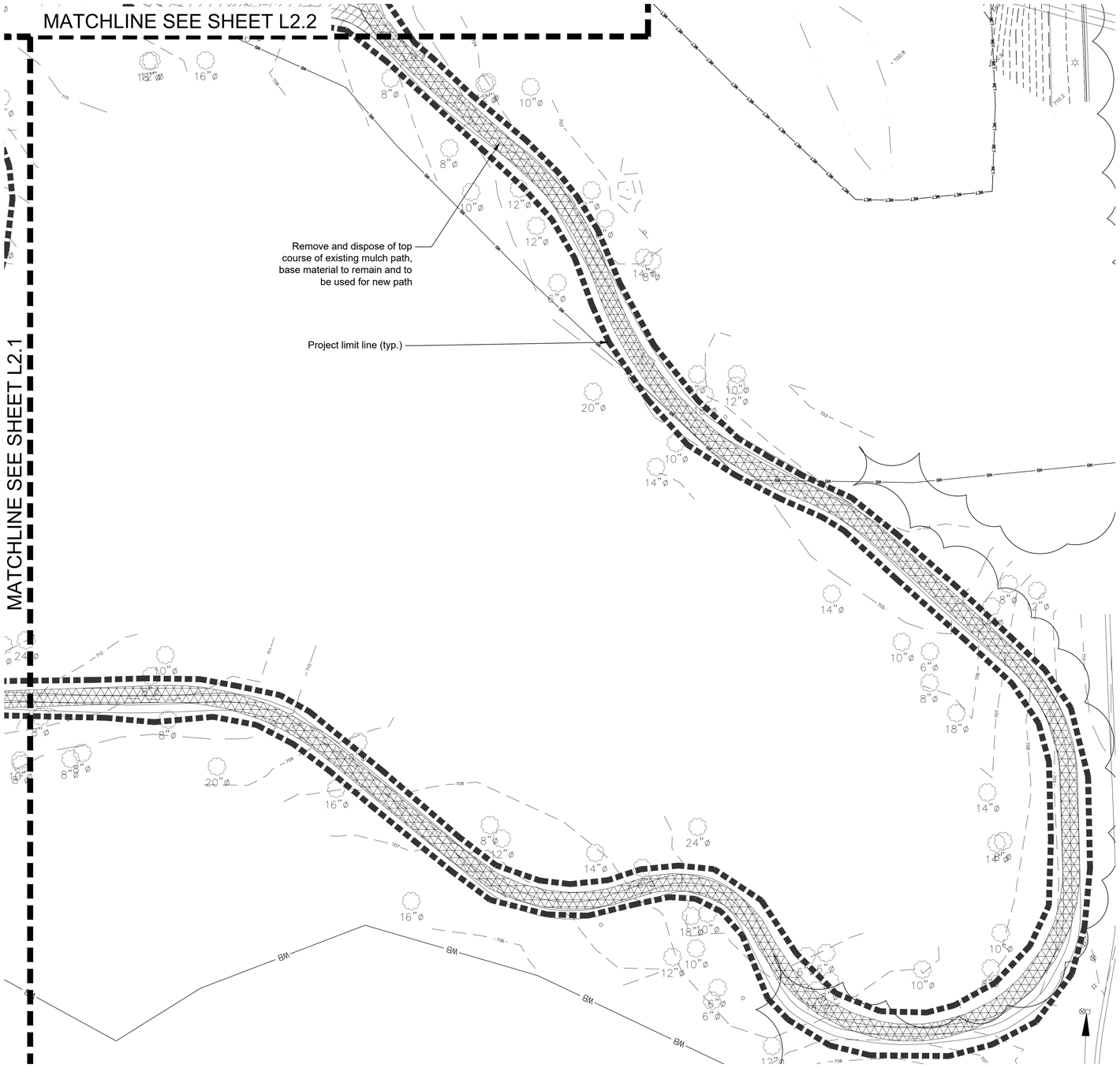

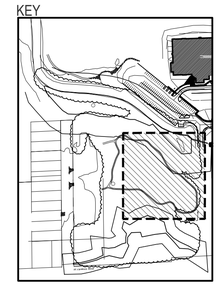

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Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY DNF / MGM
DRAWN BY MDS / KRE

SHEET TITLE
Site Preparation and Removals Plan - East Area

SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
L2.3

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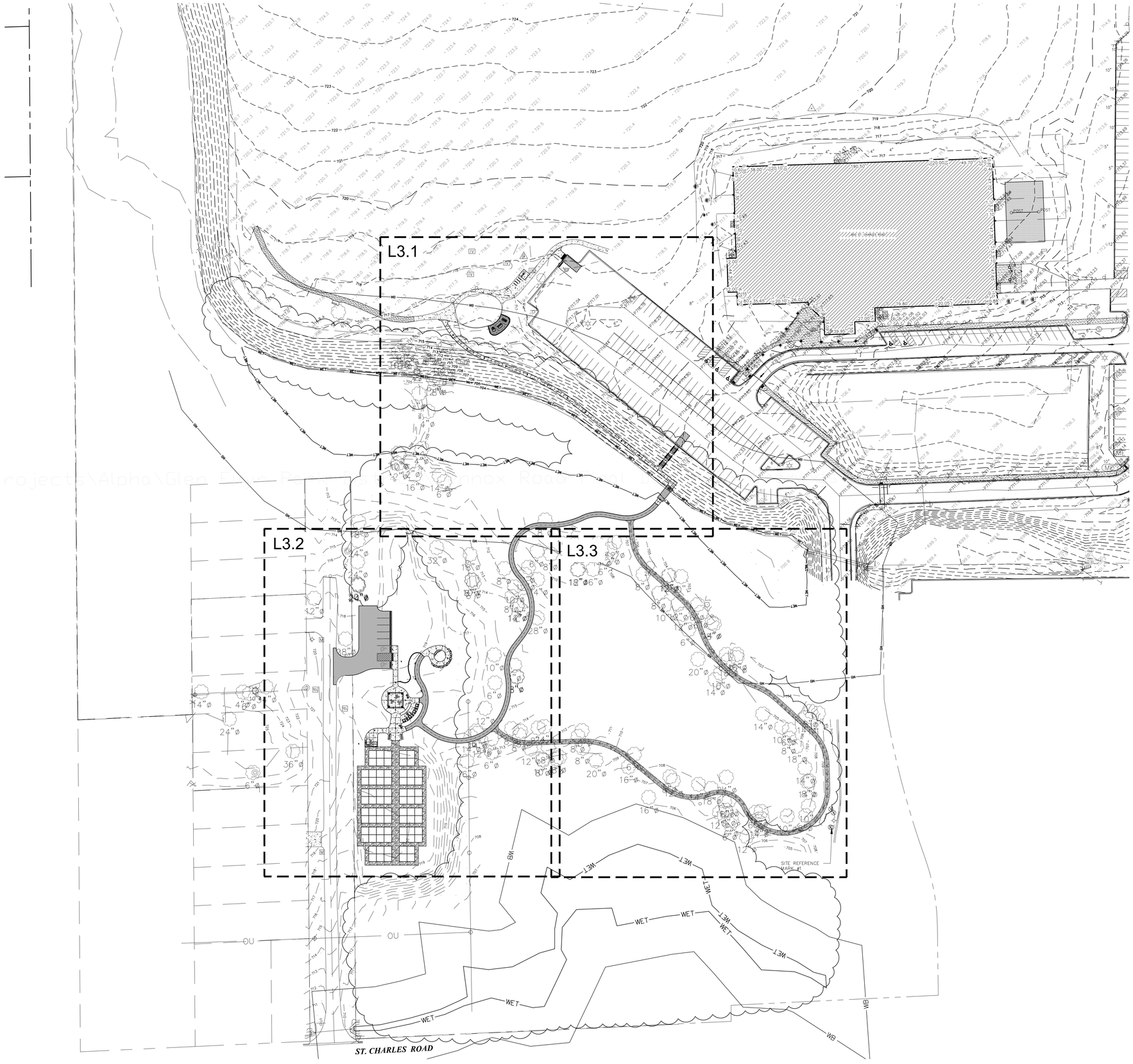

LAYOUT NOTES

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3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. 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.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
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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
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Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY DNF / MGM
DRAWN BY MDS / KRE

SHEET TITLE
Layout and Materials Plan - Overall

SCALE IN FEET
1" = 60'
0' 30' 60' 180'

NORTH

SHEET NUMBER
L3.0

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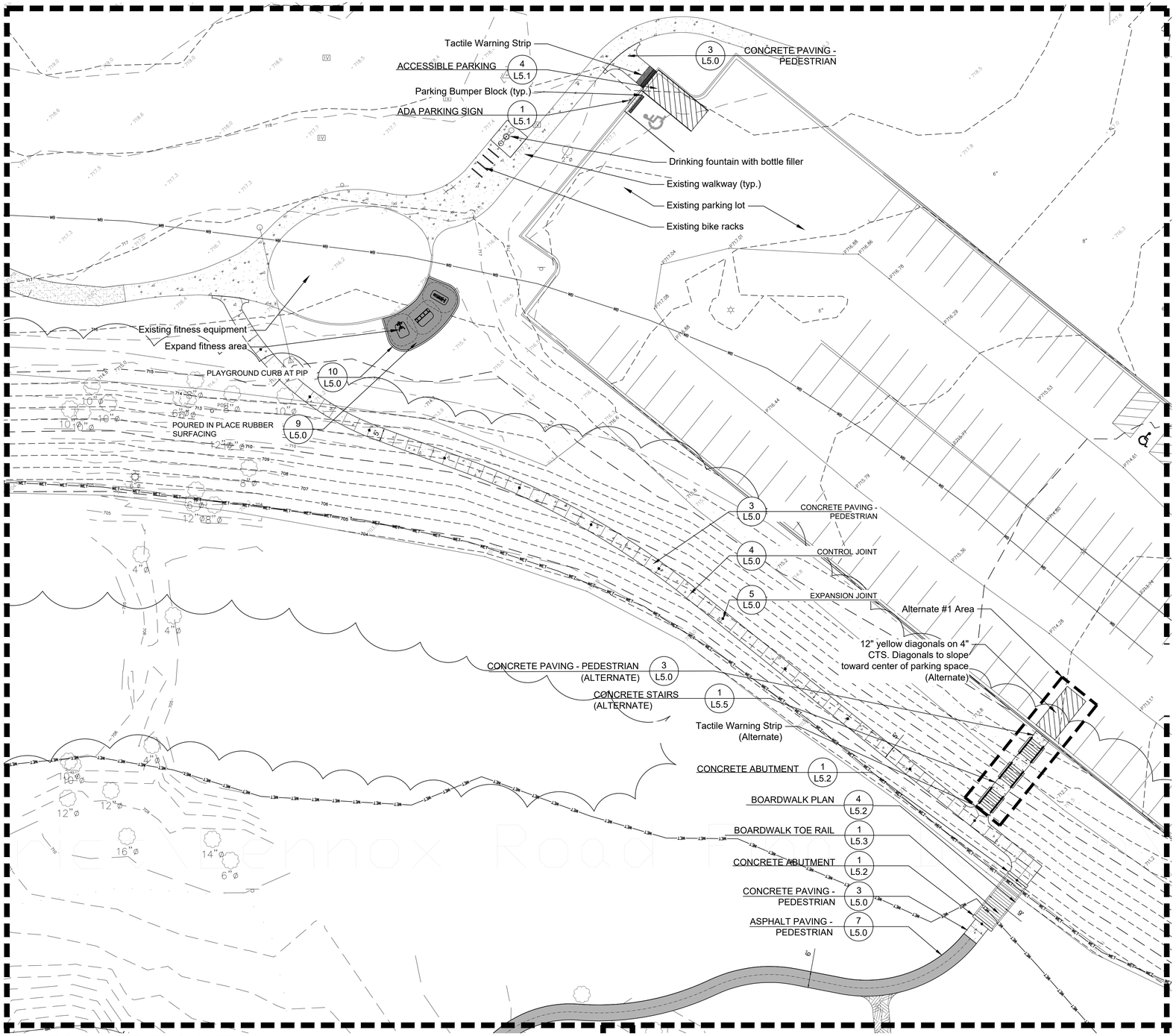

MATCHLINE SEE SHEET L3.2

LAYOUT NOTES

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LAYOUT LEGEND

- Mulch
- Asphalt Paving Pedestrian
- Concrete Paving
- Pour-in-place Rubber Surfacing
- WET — Wetland Limits
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Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

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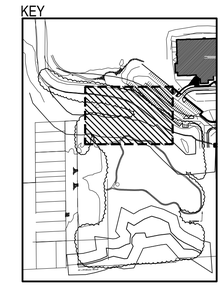
DRAWN BY MDS / KRE

KEY



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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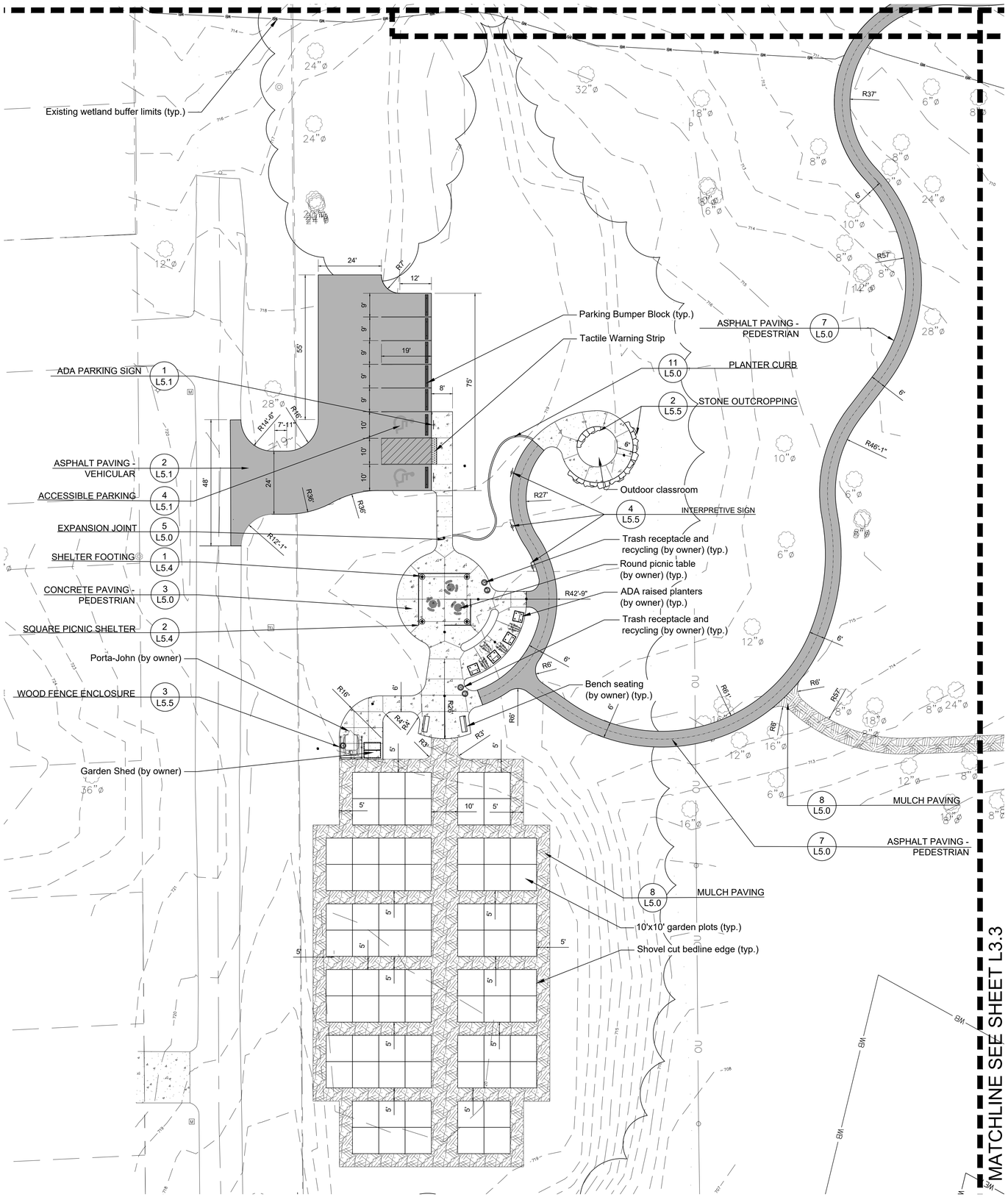
MATCHLINE SEE SHEET L3.1



MATCHLINE SEE SHEET L3.3

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LAYOUT LEGEND

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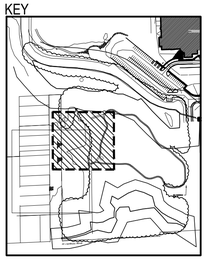

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SHEET TITLE
Layout and Materials Plan - West Area

SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
L3.2

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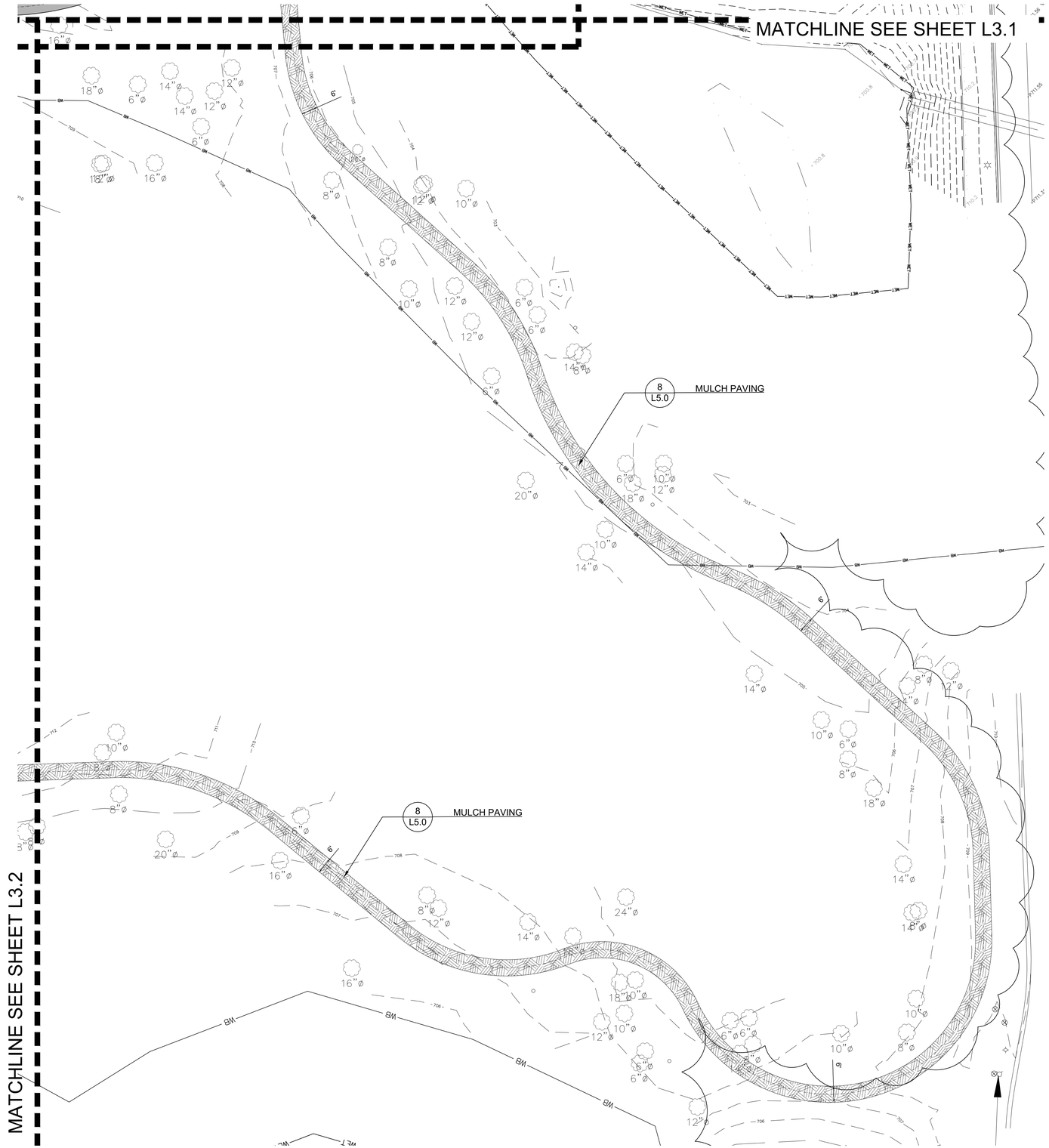

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SHEET TITLE
Layout and Materials Plan - East Area

SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
L3.3

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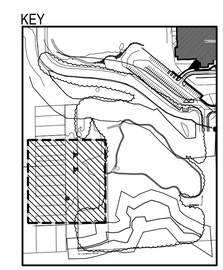
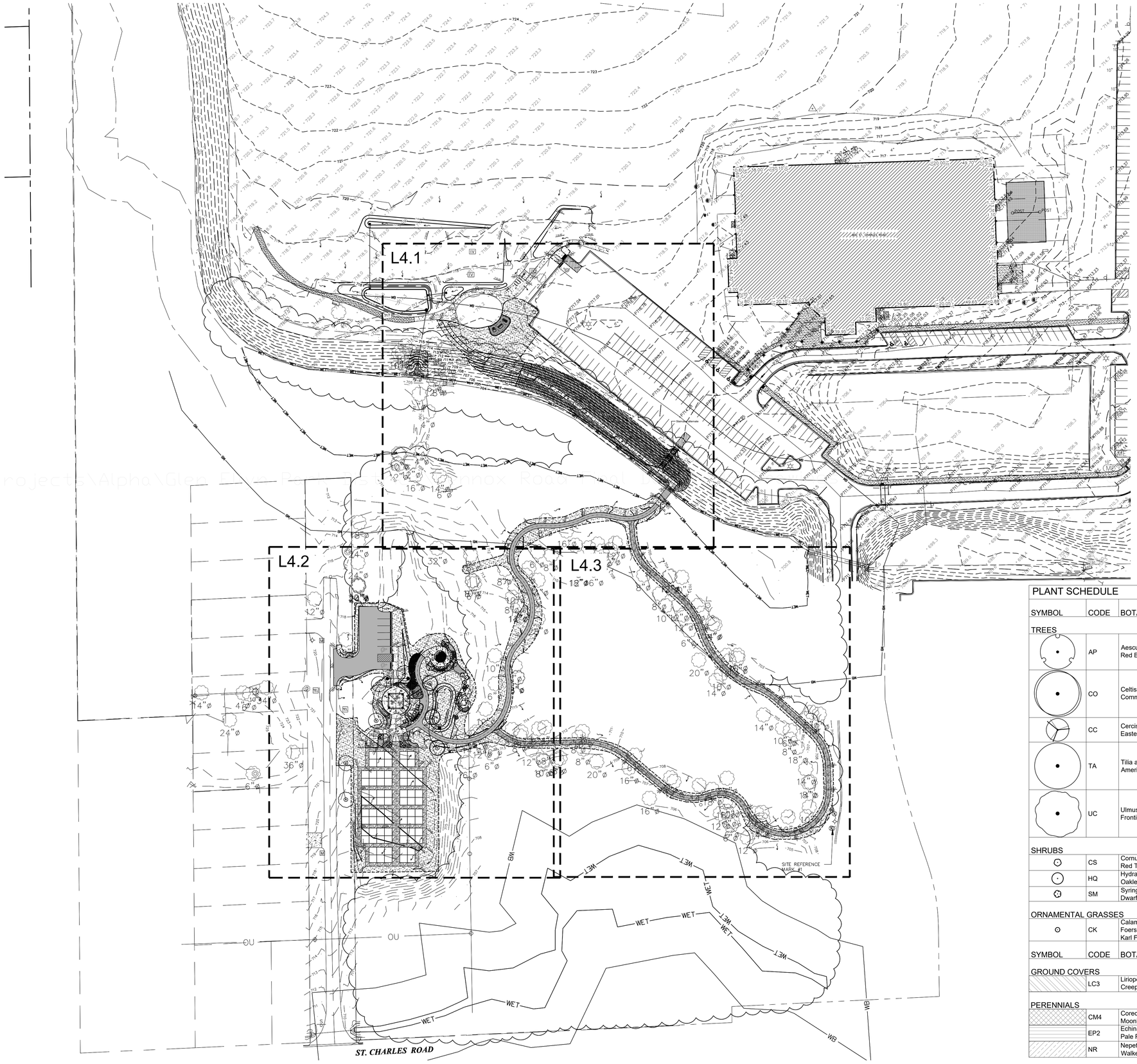
KEY





PLANTING NOTES

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

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

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					
	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

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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 DNF / MGM
DRAWN BY MDS / KRE

SHEET TITLE
Planting Plan - Overall

SCALE IN FEET
1" = 60'
0' 30' 60' 180'

NORTH

SHEET NUMBER
L4.0

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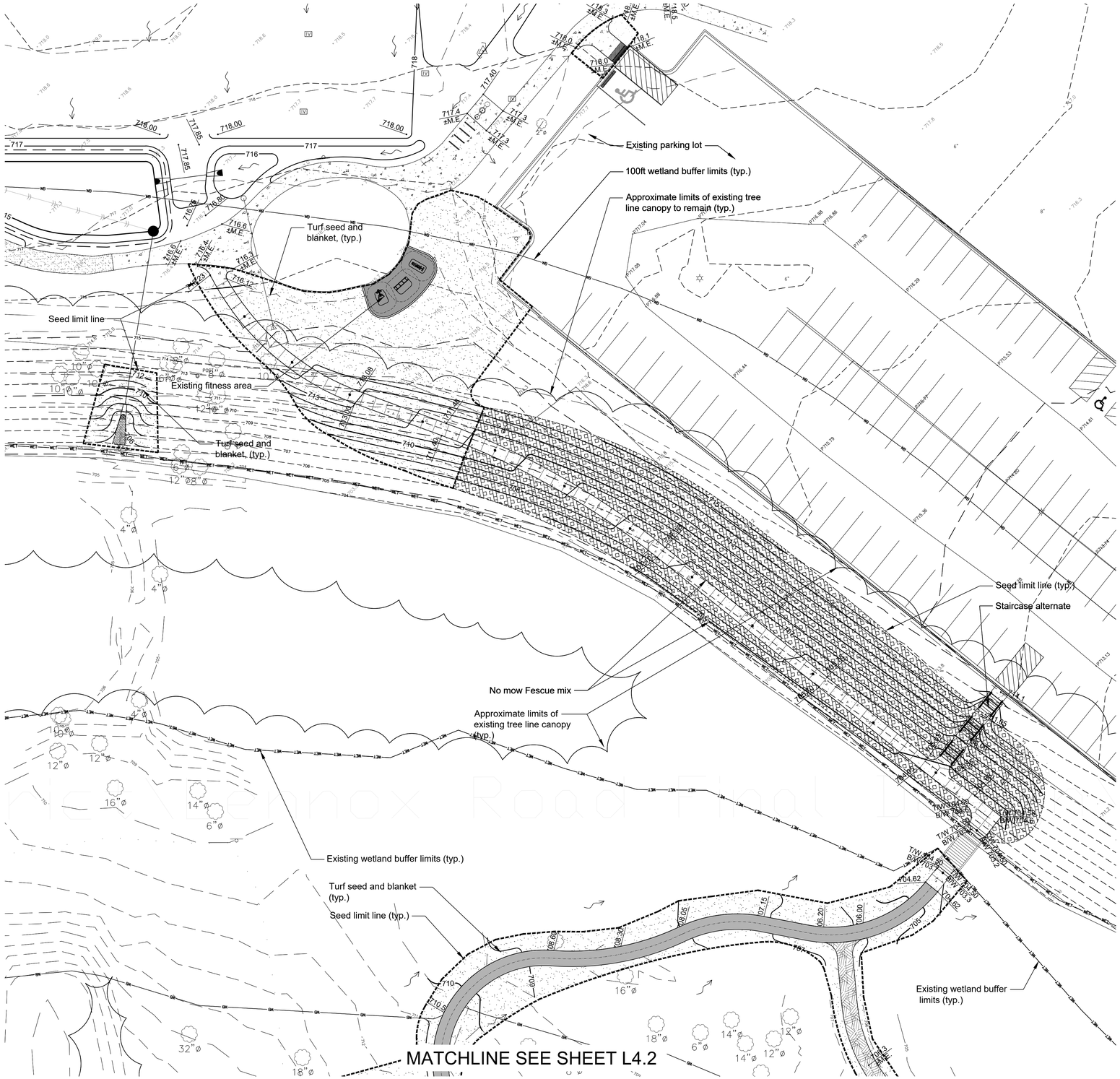

PLANTING NOTES

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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.
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TREES					
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	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
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ORNAMENTAL GRASSES					
	CK	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 Gal.		29
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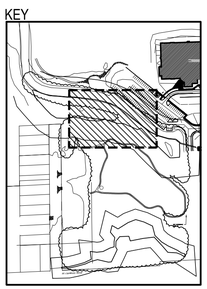
PLANTING LEGEND

- 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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Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY DNF / MGM
DRAWN BY MDS / KRE

SHEET TITLE
Planting Plan - North Area

SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
L4.1

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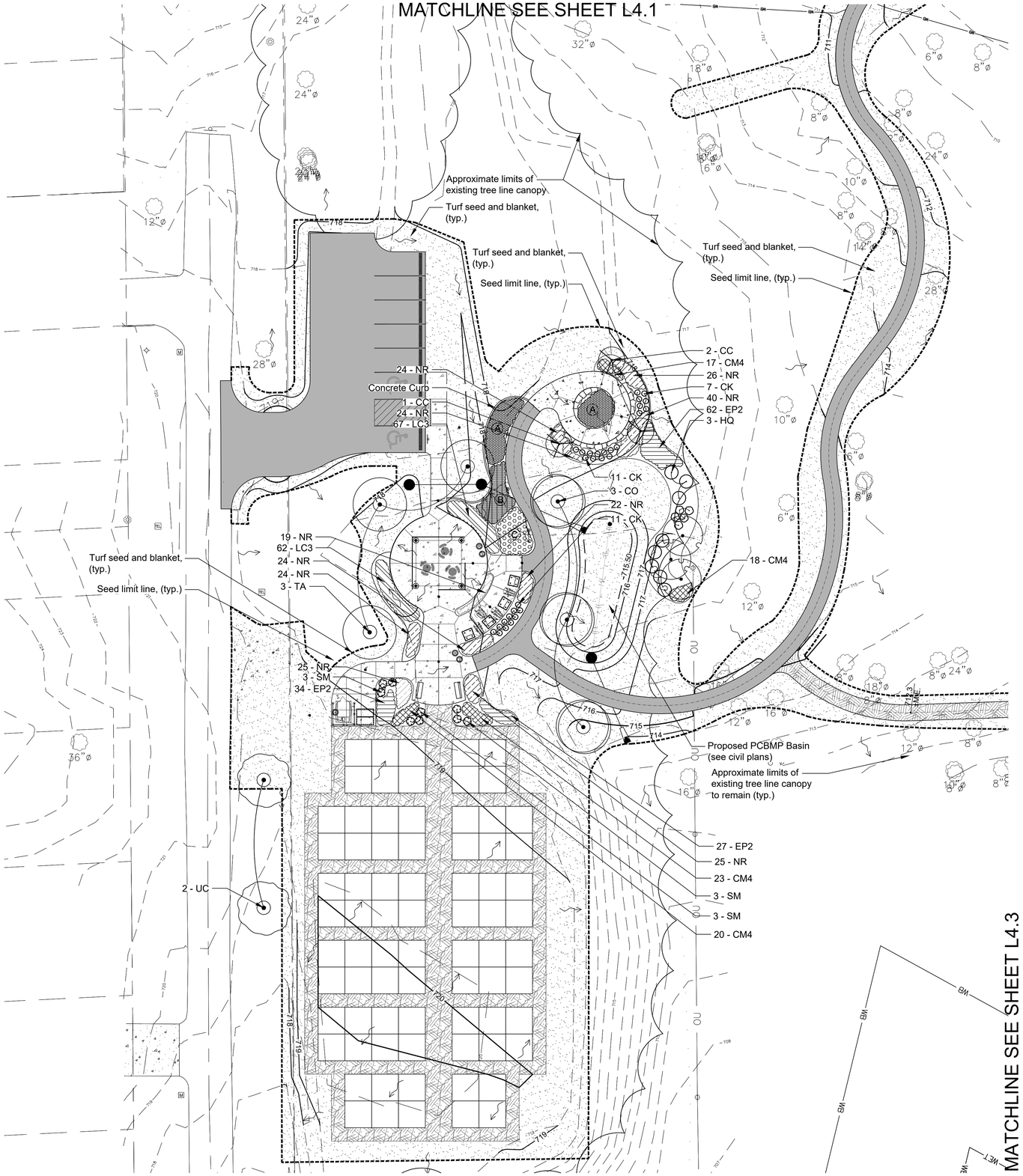

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PLANT SCHEDULE

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TREES					
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SHRUBS					
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PLANTING LEGEND

- Turf Seed and Blanket
- Native Seed Mix A
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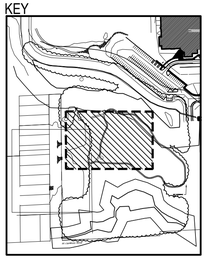

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REVISIONS

No	Date	Issue

CHECKED BY DNF / MGM
DRAWN BY MDS / KRE

SHEET TITLE
Planting Plan - West Area

SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
L4.2

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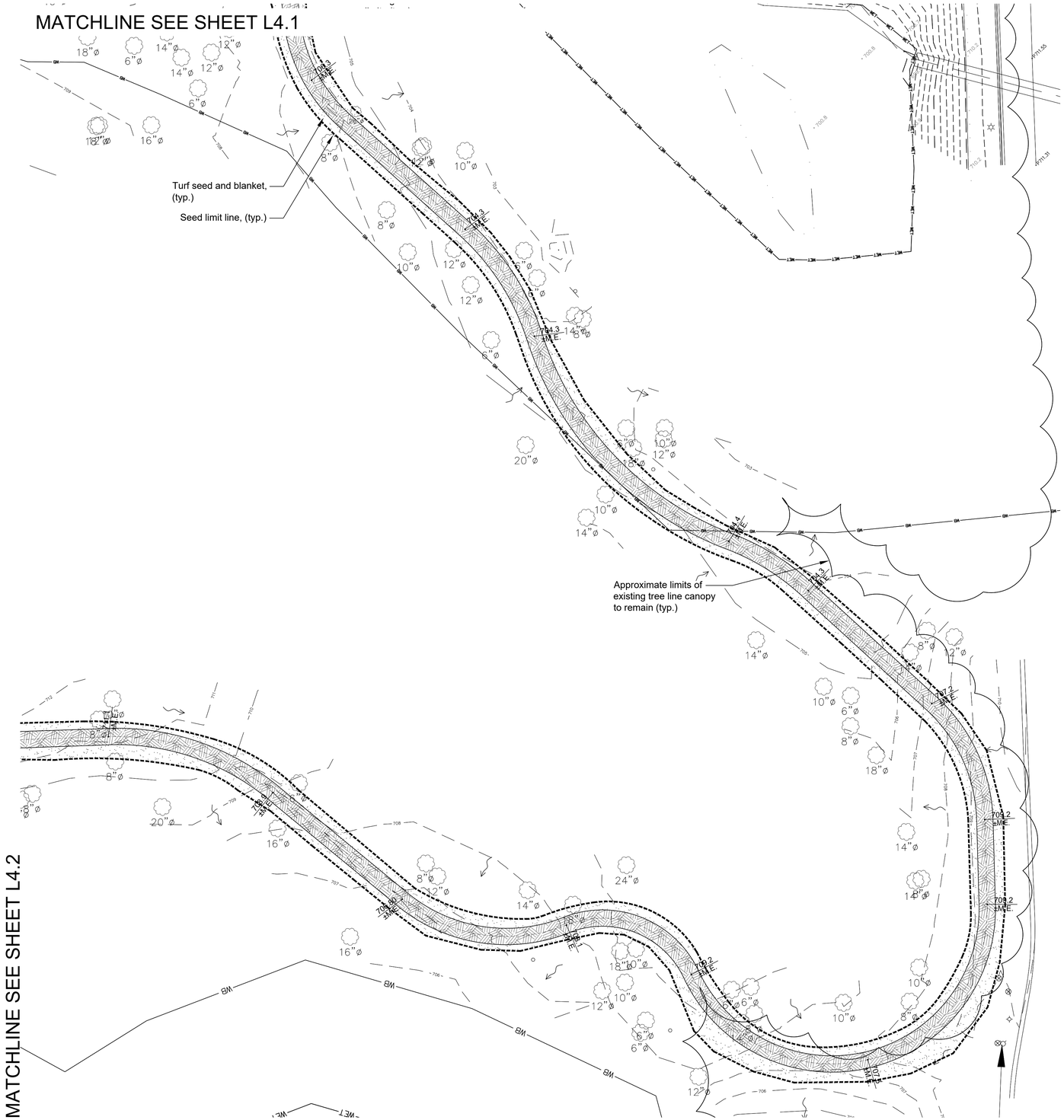

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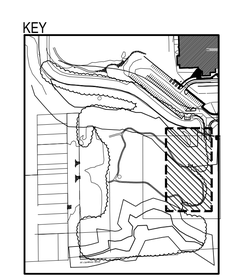
KEY



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Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY DNF / MGM
DRAWN BY 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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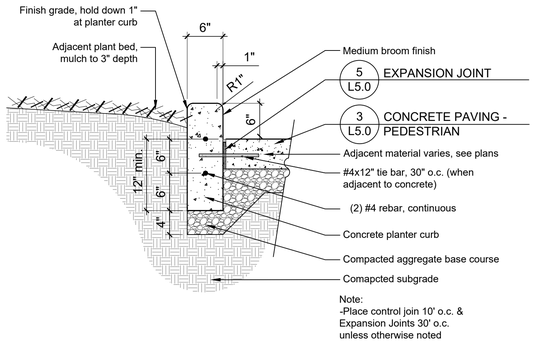
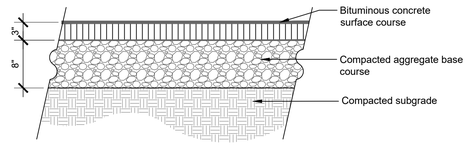


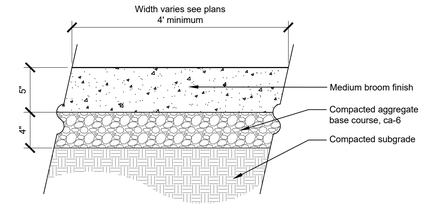
11 PLANTER CURB

1" = 1'-0"



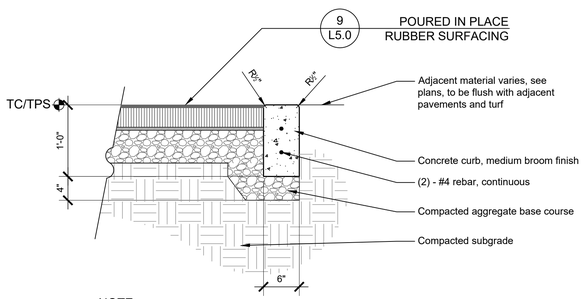
7 ASPHALT PAVING - PEDESTRIAN

1" = 1'-0"



3 CONCRETE PAVING - PEDESTRIAN

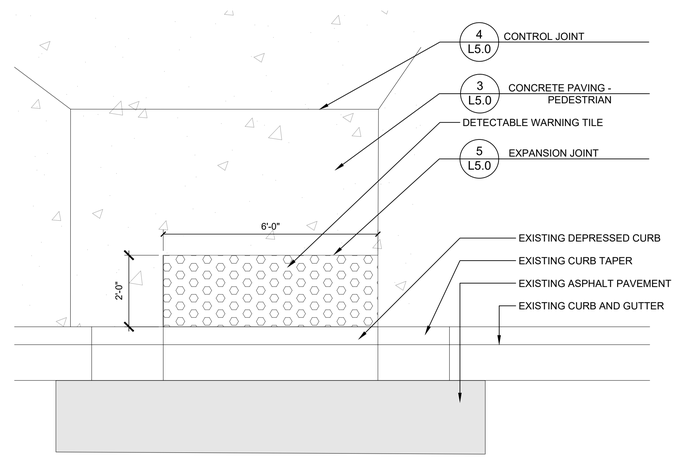
1 1/2" = 1'-0"



NOTE:
Place expansion joints @ 30' o.c. max
and sawcut control joints @10' o.c. max

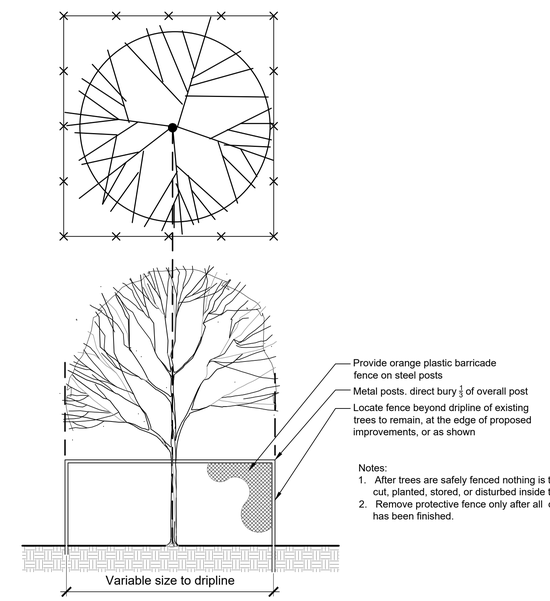
10 PLAYGROUND CURB AT PIP

1" = 1'-0"



6 DETECTABLE WARNING

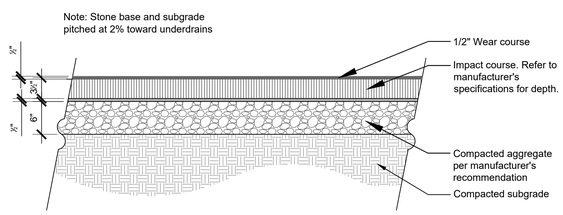
1/2" = 1'-0"



Notes:
1. After trees are safely fenced nothing is to be raked out, cut, planted, stored, or disturbed inside the fence.
2. Remove protective fence only after all construction work has been finished.

