



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, April 24, 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 Minutes of the March 20, 2025, Plan Commission Meeting.
- D. New Business**
 - 1) Public Hearing - Minor Plat of Subdivision, Raeder's Acorn Avenue Subdivision, 21W508 Acorn Avenue.
 - 2) Public Hearing - College of DuPage Comprehensive Sign Plan Update, 425 Fawell Boulevard.
 - 3) Public Hearing - Zoning Variations, Crescent / Glenwood Public Parking Lot, 455 Crescent Avenue.
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**



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

Meeting 4/24/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-315)**

DOC ID: 2025-315

Review and Approval of the Minutes of the March 20, 2025, Plan Commission Meeting.

Statement of the Issue:

Review and Approval of the Minutes of the March 20, 2025, Plan Commission Meeting.

Analysis:

Review and Approval of the Minutes of the March 20, 2025, Plan Commission Meeting.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the Minutes of the March 20, 2025, Plan Commission Meeting.

Attachments:

1. DRAFT_Plan_Commission_3.20.25 Minutes

DRAFT MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, March 20, 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 7:01 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, Pesce and Dawson were present; Commissioner Wyant and Kreuzer were absent.

Also in attendance: Jennifer Hennigan, Director of Development Services, Steve Thompson, Village Board Liaison, Daniel Harper, Planning Manager and Adriana Ohl Zamora, Recording Secretary. Andy Downey, Commander, Glen Ellyn Police Dept.

B. Public Comment (non-agenda items)

There was no off-agenda audience comment.

C. Approval of Minutes

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

Commissioner Cooper moved to approve the minutes as amended and revised by the 2-page revision provided by staff upon the recommendation of Chairperson Loftus. Commissioner Dawson seconded the motion, and the motion passed by voice vote.

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

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

D. Old Business

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

Daniel Harper, Planning Manager, Village of Glen Ellyn presented to the Plan Commission that this item was presented to the Plan Commission during the February 27 meeting. The Plan Commission expressed concern with the number of parking spaces to be provided in relation to the amount of garden plots being proposed and traffic circulation. The Plan Commission voted to continue this item to the public hearing of the March 20, 2025 Planning Committee Meeting and asked the applicant to provide an alternative plan.

Mr. Harper, showed pictures of the proposal which include proposed usage of community gardens, a gazebo, a shed and portable restroom facility. The Proposed site plan includes 76 garden plots, and 7 parking spaces. During the Feb 27th public hearing a lot of concern for the demand the plots would create and lack of parking opportunity and maneuverability in terms of Lennox Road and access into the parking lot.

Drawings provided to Village by the Park District as revised shown to Commission Members

The Park District is proposing to reduce the number of planting plots to 38 and stripping last parking space to delineate turnaround area. To address concerns of traffic, they are proposing a traffic sign just past entrance apron of the parking lot that states "no traffic beyond this point" to dissuade traffic.

Commissioner Questions

Commissioner Cooper- Commander Downey, when we met last month, my concern was with parking for access to garden plots and also turn arounds. We had one neighbor that did not want their driveway to become a turnaround spot. I was concerned that

in times of peak demand, that the parking lot as designed would not accommodate it, both the number of spots and the ability to enter and exit would be inadequate. Looking at the parking lot as configured, does the police dept have a sense of whether that would be a workable solution for cars that come in and may need to turn around?

Sworn in- Andy Downey, Commander, Village of Glen Ellyn Police Dept.- During the staff conversations, some of these parking concerns were discussed and the police department certainly had expressed concerns wanting the project not to be impactful to the area neighborhood more so than any other location would be. It is hard to know what exactly the demand and usage and frequency of vehicles in that area would be so it is difficult to say whether the parking spaces would be truly adequate or would create an issue at this time. However, what Mr. Harper has presented, that has been taken into consideration and feedback has been taken in reference allowing the accommodation that can be made there.

Commissioner Cooper- Does the Police Dept. have any concerns with people parking on east side of Lennox Rd?

Commander Downey, Police Dept. Village of Glen Ellyn- I think it depends largely on the volumes of vehicles that would be impactful to the area., it's hard to know given the dynamics of the street, and how it is structured there is not a turn around to accommodate someone. A common complaint that we may receive is that people use private driveways to turn around. It is difficult for us to forecast what the volume of traffic would be. The way the street currently is, there is a dead end so if it was inadequate there is a potential for street parking. but I cannot forecast what that need would look like.

Commissioner Cooper- If we end up with parking on Lennox Rd., and we have incidents of people using private driveways for turnarounds, does police dept. have a proposed solution?

Commander Downey, Police Dept. Village of Glen Ellyn- In other areas where we experience complaints or concerns from residents regarding private driveways being used for turnarounds, we generally try to mediate that and we would work with the park district or any other entity to try and find a solution rather than to recommending further regulation of that area. A lot of times we don't find out of those concerns until after they have occurred so often times if we get a complaint or concerned citizen that reaches out, the person has left and those are usually follow up conversations with who ever is responsible for the party to address those concerns to see if we can find a solution to that would be a long-term solution.

Chairman Loftus- Lennox is a fairly narrow street, there is no "no parking" signs on other streets in the Village, the question I would have is, is there a consideration of making one side of Lennox St. a no parking side? Is that process to make that happen a police directed or initiated by a study or is that something the Village would have to do or collaboration between Village Administration and Police dept. to take a look at whatever studies or needs to be done to assign no parking on one side of the street so that it's still safe for any kind of emergency vehicles to get through from a situation that you have two legally parked vehicles that block the road?

Commander Downey, Police Dept. Village of Glen Ellyn- That is a common concern we have to address, as far as reducing the width for emergency vehicles or larger passenger vehicles. As a short-term way to address that, is that the police dept. does have the ability and authority to post temporary parking restrictions on one side, which is sometimes something we would do to see if that makes an improvement before we recommend a permanent change. The Police Dept. tries to not make recommendation for permanent changes unless they feel that it's actually needed, over regulation sometimes just creates bigger issues long term. But if sometimes does come forward that is something the police dept would review and we would make recommendations whether we think there should be further restrictions and or ordinance changes to address a parking issue or further needs from there.

Petitioner Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - We are trying to make concessions here by reducing the number of garden plots, previously we had two handicap stalls, we reduced one to add the turn around stall. I would like to add that people get these plots for the year, so we would have 38 individuals and we have an onboarding process with them. We can communicate with them on a regular basis, so if traffic and their behavior at the garden plots would be an issue, we would be able to communicate with them. Further we have a great relationship with the police department and the village.

Commissioner Dawson- Looking at the graphic, I see the dashed line below, is that intentional, is that something in the future you would go back and add?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Two things, one we wanted to graphically represent how much we reduced just as a reminder we essentially cut the garden plots in half based on the commission's

comments. I could see a scenario in the future where the park district owned home, we could raise that and add as a parking lot to accommodate lots in the future.

Commissioner Dawson- During the last Q&A with the resident, a comment was made to make parking to the other side of the lots, with this reduction, could you add parking?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Yes, as a reminder, time is of the essence as we have a grant deadline in September. Sure, there are a lot of logical things that you could do with that Parking lot, that would mean having it re-engineered and submitting back to the Village for engineering which would take time that we really don't have, at this point we would rather work with the variable of the garden plots. I will also add that this is not only for garden plots it's about outdoor education and connectivity to these passive trails in Lennox Woods. I have talked to outdoor education team and they are ok and prefer with staging up in Ackerman, so all the traffic with the classes will be at Ackerman. There will be a path way that connects from Ackerman to the Plots, we will minimize traffic.

Chairman Loftus- Will the pathway be created at the same time?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Yes, it is the same project, same time line.

Commissioner Arango- The reduction in the number of plots, is the idea on the thinking to reduce the traffic that would be coming down Lennox and parking issues?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - We reduced the number of people that are going to the garden plots, from 72 to 38.

Commissioner Arango- I will have to say that I still have an issue with the turnaround. I think using the additional land would make sense to open that up if nothing else to alleviate Lennox traffic.

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Are you suggesting we parking in the grass on park district property?

Commissioner Arango-No, I am suggesting that a Parking area where the plots were reduced be ear marked for parking. That would get traffic off of Lennox, and egress would be so much easier.

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Certainly we would be amenable to allow parking on the grass within Village ordinances of course.

Commissioner Arango- I am talking about a paved lot.

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - In the future, we could consider that.

Commissioner Arango- I personally think we still have a problem with Lennox Rd and traffic even with the reduction in the number of plots. It will reduce the number of people coming and going but that is a very small road.

Commissioner Cooper- I just do not see somebody who is parked on the east side of Lennox Rd who is headed north bound, when he or she needs to turn around that they will say "oh let me pull into the parking lot to that far striped stall which is for the turn around" I see people pulling to the stall to turn around, or using the Williams driveway or doing a 3 point turn. I understand you don't want to pave that area south of the lots, would you consider putting gravel down?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - If that is allowed with ordinances than, we could consider that. We do own the house and welcome people to turn on that driveway as well.

Commissioner Brown-I understand that the Park District and the Williams have had on-going discussions and I wondered if the Park district could give the Williams a credit for them to purchase a driveway gate? I am just thinking this would be a different situation is there were no neighbors on the street.

Daniel Harper, Planning Manager, Village of Glen Ellyn - I don't think that is within the Plan Commission's prevue, to do something like that. In terms of a private exchange.

Commissioner Brown- I am just thinking this would be a whole different situation if there would be no home owners on the street. I know we discussed something like that for the Glen House Pantry for the next door neighbors when it turned over to a food pantry that there was possibly a credit given to the neighbors for the landscaping, that is why I bring it up.

Commissioner Dawson- I see it slightly different on the parking and turn around. The motion of me to pull around at a private property does not occur to me. I would stick my nose in the entrance, I would make a determination and I would reverse back around the corner, I would not touch anyone's private property. I don't have actual vested interest but I do know a lot of people that are vested in these plots. Do you have a sense of demand for these?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Yes, the Village Greens Garden plots have a wait list, it's about a dozen that are on the wait list. I don't know the demand on this side of the Village yet.

Chairman Loftus- Ever consider instead of having the turnaround space at the far north lot, to move handicap over one and bring the turn around space down to bottom. You have 8 stalls, moving the handicap parking which takes up 2 stalls, moving that up one and bringing the strip turnaround down to the bottom, make more conducive to people using it.

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - we are very amenable, sure that could be a drop off turn around spot.

Chairman Loftus- it's just a suggestion, looking at the way you got it configured and make it as conducive as possible for the people that would use it.

Written Comment:

Daniel Harper, Planning Manager, Village of Glen Ellyn- Yes, we received via email and forwarded to all Commissioners.

Email was shown on screen, last page discussed.

Chairman Loftus- This submission is now part of the record, I noticed from this submission, it looks like an official Park District logo, sketch, it shows on the west side of Lennox a future dog park. when I saw this submitted it raised concern about parking. I know this is not part of this project that they are submitting now, but for the overall plan now I see real concerns for parking. We are anticipating a lot of traffic potential traffic from garden plots but with adding a future dog park that will increase parking concerns. It seems to compound a problem with parking and traffic

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - In deed this is a published Master Plan posted on the website, vetted by the board, it is a concept plan for the future, the idea is that this whole area is passive in nature and it would accommodate certain things. For that future dog park other things would have to come along with that, parking etc. It's just a master plan concept, not anywhere in the near term.

Commissioner Cooper- Mr Harper, if we thought it was a good idea to put a gravel parking lot on what was 916 Lennox, are there restrictions within our code that would not permit that?

Daniel Harper, Planning Manager, Village of Glen Ellyn- My understanding is that a gravel parking lot would not meet the Village design standards, perhaps there is a way to do a special use permit for a gravel parking lot or something like that but also we view gravel as an impervious surface in terms of once its been compacted, there is very little water absorption and there would have to be storm water study as part of the application, and more engineering to verify that a gravel parking lot would not create any externalities that would be unintended.

Commissioner Arango- to that point, could someone park on the grass if all 6 parking spots are taken?

Daniel Harper, Planning Manager, Village of Glen Ellyn- I don't see anything preventing them but there would be nothing allowing them either.

Commissioner Arango- I just see a lot of difficult situations for the Village with regard to the issue with the parking, people will find a spot to park. We will not have someone there 24/7; we can't put the gravel down, but if its grass, can we park on the grass?

Daniel Harper – I don't think we can use, we can't have the parking lot as a primary use of a zoning lot so that is not something that I can confirm or give you a hard answer on right now?

Commissioner Brown- I need clarification, is street parking allowed?

Daniel Harper, Planning Manager, Village of Glen Ellyn- Street parking would be allowed. As Commander Downey said, if we want to implement a “No Parking: on the west side it would be as a pilot, temporary basis first to make sure it does not cause any externalities issues that we did not anticipate and if it does solve some issues that have been generated, then we can make it a permanent solution.

Chairman Loftus- Even though this lot is park district which is public, if someone does park on the grass, I am assuming the police department cannot give a ticket to private property? Would only remedy be that there would have to be signs, “No Parking” signs?

Commander Downey, Police Dept. Village of Glen Ellyn - It depends on the circumstances. There are park district ordinances that the Police department are able to enforce, some which are parking related, as well as to street parking there are ordinances that are applicable depending on how and how long the vehicle is parked. Depending on the manner which the vehicle is parked whether its park district property or on the street, there may be ordinances applicable based upon how the vehicle is positioned. Would be dependent on the situation.

Chairman Loftus- I guess the situation I have seen at Newton Park during football games, people tend to start parking on the grass when all the paved spots are open. Is that a ticket-able offense?

Commander Downey, Police Dept. Village of Glen Ellyn - that is a police enforceable park district ordinance, a lot of that on enforcement depends on when the police discover it or get notified.

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-

Commissioner Cooper- I would love to build 76 garden plots, that would be a great use of the property. I think there is a demand for it, I think the people want it. The parking design that we have been given both the original one and the revised one with decreased garden plots does not deal with the occasions of excessive demand. I hoped the Park District was going to come back with something more. I don't think we need to have 40 paved parking spots, but I think we are inviting a situation where Lennox Rd is going to be very crowded, and the solution is going to be infringing on private property owners. I am glad that Park District confirmed that they will not be bringing school buses on Lennox St. We just need to make sure that the school district understands that as well and that we don't accidentally have school buses going up there as well. I understand from Mr. Troia that there timing is such that the park district that in order for them to get this right and do new engineering, they would have to walk away from grant money, grant money that may never reappear. So, I am conflicted about supporting a project that I don't think is sufficiently there but I understand that from Mr. Troia that if we asked them to go back, they may not be able to do the project at all?

Commissioner Arango- Do we know what the timeline is on the grant?

Commissioner Cooper- My understanding is that the grant runs out by September of 2025

Commissioner Dawson- Its fixed by use, experience and just a simple thing of a passing pull off in this case. It fixes the problem and life goes on. On this case the notion of parking on one side concerns me because this is I think is a single-track road however I happen to balance that concern with a I live on a as many of us do a 66ft wide road which is a product from history and even on that street, every year two cars or bigger vehicles park on each side of the street and the 66ft wide street is blocked. Maybe not from a small vehicle but certainly from a school bus, a fire truck and ambulance which is a bigger concern. I view this as a policing issue, I do think that there has been compromise and change here, I liked it before, I like it a bit less now because its half of the plots. You can probably gather that I would be a yes, that is my view.

Commissioner Pesche- the village, the park district has taken action I don't know the timeline but when they purchased that other property obviously with future development in mind and we are limited in Glen Ellyn on space, so any type of development or enhancements to the community, I don't know how we can't be in favor of. Regarding the parking, I don't know if it's going to be a concern. I don't think we can make those assumptions or that it's going to infringe on the rights of a private property owner, I see this as a positive for the community.

Commissioner Dawson- Just to go back, I will have my analogy in this case for the passing point would be the entrance to the parking lot. I think there is an element here of, for me in my opinion that we should try this, everything is not set in stone. We can make changes down the line, I wouldn't be in favor of a pilot program for this, it's not that kind of project. It's not set in stone; we heard the police dept. and even Nick says that we don't know it until we've tried it. We don't sometimes make a decision on the favorably unknown basis. I did appreciate Nates comments about the clarification of the overall concept plan in regards to the dog park, that would be a great concern if that was planned. It makes me think of a recent board deliberations were that in lieu of allowing chickens in back yards, we have a communal chicken coop, if we put that in this location with the dog park, we could see real carnage, but I digress, I apologize.

Commissioner Brown- I agree with Commissioner Pesche and Commissioner Dawson and really everyone and Commissioner Cooper about the importance of having a nice Village amenity and 78 garden plots would serve twice the number of people; I would like to see something more tastefully done near the entrance of the Williams's Driveway that is tasteful and permanent. This is where the Park District property ends. Something that can be done with is in keeping with the way the Village has been mindful of neighbors in the past. I think that a "No Trespassing" kind of sign, just something friendlier that is what my hope would be. I support this, I would like to just have something in there that makes the Williams feel like they will not have to worry about turnarounds in their driveway

Chairman Loftus- Very willing to support it. My only condition I would say is to flip turnaround spot down to the south end to make it easier for visitors to turn around. Try to make it as easy as possible to make a safe turn around spot to south end of the lot. If there are issues then we could come in and look at temp "no parking" signs in the future.

Commissioner Arango- I would love to see them put the extra plots back in. I think it is a fantastic idea, one that Glen Ellyn will use, we know there are people that will use this. My conflict again and I was under the impression that it was our job to weed through a lot of this and anticipate some of what might happen if we approve some of these projects, this one in question and I think that is what we have done here tonight. That is what we did before, the traffic dog park or no dog park, the traffic is still going to be an issue. It's not that I think as Commission we are opposed to this at all, but wouldn't it be awful if something horrible happened because we approved this knowing that the traffic situation was not going to be not ideal but at least able to be negotiated with people coming in to use what we have offered the Village of Glen Ellyn. I am really torn here. I would love to see them put all the plots back in. I think it is our job to anticipate some of this so that we don't have to go back and fix it, maybe small fixes but not major ones.

Commissioner Dawson- Chairperson Loftus, a couple of things. As we learned relatively in the recent past with the ADA type facility parking wise, they can park anywhere they like. With the condition of moving, it to the south we need some clear delineation between what is the ADA location and what is intended for solving the traffic. Secondly, I would like to voice that I would be very supportive of Commissioner Browns point about the care to the residents.

Chairman Loftus- I would propose and I understand that the Handicap spot is delineated with the symbol and painted. There are standards for the handicap spot. Unfortunately, our Village Code does not address this type of parking for this proposal.

Commissioner Brown- I would like to add that there are further discussions creating a more tasteful sign to make sure that we don't have people turning around in the driveway.

Chairman Loftus- we could make that a recommendation but it would not be part of the motion because you are trying to implement something on someone's private property. We could make a motion to approve with that minor change and a comment to Village Board to work with resident to have a sign provided for their property and have the police monitor that stretch of road and need be put a Temp or permanent no parking on one side. As far as the motion goes, we make it to affect what the variation request is and then suggestion to the Village Board to keep this on the table and review it once implemented.

Chairman Loftus made the Motion to Approve the plans as presented with the condition of moving the proposed turn around space to the south end of the small parking area. Motion includes requested variations. Seconded by Commissioner Dawson.

Motion to approve the findings of fact by Chairman Loftus seconded by Commissioner Dawson. The motion passed with five (5) votes yes and one (1) vote no.

Motion to approve the findings of fact by Chairman Loftus, seconded by Commissioner Brown. The motion passed unanimously with five (5) votes yes and one (1) vote no.

E. New Business

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

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

Sworn In Daniel Harper, Planning Manager, Village of Glen Ellyn - application for sign variation, EZ Tech auto. This is an autobody repair company that has moved into the space previously occupied by Glen Ellyn Auto Body. The property is zoned C4 office commercial district, subject to special use permit variations that were approved by the board in 1995 which allowed for an addition on to the existing building on the property and granted variations for existing non-conforming conditions of the building, including front yard and side yard set-backs, reducing the requirement for a 10 ft. front yard landscape buffer and reducing the minimum number of parking spaces required and driveway approach and design. The site is currently approved in the non-conforming state based on the approved special used permit from 1995. A pole sign exists on the site that is also nonconforming. Pole signs are prohibited by the Village sign code, and any existing pole signs are considered illegal nonconforming. Non-Conforming pole signs cannot be replaced or altered per section 4.518 of the Village Sign Code. EZ Tech is requesting that the variation from this requirement be approved for the sign on top of the pole to reflect the new business occupying the space.

Drawings of the existing conditions shown to commissioners in addition to the proposed EZ Tech sign and drawing of the dimensions of the sign.

Applicant and staff have reviewed the site and have determined that to meet all requirements for a free-standing sign, the applicant would most likely be required to apply for setback variations, front yard setback from Roosevelt Rd possible side yard variations in addition to landscape variations. The reason for this is that the site is limited in its capacity design, and maneuverability. Conforming free standing sign would be detrimental to maneuverability to front parking area of the building.

The proposed pole sign would meet the 15ft height size for free standing signs in the C4 zoning district and would conform with the total allowed sign area as well as the total allowed sign area for electronic message center. The sign includes and electronic message center sign on bottom, that would be 12 sq feet and the proposed capacity of that electronic message board would be in compliance.

Our action tonight is to consider this request for sign variation to allow for modification of the nonconforming sign to modify and replace the copy of the pole sign.

Chairman Loftus- Just so that I understand everything, option A is to take the covers on both sides off and replace the new logo with an LED/video board type. And Option B?

Daniel Harper, Planning Manager, Village of Glen Ellyn – Option B is a consideration as it is included as evidence and could be on the table, but applicant has come forth to asking for the variation to allow for the existing pole to remain in this similar fashion, just replacing sign on top.

Commissioner Cooper- What variances would be required for a monument sign?

Daniel, Planning Manager, Village of Glen Ellyn- It would require a 10ft set back on Roosevelt Rd. They could possibly meet that but they are also required to have a 5ft setback from east property line. Right now, the sign is maybe a foot off the property line, an additional 4 ft within the property. A landscape island is required around monument sign that could probably cut into the existing parking lot 8-10 feet.

Sworn In- Petitioner Apul Akhand- Good evening thank you for the opportunity. While working with the sign proposals we looked at many options, including a monument sign but in working with the city planning officers the best recommendation was to keep the pole. The reason being was that if we were to lower the sign, there is a firm wall there, 42-44 inches tall, keeping that wall low, that wall would have blocked the visibility of the sign and it would block the drivers going to the west on Roosevelt Rd. We are reducing current size of sign, current sign is 6ft wide and 6ft tall, we are doing 6ft wide and 4ft tall. It helped with visibility and not blocking people's vision when driving out. We are trying to keep sign as is and as good as a complying sign as possible.

No Written Comments

No Public Comment

Motion was made by Commissioner Pesche to close the public hearing; seconded by Commissioner Brown

Commissioner Discussion

Commissioner Pesche-I think this is an enhancement and really not changing what is there, fairly simple.

Chairman Loftus- I agree with you, if they had moved the sign over, it's tough enough getting in there now as it is, let alone putting in a new sign. Everything is staying the same, just changing the face of it, pop inserts out and I think it's a good idea to do it that way. I think it's a good idea to bring in new business in to town. For me it's a no brainer for me, it's a good idea.

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

Motion was made by Commissioner Dawson to adopt the findings of fact for application of EZ Tech Sign. Seconded by Commissioner Pesche. The motion passed by a roll call vote with all commissioners present voting yes.