2 TREE PROTECTION FENCE

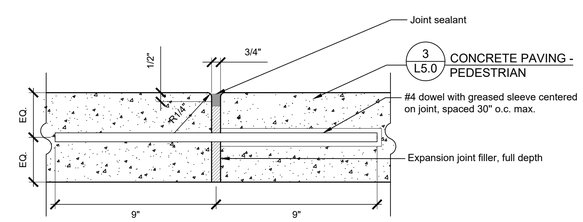
1/2" = 1'-0"



Notes:
1. Refer to manufacturer's instructions for installation.
2. Stone base and subgrade pitched at 2% toward underdrains

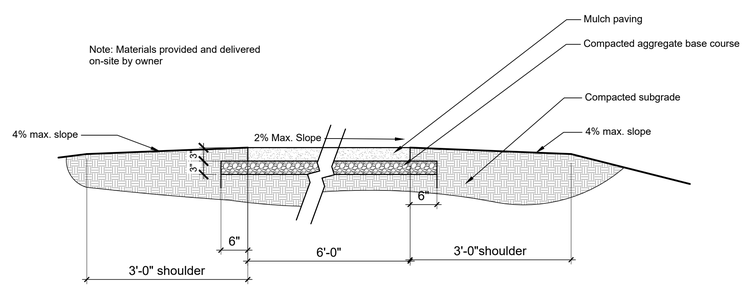
9 POUR IN PLACE RUBBER SURFACING

1" = 1'-0"



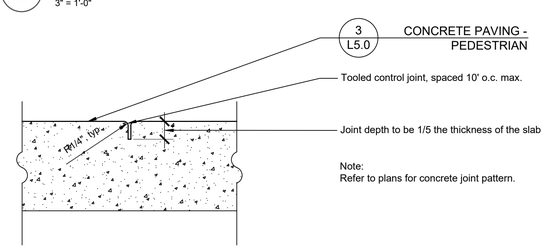
5 EXPANSION JOINT

3" = 1'-0"



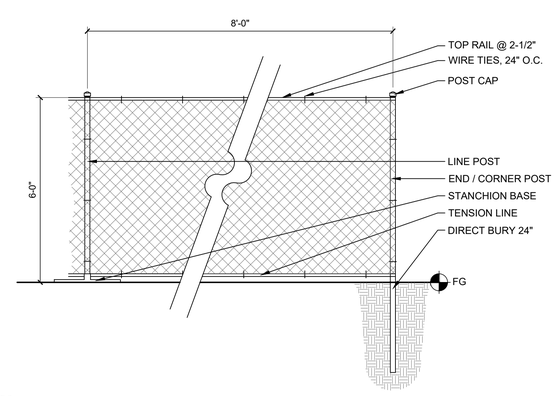
8 MULCH PAVING

3/4" = 1'-0"



4 CONTROL JOINT

3" = 1'-0"



1 TEMPORARY CONSTRUCTION FENCE

1/2" = 1'-0"

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November 4, 2024

REVISIONS

No	Date	Issue

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DRAWN BY MDS / KRE

SHEET TITLE
Details

SCALE IN FEET
as noted

NORTH

SHEET NUMBER
L5.0

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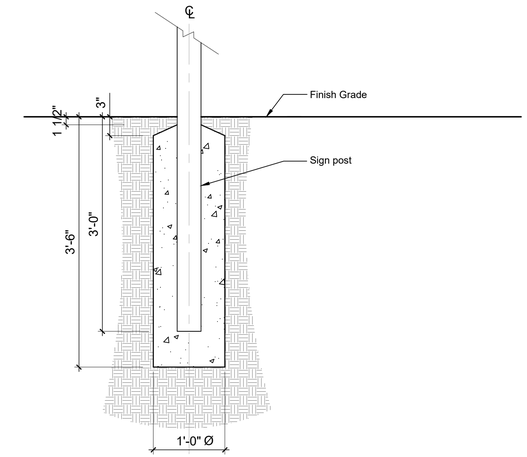
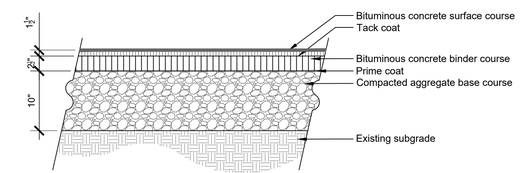


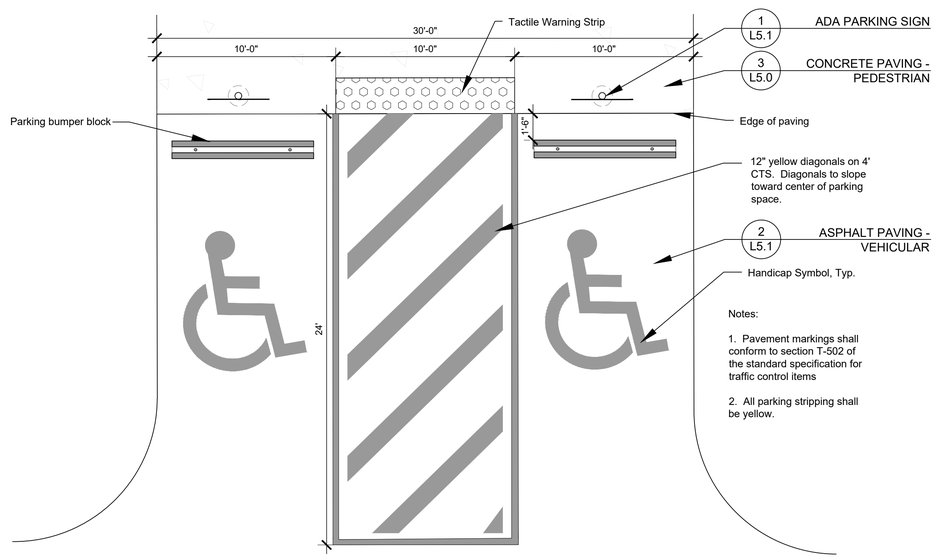
3 SIGN FOOTING

1" = 1'-0"



2 ASPHALT PAVING - VEHICULAR

1" = 1'-0"



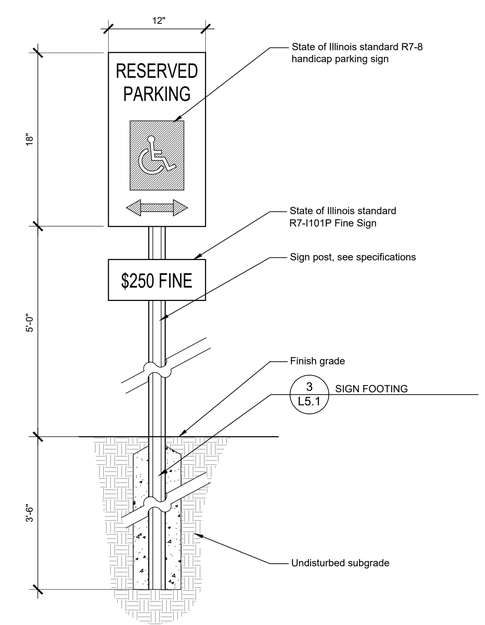
Notes:

1. Pavement markings shall conform to section T-502 of the standard specification for traffic control items

2. All parking stripping shall be yellow.

4 ACCESSIBLE PARKING

1/8" = 1'-0"



1 ADA PARKING SIGN

1" = 1'-0"

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DRAWN BY MDS / KRE

SHEET TITLE

Details - Parking

SCALE IN FEET
as noted

NORTH

SHEET NUMBER

L5.1

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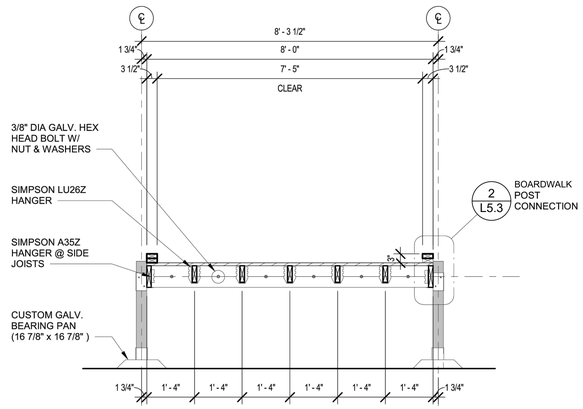
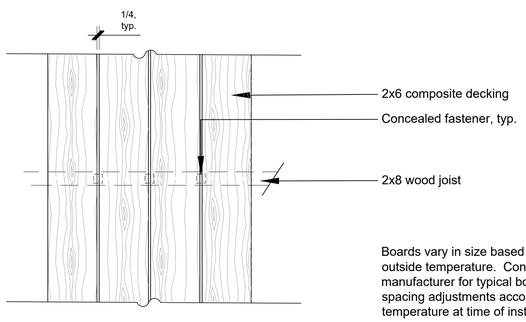


6 BOARDWALK CROSS SECTION

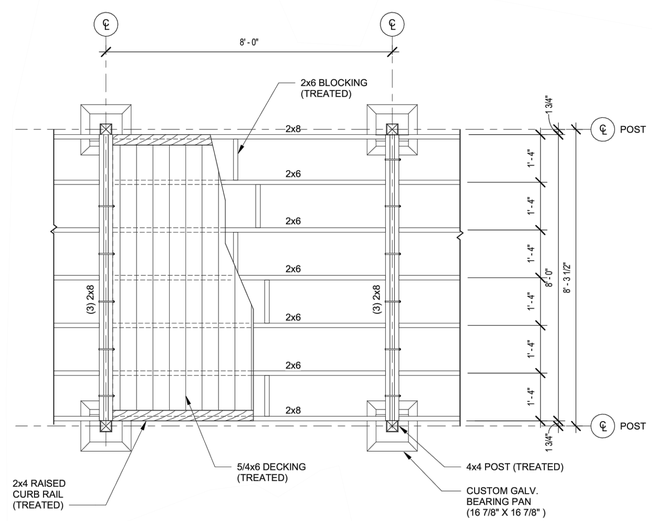
1/2" = 1'-0"



Boards vary in size based on outside temperature. Consult manufacturer for typical board spacing adjustments according to temperature at time of installation.

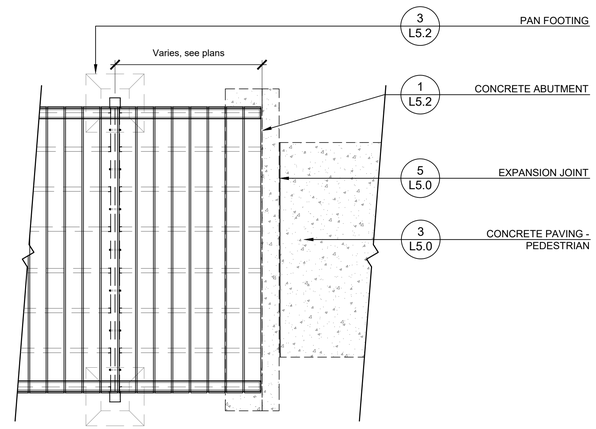
5 DECKBOARD SPACING

1 1/2" = 1'-0"



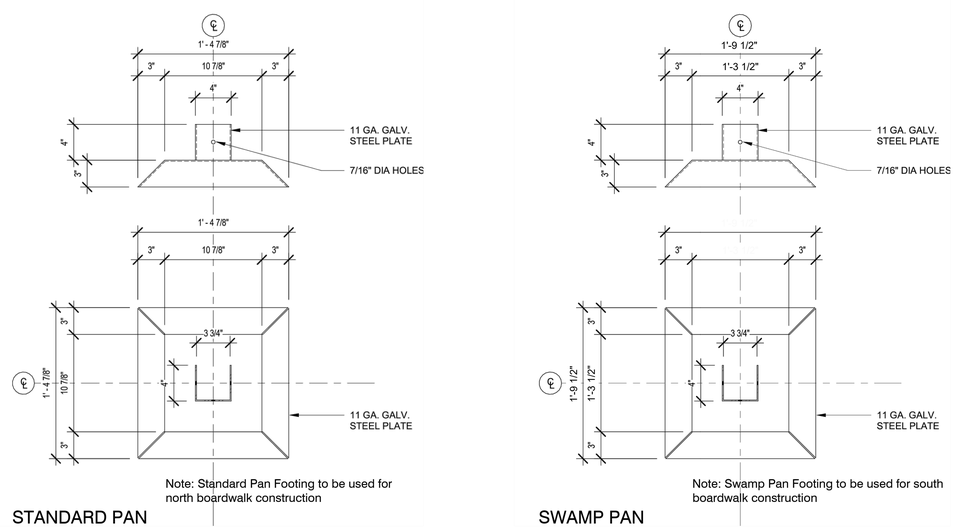
4 BOARDWALK PLAN

1/2" = 1'-0"



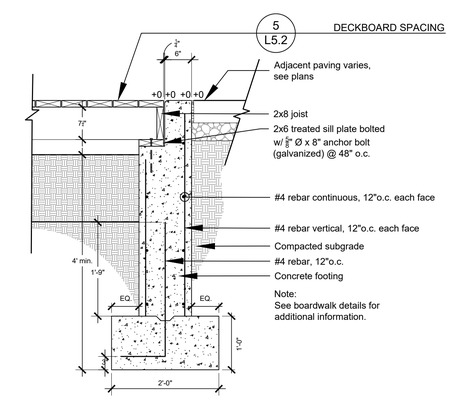
2 BOARDWALK END

1/2" = 1'-0"



3 PAN FOOTING

1 1/2" = 1'-0"



1 CONCRETE ABUTMENT

3/4" = 1'-0"

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PREPARED FOR
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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 DNF / MGM

DRAWN BY MDS / KRE

SHEET TITLE
Details - Broadwalk

SCALE IN FEET
as noted

NORTH

SHEET NUMBER
L5.2

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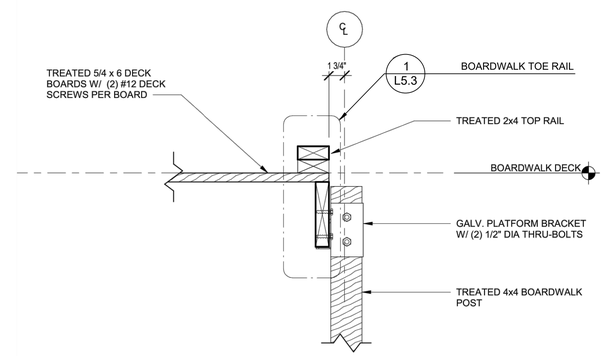
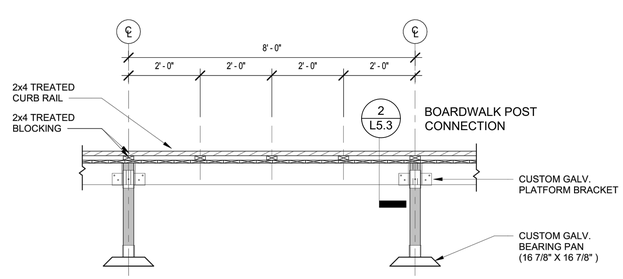


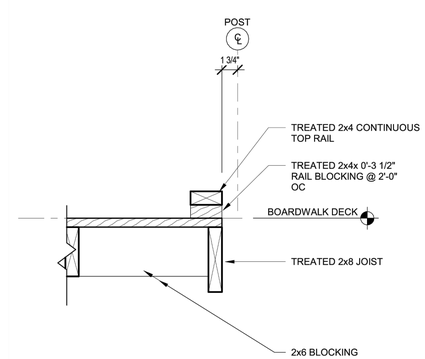
2 BOARDWALK POST CONNECTION

1 1/2" = 1'-0"



3 BOARDWALK SIDE ELEVATION

1/2" = 1'-0"



1 BOARDWALK TOE RAIL

1 1/2" = 1'-0"

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PROJECT

Lenox Road Garden Plots

800 Saint Charles Road
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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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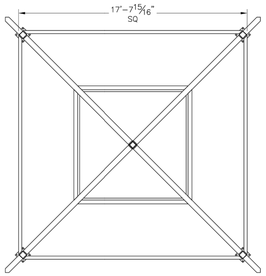
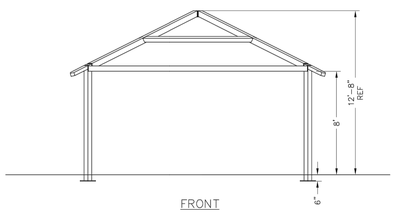
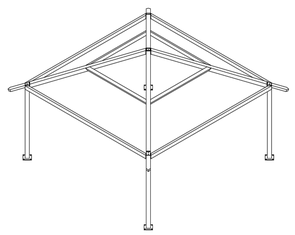


PLAN



FRONT

PRELIMINARY: NOT FOR CONSTRUCTION



ISOMETRIC

ALL STRUCTURAL COMPONETS 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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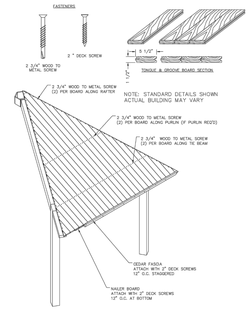
616.748.0985
800.748.0985
616.748.0995 FX

Frame

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

SHEET 3

DWG:\\Icon01\Company\Engineering\Standards\Shelters\SQ\20\TM-P6-25-150-150\Drawings\Preliminary\SQ20TM-P6-25-150-150-2820.DWG



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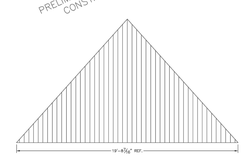

ROOF LAYOUT

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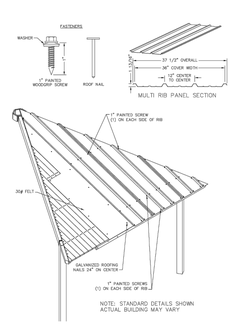
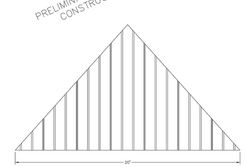
ROOF LAYOUT

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

SHEET 4



PRELIMINARY: NOT FOR CONSTRUCTION



ROOF LAYOUT

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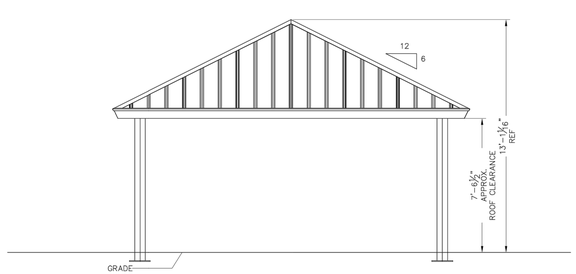
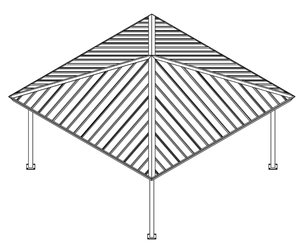
ROOF LAYOUT

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

SHEET 5

PRELIMINARY: NOT FOR CONSTRUCTION





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Elevation

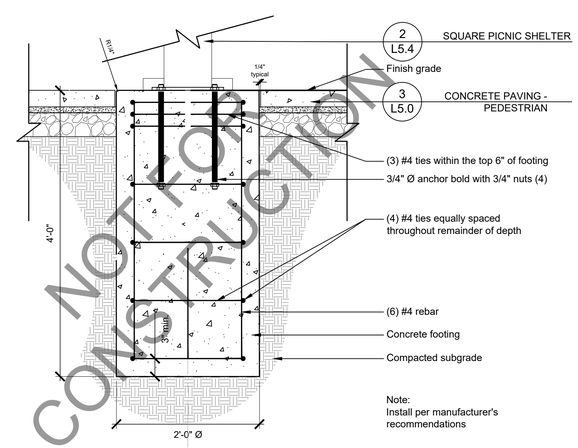
DRAWN BY: JSW
DATE: 4/17/2008
JOB NO.: STANDARD
REVISION:
BUILDING TYPE: SQ20TM-P6
PROJECT NAME: 25-150-150

SHEET 1

DWG:\\Icon01\Company\Engineering\Standards\Shelters\SQ\20\TM-P6-25-150-150\Drawings\Preliminary\SQ20TM-P6-25-150-150-2820.DWG

2 SQUARE PICNIC SHELTER

1/4" = 1'-0"



Note:
Install per manufacturer's recommendations

NOT FOR CONSTRUCTION

1 SHELTER FOOTING

1" = 1'-0"

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PROJECT
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800 Saint Charles Road
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CONSULTANTS
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Hey and Associates, Inc (HEY)
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Chicago, IL 60631
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Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY DNF / MGM
DRAWN BY MDS / KRE

SHEET TITLE
Details - Shelter

SCALE IN FEET
as noted

NORTH

SHEET NUMBER
L5.4

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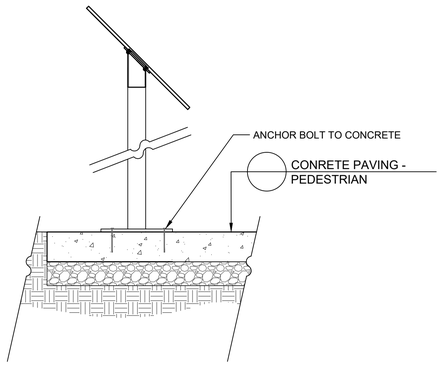
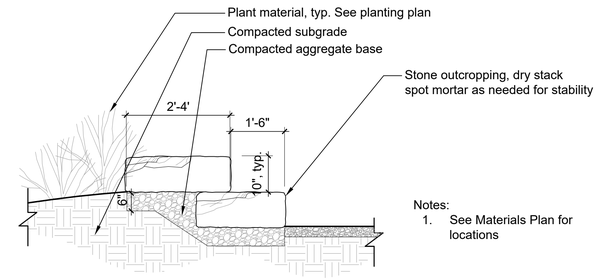
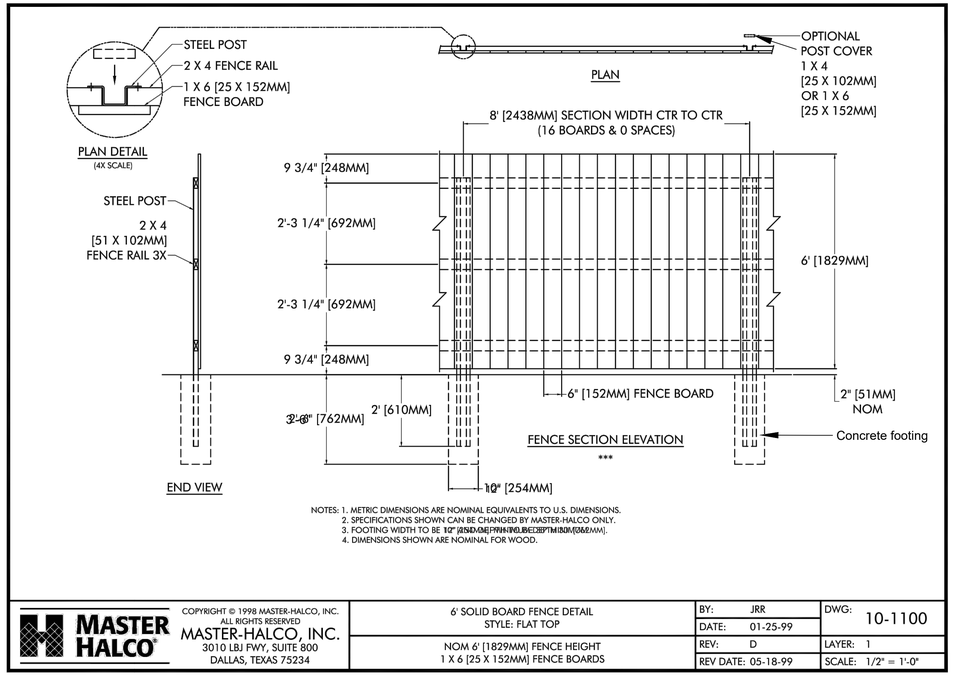


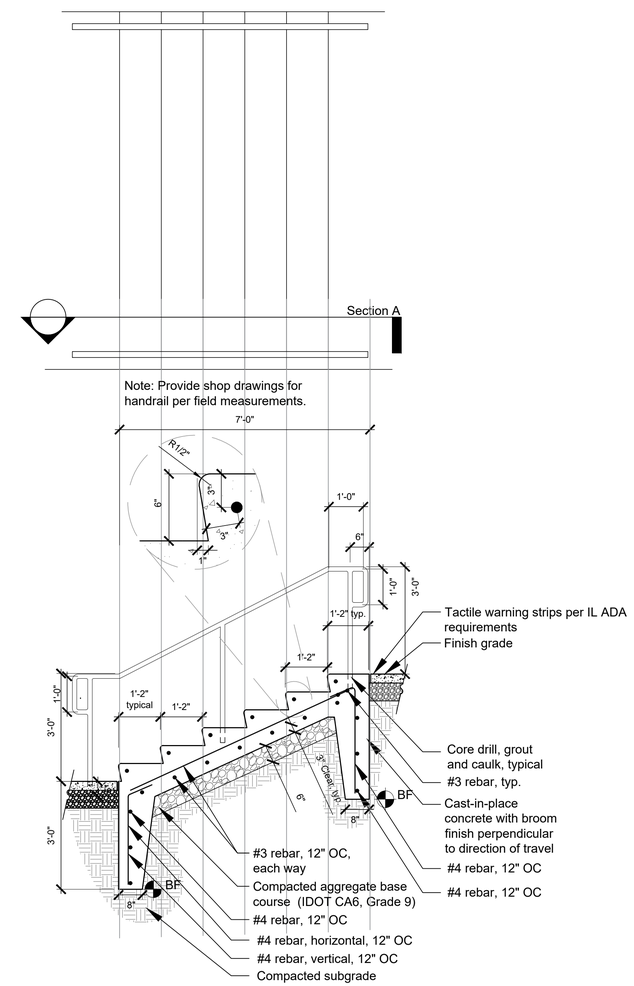
4 INTERPRETIVE SIGN
1" = 1'-0"



2 STONE OUTCROPPING
1/2" = 1'-0"



3 WOOD FENCE ENCLOSURE
1/2" = 1'-0"



1 CONCRETE STAIRS (ALTERNATE)
1/2" = 1'-0"

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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 DNF / MGM
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SHEET TITLE
Details

SCALE IN FEET
as noted

NORTH

SHEET NUMBER
L5.5

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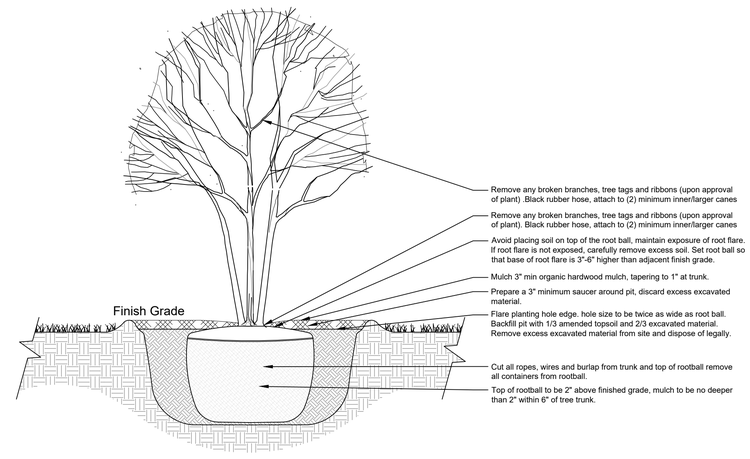
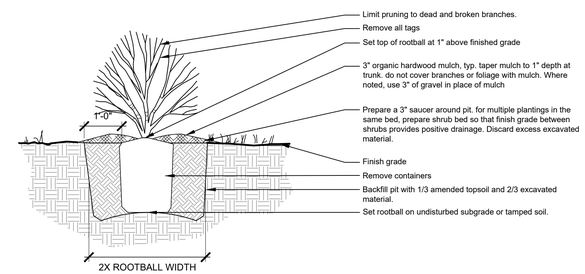


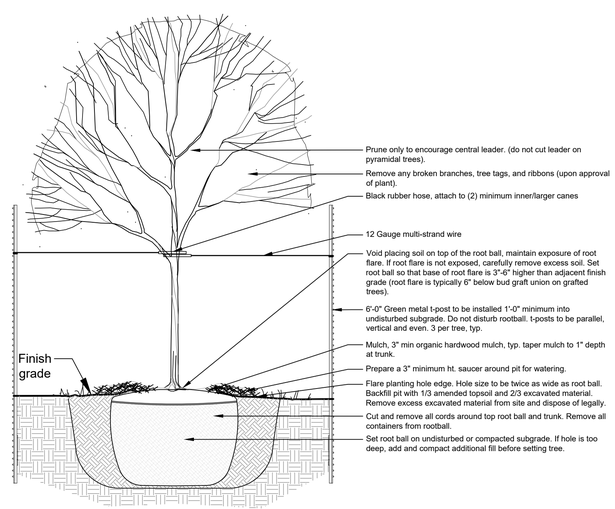
3 ORNAMENTAL TREE PLANTING

1/2" = 1'-0"



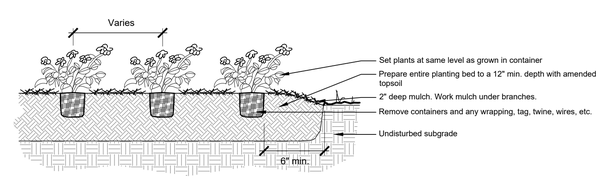
2 SHRUB PLANTING

1/2" = 1'-0"



4 SHADE TREE

1/2" = 1'-0"



Note:
Root mass of pot bound plants should be loosened before planting

1 PERENNIAL PLANTING

1/2" = 1'-0"

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PROJECT
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Construction Documents
November 4, 2024

REVISIONS

No	Date	Issue

CHECKED BY
DNF / MGM

DRAWN BY
MDS / KRE

SHEET TITLE
Details - Planting

SCALE IN FEET
as noted

NORTH

SHEET NUMBER
L5.6

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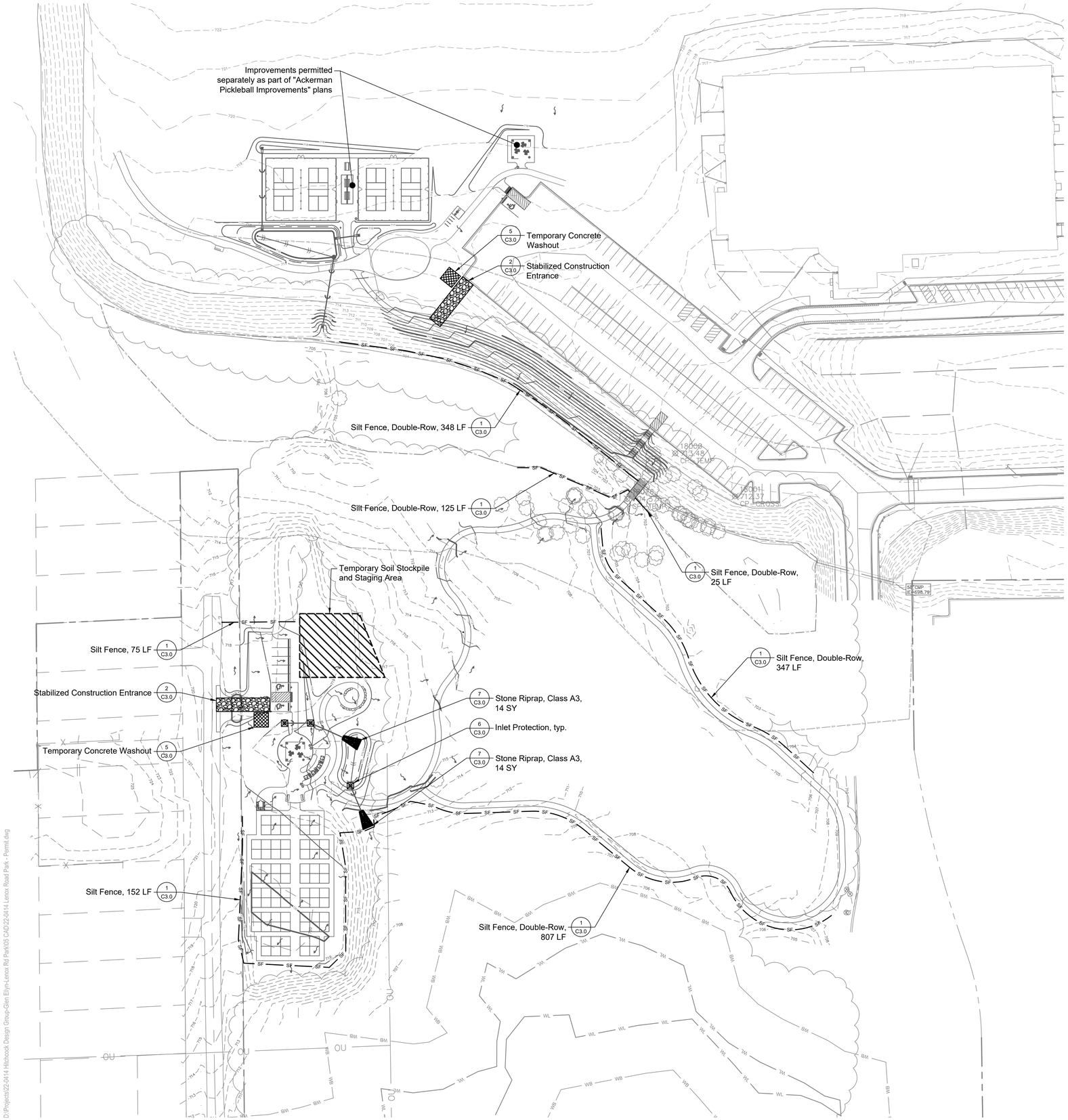

SOIL EROSION AND SEDIMENT CONTROL NOTES

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

1. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the time of year, site conditions and the use of temporary or permanent measures.

2. Soil erosion and sediment control features shall be constructed prior to the commencement of upland disturbance.

3. Temporary soil stabilization shall be applied to disturbed areas within 14 calendar days of the end of the active hydrologic disturbance. Permanent stabilization shall be completed within 7 days after completion of final grading of the soil. In areas where work has temporarily ceased for 21 days or more, temporary stabilization shall occur within 14 days after work has ceased.

4. All storm sewer facilities that are or will be functioning during construction shall be protected, filtered or otherwise treated to remove sediment.

5. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization is achieved or after temporary measures are no longer needed. Trapped sediment and other disturbed soil areas shall be permanently stabilized.

6. All temporary and permanent erosion control measures must be maintained and repaired as needed. The general contractor will be responsible for inspection and repair during construction. The owner will be responsible if erosion control is required after the contractor has completed the project.

7. The erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required as directed by the engineer or governing agency.

8. All erosion control measures must be inspected weekly and after each 0.5" rain event.

9. Stockpiles of soil and other building materials to remain in place more than three (3) days shall be furnished with erosion and sediment control measures (i.e. perimeter silt fence). Stockpiles to remain in place for 30 days or more shall receive temporary seeding.

10. All adjacent streets must be kept clear of debris, inspected daily, and cleaned when necessary.

11. Double-row silt fence shall consist of one row of standard silt fence and one row of high-visibility silt fence. Lengths noted on plans are the quantities of each type of silt fence required.

12. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.

SESC LEGEND

- WL — Ex Wetland Boundary
- WB — Wetland Buffer (50 foot)
- Ex Major Contour (5 foot)
- Ex Minor Contour (1 foot)
- 680 — Prop Major Contour (5 foot)
- 679 — Prop Minor Contour (1 foot)
- SF — Silt Fence
- Inlet Protection
- Temporary Stabilized Construction Entrance

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Glen Ellyn, IL 60137

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Glen Ellyn, Illinois 60137

CONSULTANTS
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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
Soil Erosion and Sediment Control Plan

SCALE AS NOTED
1" = 50'
0' 25' 50' 150'

NORTH

SHEET NUMBER
C1.0

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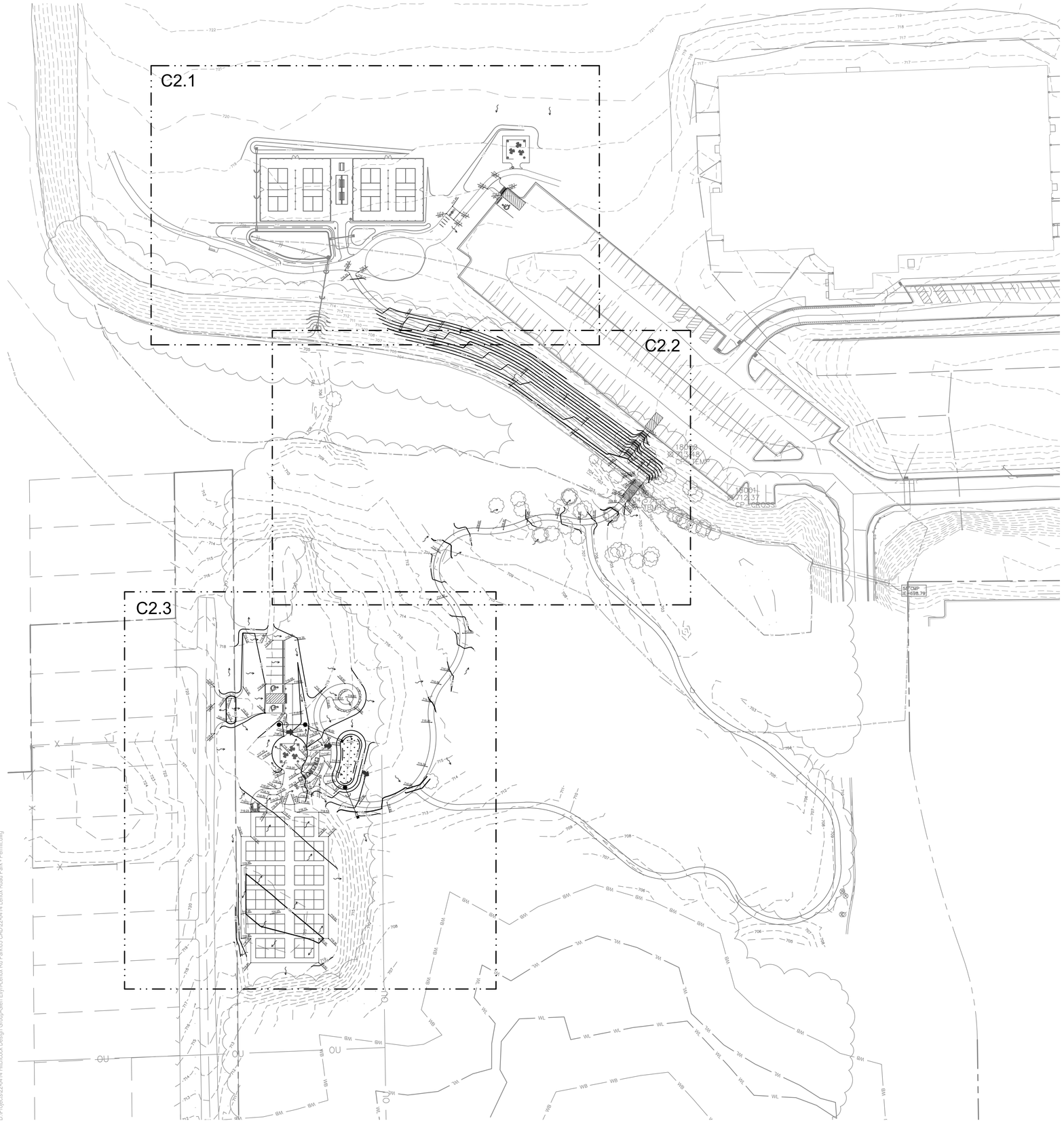
D:\Projects\22-0414 Hitchcock Design Group-Glen Ellyn-Lenox Rd Park\05 CAD\22-0414 Lenox Road Park - Permit.dwg



GRADING & UTILITY NOTES

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

1. Work under this section shall include, but not be limited to, the following:
   a. Clearing and removal of all undesirable vegetative growth within the construction area except as noted otherwise on the plans.
   b. Removing unsuitable materials as specified from paved and playground areas and other designated areas.
   c. Clay cut and clay fill with compaction within paved and playground areas and other designated areas.
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GRADING LEGEND

WL	Ex Wetland Boundary
WB	Wetland Buffer (50 foot)
	Ex Major Contour (5 foot)
	Ex Minor Contour (1 foot)
680	Prop Major Contour (5 foot)
679	Prop Minor Contour (1 foot)
	Overflow Arrow
675.50	Spot Elevation
M.E.	Match Existing
	Drainage Arrow

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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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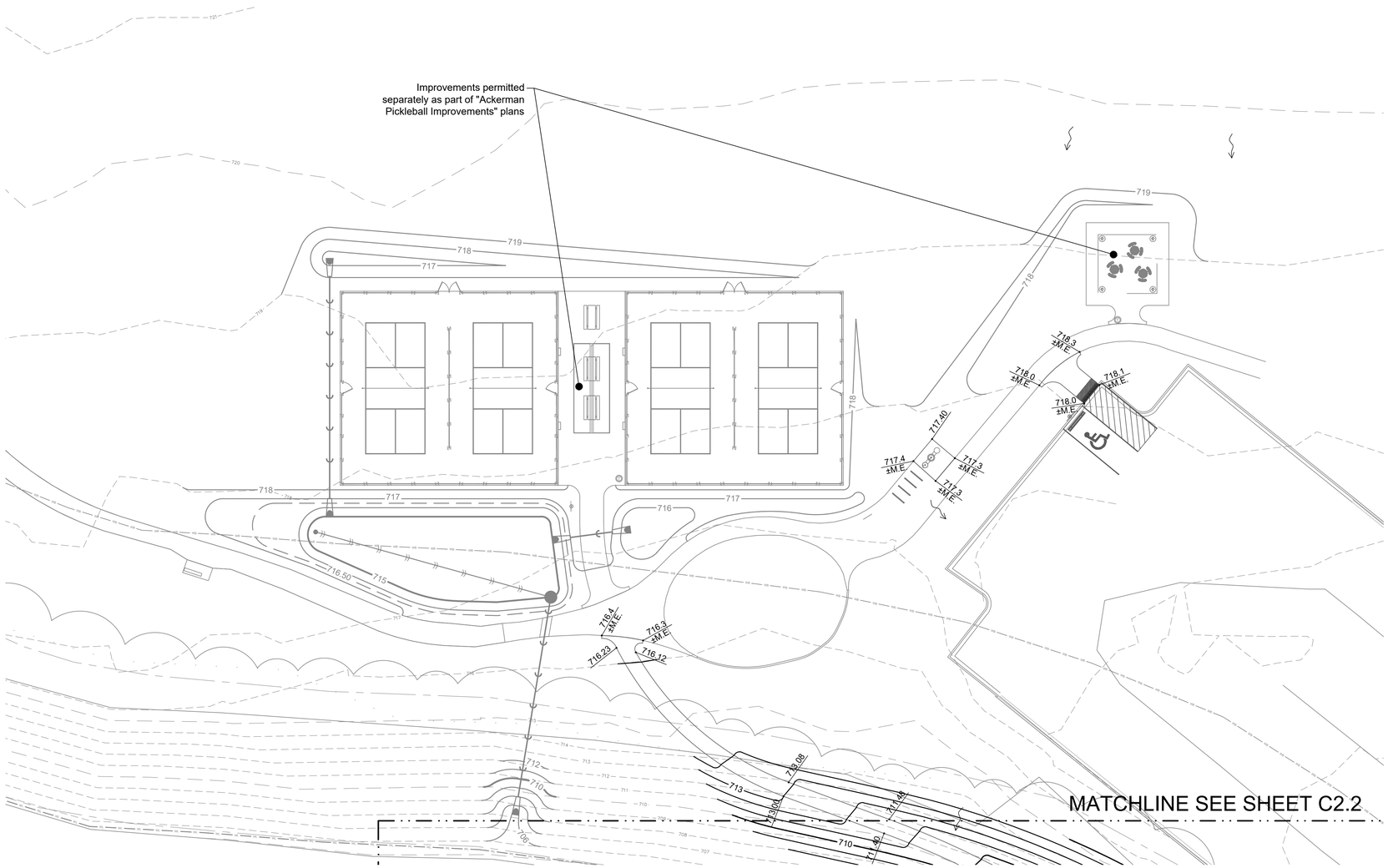
D:\Projects\22-0414 Hitchcock Design Group-Glen Ellyn-Lenox Rd Park\05 CAD\22-0414 Lenox Road Park - Permit.dwg



GRADING & UTILITY NOTES

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WB	Wetland Buffer (50 foot)
	Ex Major Contour (5 foot)
	Ex Major Contour (5 foot)
680	Prop Major Contour (5 foot)
679	Prop Minor Contour (1 foot)
	Overflow Arrow
675.50	Spot Elevation
M.E.	Match Existing
	Drainage Arrow

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PROJECT
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Glen Ellyn, Illinois 60137

CONSULTANTS
Engineering
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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 - North Area

SCALE AS NOTED
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
C2.1

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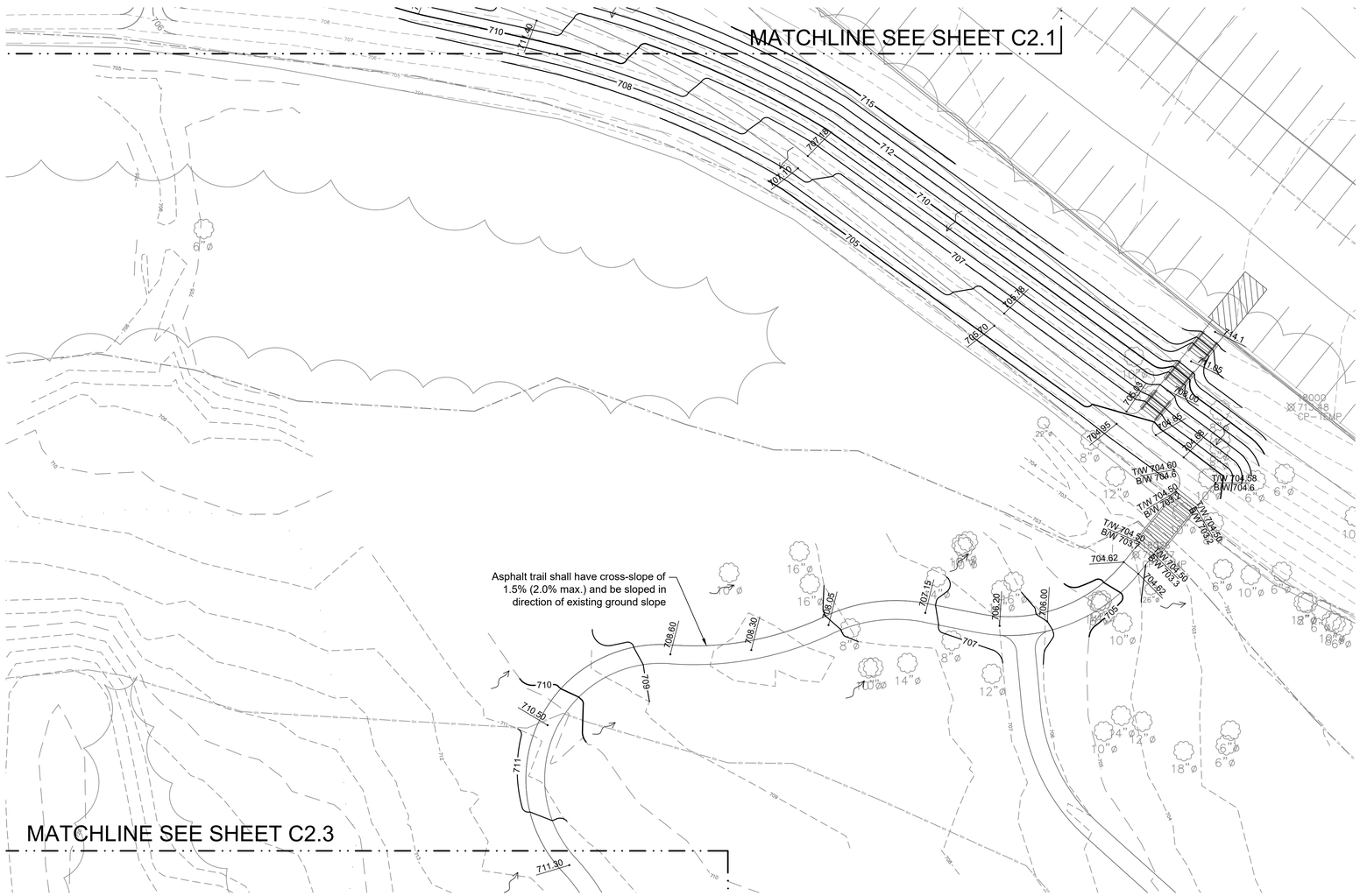

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675.50	Spot Elevation
M.E.	Match Existing
	Drainage Arrow

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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 - Central Area

SCALE AS NOTED
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
C2.2

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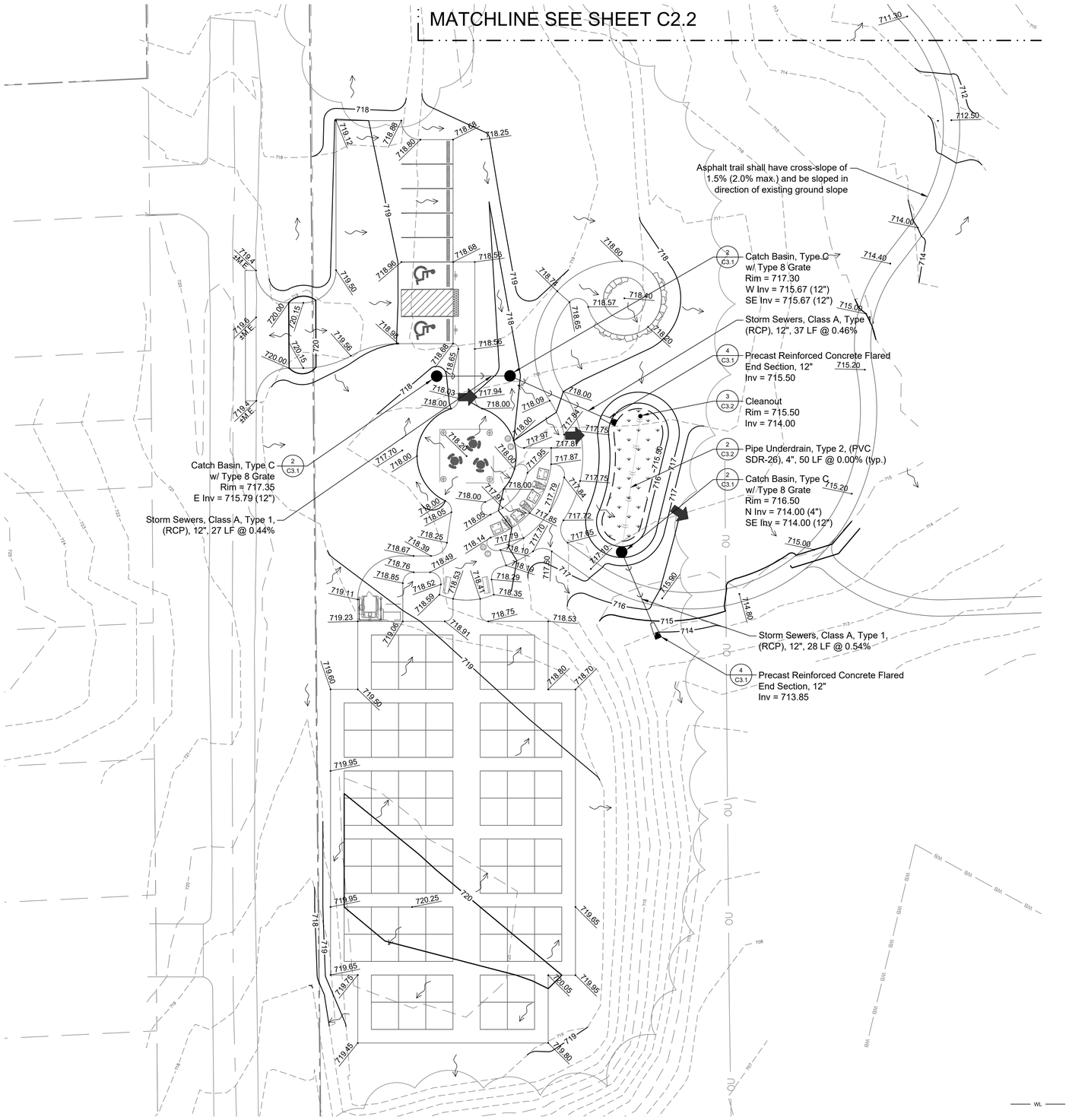

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	Ex Major Contour (5 foot)
	Ex Major Contour (5 foot)
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679	Prop Minor Contour (1 foot)
	Overflow Arrow
675.50	Spot Elevation
M.E.	Match Existing
	Drainage Arrow
	PCBMP Basin

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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'
0' 10' 20' 60'

NORTH

SHEET NUMBER
C2.3

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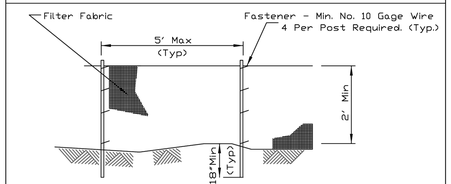
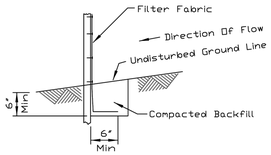
SILT FENCE PLAN



ELEVATION

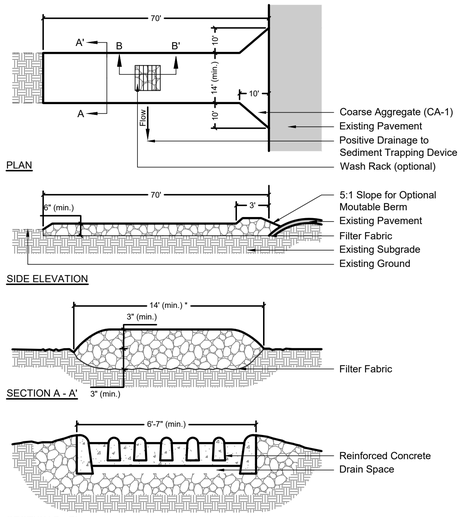


FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 3-16-12
Approved ____ Date ____		

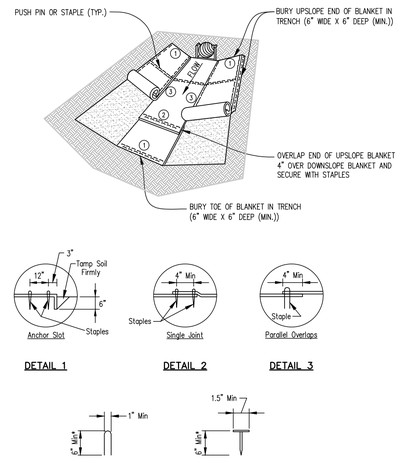
1 Silt Fence Detail (Not to Scale)



Notes:
1. Filter fabric shall meet the requirements of the specifications and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet coarse aggregate gradation CA-1 and be placed according to the standard specifications.
3. Any drainage facilities required because of washing shall be construced according to manufacturer's specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.
* Must extend full width of ingress and egress operation.

2 Stabilized Construction Entrance Detail (Not to Scale)

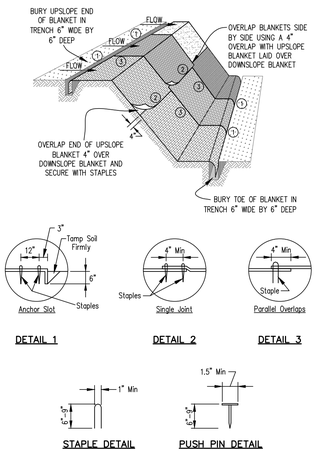
EROSION CONTROL BLANKET - TURF REINFORCEMENT MAT (TRM)



*Note:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.

REFERENCE		STANDARD DWG. NO.
Project		IUM-531
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 02-22-11
Approved ____ Date ____		

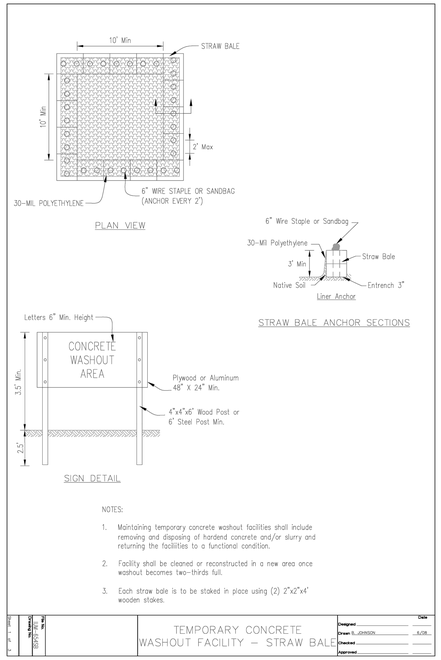
3 Erosion Control Blanket & Turf Reinforcement Mat (TRM) Detail (Not to Scale)



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

EROSION CONTROL BLANKET INSTALLATION DETAILS	Designed ____ Date ____	
	Drawn IL JOHNSON ____ IL JOB ____	
	Checked ____	
	Approved ____	

4 Erosion Control Blanket Detail (Not to Scale)



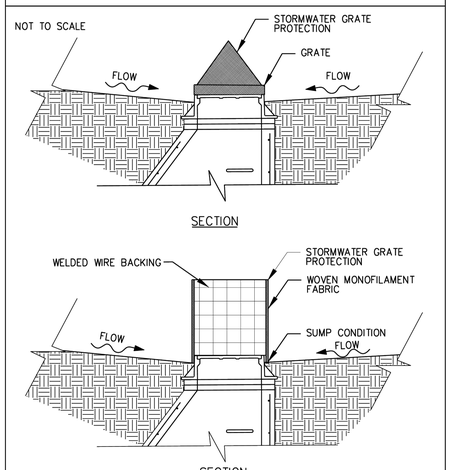
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE	Designed ____ Date ____	
	Drawn IL JOHNSON ____ IL JOB ____	
	Checked ____	
	Approved ____	

5 Temporary Concrete Washout Detail (Not to Scale)

MANUFACTURED ABOVE GRADE INLET PROTECTION

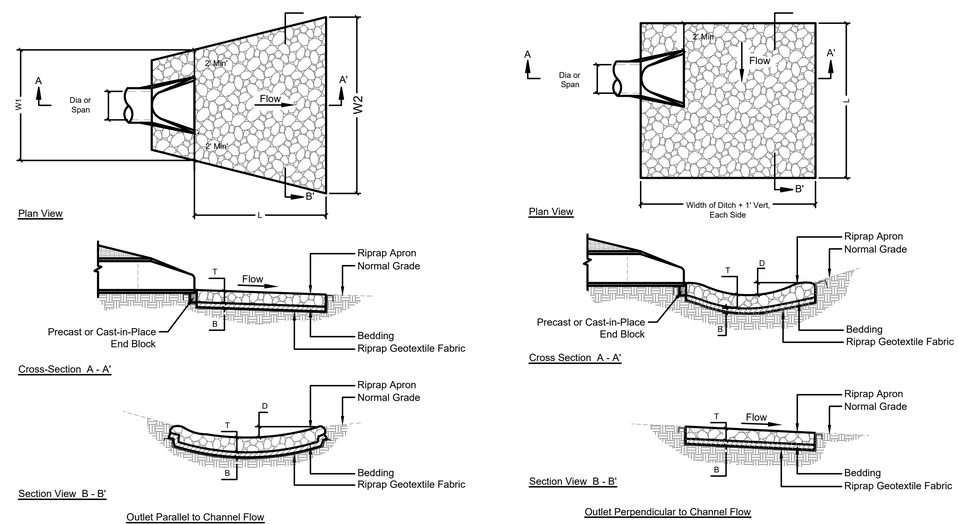
NOT TO SCALE



NOTES:
1. A maintenance schedule must maintain a sediment accumulation of less than 50% of the height of the inlet protection.
2. Device should be supported.
3. Fabric type should be IUM 592 Standard Table 1 Class 4.

REFERENCE		STANDARD DWG. NO.
Project		IUM-531
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 03-27-2017
Approved ____ Date ____		

6 Inlet Protection Detail (Not to Scale)



DIA. OF ROUND INLET PIPE (in)	IDOT RIPRAP GRADATION (RR)	RIPRAP APRON THICKNESS (in)	RIPRAP BEDDING THICKNESS (in)	APRON LEGNTH (ft)	APRON WIDTH UPSTREAM (ft)	APRON WIDTH DOWNSTREAM (ft)	DEPTH BELOW NORMAL GRADE (in)
		T	B	L	W1	W2	D
12	RR-3	8.0	NA	12.0	5.0	11.0	6.0
15	RR-3	8.0	NA	14.0	5.0	12.0	6.0
18	RR-4	16.0	6.0	16.0	5.5	13.5	7.0
21	RR-4	16.0	6.0	20.0	6.0	16.0	10.0
24	RR-4	16.0	6.0	20.0	6.0	16.0	10.0

7 Rock Outlet Protection Detail (Not to Scale)

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REVISIONS

No	Date	Issue

CHECKED BY DAK
DRAWN BY CTM / EMO

SHEET TITLE
Details

SCALE AS NOTED

NORTH

SHEET NUMBER
C3.0

©2023 Hitchcock Design Group

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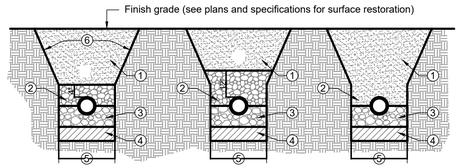
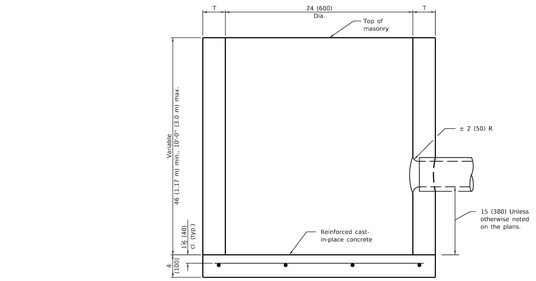


1. Trench backfill to subgrade and within 2 feet of proposed pavement, driveway, curb and gutter or sidewalk. Trench backfill materials shalll be IDOT approved gradation:
   - FA 1, FA 2, FA 6 or FA 21
   - CA 6, CA 10 or CA 18

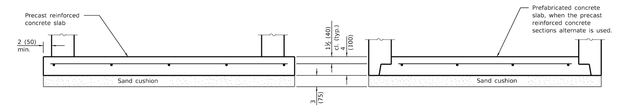
   Compacted to 90% of modified proctor density.
   In non-structural areas backfill with approved excavated materials.
2. Initial backfill to depth as indicated. Material shall be IDOT approved gradation:
   - FA 6
   - CA 6, CA 7 or CA 11
3. Pipe bedding shall be fractured granular material IDOT gradation CA-7 or CA-11 from 4 inches below horizontal center of pipe
4. Unsuitable material to be removed where directed by the Engineer and replaced with compacted suitable material.
5. 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
6. 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)



ELEVATION

ALTERNATE MATERIALS FOR WALLS	T (min)
Precast Reinforced Concrete Section	3 (75)
Concrete Masonry Unit	5 (125)
Cast-in-Place Concrete	6 (150)
Brick Masonry	8 (200)



ALTERNATE BOTTOM SLAB

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.27 sq. in./ft. (570 sq. mm/m) in both directions with a maximum spacing of 9 (230).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

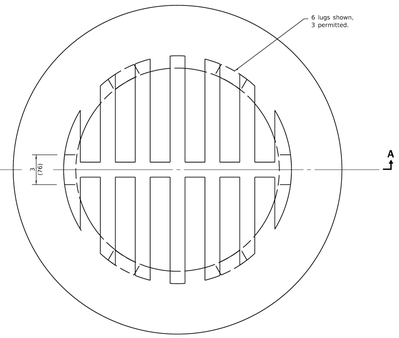
Illinois Department of Transportation
PASSED January 1, 2011 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011 — ENGINEER OF DESIGN AND ENVIRONMENT
BDM600 1-1-07

DATE	REVISIONS
1-1-11	Detailed rein. in slabs.
	Added max. limit to height.
	Added general notes.
1-1-09	Switched units to
	English (metric).

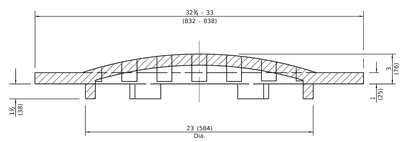
CATCH BASIN TYPE C

STANDARD 602011-02

2 Catch Basin Type C Detail
(Not to Scale)



CAST GRATE



SECTION A-A

All dimensions are in inches (millimeters) unless otherwise shown.

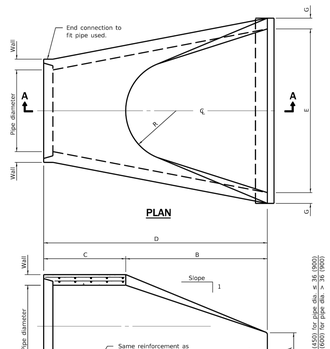
Illinois Department of Transportation
PASSED January 1, 2015 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2015 — ENGINEER OF DESIGN AND ENVIRONMENT
BDM600 1-1-07

DATE	REVISIONS
1-1-15	Revised dimensions.
1-1-09	Switched units to
	English (metric).

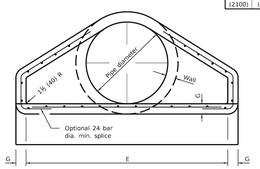
GRATE TYPE 8

STANDARD 604036-03

3 Grate Type 8 Detail
(Not to Scale)



SECTION A-A



END VIEW

PIPE DIA.	APPROX. QTY. lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	2 (51)	4 (102)	24 (610)	4'-0⅜" (1.241 m)	6'-0⅜" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (335)	2½ (57)	6 (152)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	30 (762)	2½ (57)	11 (280)	1:2.4
18 (450)	990 (450)	2½ (64)	9 (229)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2½ (64)	12 (305)	1:2.4
21 (525)	1280 (580)	2½ (70)	9 (229)	35 (889)	38 (965)	6'-1" (1.854 m)	3'-6" (1.067 m)	2¾ (70)	13 (330)	1:2.4
24 (600)	1520 (690)	3 (76)	9½ (241)	3'-7½" (1.105 m)	30 (762)	6'-1⅞" (1.867 m)	4'-0" (1.219 m)	3 (76)	14 (356)	1:2.5
27 (675)	1930 (875)	3¼ (83)	10½ (267)	4'-0" (1.219 m)	25½ (648)	6'-1½" (1.867 m)	4'-6" (1.372 m)	3¼ (83)	14½ (368)	1:2.4
30 (750)	2190 (995)	3½ (89)	12 (305)	4'-6" (1.375 m)	19¾ (502)	6'-1¾" (1.874 m)	5'-0" (1.524 m)	3½ (89)	15 (381)	1:2.5
33 (825)	3200 (1450)	3¾ (95)	13½ (343)	4'-10½" (1.486 m)	39¼ (997)	8'-1¾" (2.483 m)	5'-6" (1.676 m)	3¾ (95)	17½ (445)	1:2.5
36 (900)	4100 (1860)	4 (102)	15 (381)	5'-3" (1.6 m)	34¾ (883)	8'-1¾" (2.483 m)	6'-0" (1.829 m)	4 (102)	20 (508)	1:2.5
42 (1050)	5380 (2440)	4½ (114)	21 (533)	5'-3" (1.6 m)	35 (889)	8'-2" (2.489 m)	6'-6" (1.981 m)	4½ (114)	22 (559)	1:2.5
48 (1200)	6550 (2970)	5 (127)	24 (610)	6'-0" (1.829 m)	26 (660)	8'-2" (2.489 m)	7'-0" (2.134 m)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	5'-5" (1.651 m)	35 (889)	8'-4" (2.54 m)	7'-6" (2.286 m)	5½ (140)	24 (610)	1:2.0
60 (1500)	8730 (3960)	6 (152)	35 (889)	5'-0" (1.524 m)	39 (991)	8'-3" (2.515 m)	8'-0" (2.438 m)	5 (127)	*	1:1.9
66 (1650)	10710 (4860)	6½ (165)	30 (762)	6'-0" (1.829 m)	27 (686)	8'-3" (2.515 m)	8'-6" (2.591 m)	5½ (140)	*	1:1.7
72 (1800)	12520 (5680)	7 (178)	36 (914)	6'-6" (1.981 m)	21 (533)	8'-3" (2.514 m)	9'-0" (2.743 m)	6 (152	*	1:1.8
78 (1950)	14770 (6700)	7½ (191)	36 (914)	7'-6" (2.286 m)	21 (533)	9'-3" (2.819 m)	9'-6" (2.896 m)	6½ (165)	*	1:1.8
84 (2100)	18160 (8240)	8 (203)	36 (914)	7'-6½" (2.299 m)	21 (533)	9'-3½" (2.832 m)	10'-0" (3.048 m)	6½ (165)	*	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED January 1, 2011 — ENGINEER OF BRIDGES AND STRUCTURES
APPROVED January 1, 2011 — ENGINEER OF DESIGN AND ENVIRONMENT
BDM600 1-1-07

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia.
	on Section A-A. Changed
	'inner' to 'outer' cage ref.
1-1-09	Switched units to
	English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03

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

HITCHCOCK DESIGN GROUP
creatingbetterplaces
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)
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
Details

SCALE AS NOTED

NORTH

SHEET NUMBER
C3.1

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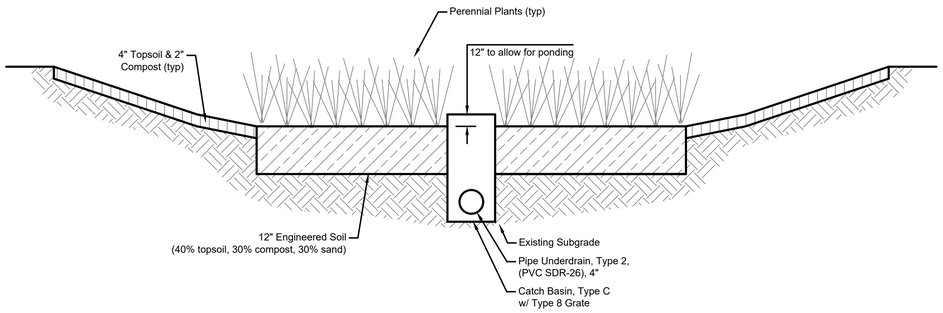
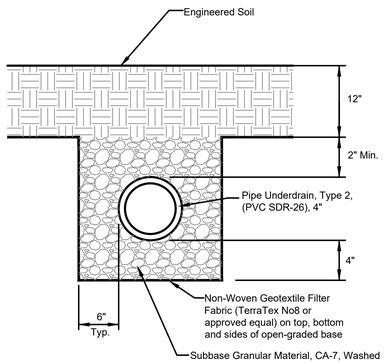


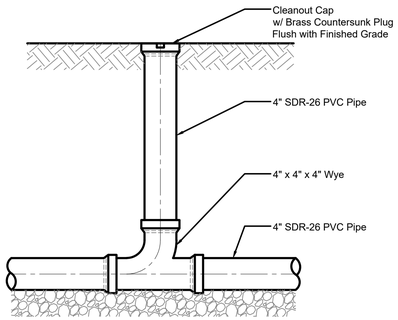
Notes:
1. Contractor shall till or disc subgrade before placing engineered soil in order to promote infiltration.
2. Engineered soil mix, underdrain and CA-7 aggregate shall not be installed until upstream areas have been stabilized. Contractor shall prevent sediment and debris from contaminating the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

HITCHCOCK DESIGN GROUP
creatingbetterplaces
22 E. Chicago Avenue
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Naperville, IL 60540
T 630.961.1787
hitchcockdesigngroup.com

PREPARED FOR
Glen Ellyn Park District
185 Spring Ave
Glen Ellyn, IL 60137

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Lenox Road Garden Plots
800 Saint Charles Road
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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
Details

SCALE AS NOTED

NORTH

SHEET NUMBER
C3.2

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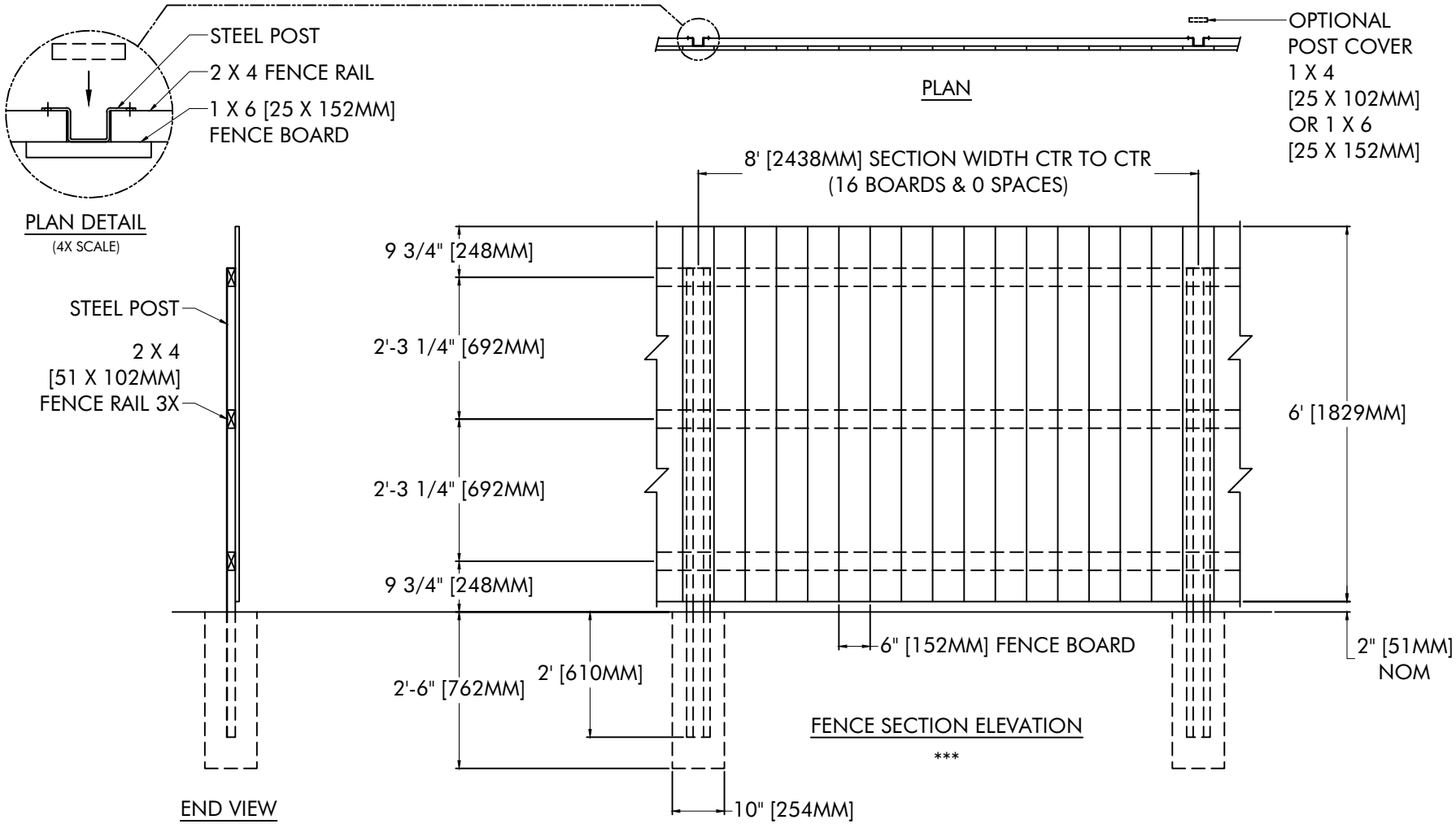


NOTES: 1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER-HALCO ONLY.
3. FOOTING WIDTH TO BE 10" [254MM]. MINIMUM DEPTH 30" [762MM].
4. DIMENSIONS SHOWN ARE NOMINAL FOR WOOD.

MASTER HALCO®	COPYRIGHT © 1998 MASTER-HALCO, INC. ALL RIGHTS RESERVED MASTER-HALCO, INC. 3010 LBJ FWY, SUITE 800 DALLAS, TEXAS 75234	6' SOLID BOARD FENCE DETAIL STYLE: FLAT TOP	BY: JRR	DWG: 10-1100
			DATE: 01-25-99	
		NOM 6' [1829MM] FENCE HEIGHT 1 X 6 [25 X 152MM] FENCE BOARDS	REV: D	LAYER: 1
			REV DATE: 05-18-99	SCALE: 1/2" = 1'-0"

6’x6’ Maximizer Storage Shed

Item#MAX66

Revised
Oct 25th/2016

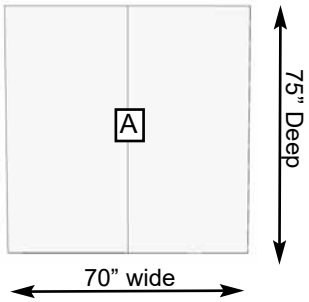
A place for everything, and everything in its place thanks to the affordable 6 ft. x 6 ft. Maximizer Storage Shed.

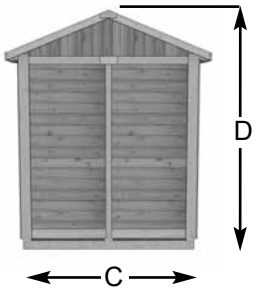
The 6x6 Maximizer Kit Includes:

- 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

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

Meeting 3/20/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

AGENDA ITEM (ID # 2025-235)

DOC ID: 2025-235

Public Hearing - 771 Roosevelt Road - E-Z Tech Sign Variation.

Statement of the Issue:
Santerra Holdings LLC dba EZ Tech Co. ("Petitioner") is requesting a variation from the Glen Ellyn Sign Code Section 4-5-18(I)3(b) to allow for an existing non-conforming pole sign to be replaced and altered in copy. The property is located at 771 Roosevelt Road in the C4 Office Zoning District.

Analysis:

The petitioner, EZ Tech Co., is requesting a variation to allow for an existing non-conforming pole sign to be replaced and altered in copy. EZ Tech Co. has acquired the property that was formerly occupied by Glen Ellyn Auto Body at 771 Roosevelt Road.

The proposed sign is not compliant with the Glen Ellyn Sign Code as the sign is a non-conforming pole sign as defined in Section 4-5-5 of the Village Sign Code. Section 4-5-18 (I)3(b) of the Sign Code requires that non-conforming pole signs cannot be replaced or altered in copy.

Any newly erected freestanding sign on the site would likely require relief from setback requirements and landscaping requirements so as not to detract from the operational capacity of the property. The current site design of the property was granted by special use permit with variations to the zoning code per Ordinance No. 4332-Z in 1995.

The subject property is in the C4 Office Commercial District. The property to the east is also in the C4 Office District, while properties to the west and the property directly north of Roosevelt Road are both in the C3 Service Commercial District.

The sign is located 2 feet, 2 inches from the east property line, and 10 feet from the north property line adjacent to Roosevelt Road. The proposed sign is illuminated and reads "EZ TECH PAINTLESS DENT REMOVAL". The applicant has submitted a sign with dimensions of 6 feet by 3.5 feet, for a total proposed area of 21 square feet. This includes an electronic message center of 2 feet by 6 feet for an area of 12 square feet where 18 square feet is allowed.

The applicant has provided two proposed designs for the base of the sign. "Option A" is proposed to keep the existing 8"x8" square pole intact and to attach the new sign atop the pole. "Option B" proposes to encase the pole with a metal cabinet to give the appearance of a monument sign, although this would not meet freestanding sign requirements as base height for freestanding signs is restricted to five feet in height.

The applicant has stated that the purpose of the proposal is to maintain the same general footprint of signage that has been on the site for the past 30 years to indicate that they are ready for business and to build brand awareness.

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 Plan Commission 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 March 20, 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. EZ Tech Sign Variation Application Packet
2. EZ TECH Sign Plan
3. 771 Roosevelt Plat of Survey
4. Aerial Map
5. Zoning Map
6. Notification Map
7. Ordinance 4332 Special Use Permit and Zoning Variances

VILLAGE OF GLEN ELLYN

Sign Variation
Application Packet

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

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

SIGN VARIATION APPLICATION PACKET

Contents

1. Information Sheet for Potential Sign Variation Requests and Related Options.
2. Sample Schedule for a Sign Variation.
3. Description of the Sign Variation Request Process and Instructions.
4. Application for Sign Variation Form.

VILLAGE OF GLEN ELLYN, ILLINOIS

INFORMATION SHEET
FOR
POTENTIAL SIGN VARIATION REQUESTS AND RELATED OPTIONS

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

This Information Sheet lists options available to you now that you have been officially advised by the staff of the Community Development Department that your proposed project requires the granting of one or more variations from the Glen Ellyn Sign Code (Ord. 6215, 2-10-2014), as amended). The options listed below are not intended to be exhaustive nor are they mutually exclusive. For example, you could decide to proceed under options 1 and 2 below as alternatives.

OPTION 1 - You could (1) decide not to revise your proposed project to reduce or eliminate the required sign variation(s); and (2) apply for the required sign variation(s). If this option is chosen, you will need to apply for approval of a sign variation.

OPTION 2 - You could (1) revise your proposed project to reduce the number and/or degree of the required sign variation(s); and (2) apply for the required sign variation(s) for your revised proposal.

OPTION 3 - You could revise your request to eliminate the need for a sign variation.

OPTION 4 - You could decide not to revise or proceed with your proposed project.

OPTION 5 - You could appeal the Village staff's interpretation of the Sign Code. Per Section 4-5-17 of the Sign Code, all appeals are reviewed by the Village Board. Village Staff will take no further action on the matter pending the Village Board's decision, except for unsafe signs which present an immediate and serious danger to the public.

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

VILLAGE OF GLEN ELLYN, ILLINOIS

SAMPLE SCHEDULE FOR A SIGN VARIATION

---

1. Two (2) copies of the application packet are submitted to the Village.

2. Staff will attempt to review the application and get comments back to you within 2 weeks of receipt (30 days if the request is associated with additional applications/requests).

3. After the application is determined complete, it is placed on next available Plan Commission (PC) agenda for consideration at a public hearing.

4. 15-30 days before the public hearing a notice is published in the local newspaper.

5. A public hearing is held before the PC.

6. Minutes from the hearing are prepared and forwarded to the Village Board.

7. The sign variation is considered and acted on by the Village Board.

Steps 1 – 7: Approximately 60 to 90 days

Please Note: The above table is for sign variation requests that are submitted by themselves. Sign variation requests that are submitted in association with other applications such as a Special Use Permit, Subdivision, Planned Unit Development or Exterior Appearance application will take longer to process than what is represented in the above sample schedule.

VILLAGE OF GLEN ELLYN, ILLINOIS

DESCRIPTION OF THE SIGN VARIATION REQUEST PROCESS AND INSTRUCTIONS

I. OVERVIEW

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

STEP 1: Application. Sign variation requests are initiated by filing a completed Application for Sign Variation form, together with other supporting documents and materials, with the Director of the Village Community Development Department.

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

STEP 2: Public Hearing before the PC and Recommendation to the Village Board. After notice has been published, a public hearing on the requested sign variation(s) will be held before the PC. Based on the evidence presented at the hearing by or on behalf of the applicant or by others, the PC is required to make specific findings of fact to support its recommendation to the Village Board regarding the requested sign variation(s). See I.B. below for a brief description of the findings/standards that must be met to receive approval of a sign variation.

STEP 3: Village Board Action. After the minutes or transcript of the public hearing containing the Commission's findings of fact and recommendation have been delivered to the Village Board, the Village Board will consider the requested sign variation(s). Under the Sign Code, the Village Board has the final authority to act on the requested sign variation(s).

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

B. Required Findings of Fact/Standards for a Variation: Below is a short summary of the principal findings of fact or standards which must be met in order for the PC to

recommend, and the Village Board to grant, a requested variation from the Sign Code.

The PC will conduct an evidentiary hearing and shall not recommend approval of the request unless the Commission makes positive findings based on the evidence presented that all of the following standards set forth in section 4-5-17(3)a of the Sign Code have been met:

i. The request complies with the Statement of Purpose found in Section 4-5-2 of the Sign Code; and

ii. 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

iii. 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

iv. The variation, if granted, would have no adverse impact on the existing or desired character of the surrounding area; and

v. The variation, if granted, would not endanger, the public health, safety or welfare.

Applicants are also referred to Section 4-5-17(3)b of the Sign Code for a list of supplemental findings. The primary purpose of both the Application for Variation form and the public hearing before the PC is to elicit evidence related to these findings of fact or standards upon which the PC and the Village Board can base their actions on the requested sign variation(s).

II. APPLICATION FOR SIGN VARIATION AND RELATED MATTERS

A. Application for Variation: The following items must be submitted with a request for approval a sign variation. The required submittals list may alter depending on the type and scope of the proposed project. Staff may, at its discretion, waive or otherwise modify the following submittal requirements if additional plans or material are deemed relevant to the request. Prior to submitting a formal application, the applicant may wish to contact the Community Development Department to obtain a checklist of items required to be submitted with a specific sign variation request.

1. A properly completed Application for Sign Variation form.

2. An application fee must be paid at the time the application is made. Staff will inform the Petitioner of the amount. An escrow (amount to be determined by the Community Development Director) will also be required to pay out of pocket Village expenses related to public notice costs, recording costs and other items related to the application.

3. Proof of ownership from the most recent title insurance policy, deed or commitment covering the property in question.

4. Disclosure of Interest, identifying all parties with 5% or more interest in the property (form attached).

5. If the property is owned by an individual or organization other than the applicant, an affidavit of authorization must be submitted, giving the applicant the right to file the application on behalf of the owner (form attached).

6. Plat of Survey.

7. Table indicating the type and size of all existing and proposed signs (see attached).

8. A sign plan (at a scale of no less than 1 inch = 100 feet) showing:

   - Property lines – existing and proposed
   - Major site features – building footprints, parking lots, drive aisles, etc.
   - Location of all signs
   - Setback(s) of all proposed signs
   - Other data that may be necessary for the review of the application

9. If the sign is proposed to be placed on a building wall, a building elevation drawn to scale showing the proposed sign(s) and indicating its mounting height must be submitted.

10. Sign elevations, dimensioned and drawn to scale, and including information about the total square footage of any proposed sign.

11. Affidavit Affirming No Conflict of Interest

B. Village Review: Village staff attempts to review all applications within two (2) weeks of receipt. When the Application for Variation and accompanying items appear to be complete and in good order, the requested sign variation(s) will be scheduled for consideration at a public hearing before the PC. If the sign variation application is submitted with an exterior appearance application, the requests will be reviewed simultaneously.

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

The Community Development Department will forward the Sign Variation Application and all accompanying and related items to the PC for the public hearing. Applicants are advised that members of the PC and Village Board may visit the property in question to inspect it for themselves prior to the hearing.

III. PUBLIC HEARING BEFORE THE PLAN COMMISSION

A. Time, Date and Location: Regularly scheduled meetings of the PC are on the 4th Thursday of each month at 7:00 p.m. on the third floor of the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

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

1. Staff Presentation: Village staff will present a general overview of the applicant's request based on the applicant's submittals and/or adherence to the Village's Sign Code.

2. Petitioner's Presentation: After the Village staff's presentation, the applicant is given the opportunity to present his or her case. It is the responsibility of the applicant and/or his or her representatives to present evidence supporting the requested sign variation(s) in a complete and logical manner and to have all supporting documentation available at the hearing.

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

4. Commission Deliberation/Findings of Fact: The Commission then discusses whether the evidence presented at the hearing is sufficient to establish and meet the findings/standards required to support a requested sign variation. (See I.B. above for a short summary of the requisite findings/standards for a variation). Following this discussion, the Commission makes its recommendation and findings of fact, based on the evidence presented during the public participation portion of the hearing to the Village Board concerning the requested sign variation(s).

5. Vote: An affirmative vote of a majority of PC members present at the meeting is necessary to recommend the granting of a requested sign variation to the Village Board.

   The Commission may recommend to the Village Board a lesser variation than the requested sign variation. In addition, the PC may recommend to the Village Board such conditions and restrictions upon the property in question as may, in the opinion of the Commission, be necessary (1) to comply with the standards for a variation or to reduce or minimize the injurious effect of the variation upon other property in the neighborhood.

IV. VILLAGE BOARD ACTION

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

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

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

A sign variation may only be granted by an ordinance which is duly passed and approved by the Village Board and President. After final action by the Village Board, the Village Clerk will notify the applicant and the Community Development Department of the decision of the Village Board.

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

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: **E-Z tech co.**

Address: **1300 West Ogden ave suite 104 Naperville IL 60563**

Phone No.: **8334398324** Fax No.: **8334398324**

E-mail: **andrei@eztechpdr.com**

Ownership Interest in the Property in Question: **0**

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

Staterra Holdings LLC
30 N Gould st ste r Sheridan WY 82801

II. PROPERTY INFORMATION

Common address: **771 Roosevelt rd Glenn Ellyn IL 60137**

Permanent tax index number: _____ Zoning classification: _____

Present use: **Auto Body 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:

Sign code section :
- 4-5-5(j) allowing the existing post sing
- 4-5-4(r)3 for a reduction in the side yard set back to 26 inches were 60 inches is required
- 4-5-4(R)8 relief from 2:1 landscaping requirement

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

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

A. Standards Applicable to All Variations Requested

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

This is a newly acquired business, the owner was not involved in the variations of the sign code.

There was a sign from previous business, new owner wants to keep sign to show that he is open for business and expand brand awareness.

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:

Previous variations to address size of lot only referenced principle building.

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:

There has been an existing sign at that location for 30 years and has had no issues as it relates to other properties or improvements in the neighborhood.

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

The same commercial space will be used for the sign.

We have designed a few options which regardless of what design is used, all the owner is trying to do is maintain the sign area and not impact the existing character of area.

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

If existing sign area is used the public would be able to see through it and will not endanger safety or welfare.

A Monument sign which is another option to utilize in sign area would be 10 ft from Roosevelt Ave. and would offer the same safety and welfare to the public.

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:

N/A

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:

The variations were put in place prior to this owner buying the property, the current situation was not caused by new owner.

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

The variation requested is the minimum variation necessary, will not be expanding sign area.

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:

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

Ultimately the new sign code was not communicated to the new owner. All that business wants to do is utilize the same sign area to highlight their business and create brand awareness for what they do.

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.

Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant

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

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

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

(A) *Effective communication:* A reasonable, orderly and effective display of signs is to be promoted by authorizing the use of signs which:

1. Are legible in the context in which they are viewed;
2. Are appropriate to the functions to which they pertain;
3. Clearly and efficiently identify and classify the goods, services, facilities, activities and locations made available to the community by businesses, community service organizations and other enterprises; and
4. Eliminate or reduce the "canceling out" effect created by the inappropriate placement of signs in proximity to one another.

(B) *Public welfare:* The public health, safety and welfare is to be preserved, protected and promoted through sign regulations which:

1. Recognize that signs are a necessary means of visual communication for the convenience of the general public taken as a whole, as opposed to the convenience of any individual person;
2. Minimize the blighting influences posed by visual clutter, decay and neglect;
3. Reduce distractions, obstructions, and hazards to pedestrian and automobile traffic caused by the indiscriminate placement and use of signs and to protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting or illegible signage;
4. Prohibit the placement of signs which obstruct vision or access in a manner which creates dangerous conditions;
5. Protect the physical and mental well-being of the general public by encouraging a sense of aesthetic appreciation for the Village's visual environment and ensuring that signs harmonize with their surroundings and are consistent with the character of their community context;

6. Promote the use of graphics which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscaping, in order to meet the community's expressed desire for quality development;

7. Protect the value of the Village's architectural resources, by ensuring that the integrity of the architectural elements and character of buildings and sites to which signs principally relate is maintained;

8. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets in accordance with the downtown, Roosevelt Road and historic Stacy's Corners streetscape plans, and other public structures and spaces, are protected by exercising reasonable controls over the character and design of graphic structures;

9. Preserve the value of private property by assuring the compatibility of signs with surrounding land uses;

10. Promote economic development by encouraging a more attractive economic and business climate within the commercial areas of the Village;

11. Further the objectives of the comprehensive plan and downtown strategic plan;

12. Protect the general public from damage and injury caused by the faulty and uncontrolled construction and use of signs within the Village; and

13. Respect the rights of nearby property owners.

(Ord. 6215, 2-10-2014)

OWNERSHIP BY A CORPORATION

Date: _____

Address: _____

Legal Description:

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

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

Name: _____Address: _____ %_____

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

TRUSTEE: _____ TRUST NO._____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

AFFIDAVIT OF AUTHORIZATION

I, _____ owner of the property described as

verify that _____

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

_____
Owner Signature

Subscribed and sworn to before me this

_____ day of _____, 20_____

_____

Notary Public

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	◉	○	Illuminate Pole Sign Option A	72" x 180"	21 square ft	8'
	Words/Symbols:					
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
2	◉	○	Illuminated Monument sign Option B	72" x 180"	21 sq Ft	8'
	Words/Symbols:					
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
3	◉	○	Illuminated Monumenrt Sign Option C	72" x 180"	21 sq ft	8'
	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: _____

II.