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

Daniel Harper, Planning Manager, Village of Glen Ellyn Application from Glenbard Township High School District, proposing to add two additions to Glenbard West Campus, one is an addition to the main campus, on the northwest corner of main building and additions two are additions to Biester field house. Both properties are zoned R2 single family residential zoning district. Glenbard West will require zoning variations for the northwest addition and the Biester Field house additions are part of PUD that we discussed last year. They are part of a PUD in conjunction with school districts administration building so they would have to amend the PUD again to amend the site plan within that PUD to add the vestibules that they are proposing.

Shown the proposed additions to the Commissioners. Started with main campus addition, 20,975 square foot addition, includes 17 new classrooms and black box theatre space. Addition proposed to be 72ft and 2inches tall. Rendering shown looking south from football field. Average existing grade of the site would be about 72ft, just a little bit over. View of addition facing east from Ellen Ave., northwest corner of building all part of new addition.

Depicted potential zoning relief required that would be required/applied for by the School District, it is 7 zoning variations primarily related to the side yard setback of the proposed addition to the west property line, the building height being 72feet retaining wall set back on the property line, this would be retaining wall for existing parking space area on west side of building to legitimize that retaining wall and pervious surface set back as well as part of that parking lot. Loading spaces (currently has 2, not proposing to add more) we would require them to add an additional one based on addition, parking spaces (not proposing to add more) our parking spaces for school based on student and teacher population, we are proposing zero parking spaces with this addition. Light intensity at property line, a photometric plan submitted shows 7.1ft candles at western property line lighting up western parking lot.

Commissioner Cooper- how does that change from existing photometric plan?

Daniel Harper, Planning Manager, Village of Glen Ellyn - I don't have an existing photometric plan, I just know based from the photometric plan that has been submitted to us, that is the most intense light at the property line.

A traffic circulation plan was submitted to the village. A traffic circulation plan presented to the village from school district. Police department recommendations based on report listed. Changes primarily involves school buses on Crescent Ave in the morning and Ellen Ave in the afternoon pickup and then during construction phase re-routing parents up to north to Hawthorn Rd to avoid construction traffic. Still waiting for a complete traffic study which will have to be reviewed by our traffic engineer and police department, we still have topics and conversations to go back and forth on that but this is a first proposed plan of School District.

Tree removal plan, showing removal of 30 trees to make way for addition, trees in close proximity of the site will have to be identified as tree preservation plan. Landscape plan and finishing detail was shown (28 new trees will be planted, 110 scrubs). This would meet our landscape requirements and would not require variations.

If we have any questions for traffic or circulation, now would be the time

Chairman Loftus- The proposed comments about traffic would only be during construction period?

Daniel Harper, Planning Manger- Hawthorn Rd is for the period during construction, Crescent would be the after construction.

Chairman Loftus- From what I remember that would be the same pattern as when my kids went to school?

Commander Downey, Police Dept. Village of Glen Ellyn- What is being shown is what is proposed by the school, some of the conversation and feedback from the Police Department is that there are concerns regarding parent/ bus drop off and pick up of students. Police department would like to see some of the traffic study information come back. For example, Hawthorn, the

police department recommends not using that as that already backs up, so additional conversations are needed Through more conversations we can come to terms with that.

Daniel Harper, Planning Manager, Village of Glen Ellyn Biester Field House proposal was shown, proposal is to add two small vestibules on the north and south side of primary entrance, the purpose is to create a controlled entrance/ access point for the building. Small security office for guest, anyone entering building will have to come in through entrance vestibule, exit will go through main doorway. Controlled entrance and exit points. Proposed elevation plans, School District would like to keep as faithful to existing structure as possible, the primary additions would be the vestibule area with new office and new conference room.

Chairman Loftus- Basically this addition is to Beef up security into the building?

Daniel Harper, Planning Manager, Village of Glen Ellyn - yes, the school district can also provide more information if you would like to hear more on that.

Chairman Loftus, please clarify for me; what is difference in height between library portion of building height and new addition?

Daniel Harper, Planning Manager, Village of Glen Ellyn I don't have what that height would be but it is fairly nominal, I believe that existing portions of the building are actually taller.

Chairman Loftus- has this been presented to Architectural Appearance Commission yet?

Daniel Harper, Planning Manager, Village of Glen Ellyn -because this is not a new building and it's an addition and not zoned in downtown zoning district it is not in the it does not have to go through prevue of Architectural Appearance Commission consideration.

Chairman Loftus- My personal opinion is they could have done a better job matching architecturally wise but that is not in our prevue. It could only be a suggestion.

Commissioner Dawson- doesn't it become in our prevue especially if it does not go to the architectural appearance commission, we do have to weigh harmony? It's just a very simple observation.

Chairman Loftus, that is a suggestion we can make, we are looking at land use and variations as part of our prevue but building design isn't in our prevue but you can make a comment because it's a pre-ap but you can't vote based on appearance.

Commissioner Cooper- Is there an impact on storm water?

Daniel Harper, Planning Manager, Village of Glen Ellyn - we don't have the full engineering plans reviewed. We have provided mitigation to storm water impact to what thus would provide. They would be required to meet the DuPage County Storm Water ordinance unless they applied for a storm water variation, typically we don't entertain those to go forward. When this does come to commission in the future it would be meeting our storm water requirements.

Dan Critta- Wald Architect and Engineers- introduced School Board group to the commission. I will walk through the variations, we have a meeting on Tuesday Morning with Police Dept to talk through traffic, on how it should flow not just during construction but we like to create habits/ patterns that can be incorporated as permanent

Chairman Loftus- I understand that with Biester, it's to add security but with the addition to add more classrooms is the long-term viewpoint that enrollment goes up? What is the end plan with adding x amount of more classrooms?

Dan Critta, Wald Architect and Engineers Discussed and presented the following to the board:

The addition is not to create more enrollment capacity, this building is running at a very high utilization rate, almost every teaching space of the building is being used 90% of the day with planning sessions and lunches and things like that, that is really pressing the envelope. This would alleviate some of that pressure and create an efficient utilization pattern. This would allow for flexibility. Large part is a learning commons area, create space, create environments where kids can learn in group settings, one-one, independent study. Will create a less traditional learning environments, the total net gain in the building is 10-11 classrooms. Will be moving support space and increasing student services which will take over some classroom space.

I won't go into a lot with traffic, if commission feels that we are in the right path with meeting with Police dept. I will not go much into it. I think we will come back with something that will have a lot more perspectives to share.

The first area, is the Lowest level, level 100- primarily going to be used for mechanical HVAC space and storage closest to Ellen St. Creating an accessible entrance, right now only way to access is to drive to back, this project will develop a number one entry point. This prompts a couple of the variances, that we are creating that accessible entrance. We are converting that parking lot on the west side, where it says Math dept. there is an entry point there. The parking lot that currently exists, that has a retention wall, that is also the area that was cited as exceeding requirements. We are creating a space there that will have ADA parking, and a direct access point to the building. We're putting an elevator in that corner that will allow occupant to get to all 4 levels of building.

This is the learning commons as well as classroom addition, the learning commons is a space to branch out and an overflow for the cafeteria and have learning environments outside of the classrooms. This is also what we are doing is creating a main visitor entrance that promotes a better security for the building. Right now, it happens just to the right door 2. We are moving it over so that we can move some of the office functions, that's why I talked about some of the classroom displacement. This will put main office right where students/visitors are coming in so that they can be properly vetted.

The 400 level is 3 classrooms and black box theatre. Black Box Theatre has more volume required because it's a more intimate performance space for the school, so the little volume pushes height of building to create the volume for Black Box. This is development that is more recent than what was submitted to Village. This is the result of some stakeholders that the school brought in to discuss landscaping and preservation of that hillside. We are very conscientious of what is being put back in that space and preserving some of that familiarity in that back hill. Right now, there is a stairwell and a water feature, so we are preserving some of that, as much as we can, but the construction and the footprint of the addition will disturb some of the hill. A lot of the height that we are seeing in the elevation 72feet, a lot it is caused by the drop off of grade there, the 20FT drop from top of the hill to bottom.

North end of building shown, from stadium side. The Tower behind that is a good story and a half taller as well as other components behind the building so in the backdrop there are areas of the building that exceed 72ft height. Looking at the picture to the right, that will be the new secure entrance in the back side. So, a lot of the students that arrive on the North Side will also have a secure entrance, they will be properly vetted.

Showed Elevation off Ellen Ave, you can see the pop up there of the Black Box theatre that is to get the volume needed. To the right you see relationship to other parts of building including faced off Ellen Ave just off the right side, more or less matching the height to most of the building. We are trying to be very conscientious with taking cues from the existing building with the brick and limestone point. We are also looking at the science building addition that happened in 2014. We are taking cues from that as well as we thought it did a good job with blending new and old.

Permeable Pavers, that is one way we are trying to avoid storm water retention requirements

Stadium north side, a lot of the little bits and pieces are formed by parts of building, different areas of the buildings not one language that wraps through the building due to additions throughout the years. But are definitely promoting daylight in those learning environments, so you see a lot of windows in classrooms and black box theatre can be morphed into a learning spot.

At Biester it is really to get two secure vestibules. right now, visitors come into the building with no sense of where to go, will create a prominent check point for students, staff and visitors to come in. The security staff will be here and small conference room. This will give two side by side entrances. We are preserving the look.

This is Staging phasing plan demonstrated. Timeline targeted, start project in the Fall of 2025, Traffic Review on Tuesday. Zoning Review and Public Review in May, so we can reach Village Board start approval in June. Goal of getting that to happen is to set up construction fence before school starts, and get permitted, we can start habits of students and parents when students come to campus.

Chairman Loftus- What is your anticipated Construction Timeline?

Dan Critta, Wald Architect and Engineers -This will be done in phases. First phase is the addition of the learning commons space, there will be some remodeling inside but we need to complete that space to do some remodeling inside the building.

Chairman Loftus- how does this affect 4th of July Fireworks?

Jeremy Rolland- Project Executive, Gilbain Building- From a timing perspective we are trying to get going in the fall, we want to set the site up before the start of school. We would get going September/October, hopefully get moving dirt, get in the foundations and go through the winter with an anticipated completion around April of 2027, that would allow us to move into the interior, into addition in Summer of 2027 and 2028.

Jeremy Rolland- Project Executive, Gilbain Building -Biester is a little bit further out, we are currently looking at 2028/2029 duration much shorter, Spring start, summer end, 6-month time frame.

Chairman Loftus-variation requests are tied into PUD; Timeline seems to be approximately 3 years; are they going to have to come back, if the permit expires?

Daniel Harper, Planning Manager, Village of Glen Ellyn- It should not cause an issue with the school addition, for the Biester Field House it would be approval of a PUD and those are typically are almost always permanently put in place as a final PUD plan and do not expire.

Commissioner Cooper- I thought they already had a black box theatre?

Jeremy Rolland- Project Executive, Gilbain Building *No- it's a smaller room, more of a drama classroom, it does not hold spectators.*

Commissioner Cooper- Do you know what the difference is in photometrics? How does that compare to what exists now?

Jeremy Rolland- Project Executive, Gilbain Building-We have not taken photometric plan, we have a solution that might avoid spill over. Initially we were thinking we needed to raise the retention wall which is one of the variance requirements. We believe that if we can lower the lowest part of the building by about two feet, we can leave the parking lot at its current level. That means we would not have to touch retaining wall. The retaining wall height difference that we were raising, is what prompted us to increase light levels. We would still want to get existing readings but we wouldn't be adding anything that would cast past the property line. That is our goal and that would take those two variances off the table. We're coming back to that parking lot and putting pavers.

Daniel Harper, Planning Manager, Village of Glen Ellyn- Commissioner Cooper a lot of these are 3000 kelvins

Chairman Loftus- that would be the handicap accessible entrance, where would the handicap parking be?

Jeremy Rolland- Project Executive, Gilbain Building In that lot, we would dedicate that lot to be accessible as well as the drop off for any buses that have special needs students, they would come through that lot and will have direct access. We are actually putting a ramp at front entrance, two point of entry that would be both accessible but this would be the primary one for bus unloading as well as ADA Parking

Chairman Loftus- And that would be operational even in evening hours for whatever shows, the plays, the musicals?

Jeremy Rolland- Project Executive, Gilbain Building -Yes, I would assume from an event standpoint they could secure that area. And they do have access to existing elevator

Commissioner Loftus- do you foresee any variation requirements on ADA handicap parking?

Jeremy Rolland- Project Executive, Gilbain Building -I don't think so, I think we are maxing out what we can put on that lot to be an accessible entry point. We can make that comparison with the parking totality to ensure our percentage is correct.

Commissioner Loftus- Handicap Parking is by handicap entrance and not two blocks away, meets the criteria from a site standpoint?

Jeremy Rolland- Project Executive, Gilbain Building- oh right, correct.

Commissioner Pesche- Was any other site considered for this addition?

Jeremy Rolland- Project Executive, Gilbain Building -On the campus? We explored a couple of areas but it was so convoluted that it started entertaining possibility of changing Ellen Ave and we strayed away from that. It didn't put the pieces where they needed to be at. That learning Commons for student access really wanted to be in heart of building for a seamless relationship. Anything we were doing off the end of building just put a lot of the functions in the wrong place. This building is already a maze of wings and that would have just extended and perpetuated the same phenomenon. This is really the only open space that allows us to get this size of an addition situated.

Commissioner Arango- the main entrance, is that the entrance that will open up into what you were calling the commons?

Jeremy Rolland- Project Executive, Gilbain Building- The main entrance from the north side will enter directly to the learning commons. There will be more prominence at the entry point. They will come in to the entry vestibule, to the right will be the

Learning Commons and to the left the cafeteria. On the ADA parking lot side, that will be an elevator and a stair well area. The elevator will go to all three floors above that. One floor up will open to the main floor learning commons area.

Commissioner Arango- my other question is, you anticipate any street closures during any of the construction at this point?

Jeremy Rolland- Project Executive, Gilbain Building - no, our intent is to keep Ellen Ave open at all times. Access from the staff parking lot on the west side of Ellen (you can see that yellow walk path) that is existing sidewalk and path walk, keeping that open to get up to the building Keeping our site fencing in as tight as we can. There may be some intermittent road closures on larger delivery days, but we would coordinate all of that. Trying to maintain, there is limited room on north side of site but we think it's important to keep for emergency vehicles and deliveries at least one lane between the football field and our fence. Another key component we are trying to work with is setting our site fence up once and once and for all, so that layout remains the same. This is preliminary logistic plan

Commissioner Pesche- Will construction will take place during school hours? Is this the biggest project the district has faced during school hours?

Seth Chapman, Assistant Superintendent for Finance and Operations/CSBO- Yes, this is the largest full-scale project the school district has ever had. The Science addition probably was taking place during school hours.

Ben Peterselli, Principal, Glenbard West High School- yes, the difference between the Science addition and this addition is that the Science addition was at the far end of our campus, and we could close off the school. It was a significant addition as the additions in the 30's for auditorium, 50's for the wings but each of those were contained relative to flow of traffic of school. This will be a little more challenging as we are building a new heart to the school, a middle to the school.

Chairman Loftus- the sidewalk has a significant slope to it; will the sidewalk be changed from such a major slope? Has it been a thought to change topography from Ellen Ave. sidewalk?

Jeremy Rolland- Project Executive, Gilbain Building -No because Ellen Ave isn't changing from a street, it is driven by the street contours, and I think it would stay the same. When construction is over the accommodations being made with students with accessibility will be much better than they are right now.

Ben Peterselli, Principal, Glenbard West High School – I will confirm that, we have challenges with accessibility, our current solution while they might meet the criteria necessary are not really effective solutions for accessibility. We will continue to have circle drive as an easy drop off, but now with the ramp but moving our accessible parking to what is now the administrative lot which is halfway up the hill with a positioning elevator right outside the door is a vast improvement for anyone who has disabilities challenges.

Chairman Loftus- where is the victory bell going?

Ben Peterselli, Principal, Glenbard West High School – It will be temporarily relocated within the home of one of our stakeholders, then it will be returning to the back hill. As part our landscape plan, we are reintroducing Japanese garden, Shakespeare Garden, make sure we still have water feature, and they will be an area for the victory bell.

Chairman Loftus- from a standpoint of taking down the trees, are any of those heritage trees, Village Environmental Commission working on tree ordinance.

Ben Peterselli, Principal, Glenbard West High School - old, most in fair condition. We have hosted at West 2 or 3 community forums to hear the concerns/feedback are, and at both we have had public comment on trees. We are really trying from the very beginning before and since the referendum passed to engage those key stakeholders who have a passion and interest in our grounds, in making sure that we are listening, hearing and making concessions as we can with our ultimate goal in mind.

Chairman Loftus- from a construction standpoint, will it affect and use of stadium for football, 4th of July, track?

Ben Peterselli, Principal, Glenbard West High School - we do not anticipate that as Jeremy stated everything will stay pretty tight to the hill. It will not be as wide and open as in the past, but they will be sensitive to the special dates to ensure everything is cleaned up and tight.

Chairman Loftus- We understand construction is different than what the final product will be, as you have stated you have had some forums for some Village people. We do the same thing at this forum, maybe not questions that really pertain to variations, but how is this going to affect this, affect that at we try to entertain and let people voice their concerns and try to give them answers.

Ben Peterselli, Principal, Glenbard West High School - I have sent letters of invitation to our hundred closest neighbors to our forums, we have posted three videos explaining our plans, and encouraged people to check those out. We want to be as transparent and forthcoming as possible. I know that the things that happen on our campus have a ripple effect on our town, our community and community assets like Lake Ellen so we want to make sure we are out front talking to as many people as possible and because of my history, I know a lot of people and people will talk to me and tell me, I think that is the benefit as we go through this. We have the voices and thoughts in my mind as we go through this.

Chairman Loftus-I understand the needs of schooling change. Me personally I don't see too much, as a former chair of the historic preservation commission, I am not too enthusiastic of the east addition matching the building. I can try to give you my comments on what I see as potential feedback, I understand it's a 4-story building, but it depends on where you are at side of the hill you are at. The building from an architectural appearance standpoint, the setback variations and that, otherwise you will have a building that is 25ft by 25ft and 4 stories high if you meet all setbacks without any variation requests. For me, I can get behind the decision of the building where it is at, how it is situated because that is all the land you have. I am trying to give you my feedback, as to what I think should happen what some constituents will think. For my other than architecturally, I could support the idea, even the addition for security purposes. Just curious, I don't think that now kids don't have to show a badge to get in, to buildings that would require security.

Ben Peterselli, Principal, Glenbard West High School- currently they show identification as they come in, soon they will scan in.

Chairman Loftus- I understand why you need security and why you need to improve your ADA access, that's why I ask questions. You have the neighbors right there, that is why we ask the questions on the lighting, and it seem like you have heard some of the feedback in other forms, eventually it comes to us. Hopefully its constructive ideas what is coming to you.

Commissioner Cooper- the only thing that has not been discussed that I would like to review is it looks like there are plans to use Lake for both bus flow. I don't see allot of heavy traffic on lake, I don't necessarily think that would be conducive and I am hoping that we don't see the circulation flow running up through lake. I don't live over there, but I am concerned when I see that temporary things become permanent, and I don't think that is a good traffic flow.

Jeremy Rolland- Project Executive, Gilbain Building- I think that is a great point, that is one of the things we will talk about on Tuesday. We can spend a lot of time talking about the intended plans but then knowing how often it does back up, how coming down even drops off at Park, Pennsylvania, very common you will see that, and they walk from Biester. Parents are going to go where they feel like they can get in and out the easiest, that is one thing we have to be careful with, and where that drives patterns. Your point is well taken, I don't think that we want to permanently shift to Lake. I think that we our meeting on Tuesday we should have a pretty good idea of what we can do to move forward, what we do with this construction, I think we will learn a lot from that and ideally improve what we can with that area. Also just knowing that its always going to be congested no matter what we do it's a tight area, bringing in 17 buses, kids, its always going to be an issue but trying to minimize it.

Chairman Loftus- I know there are a lot of kids now since COVID using the commuter lots, and I think there are still using them; how much loss of parking will there be, how will that affect parking? We used to pay or parking on side streets around school During construction do you foresee parking issues? Duane on Park going east towards Montclair, my assumption its Glenbard west students.? That is my assumption, how is it going to affect the surrounding neighborhoods from a parking perspective? I realize its going to be 2 to 3 years before we get back to a normal pattern.

Ben Peterselli, Principal, Glenbard West High School - that is difficult question because I would say if you asked people now, parking is not good. We only offer 60 spots, and none of them are on our campus, most of them are on Willis, off campus. We don't anticipate any on those 60 spots being disrupted by our construction and if kids are parking on the Montclair lot, they are doing it illegally and it has nothing to do with us. We don't anticipate any student parking, staff parking we will lose a few spots, but we feel confident that will not be an issue. We are not increasing the number of staff, or students. Any parking needs in the future will be the same as they are now.

Commissioner Pesche- are you the current superintendent?

Seth Chapman, Assistant Superintendent for Finance and Operations/CSBO- I am the assistant superintendent for Finance and Operations/CSBO, the current Superintendent Dr. Dave Larson is out of town.

Commissioner Pesche- Is the new superintendent involved?

Seth Chapman, Assistant Superintendent for Finance and Operations/CSBO- Yes if she didn't have a family conflict she would be here as well.

Commissioner Brown- I have a question between the drive between Ellen Ave and Lake Rd where buses stage? Are there any plans to make more of a road or will it remain the same?

Jeremy Rolland- Project Executive, Gilbain Building- The intent is in the final plan that that will be a drop off zone, whether it stays more buses or converts to parent drop off, I think that is the debate we will be having with some of the data that we receive. It is intended to offer students an area to be coming in and out, that is why the security entrance will be there.

Chairman Loftus-quick question, is that still considered a Village St?

Daniel Harper, Planning Manager, Village of Glen Ellyn- It is property of the High School, it is not public right of way

Jeremy Rolland- Project Executive, Gilbain Building- Is there any thoughts in terms of improvements?

Commissioner Brown- I am also an alumnus and I think you have done a great job of maintaining the architectural integrity on the outside to make it historic but also the commons area sounds really exciting and you don't necessarily see that from the outside which I think is nice, I just think its really beautiful, so great job everybody.

Ben Peterselli, Principal, Glenbard West High School- Why don't we talk about traffic, that area is going to be key to our revised traffic area and post instruction/What we have now is a huge project and why we are in conversations with the Police Dept. and Village. We have now is all three kinds of traffic mingling, our bus traffic, our staff traffic and student drop off traffic all get caught up in that turn Hawthorn to Ellen, so what that does is it makes our buses late, it makes our staff late to get to school and of course our kids late because that backs up all the way up to Main and beyond. So, our big goal here is to start to separate the different kinds of traffic, so that one does not impact the other like it does now. How that gets settled, what hybrid model we develop and where the buses go that is something that we are doing in conversation and collaboration with the village and Police Dept. because its bad now and our goal is to make it slightly less bad with limited options.

Commissioner Arango- on bus traffic that you do have, can that not go into the ADA area where those students might be dropping off to alleviate the drop off issue?

Ben Peterselli, Principal, Glenbard West High School - we have 17 buses, and in the morning 5 buses are cueing at any given time. That space in its incline certainly would not be able to accommodate that number of buses we are experiencing.

Commissioner Arango- I am sure it would not hold a lot, but I didn't know if that was an accessible area.

Commissioner Brown- a few years ago there were discussion boundary changes with the elementary school- do you do an analysis of how many students you are busing to this school or to schools that are just as close to them?