III. OWNER:

A. Owner of Property: _____

B. Owner's Address:_____

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

D. Owner's Work Phone Number:_____

E. Owner's E-mail: _____

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

IV. PERSON MAKING REQUEST (Petitioner):

A. Name of Petitioner:_____

B. Petitioner's Address:_____

C. Petitioner's Home Phone Number: _____

D. Petitioner's Work Number: _____

E. Petitioner's E-mail: _____

V. LOCATION OF PROPERTY:

A. General Location of Property: _____

B. Acreage of Parcel:_____

C. Permanent Index Number(s):_____

D. Legal Description (Please attach)

VI. REIMBURSEMENT OF FEES:

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

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

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

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

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

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

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

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

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

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

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

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

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

_____	Village of Glen Ellyn
Petitioner	
_____	By:_____
Owner	Community Development Director
Date: _____	Date: _____

Affidavit Affirming No Conflict of Interest

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

1. My name is _____, and I hold the position of

   _____ for _____ ("***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: _____

Title: _____

Applicant's Name: _____

Subscribed and sworn to me this

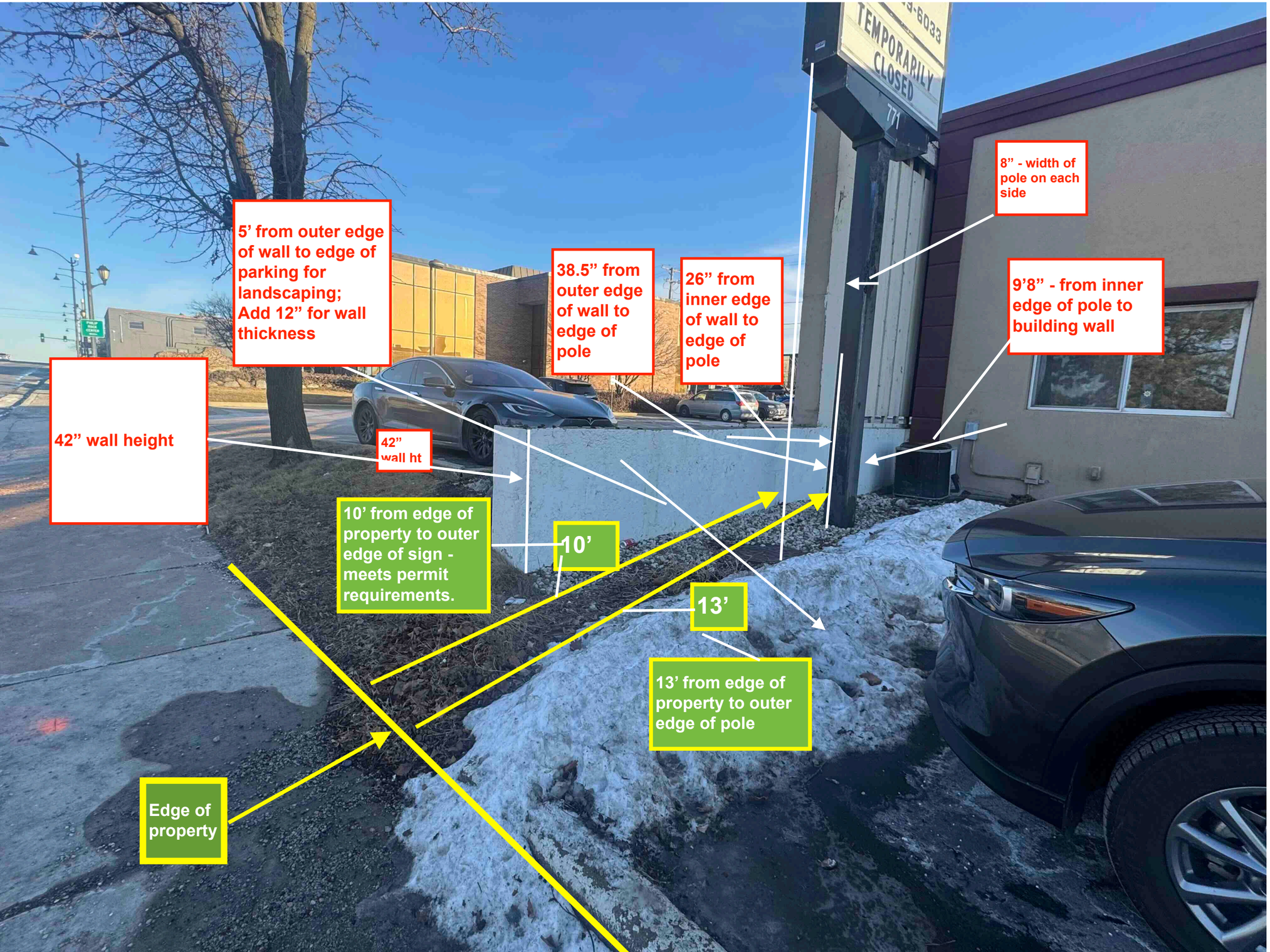
_____ day of _____, 20___.

_____
Notary Public

CAPTIVATING SIGNS
Bring Your Brand to Life

CAPTIVATING SIGNS
info@captivatingsigns.com
630.470.6161

Site Image for Sign Permit Variances - Matching to Requirements

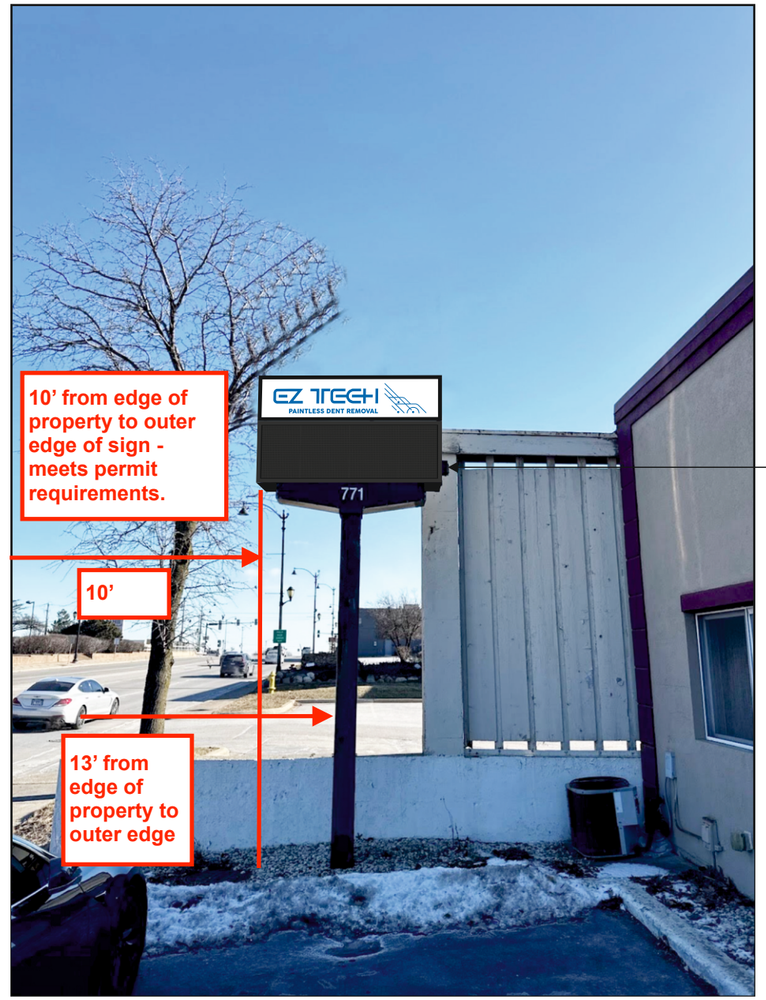


FILE NAME: EZ TECH - OUTDOOR-SIGN_PROOF_01-22-25

MOCKUP **OPTION A: D/F ILLUMINATED MONUMENT SIGN**

EXISTING CONDITION

PROPOSED CONDITION



CAPTIVATING SIGNS
Bring Your Brand to Life

OUTDOOR SIGN PROOF

DIMENSIONS:

- Overall Size: 72" x 180"
- Returns: 24"
- Mount: Mounted on existing square post.
- Surface Area: 21 SQ.FT.

COLORS:

- Cabinet: Black
- Letters: Blue (Color TBD)
- Returns: Black
- EMC: Black

CLIENT INFO & APPROVAL:

Client Company Name: EZ Tech Paintless Dent Removal

Key Contact: Andrei Slutu (CEO/Owner)

Address: 771 Roosevelt Road, Glen Ellyn, IL 60137

☐ As-Is ☐ With changes

Name: _____

Signature: _____

Date: _____

PROOFS ONLY!

PLEASE REVIEW PROOF FOR COLOR, SPELLING, DESIGN, AND APPLICABLE INSTALL INFORMATION. Proofs will appear at lower resolution than final product.

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While your project goes through our quality checks, once we recieve a written approval, any errors not corrected will be the responsibility of the customer.

THANK YOU!

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shivani@captivatingsigns.com
630.470.6161

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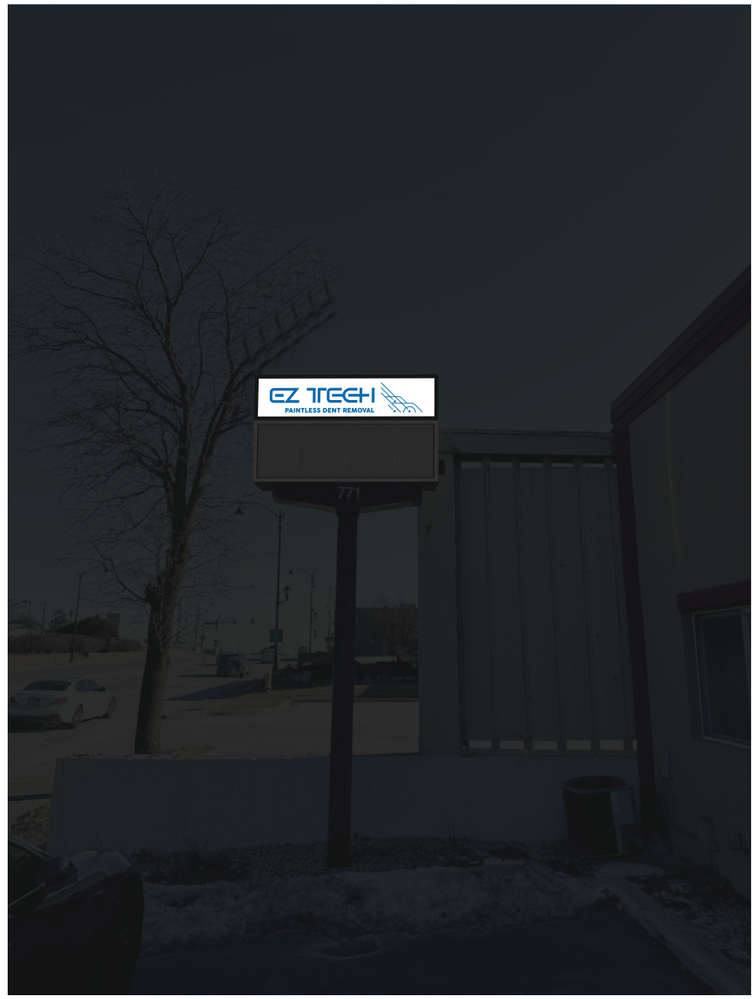

NIGHT TIME VIEW

CAPTIVATING SIGNS
Bring Your Brand to Life

OUTDOOR SIGN PROOF

DIMENSIONS:

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- Returns: 24"
- Mount: Mounted on existing square post.
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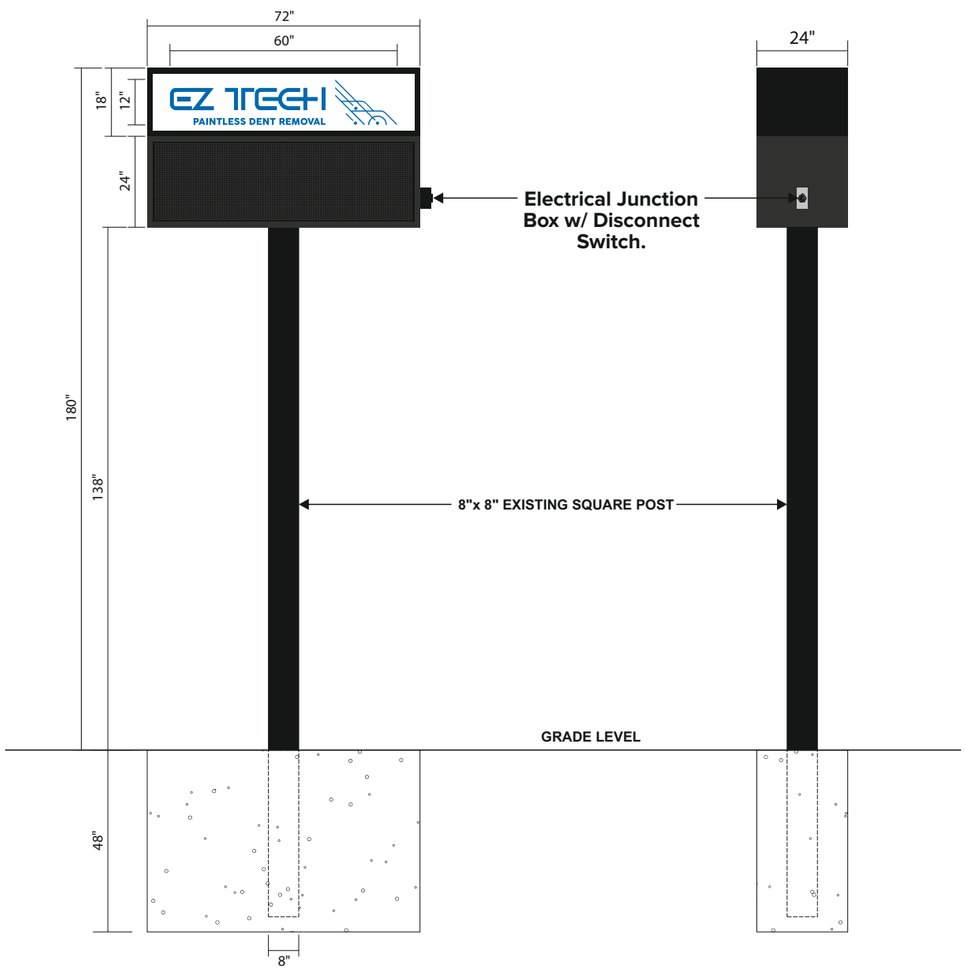

FRONT VIEW

SIDE VIEW

DESCRIPTION:

D/F ILLUMINATED MONUMENT SIGN

CABINET: 18" Tall x 72" Wide x 24" Deep fabricated rectangle cabinet w/ internal aluminum frame w/ .125 skin securing to footing one 8" x 8" diameter existing square post.

EMC: 6mm Full color EMC.

GRAPHICS: Surface applied trans. vinyls as shown.

ILLUMINATION: White internal LED illumination/ **POWER SUPPLIES HOUSED WITHIN CABINET.**

FOUNDATION: 72" Long x 48" Deep POURED IN PLACE CONCRETE PAD FOOTING holes are 72" x 48" Deep Footings.

QUANTITY: (1) One D/F illuminated monument sign required with EMC.

CAPTIVATING SIGNS
Bring Your Brand to Life

OUTDOOR SIGN PROOF

DIMENSIONS:

- Overall Size: 72" x 180"
- Returns: 24"
- Mount: Mounted on existing square post.
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Key Contact: Andrei Slutu (CEO/Owner)

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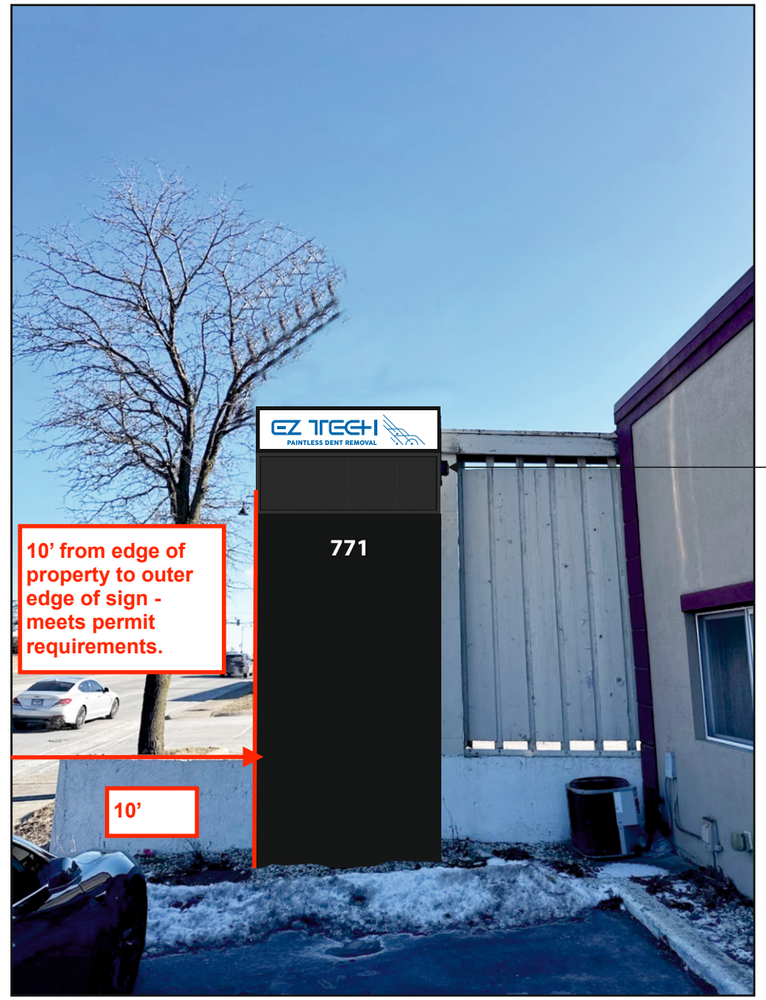
FILE NAME: EZ TECH - OUTDOOR-SIGN_PROOF_01-22-25

MOCKUP **OPTION B: D/F ILLUMINATED MONUMENT SIGN**

EXISTING CONDITION

PROPOSED CONDITION



Electrical Junction Box w/ Disconnect Switch.

CAPTIVATING SIGNS
Bring Your Brand to Life

OUTDOOR SIGN PROOF

DIMENSIONS:

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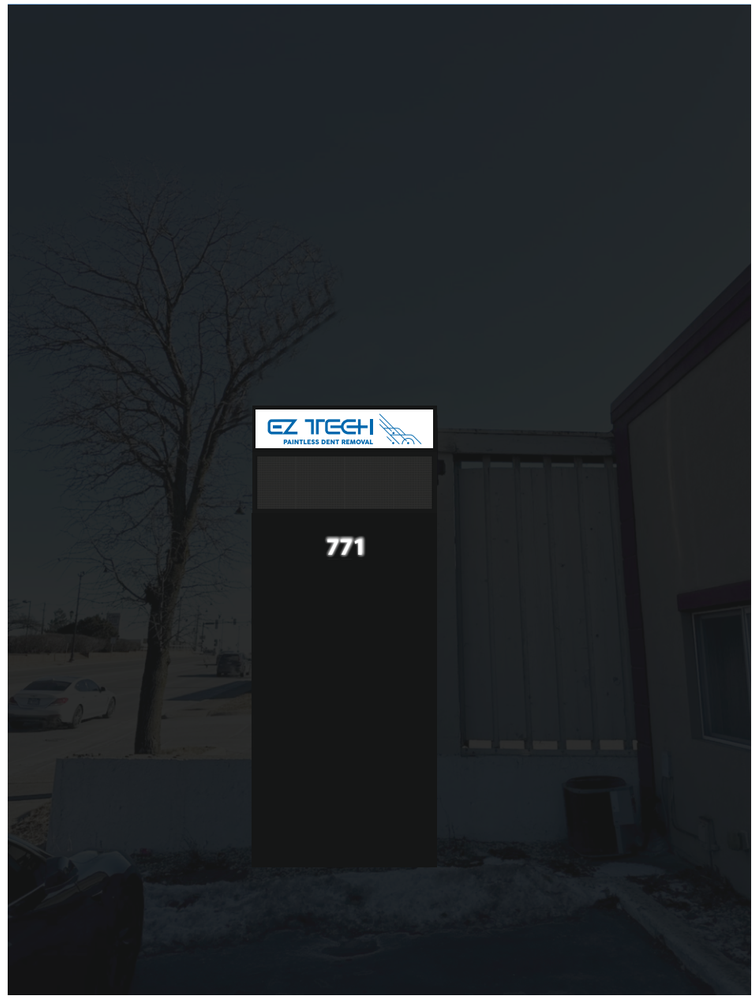

NIGHT TIME VIEW

CAPTIVATING SIGNS
Bring Your Brand to Life

OUTDOOR SIGN PROOF

DIMENSIONS:

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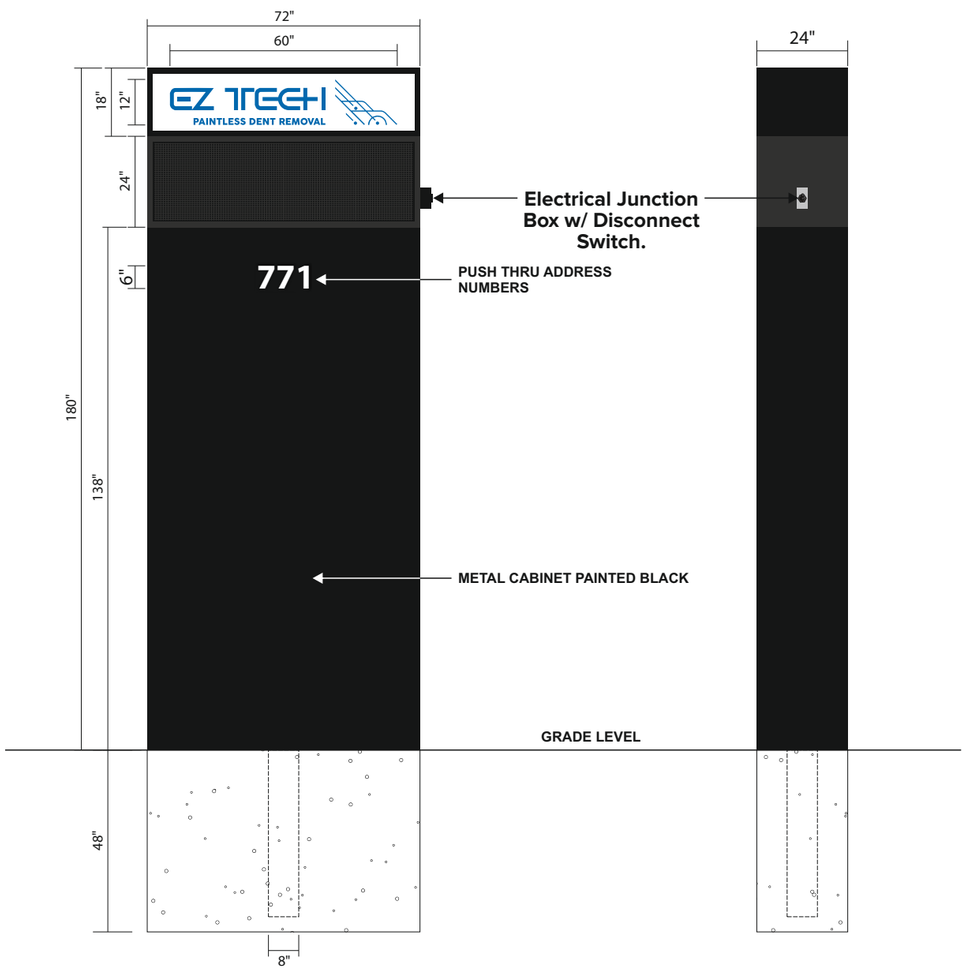
DIMENSIONS

OPTION B: D/F ILLUMINATED MONUMENT SIGN



FRONT VIEW

SIDE VIEW

DESCRIPTION:

D/F ILLUMINATED MONUMENT SIGN

CABINET: 18" Tall x 72" Wide x 24" Deep fabricated rectangle cabinet w/ internal aluminum frame w/ .125 skin securing to footing one 8" x 8" diameter existing square post.

EMC: 6mm Full color EMC.

GRAPHICS: Surface applied trans. vinyls as shown.

ILLUMINATION: White internal LED illumination/ **POWER SUPPLIES HOUSED WITHIN CABINET.**

BASE: 72" Long x 48" Tall x 24" Deep metal cabinet base.

FOUNDATION: 72" Long x 48" Deep POURED IN PLACE CONCRETE PAD FOOTING holes are 72" x 48" Deep Footings.

QUANTITY: (1) One D/F illuminated monument sign required with EMC.

CAPTIVATING SIGNS
Bring Your Brand to Life

OUTDOOR SIGN PROOF

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☐ As-Is ☐ With changes

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shivani@captivatingsigns.com
630.470.6161

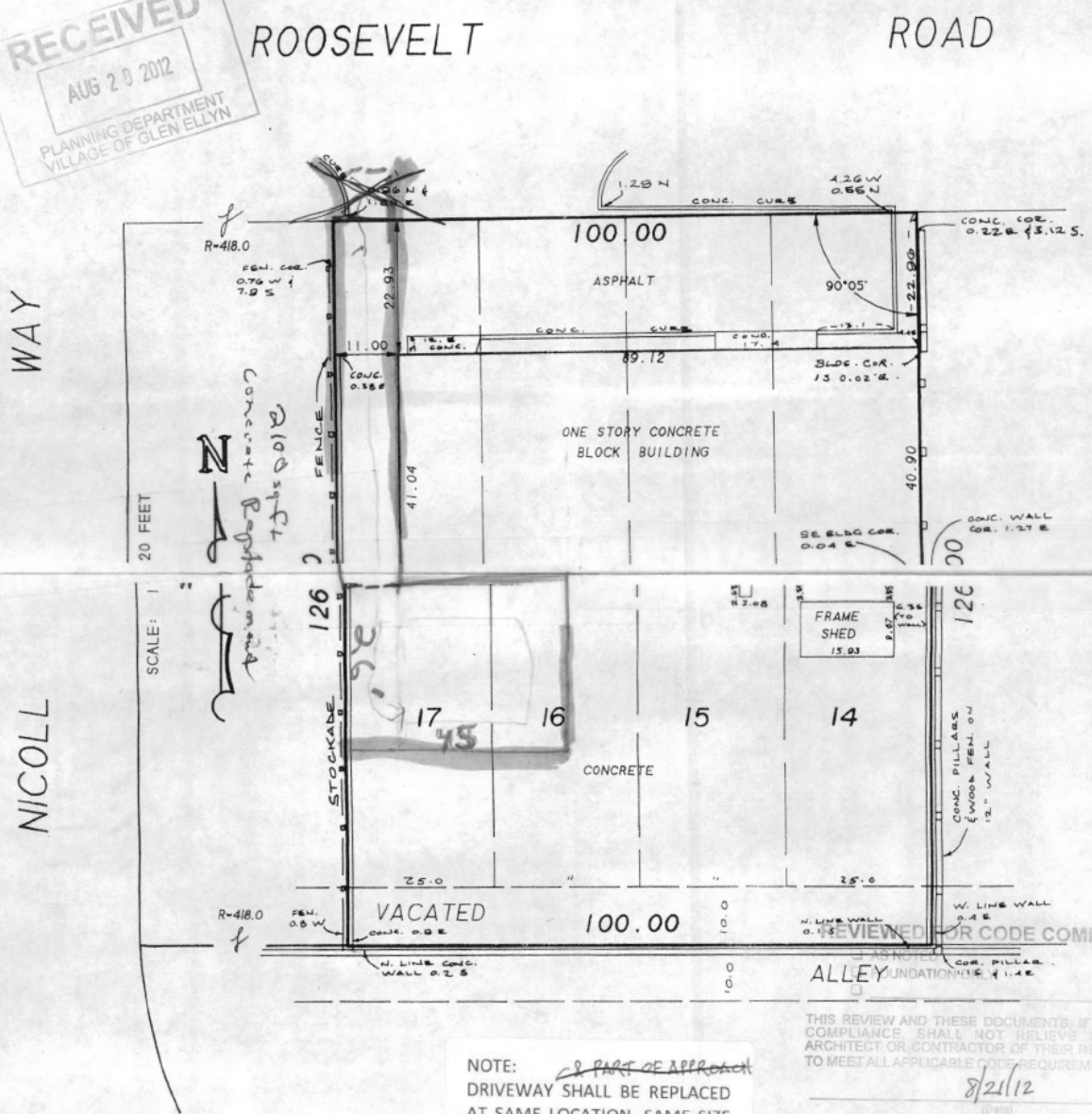
Plat of Survey

OF LOTS 14, 15, 16, AND 17 IN BLOCK 1 IN ROOSEVELT HILLS, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1928 AS DOCUMENT 268777, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 771 Roosevelt Rd., Glen Ellyn, IL.

Ordered by: Atty. Otto Stephani, Jr., 1616 E. Roosevelt Rd., Wheaton, IL.

RECEIVED
AUG 29 2012
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN



NOTE: ~~& PART OF APPROACH~~
DRIVEWAY SHALL BE REPLACED AT SAME LOCATION, SAME SIZE AND ELEVATION.

REVIEWED FOR CODE COMPLIANCE
AS NOTED
FOUNDATION ONLY
THIS REVIEW AND THESE DOCUMENTS, IF NOT IN CODE COMPLIANCE, SHALL NOT RELIEVE THE OWNER, ARCHITECT OR CONTRACTOR OF THEIR RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS.
8/21/12
(Date)
Village of Glen Ellyn Permit No. 20121383
By: Building and Zoning Official
Final Inspection Required For All Projects
Call 630-547-5250

HAROLD F. STEINBRECHER, JR. ILLINOIS LAND SURVEYOR CERT. 1594 WHEATON ILLINOIS

STATE OF ILLINOIS
COUNTY OF DU PAGE } SS

THIS IS TO CERTIFY THAT I, HAROLD F. STEINBRECHER, JR., ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE SHOWN.

SCALE OF MAP IS 20 **FEET TO ONE INCH**

WHEATON, ILLINOIS NOVEMBER 24 **19** 92

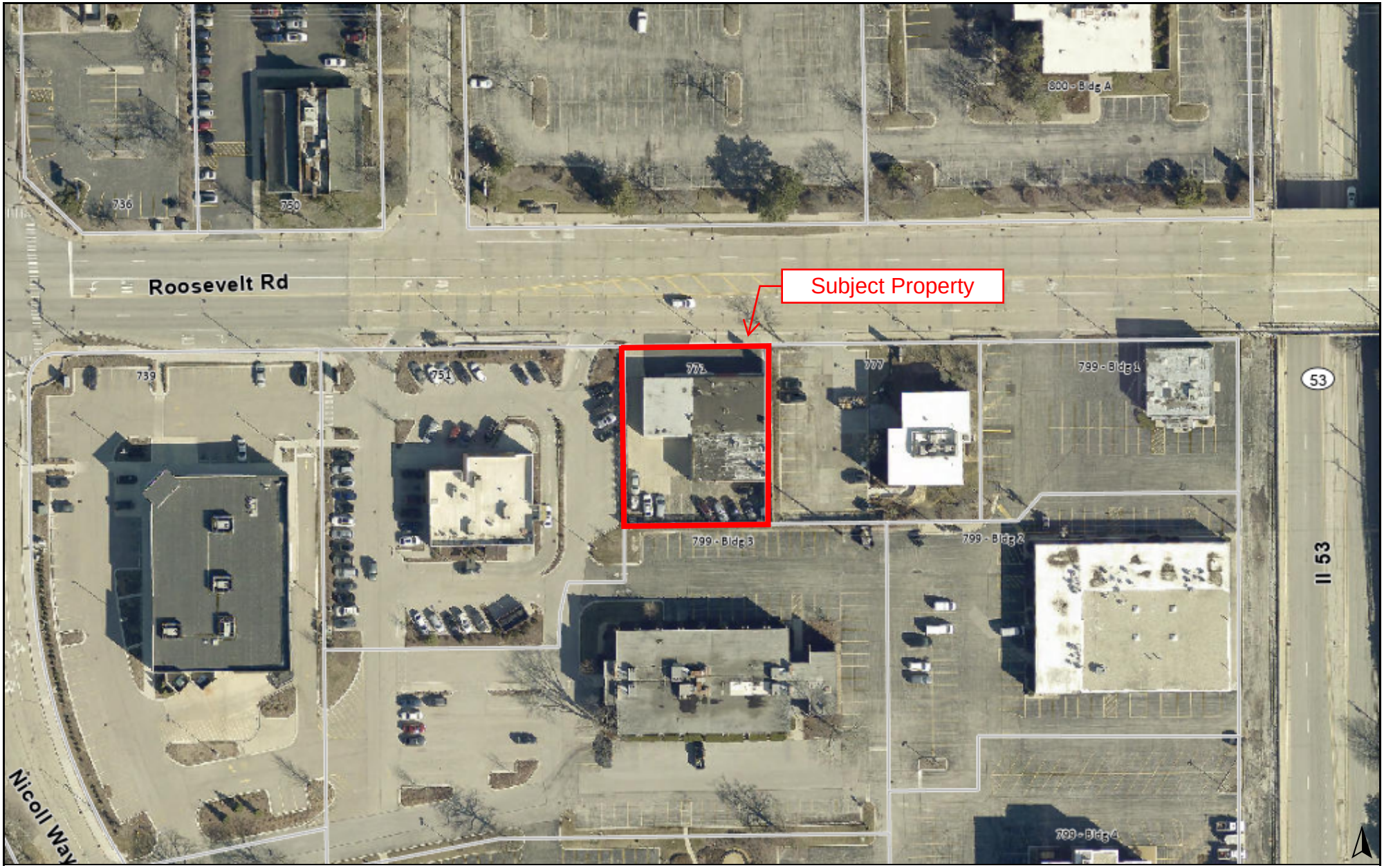
BUILDINGS WERE LOCATED AS SHOWN ON NOV. 18, 1992

Harold F. Steinbrecher P.E.
ILLINOIS REGISTERED LAND SURVEYOR

HAROLD F. STEINBRECHER, JR.
CIVIL ENGINEER AND SURVEYOR
110 NORTH WEST STREET
WHEATON, ILLINOIS

FILE COPY

GISConsortium | Aerial Map



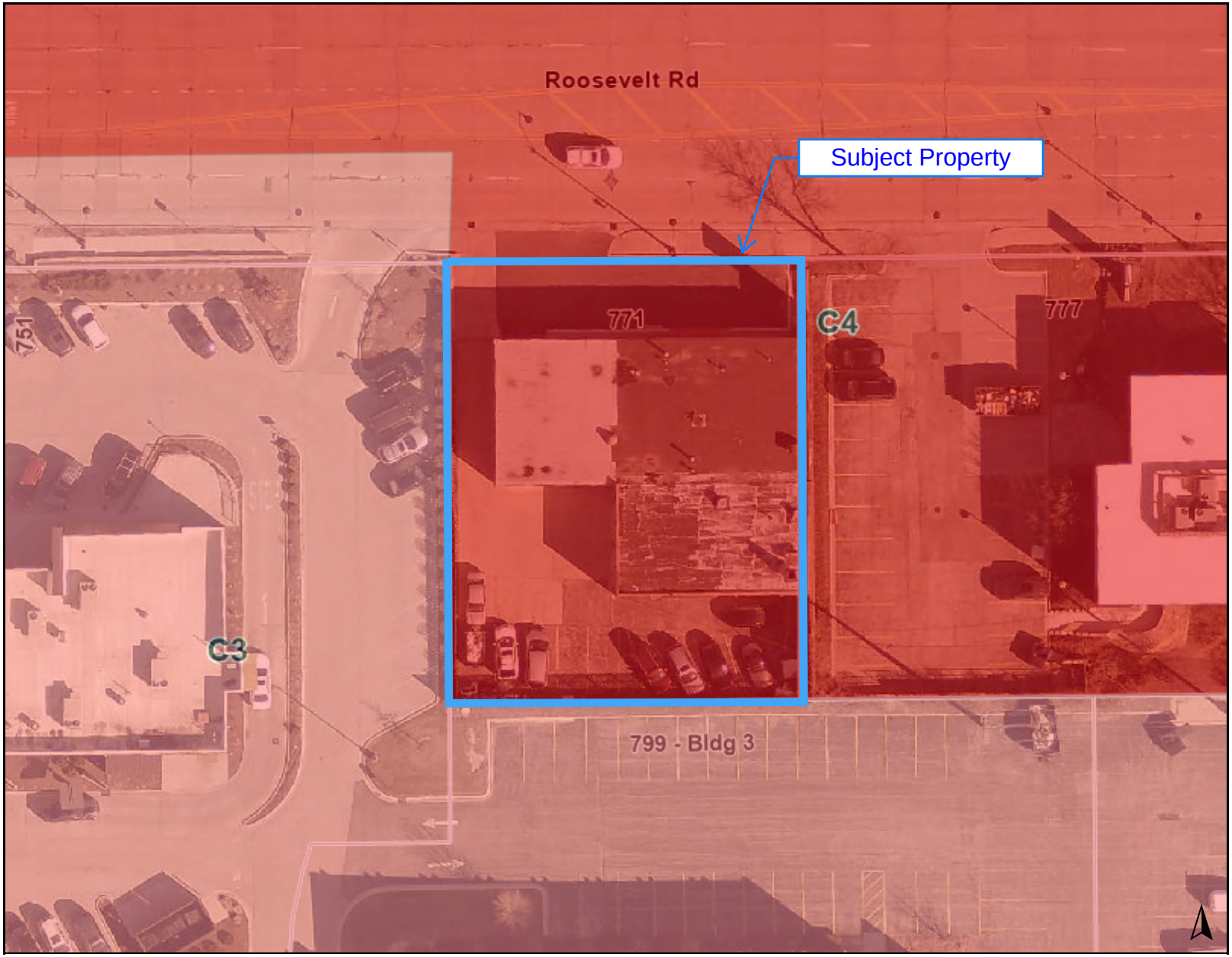
0 150 300 ft

Print Date: 3/14/2025

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.

GISConsortium | Zoning Map



Legend

Zoning and Development

Zoning

- C3: Service Commercial District
- C4: Office District

0 50 100 ft

Print Date: 3/14/2025

Notes

771 Roosevelt Special Use Permit per Ordinance 4332

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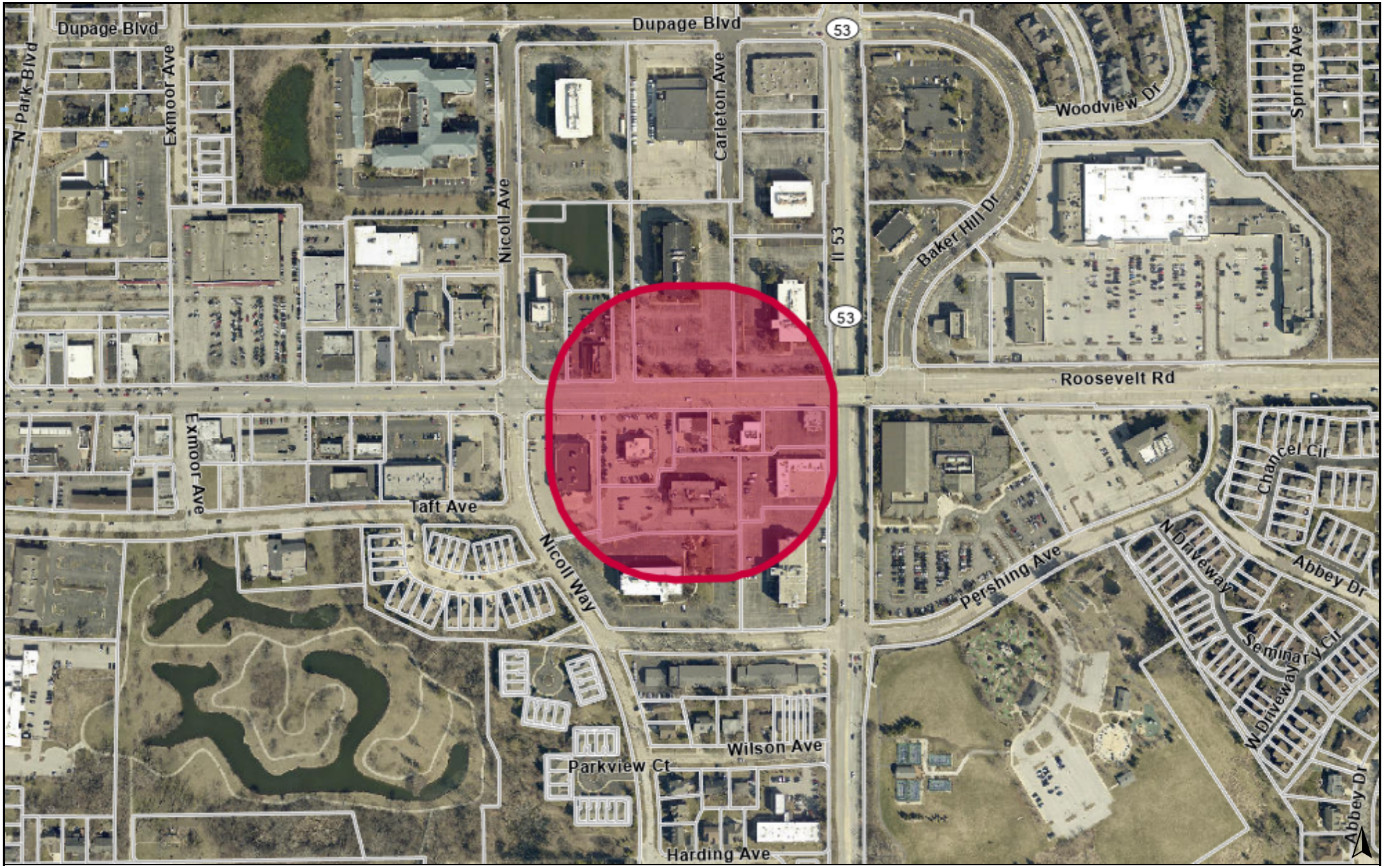
GISConsortium | Notification Map



0 500 1000 ft

Print Date: 3/14/2025

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VILLAGE OF GLEN ELLYN

ORDINANCE NO. 4332-Z

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATIONS AND APPROVING THE EXTERIOR APPEARANCE OF AN ADDITION TO GLEN ELLYN AUTO BODY ON PROPERTY COMMONLY KNOWN AS 771 ROOSEVELT ROAD

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 18TH DAY OF DECEMBER, 1995.

Published in pamphlet form by the authority of the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, this 19TH day of DECEMBER, 1995.