Seth Chapman, Assistant Superintendent for Finance and Operations/CSBO – Yea, not to get into a long conversation but the Board did have this topic came up in relation to other boundaries as we look at with particularly with buses coming from the North as they are probably closer to Glenbard North than they are too East so we are having conversations about that. When our superintendent approached the Glendale Heights community and talked with District 15 parents, they were very much not supportive of some of the ideas we had to make some changes in that area to give them opportunity choice to go to North. It was brought up at that meeting about if the district looking ay other boundaries, including South and West which currently we are not. We have a board election coming up, but we do have interest from current and incoming board members (coming in April) that probably will want to revisit some of these conversations. I am aware District 15 is looking at their boundaries which you may say that is not Glen Ellyn, but we do have kids from the 15 come to West as well. We have an ongoing dilemma with boundaries as they are and as Dr. Larsen always expresses we have property where the Menards is, that is probably where we should have puta High School and that didn't happen so we are kind of having to deal with the after facts of that six years later, trying to move a high school, build a high school, I think as we get into the spring and summer we will revisit the topic when we get the new superintendent.

Commissioner Brown- What school is that?

Seth Chapman, Assistant Superintendent for Finance and Operations/CSBO- Marquart

Written comment:

No comments

Public Comment:

Rick Sheck- So far, the plans look great, I have one there now and 3 that went there previously. It is really nice to see the enhancements happening at school. I do a lot of walking along Lake Ellen; I am excited to see it not only under construction but finished at some time. I like the architecture, with the windows and the amount of light that will be allowed in. I am really impressed.

Paul Groopa- 22yr resident, my kids went through the entire Glen Ellyn School District and its brilliant, its brilliant, I could not be more pleased. My son is sick right now, there is a fair number of students, and my son is one of them who is compassionate about the school. The fact that the guy who designed the Chicago Art District has designed this, is meaningful. When I think about Glen Ellyn, I think about the kids I think about this building which used to be the Middle School. There are certain landmarks here that I think really need a lot of care when we go after them and I am not saying this is the wrong solution, it may be the only solution, I don't know. I think the thing my son was after at adding to Biester is great, but I think this is an important enough thing. I love how we decided on the new downtown Event Park, I think it's brilliant. It's going to be a great use of that space; those banks are ugly. I'm an outdoors guy, I run around Lake Ellyn I run all over this town, but the bottom line is, I love the outdoor space. The thing about this town that is brilliant is that it is a community. It is so hard to find this in this country, I'm an airline pilot, I've lived all over this country and I go back to visit other places and I was mentioning to Mr. Peter Sully there before we got started here that , I have seen towns that were quaint and wonderful and there were things that were not perfect and so they try to fix them by making it a little bit more modern or whatever and I go back and the soul was gone and I am not saying that is what would happen but I think that this is important enough that we have to do it. I was going to say about the park downtown, they came up with three different plans, put it to the village and said what do you like, and the village said that's what we like. Same thing happened, I live on Taylor with the underpass, we found an artist who was brilliant, what painting would you like in there, they asked the Village, the Village voted. I think something this important might need that kind of care. To be honest with you. You were trying to get communication with everybody with the students and so forth, I'll be honest it's easy for people to think that it's not going to be that serious or that big a change. That hill like everybody mentioned it with the history that hill is important to a lot of people, it's a hill with a bell on top and a bunch of old trees, I don't know if there is hollow ground in Glen Ellyn but that is getting close, people love. I think that and no disrespect here, when you bring that building all the way down to the ground its almost gone.

Chairman Loftus- Well you have heard comment, traffic concerns, ADA and lighting some issues. I think you would get support when you come back with hard plans. Work out your issues with PD as far as traffic. We ask questions about construction traffic but really not what we are concerned with. We look at traffic studies of what will happen when you are done. Hopefully this feedback is positive for you to go forward and press on with your plans, I didn't hear anyone come up with anything very negative. Good luck with moving forward with the process, the preplanning, construction and cleanup

F. Trustee Thompson Report

Trustee gave his report to the Commission as follows:

1. Downtown Event Park was approved by Village Board unanimously& approved by Park District Board as well, and is moving forward
2. Additions to Panfish Park will get started
3. Takeover of Manor Woods by the Park District is moving forward- demolition of bank will move forward
4. Starbucks is moving forward
5. Apex Restaurant moving forward, late summer early fall
6. Glenwood Station starting occupancy in April
7. Working on Crescent lot this summer
8. Hired a new assistant village manager- was a posted position, final candidate was an internal candidate

Chairman Lofts- did we hire a headhunter to fill that position?

Trustee Thompson-No. for that position we did not have to hire an outside firm for the assistant village manager.

Commissioner Cooper- I hope you will bring back to the board when the issue of Lennox Ave and the Dog Park comes up the real concerns of Parking.

Trustee Thompson- Yes, I will verbally bring express those comments to my colleagues on the village board as well as they will be part of the records which are part of the packet that gets delivered to Village Board as well, they may not be approved minutes but they be draft minutes. Sometimes we get ahead of you before you have approved the minutes, sometimes we are seeing minutes that are unapproved by you.

And finally, there is an election going on, so make sure you vote, vote early. Village President and 3 Trustee positions, I am still with you for two more years.

G. Chairperson's Report

Actively interviewing for open position on the Planning Commission. Hopefully within the next few weeks we will be able to make a decision on who we recommend to acting president Donna Jean Simon and part of what came up from that, The Village expectation for Commissioners is to hit 80% attendance on yearly basis for meeting. If anyone is interested to know what their percentages, please let me know.

Commissioner Pesche- Is that 80% of the 12 required or 80% of Special Meetings?

Chairman Loftus- 80 percent of the meetings, we will try to get back to the normal scheduled meetings, you make a valid point, Village has a published schedule at the beginning of the year so we should follow that.

H. Staff Report

Planning Manager Daniel- discussed the following items:

1. April 24th as scheduled regularly planned meeting
2. Village of Glen Ellyn will be bringing up a variation request for Crescent Lot, rehabbing and resurfacing the lot in order to maximize some of the links are being reduce.
3. Special use permit for the Trader Joes on Roosevelt for Outdoor Storage, they have been using outdoor loading dock area for storage, so we are letting them go through the due process first.
4. The College of DuPage, opening a new building, want to put a new wall sign on building. They have a master sign plan that we regulate with all the signs, and it has not been updated for about 10 years. There are signs that have appeared that are not in conformance with the sign plan. Update to sign plan to update the sign.

Commissioner Cooper- About 12 or 15 years ago, College of DuPage said we are out of here and we will fall under county supervision. It rose out of their insistence of enormous signs. Did they come back into our oversight?

Daniel Harper, Planning Manager Glen Ellyn Village- As far as I know yes. I don't know the full back story to this but they came in and applied for sign permits and we identified the needs to update the sign plan to bring them into conformance.

Commissioner Cooper- Because the big signs, they are non-conforming usage?

Daniel Harper, Planning Manager Glen Ellyn Village-Yes

Loftus- previous staff wanted at the time to update PUD for the site, since they have left that but has fallen thorough. So, the PUD for Glen Ellyn that they have for COD from 2007, I was preparing documentation, surveys for the Village that didn't go anywhere. We don't have a valid PUD because at the time they wanted to put up additional buildings on the West Campus and it wasn't in the PUD to do that. So, all I can say is that there is nothing that corresponds to PUD from Glen Ellyn.

Daniel Harper, Planning Manager Glen Ellyn Village- Then we are looking at a minor plot of subdivision for a property that has entered into an Annexation agreement with the Village on Acorn Ave., as part of that they want to sub divide the property into three lots of development and minor plot of subdivision which has to be given approved by the Planning Commission and Village Board. Finalizing engineering for that, hopefully that will come in April.

Chairman Loftus- Did that just come to the board?

Daniel Harper, Planning Manager Glen Ellyn Village-It was not the annexation itself, it was the annexation agreement.

Commissioner Brown- the property the village purchased on Butterfield Rd, is there a plan for that land?

Trustee Thompson- Yes, we acquired a piece of property from Catholic Charities on Butterfield Road, we are going to land bank that. We are going to hold it; we have some obligations to probably demolish the building on the lot because it is in disrepair. Storm water, have to understand what the storm water are for that property. This also gives us, a pathway to acquiring or annexing additional properties to south of Butterflied Rd.

Chairman Loftus- to jog your memory about three years ago, the developer came and want to put 16 townhomes and came to a pre app meeting. Across from the Abbington.

Commissioner Brown- the property that district 87 purchased; is that allowed to use a home for administrative use?

Daniel Harper, Planning Manager Glen Ellyn Village - I asked that, they are land banking, using as for administrative use, no future plan.

Commissioner Brown- Is that allowed to use as a house as administrative use?

Trustee Thompson-You can ask our Village Attorney that question as a residential house using as administrative. Or you can ask the school district themselves, when they come back next time you can ask them.

Commissioner Brown- I am asking because obviously parking is a problem, and I think the neighbors are concerned that that house will be turned into a parking lot.

Trustee Thompson -To be honest that will be one of the questions I ask when they come before the village board, there are 300 spaces absent or deficient, I want to understand their strategic plan for parking. We have to go hand in hand because our parking plans are there parking plans. What is long term philosophy on parking at Glenbard West.

Commissioner Brown motioned for a continuation to March 20,2025 meeting. Seconded by Commissioner Cooper.

I. Adjourn- 9:54pm



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

Meeting 4/24/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-316)**

DOC ID: 2025-316

Public Hearing - Minor Plat of Subdivision, Raeder's Acorn Avenue Subdivision, 21W508 Acorn Avenue.

Statement of the Issue:

The petitioners are requesting approval of a Minor Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code, in order to re-subdivide the existing four (4) parcels making up the property and create a total of three (3) properties.

Analysis:

PETITIONER: The petitioners are Benjamin & Heather Raeder, owners of the property commonly known as 21W508 Acorn Avenue.

PUBLIC NOTICE: A notice of public hearing for the request was published in the April 7, 2025, edition of the Daily Herald. Property owners within 250 feet of the properties were notified by mail of the public hearing and public hearing placards were placed on the property.

ZONING & LOCATION: The subject properties are located near the northeast corner of the Acorn Avenue and Cumnor Avenue intersection. The properties are currently located in unincorporated DuPage County but are subject to an annexation agreement and will be zoned R2 Residential District upon annexation. The parcels are currently developed with one (1) single-family home.

PROJECT SUMMARY: The subject parcels are under common ownership and have a total combined area of 33,532 square feet between the four (4) lots. The properties are subject to an annexation agreement that was approved by the Village Board of Trustees at the March 10, 2025, Village Board meeting. As part of the annexation agreement, the properties are proposed to be re-subdivided into three (3) single-family lots and will be connected to new village water and wastewater facilities that will be constructed along Acorn Avenue.

The proposed re-subdivision would create three (3) lots that are to be developed with single-family homes in conformance with the R2 Single-Family Residential zoning district. The applicants will be constructing their new personal home on lot 3 of the new subdivision.

The proposed minor plat of subdivision and required plans have been reviewed by village staff and

has been determined that the three properties will be developed in conformance with the subdivision requirements as set forth in Section 11-3-7 of the Subdivision Regulations Code and 10-4-8 of the Zoning Code.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Plan Commission is being asked to conduct a public hearing in order to consider the petitioners' request for a Minor Subdivision, and make a recommendation to the Village Board for approval, approval with conditions, or denial of the final plat. In reviewing the requested Minor Subdivision, the Commission should consider the criteria in Section 11-1-4 of the Subdivision Regulations Code.

Attachments:

1. Minor Subdivision Application Packet FILLABLE 103123SM_copy
2. Aerial Map
3. Zoning Map
4. Plat of Subdivision
5. Demolition, Erosion Control & Site Management Plan
6. Geometric & Utility Plan
7. Site Grading Plan
8. Standard Details Sheet
9. Lot 3 Demolition & Erosion Control Plan
10. Lot 3 - Site Improvement and Site Grading Plan
11. EXISTING TR55 EXHIBIT
12. PROPOSED TR55 EXHIBIT
13. DRAINAGE EXHIBIT
14. LOT 1 DETENTION VOLUME
15. LOT 2-3 DETENTION VOLUME
16. DEPRESSION AREA A
17. DEPRESSION AREA B
18. Stormwater Submittal Report



CLEAR ALL PAGES

Village of Glen Ellyn

535 Duane Street • Glen Ellyn, Illinois 60137 • Phone: (630) 547-5250 • Fax: (630) 547-5370

APPLICATION FOR MINOR SUBDIVISION APPROVAL

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

DATE FILED: _____ **APPLICATION NUMBER:** _____

I. APPLICANT INFORMATION:

Name: **Benjamin and Heather Raeder**

Address: **532 Foster Avenue, Bartlett, IL 60103**

Phone Number: (Home) **847-845-4993** (Business) _____

Mobile Number: _____ Fax: _____

Email: **Ben.A.Raeder@gmail.com**

Property Interest of Applicant: **Owner**
(Owner, Contract Purchaser, Owner Representative)

II. OWNER INFORMATION:

Name: **Benjamin and Heather Raeder**

Address: **532 Foster Avenue, Bartlett, IL 60103**

Phone Number: (Home) **847-845-4993** (Business) _____

Mobile Number: _____ Fax: _____

Email: **Ben.A.Raeder@gmail.com**

III. PROPERTY INFORMATION:

Address: **21W508 Acorn Avenue, Glen Ellyn IL 60103**

Legal Description of Property:

LOTS 25 AND 26 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index No.: 05-12-304-003 thru 005 and 05-12-305-008 Zoning: **Future R2 Residential**

Lot Dimensions: **225.50' x 162.50'** Lot Area: **33,532 square feet**

Present Use: **Single-Family Residential**

Description of Subdivision:

Three lot subdivision for single-family residential development.

Estimated Date to Begin Construction: **06/09/2025**

Name(s), Address(es) and Phone Numbers of consultants (Architects, Engineers, Attorneys, etc.):

Carradus Land Survey, Inc. - 630-588-0416

IV. APPROVAL STANDARDS:

Narrative Statement: Please provide a narrative statement. The narrative statement should include, but not be limited to, information concerning the proposed use of the lots, the type and number of dwelling units and/or type of business or industry and the manner in which subdivision is to be served by public utilities. A separate sheet may be used if necessary.

A proposal to create a three lot single-family residential subdivision to be annexed to the Village.

Section 11-3-10 of the Subdivision Code requires that the following six (6) criteria be met before a Subdivision can be approved. Please describe how the proposed Subdivision meets these requirements. The information provided will be used by the Plan Commission in considering the request.

Please describe how the proposed subdivision meets the following criteria.

1. The proposed subdivision conforms to the provisions set forth in this Subdivision Ordinance, including the rules and regulations referenced in Section 11-4-1 of the Subdivision Code.

The proposal was designed and has been reviewed by Village staff to be in conformance to Section 11-4-1 of the Subdivision Code.

2. Definite provision has been made for a water supply system that is sufficient in terms of quantity, dependability, and quality to provide an appropriate supply of water for the type of subdivision proposed.

The water system is to be constructed along Acorn Avenue as part of a previous annexation of a neighboring property. The proposed three lot subdivision is designed to connect to the proposed system extension.

3. A public sewage system is proposed and adequate provision has been made for such system or, if other methods of sewage disposal are proposed that such systems will comply with federal, state, and local laws and regulations.

The waste water system is to be constructed along Acorn Avenue as part of a previous annexation of a neighboring property. The proposed three lot subdivision is designed to connect to the proposed system extension.

4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precaution have been identified by the Subdivider and that the proposed uses of these areas are compatible with such conditions.

Yes.

5. The proposed subdivision will not be detrimental to the public health, safety and welfare.

The proposed subdivision will be well within the residential character of the surrounding neighborhood and construction will conform to the R2 Residential Zoning District.

6. No development shall be approved if such development, at full occupancy, will result in or increase traffic on an arterial or collector street to such an extent that the street does not function at a level of service deemed acceptable by the Village. The applicant may propose and construct the approved traffic mitigation measures to provide adequate roadway capacity for the proposed development.

No traffic mitigation measures have been proposed for this project.

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 and until payment of all escrow fees.

<u>4/15/25</u> Date	<u>Benjamin Raeder</u> Print Name	<u></u> Signature of Applicant
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_____ Date	_____ Print Name	_____ Signature of Applicant
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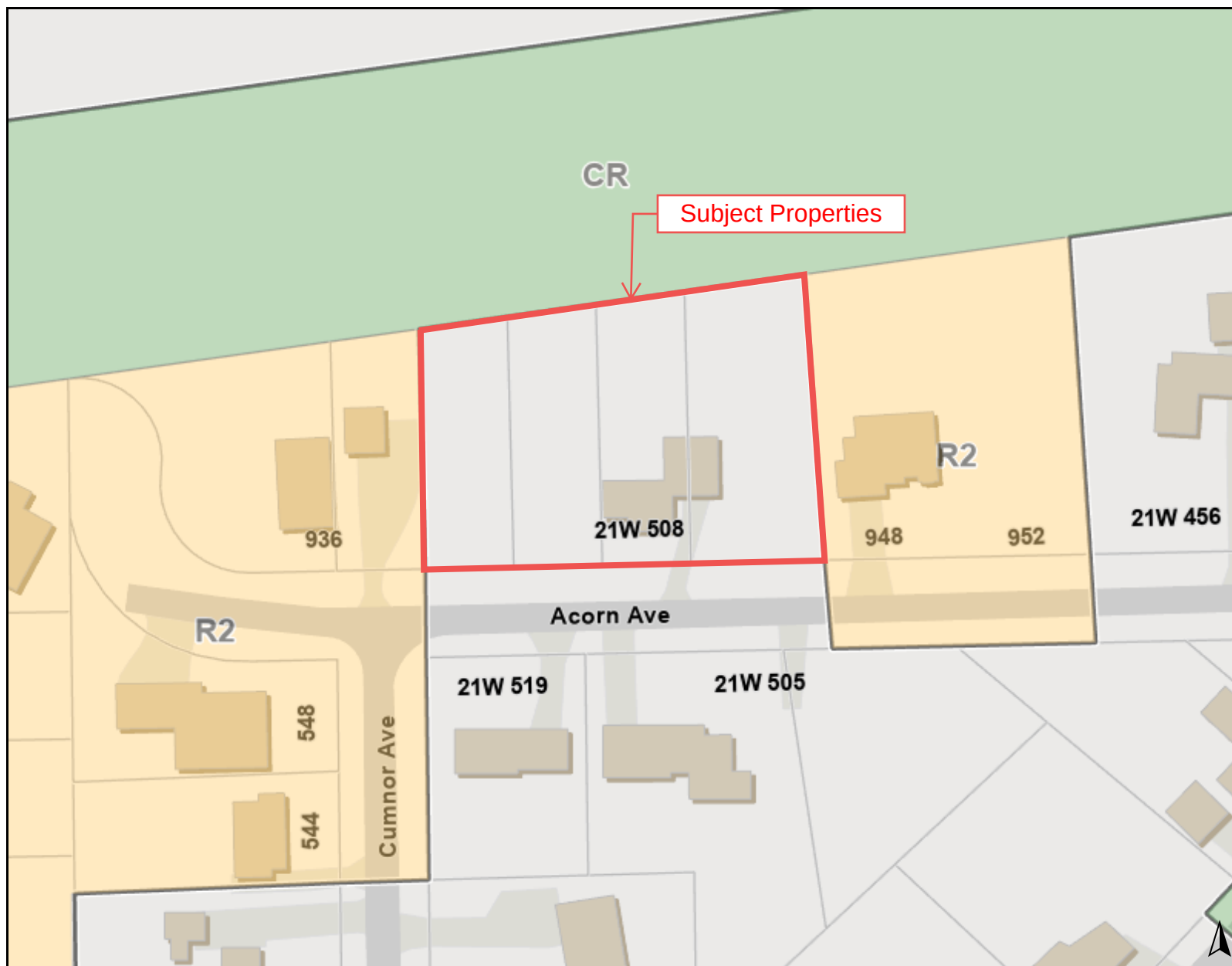
_____ Date	_____ Print Name	_____ Signature of Applicant
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**Legend**

0 150 300
ft

Print Date: 4/14/2025**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.

**Legend**

Zoning and Development

Zoning

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

0 150 300
ft

Print Date: 4/14/2025

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.

RAEDER'S ACORN AVENUE SUBDIVISION

LOTS 25 AND 26 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.

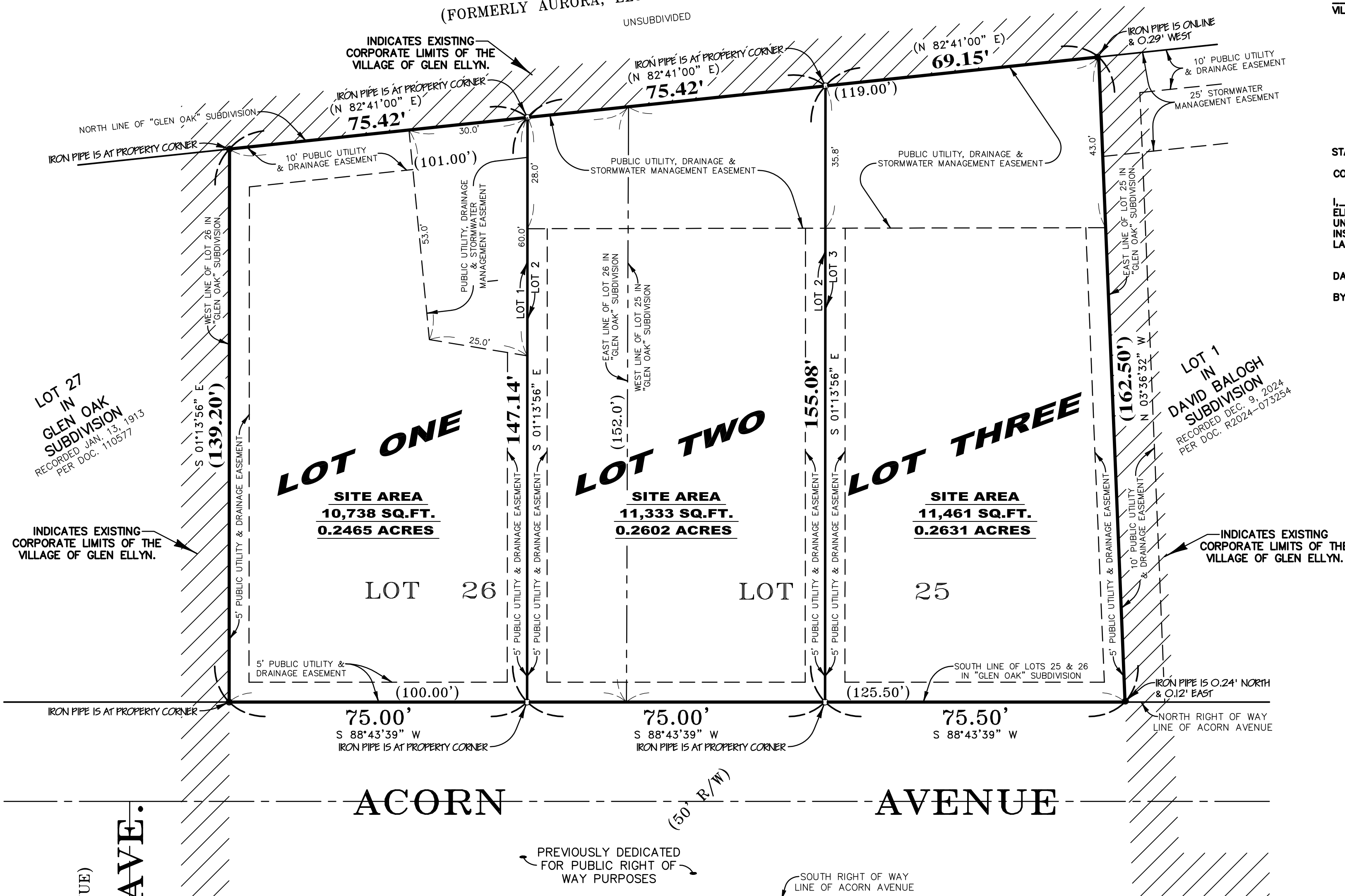
NOTE:
ALL BEARINGS SHOWN HEREON ARE ASSUMED AND ARE FOR REFERENCE ONLY.

NOTE:
TO THE BEST OF OUR KNOWLEDGE THERE ARE NO RECORDED BUILDING LINES OR EASEMENTS EXCEPT AS SHOWN HEREON.

NOTE:
THIS RESUBDIVISION PLAT REQUIRES NO NEW PUBLIC IMPROVEMENTS TO SERVICE THE SITE.

COMMON ADDRESS:
21W508 ACORN AVENUE, GLEN ELLYN, ILLINOIS 60137

ILLINOIS PRAIRIE PATH
(FORMERLY AURORA, ELGIN AND CHICAGO RAILROAD)



VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF ____ 20____
SIGNED: VILLAGE PRESIDENT ATTEST: VILLAGE CLERK

I, _____ VILLAGE CLERK OF VILLAGE OF GLEN ELLYN, ILLINOIS DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, AT ITS MEETING HELD ON ____ DAY OF ____ 20____ IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF GLEN ELLYN, ILLINOIS.

VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF ____ A.D. ____
BY: CHAIRMAN ATTEST: RECORDING SECRETARY

VILLAGE ENGINEER'S CERTIFICATE AS TO STREETS, DOMESTIC WATER, AND SANITARY

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, _____ VILLAGE ENGINEER OF THE VILLAGE OF GLEN ELLYN, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL MATTERS PERTINENT TO THE PLAT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, ILLINOIS INsofar AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE REQUIRED PERFORMANCE SECURITY IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND DOMESTIC WATER SUPPLY AND TRANSMISSION SYSTEM UNDER THE JURISDICTION OF THE VILLAGE OF GLEN ELLYN, BASED ON THE ENGINEER'S PLANS AND SPECIFICATIONS PREPARED BY A LICENSED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION, EXCEPT ____ I FURTHER CERTIFY THAT THE STREET NAMES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE VILLAGE OF GLEN ELLYN REGULATIONS.
DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF ____ 20____
BY: VILLAGE ENGINEER

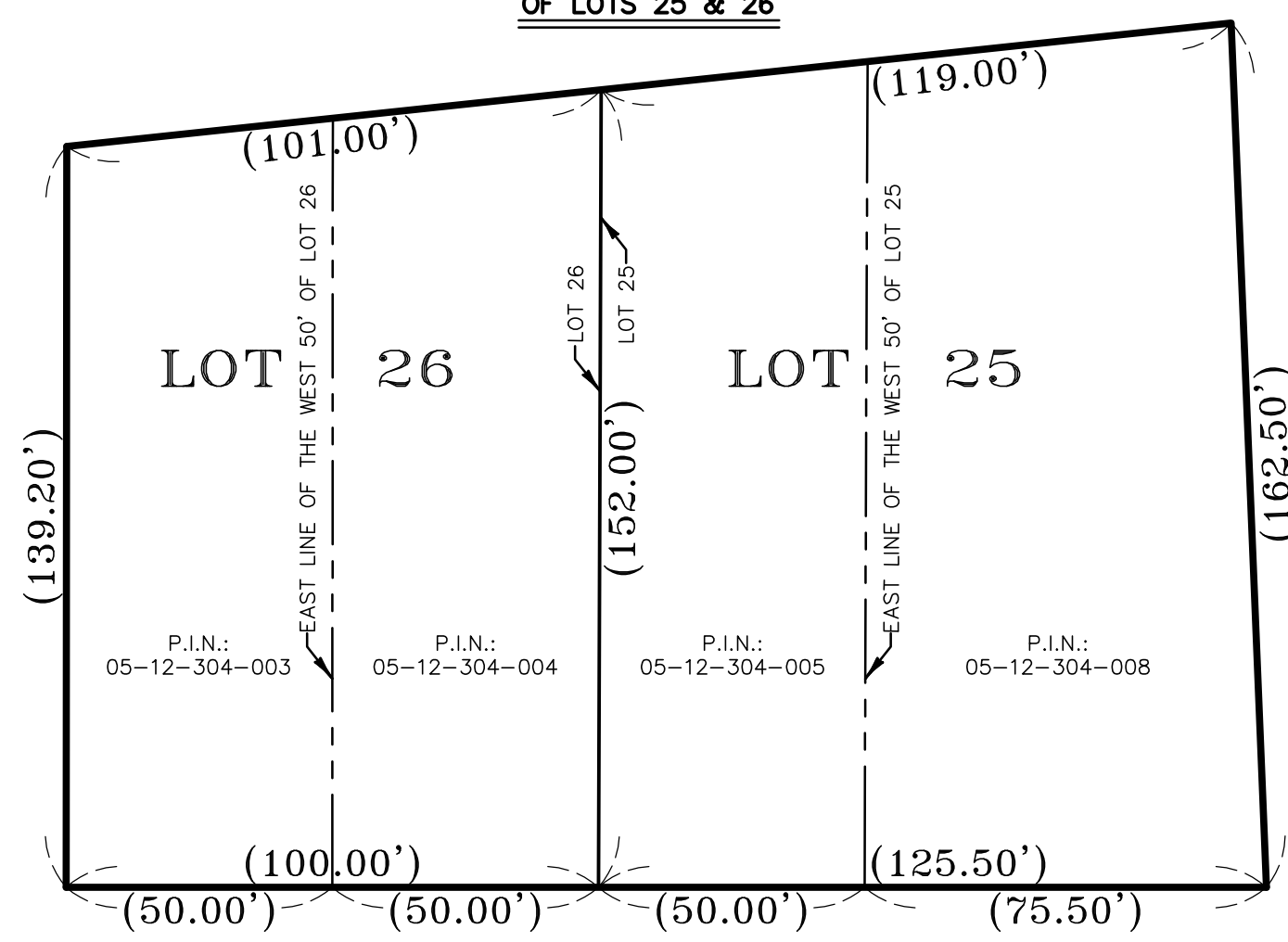
CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, _____ VILLAGE COLLECTOR OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION.
DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF ____ 20____
BY: VILLAGE COLLECTOR

LOTS 25 AND 26 OF THIS ANNEXATION HAVE BEEN DIVIDED TO CREATE FOUR (4) PARCELS DESCRIBED AS FOLLOWS:

P.I.N.: 05-12-304-003
THE WEST 50.00' OF LOT 26 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.
P.I.N.: 05-12-304-004
THE WEST 50.00' IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.
P.I.N.: 05-12-304-005
THE WEST 50.00' OF LOT 25 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.
P.I.N.: 05-12-304-008
LOT 25 EXCEPT THE WEST 50.00' IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.

DIAGRAM DEPICTING EXISTING P.I.N.S OF LOTS 25 & 26



RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
THIS INSTRUMENT NO. ____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS ____ DAY OF ____ O'CLOCK ____ M. A.D. ____
RECORDER OF DEEDS

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF ____ A.D. ____
COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND FACILITIES; AND I HEREBY ALSO RESERVE FOR THAT COMPANY OR COMPANIES WHICH HAVE BEEN GRANTED BY THE VILLAGE OF GLEN ELLYN, ILLINOIS WITH THE POWER TO DO SO, FRANCHISES WITHIN THE VILLAGE FOR UTILITY SERVICES, INCLUDING NATURAL GAS, ELECTRICITY, TELEPHONE, WATER, SEWER, CABLE, AND OTHER SIMILAR ENTITIES THE EASEMENT PROVISIONS, WHICH ARE STATED ON THEIR STANDARD FORM, WHICH IS ATTACHED HERETO.
THIS IS TO CERTIFY, AS OWNERS OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT, THAT WE HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT EACH OF THE SUBJECT LOTS LIE WHOLLY WITHIN HIGH SCHOOL DISTRICT 87, GRADE SCHOOL DISTRICT 41, AND COLLEGE DISTRICT COLLEGE OF DUPAGE.
DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF ____ 20____
BY: BEN RAEDER
DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF ____ 20____
BY: HEATHER RAEDER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I AM PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME ON THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT OF HIS/HERS AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF ____ A.D. ____
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551, UNDER THE DIRECTION OF THE OWNER, AS SHOWN HEREON, HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:
LOTS 25 AND 26 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.
I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND THAT THE MONUMENTS AND MARKERS WILL BE PLACED AS SHOWN HEREON UPON COMPLETION OF ALL EXCAVATION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO 68 DEGREES FAHRENHEIT, BEARINGS ARE SHOWN FOR THE PURPOSES OF DESCRIPTION ONLY.
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, AND THAT THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLEN ELLYN.
I FURTHER CERTIFY THAT NO PART OF THE ABOVE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 17043C0068J EFFECTIVE DATE OF AUGUST 1, 2019, ZONE X.
DATED AT WHEATON, ILLINOIS, THIS 24th DAY OF February A.D. 2025

Allen D. Carradus
ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2026

CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184-007086
FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2025

RAEDER'S ACORN AVENUE SUBDIVISION

21W508 ACORN AVENUE, GLEN ELLYN
VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

BEN RAEDER

Prepared By: CARRADUS LAND SURVEY, INC.
191 S. Gary Avenue Suite 180, Carol Stream Illinois, 60188
(630) 588-0416 (FAX) 633-7682 OFFICE@CARRADUSLANDSURVEY.COM

SURVEY NOTES

- All distances shown hereon are in feet and decimal parts thereof.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult the local authorities for additional setback lines and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- All dimensions to and along the buildings as shown hereon are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

PREPARED FOR:

BEN & HEATHER RAEDER
21W508 ACORN AVENUE
GLEN ELLYN, ILLINOIS, 60137

SUBMITTED BY & RETURN TO

VILLAGE OF GLEN ELLYN
535 DUANE STREET
GLEN ELLYN, ILLINOIS 60137

Date Of Field Work:	10/04/24	Drawn By:	JW/CMG
Scale:	1" = 20'	Checked By:	EAC
Field Book Pg:	48-00	Approved:	ADC
Date:		Revision:	
12/13/24		REVISE PER VILLAGE COMMENTS	
12/19/24		REVISE STORMWATER EASEMENT	
02/24/25		REVISE PER VILLAGE COMMENTS	

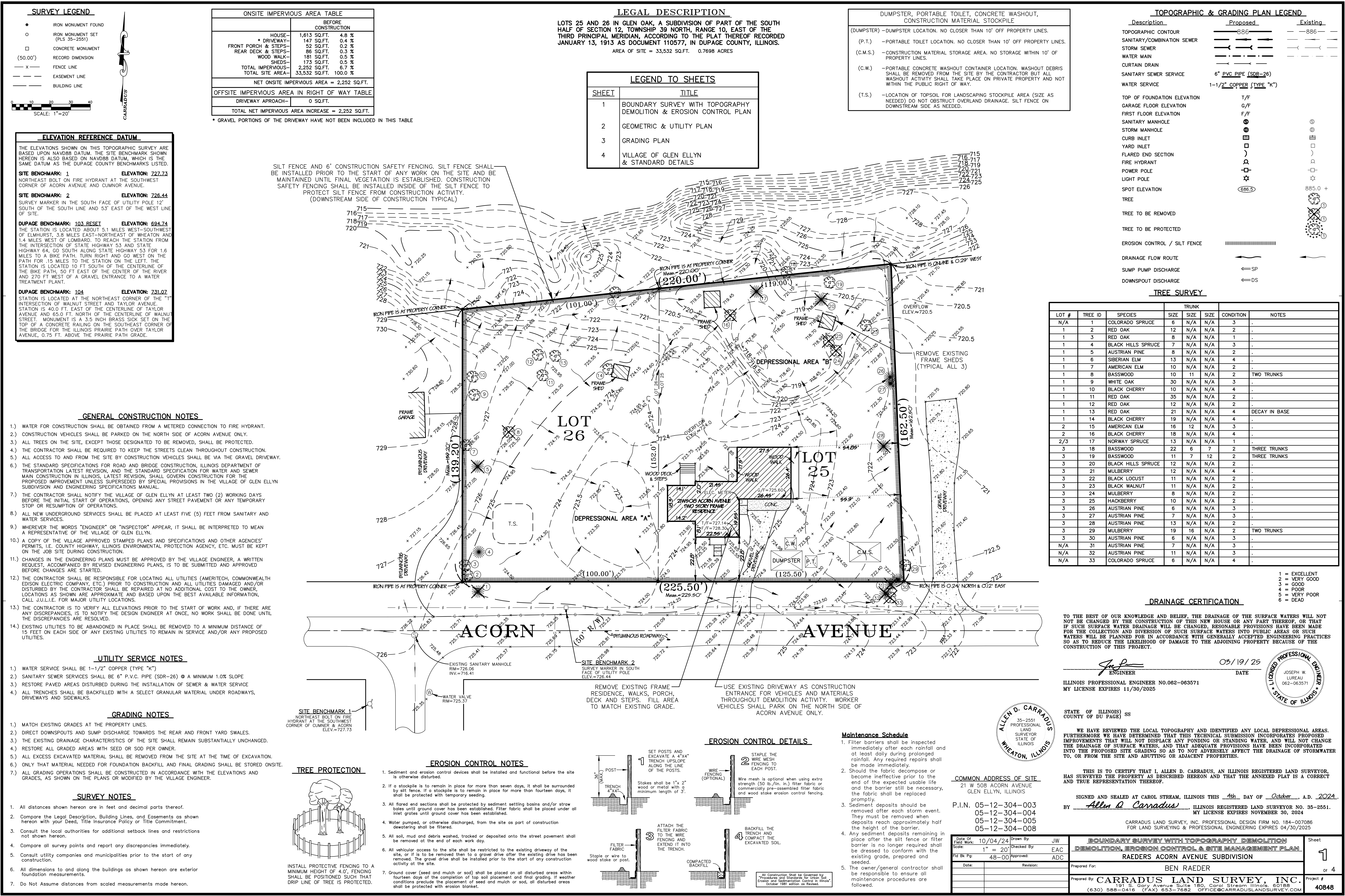
Sheet

1

of 1

Project #

40848



ONSITE IMPERVIOUS AREA TABLE									
	BEFORE CONSTRUCTION	LOT 1 CONSTRUCTION	LOT 2 CONSTRUCTION	LOT 3 CONSTRUCTION					
HOUSE	1,613 SQ.FT.	4.8 %	2,136 SQ.FT.	19.9 %	3,784 SQ.FT.	33.4 %	3,470 SQ.FT.	30.3 %	
* DRIVEWAY	147 SQ.FT.	0.4 %	996 SQ.FT.	9.3 %	770 SQ.FT.	6.8 %	967 SQ.FT.	8.4 %	
FRONT PORCH & STEPS	52 SQ.FT.	0.2 %	45 SQ.FT.	0.5 %	114 SQ.FT.	1.0 %	83 SQ.FT.	0.7 %	
REAR DECK & STEPS	86 SQ.FT.	0.3 %	264 SQ.FT.	2.5 %	148 SQ.FT.	1.3 %	368 SQ.FT.	3.2 %	
WOOD WALK	181 SQ.FT.	0.5 %	0 SQ.FT.	0.0 %	0 SQ.FT.	0.0 %	0 SQ.FT.	0.0 %	
SHEDS	173 SQ.FT.	0.5 %	0 SQ.FT.	0.0 %	0 SQ.FT.	0.0 %	0 SQ.FT.	0.0 %	
TOTAL IMPERVIOUS	2,252 SQ.FT.	6.7 %	3,441 SQ.FT.	32.0 %	4,816 SQ.FT.	42.5 %	4,888 SQ.FT.	42.7 %	
TOTAL SITE AREA	33,532 SQ.FT.	100.0 %	10,738 SQ.FT.	100.0 %	11,333 SQ.FT.	100.0 %	11,461 SQ.FT.	100.0 %	

NET LOT 1 ONSITE IMPERVIOUS AREA INCREASE = 3,441 SQ.FT.			
NET LOT 2 ONSITE IMPERVIOUS AREA INCREASE = 4,816 SQ.FT.			
NET LOT 3 ONSITE IMPERVIOUS AREA INCREASE = 4,888 SQ.FT.			
OFFSITE IMPERVIOUS AREA IN RIGHT OF WAY TABLE			
DRIVEWAY APPROACH--	0 SQ.FT.	395 SQ.FT.	387 SQ.FT.
TOTAL LOT 1 NET IMPERVIOUS AREA INCREASE = <u>3,836 SQ.FT.</u>			
TOTAL LOT 2 NET IMPERVIOUS AREA INCREASE = <u>5,212 SQ.FT.</u>			
TOTAL LOT 3 NET IMPERVIOUS AREA INCREASE = <u>5,275 SQ.FT.</u>			

* GRAVEL PORTIONS OF THE DRIVEWAY HAVE NOT BEEN INCLUDED IN THIS TABLE

PUBLIC WALKS

A 5' WIDE PUBLIC SIDEWALK IS REQUIRED ALONG ACORN AVENUE. THE EXACT LOCATION AND GEOMETRY OF THE SIDEWALK WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND WILL DEPEND ON ONSITE FACTORS SUCH AS EXISTING TREES, OVERHEAD UTILITIES, ETC.

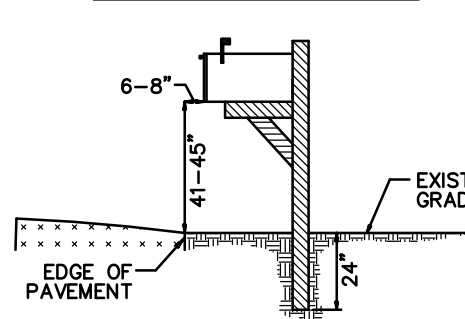
STREET LIGHT

IT IS ANTICIPATED THAT THE VILLAGE MAY REQUIRE A STREET LIGHT ON THE NORTH SIDE OF ACORN AVENUE. IF THE VILLAGE DETERMINES A STREET LIGHT IS REQUIRED WITH THE SUBDIVISION APPROVAL, A SEPARATE STREET LIGHT PLAN WITH LOCATION OF THE LIGHT, CABLE CONDUIT, CONTROLLER, CONSTRUCTION DETAILS AND SPECIFICATIONS WILL BE PROVIDED. SITE CONDITIONS SUCH AS ROADWAY SWALES, (NO CURB & GUTTER), OVERHEAD POWER LINES, PUBLIC SIDEWALK PLACEMENT AND PARKWAY TREE LOCATIONS MAY AFFECT PLACEMENT AND LIGHTING TYPE, AND SHOULD BE CONSIDERED WITH ANY LIGHTING DESIGN.

PARKWAY TREES

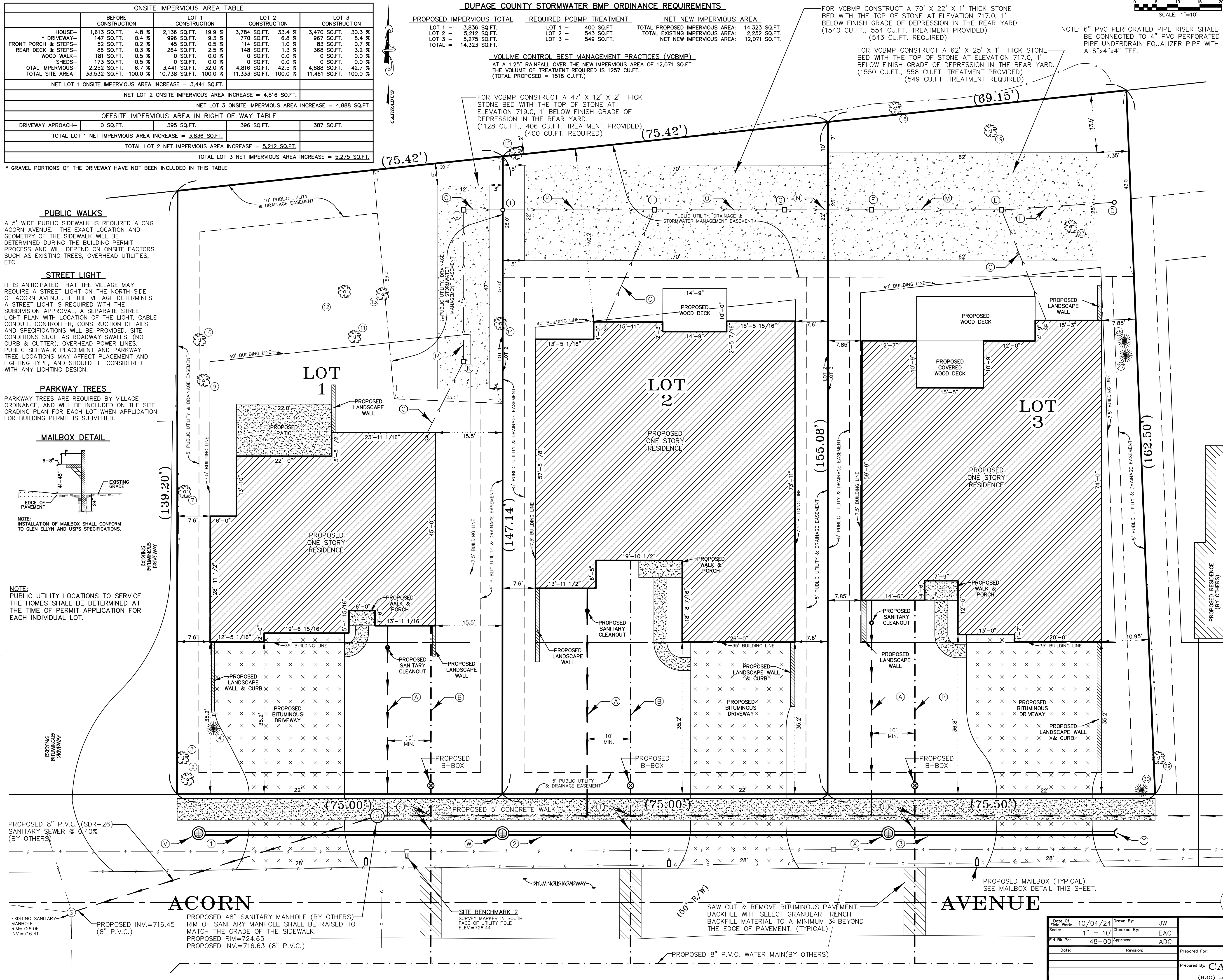
PARKWAY TREES ARE REQUIRED BY VILLAGE ORDINANCE, AND WILL BE INCLUDED ON THE SITE GRADING PLAN FOR EACH LOT WHEN APPLICATION FOR BUILDING PERMIT IS SUBMITTED.