ORDINANCE NO. 4332-Z

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATIONS AND APPROVING THE EXTERIOR APPEARANCE OF AN ADDITION TO GLEN ELLYN AUTO BODY ON PROPERTY COMMONLY KNOWN AS 771 ROOSEVELT ROAD

WHEREAS, William Jegen, representing the ownership of property commonly known as 771 Roosevelt Road, Glen Ellyn, Illinois, and legally described as follows:

> Lots 14, 15, 16 and 17 in Block 1 and also the North ½ of the vacated alley lying South of and adjoining said Lots, in Roosevelt Hills, a subdivision in the North ½ of the Northeast ¼ of Section 23, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded November 2, 1928 as Document 268777 in DuPage County, Illinois
>
> P.I.N.: 05-23-202-003;

has petitioned the President and Board of Trustees of the Village of Glen Ellyn for a Special Use Permit, in accordance with Section 10-10-14 of the Glen Ellyn Zoning Code, to allow an addition to an automobile repair use in a C4 District; for Variations from the strict application of the following sections of the Glen Ellyn Zoning Code: Section 10-4-12(D)1 and 10-4-12(G)1 to allow a front yard setback of 22.93 feet in lieu of the minimum required setback of 40 feet, and to waive the requirement that the front 10 feet shall be reserved for open space and be appropriately planted and landscaped; Section 10-4-12(D)3 to allow a side yard setback of 0 feet in lieu of the minimum required setback of 10 feet; Section 10-4-12(G)2 to allow 9 parking spaces in lieu of the minimum 22 spaces required; Section 10-5-10(D) to allow a driveway approach curb-return which does not lie entirely within the property lines, extended; Section 10-5-10(E) to allow less than 25-foot curb return radii; Section 10-5-10(J) to allow a driveway approach that is not 185 feet from the nearest adjoining drive; and Sections 10-5-8(G)7 and 10-5-11(M) to allow lighting levels to be as high as 83.2 footcandles at the

lot lines in lieu of the maximum permitted level of 3 footcandles; and for approval of the exterior appearance of the building addition in accordance with the requirement of the Glen Ellyn Appearance Guide and Criteria; and

WHEREAS, following due and proper notice by publication in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on November 28, 1995, at which the petitioners presented evidence, testimony, and six exhibits in support of the Variations requested, and no persons appeared in favor and none in opposition thereto; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing, the Glen Ellyn Zoning Board of Appeals adopted findings of fact and recommended that the requested Variations be granted in its Report and Recommendation, dated November 28, 1995, a copy of which is appended hereto as Exhibit "A"; and

WHEREAS, the Glen Ellyn Architectural Review Commission conducted a public meeting on November 29, 1995, in accordance with the requirements of the Glen Ellyn Appearance Guide and Criteria, at which the petitioners presented testimony and exhibits in support of their request for approval of the exterior appearance of the proposed building addition and site improvements; and

WHEREAS, the Architectural Review Commission has considered the testimony and exhibits presented and has made its findings of fact and recommendations, as set forth in the Report and Recommendation of the Glen Ellyn Architectural Review Commission, dated November 29, 1995, a copy of which is appended hereto as Exhibit "B"; and

WHEREAS, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) days nor more than thirty (30) days prior, and following written notification to all property owners within 250 feet of the subject property, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted a public hearing on November 30, 1995, at which hearing the petitioners presented evidence, testimony, and four exhibits in support of their request for a Special Use Permit; and

WHEREAS, the Plan Commission has considered the evidence presented, including Exhibit No. 1, and has made its findings of fact and recommendations, as set forth in the Report and Recommendation of the Glen Ellyn Plan Commission, dated November 30, 1995, a copy of which is appended hereto as Exhibit "C"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the transcript of and the exhibits presented at the aforestated public hearings and public meeting and have considered the findings of fact and recommendations of the Glen Ellyn Zoning Board of Appeals, Architectural Review Commission and Plan Commission; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn find the following: the plight of the owner is due to unique circumstances because the orientation of the existing building on the lot and the access location to the site make it impractical to construct an addition and design site improvements which meet the bulk requirements of the Zoning Code; the petitioner has demonstrated a particular hardship because the addition is intended to house a new paint booth which is up to date with current technology and the auto body dealership cannot continue to operate competitively without the addition of the new paint booth; and the Variations, if granted,

would not alter the essential character of the locality because the addition would architecturally match the existing building and is located within an isolated area of the property; and

WHEREAS, the Village President and Board of Trustees of the Village of Glen Ellyn have determined that granting the Special Use Permit for, and approving the exterior appearance of, the addition to the automobile repair use and building on the subject property is consistent with the requirements established by Sections 10-10-14(E) of the Glen Ellyn Zoning Code and with the recommendations set forth in the Glen Ellyn Appearance Guide and Criteria;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: The Reports and Recommendations of the Glen Ellyn Zoning Board of Appeals, Exhibit "A" appended hereto, the Architectural Review Commission, Exhibit "B" appended hereto, and the Plan Commission, Exhibit "C" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preamble above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: Based upon the findings of fact and recommendations of the Glen Ellyn Zoning Board of Appeals, Architectural Review Commission and Plan Commission, as adopted herein, the building addition is hereby approved, and the President and Board of Trustees hereby grant Variations from the strict application of the following sections of the Glen Ellyn Zoning Code: Section 10-4-12(D)1 and 10-4-12(G)1 to allow a front yard setback of 22.93 feet in lieu of the minimum required setback of 40 feet, and to waive the requirement that the front 10 feet shall be reserved for open space and be appropriately planted and landscaped; Section 10-4-12(D)3 to allow a side yard setback of 0 feet in lieu of the minimum required setback of 10 feet; Section 10-4-12(G)2

to allow 9 parking spaces in lieu of the minimum 22 spaces required; Section 10-5-10(D) to allow a driveway approach curb-return which does not lie entirely within the property lines, extended; Section 10-5-10(E) to allow less than 25-foot curb return radii; Section 10-5-10(J) to allow a driveway approach that is not 185 feet from the nearest adjoining drive; and Sections 10-5-8(G)7 and 10-5-11(M) to allow lighting levels to be as high as 83.2 footcandles at the lot lines in lieu of the maximum permitted level of 3 footcandles, and hereby grant a Special Use Permit to Glen Ellyn Auto Body, and hereby approve the exterior appearance of the building addition and site improvements, all on the subject property commonly known as 771 Roosevelt Road, legally described as follows:

> Lots 14, 15, 16 and 17 in Block 1 and also the North ½ of the vacated alley lying South of and adjoining said Lots, in Roosevelt Hills, a subdivision in the North ½ of the Northeast ¼ of Section 23, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded November 2, 1928 as Document 268777 in DuPage County, Illinois
>
> P.I.N.: 05-23-202-003.

SECTION THREE: The grant of Variations, Special Use Permit and appearance approval is conditioned upon the following:

1. The existing walls/fence behind the building shall be maintained;
2. The petitioner shall install a *Serviceberry* in the front landscaped area in lieu of the *Hedge Maple* shown on the Site Plan;
3. No vehicles associated with Glen Ellyn Auto Body shall be parked on the adjoining properties unless an agreement to allow such parking is made with the adjoining property owners;
4. The building addition and site improvements shall be constructed and maintained in substantial conformance with the following plans:

a). Development Plans, revised November 6, 1995, by Perkins, Pryde, Kennedy & Steevensz Architects, Ltd., including:

- o Site Plan;
- o Floor Plan; and
- o Building Elevations; and

b). Photometric Plan, dated August 22, 1995, by Elsco Lighting;

and these plans shall be filed with a made a part of the permanent records of the Glen Ellyn Zoning Board of Appeals, Architectural Review Commission and Plan Commission; and

5. All chemicals and hazardous materials used on the site shall be stored in compliance with all applicable local, State and Federal regulations.

SECTION FOUR: The Building and Zoning Official is hereby authorized and directed to issue building and occupancy permits for the subject property, consistent with the Variations and Special Use Permit granted herein, provided that all conditions set forth hereinabove have been met and all other applicable laws and ordinances are complied with. This grant of Variations and Special Use Permit shall expire and become null and void eighteen (18) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on these Variations and Special Use Permit is applied for within said eighteen (18) month time period and construction is continuously and vigorously pursued, provided, however, the Village Board by motion may extend the period during which permit application, construction and completion shall take place.

SECTION FIVE: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form as provided by law.

SECTION SIX: Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 18TH day of DECEMBER, 19 95, on first reading, second reading not being requested.

AYES: POEPPEL, MATHEWS, FASULOS, HASE, RENFRO, RENNARD

NAYS: -0-

ABSENT: -0-

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 18TH day of DECEMBER, 1995.

Village President of the
Village of Glen Ellyn, Illinois

ATTEST:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 19TH day of DECEMBER, 1995)

EXHIBIT A

REPORT AND RECOMMENDATION OF THE GLEN ELLYN ZONING BOARD OF APPEALS ON THE PETITION OF GLEN ELLYN AUTO BODY FOR VARIATIONS AT 771 ROOSEVELT

TO: THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, ILLINOIS

A petition for Variations has been filed by Glen Ellyn Auto Body, 771 Roosevelt Road. The request is for Variations from the following sections of the Glen Ellyn Zoning Code: Section 10-4-12(D)1 and 10-4-12(G)1 to allow a front yard setback of 22.93 feet in lieu of the minimum required setback of 40 feet, and to waive the requirement that the front 10 feet shall be reserved for open space and be appropriately planted and landscaped; Section 10-4-12(D)3 to allow a side yard setback of 0 feet in lieu of the minimum required setback of 10 feet; from proposed Section 10-4-12(G)2 to allow 9 parking spaces in lieu of the minimum 22 spaces required; Section 10-5-10(D) to allow a driveway approach curb return which does not lie entirely within the property lines, as extended to the curb; Section 10-5-10(E) to allow less than 25-foot curb return radii; Section 10-5-10(J) to allow a driveway approach that is not 185 feet from the nearest adjoining drive; Sections 10-5-8(G)7 and 10-5-11(M) to allow lighting levels to be as high as 83.2 footcandles at the lot line in lieu of the maximum permitted level of 3 footcandles.

The petition was referred to the Zoning Board of Appeals to conduct a public hearing thereon as required by the Zoning Code. The Zoning Board of Appeals set the date of the required public hearing for Tuesday, November 28, 1995. Notice of the public hearing was published in The Glen Ellyn News on November 10, 1995. Written notice was also sent to all property owners within 250 feet of the subject property. A sign was placed on the subject property announcing that a public hearing would be held regarding the site.

The Zoning Board of Appeals issued the following Report and Recommendation:

I. Report

A. Location - The property in question is legally described as follows:

Lots 14, 15, 16 and 17 in Block 1 and also the North 1/2 of the vacated alley lying South of and adjoining said Lots, in Roosevelt Hills, a subdivision in the North 1/2 of the Northeast 1/4 of Section 23, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded November 2, 1928 as Document 268777 in DuPage County, Illinois

PIN: 05-23-202-003.

B. Characteristics of the Surrounding Area - The subject property is located on the south side of Roosevelt Road between Route 53 and Nicoll Way and is zoned C4, as are the surrounding office properties. The neighborhood includes office buildings on all four sides of the subject property.

C. Public Hearing - Charles Istanbouli, petitioner, William Jegen, attorney representing petitioner, Jerry Gargo, Service Director, Suburban Buick of Wheaton, Mark Jones, Jones Equipment Company, and Sue Eble, Office Manager of Glen Ellyn Auto Body, presented testimony on behalf of the Variations. No persons spoke in favor of or in opposition to the request.

D. Exhibits -

EXHIBIT 1 -- Staff report from Michael Atkinson to Zoning Board of Appeals dated November 21, 1995;

EXHIBIT 2 -- Notice of Public Hearing, published in the Glen Ellyn News on Friday, November 10, 1995;

EXHIBIT 3 -- Application for Variations, filed by Glen Ellyn Auto Body, including all attachments;

EXHIBIT 4 -- Diagram of the property, prepared by Michael Atkinson;

EXHIBIT 5 -- Manufacturer's literature of proposed paint booth to be installed within proposed addition dated November 28, 1995; and

EXHIBIT 6 -- Site plan showing proposed landscape design within the front yard prepared by Planter's Pride dated November 28, 1995.

E. Findings of Fact:

1. The petitioner stated that he purchased the establishment in 1990 and the property in 1994;

2. The auto body repair business was originally established in the early 1960's;

3. The addition is intended to facilitate the installation of a new paint booth;

4. The existing paint booth is obsolete and out of date with current methods for painting automobiles;

5. The petitioner stated that the new paint booth, with improved technological features, will allow Glen Ellyn Auto Body to remain competitive within their market and ensure their future viability;

6. The petitioner stated that the new paint booth dramatically reduces the required drying time, thereby reducing the number of cars required to be stored on the lot;

7. The petitioner stated that the proposed paint booth is EPA approved;

8. The proposed addition will architecturally match the existing structure;

9. The petitioner stated that a 10-foot landscape strip is difficult to maintain immediately adjacent to Roosevelt Road because snow and salt removed from the roadway during snow removal operations destroy most of the plants;

10. A landscaped area is proposed for the northeast portion of the lot which would not be affected from snow removal operations; and

11. Glen Ellyn Auto Body employs eight people consisting of two shifts, five working during the day and three during the evening.

II. RECOMMENDATION

The Zoning Board of Appeals recommends that the Village Board approve the requested Variations from: Section 10-4-12(D)1 and 10-4-12(G)1 to allow a front yard setback of 22.93 feet in lieu of the minimum required setback of 40 feet, and to waive the requirement that the front 10 feet shall be reserved for open space and be appropriately planted and landscaped; Section 10-4-12(D)3 to allow a side yard setback of 0 feet in lieu of the minimum required setback of 10 feet; from proposed Section 10-4-12(G)2 to allow 9 parking spaces in lieu of the minimum 22 spaces required; Section 10-5-10(D) to allow a driveway approach curb return which does not lie entirely within the property lines, as extended to the curb; Section 10-5-10(E) to allow less than 25-foot curb return radii; Section 10-5-10(J) to allow a driveway approach that is not 185 feet from the nearest adjoining drive; Sections 10-5-8(G)7 and 10-5-11(M) to allow lighting levels to be as high as 83.2 footcandles at the lot line in lieu of the maximum permitted level of 3 footcandles, as requested by Glen Ellyn Auto Body, owners of 771 Roosevelt Road, because of the following unique circumstance: the orientation of the existing building on the lot and the access location to the site make it impractical to construct an addition and design site improvements which meet the bulk requirements of the Zoning Code; because of the following particular hardship: the addition is intended to house a new paint booth which is up to date with current technology. The auto body dealership cannot continue to operate competitively without

the addition of the new paint booth; and because the Variations, if granted, would not alter the essential character of the locality because the addition would match what architecturally matched the existing building and is located within an isolated area of the property. The recommendation for approval is subject to the condition that the existing fence within the rear portion of the property shall be maintained at its existing height.

Upon roll call vote to approve the motion, Board Members Stauber, Eick, Ackermann, Waterman and Chairman Hindman voted "Yes." The motion carried unanimously.

Respectfully submitted,

Donna Hindman

Donna Hindman, Chairman
Zoning Board of Appeals

Date of Hearing: November 28, 1995

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EXHIBIT B

REPORT AND RECOMMENDATION
OF THE
GLEN ELLYN ARCHITECTURAL REVIEW COMMISSION
ON THE REQUEST OF FIRST CHICAGO BANK TRUST 7721
FOR APPROVAL OF THE EXTERIOR APPEARANCE OF
A BUILDING ADDITION AND SITE IMPROVEMENTS
FOR GLEN ELLYN AUTO BODY AT 771 ROOSEVELT ROAD

TO: THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, ILLINOIS:

William Jegen, representing the property ownership of Glen Ellyn Auto Body at 771 Roosevelt Road, has filed a request for approval of the exterior design features of a proposed building addition and improvements to the site. This property is located on the south side of Roosevelt Road, east of Nicoll Way, and is zoned C4, Office District.

The owner is proposing to build an addition to the rear of the building, and to make improvements to the landscaping along Roosevelt Road and to parking on the site. The Glen Ellyn Appearance Guide and Criteria requires that all additions to commercial buildings be reviewed by the Architectural Review Commission. The petitioner appeared at a public meeting before the Architectural Review Commission on November 29, 1995 for review and a recommendation regarding the proposed appearance of the project.

The Architectural Review Commission issued the following Report and Recommendation:

Report:

A. Testimony -- Testimony in favor of the request was presented by William Jegen, attorney for the petitioner, David Kennedy, architect, and Edward McKeown lighting consultant.

The following materials were submitted for review:

1. Petitioner's Application Packet, including:
   - -- Application Booklet, including:
     - o Application for Variation;
     - o Application for Zoning Code Text Amendment;
     - o Application for Approval of Exterior Design Features;
     - o Application for Special Use Permit;
     - o Proof of Ownership;
     - o Affidavit of Authorization;
     - o Letter to William Jegen, dated November 6, 1995, by David Kennedy;
     - o Disclosure of Interest;
   - -- Development Plans, revised November 6, 1995, by Perkins, Pryde, Kennedy & Steevensz Architects, Ltd., including:
     - o Site Plan;

- o Floor Plan; and
- o Building Elevations; and
- -- Photometric Plan, dated August 22, 1995, by Elsco Lighting;

2. Colored Site Plan;

3. Colored Building Elevations of Addition;

4. Colored Floor Plan of Addition;

5. Colored Photographs of the Building and Site;

6. Landscape Plan, dated November 28, 1995, by Perkins, Pryde, Kennedy & Steevenz, L.T.D.;

7. Photometric Plan; and

8. Sample of Dryvit;

Staff introduced the project, and explained that the automobile repair business is a legal, nonconforming use in the C4 Office District. As a result, in order to construct the addition to the use, the petitioner must seek a Zoning Text Amendment to add "automobile repair" to the list of Special Uses in the C4 District, and at the same time request a Special Use Permit in reliance on that proposed amendment. A public hearing to consider the Zoning Text Amendment and Special Use Permit is scheduled before the Glen Ellyn Plan Commission for November 30, 1995. Further, there are a number of nonconformities on the site with respect to other applicable Zoning Code standards. In order to assure that the nonconforming use is made totally conforming, the petitioner has requested a number of Variations to address the existing nonconformities. The Glen Ellyn Zoning Board of Appeals conducted a public hearing to consider the Variation on November 28, 1995, and unanimously recommended that the Village Board grant approval.

David Kennedy presented the Site Plan and Building Elevations. He explained that the building addition is needed to allow for a paint spray booth. Such a booth has to be physically separated from the rest of the automobile repair shop, so the solution was to construct a two-bay garage addition. An existing shed on the site will be removed, and materials which are currently stored outside the building will be moved inside. Only two sides of the addition will be visible, because the third will be against an existing wall on the east property line. The addition will not be visible from Roosevelt Road. Mr. Kennedy explained that the structure would be masonry block with a dryvit finish. The dryvit would be white to match the color of the existing building. The color of the garage doors will complement the building.

Mr. Kennedy stated that, in order to improve the appearance of the site from Roosevelt Road, two parking spaces in front of the building would be moved west. An area approximately 18' x 22' would be created at the northeast corner of the site for landscaping. Also, the existing 41-foot-wide curb cut would be reduced to a width of 30 feet, giving 11 additional feet of green within the Roosevelt Road right-of-way. Gravel, three inches deep, would be installed immediately against the curb of Roosevelt, but the rest of the parkway area would be sodded.

Mr. Jegen presented the Photometric Plan. He explained that sufficient light is needed to assure security for cars parked behind the building, and so six wall-mounted lights are proposed on the new addition. The light will be cast high on the walls which surround the rear of the site on the east, south and west sides in order to discourage vandalism. The site is surrounded by parking for the Glen Hill office complex, and the only light currently entering the rear of the subject property is spill-over light from the office parking lot.

Ed McKeown explained that the wall lights will be sharp cut-off lights designed to cast light forward and down. He stated that if parked cars are not adequately illuminated, they will be vandalized and burglarized. The lights will be high pressure sodium, which is the most efficient type for this application. They will provide even illumination across the rear of the site where the cars will be parked, although there will be some light spillage onto the Glen Hill office complex parking lot. The lights from Glen Hill currently provide less than one footcandle of illumination onto the subject property. The proposed lights will be mounted near the top of the building, but there will be no light spillage over the top of the building.

Mr. Jegen explained that the type of spray paint booth that will be installed is heated and uses down-draft to control fumes. Because of the heat, it allows quick drying of the paint. Currently, the freshly painted cars take three days to fully dry. The booth will allow the cars to be in and out in a single day. As a result, there will not be nearly as many cars parked on the site at one time as is currently the case. Further, the new spray booth will allow the elimination of spray paint equipment within the existing building, which will create more storage space for vehicles inside the shop. Mr. Jegen confirmed that the two parking spaces in front of the building will be 19 feet long.

Mr. Kennedy explained that the petitioner considered reducing the width of the drive to 24 feet. However, safety became a concern because vehicles entering the site would be required to make two 90-degree turns, with a heavy volume of rapidly moving traffic behind them. The 30-foot width allows a less acute angle of entry.

No members of the public spoke in favor of or in opposition to the request.

C. Discussion -- The Commission expressed general support for the proposal. It was agreed that the addition would not be visible from Roosevelt Road, and that the lighting on the side would be adequately shielded by the walls and building. Support was expressed for the creation of additional

greenspace in front of the building and along Roosevelt Road. Commissioners expressed concern with the choice of a *Hedge Maple* for the landscaped area. It was suggested that the petitioner work with the Village Forestry Superintendent to select an alternative tree species.

Recommendation -- On a motion duly made by Commissioner Johansen and seconded by Commissioner Stein, the Architectural Review Commission recommends that the Village Board approve the exterior appearance of the building addition and site improvements for the Glen Ellyn Auto Body at 771 Roosevelt Road, based on the plans presented at the ARC meeting, and subject to the condition that the petitioner consult with the Village Forestry Superintendent to select an alternative tree to the proposed *Hedge Maple*.

Commissioners Johansen, Stein, Chapman, Ball, Pahl, Renfro, Weisman, Schreiber and Chairman O'Brien voted "yes." The motion carried with unanimously.

Respectfully submitted,

M. Janet O'Brien

M. Janet O'Brien, Chairman
Architectural Review Commission

Date of Meeting: November 29, 1995

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EXHIBIT C

REPORT AND RECOMMENDATION
OF THE
GLEN ELLYN PLAN COMMISSION
ON THE PETITION OF FIRST CHICAGO BANK TRUST 7721
FOR ZONING CODE TEXT AMENDMENTS AND A SPECIAL USE PERMIT
FOR GLEN ELLYN AUTO BODY AT 771 ROOSEVELT ROAD

TO: THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, ILLINOIS

William Jegen, representing the property ownership of Glen Ellyn Auto Body at 771 Roosevelt Road, has filed a request for a Zoning Text Amendment and Special Use Permit to accommodate a building addition and improvements to the site. This property is located on the south side of Roosevelt Road, east of Nicoll Way, and is zoned C4, Office District.

The Plan Commission set the date of hearing for Thursday, November 30, 1995. Notice of the public hearing was published in The Glen Ellyn News on November 10, 1995. Written notice was sent to property owners within 250 feet of subject property. A sign was placed on the subject property announcing that a public hearing would be held regarding the site.

The Plan Commission issued the following Report and Recommendation:

I. **Report**:

A. Review and Approval Procedure -- The owner is proposing to build an addition to the rear of the building, and to make improvements to the landscaping along Roosevelt Road and to parking on the site. The automobile repair shop is a legal, nonconforming use in the C4 Office District. As such, it may continue to operate, but cannot expand. In order to accommodate the building addition and site improvements, the petitioner is seeking a Zoning Text Amendment to add "automobile repair" to the list of Special Uses in the C4 District. The petitioner is at the same time requesting a Special Use Permit in reliance on that amendment. Also needed would be the addition of a parking standard in the C4 District which would be applicable to automobile repair use, as well as Variations from certain Zoning Code regulations in order to address existing nonconformities.

The Zoning Board of Appeals conducted a public hearing on the requested Variations on November 28, 1995, and unanimously recommended that the Variations be granted by the Village Board. The Architectural Review Commission conducted a public meeting to review the exterior appearance of the project on November 29, 1995, and unanimously recommended that the project be approved.

B. Public Hearing -- Testimony was presented on behalf of the petition by William Jegen, attorney for the petitioner, Charles Istanbouli, owner of Glen Ellyn Auto Body, Sue Ebl, manager of Glen Ellyn Auto Body, Mark Jones of Jones Equipment Company, Jerry Sgargo of Suburban Buick, and Ed McKeown, lighting consultant. The following exhibits were presented:

Exhibit 1: Petitioners Application Packet, including:

-- Application Booklet, including:
  - o Application for Variation;
  - o Application for Zoning Code Text Amendment;
  - o Application for Approval of Exterior Design Features;
  - o Application for Special Use Permit;
  - o Proof of Ownership;
  - o Affidavit of Authorization;
  - o Letter to William Jegen, dated November 6, 1995, by David Kennedy;
  - o Disclosure of Interest;

-- Development Plans, revised November 6, 1995, by Perkins, Pryde, Kennedy & Steevensz Architects, Ltd., including:
  - o Site Plan;
  - o Floor Plan; and
  - o Building Elevations; and

-- Photometric Plan, dated August 22, 1995, by Elsco Lighting;

Exhibit 2: Letter to Richard Dunn, dated November 30, 1995, by Michael Stahelin;

Exhibit 3: Landscape Plan, dated November 28, 1995, by Perkins, Pryde, Kennedy & Steevensz, L.T.D.; and

Exhibit 4: Garmat Down-draft Paint Booth Brochure.

Staff introduced the project and explained the review and approval procedure. The Zoning Text Amendments would add "automobile repair" to the list of Special Uses in the C4 District, and add a parking standard of one space per 250 square feet of gross floor area which would apply to automobile repair uses. Staff read into the record the letter from Michael Stahelin. Mr. Stahelin, as owner of the office properties surrounding the west, south and east sides of the subject property, expressed concern that cars associated with the auto body shop parked in the office parking lots.

Bill Jegen explained that Mr. Istanbouli owns Glen Ellyn Auto Body and is in the process of purchasing the subject property. The business has been on the site for at least 35 years. Mr. Jegen indicated it was a lawful, conforming use at the time it was established, under the 1954 Glen Ellyn Zoning Code. It became a legal, nonconforming use under the 1989 Zoning Code. He expressed the opinion that, when the Village applied the C4 zoning in 1989, it intended that isolated, legal, nonconforming uses such as Glen Ellyn Auto Body would go through the Zoning Text Amendment and Special Use Permit procedures if they sought to expand in the future. Mr. Jegen stated that the site is too small to serve as an office, and if it were used for office purposes, it would likely be as a parking lot. This would represent a substantial loss in value to the property owner. He testified that

the only way to maintain and enhance the value of the property is too allow the proposed expansion of the auto body business.

Mr. Jegen stated that when Mr. Istanbouli purchased the automobile repair shop, he knew that the existing spray painting equipment was out of date, and that a new spray booth was needed to bring the business up to modern standards. Mr. Jegen stated that the new booth needs to be separated from the rest of the auto repair shop, and so an addition to the building to house the spray booth is needed. He presented the architectural plans for the building addition. He also explained that the new spray paint booth uses heat to dry the vehicles rapidly. The existing spray equipment relies on air-drying, which means newly-painted vehicles take two or three days to cure, during which time they sit behind the building. The new spray booth reduces the paint and cure time to one hour, so that a car can come in and be repaired and painted in a single day. This will reduce the number of cars on the site at any given time. Mr. Jegen explained that the rear of the property is surrounded on the east, south and west sides by tall walls. Only the south and west elevations of the building addition will be visible, and the addition will not be visible from Roosevelt Road or the adjoining properties.

Mr. Jegen presented other changes to the site. He stated that, in keeping with the draft Roosevelt Road Corridor Urban Design Study, an new 18' x 22' landscaped area will be created in the northeast corner of the property. The existing driveway approach from Roosevelt Road will be reduced from 41 feet in width to 30 feet, giving an additional 11 feet of green within the road right-of-way. Mr. Jegen explained that given, the high speeds and traffic volume on Roosevelt Road, the drive will be 30 feet wide in lieu of the minimum 24 feet in order to assure that cars can safely turn into the site and the two visitor parking spaces in front of the building. He pointed out that new building lights will be mounted on the addition in order to illuminate the rear of the property. The illumination is needed to deter vandalism and theft of cars parked in the rear.

Charles Istanbouli explained that the automobile repair business has changed in the past few years, with new technology speeding up the processes. He recently purchased a new frame machine. He explained that, with the existing cross-draft spray paint equipment, he is having difficulty delivering the cars on time. Because each car must dry in the air for a period of two or three days, each employee has to work on three or four cars at a time. This results in many cars being on the site at a given time. Further, air-borne particles often stick to the drying vehicles, requiring that the cars be repainted two or three times. Customers do not like to have to wait for their cars, and the delays caused by repainting are making Glen Ellyn Auto Body less competitive. Mr. Istanbouli explained that the new spray booth will cost $50,000, and that the entire improvement project will cost $200,000. The new equipment is too large to fit in the existing building, therefore the proposed building addition is needed. With the new booth, cars will be painted and dried in one hour, and so cars can be repaired and returned in one day. Each employee will work on one car at a time, therefore there will be far fewer cars on the site at any given time. He explained that cars are only brought onto the site by appointment. There are eight employees at the shop, working in two shifts.

With the elimination of the old spray equipment, there will be sufficient room in the existing building to store all materials that are currently stored outside, so the exterior appearance of the site will be improved. Mr. Istanbouli said that there will be no outside storage of parts or materials. The drive to the rear parking lot will be repaired as well. With respect to vehicles associated with Glen Ellyn Auto Body being parked on the office parking lot, Mr. Istanbouli testified that he has never been notified of any complaint. He stated that if the owners of the offices do not want his employees to park on their property, they will not do so. He stated that only employees will park in the rear of the site, no more than four at one time, and that there is room for 12 or 13 vehicles being repaired inside the shop. There are two spaces for visitors in front of the building. Mr. Istanbouli stated that if the new spray equipment is not approved, the business will fail.

Jerry Sgargo testified that Suburban Buick sends a lot of business to Glen Ellyn Auto Body because it is conveniently located. He pointed out that the delays and length of time it takes cars to be returned, due to the old spray equipment, is becoming a problem.

Mark Jones presented considerable information on the proposed down-draft spray booth. He explained that the existing cross-draft equipment that Glen Ellyn Auto Body uses is 40-year-old technology. It used to be appropriate because cars were painted with enamel, which dries in 15 minutes. Today's cars have a clear-coat over the color, and the clear-coat takes two or three days to air dry. The down-draft spray booth uses heat to cure the clear-coat in 30 minutes. Mr. Jones provided testimony on the volume of air used in the old and new equipment, on the relative efficiencies of the filters, and on noise levels associated with the two processes. He stated that the new booth meets EPA standards for emissions and OSHA standards for safety. He explained the fire suppression measures for the spray booth. Mr. Jones stated that during construction, the auto body will probably reduce the volume of cars it repairs.

Sue Ebl testified that if the new spray booth is installed, it will change the way that Glen Ellyn Auto Body schedules cars for repair. Rather than having each employee work on three or four cars at a time, each will work on one at a time. Currently, cars are brought in on Mondays and Wednesdays. The new booth will allow cars to be delivered five days a week, with one-day turn-around on repairs and painting. With the elimination of the old spray paint equipment, there will be sufficient room inside the existing building to store all the materials and parts inside the building, rather than outside as is the present case. Ms. Ebl testified that there have never been more than two visitors to the business at a given time, and the parking in the front of the building is adequate. She also stated that there has never been any complaint about employees of the auto body shop parking in the office parking lot, but if the owners of the office do not want them to park there, the practice will be discontinued.

Ed McKeown testified that his 43 years of experience in the auto industry indicate that areas where cars are parked must be well illuminated or they will be burglarized. There is no lighting in the rear of the Glen Ellyn Auto Body at this time. The proposed lights are sharp-cut off luminaires which

throw light down and forward. There will be no light spillage over the top of the building. Six wall fixtures are proposed, 400 watts each. This will throw the light up on the existing walls, which is necessary to deter thieves.

Mr. Jegen testified that the proposed Zoning Text Amendments are appropriate because they establish automobile repair as a Special Use in the C4 District. This means that anyone seeking to establish an automobile repair business in the office zone must go through the Village review and approval process. The Village can exercise control over whether such uses are or are not allowed. He stated that Glen Ellyn Auto Body is clearly compatible with the surrounding offices, as it has been in existence for over 30 years and there have been no complaints from the neighboring uses. The business's location on Roosevelt Road makes good sense, and the proposed improvements to the site will make it cleaner, less noisy, with better air quality and improved appearance.

No members of the public spoke in favor of or in opposition to the requests.

Plan Commissioners expressed support for the Zoning Text Amendments and the requested Special Use Permit. It was agreed that making automobile repair a Special Use in the C4 District would give the Village the necessary control measure to assure only clearly compatible auto body shops are established in the office areas. It was also agreed that Glen Ellyn Auto Body is compatible with the surrounding offices, that the existing fences in the rear of the site provide adequate screening, and that the proposed improvements will allow the business to survive and continue to provide better service to the community. It was felt that the proposed spray paint booth would improve both the operation of the business and the environmental standards on the site. Plan Commissioners felt that the business should agree to keep all vehicles associated with the automobile repair use on the Glen Ellyn Auto Body site, rather than parking on the office property.

II. **Recommendation**:

Motion #1 -- Based on the testimony at the public hearing and the deliberations of the Plan Commission, the Plan Commission recommends that the Village Board amend the Zoning Code as follows:

1. Amend Section 10-4-12(B), Special Uses, to add in alphabetical order "automobile repair;" and

2. Amend Section 10-4-12(G), Parking and Loading Requirements, to add in proper order, "All buildings except those specified below: One space for each 250 sq.ft. of gross floor area;"

Upon roll call to approve the motion, Commissioners Kogut, Melady, VanDerhoef, Parbs, Gehrt, Siligmueller, Knuepfer and Chairman Murtaugh voted "yes." The motion carried unanimously.

Motion #2 -- The Plan Commission recommends that the Village Board approve a Special Use Permit to allow a building addition and site improvements to Glen Ellyn Auto Body, 771 Roosevelt Road, in reliance on the above-cited amendments to the Zoning Code and based on the following findings of fact:

1. The proposed addition use will be harmonious with and in accordance with the general objectives of the Comprehensive Plan and the Zoning Code because it will promote modernization of the existing automobile repair business in a manner which will improve air quality and site aesthetics;

2. The proposed addition use will be harmonious and appropriate with the existing character of the general vicinity, and such use will not change the essential character of the same area because the location for the addition is fully screened from the surrounding properties;

3. The proposed addition use will not be hazardous or disturbing to existing or future neighborhood uses because the existing business does not currently disturb the surrounding uses and the new spray painting equipment will improve air quality and reduce noise;

4. The proposed addition use will be adequately served by essential public facilities and services because the facilities and services currently exist and there will be no increased need;

5. The proposed addition use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village because the new spray painting equipment will make the business more viable and competitive, which will enhance the overall economic welfare of the Village;

6. The proposed addition use will not involve uses, activities, processes, materials, equipment or conditions that will be detrimental to any persons, property or the general welfare because the new equipment will improve air quality and will not increase other impacts;

7. The proposed addition use will reduce the width of the existing vehicular approach to the site, but traffic patterns will not be negatively impacted;

8. The proposed addition use will not increase the potential for flood damage or require additional public expense for flood relief because the site is currently fully paved; and

9. The proposed addition use will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because there are no such features on the site.

This recommendation includes the following conditions:

1. No vehicles associated with Glen Ellyn Auto Body shall be parked on the adjoining properties unless an agreement to allow such parking is made with the adjoining property owners;

2. The building addition and site improvements shall be constructed and maintained in substantial conformance with the plans submitted as part of the Special Use Permit application; and

3. All chemicals and hazardous materials used on the site shall be stored in compliance with all applicable local, State and Federal regulations.

Upon roll call to approve the motion, Commissioners Parbs, VanDerhoef, Melady, Gehrt, Kogut, Siligmueller, Knuepfer and Chairman Murtaugh voted "yes." The motion carried unanimously.

Respectfully submitted,

Christopher D. Murtaugh, Chairman
Glen Ellyn Plan Commission

Date of Hearing: November 30, 1995

PRM:prm
G:\PLANNING\ZTA\R&R\ROOSVELT.771

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

Meeting 3/20/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2025-234)

DOC ID: 2025-234

Preapplication Conference - 670 Crescent Boulevard - Glenbard West High School Addition

Statement of the Issue:
The applicant, Glenbard Township High School District 87, has submitted an application for a reapplication conference with the Plan Commission to obtain advice and assistance regarding proposed additions to the Glenbard West High School and Biester Field House buildings. In order to proceed with the project, the petitioner will need to receive approval of the identified variations and development plans through the public hearing process, which will require a formal application to the Plan Commission and approval by the Village Board.

Analysis:
SURROUNDING USES:

Surrounding Land Uses	Surrounding Zoning
North: Lake Ellyn Park	CR Conservation Recreation
South: Memorial Field	CR Conservation Recreation
East: Single Family Homes	R2 Single-Family Residential
West: Single Family Homes	R2 Single-Family Residential

COMPREHENSIVE PLAN: The 2023 Comprehensive Plan Future Land Use Map identifies this property as a Public/Semi-Public Land Use (pg. 12).

PROJECT SUMMARY: Glenbard Township High School District aims to construct a 20,975-square-foot classroom wing off the northwest side of the school and a security vestibule to the entrance of Biester Gymnasium. A summary of the project and potential approvals to be requested by the School District are below.

Current Zoning: The zoning of the property is R2 Residential District. Public high schools are permitted uses within the R2 District.

Biester Field House Vestibule Addition: The school district is also proposing two small additions of approximately 1, 060 square feet total to be added to the front entrance of Biester Field House. The two additions will be vestibules with the new north entrance having a security office and the new south entrance having a conference room. The purpose of these additions is to add additional

security to the facility and will direct students to enter the building through secure entrances. The proposed additions will require approval of an amendment to the existing Planned Unit Development of the property.

Northwest Addition (Main Building): The proposed addition is approximately 20,975 square feet in area and would be added to the northwest of the existing building. The addition will consist of four (4) levels. The first level would be used primarily for storage and restrooms. The second level would host seven (7) new classrooms and a learning commons area for students. The third level would host seven (7) new classrooms and a second level of the learning commons area. The fourth level would have three (3) new classrooms and a black box theater space. The proposed building addition would also include an outdoor plaza area located on the north side of the building and west of the addition, as well as a reconstructed and improved minibus and ADA access lot located on the west side of the campus building.

Variations: Based on staff review of the proposed plans, the applicant will be requesting the following seven (7) variations to accommodate the construction of the school addition:

a. A variation from Section 10-4-8(D)(6) to allow a school side yard setback of 16'-4" in lieu of the required 25'-0".

b. A variation from Section 10-4-8 (F)(2) to allow a school building height of 72'-2" tall in lieu of the maximum 45'. This figure may be adjusted based on the Village's code definition of building height as "The vertical distance measured from the average existing grade on a zoning lot to the highest point of a structure."

c.A variation from Section 10-5-5(B)(4)(39) to allow 7.3' high retaining wall to be constructed on the property line. Retaining walls greater than 3' in height shall be considered a structure and must be set back a distance equal to 10% of the lot width from all property lines. The required minimum setback based on lot width is 90.62 feet.

d. A variation from Section 10-5-5(C) to allow an imperious surface to be located on the property line in lieu of the required setback of 45'-3". Lots more than 110' width are required to have an impervious surface setback of 5% of the lot width.

e. A variation from Section 10-5-9(H)(1) to allow two (2) loading spaces on site in lieu of the minimum of three (3) loading spaces required.

f. A variation from Section 10-4-8 (H)(8) to allow for zero additional parking spaces to be constructed as part of the addition. Village code requires that high schools provide one space for each employee, plus one space for each five students, based on design capacity. According to the applicant, the project is not being undertaken due to an anticipated increase in enrollment size but rather to allow the District to add additional classrooms and space for the existing size of the student body. Based on the staff and student population figures provided by the School District, the school campus would require 526 parking spaces total on site.

g. A variation from Section 10-5-13 (M) to allow for a maximum light intensity of 7.1 foot-candles adjacent to residential uses in lieu of the maximum 1.5 foot-candles required. The school district is proposing to reconstruct the western parking lot connected to the school building to better meet

ADA needs. New proposed parking lot lighting is located on the western property line to illuminate the parking lot.

STAFF COMMENTS

Traffic and Parking

Due to the impact of the addition and its construction on the surrounding neighborhood, the school district has proposed that school bus traffic be rerouted to westbound Crescent Boulevard and that parent drop off and pickup be diverted to the intersection of Hawthorne Boulevard and Lenox Road. Parent drop off and pickup will also be routed to westbound Crescent Boulevard.

The Police Department has recommended against aspects of this proposal, stating that they would not advise utilizing Hawthorne Boulevard for parent drop off/pick up. The Police Department expressed concerns that existing traffic already backs up to/beyond Main Street from Hawthorne Boulevard and that reduced flow and staging of traffic here will create a significant traffic hazard. The Police Department also stated that they would not be in favor of using Crescent Boulevard for AM/PM bus parking. As proposed, this area would also be combined with parent drop off/pickup. Combining both will create a significant traffic problem and has been tried in the past and it creates congestion and traffic issues.

The Police Department has provided recommendations stating that consideration should be given to move parent drop off/pickup onto northbound Lenox Road between Hawthorne Boulevard and Linden Street within the existing parking spaces west of Lake Ellyn. Regarding the proposed bus loading areas, the Police Department has suggested that the school district utilize northbound Lake Road for bus parking/staging. Stating that this would free up Crescent Boulevard for visitor parking and parent drop off/pickup, and not mix transportation types.

A traffic study and long-term parking plan is being required by the Village. The traffic study will analyze possible scenarios to best manage traffic demand at the site and provide suggestions for effective management.

Elevations

The proposed elevations for the main campus addition consist of brick and stone construction that is designed to be consistent with the architectural elements of the existing school building. The proposed addition is shown as 72'-2" in height. The allowed maximum height for schools in the R2 District is 45 feet.

The proposed additions to the Biester Field House will maintain the design of the existing entrance and is proposed to have as minimal impact as possible on the existing building.

Landscaping/Tree Removal

The demolition plan has identified approximately thirty (30) trees for removal. The proposed planting and landscape plan for the area has proposed twenty-eight (28) trees to be added to the site as part of the construction. In addition to the proposed trees, the landscape plan shows one-hundred and ten (110) shrubs to be planted on site which will be planted along the west and east walls of the building. A mixture of shrubs will be planted in retaining wall garden areas located north of the proposed student plaza.

Lighting
The proposed addition includes new lighting fixtures and requires that a lighting plan be reviewed for compliance with the Village's lighting requirements. Based on the provided photometric plan, a variation will be required to allow for a maximum light intensity of 7.1 foot-candles adjacent to residential uses in lieu of the maximum 1.5 foot-candles required.

Budget Impact:

Contribution to Strategic Plan

Action Requested:
The Plan Commission should consider the petitioner's request for feedback regarding the proposed addition concepts and the potential zoning entitlement relief as part of the Pre-Application process for the proposal.

Attachments:
1. Application
2. Cover Letter
3. Aerial Map
4. Zoning Map
5. Addition Exhibit Graphics
6. Addition Elevations
7. Addition Color Renderings
8. Glenbard West Building Plan
9. Glenbard West Site Logistics Plan
10. Photometric Plan
11. Bus Stacking Plan
12. Biester Gym Addition Exhibits
13. Biester Color Elevation

CLEAR PAGE

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.

I. APPLICATION INFORMATION:

A. Date Filed: **02/01/25**

B. Project Name: Glenbard West High School Addition and Renovations

C. Project Description: **Classroom and commons addition, classroom and office renovations**

D. Address of Property: **670 Crescent Blvd.**

E. Permanent Index No: **0511400003** Zoning: **R-2**

F. Name of Applicant: Wold Architects and Engineers - Ben Bercher

G. Address of Applicant: **220 N. Smith Street, Ste. 310**

H. Phone No. (Business): **847-241-6100** (Home) _____

I. Fax No. (Business): _____ (Mobile) _____

J. E-mail Address of Applicant: **bbercher@woldae.com**

K. Name of Property Owner: Glenbard Township High School District #87 - Craig Lamp

L. Address of Property Owner: **596 Crescent Blvd.**

M. Phone No. (Business): **630-469-9100** (Home) _____

N. Fax No. (Business): _____ (Mobile) _____

O. E-Mail Address of Property Owner: **craig_lamp@glenbard.org**

II. SUBMISSION REQUIRMENTS

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:_____ Date:_____

February 1, 2025

Jennifer Henaghan
Community Development Director
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Glenbard Township High School District #87
Glenbard West High School Addition and Renovation
Commission No. 243063

Dear Ms. Jennifer Henaghan:

On behalf of Glenbard Township High School District #87, we are pleased to present the attached documentation regarding the Planned Unit Development requests related to the Glenbard West High School Addition and Renovation project.

This past year, the School District passed a referendum which included providing a classroom and student commons addition at Glenbard West High School, secure entry addition to Biester Gym, and additional facilities and site upgrades at this school as well as the other three high schools served by the District 87.

We are currently working with the District and are in the planning stages for the improvements needed at Glenbard West High School, that fulfill the referendum and enhance the 21st Century learning opportunities for its student population. As part of this project a classroom wing of 13,800 square feet is proposed off of the northwest side of the school with a 7,200 square foot student commons off of the north face, along with related site improvements to the northwest corner of the current campus. An additional secure front entrance addition is also being proposed to the Biester Gymnasium, facing the High School. To bring about these improvements, the District must seek relief from the Village, specifically to the lot coverage, setbacks to the existing High School property, and building height.

As such, in conjunction with planning for the proposed building improvements, the School District reached out to Village staff to initiate a discussion of the process for allowing these building projects to move forward in a way that is beneficial for the School District and the Village. Through this process, it is anticipated that some exceptions to the zoning codes will need to be considered relative to the unique operational and security concerns of a school site. The School District will endeavor to work with the Village to comply wherever it is consistent with these objectives. In all instances where variations are being requested, the School District is agreeable to open discussion of how the interests of all parties can be best achieved.

The School District greatly appreciates its strong partnership with the Village of Glen Ellyn. To that affect, the School District hopes to address any concerns that may exist related to the appropriateness of the current school site development. At the same time, the School District hopes that its previous efforts to create and maintain a safe and functional school site, as well as their efforts to be a good neighbor, will be recognized by the Village in consideration of any required variation requests.

We look forward to meeting with you to review the materials being provided in support of the School District's requests.

Please feel free to contact me with any questions.