MAILBOX DETAIL



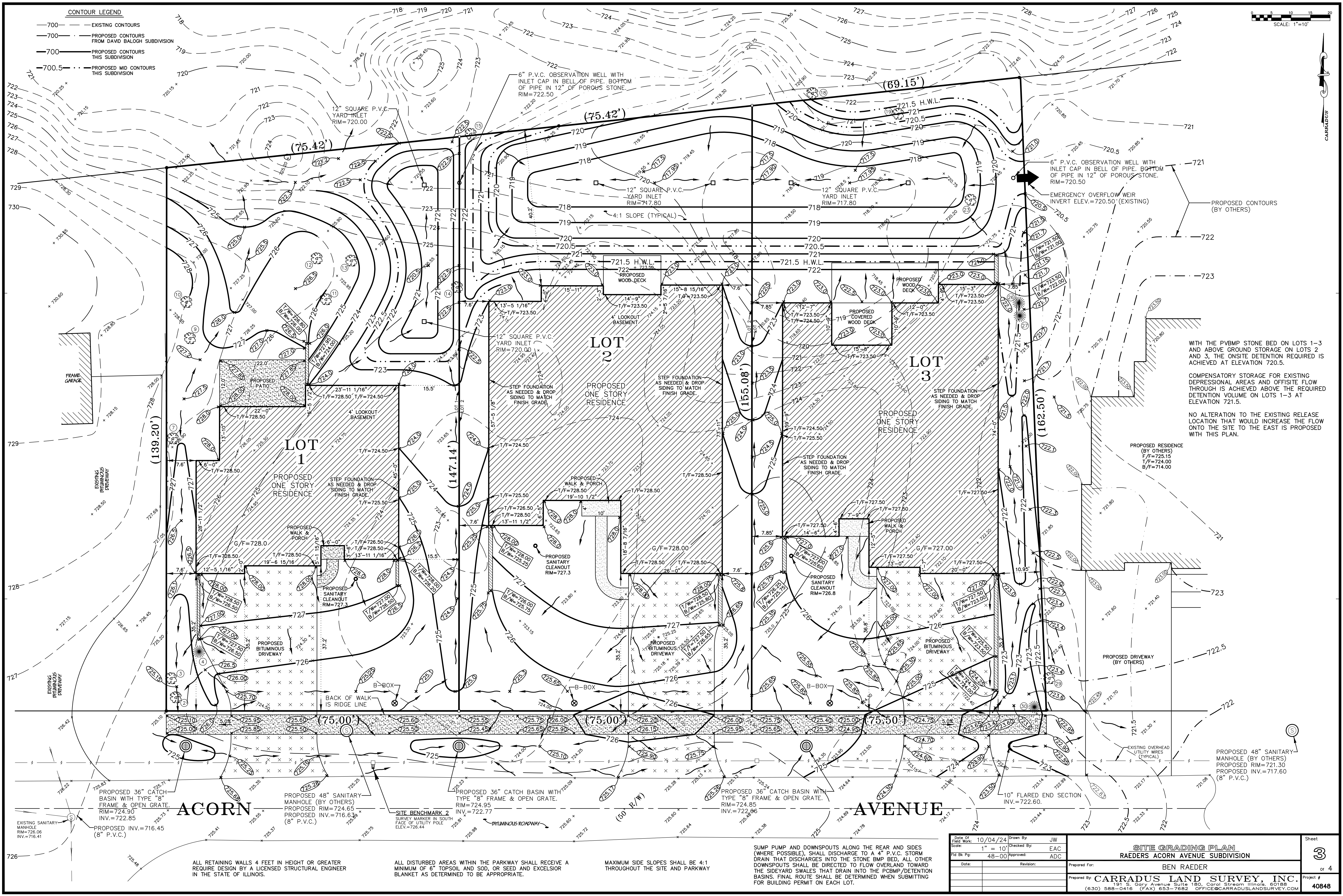
NOTE: INSTALLATION OF MAILBOX SHALL CONFORM TO GLEN ELLYN AND USPS SPECIFICATIONS.

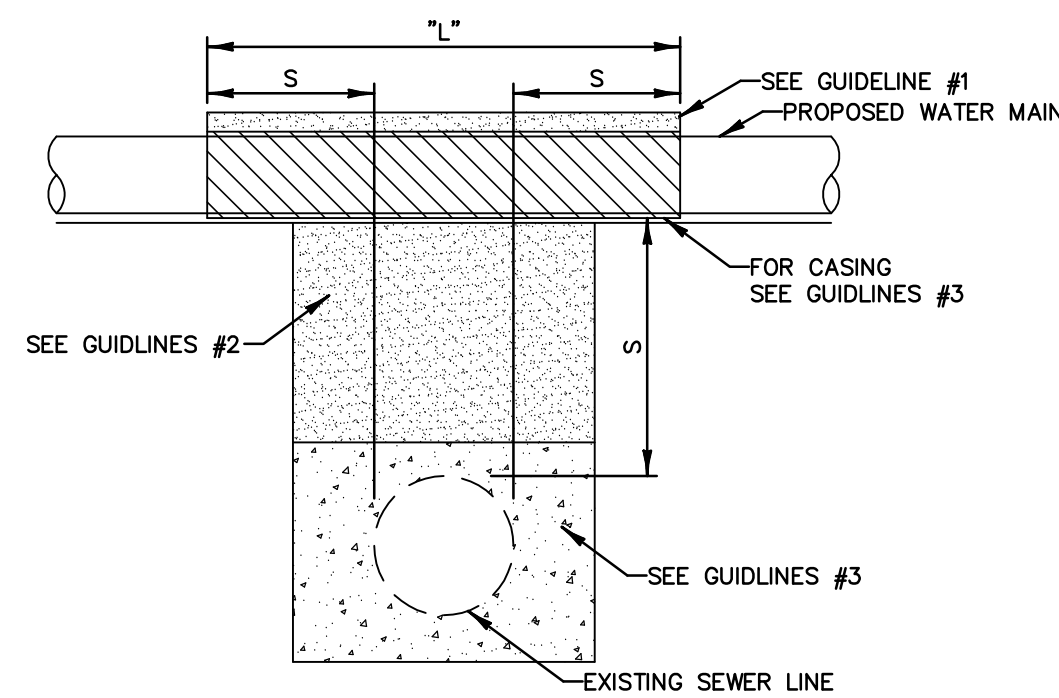
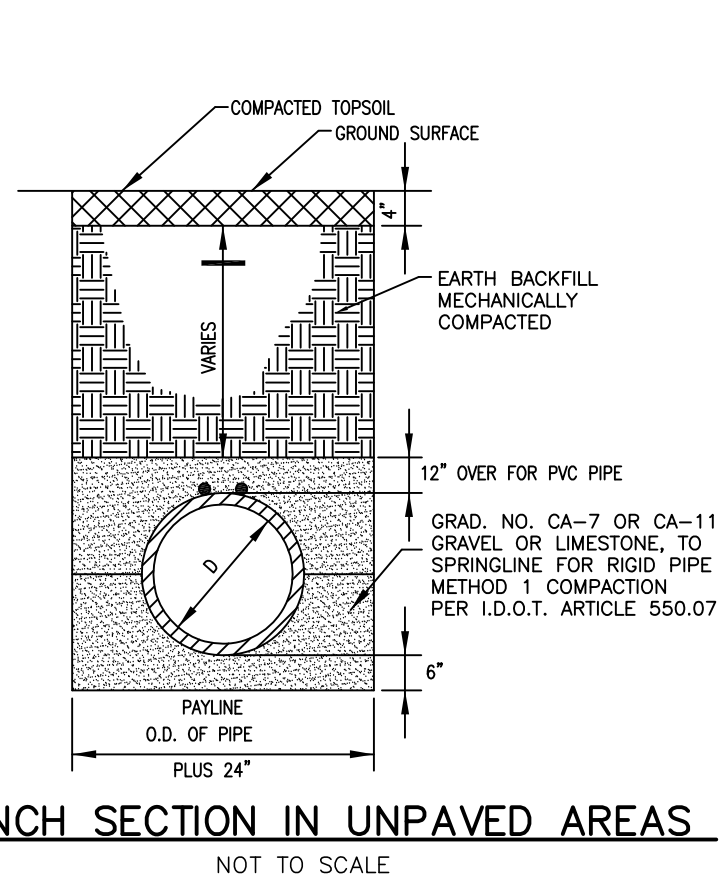
NOTE: PUBLIC UTILITY LOCATIONS TO SERVICE THE HOMES SHALL BE DETERMINED AT THE TIME OF PERMIT APPLICATION FOR EACH INDIVIDUAL LOT.



- PROPOSED SANITARY SERVICE
CONNECT NEW 6" P.V.C. PIPE (SDR-26) SANITARY SERVICE WITH A MINIMUM PIPE SLOPE OF 1.00% TO SANITARY SEWER PROPOSED BY OTHERS IN ACORN AVENUE. FIELD VERIFY LOCATION OF SANITARY SERVICES WITH GLEN ELLYN PUBLIC WORKS PRIOR TO THE START OF CONSTRUCTION. MAINTAIN 10' HORIZONTAL SEPARATION WITH WATER SERVICE. PROVIDE SELECT GRANULAR TRENCH BACK FILL IN UTILITY TRENCHES UNDER PAVED AREAS.
- PROPOSED WATER SERVICE
CONNECT NEW 1-1/4" TYPE K FLEXIBLE COPPER PIPE WATER SERVICE & B-BOX TO WATER MAIN PROPOSED BY OTHERS. FIELD VERIFY LOCATION AND CONDITION AND CONSULT WITH VILLAGE ABOUT SPECIFICATIONS FOR MATERIALS AND INSTALLATION (MAINTAIN 10' HORIZONTAL SEPARATION WITH SANITARY SERVICE)
- PROPOSED STORM DRAIN
INSTALL 4" P.V.C. (SDR-26) STORM DRAIN FOR SUMP PUMP DISCHARGE INTO PCBM SYSTEM. DRAIN SHALL HAVE A MINIMUM 1.00% GRADE AND CONNECT TO A 6" P.V.C. RISER WITHIN THE STONE BED SYSTEM. LENGTH OF THE 3 DRAINS VARIES.
- PROPOSED INLET/OBSERVATION WELL RISER
INSTALL A 6" P.V.C. PERFORATED PIPE RISER WITH OPEN GRATE IN THE BELL SECTION OF PIPE.
RIM=721.50
INV.=715.00
- 12" SQUARE P.V.C. YARD INLET WITH 6" P.V.C. PIPE AND 6"x4"x4" TEE CONNECTION TO THE 4" PERFORATED PIPE BELOW.
RIM=717.80
INV.=716.00
- 12" SQUARE P.V.C. YARD INLET WITH 6" P.V.C. PIPE AND 6"x4"x4" TEE CONNECTION TO THE 4" PERFORATED PIPE BELOW.
RIM=717.80
INV.=716.00
- 12" SQUARE P.V.C. YARD INLET WITH 6" P.V.C. PIPE AND 6"x4"x4" TEE CONNECTION TO THE 4" PERFORATED PIPE BELOW.
RIM=717.80
INV.=716.00
- 12" SQUARE P.V.C. YARD INLET WITH 6" P.V.C. PIPE AND 6"x4"x4" TEE CONNECTION TO THE 4" PERFORATED PIPE BELOW.
RIM=717.80
INV.=716.00
- 12" SQUARE P.V.C. YARD INLET WITH 6" P.V.C. PIPE AND 6"x4"x4" TEE CONNECTION TO THE 4" PERFORATED PIPE BELOW.
RIM=722.50
INV.=717.00 (W)
INV.=716.00 (E)
- 12" SQUARE P.V.C. YARD INLET WITH 6" P.V.C. PIPE AND 6"x4"x4" TEE CONNECTION TO THE 4" PERFORATED PIPE BELOW.
RIM=720.00
INV.=718.00
- 12" SQUARE P.V.C. YARD INLET WITH 6" P.V.C. PIPE AND 6"x4"x4" TEE CONNECTION TO THE 4" PERFORATED PIPE BELOW.
RIM=720.00
INV.=718.00
- PROPOSED UNDERDRAIN EQUALIZER PIPE
INSTALL 25 L.F. 4" PERFORATED PIPE LAID FLAT @ INV.=715.00
- PROPOSED UNDERDRAIN EQUALIZER PIPE
INSTALL 30 L.F. 4" PERFORATED PIPE LAID FLAT @ INV.=715.00
- PROPOSED UNDERDRAIN EQUALIZER PIPE
INSTALL 20 L.F. 4" PERFORATED PIPE LAID FLAT @ INV.=715.00
- PROPOSED UNDERDRAIN EQUALIZER PIPE
INSTALL 30 L.F. 4" PERFORATED PIPE LAID FLAT @ INV.=715.00
- PROPOSED UNDERDRAIN EQUALIZER PIPE
INSTALL 35 L.F. 4" PERFORATED PIPE LAID FLAT @ INV.=717.00
- PROPOSED UNDERDRAIN EQUALIZER PIPE
INSTALL 10 L.F. 4" PERFORATED PIPE
INV.=718.00 (W)
INV.=717.00 (E)
- PROPOSED UNDERDRAIN EQUALIZER PIPE
INSTALL 35 L.F. 4" PERFORATED PIPE LAID FLAT @ INV.=718.00
- WATER SERVICE AND SANITARY SEWER CROSSING. BOTTOM OF 1-1/2" COPPER WATER SERVICE IS AT ELEVATION 720.00 AND TOP OF 8" P.V.C. SANITARY SEWER PIPE IS AT ELEVATION 717.80. THIS PROVIDES 2.18' (55") SEPARATION BETWEEN PIPES WITH WATER SERVICE OVER SANITARY SEWER.
- WATER SERVICE AND SANITARY SEWER CROSSING. BOTTOM OF 1-1/2" COPPER WATER SERVICE IS AT ELEVATION 720.40 AND TOP OF 8" P.V.C. SANITARY SEWER PIPE IS AT ELEVATION 717.55. THIS PROVIDES 2.85' (59") SEPARATION BETWEEN PIPES WITH WATER SERVICE OVER SANITARY SEWER.
- WATER SERVICE AND SANITARY SEWER CROSSING. BOTTOM OF 1-1/2" COPPER WATER SERVICE IS AT ELEVATION 720.55 AND TOP OF 8" P.V.C. SANITARY SEWER PIPE IS AT ELEVATION 722.50. THIS PROVIDES 1.95' (23") SEPARATION BETWEEN PIPE WITH STORM SEWER OVER THE WATER SERVICE.
- WATER SERVICE AND SANITARY SEWER CROSSING. BOTTOM OF 1-1/2" COPPER WATER SERVICE IS AT ELEVATION 720.80 AND TOP OF 8" P.V.C. SANITARY SEWER PIPE IS AT ELEVATION 717.80. THIS PROVIDES 2.00' (24") SEPARATION BETWEEN PIPES WITH WATER SERVICE OVER SANITARY SEWER.
- WATER SERVICE AND SANITARY SEWER CROSSING. BOTTOM OF 1-1/2" COPPER WATER SERVICE IS AT ELEVATION 719.95 AND TOP OF 8" P.V.C. SANITARY SEWER PIPE IS AT ELEVATION 722.40. THIS PROVIDES 2.45' (53") SEPARATION BETWEEN PIPE WITH STORM SEWER OVER THE WATER SERVICE.
- FOLLOW PROTOCOL OF WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA) STANDARD DRAWING NO. 41 FOR TRENCH EXCAVATION AND BACKFILL REQUIREMENTS.
- PROPOSED 36" CATCH BASIN WITH TYPE "B" FRAME & OPEN GRATE.
RIM=724.90
INV.=722.85
- PROPOSED 36" CATCH BASIN WITH TYPE "B" FRAME & OPEN GRATE.
RIM=724.95
INV.=722.77
- PROPOSED 36" CATCH BASIN WITH TYPE "B" FRAME & OPEN GRATE.
RIM=724.85
INV.=722.66
- PROPOSED 8" P.V.C. (SDR-26) SEWER MAIN @ 0.40% SLOPE (BY OTHERS)
- 10" FLARED END SECTION
- PROPOSED 48" SANITARY MANHOLE (BY OTHERS)
PROPOSED RIM=721.30
PROPOSED INV.=717.60 (8" P.V.C.)
- 70 L.F. 10" PVC (SDR-26) STORM SEWER @ 0.12%
- 90 L.F. 10" PVC (SDR-26) STORM SEWER @ 0.12%
- 50 L.F. 10" PVC (SDR-26) STORM SEWER @ 0.12%

Date Of Field Work: 10/04/24 Scale: 1" = 10' Fld Bk Pg: 48-00		Drawn By: JW Checked By: EAC Approved: ADC	
Date:	Revision:	Prepared For:	
Project # 191 S. Gary Avenue Suite 180, Carol Stream Illinois, 60188 (630) 588-0416 (FAX) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM		Project # 40848	

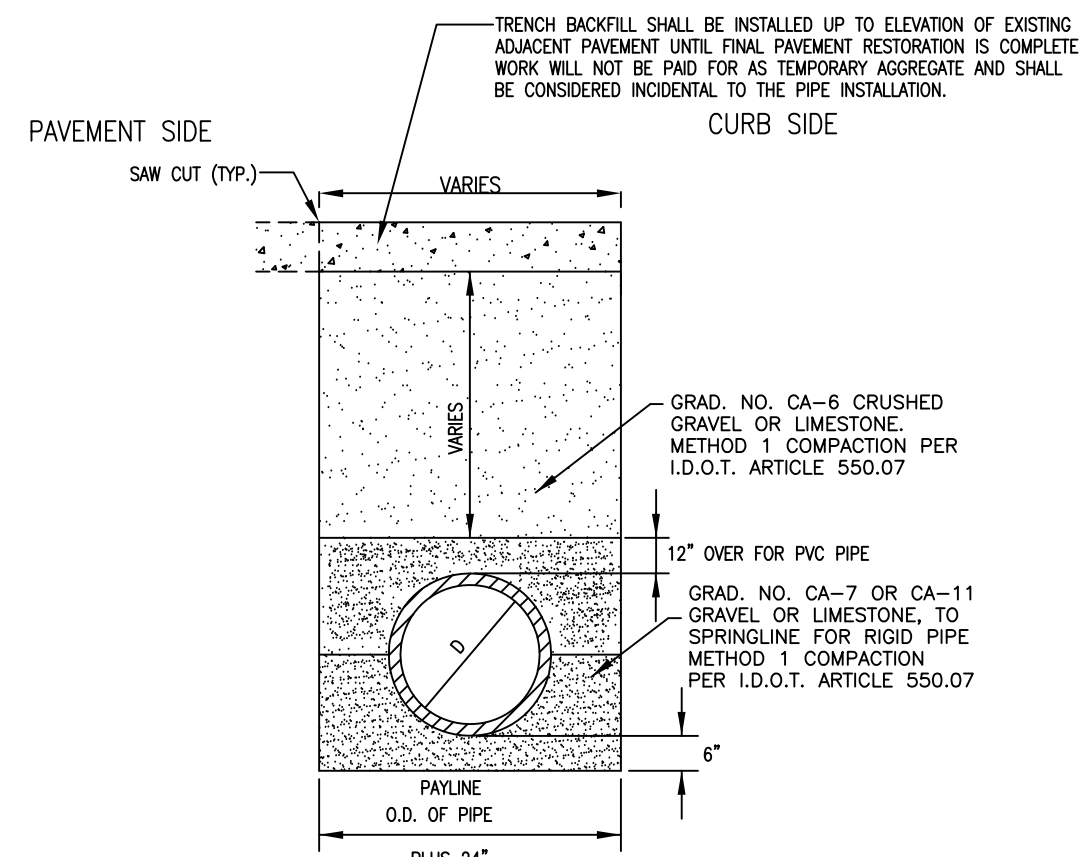




- 1.) OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
- 2.) IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIALS (CLASS IV) AND COMPACT.
- 3.) USE "L" FEET OF WATER MAIN MATERIAL FOR RASING OF COMPOSED WATER MAIN AND SEAL JOINTS OF CASING.
- 4.) POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN CASING AND SEWER.

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE
10 FEET OF SEPARATION AS MEASURED
PERPENDICULAR TO THE EXISTING SEWER LINE.

*BASED ON STANDARD SPECIFICATIONS FOR
WATER AND SEWER MAIN CONSTRUCTION IN
ILLINOIS.

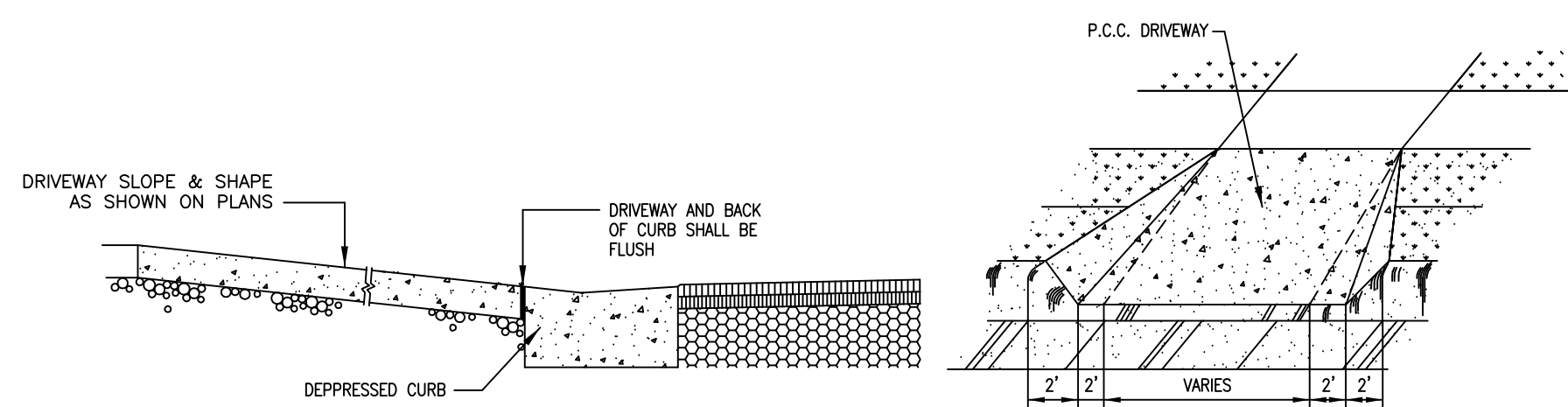


NOTES:

ALL TRENCHES SHALL BE SAWCUT AND THE COST SHALL BE INCLUDED IN THE COST OF THE PIPE.

REMOVE ONLY SUFFICIENT PAVEMENT TO PERFORM PIPE INSTALLATION AND

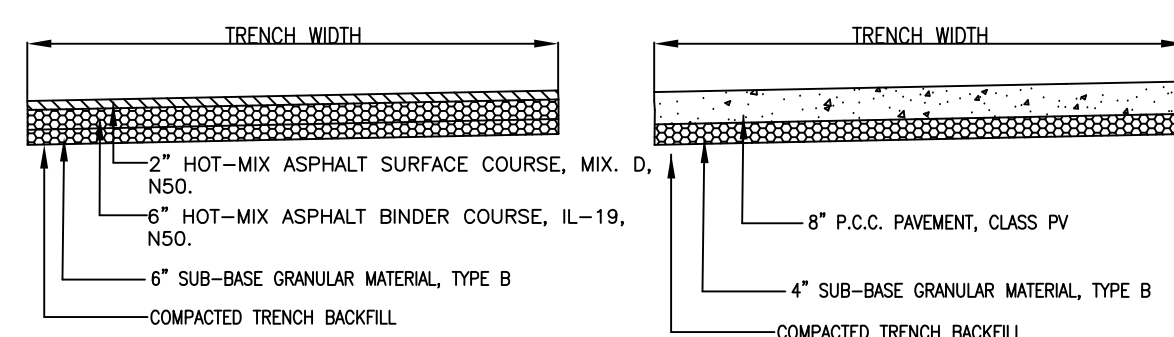
TRENCH SECTION IN PAVED AREAS



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

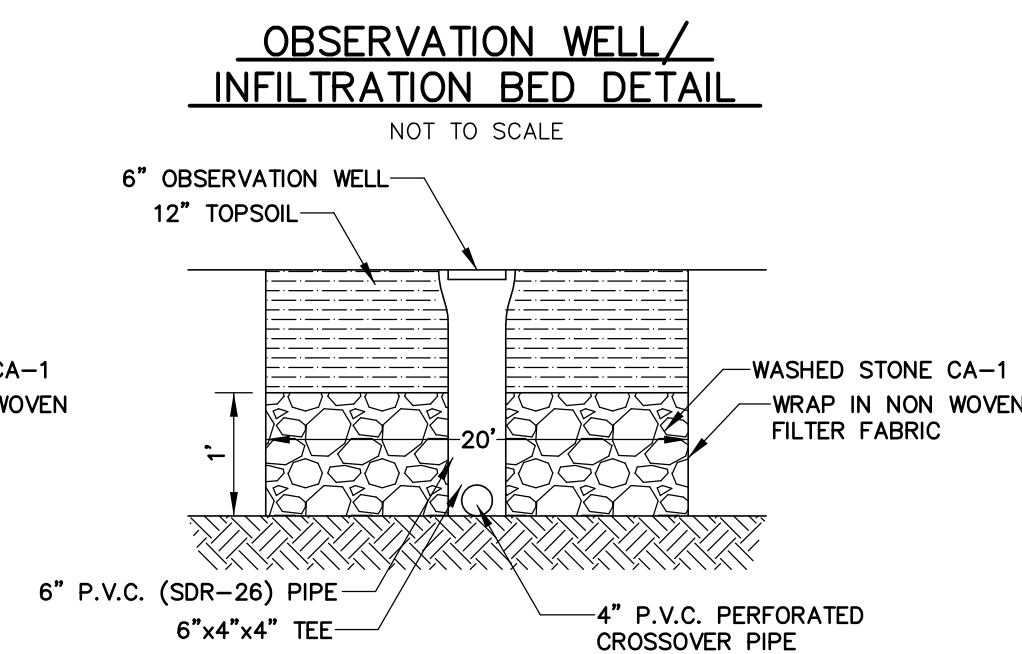
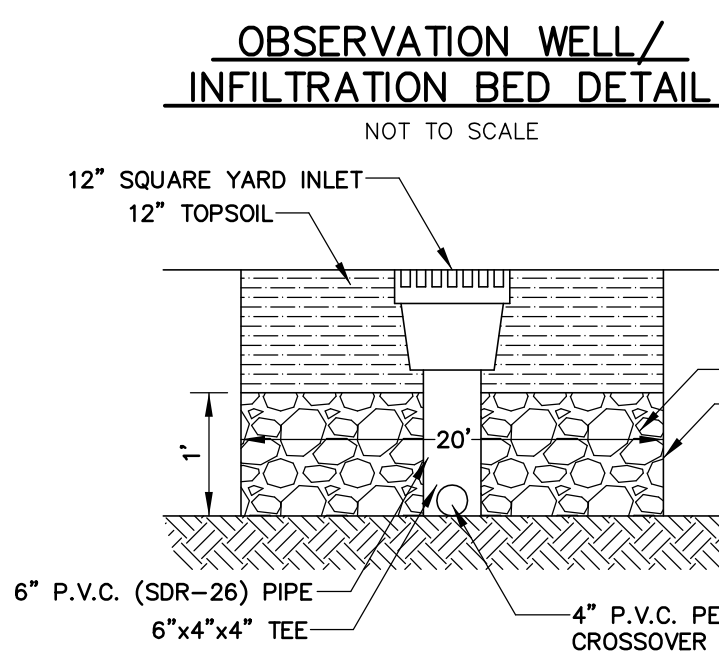
CONCRETE DRIVEWAY DETAIL

ITEM	AC TYPE	VOIDS
HMA SURFACE - MIX D	PG 64-22	4% @ 50 Gyration
HMA BINDER - IL-19	PG 58-22	4% @ 50 Gyration



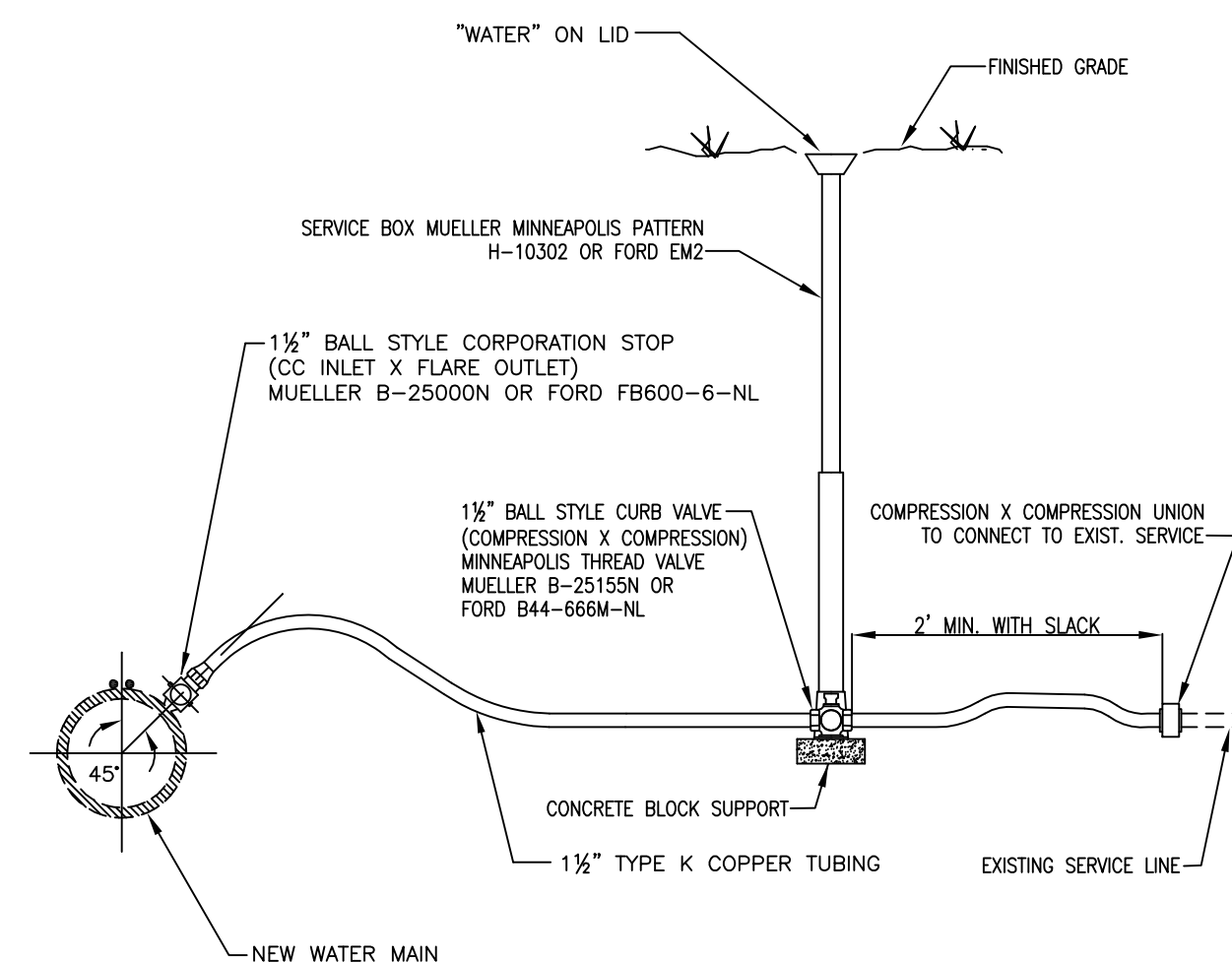
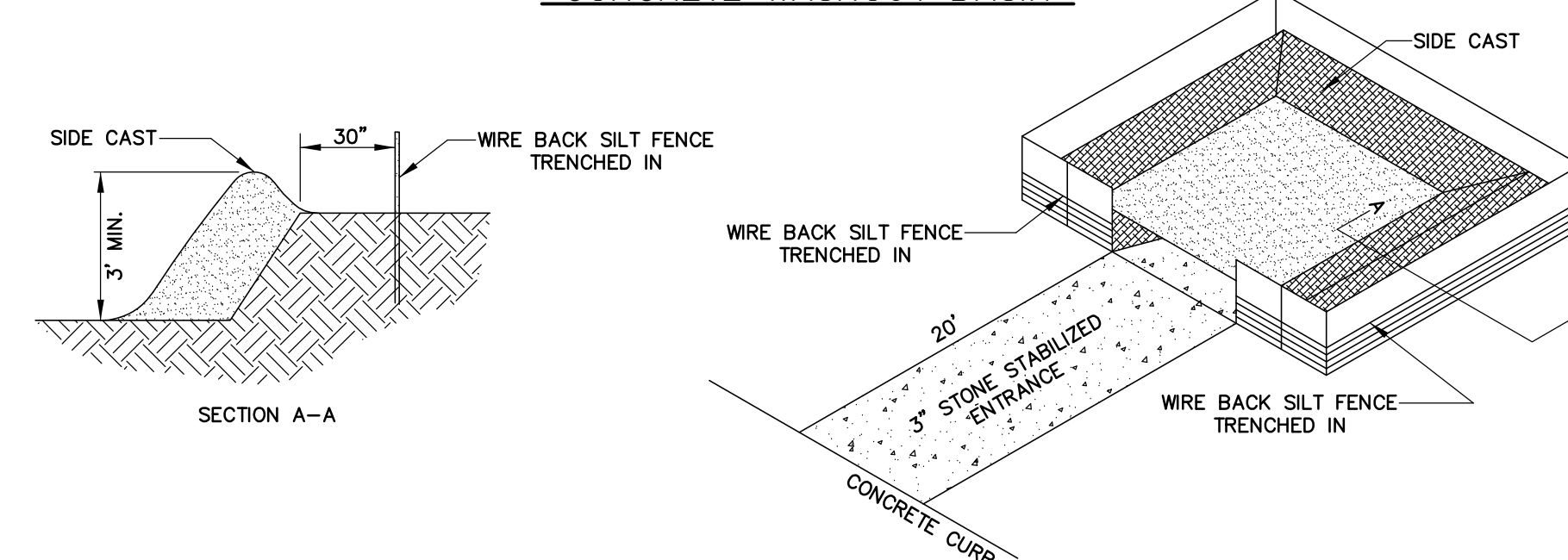
NOTE: INSTALL TRENCH BACKFILL UP TO THE EXISTING PAVEMENT SURFACE ELEVATION UNTIL THE INSTALLATION OF THE HMA SURFACE COURSES OR PCC PAVEMENT. REMOVE EXCESS BACKFILL PRIOR TO PAVING OPERATIONS. COST OF TRENCH BACKFILL IS CONSIDERED INCIDENTAL TO THE PIPE PAY ITEM.

TYPICAL PAVEMENT RESTORATION



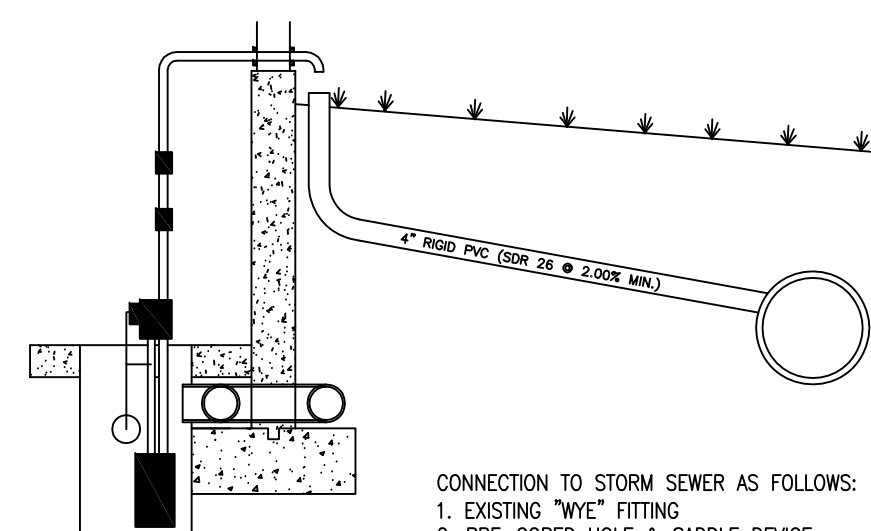
- NOTES:
1. AFTER COMPLETION, AREA OF THE BMP STONE BED AND PERFORATED PIPE SHALL BE FENCED OFF WITH CONSTRUCTION SAFETY FENCING TO PREVENT ANY VEHICULAR OR CONSTRUCTION EQUIPMENT TRAFFIC OVER THE SITE AND COMPACTING THE SOIL THUS REDUCING THE PERMEABILITY OF THE POROUS TOPSOIL BACKFILL.
 2. ACCURATE MEASUREMENTS SHALL BE MADE AT THE TIME OF CONSTRUCTION OF THE BMP SYSTEM AND RECORDED ON AN AS-BUILT DOCUMENT IF REQUIRED BY THE GOVERNING AGENCY. THIS MAY INCLUDE BUT NOT BE LIMITED TO STONE BED PHOTOGRAPHY, PHOTOGRAPHIC INVOICES, AS-BUILT HORIZONTAL AND VERTICAL MEASUREMENTS, ETC.
 3. BOTTOM OF THE STONE BED SHALL BE ABOVE THE SEASONAL HIGH WATER TABLE.
 4. IN ORDER FOR THE BMP SYSTEM TO BE EFFECTIVE IT IS NECESSARY TO MAINTAIN THE AREA IN ACCORDANCE WITH THE POLICIES OF THE BMP MANUAL. THE COUNTY ENGINEER HAS THE RIGHT TO ENFORCE THE MAINTENANCE OF THIS AREA PER VILLAGE POLICY.

CONCRETE WASHOUT BASIN



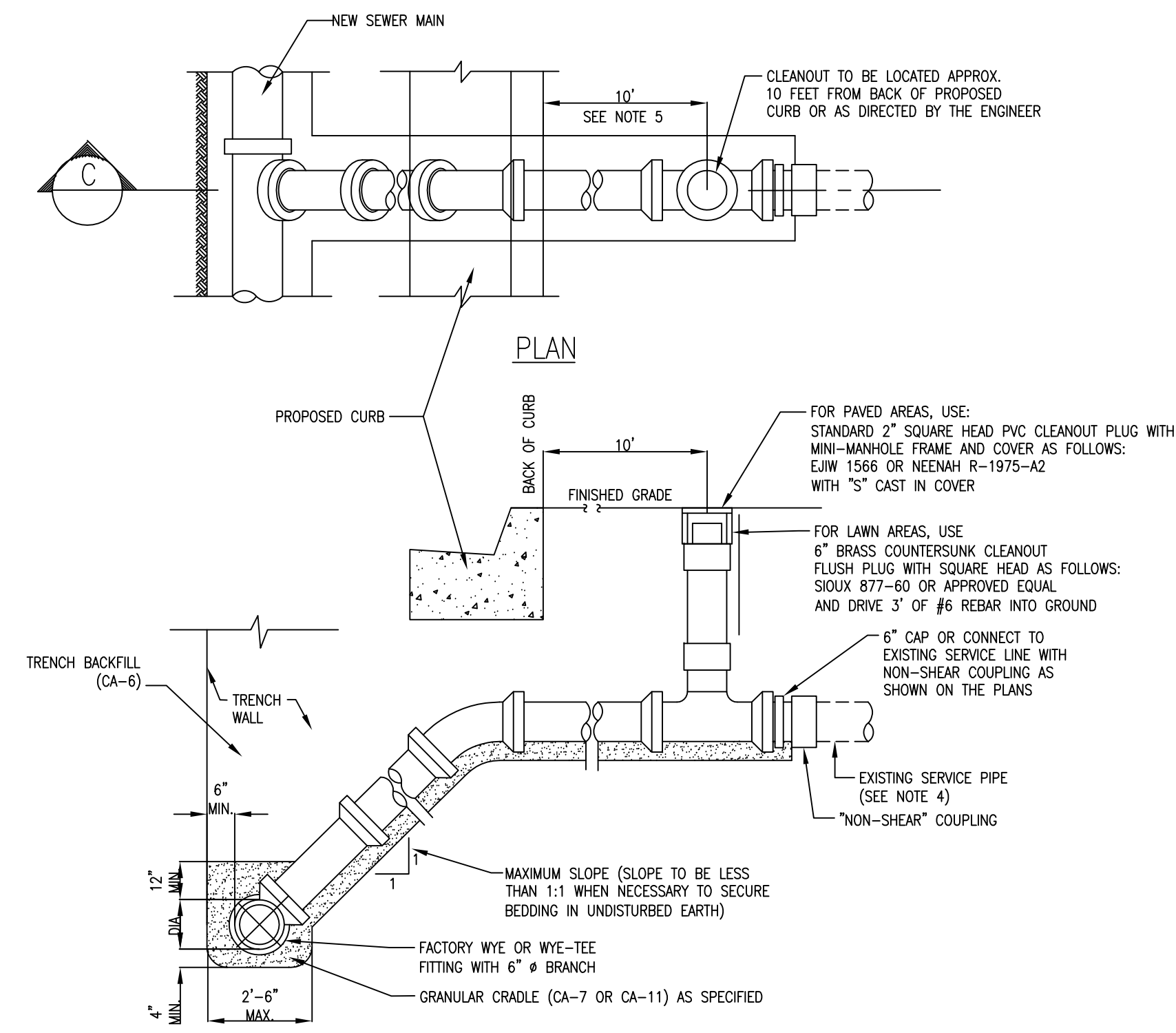
- NOTES:
1. SERVICE SADDLE AS PER SPECIFICATIONS, IS REQUIRED AS FOLLOWS:
FOR CAST IRON OR PVC WATER MAIN, USE STAINLESS STEEL SMITH-BLAIR 372 SERIES
FOR DUCTILE WATER MAIN, USE BRONZE DOUBLE STRAP MUELLER BR2B SERIES
 2. THE WATER MAIN SERVICE FITTINGS & B-BOX SHALL BE AS APPROVED BY THE GLEN
ELLYN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

WATER SERVICE CONNECTION DETAIL



- CONNECTION TO STORM SEWER AS FOLLOWS:
1. EXISTING "WYE" FITTING
 2. PRE-CORED HOLE & SADDLE DEVICE
 3. MACHINE CORE HOLE & SADDLE DEVICE
 4. DIRECT TAP TO STORM INLET IS PREFERRED

NOTE:
CONTRACTOR ASSUMES FULL RESPONSIBILITY
& LIABILITY FOR ANY DAMAGE TO UTILITIES



- NOTES:
1. THE OPEN ENDS SHALL BE PROTECTED FROM DEBRIS ENTERING THE LATERAL.
 2. MAXIMUM SLOPE SHALL BE LESS THAN 1:1 WHEN IT IS NECESSARY TO SECURE BEDDING IN UNDISTURBED EARTH.
 3. REPAIR ADDITIONAL LENGTH OF SEWER AS DIRECTED BY ENGINEER, PAID FOR AS "SANITARY SEWER SERVICE PIPE, 6" PVC, SDR26".
 4. SANITARY SEWER SERVICE SHALL BE EXTENDED TO 10 FEET BEYOND THE NEW BACK OF CURB.

SECTION C
SANITARY SEWER SERVICE CONNECTION (NEW MAIN)

Date of Field Work: 10/04/24	Drawn By: CMG	VILLAGE OF GLEN ELLYN & STANDARD DETAILS RAEDERS ACORN AVENUE SUBDIVISION	Sheet
Scale: NOT TO SCALE	Checked By: EAC		4
Field Bk Pg: 48-00	Approved: ADC		
Date:	Revision:		
		Prepared By: CARRADUS LAND SURVEY, INC. 91 S. Gary Avenue Suite 180, Carol Stream, ILLINOIS 60188 (630) 588-0415 (Fax) 630-588-7892	Project # 40848

• IRON MONUMENT FOUND
 ○ IRON MONUMENT SET
 (PLS 35-2551)
 □ CONCRETE MONUMENT
 (50.00')
 — RECORD DIMENSION
 — FENCE LINE
 — EASEMENT LINE
 — BUILDING LINE

10 20 30 40
 SCALE: 1" = 20'

THICKNESS— NOT LESS THAN 8 INCHES.

WASHING-- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS, ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.

LOT 3 IN RAEDER'S ACORN AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

1.) MAINTENANCE OF GRAVEL CONSTRUCTION ACCESS	1 L.S. @ \$ 350.00/L.S. = \$ 350.00
2.) DAILY REMOVAL OF SEDIMENT, DEBRIS, ETC. THAT REACHES THE PUBLIC ROADWAY	1 L.S. @ \$ 300.00/L.S. = \$ 300.00
3.) INSTALLATION & MAINTENANCE OF EROSION CONTROL SILT FENCE, ETC.	462 L.F. @ \$ 5.00/L.F. = \$ 2,310.00
4.) ESTABLISH SOD ON DISTURBED AREAS OF PARKWAY	130 S.Y. @ \$ 9.00/S.Y. = \$ 1,170.00
5.) LAWN RESTORATION OF REGRADED AREAS	1 L.S. @ \$ 6,050.00/L.S. = \$ 6,050.00
	TOTAL EROSION CONTROL = \$ 10,880.00

<u>Description</u>	<u>Proposed</u>	<u>Existing</u>
TOPOGRAPHIC CONTOUR	—— 886 ——	—— 886 ——
SANITARY/COMBINATION SEWER	—————→—————	—————→—————
STORM SEWER	—————←—————	—————←—————
WATER MAIN	———+———+———+———+———+———	———+———+———+———+———+———
CURTAIN DRAIN	—————	—————
SANITARY SEWER SERVICE	6" PVC PIPE (SDR-26)	
WATER SERVICE	1-1/2" COPPER (TYPE "K")	
TOP OF FOUNDATION ELEVATION	T/F	⊙
GARAGE FLOOR ELEVATION	G/F	⊙
FIRST FLOOR ELEVATION	F/F	⊙
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CURB INLET	⊙	⊙
YARD INLET	⊙	⊙
FLARED END SECTION	)	)
FIRE HYDRANT	⊙	⊙
POWER POLE	⊙	⊙
LIGHT POLE	⊙	⊙
SPOT ELEVATION	886.5	885.0 +
TREE		⊙
TREE TO BE REMOVED		⊙
TREE TO BE PROTECTED		⊙
EROSION CONTROL / SILT FENCE		
DRAINAGE FLOW ROUTE	—————→—————	
SUMP PUMP DISCHARGE	← SP	
DOWNSPOUT DISCHARGE	← DS	

The image contains two technical drawings. The top drawing is a plan view of a barrier wall, showing a rectangular structure with a cross-hatched pattern. Labels include: 'BARRIER WALL', 'SANDBAG (ANCHOR EVER 2' ON TOP OF BARRIER)', '10' MINIMUM' (width), '30 MIL. POLYETHYLENE' (material), and 'PLAN VIEW'. The bottom drawing is a section view of a sign detail, showing a signpost with a sign. Labels include: 'LETTERS 6" MIN. HEIGHT', '3 1/2' MIN.' (sign height), '2 1/2' MIN.' (post height), 'CONCRETE WASHOUT AREA', 'PLYWOOD OR ALUMINUM 48" X 24" MIN.', '4" X 4" X 6' WOOD POST OR 6" STEEL POST MIN.', 'SIGN DETAIL', 'SANDBAG', '7" MIN.' (sandbag height), 'NATIVE SOIL', 'BARRIER WALL', '30 MIL. POLYETHYLENE', and 'BARRIER WALL ANCHOR SECTION'.

NOTES:

1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED 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.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT NOT BE CHANGED BY THE CONSTRUCTION OF THIS NEW HOUSE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS PROJECT.