Sincerely,

Wold Architects and Engineers

Ben Bercher | AIA
Associate

cc: Dr. David Larson, Glenbard 87
Seth Chapman, Glenbard 87
Dan Kritta, Wold
Jessalyn Kelly, Wold
Cuong Vuong, Wold

GISConsortium | 670 Crescent Boulevard - Glenbard West High School Addition

Legend

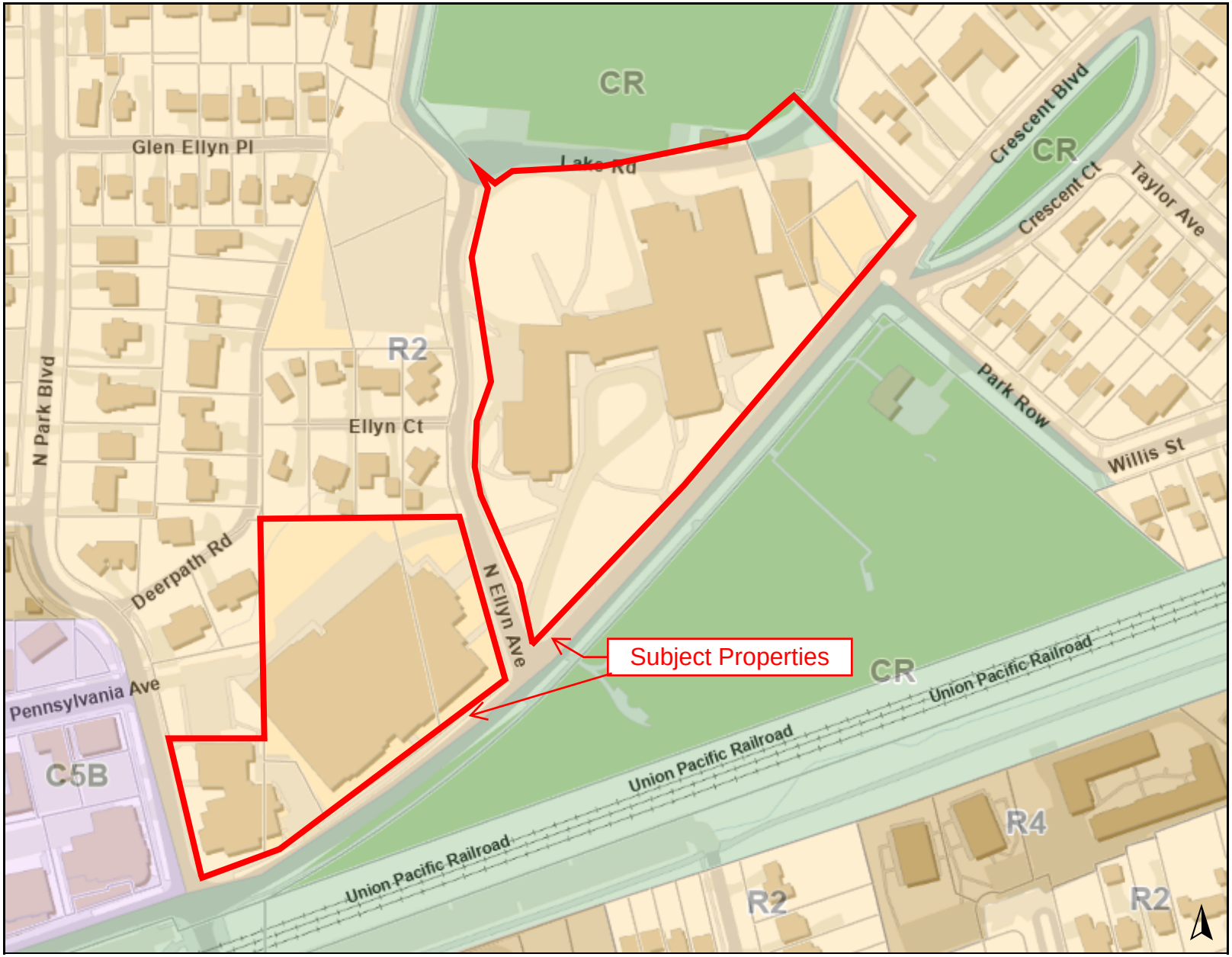
0 400 800 ft

Print Date: 3/12/2025

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.

GISConsortium | 670 Crescent Boulevard - Glenbard West High School Addition



Legend

Zoning and Development

Zoning

- C5B: Central Business District (Service)
- CR: Conservation/Recreation District
- R2: Single Family Residential District
- R4: Multi-Family Residential District

0 400 800 ft

Print Date: 3/12/2025

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.

Glenbard Township High School District 87

GLENBARD WEST ADDITION AND RENOVATION

SITE CIRCULATION:

- PROPOSED BUS STAGING
- VEHICLE CIRCULATION (PARENTS)
- VEHICLE CIRCULATION (STAFF)
- PROPERTY LINE

SITE OPEN SPACE:

EXISTING BUILDING FOOTPRINT: 87,561 SF
NEW ADDITION FOOTPRINT: 20,975 SF
TOTAL BUILDING FOOTPRINT: 108,536 SF

EXISTING LOT SIZE: 578,031 SF (13.27 ACRES)
EXISTING LOT COVERAGE: 87,561 SF
EXISTING OPEN SPACE: 490,470 SF
EXISTING LOT COVERAGE RATIO: 15.1%

NEW LOT COVERAGE: 108,536 SF
NEW OPEN SPACE: 469,495 SF
NEW LOT COVERAGE RATIO: 23.1%

SITE OPEN SPACE (BIESTER FIELD HOUSE):

EXISTING BUILDING FOOTPRINT: 69,027 SF
NEW ADDITION FOOTPRINT: 1,838 SF
TOTAL BUILDING FOOTPRINT: 70,865 SF

EXISTING LOT SIZE: 185,415 SF (4.26 ACRES)
EXISTING LOT COVERAGE: 69,027 SF
EXISTING OPEN SPACE: 116,388 SF
EXISTING LOT COVERAGE RATIO: 37.2%

NEW LOT COVERAGE: 70,865 SF
NEW OPEN SPACE: 114,550 SF
NEW LOT COVERAGE RATIO: 38.2%

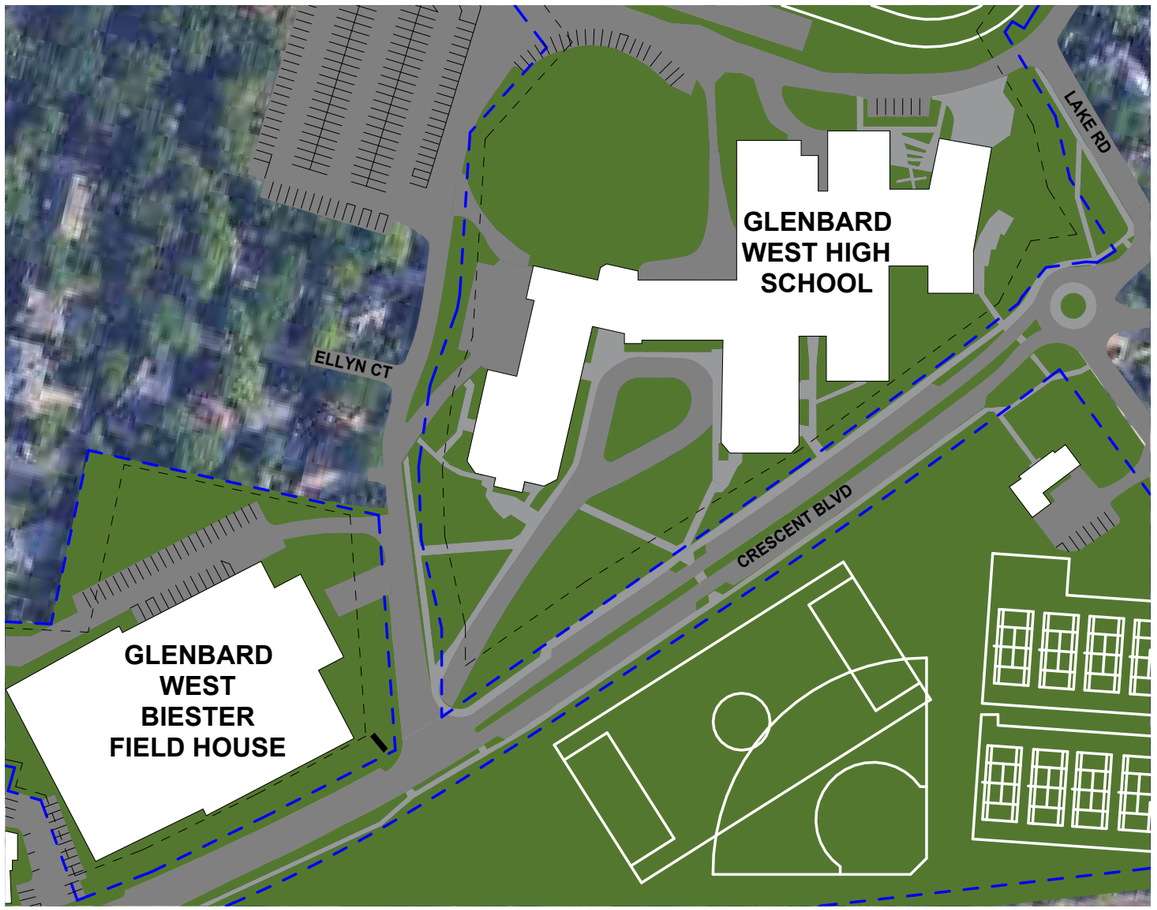
SITE SET BACKS:

FRONT YARD: 30 FEET
SIDE YARD: 25 FEET
- MIN WIDTH PER 10-4-8-(D)5.

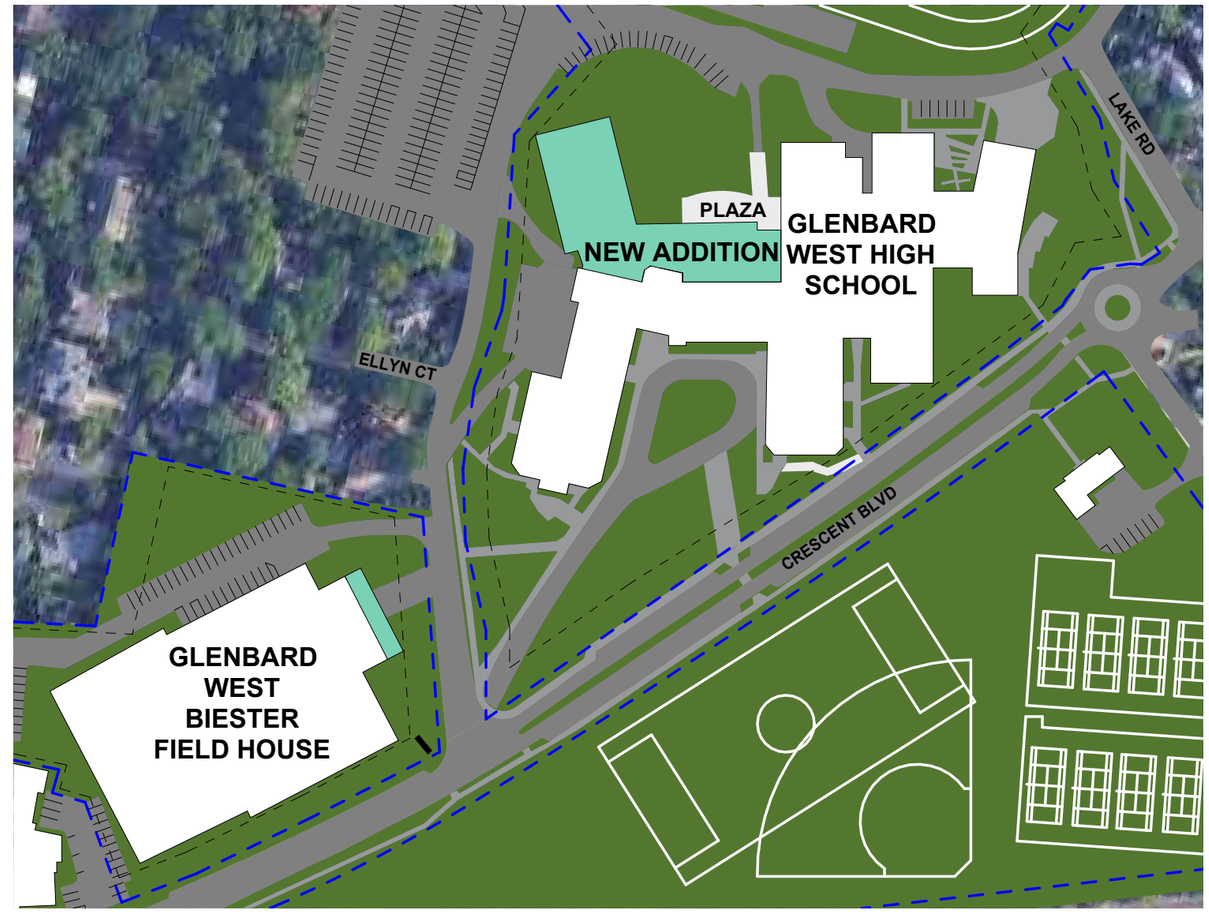
SIDE YARD (PROPOSED ON NORTH WEST LOT LINE): 16 FEET
SIDE YARD (INTERIOR SIDE YARDS): 6.5 FEET
REAR YARD: 40 FEET

EXISITING BUILDING HEIGHT: 90 FEET
ADDITION BUILDING HEIGHT: 71.25 FEET

EXISTING BUILDING HEIGHT (BIESTER): 40 FEET
ADDITION BUILDING HEIGHT (BIESTER): 30 FEET



1 **EXISTING IMPERVIOUS AREA**



2 **PROPOSED IMPERVIOUS AREA**

Glenbard Township High School District 87

GLENBARD WEST ADDITION AND RENOVATION

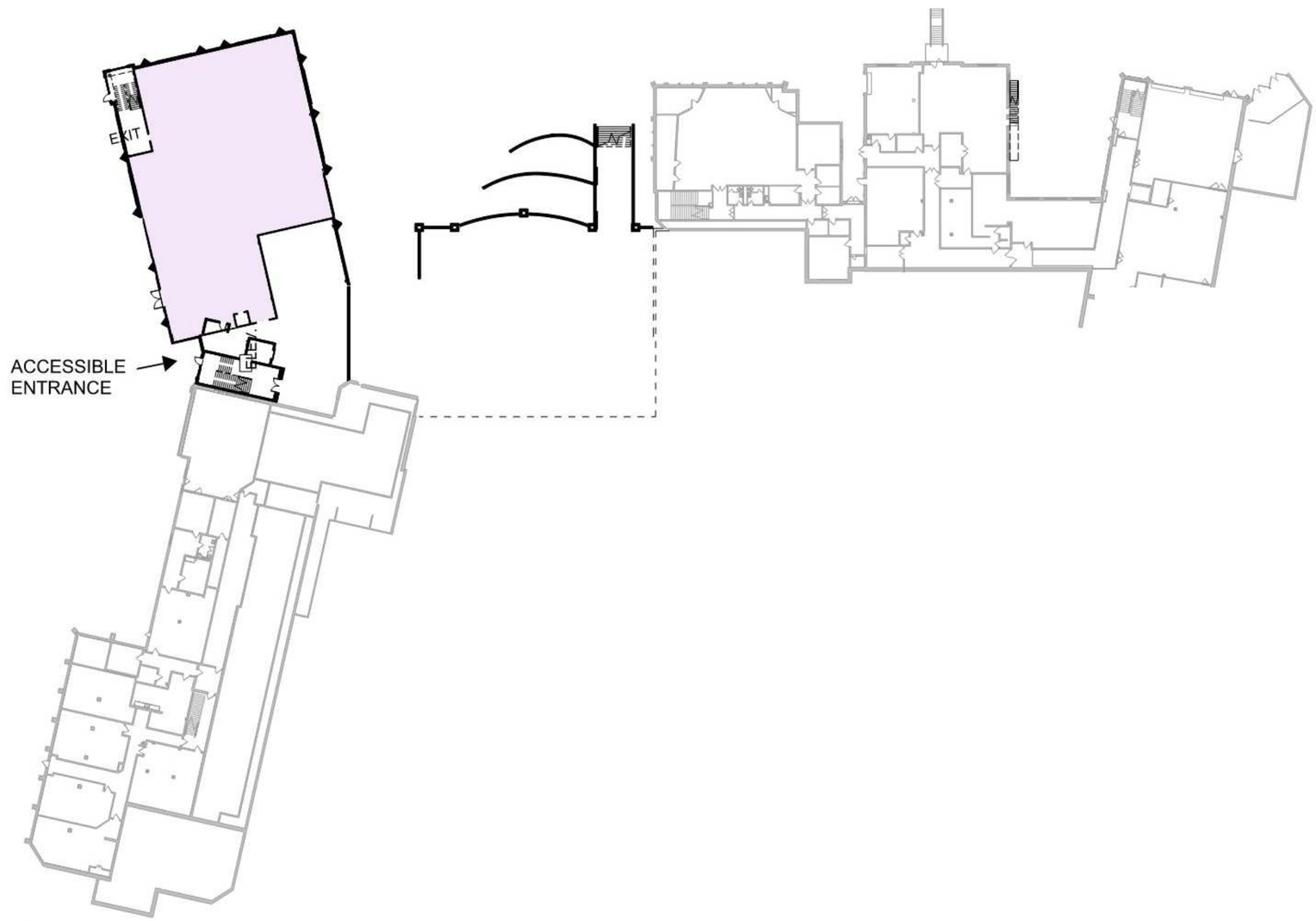
ALL DISTURBED AREAS SINCE 2015

2019 PARKING LOT REPLACEMENT

3/11/2025 3:57:34 PM
Autodesk Docs://SD_Glenbard THSD 87/243063_Glenbard West Addition and Renovations.rvt

Comm No: 243063

Floor Plan – Level 100

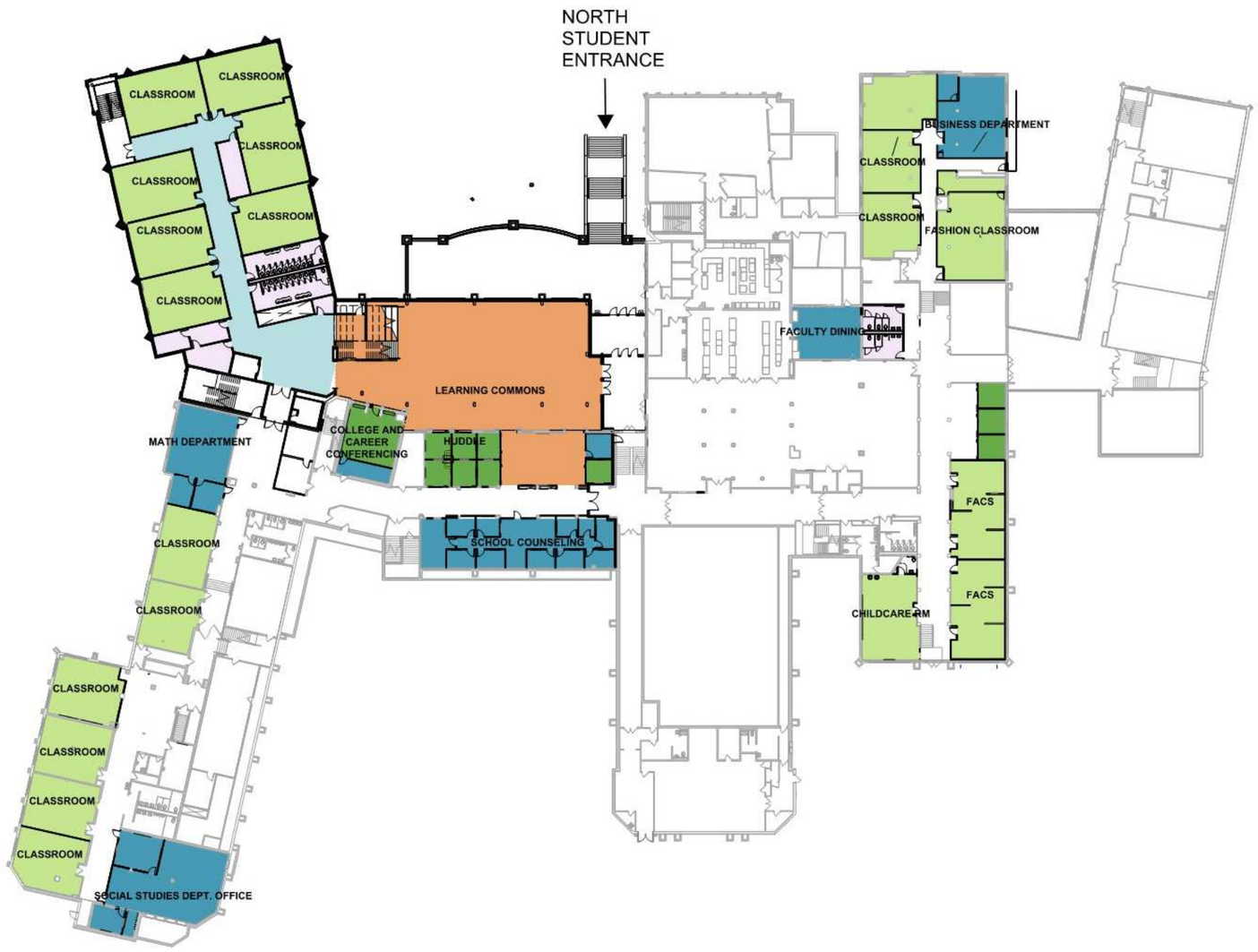


Department Legend

- Administration
- Blackbox Theater
- Cafeteria
- Circulation
- Classroom
- Commons
- Conference/Breakout
- Health
- Student Conferencing
- Toilet/Storage/Misc

GLENBARD THSD 87
GLENBARD WEST HIGH SCHOOL

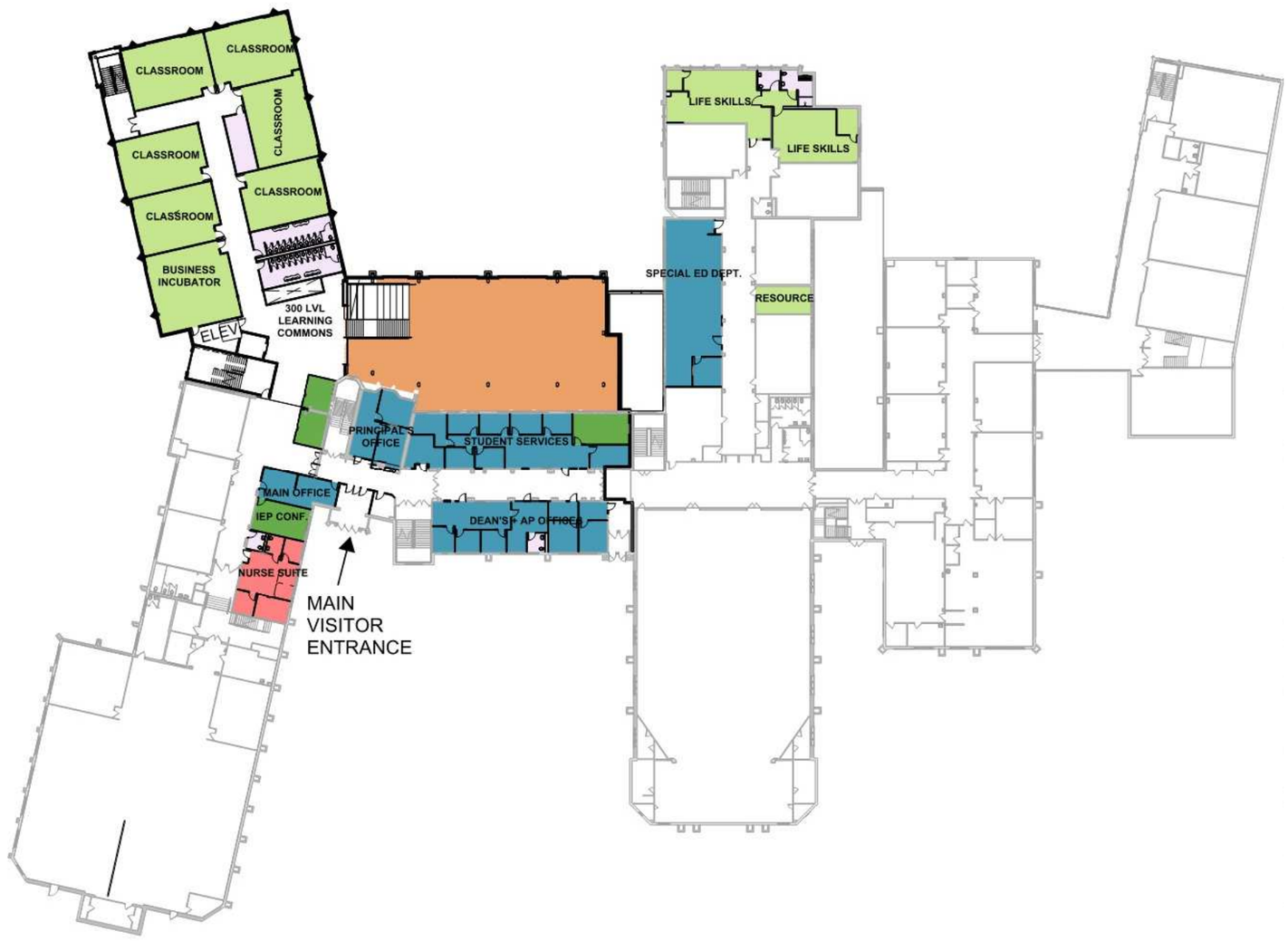
Floor Plan – Level 200



Department Legend

- Administration
- Blackbox Theater
- Cafeteria
- Circulation
- Classroom
- Commons
- Conference/Breakout
- Health
- Student Conferencing
- Toilet/Storage/Misc

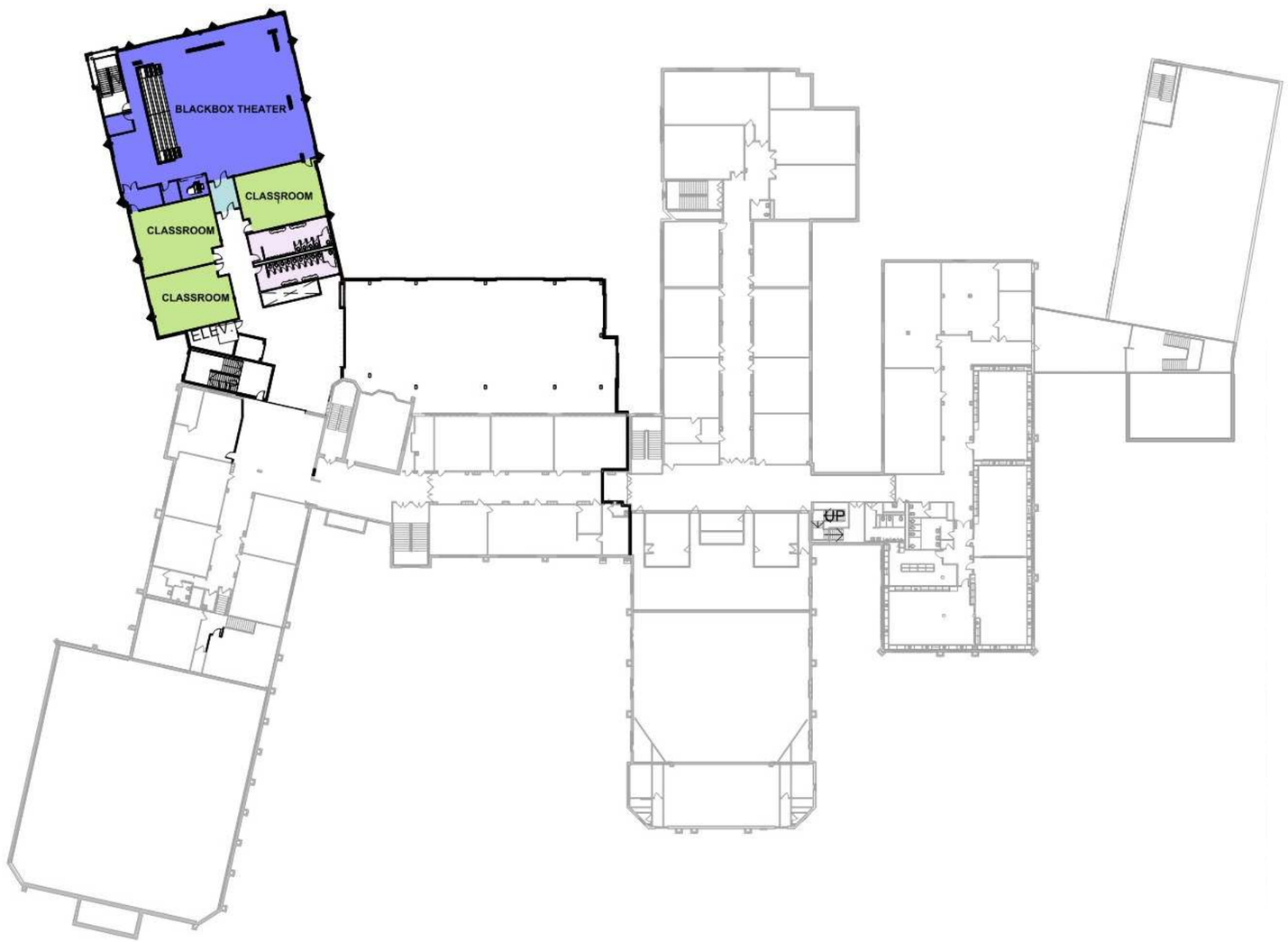
Floor Plan – Level 300



Department Legend

- Administration
- Blackbox Theater
- Cafeteria
- Circulation
- Classroom
- Commons
- Conference/Breakout
- Health
- Student Conferencing
- Toilet/Storage/Misc

Floor Plan – Level 400



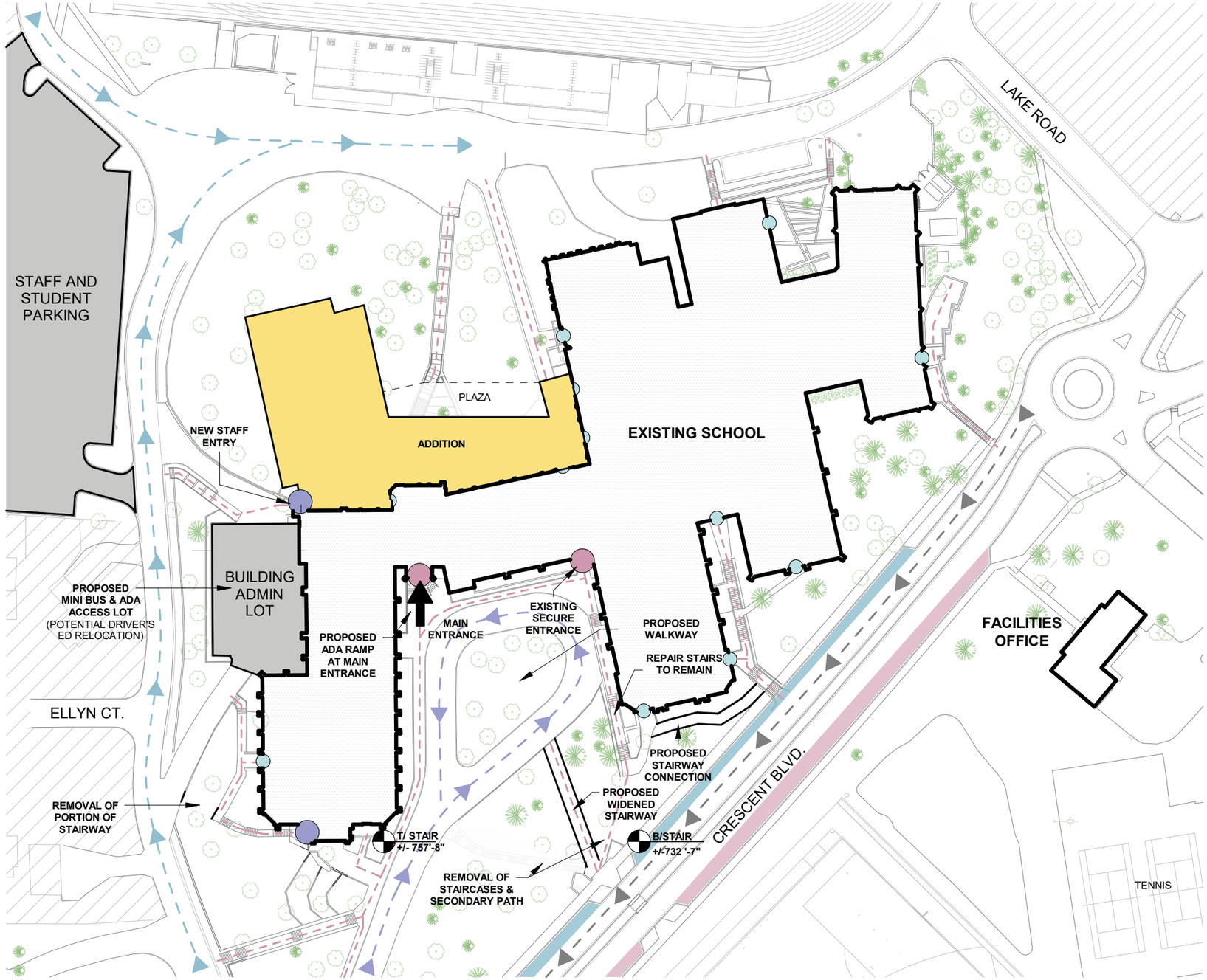
Department Legend

- Administration
- Blackbox Theater
- Cafeteria
- Circulation
- Classroom
- Commons
- Conference/Breakout
- Health
- Student Conferencing
- Toilet/Storage/Misc

EXISTING SITE CONDITIONS

LEGEND:

- SUN PATH
- VEGETATION
- RESIDENTIAL AREA
- PARKING
- ACCESSIBLE PARKING
- VEHICLE CIRCULATION
- MAIN ENTRANCE
- AUTHORIZED ENTRANCES
- PROPOSED ENTRANCES
- EXIT DOORS
- STUDENT PERMIT STREET PARKING
- VISITOR PARKING
- PEDESTRIAN CIRCULATION
- STUDENT DROP-OFF/PICK-UP
- HOPEWELL BUS AND EMERGENCY VEHICLE ACCESS
- BUS DROP-OFF/PICK-UP



PROPOSED SCHOOL ADDITION & SITE IMPROVEMENTS

LEGEND:

- SUN PATH
- VEGETATION
- RESIDENTIAL AREA
- PARKING
- ACCESSIBLE PARKING
- VEHICLE CIRCULATION
- MAIN ENTRANCE
- AUTHORIZED ENTRANCES
- PROPOSED ENTRANCES
- EXIT DOORS
- STUDENT PERMIT STREET PARKING
- VISITOR PARKING
- PEDESTRIAN CIRCULATION
- STUDENT DROP-OFF/PICK-UP
- HOPEWELL BUS AND EMERGENCY VEHICLE ACCESS
- BUS DROP-OFF/PICK-UP

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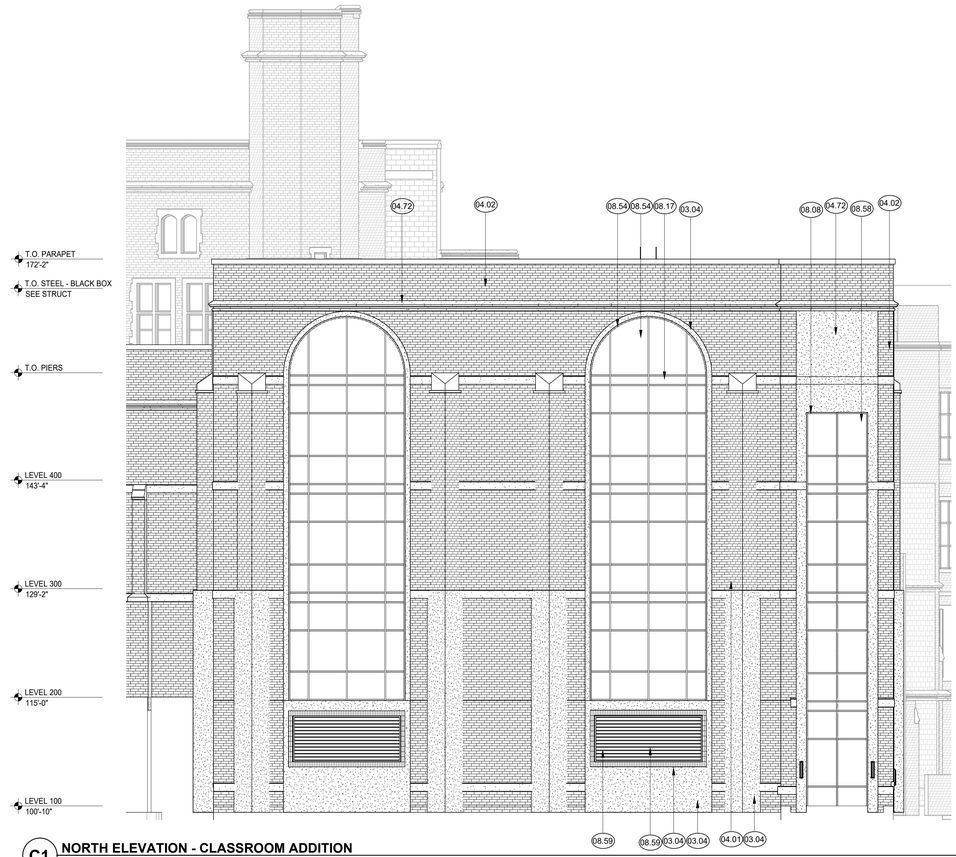
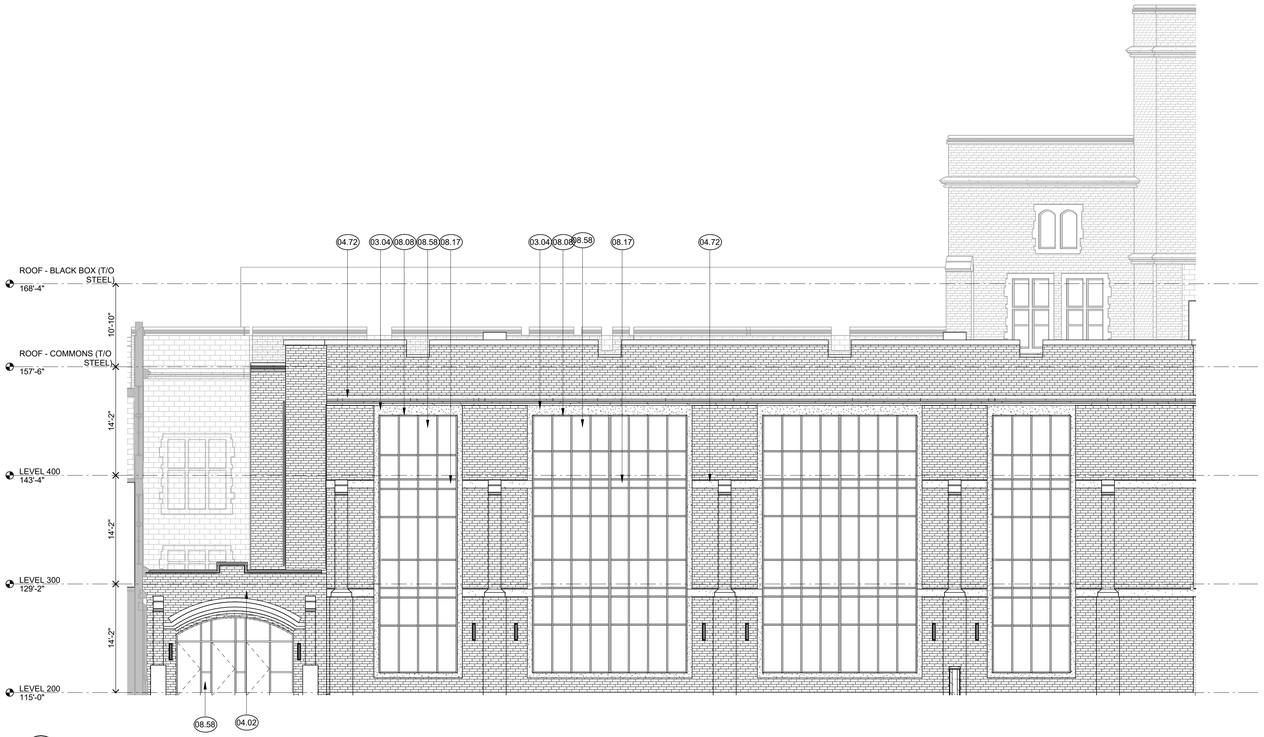


C1 **NORTH ELEVATION - CLASSROOM ADDITION**
1/8" = 1'-0"
0 6' 12'



F1 **NORTH ELEVATION - COMMONS ADDITION**
1/8" = 1'-0"
0 6' 12'

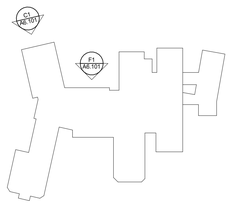
MATERIALS KEY	
KEY	MATERIAL
03.04	ARCHITECTURAL PRECAST CONCRETE
04.01	BRICK 1
04.02	BRICK 2
04.72	CAST STONE MASONRY
08.08	ANODIZED ALUMINUM FRAME
08.17	ANODIZED METAL PANEL
08.54	SPANDREL PANEL
08.58	EXTERIOR GLAZING
08.59	PREFINISHED METAL LOUVER

GLENBARD WEST ADDITION AND RENOVATION

670 Crescent Blvd
Glen Ellyn, IL 60137

Glenbard Township High School District 87
596 Crescent Boulevard, Glen Ellyn, IL 60137

WOLD ARCHITECTS AND ENGINEERS
220 N. Smith Street, Suite 310
Palatine, Illinois 60067
woldae.com | 847 241 6100



Revisions		
Description	Date	Num

Comm: 243063
Date: 01/06/25
Drawn: MS
Check: CV

EXTERIOR ELEVATIONS

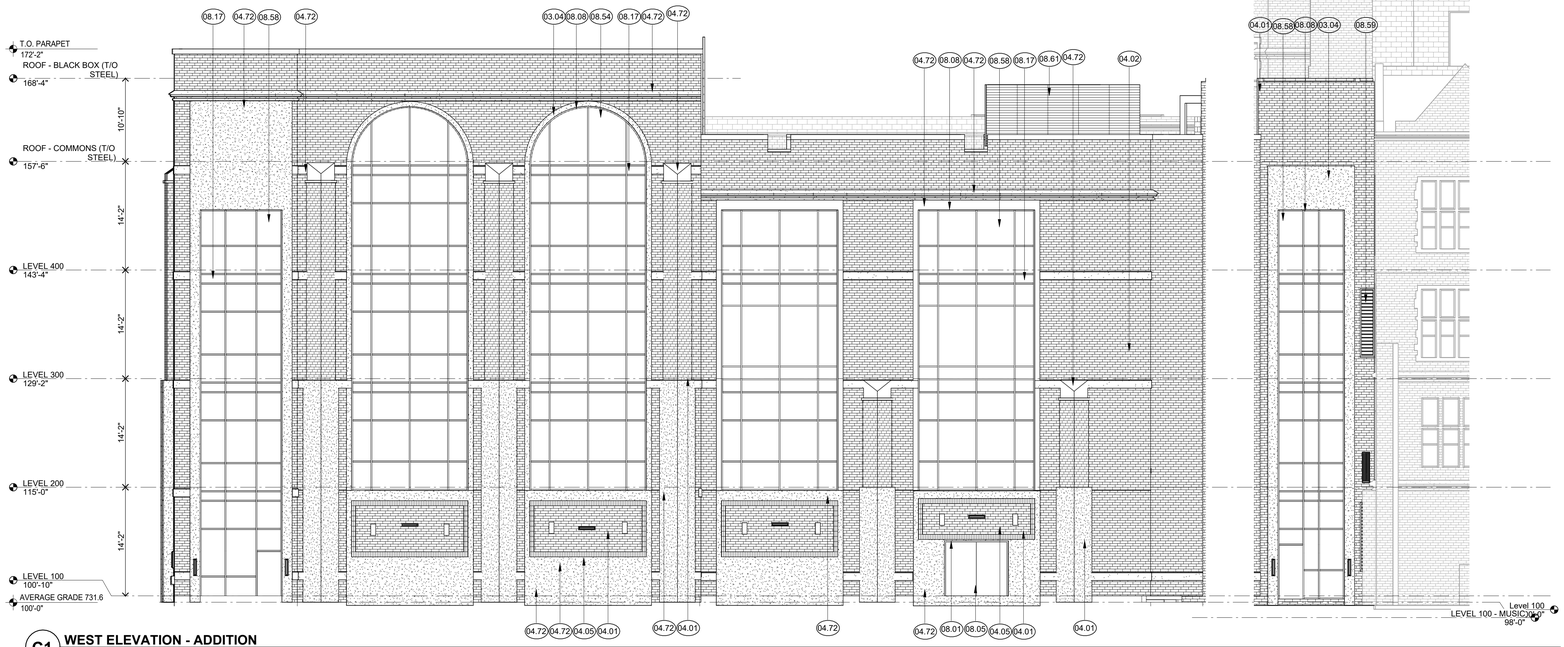
A

60% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION

Scale: 1/8" = 1'-0"