 03/21/25
 ENGINEER DATE
 ILLINOIS PROFESSIONAL ENGINEER NO.062-063571
 MY LICENSE EXPIRES 11/30/2025
 JOSEPH W. LUREAU
 062-063571

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

WE HAVE REVIEWED THE LOCAL TOPOGRAPHY AND IDENTIFIED ANY LOCAL DEPRESSIONAL AREAS. FURTHERMORE WE HAVE DETERMINED THAT THIS TECHNICAL SUBMISSION INCORPORATES PROPOSED IMPROVEMENTS THAT WILL NOT DISPLACE ANY PONDING OR STANDING WATER, AND WILL NOT CHANGE THE DRAINAGE OF SURFACE WATERS, AND THAT ADEQUATE PROVISIONS HAVE BEEN INCORPORATED INTO THE PROPOSED SITE GRADING SO AS TO NOT ADVERSELY AFFECT THE DRAINAGE OF STORMWATER, OR FROM THE SITE AND ABUTTING OR ADJACENT PROPERTIES.

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, AN ILLINOIS REGISTERED LAND SURVEYOR, HAS SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 4th DAY OF October, A.D. 2024
BY Allen D Carradus, ILLINOIS REGISTERED LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2024

CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184-007086
FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2025

BOUNDARY SURVEY WITH TOPOGRAPHY
DEMOLITION & EROSION CONTROL PLAN
LOT 3 ACORN AVENUE GLEN ELLYN DU PAGE COUNTY ILLINOIS

Prepared For:	BEN RAEDER	Of
Prepared By:	CARRADUS LAND SURVEY, INC.	Project #

191 S. Gary Avenue Suite 180, Carol Stream Illinois, 60188
(630) 588-0416 (FAX) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM

- 1.) WATER FOR CONSTRUCTION SHALL BE OBTAINED FROM A METERED CONNECTION TO FIRE HYDRANT.
- 2.) CONSTRUCTION VEHICLES SHALL BE PARKED ON THE NORTH SIDE OF ACORN AVENUE ONLY.
- 3.) ALL TREES ON THE SITE, EXCEPT THOSE DESIGNATED TO BE REMOVED, SHALL BE PROTECTED.
- 4.) THE CONTRACTOR SHALL BE REQUIRED TO KEEP THE STREETS CLEAN THROUGHOUT CONSTRUCTION.
- 5.) ALL ACCESS TO AND FROM THE SITE BY CONSTRUCTION VEHICLES SHALL BE VIA THE GRAVEL DRIVEWAY.
- 6.) THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION LATEST REVISION, AND THE STANDARD SPECIFICATION FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST REVISION, SHALL GOVERN CONSTRUCTION FOR THE PROPOSED IMPROVEMENT UNLESS SUPERSEDED BY SPECIAL PROVISIONS IN THE VILLAGE OF GLEN ELLYN SUBDIVISION AND ENGINEERING SPECIFICATIONS MANUAL.
- 7.) THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF GLEN ELLYN AT LEAST TWO (2) WORKING DAYS BEFORE THE INITIAL START OF OPERATIONS, OPENING ANY STREET PAVEMENT OR ANY TEMPORARY STOP OR RESUMPTION OF OPERATIONS.
- 8.) ALL NEW UNDERGROUND SERVICES SHALL BE PLACED AT LEAST FIVE (5) FEET FROM SANITARY AND WATER SERVICES.
- 9.) WHEREVER THE WORDS "ENGINEER" OR "INSPECTOR" APPEAR, IT SHALL BE INTERPRETED TO MEAN A REPRESENTATIVE OF THE VILLAGE OF GLEN ELLYN.
- 10.) A COPY OF THE VILLAGE APPROVED STAMPED PLANS AND SPECIFICATIONS AND OTHER AGENCIES' PERMITS, I.E. COUNTY HIGHWAY, ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, ETC. MUST BE KEPT IN THE OFFICE ON THE SITE DURING CONSTRUCTION.
- 11.) CHANGES IN THE ENGINEERING PLANS MUST BE APPROVED BY THE VILLAGE ENGINEER, A WRITTEN REQUEST, ACCOMPANIED BY REVISED ENGINEERING PLANS, IS TO BE SUBMITTED AND APPROVED BEFORE CHANGES ARE STARTED.
- 12.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES (AMERITECH, COMMONWEALTH ENERGY ELECTRIC COMPANY, ETC.) PRIOR TO CONSTRUCTION AND ALL UTILITIES DAMAGED AND/OR DISCOVERED BY THE CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER, LOCATION AS SHOWN ON THE APPROPRIATE AND BASED UPON THE BEST AVAILABLE INFORMATION, CALL J.U.I.I.E. FOR MAJOR UTILITY LOCATIONS.
- 13.) THE CONTRACTOR IS TO VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK AND, IF THERE ARE ANY DISCREPANCIES, IS TO NOTIFY THE DESIGN ENGINEER AT ONCE, NO WORK SHALL BE DONE UNTIL THE DISCREPANCIES ARE RESOLVED.
- 14.) EXISTING UTILITIES TO BE ABANDONED IN PLACE SHALL BE REMOVED TO A MINIMUM DISTANCE OF 15 FEET ON EACH SIDE OF ANY EXISTING UTILITIES TO REMAIN IN SERVICE AND/OR ANY PROPOSED UTILITIES.

- 1.) WATER SERVICE SHALL BE 1-1/2" COPPER (TYPE "K")
- 2.) SANITARY SEWER SERVICES SHALL BE 6" P.V.C. PIPE (SDR-26) @ A MINIMUM 1.0% SLOPE
- 3.) RESTORE PAVED AREAS DISTURBED DURING THE INSTALLATION OF SEWER & WATER SERVICE
- 4.) ALL TRENCHES SHALL BE BACKFILLED WITH A SELECT GRANULAR MATERIAL UNDER ROADWAYS DRIVEWAYS AND SIDEWALKS.

1. MATCH EXISTING GRADES AT THE PROPERTY LINES.
2. DIRECT DOWNSPOUTS AND SUMP DISCHARGE TOWARDS THE REAR AND FRONT YARD SWALES.
3. THE EXISTING DRAINAGE CHARACTERISTICS OF THE SITE SHALL REMAIN SUBSTANTIALLY UNCHANGED.
4. RESTORE ALL GRADED AREAS WITH SEED OR SOD PER OWNER.
5. ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION.
6. ONLY THAT MATERIAL NEEDED FOR FOUNDATION BACKFILL AND FINAL GRADING SHALL BE STORED ON SITE.
7. ALL GRADING OPERATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ELEVATIONS AND GRADES, AS SHOWN ON THE PLANS OR MODIFIED BY THE VILLAGE ENGINEER.

1. All distances shown hereon are in feet and decimal parts thereof.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult the local authorities for additional setback lines and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. All dimensions to and along the buildings as shown hereon are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

INSTALL PROTECTIVE FENCING TO MINIMUM HEIGHT OF 4.0', FENCING SHALL BE POSITIONED SUCH THAT DRIP LINE OF TREE IS PROTECTED.

1. Sediment and erosion control devices shall be installed and functional before the site is otherwise disturbed.
2. If a stockpile is to remain in place for more than seven days, it shall be surrounded by silt fencing. If a stockpile is to remain in place for more than fourteen days, shall be protected with temporary seeding.
3. All flared end sections shall be protected by sediment settling basins and/or straw bales until ground cover has been established. Filter fabric shall be placed under a mat grates until ground cover has been established.
4. Water pumped, or otherwise discharged, from the site as part of construction dewatering shall be filtered.
5. All soil, mud and debris washed, tracked or deposited onto the street pavement shall be removed at the end of each work day.
6. All vehicular access to the site shall be restricted to the existing driveway of the site, or if it is to be removed then to a gravel drive after the existing drive has been removed. The gravel drive shall be installed prior to the start of any construction on the site.
7. Ground cover (seed and mulch or sod) shall be placed on all disturbed areas within fourteen days of the completion of top soil placement and final grading. If weather conditions preclude the placement of seed and mulch or sod, all disturbed areas shall be protected with straw mulch.

1 EXCAVATE A 4'x4' TRENCH UPSLOPE ALONG THE LINE OF THE POSTS.

2 STAPLE THE WIRE MESH FENCING TO EACH POST.

3 ATTACH THE FILTER FABRIC TO THE WIRE FENCING AND EXTEND IT INTO THE TRENCH.

4 BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL.

Staple or wire to wood stake or post.

COMPACTED BACKFILL

Wire mesh is optional when using extra strength (50 lbs./lin. ft.) filter fabric or commercially pre-assembled filter fabric and wood stake erosion control fencing.

All Construction Shall be Governed by "Procedures and Standards for Urban Storm Erosion Control" dated October 1981 edition or Revision

1. Filter barriers shall be inspected immediately after each rainfall and removed or replaced during and after rainfall. Any required repairs shall be made immediately.
2. Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
3. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
4. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be removed to conform with the existing grade, prepared and seeded.
5. The owner/general contractor shall be responsible to ensure all maintenance procedures are followed.

P.I.N. 05-12-304-____

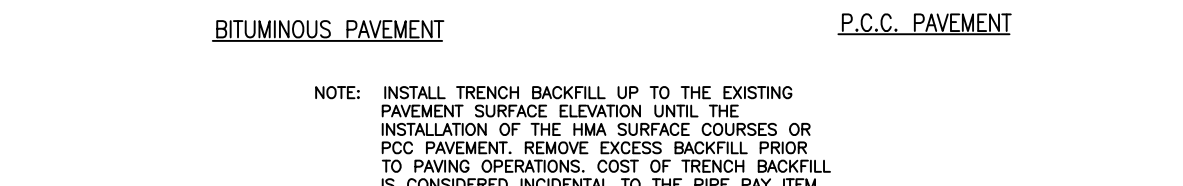
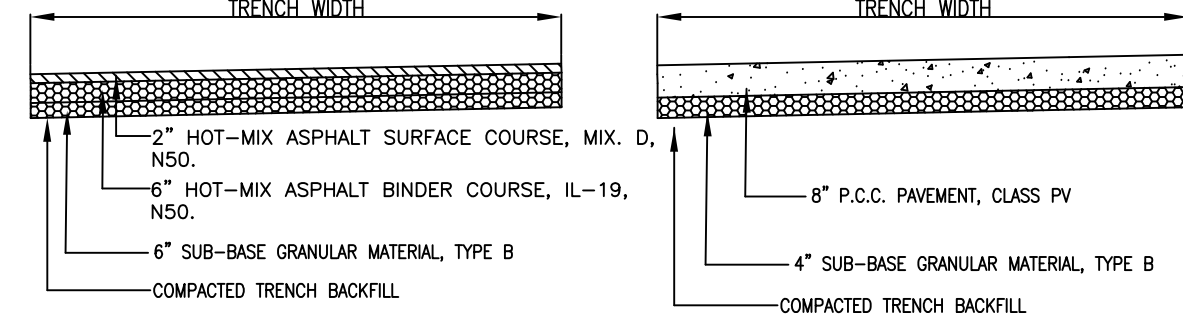
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Scale:	1" = 20'	Checked By:	E

Date:	Revision:

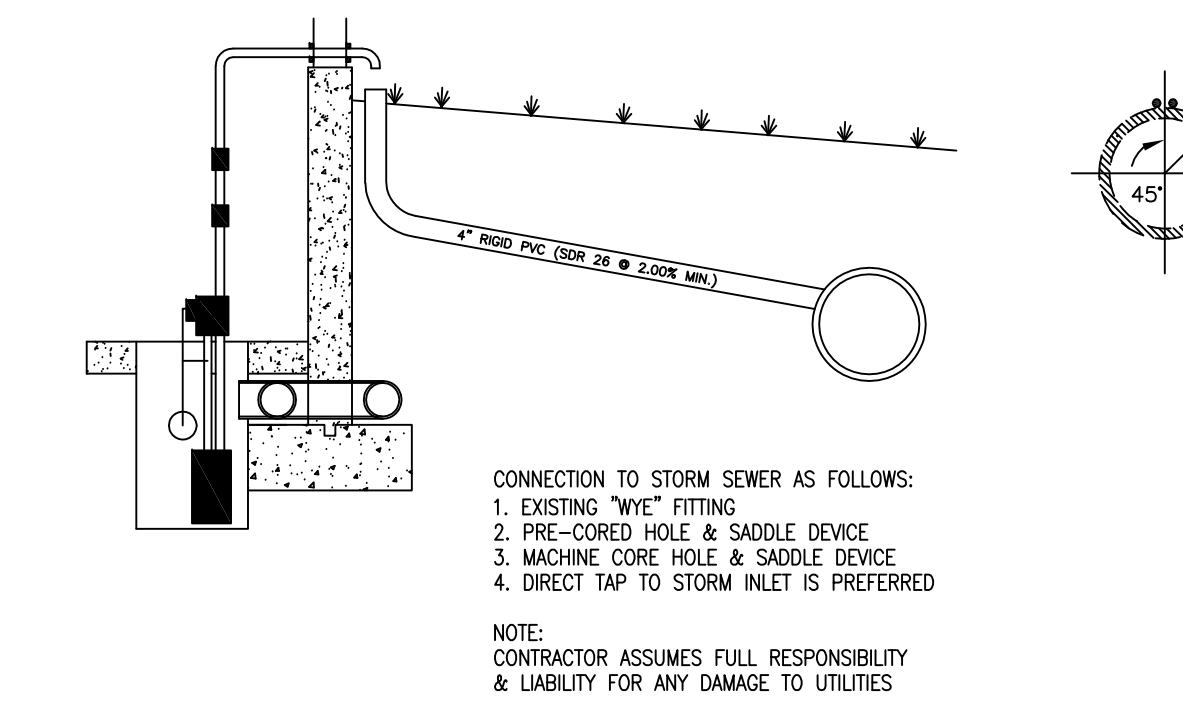
THIS IS AN ELECTRONICALLY TRANSMITTED DIGITAL REPRODUCTION OF AN ORIGINAL SIGNED AND SEALED PRINTED PLAT. DRAWING FILE NAME: 41055-LOT 3-SPN-S

DUMPSTER, PORTABLE TOILET, CONCRETE WASHOUT, CONSTRUCTION MATERIAL STOCKPILE	
(DUMPSTER)	-DUMPSTER LOCATION. NO CLOSER THAN 10' OFF PROPERTY LINES.
(P.T.)	-PORTABLE TOILET LOCATION. NO CLOSER THAN 10' OFF PROPERTY LINES.
(C.M.S.)	-CONSTRUCTION MATERIAL STORAGE AREA. NO STORAGE WITHIN 10' OF PROPERTY LINES.
(C.W.)	-PORTABLE CONCRETE WASHOUT CONTAINER LOCATION. WASHOUT DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR BUT ALL WASHOUT ACTIVITY SHALL TAKE PLACE ON PRIVATE PROPERTY AND NOT WITHIN THE PUBLIC RIGHT OF WAY.
(T.S.)	-LOCATION OF TOPSOIL FOR LANDSCAPING STOCKPILE AREA (SIZE AS NEEDED) DO NOT OBSTRUCT OVERLAND DRAINAGE. SILT FENCE ON DOWNSTREAM SIDE AS NEEDED.

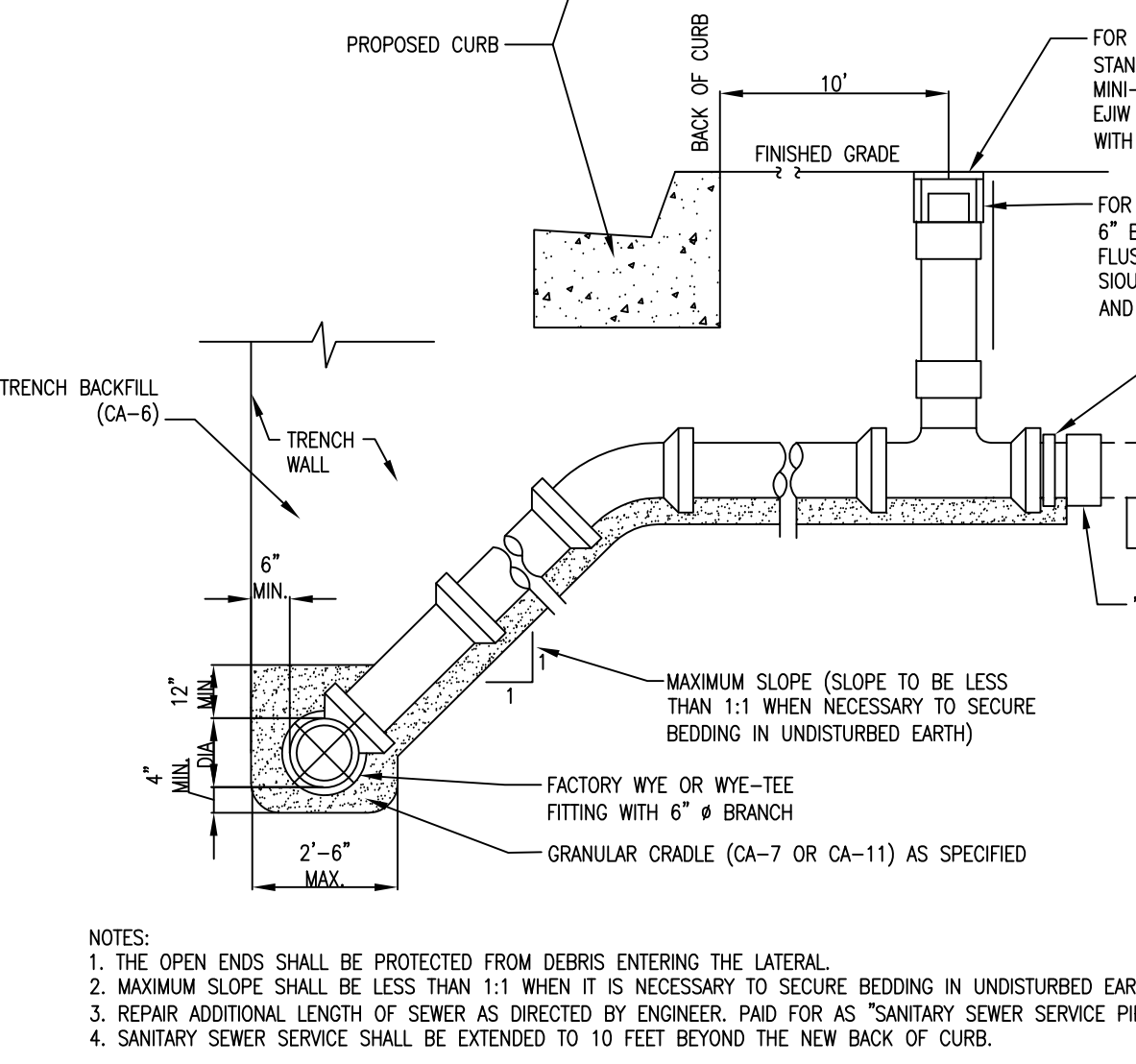
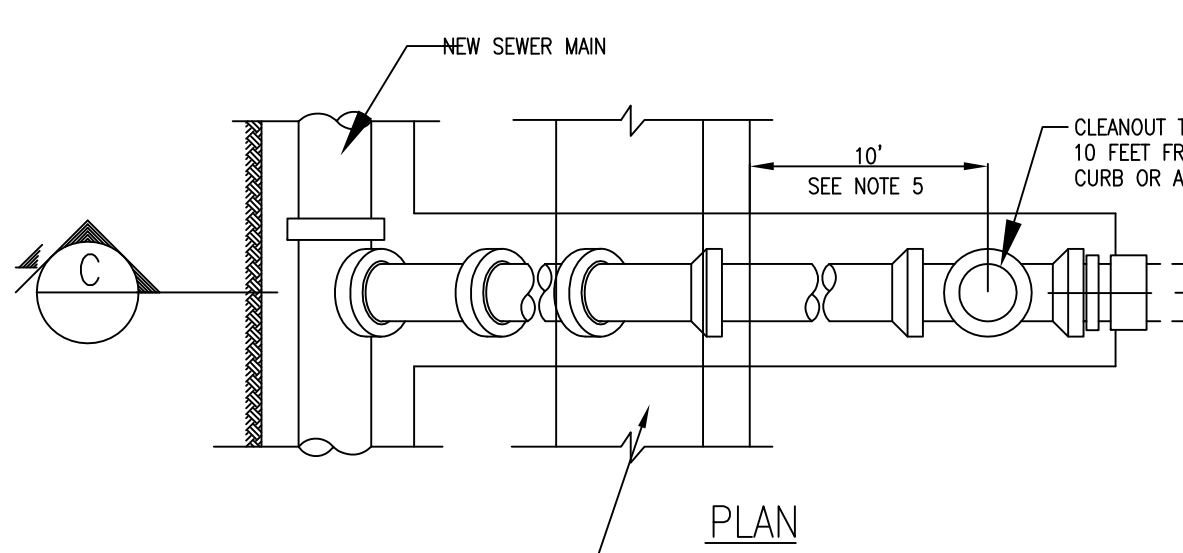
MIX REQUIREMENT TABLE		
ITEM	AC TYPE	VOIDS
HMA SURFACE - MIX D	PG 64-22	4% ϕ 50 Gyraton
HMA BINDER - IL-19	PG 58-22	4% ϕ 50 Gyraton



TYPICAL PAVEMENT RESTORATION
NOT TO SCALE



SUMP PUMP CONNECTION DETAIL
NOT TO SCALE



TRENCH SECTION IN UNPAVED AREAS
NOT TO SCALE

ONSITE IMPERVIOUS AREA TABLE			
	BEFORE CONSTRUCTION	AFTER CONSTRUCTION	
HOUSE--	1,613 SQ.FT. 4.8 %	3,470 SQ.FT. 30.3 %	
*DRIVEWAY--	147 SQ.FT. 0.4 %	967 SQ.FT. 8.4 %	
FRONT WALK & STEPS--	52 SQ.FT. 0.2 %	83 SQ.FT. 0.7 %	
REAR PATIO--	86 SQ.FT. 0.3 %	368 SQ.FT. 3.2 %	
WOOD WALK--	181 SQ.FT. 0.5 %	0 SQ.FT. 0 %	
SHED--	173 SQ.FT. 0.5 %	0 SQ.FT. 0.0 %	
TOTAL IMPERVIOUS--	2,252 SQ.FT. 6.7 %	4,888 SQ.FT. 42.7 %	
TOTAL SITE AREA--	11,461 SQ.FT. 100.0 %	11,461 SQ.FT. 100.0 %	

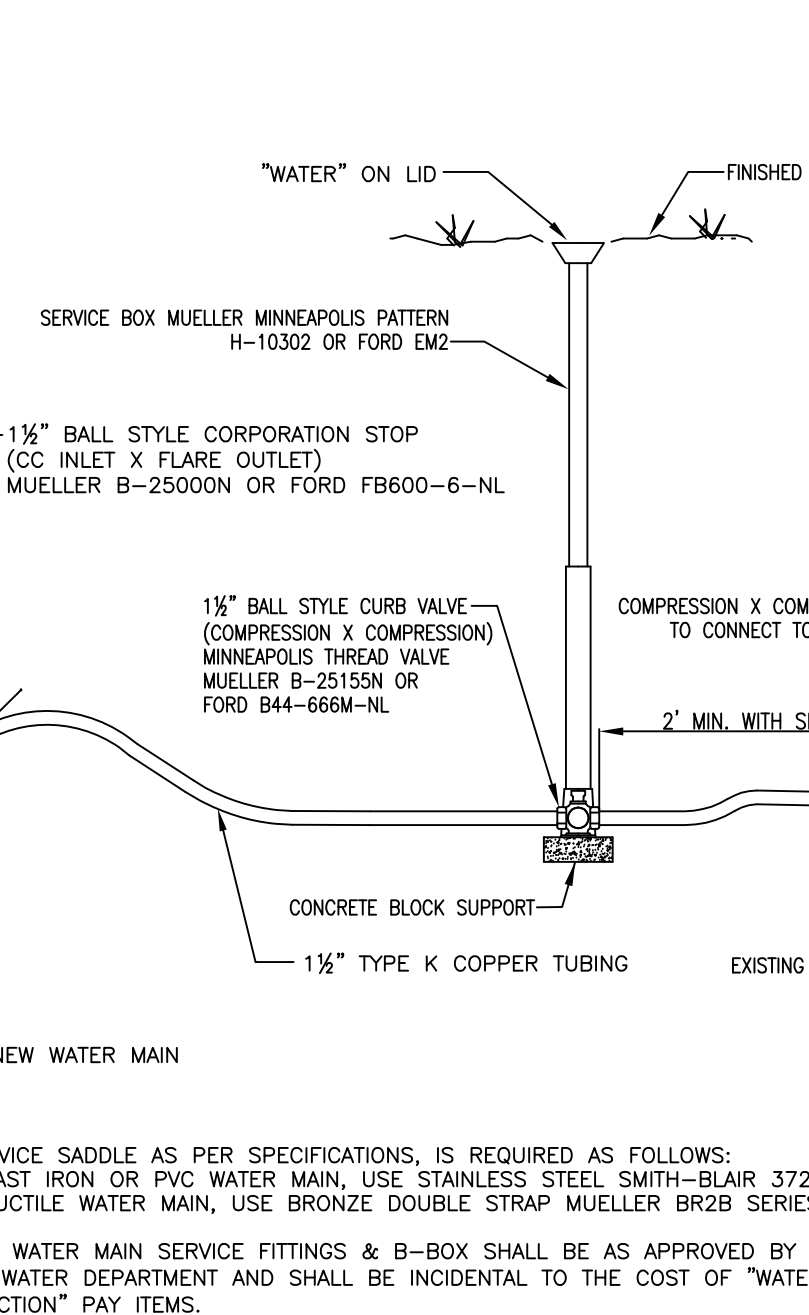
NET ONSITE IMPERVIOUS AREA INCREASE = 2,636 SQ.FT.