A6.101

IL



C1 **WEST ELEVATION - ADDITION**
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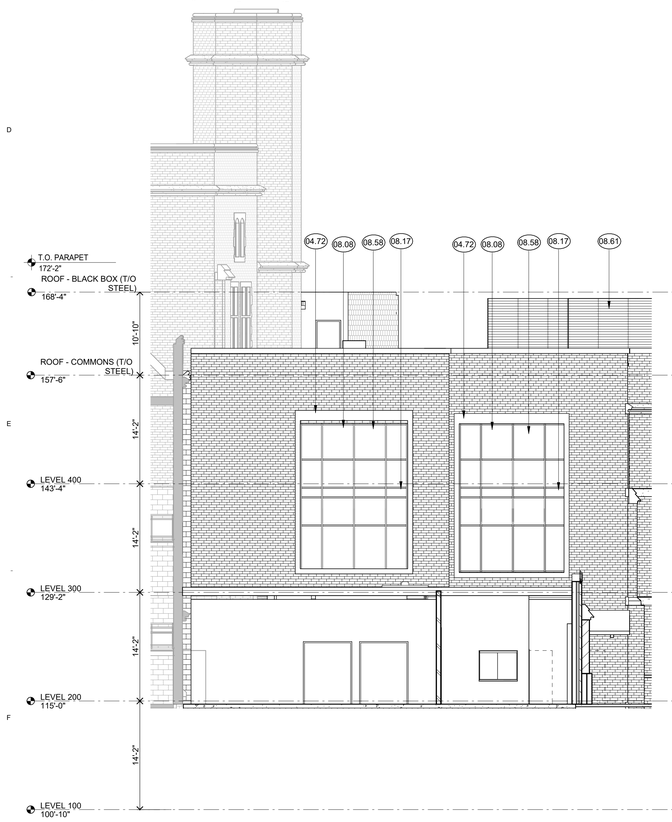

F1 **EAST ELEVATION - COMMONS ADDITION**
1/8" = 1'-0"
0 6' 12'

F3 **EAST ELEVATION - CLASSROOM ADDITION**
1/8" = 1'-0"
0 6' 12'

A

MATERIALS KEY	
KEY	MATERIAL
03.04	ARCHITECTURAL PRECAST CONCRETE
04.01	BRICK 1
04.02	BRICK 2
04.05	BRICK SOLDIER COURSE
04.72	CAST STONE MASONRY
08.01	HOLLOW METAL FRAME
08.05	WOOD DOOR
08.08	ANODIZED ALUMINIUM FRAME
08.17	ANODIZED METAL PANEL
08.54	SPANDREL PANEL
08.58	EXTERIOR GLAZING
08.59	PREFINISHED METAL LOUVER
08.61	SCREEN LOUVER

60% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION

GLENBARD WEST ADDITION AND RENOVATION

670 Crescent Blvd
Glen Ellyn, IL 60137

Glenbard Township High School District 87
596 Crescent Boulevard, Glen Ellyn, IL 60137

WOLD ARCHITECTS AND ENGINEERS
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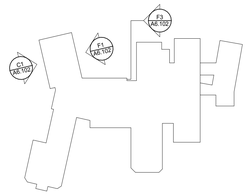


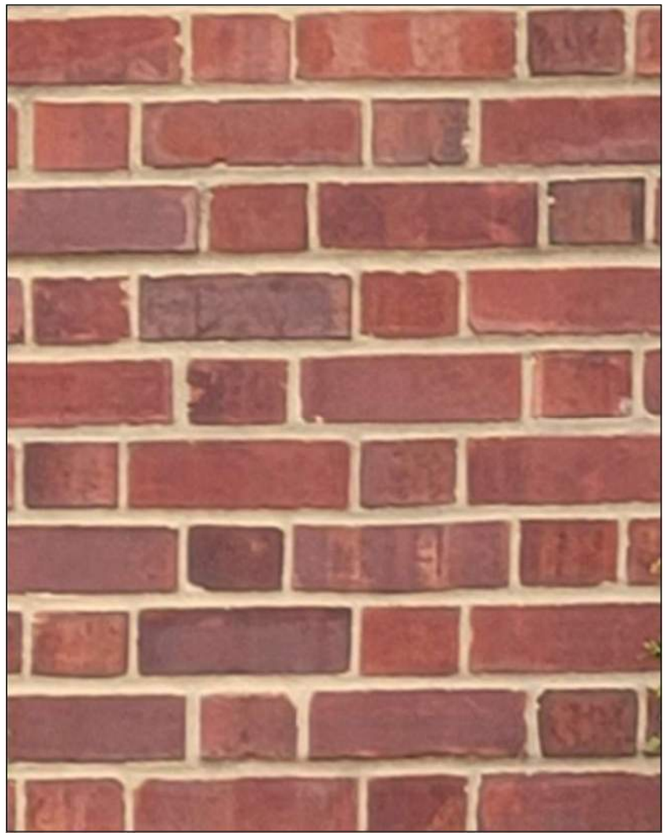
Revisions		
Description	Date	Num

Comm: 243063
Date: 01/06/25
Drawn: MS
Check: CV

EXTERIOR ELEVATIONS

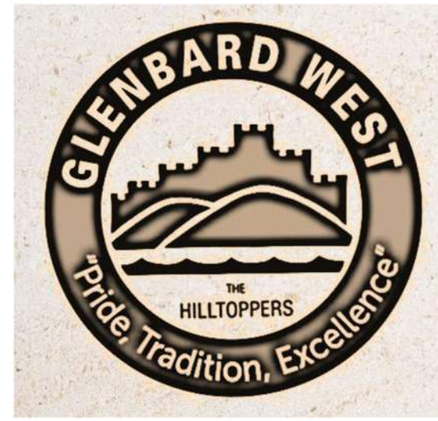
Scale: 1/8" = 1'-0"

A6.102



Field Brick
Match Existing Color & Pattern
(Flemish)

Limestone Accent
Coping, trim, banding,
pilasters



Limestone Branding Decal

Permeable Paver

Curtainwall
Match Existing
(Dark Bronze)

Light Fixture
26" H Wall Sconce

Exterior – Addition

Exterior – Addition

Exterior – Addition

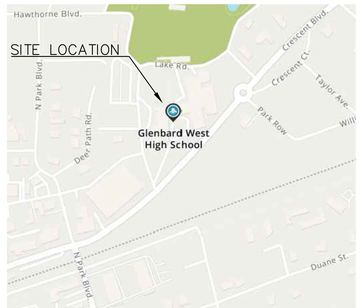
BUILDING ADDITION PLANS

FOR

GLENBARD WEST HIGH SCHOOL

GLEN ELLYN, ILLINOIS

GLENBARD TOWNSHIP HIGH SCHOOL DISTRICT 87



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LOCATION MAP

670 CRESCENT BOULEVARD
GLEN ELLYN, ILLINOIS 60137

SHEET INDEX

SHEET	TITLE
C0.000	COVER
C1.100	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.200	DIMENSIONAL CONTROL & PAVING PLAN
C3.300	GRADING & EROSION CONTROL PLAN
C3.301	DETAILED GRADING PLAN
C3.400	UTILITY PLAN

Glenbard West High School Building Addition
670 Crescent Boulevard
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596 Crescent Blvd.
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WOLD ARCHITECTS AND ENGINEERS
220 North Smith Street, Suite 310
Palatine, Illinois 60067
woldac.com | 847 241 6100

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE OBTAINED VIA GPS USING TRIMBLE VRS® NOW™ (NO PUBLISHED MONUMENT VERIFIED)
DATUM: NAVD88

ABBREVIATION LEGEND

ADA	AMERICANS WITH DISABILITIES ACT
B/	BOTTOM OF
BC	BACK OF CURB ELEVATION
C-C	CENTER TO CENTER SPACING
C&G	CURB AND GUTTER
CB	CATCH BASIN
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DWS	DETECTABLE WARNING STRIP
EP	EDGE OF PAVEMENT ELEVATION
EX	EXISTING
FH	FIRE HYDRANT
FR	FUTURE
GR	GRADE RING ELEVATION
HC	HANDICAPPED
HWL	POND HIGH WATER LEVEL
I	UTILITY INVERT ELEVATION
MH	MANHOLE
NWL	POND NORMAL WATER LEVEL
PC	PRESSURE CONNECTION
PCC	PORTLAND CEMENT CONCRETE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
R	UTILITY STRUCTURE RIM ELEVATION
R&R	REMOVE AND REPLACE
RCP	REINFORCED CONCRETE PIPE
STM	STORM SEWER
T/	TOP OF
TC	TOP OF CURB ELEVATION
TDC	TOP OF DEPRESSED CURB ELEVATION
TF	TOP OF FOUNDATION ELEVATION
TW	TOP OF RETAINING WALL ELEVATION
VCP	VITRIFIED CLAY PIPE
VIF	VERIFY IN FIELD
Vv	VALVE VAULT
W/	WITH
WM or WTR	WATER MAIN

LEGEND

PROPOSED	DESCRIPTION	EXISTING
C	STORM SEWER	C
SW	WATER MAIN WITH SIZE	SW
S	SANITARY SEWER	S
	RIGHT-OF-WAY/PROPERTY LINE	
842	CONTOUR	701
805.25 ×	SPOT GRADE	+ 701.30
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VAULT	
	LIGHT POLE	
	STREET LIGHT W/MAST	
	UTILITY POLE	
XX	SILT FENCE	
	OVERFLOW DIRECTION	
	SURFACE/DITCH FLOW DIRECTION	
	ROAD SIGN	
	CURB & GUTTER	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
GF	GARAGE FLOOR, AT REAR OF GARAGE	
TD	TOP OF CURB, DEPRESSED	
TW	TOP OF RETAINING WALL	
R=	RIM FOR STRUCTURES	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
T	TRANSFORMER	
X	FENCE LINE	X
	GUARD RAIL	
	FORCE MAIN	
T	UNDERGROUND TELEPHONE	T
E	UNDERGROUND ELECTRIC	E
OHE	OVERHEAD ELECTRIC	OHE
G	UNDERGROUND GAS LINE	G

WARNING

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811®

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Municipality: MILTON TOWNSHIP
County: DUPAGE
Township: 39N
Range: 10E
Section: 11

No.	Description	Date
1	ISSUED FOR VILLAGE REVIEW	01/31/25
	DESIGN DEVELOPMENT	01/06/25

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed **PROFESSIONAL ENGINEER** under the laws of the State of **ILLINOIS**

MARK ZAPRZALKA
License Number: **062.055446** Date **01/31/25**

Revisions

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Comm: E120m
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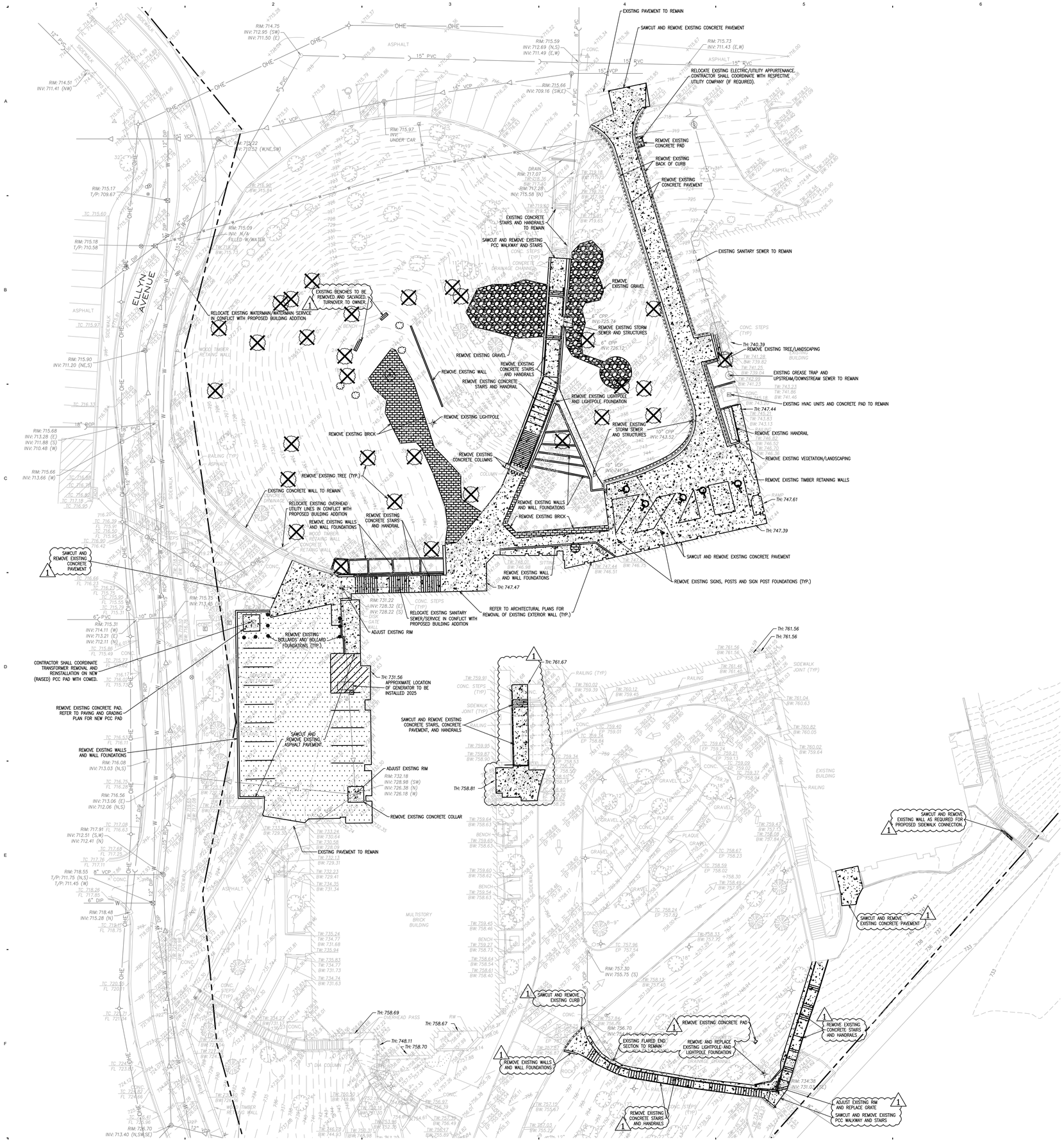
Check: MZ
North

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

ISSUED FOR VILLAGE REVIEW

Scale:

C0.000



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GRAPHIC SCALE 1"= 20'

0 10' 20' 40'

DEMOLITION NOTES

1) EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM AN EXISTING CONDITIONS PLAN, DATED 11/4/24, PREPARED BY GEWALT HAMILTON ASSOCIATES, INC., A TOPOGRAPHIC SURVEY, PROVIDED BY JACOB & HEFNER ASSOCIATES, INC., DATED 12/16/14 AND A TOPOGRAPHIC SURVEY, PROVIDED BY WEBSTER, McGRATH & AHLBERG, LTD., DATED 6/26/98.

2) CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.

3) CONTRACTOR SHALL COORDINATE A RELEASE FROM ELECTRIC, GAS AND TELEPHONE COMPANIES PRIOR TO DEMOLITION.

4) NO WATER SHALL BE USED FROM A FIRE HYDRANT FOR DUST CONTROL WITHOUT A WATER METER, BACKFLOW PREVENTER AND MUNICIPAL WATER DEPARTMENT APPROVAL.

5) ALL ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE CAUSED BY SITE DEMOLITION.

6) ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND/OR RIGHT-OF-WAYS.

7) ALL WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN AN APPROVED FACILITY.

8) THE SITE SHALL BE GRADED TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR ADJOINING PROPERTY.

9) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS RELATED TO DEMOLITION AND CONSTRUCTION.

10) CONTRACTOR SHALL PROTECT ALL EXISTING TREES, SHRUBS AND LANDSCAPING FEATURES NOT INDICATED FOR REMOVAL. SOME EXISTING TREES, SHRUBS AND LANDSCAPING FEATURES MAY NOT BE SHOWN ON THE PLANS.

11) ALL QUANTITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES RELATED TO CONSTRUCTION.

12) CONTRACTOR SHALL BE RESPONSIBLE FOR ANALYTICAL SAMPLING AND ANALYSIS ASSOCIATED WITH CCDD/NON-CCDD HAUL-OFF.

13) PRIOR TO COMMENCING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES ON THE PROJECT WHICH MAY IN ANY WAY CREATE INVOLVEMENT WITH EXISTING PUBLIC UTILITIES, THE CONTRACTOR SHALL CONTACT THE UTILITY OR COMMUNITY INVOLVED. ADJUSTMENT OF ANY PUBLIC UTILITIES WITHIN THIS PROJECT AREA WILL BE DONE BY THE RESPECTIVE OWNERS OF SAID UTILITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE.

14) REFER TO ARCHITECTURAL DRAWINGS, PREPARED BY WOLD ARCHITECTS AND ENGINEERS, FOR ADDITIONAL WORK.

DEMOLITION LEGEND

DENOTES EXISTING CONCRETE PAVEMENT TO BE SAWCUT AND REMOVED. CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL OFF-SITE.

DENOTES EXISTING ASPHALT PAVEMENT TO BE SAWCUT AND REMOVED. CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL OFF-SITE.

DENOTES EXISTING GRAVEL TO BE REMOVED. CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL OFF-SITE.

DENOTES EXISTING BRICK TO BE REMOVED. CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL OFF-SITE.

DENOTES EXISTING TREE REMOVAL. NO TREES LOCATED WITHIN EXISTING RIGHT-OF-WAY SHALL BE REMOVED.

DENOTES EXISTING CURB & GUTTER TO BE SAWCUT AND REMOVED. CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIAL OFF-SITE.

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Gilbane

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MARK ZAPRZALKA
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Revisions		
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Comm: E120m
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Drawn: LOL/CK
Check: MZ

North

EXISTING CONDITIONS AND DEMOLITION PLAN

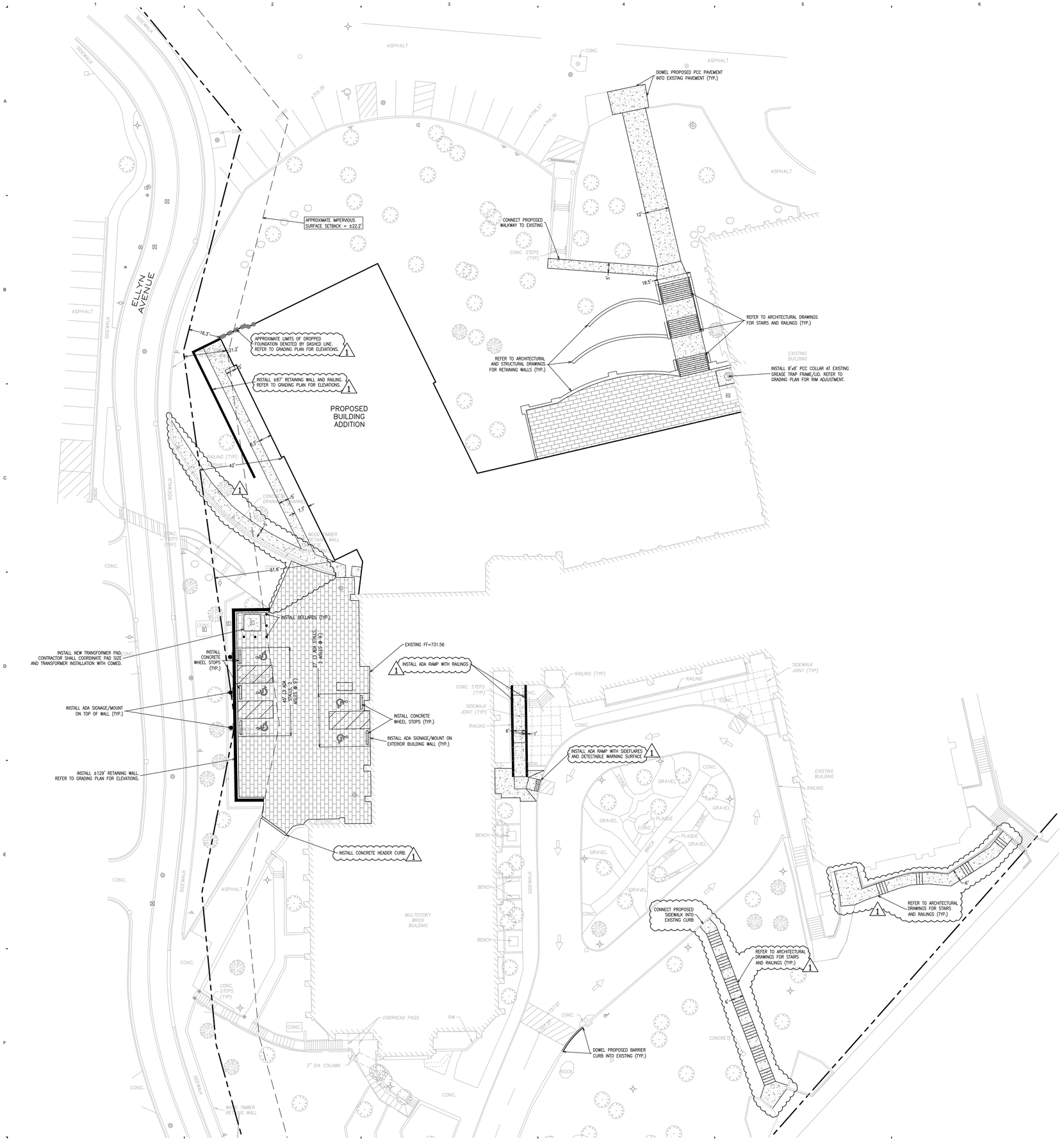
Scale: 1" = 20'

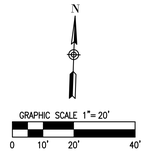
ISSUED FOR VILLAGE REVIEW

C1.100

IL

A





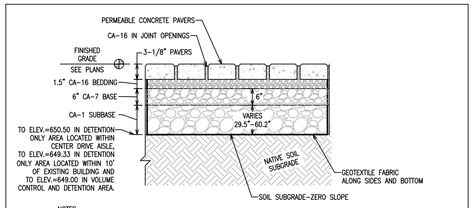
GEOMETRIC NOTES

1) CONTRACTOR SHALL COORDINATE CONSTRUCTION PHASING AND SCHEDULING WITH THE SCHOOL DISTRICT.
2) ALL DIMENSIONS ARE FROM EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
3) ALL PARKING LOT EDGING AND CURB & GUTTER SHALL REMAIN UNLESS OTHERWISE NOTED ON THE PLANS.
4) ALL DISTURBED PAVED AREAS OUTSIDE OF CONSTRUCTION LIMITS SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS. ANY EXISTING PAVEMENT DAMAGED DUE TO CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
5) ALL DISTURBED GREEN AREAS SHALL BE RESTORED WITH MINIMUM 6" OF TOPSOIL PERMANENT SEED AND EROSION CONTROL BLANKET.
6) ALL PAVEMENT MARKINGS SHALL BE 4" PAINT CONFORMING TO MUNICIPAL STANDARDS, UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR IN THE DETAILS.
7) THE CROSS-SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%. THE LONGITUDINAL SLOPE SHALL NOT EXCEED 4.8%.
8) STAIR AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
9) FIBER EXPANSION JOINTS OF 3/4" FULL DEPTH BIT. FIBER MATERIAL SHALL BE INSTALLED AS REFERENCED IN THE PAVEMENT LEGEND (THIS SHEET) AND WHERE CONCRETE ABUTS ALL CURB, BUILDING, POLES OR OTHER STRUCTURES.
10) CONSTRUCTION JOINTS SHALL BE PLACED WHERE REQUIRED IN ACCORDANCE WITH ACI 330R GUIDE (LATEST EDITION) FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS.

PAVEMENT LEGEND

PERMEABLE BRICK PAVERS

SIDEWALK
5.0" PCC PAVEMENT (4,000 PSI, A/E, UNREINFORCED, BROOM FINISH)
4.0" CA-6 BASE COURSE, COMPACTED
CONTRACTION JOINTS @ 5' C-C
EXPANSION JOINTS @ 50' C-C



NOTES:

1. WOVEN GEOTEXTILE FABRIC SHALL CONFORM TO ILLINOIS URBAN MANUAL MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
2. SEE PLANS FOR CONCRETE HEADER CURB AND UNDERDRAIN LOCATIONS.
3. STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
4. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
5. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.

1 **TYPICAL SECTION: PERMEABLE PAVERS** NOT TO SCALE

ISSUED FOR VILLAGE REVIEW

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WOLD ARCHITECTS AND ENGINEERS
220 North Smith Street, Suite 310
Palatine, Illinois 60067
woldae.com | 847 241 6100

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MARK ZAPRZALKA
License Number: **062.055446** Date **01/31/25**

Revisions

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Comm: E120m
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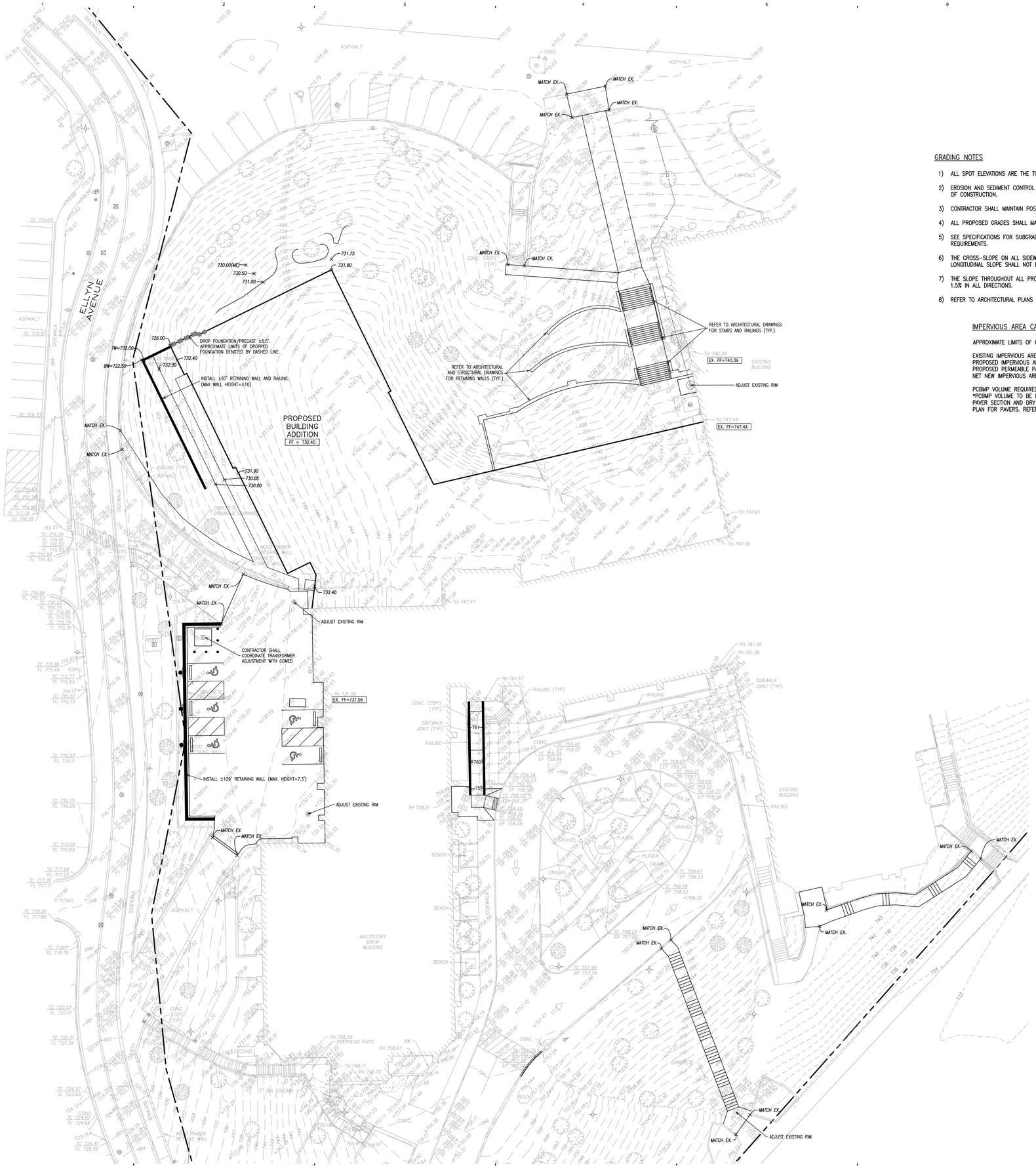
North

DIMENSIONAL CONTROL & PAVING PLAN

Scale: 1" = 20'

C2.200



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GRAPHIC SCALE 1"= 20'

0 10' 20' 40'

GRADING NOTES

1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
4) ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
6) THE CROSS-SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%. THE LONGITUDINAL SLOPE SHALL NOT EXCEED 4.8%.
7) THE SLOPE THROUGHOUT ALL PROPOSED ADA PARKING STALLS SHALL NOT EXCEED 1.5% IN ALL DIRECTIONS.
8) REFER TO ARCHITECTURAL PLANS FOR STAIR AND RAILING DETAILS.

IMPERVIOUS AREA CALCULATIONS

APPROXIMATE LIMITS OF CONSTRUCTION = 56,300-SF = 1.29 AC

EXISTING IMPERVIOUS AREA REMOVED= 21,401-SF = 0.49 AC
PROPOSED IMPERVIOUS AREA ADDED= 27,479-SF = 0.63 AC
PROPOSED PERMEABLE PAVER AREA = 10,407-SF = 0.24 AC
NET NEW IMPERVIOUS AREA = 6,078-SF = 0.14 AC

PCBMP VOLUME REQUIRED = 633-CF*
*PCBMP VOLUME TO BE PROVIDED WITHIN PROPOSED PERMEABLE PAVER SECTION AND DRY WELLS. REFER TO DIMENSIONAL CONTROL PLAN FOR PAVERS. REFER TO UTILITY PLAN FOR DRY WELLS.

GRADING LEGEND

- XXX.XX = PROPOSED SPOT GRADE
- TW=XXX.XX = PROPOSED GRADE AT TOP OF WALL
- BW=XXX.XX = PROPOSED GRADE AT BOTTOM OF WALL
- EP=XXX.XX = PROPOSED EDGE OF PAVEMENT
- BC=XXX.XX = PROPOSED BACK OF CURB
- TDC=XXX.XX = PROPOSED TOP OF DEPRESSED CURB
- EX=±XXX.XX = EXISTING ELEVATION
- ±XXX.XX(ME) = MATCH EXISTING ELEVATION
- = DRAINAGE FLOW ARROWS
- = OVERLAND FLOW ROUTE
- = 100-YEAR DESIGN STORM SEWER

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North

GRADING & EROSION CONTROL PLAN

Scale: 1" = 20'

ISSUED FOR VILLAGE REVIEW

C3.300

IL

A

GRADING NOTES

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2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
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6) THE CROSS-SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%. THE LONGITUDINAL SLOPE SHALL NOT EXCEED 4.8%.
7) THE SLOPE THROUGHOUT ALL PROPOSED ADA PARKING STALLS SHALL NOT EXCEED 1.5% IN ALL DIRECTIONS.
8) REFER TO ARCHITECTURAL PLANS FOR RAILING AND STAIR DETAILS.

GRADING LEGEND

- XXX.XX = PROPOSED SPOT GRADE
- TW=XXX.XX = PROPOSED GRADE AT TOP OF WALL
- BW=XXX.XX = PROPOSED GRADE AT BOTTOM OF WALL
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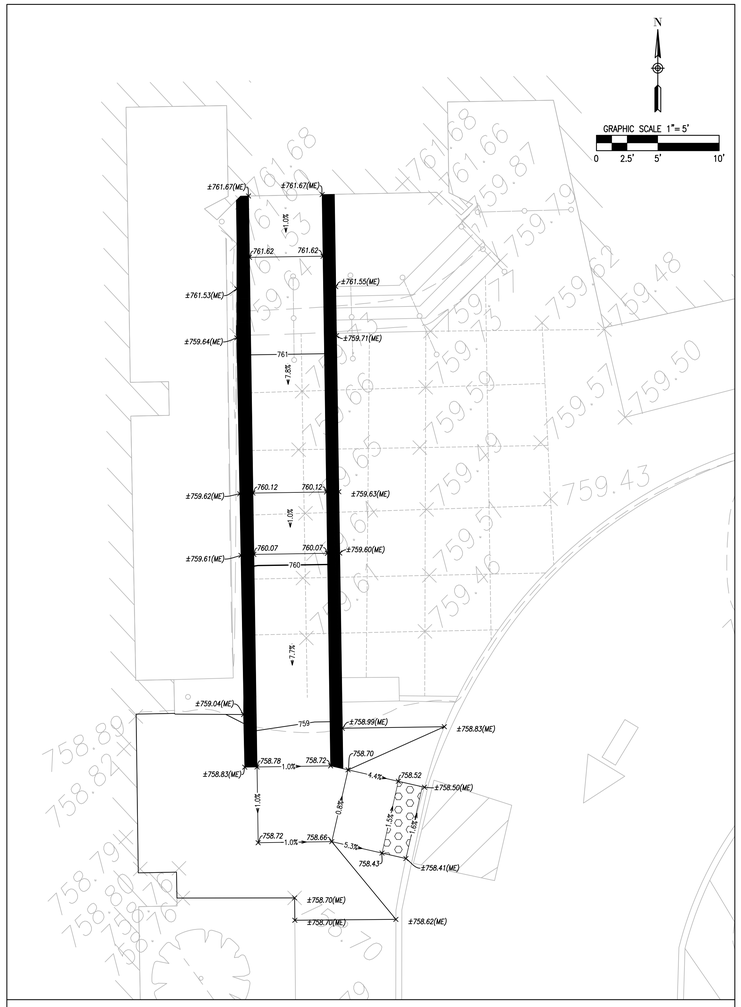

DETAIL GRADING: ADA RAMP ACCESS
SCALE: 1"=5'

B

C

D

E

A

F

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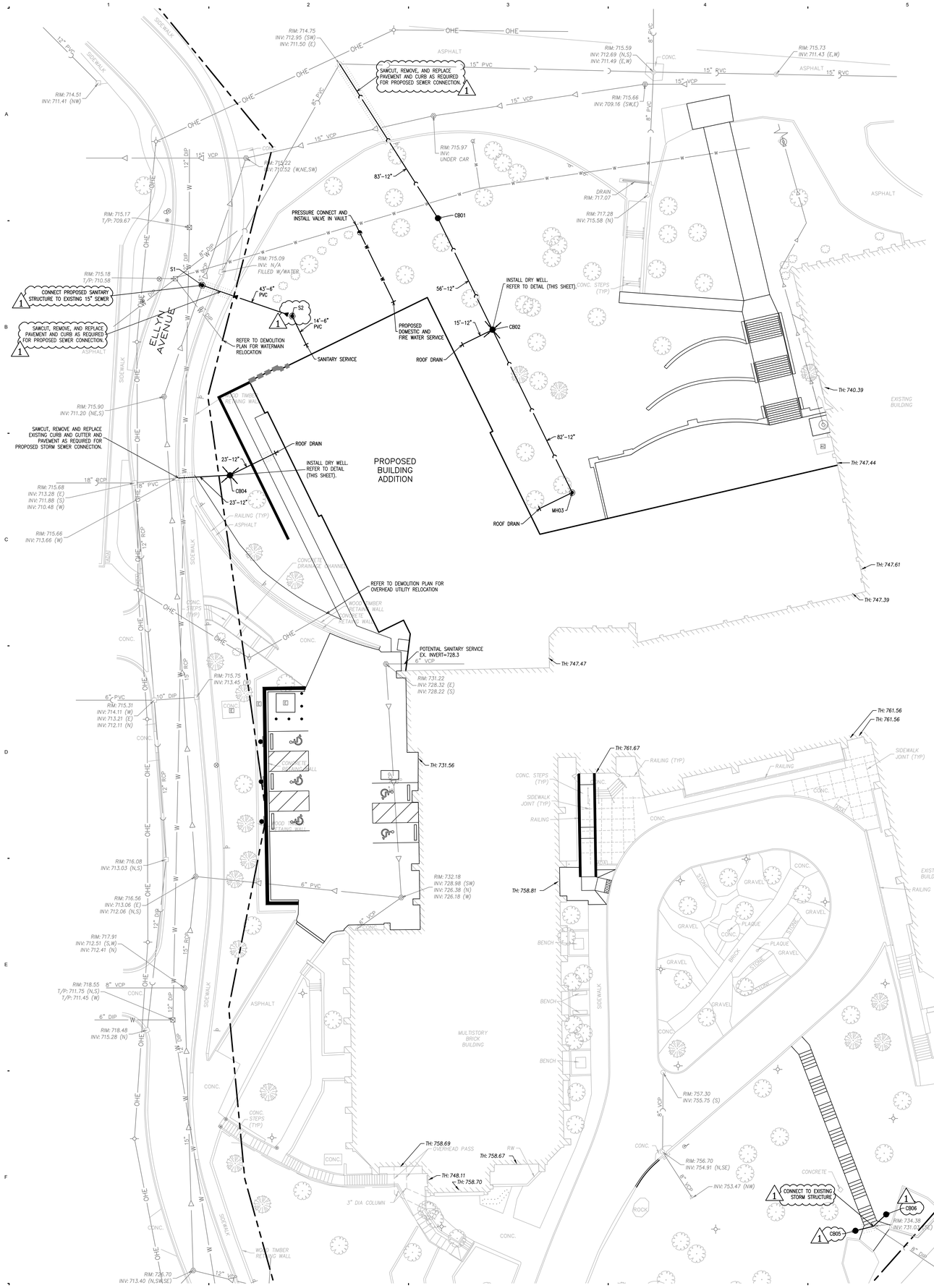
North

DETAILED GRADING PLAN

Scale:

ISSUED FOR VILLAGE REVIEW

C3.301



UTILITY NOTES

1) EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.

2) CONTRACTOR SHALL TERMINATE PROPOSED UTILITIES 5-FT OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE. CONTRACTOR SHALL PLUG AND STAKE STUBS LOCATION AND ELEVATIONS.

3) ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN LINEAR FEET.

4) ALL EXISTING UTILITY RIMS, GRADES RINGS, PEDESTALS, ETC., SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.

5) ALL UTILITY STRUCTURES SHALL HAVE NO MORE THAN 2 PRECAST ADJUSTING RINGS WITH 6" MAXIMUM HEIGHT ADJUSTMENT.

6) SELECTED GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS. TBF DENOTED BY: [illegible]

7) OPEN CUTTING OF ROADWAYS OR PAVEMENT FOR UTILITY INSTALLATION SHALL BE FILLED WITH COMPACTED TRENCH BACKFILL UP TO THE PAVEMENT SUBGRADE. PROPOSED PAVEMENT SECTION SHALL MATCH EXISTING.

N

GRAPHIC SCALE 1"= 20'

0 10' 20' 40'

STORM SEWER NOTES

STORM STRUCTURE SYMBOL LEGEND:
I OR INL=INLET
CB=CATCH BASIN
M OR MH=MANHOLE
E OR FES=FLARED END SECTION WITH GRATE
UD=UNDERDRAIN
TD=TRENCHDRAIN

FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), NEENAH R1713, EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), NEENAH R2504 (TYPE D GRATE), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), NEENAH R2504 (TYPE G GRATE), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, NEENAH R4340-B, EJIW 6527

EXAMPLE:
M36
A40,1P
MANHOLE #36, TYPE A, 4-FT DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1) ALL 12-INCH AND 15-INCH STORM SEWER SHALL BE RCP CLASS V. ALL OTHER STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS IV, ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.

2) ALL UNDERDRAINS SHALL BE PER IDOT STANDARDS OR AS SPECIFIED.

3) ALL CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE-DRAINS TO WATERWAYS" MESSAGE.

WATER MAIN NOTES

WATERMAIN STRUCTURE SYMBOL LEGEND:
Vv=VALVE VAULT
VB=VALVE BOX
FH=FIRE HYDRANT ASSEMBLY
PC=PRESSURE CONNECTION

1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON THE PLANS.

2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON THE PLANS.

3) BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.

4) CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

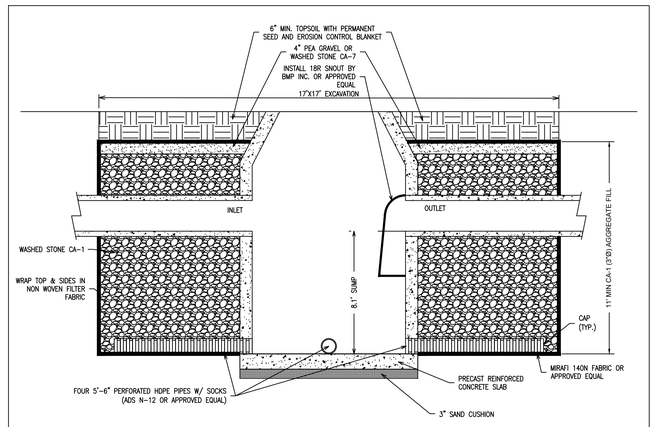
5) ALL PROPOSED WATER MAIN INSTALLED WITHIN FILL MATERIAL SHALL BE RESTRAINED USING U.S. PIPE FIELD-LOK GASKETS OR APPROVED EQUIVALENT TO A POINT 50-FT PAST ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S=SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME & GRATE:
1C: IDOT TYPE 1 (CLOSED), NEENAH R1713, EJIW 1050Z1

1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON THE PLANS.



DRY WELL AND INFILTRATION BED BENEATH TOPSOIL DETAIL (NTS)

Glenbard West High School Building Addition
670 Crescent Boulevard
Glen Ellyn, Illinois 60137

Glenbard Township High School District 87
596 Crescent Blvd.
Glen Ellyn, IL 60137

Wold

WOLD ARCHITECTS AND ENGINEERS
220 North Smith Street, Suite 310
Palatine, Illinois 60067
woldae.com | 847 241 6100

Gilbane

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed **PROFESSIONAL ENGINEER** under the laws of the State of **ILLINOIS**

MARK ZAPRZALKA
License Number: **062.055446** Date **01/31/25**

Revisions

Description	Date	Num
Issued For Village Review	01/31/25	1

Comm: E120m
Date: 01/06/25
Drawn: LOL/CK
Check: MZ

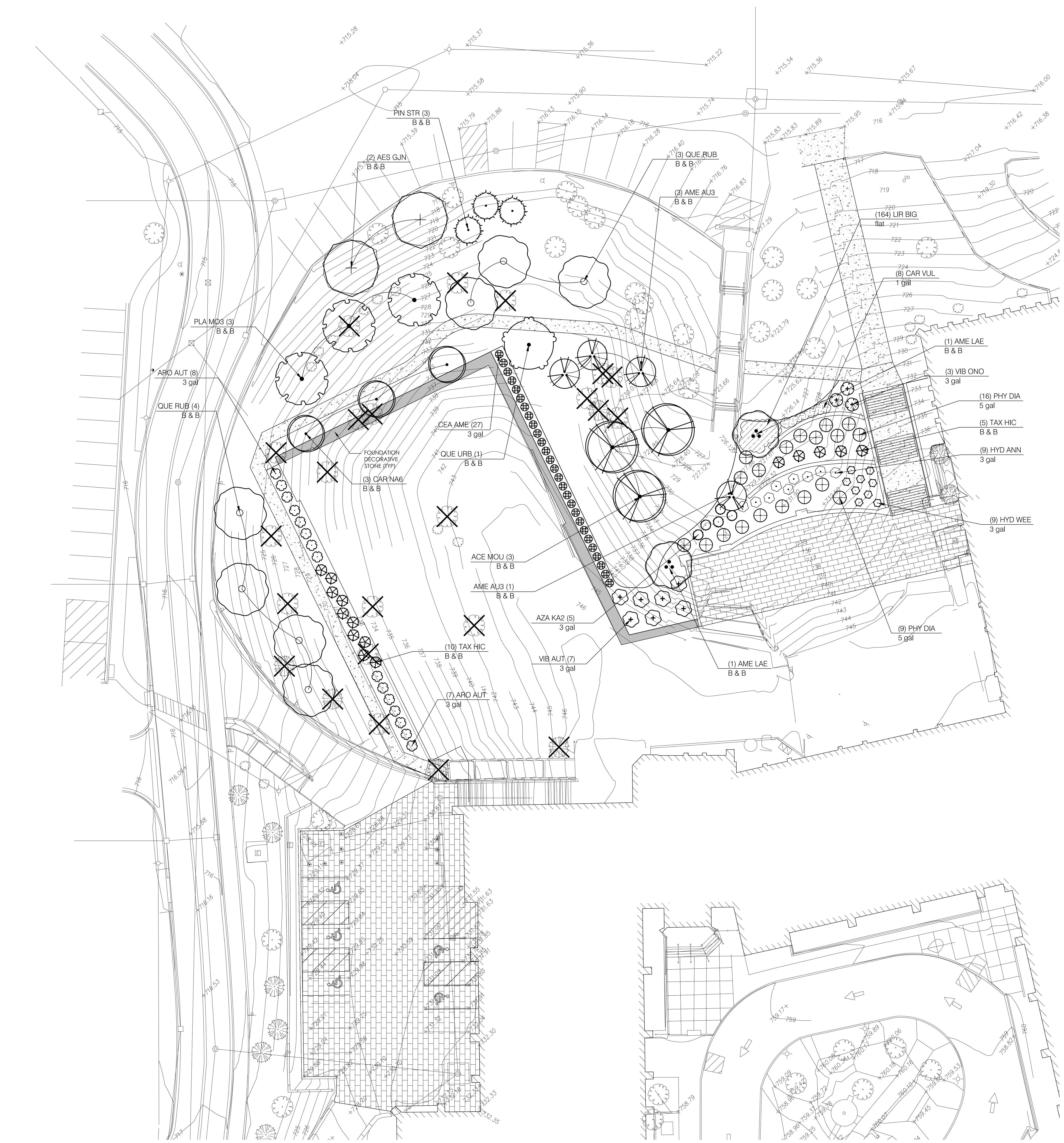
North

UTILITY PLAN

Scale: 1" = 20'

ISSUED FOR VILLAGE REVIEW

C3.400



IL

LA

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. SEE CONSTRUCTION NOTES.

2. DO NOT WILLFULLY PROCEED WITH PLANTINGS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY NECESSARY REVISIONS AND COSTS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND/OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.

4. THE LANDSCAPE CONTRACTOR IS TO RECEIVE THE SITE AT +/- 1/10TH OF AN INCH. THE LANDSCAPE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE FROM THE GENERAL CONTRACTOR PRIOR TO BEGINNING WORK.

5. REFER TO SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.

6. ALL TREES SHALL BE TAGGED BY THE PROJECT MANAGER AT A NURSERY SELECTED BY THE LANDSCAPE CONTRACTOR OR AT THE DISCRETION OF THE PROJECT MANAGER.

7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER PRIOR TO DIGGING ANY HOLES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROJECT MANAGER ADEQUATE ADVANCE NOTICE FOR ON-SITE APPROVALS. THE LANDSCAPE CONTRACTOR IS TO THE FOLLOWING BEFORE BEGINNING INSTALLING PLANTINGS:

SHRUBS – LAY OUT THE ACTUAL CONTAINERS ON-SITE BEFORE DIGGING HOLES.

TREES – STAKE THE LOCATIONS BEFORE DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.

8. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE PROJECT MANAGER FOR RESOLUTION.

10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASES. PRE-SELECTED OR "PROJECT MANAGER TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.

11. GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS INDICATED ON THE PLANS.

12. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.

13. ALL TREES, SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED PER DETAILS.

14. ALL MULCH TO BE DOUBLE SHREDDED HARDWOOD MULCH, BROWN IN COLOR MINIMUM 4" THICK.

15. TREES SHALL BE SET BACK A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH CANS. TREES SHALL BE SET BACK A MINIMUM OF FIVE (5') HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS UNDER THE APPROVAL OF OWNER.

16. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: 5/1 – 6/15
2. FALL PLANTING: 9/15 – 12/1

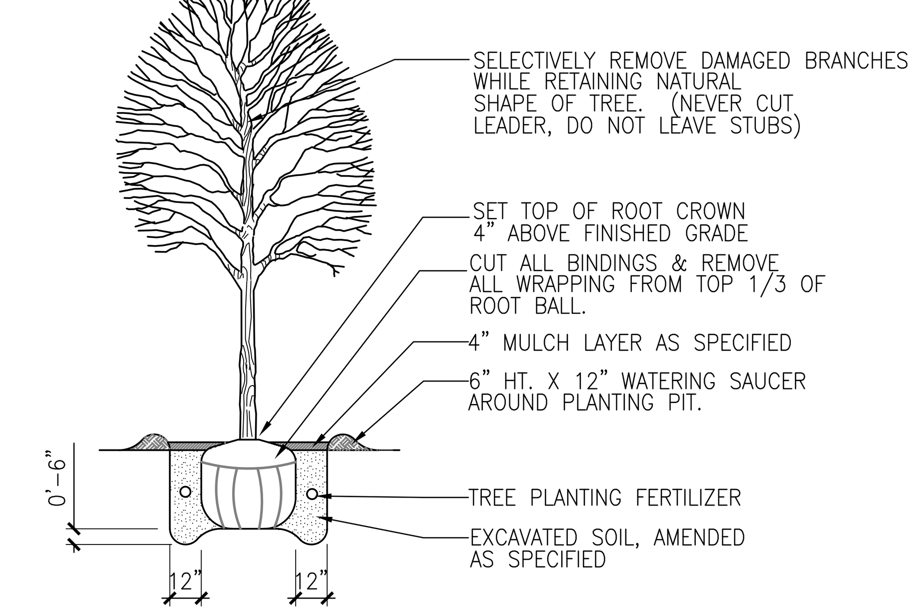
PLANTING NOTES

SCALE: NTS — DT-plantnote-gyn

PLANT SCHEDULE

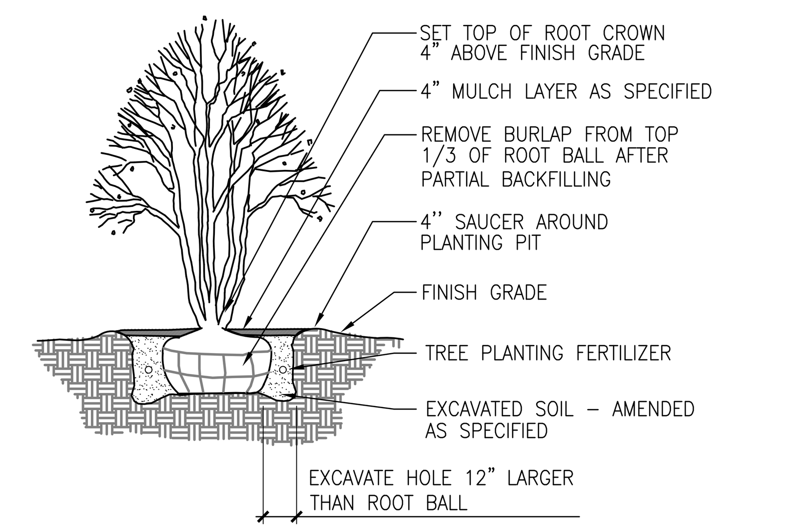
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
TREES						
	ACE MOU	Acer saccharum `Green Mountain` TM / Green Mountain Sugar Maple	B & B	3"Cal	3	
	AES GJN	Aesculus glabra 'JN Select' TM / Early Glow Ohio Buckeye	B & B	3"Cal	2	
	AME AU3	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	4` H.	4	Multi-Stem
	AME LAE	Amelanchier laevis / Allegheny Serviceberry	B & B	4` H.	2	Multi-Stem
	CAR NA6	Carpinus caroliniana `Native Flame` / Native Flame Hornbeam	B & B	3"Cal	3	
	PIN STR	Pinus strobus / White Pine	B & B	4` H.	3	
	PLA MO3	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree	B & B	3"Cal	3	
	QUE URB	Quercus macrocarpa `Urban Pinnacle` / Urban Pinnacle Oak	B & B	3"Cal	1	
	QUE RUB	Quercus rubra / Red Oak	B & B	3"Cal	7	
SHRUBS						
	ARO AUT	Aronia melanocarpa `Autumn Magic` / Autumn Magic Black Chokeberry	3 gal	18" H.	16	
	AZA KA2	Azalea x `Karen` / Azalea	3 gal	18" H.	5	
	CEA AME	Ceanothus americanus / New Jersey Tea	3 gal	18" H.	27	
	HYD ANN	Hydrangea arborescens `Annabelle` / Annabelle Smooth Hydrangea	3 gal	18" H.	9	
	HYD WEE	Hydrangea quercifolia `Pee Wee` / Oakleaf Hydrangea	3 gal	18" H.	9	
	PHY DIA	Physocarpus opulifolius `Monlo` TM / Diabolo Purple Ninebark	5 gal	4`H	19	
	TAX HIC	Taxus x media 'Hicksii' / Hicks Yew	B & B	4`H	15	
	VIB AUT	Viburnum dentatum `Autumn Jazz` / Southern Arrowwood	3 gal	18" H.	7	
	VIB ONO	Viburnum sargentii `Onondaga` / Onondaga Viburnum	3 gal	18" H.	3	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	CAR VUL	Carex vulpinoidea / Fox Sedge	1 gal		36" o.c.	8	
	LIR BIG	Liriope muscari `Big Blue` / Big Blue Lilyturf	flat		12" o.c.	164	



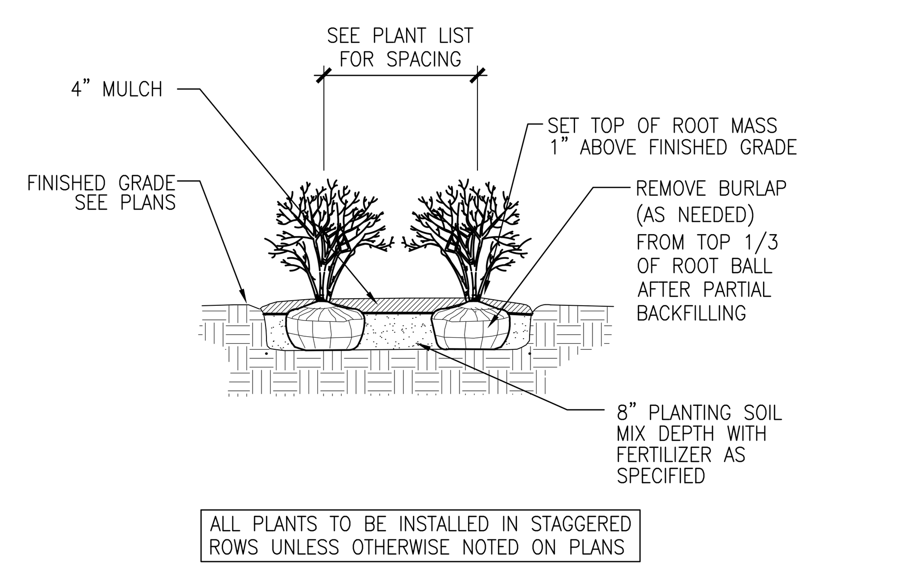
SHADE TREE PLANTING

SCALE: NTS



ORNAMENTAL TREE PLANTING

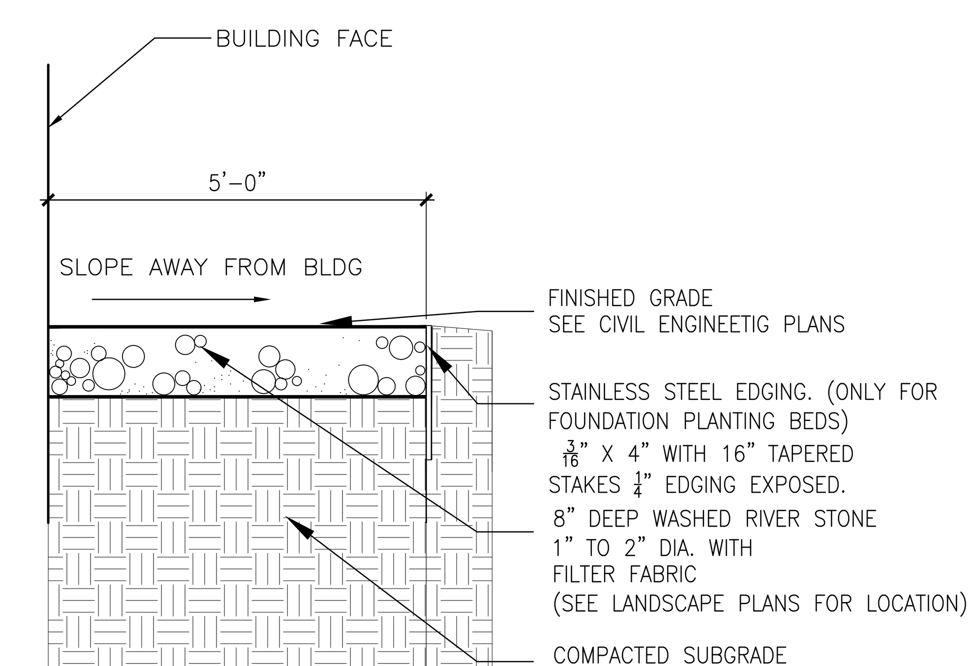
SCALE: 1/4"=1'-0" — DT-ornamentaltree-gyn



ALL PLANTS TO BE INSTALLED IN STAGGERED ROWS UNLESS OTHERWISE NOTED ON PLANS

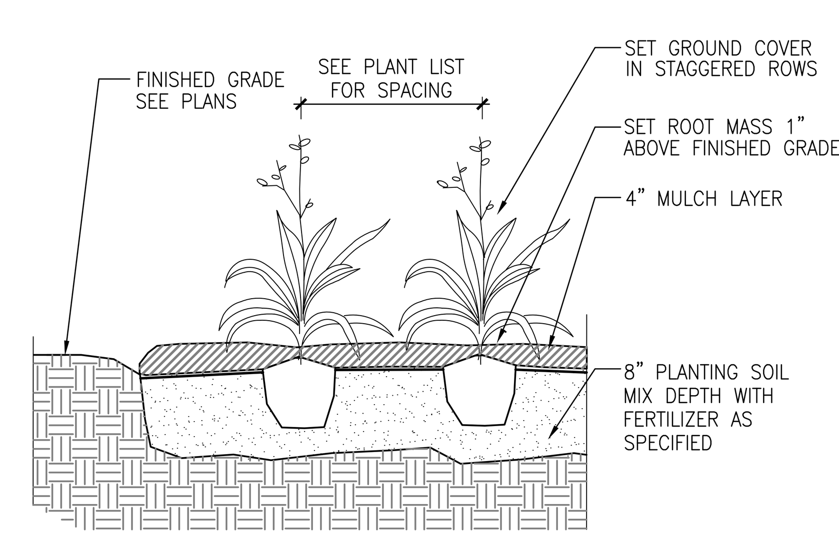
SHRUB PLANTING

SCALE: 1/2"=1'-0" — DT-shrub-gyn



STONE FOUNDATION DRIP EDGE

SCALE: N.T.S.



GROUNDCOVER PLANTING

SCALE: 1"-1'-0" — DT-groundcover-gyn

GLENBARD WEST ADDITION AND RENOVATION

670 Crescent Blvd
Glen Ellyn, IL 60137

Glenbard Township High School District 87
596 Crescent Boulevard
Glen Ellyn, IL 60137

Wold

WOLD ARCHITECTS AND ENGINEERS
220 North Smith Street, Suite 310
Palatine, Illinois 60067
woldae.com | 847 241 6100

REGISTERED LANDSCAPE ARCHITECT — Tod J. Stanton — 157-001070 — STATE OF ILLINOIS

DesignPerspectives INC. Grounded in Creativity
1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of ILLINOIS

Tod J. Stanton
License Number: 157.001070 Date 8/31/25

Revisions		
Description	Date	Num

Comm: 243063
Date: 01/06/25
Drawn: TS
Check: TS

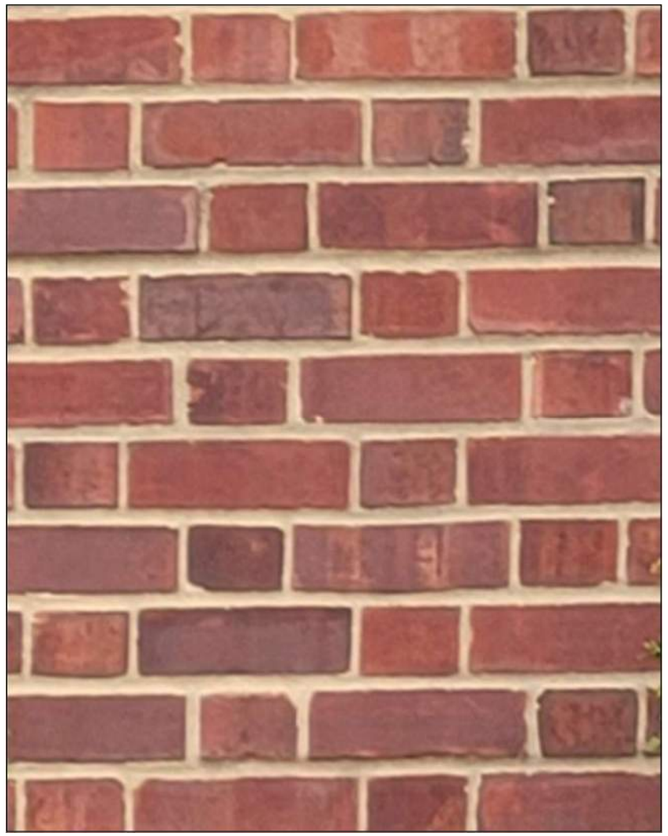
North

LANDSCAPE PLAN & DETAILS

0 20 40 60
Scale: SCALE: 1" = 20'

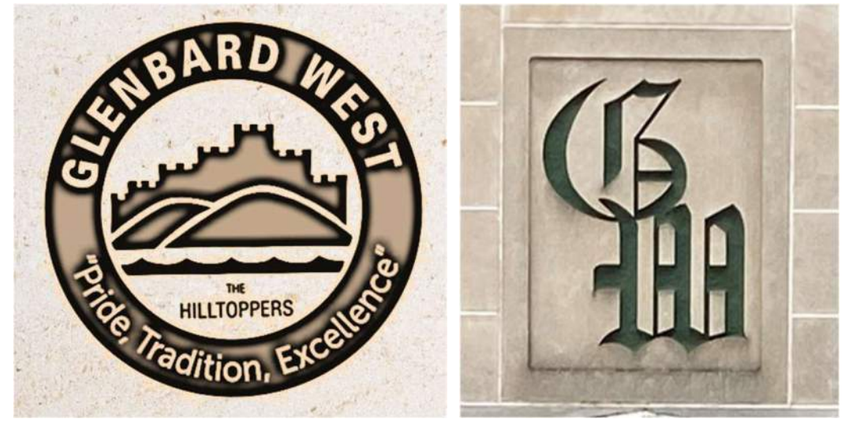
100% DESIGN DEVELOPMENT

LP-100



Field Brick
Match Existing Color & Pattern
(Flemish)

Limestone Accent
Coping, trim, banding,
pilasters



Limestone Branding Decal

Permeable Paver

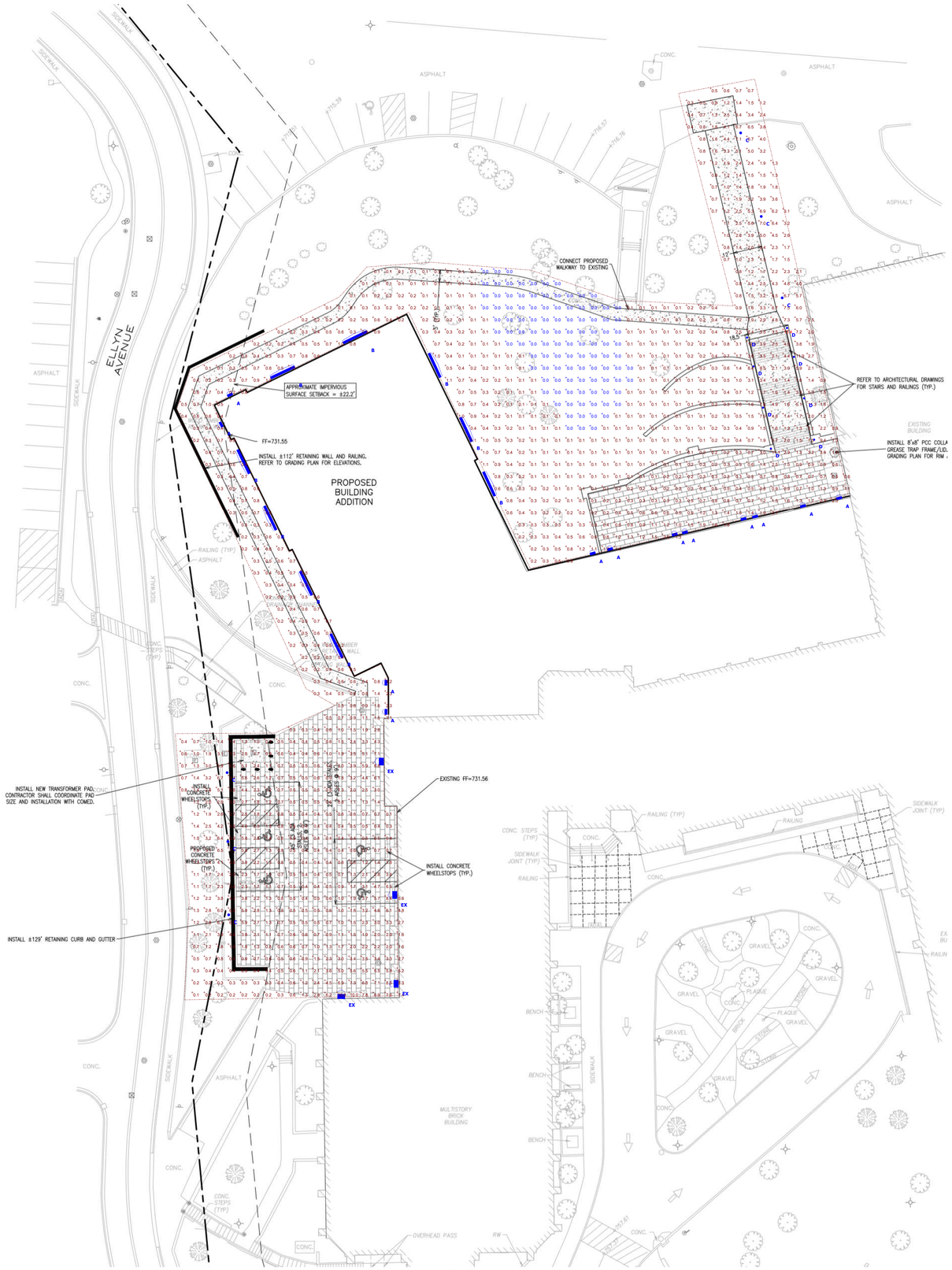
Curtainwall
Match Existing
(Dark Bronze)

Light Fixture
26" H Wall Sconce

Exterior – Addition

Exterior – Addition

Exterior – Addition



Plan View
Scale - 1" = 20ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		12	GENERATION BRANDS	7000WASP93026DHUNV S	LED WALL SCONCE (vertical)	1	1034	0.98	37.8	Max: 252cd
	B		9	GENERATION BRANDS	7000WASP93026DHUNV S	LED WALL SCONCE (horizontal)	1	1034	0.98	37.8	Max: 252cd
	EX		4	Lithonia Lighting	WST LED P2 30K VF MVOLT	WST LED, Performance package 2, 3000 K, visual comfort forward throw, MVOLT	1	3236	0.98	25	Max: 2001cd
	C		6	QSSI	RADIANT60W3K TYPE V LANTERN-GLOBE WHITE LENS	Post Top-Pendant mounted, cast aluminum housing, lantern arms, white-Opal plastic lens enclosure.	1	5789	0.98	56.6	Max: 826cd
	D		8	QSSI	RADIANT15W 3K TYPE V BOLLARD WHITE LENS	Post Top-Pendant mounted, cast aluminum housing, lantern arms, white-Opal plastic lens enclosure.	1	1447	0.98	14.6	Max: 206cd

Statistics

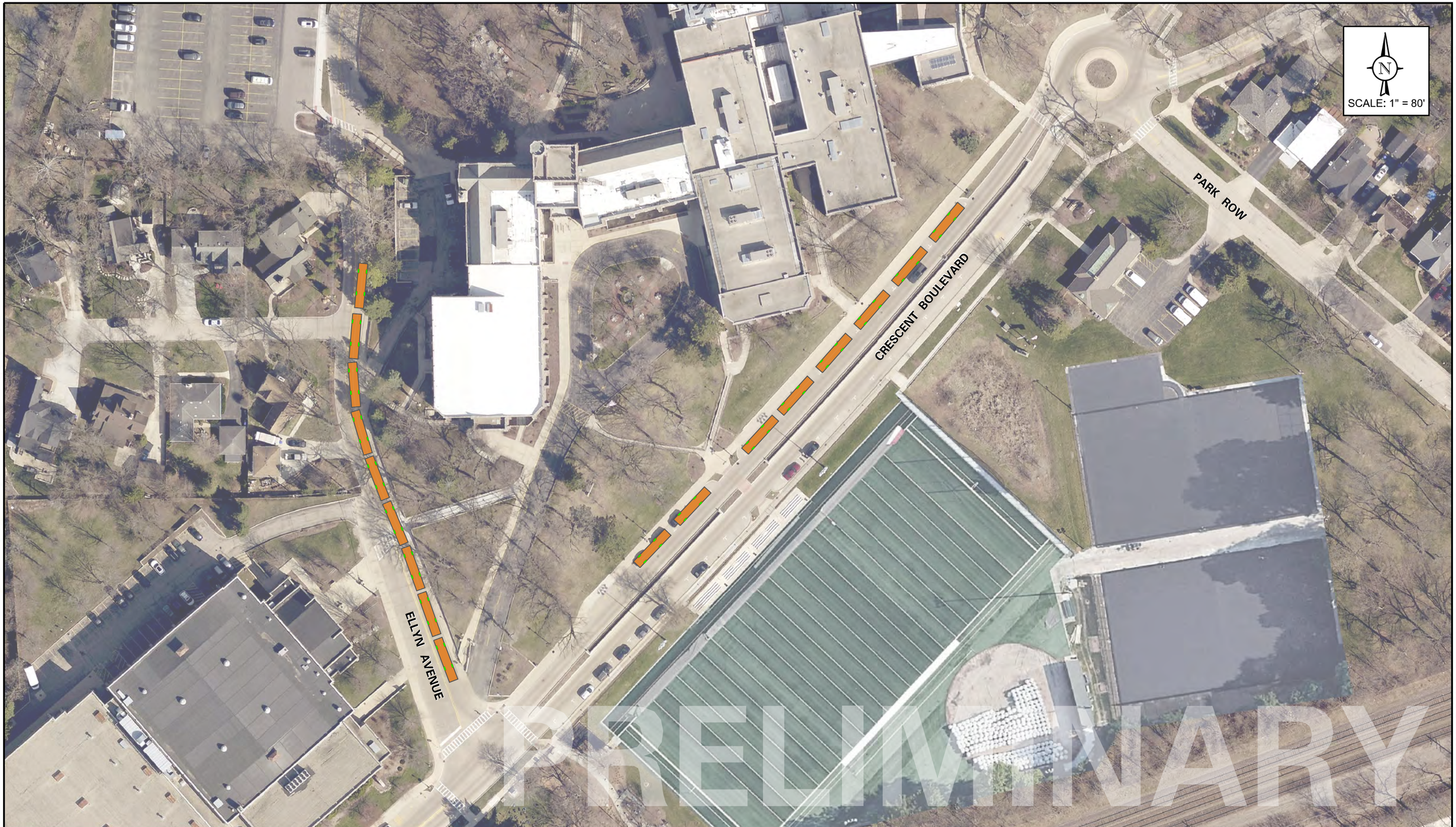
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	13.4 fc	0.0 fc	N/A	N/A

VISUAL

EXTERIOR PHOTOMETRIC PLAN FOR GLENBARD WEST HIGH SCHOOL ADDITION

Designer

Date
01/30/2025
Scale
1" = 20'
Drawing No.
PH-1
Summary



GLENBARD WEST
OPERATION EVALUATION
GLEN ELLYN, ILLINOIS

BUS STAGING DURING CONSTRUCTION
OPTION 1 - AFTERNOON DEPARTURE

DRAWN: MD CHECKED: BM
DATE: 03-03-25 REV: 03-10-25
PROJECT #: 25-034
EXHIBIT: 1A

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

GLENBARD WEST
OPERATION EVALUATION
GLEN ELLYN, ILLINOIS

BUS STAGING DURING CONSTRUCTION
OPTION 1 - MORNING ARRIVAL

DRAWN: MD CHECKED: BM
DATE: 03-03-25 REV: 03-10-25
PROJECT #: 25-034
EXHIBIT: 1B

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

GLENBARD WEST
OPERATION EVALUATION
GLEN ELLYN, ILLINOIS

BUS STAGING DURING CONSTRUCTION
OPTION 2 - AFTERNOON DEPARTURE

DRAWN: MD CHECKED: BM
DATE: 03-04-25 REV: 03-10-25
PROJECT #: 25-034
EXHIBIT: 2A

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

GLENBARD WEST
OPERATION EVALUATION
GLEN ELLYN, ILLINOIS

BUS STAGING DURING CONSTRUCTION
OPTION 2 - MORNING ARRIVAL

DRAWN: MD CHECKED: BM
DATE: 03-04-25 REV: 03-10-25
PROJECT #: 25-034
EXHIBIT: 2B

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

GLENBARD WEST
OPERATION EVALUATION
GLEN ELLYN, ILLINOIS

BUS STAGING DURING CONSTRUCTION
OPTION 3 - AFTERNOON DEPARTURE

DRAWN: MD CHECKED: BM
DATE: 03-04-25 REV: 03-10-25
PROJECT #: 25-034
EXHIBIT: 3A

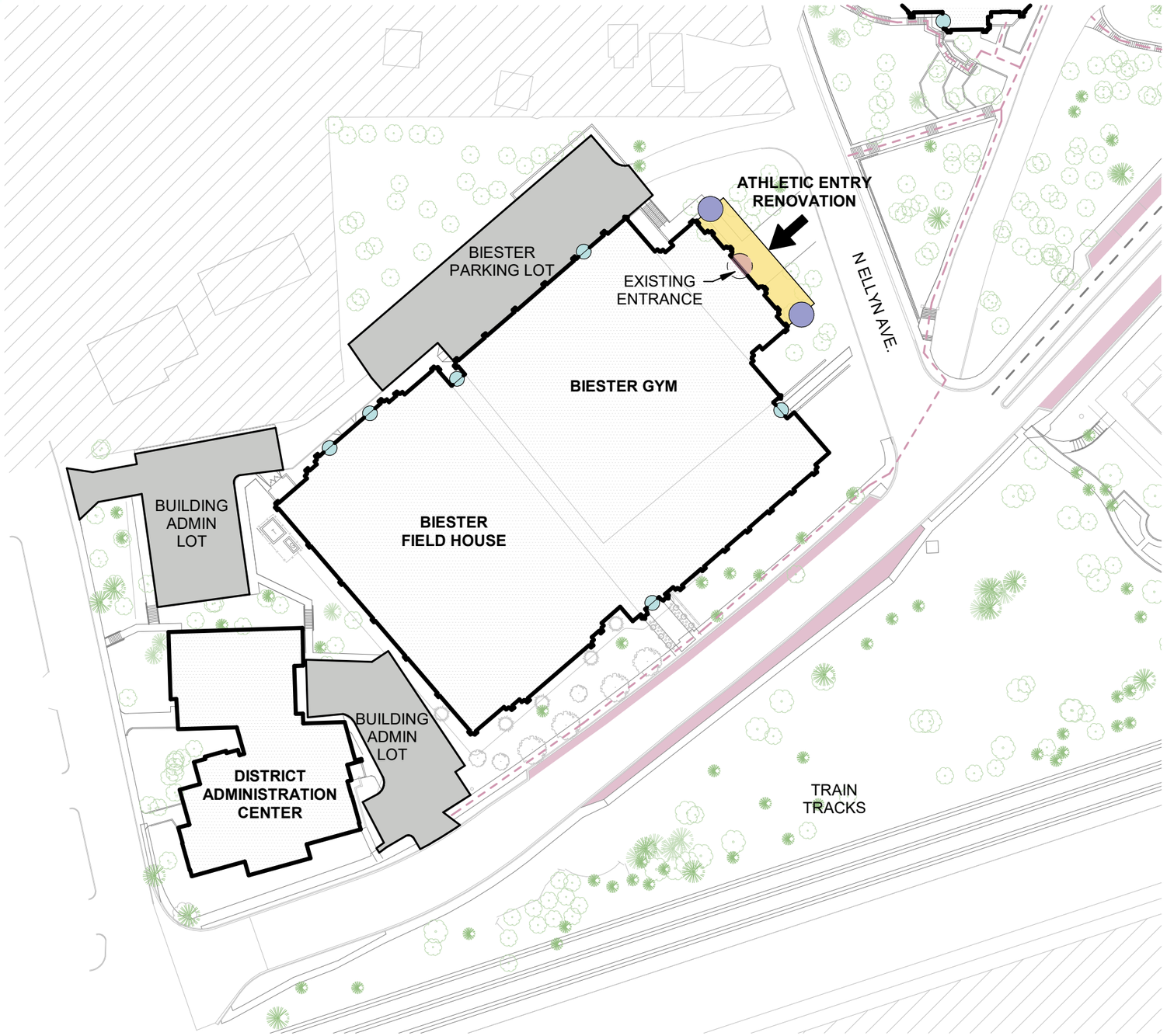
KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

GLENBARD WEST
OPERATION EVALUATION
GLEN ELLYN, ILLINOIS

BUS STAGING DURING CONSTRUCTION
OPTION 3 - MORNING ARRIVAL

DRAWN: MD CHECKED: BM
DATE: 03-04-25 REV: 03-10-25
PROJECT #: 25-034
EXHIBIT: 3B

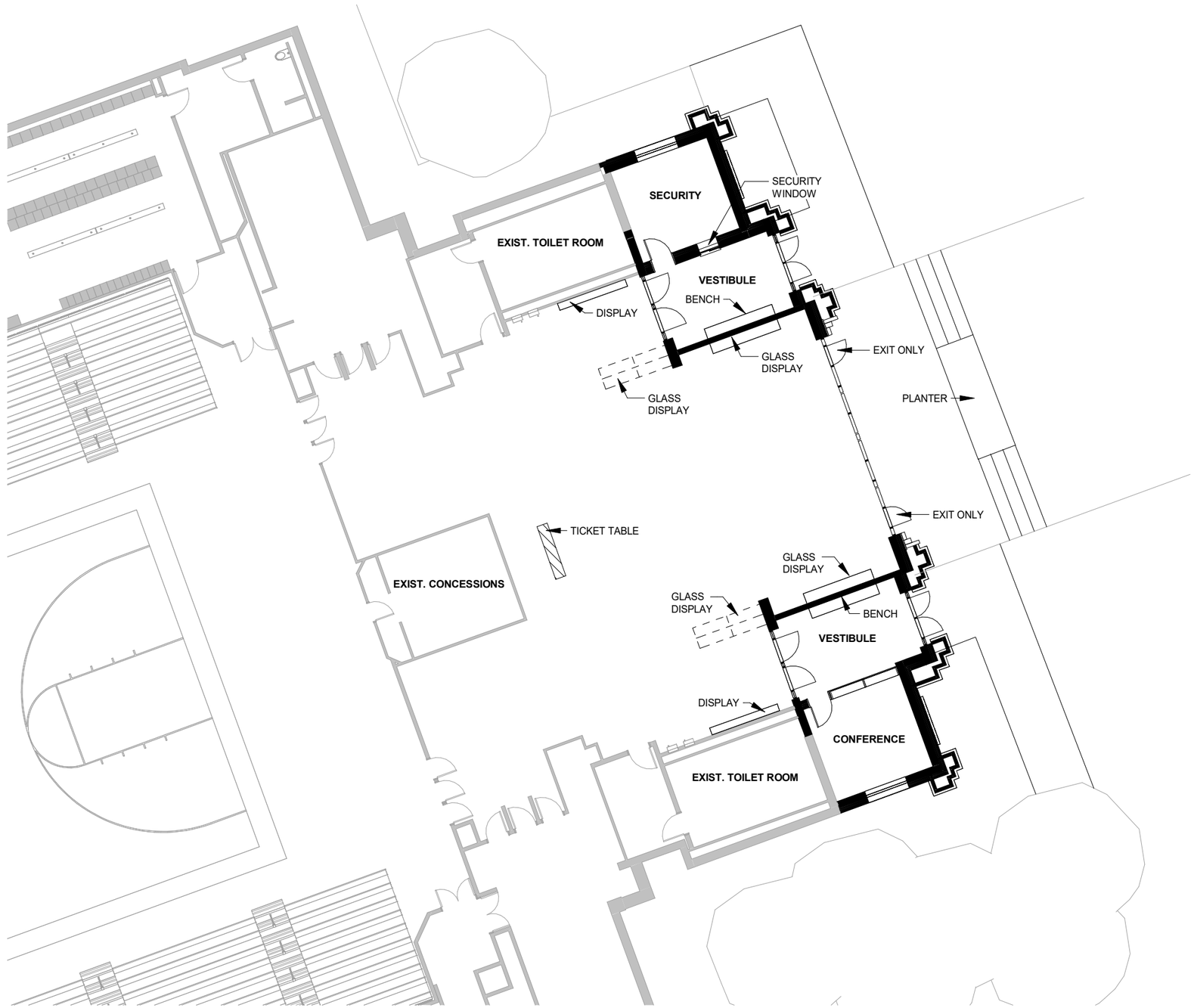
KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.



PROPOSED ATHLETIC ENTRY RENOVATION

LEGEND:

- SUN PATH
- VEGETATION
- RESIDENTIAL AREA
- PARKING
- ACCESSIBLE PARKING
- VEHICLE CIRCULATION
- MAIN ENTRANCE
- AUTHORIZED ENTRANCES
- PROPOSED ENTRANCES
- EXIT DOORS
- STUDENT PERMIT STREET PARKING
- VISITOR PARKING
- PEDESTRIAN CIRCULATION
- STUDENT DROP-OFF/PICK-UP
- HOPEWELL BUS AND EMERGENCY VEHICLE ACCESS
- BUS DROP-OFF/PICK-UP



PARTIAL FLOOR PLAN BIESTER FIELD HOUSE

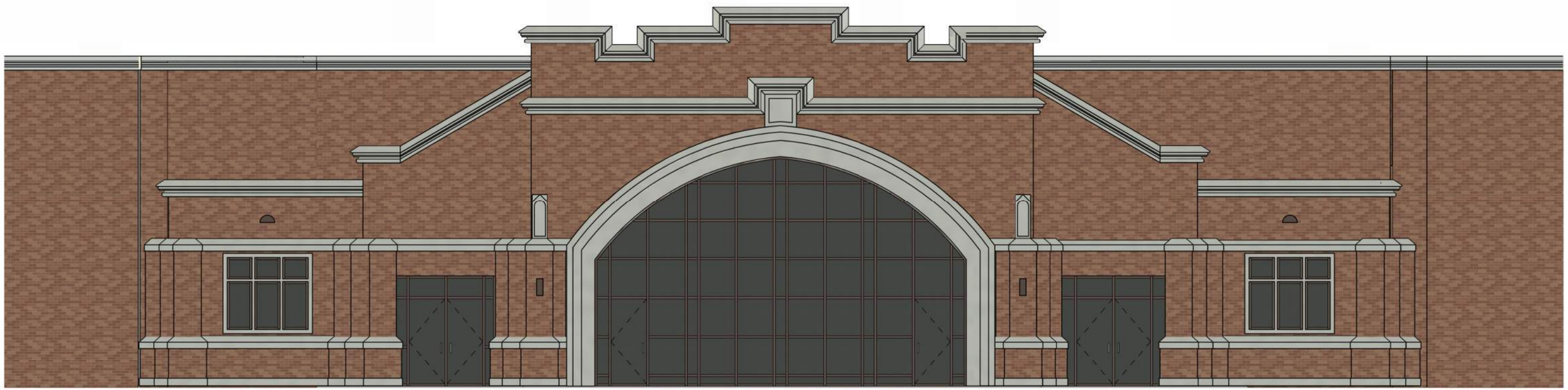
1/16" = 1'-0"

0 12' 24'

1/30/2025 3:58:25 PM
Autodesk Docs://SD_Glenbard THSD 87/Glenbard West HS.rvt

BIESTER FIELD HOUSE ADDITION
DD8

Comm No: 243063



BIESTER FIELD HOUSE ELEVATION

1/8" = 1'-0"

0 6' 12'

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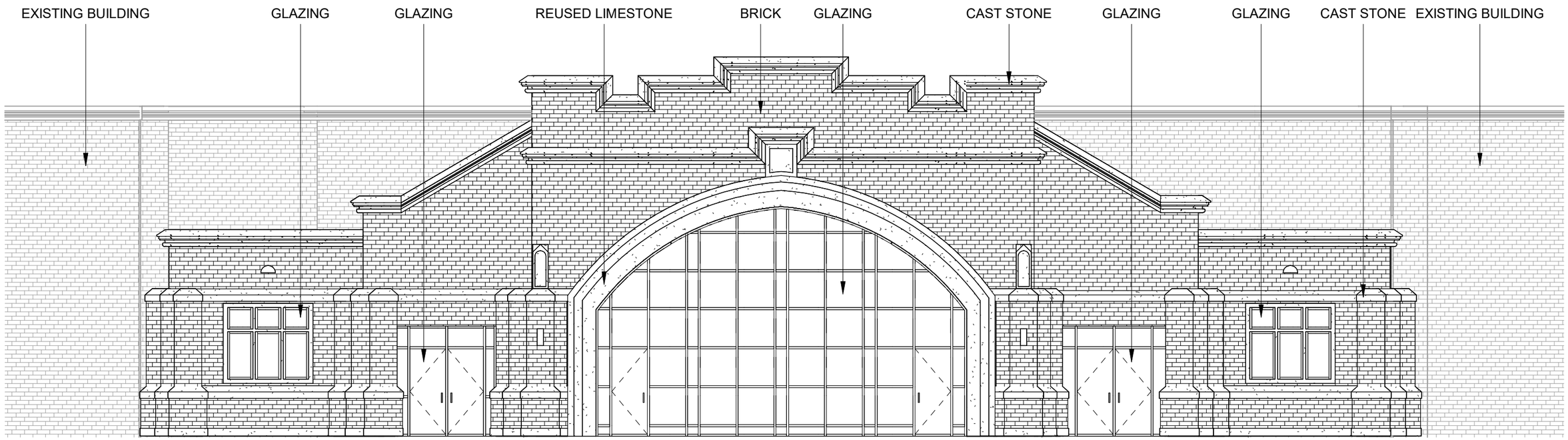
BIESTER FIELD HOUSE ADDITION
DD9

Comm No: 243063



BIESTER FIELD HOUSE ELEVATION

1/8" = 1'-0"

0 6' 12'

1/30/2025 3:58:35 PM
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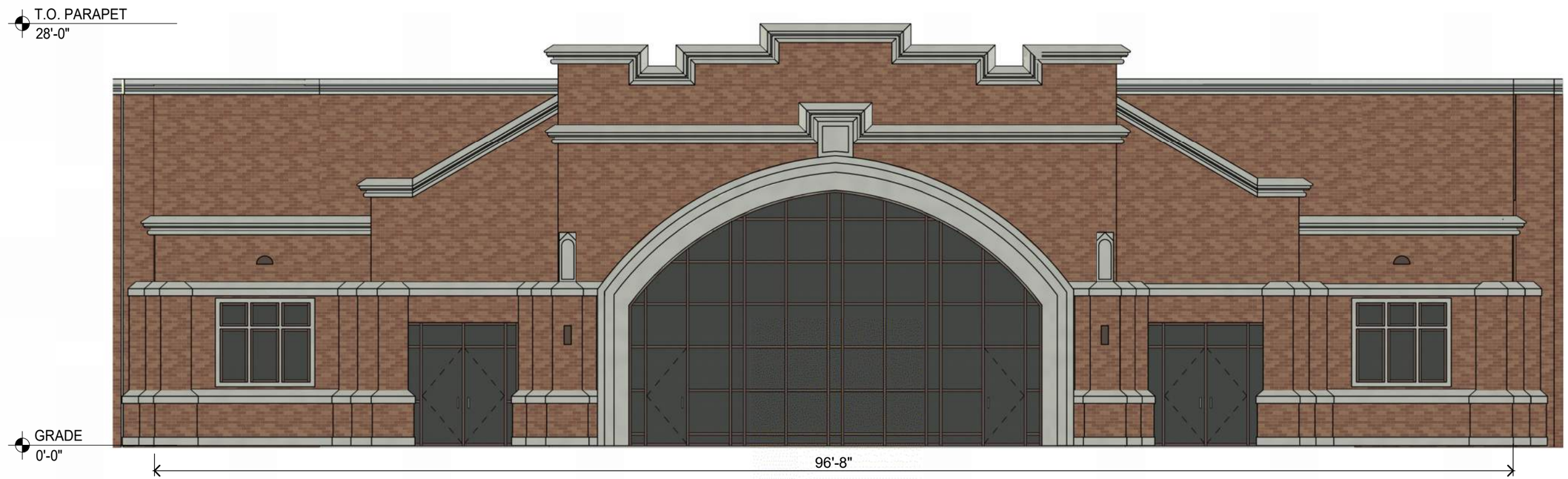
BIESTER FIELD HOUSE ADDITION
DD10

Comm No: 243063



BIESTER FIELD HOUSE ELEVATION

1/8" = 1'-0"

0 6' 12'

3/11/2025 5:00:49 PM
Autodesk Docs://SD_Glenbard THSD 87/Glenbard West HS.rvt

BIESTER FIELD HOUSE ADDITION
DD9

Comm No: 243063