OFFSITE IMPERVIOUS AREA IN RIGHT OF WAY TABLE

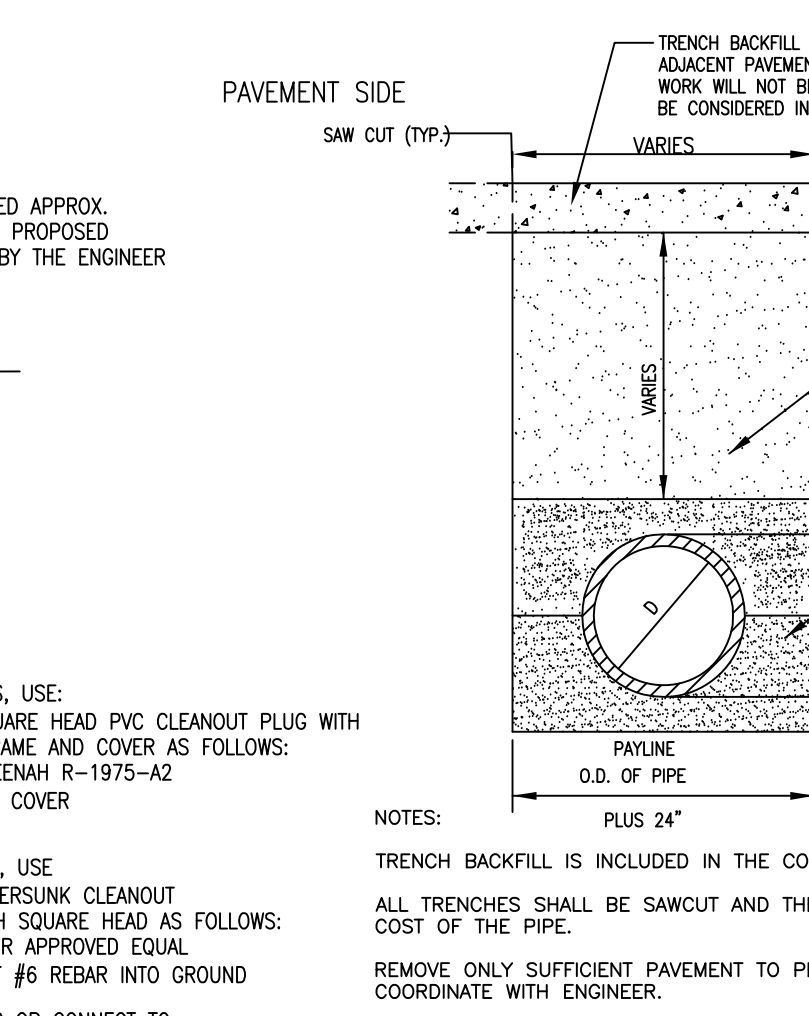
DRIVEWAY APPROACH--	0 SQ.FT.	387 SQ.FT.
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TOTAL NET IMPERVIOUS AREA INCREASE = 3,023 SQ.FT.

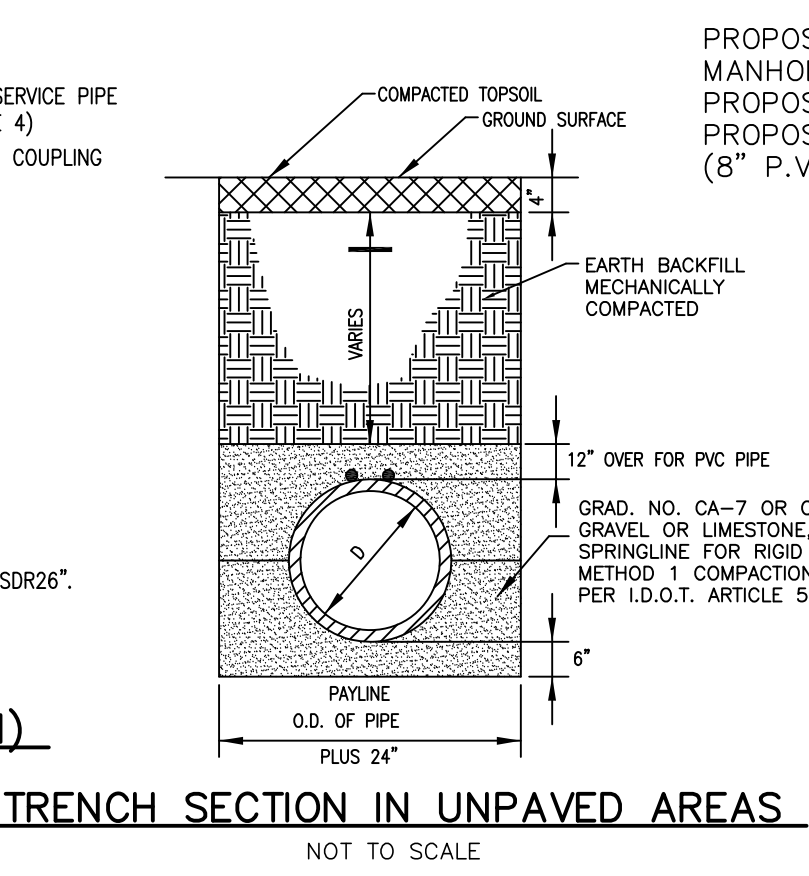
* GRAVEL PORTIONS OF THE DRIVEWAY HAVE NOT BEEN INCLUDED IN THIS TABLE



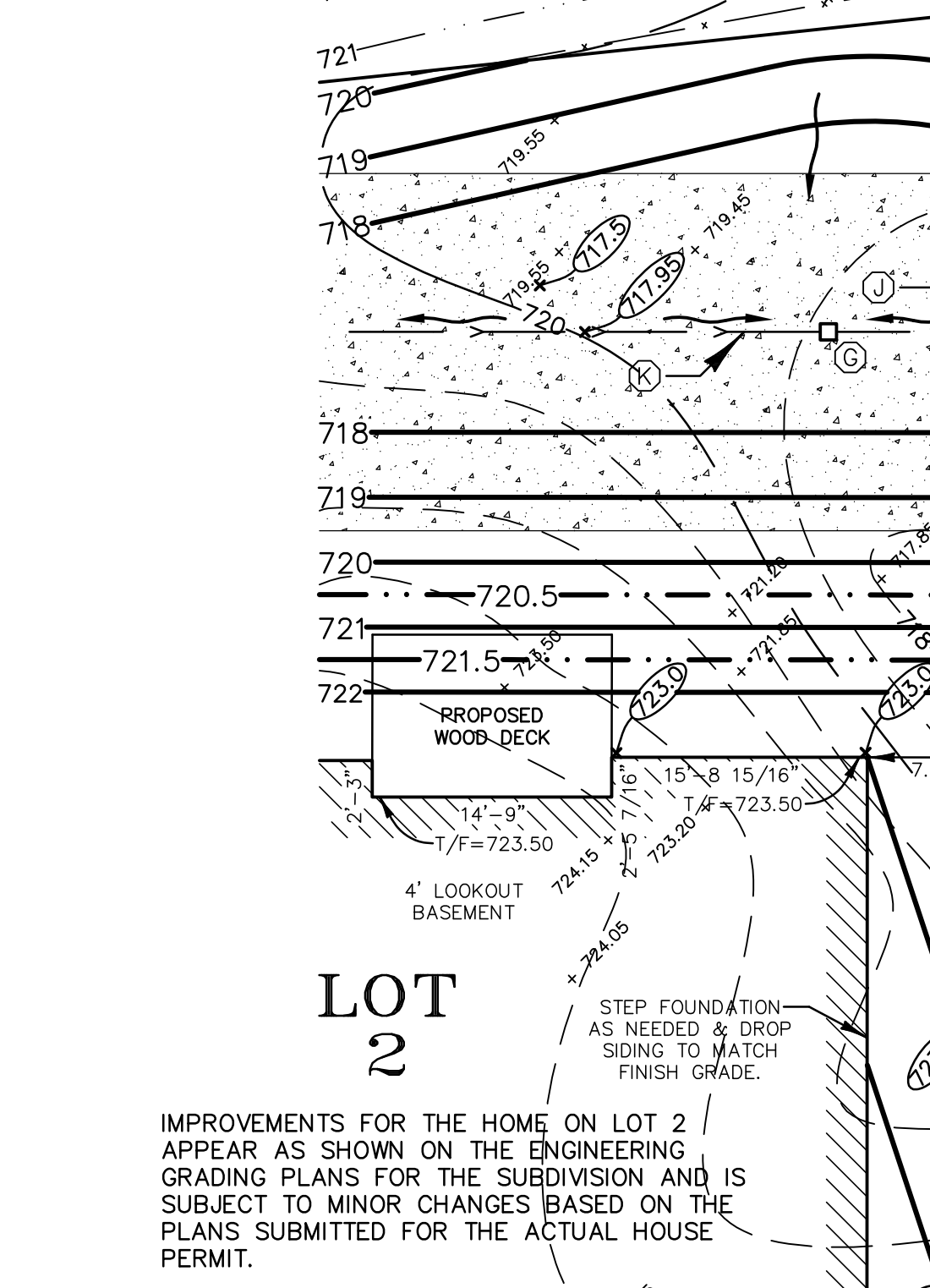
TRENCH SECTION IN UNPAVED AREAS
NOT TO SCALE



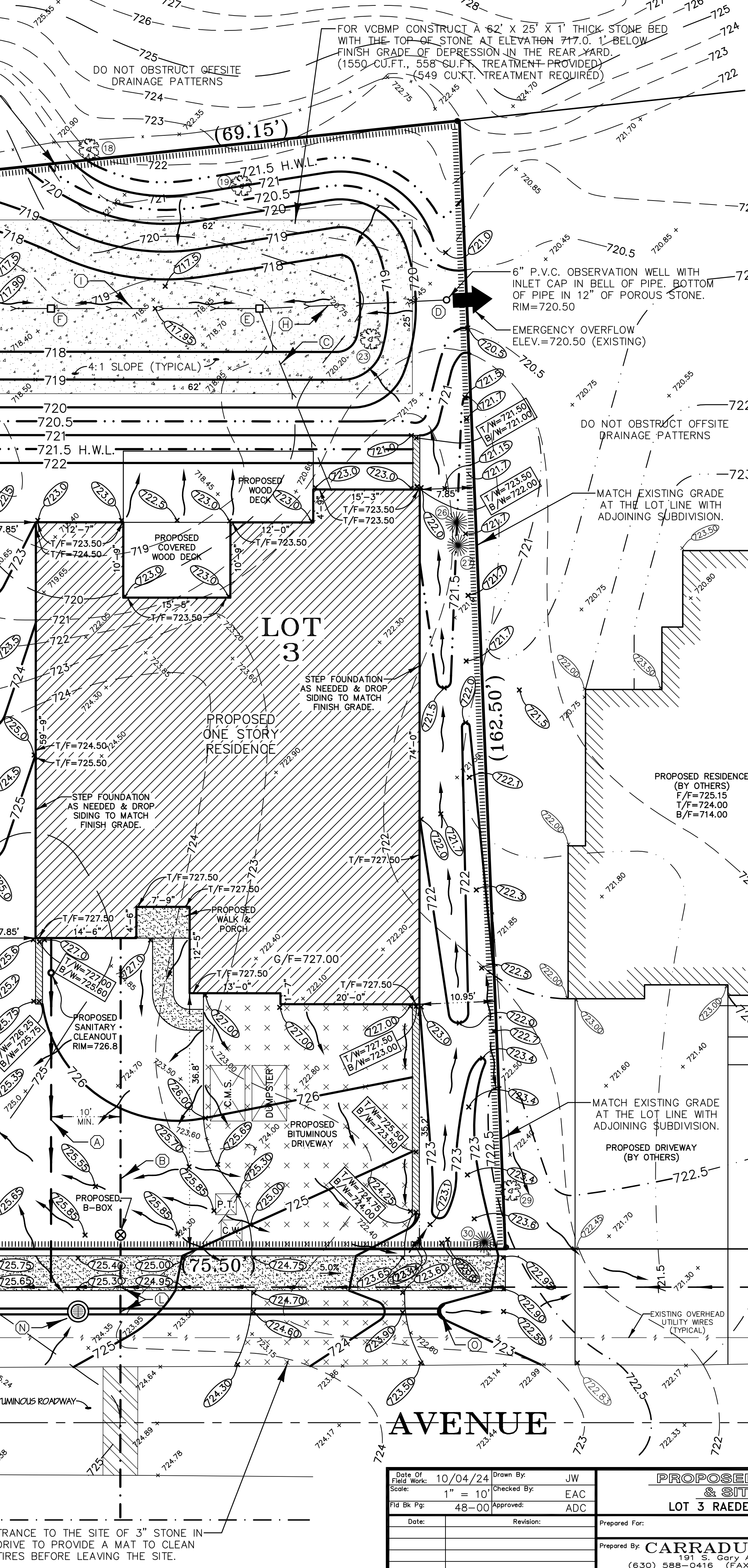
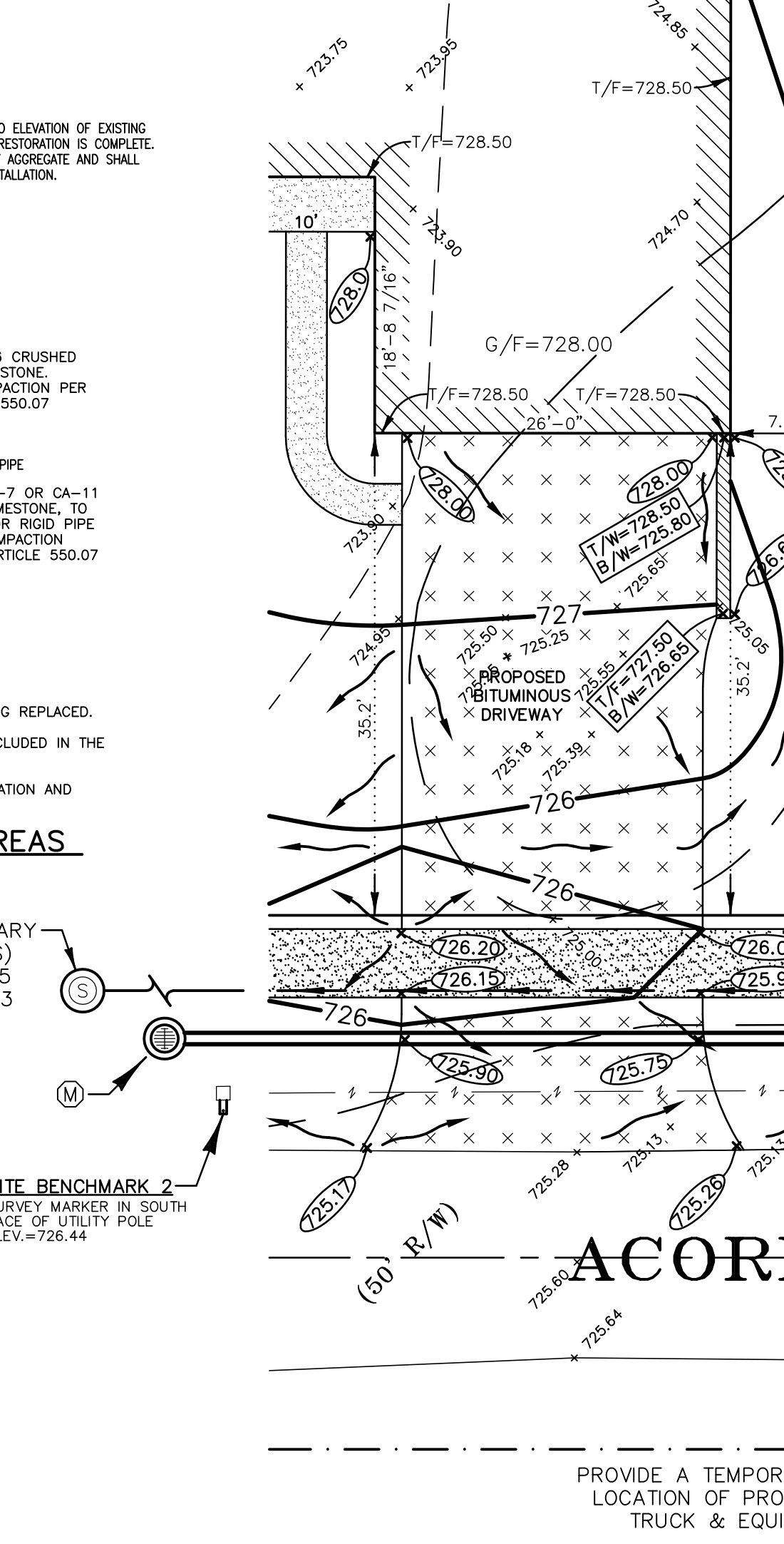
TRENCH SECTION IN UNPAVED AREAS
NOT TO SCALE



SILT FENCE AND 6' CONSTRUCTION SAFETY FENCING. SILT FENCE SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK ON THE SITE AND BE MAINTAINED UNTIL FINAL VEGETATION IS ESTABLISHED. CONSTRUCTION SAFETY FENCING SHALL BE INSTALLED INSIDE OF THE SILT FENCE TO PROTECT SILT FENCE FROM CONSTRUCTION ACTIVITY (DOWNSTREAM SIDE OF CONSTRUCTION TYPICAL).



IMPROVEMENTS FOR THE HOME ON LOT 2 APPEAR AS SHOWN ON THE ENGINEERING GRADING PLANS FOR THE SUBDIVISION AND IS SUBJECT TO MINOR CHANGES BASED ON THE PLANS SUBMITTED FOR THE ACTUAL HOUSE PERMIT.



- PROPOSED SANITARY SERVICE CONNECT NEW 6" P.V.C. PIPE (SDR-26) SANITARY SERVICE WITH A MINIMUM PIPE SLOPE OF 1.00% TO SANITARY SEWER PROPOSED BY OTHERS IN ACORN AVENUE. FIELD VERIFY LOCATION OF SANITARY SERVICES WITH GLEN ELLYN PUBLIC WORKS PRIOR TO THE START OF CONSTRUCTION. MAINTAIN 10' HORIZONTAL SEPARATION WITH WATER SERVICE. PROVIDE SELECT GRANULAR TRENCH BACK FILL IN UTILITY TRENCHES UNDER PAVED AREAS.
- PROPOSED WATER SERVICE. CONNECT NEW 1-1/4" TYPE K FLEXIBLE COPPER PIPE WATER SERVICE & B-BOX TO WATER MAIN PROPOSED BY OTHERS. FIELD VERIFY LOCATION AND CONDITION AND CONSULT WITH VILLAGE ABOUT SPECIFICATIONS FOR MATERIALS AND INSTALLATION (MAINTAIN 10' HORIZONTAL SEPARATION WITH SANITARY SERVICE)
- PROPOSED STORM DRAIN. INSTALL 4" P.V.C. (SDR-26) STORM DRAIN FOR SUMP PUMP DISCHARGE INTO PCBMP SYSTEM. DRAIN SHALL HAVE A MINIMUM 1.00% GRADE AND CONNECT TO A 6" P.V.C. RISER WITHIN THE STONE BED SYSTEM. LENGTH OF THE 3 DRAINS VARIES.
- PROPOSED INLET/OBSERVATION WELL RISER. INSTALL A 6" P.V.C. PERFORATED PIPE RISER WITH OPEN GRATE IN THE BELL SECTION OF PIPE. RIM=721.50 INV.=715.00
- 12" SQUARE P.V.C. YARD INLET WITH 6" P.V.C. PIPE AND 6"x4"x4" TEE CONNECTION TO THE 4" PERFORATED PIPE BELOW. RIM=717.80 INV.=716.00
- 12" SQUARE P.V.C. YARD INLET WITH 6" P.V.C. PIPE AND 6"x4"x4" TEE CONNECTION TO THE 4" PERFORATED PIPE BELOW. RIM=717.80 INV.=716.00
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- PROPOSED UNDERDRAIN EQUALIZER PIPE. INSTALL 25 L.F. 4" PERFORATED PIPE LAID FLAT @ INV.=715.00
- PROPOSED UNDERDRAIN EQUALIZER PIPE. INSTALL 30 L.F. 4" PERFORATED PIPE LAID FLAT @ INV.=715.00
- PROPOSED UNDERDRAIN EQUALIZER PIPE. INSTALL 20 L.F. 4" PERFORATED PIPE LAID FLAT @ INV.=715.00
- PROPOSED UNDERDRAIN EQUALIZER PIPE. INSTALL 30 L.F. 4" PERFORATED PIPE LAID FLAT @ INV.=715.00
- WATER SERVICE AND SANITARY SEWER CROSSING. BOTTOM OF 1-1/2" COPPER WATER SERVICE IS AT ELEVATION 719.80 AND TOP OF 8" P.V.C. SANITARY SEWER PIPE IS AT ELEVATION 717.80. THIS PROVIDES 2.00" (24") SEPARATION BETWEEN PIPES WITH WATER SERVICE OVER SANITARY SEWER.
- TOP OF THE 1-1/2" WATER SERVICE PIPE IS AT ELEVATION 719.95 AND BOTTOM OF 10" STORM SEWER PIPE IS AT ELEVATION 722.40. THIS PROVIDES 2.45" (53") SEPARATION BETWEEN PIPE WITH STORM SEWER OVER THE WATER SERVICE. FOLLOW PROTOCOL OF WATER AND SEWER SEPARATION REQUIREMENTS (PER IEPA) STANDARD DRAWING NO. 41 FOR TRENCH EXCAVATION AND BACKFILL REQUIREMENTS.
- PROPOSED 36" CATCH BASIN WITH TYPE "B" FRAME & OPEN GRATE. RIM=724.95 INV.=722.77
- PROPOSED 36" CATCH BASIN WITH TYPE "B" FRAME & OPEN GRATE. RIM=724.85 INV.=722.66
- 10" FLARED END SECTION INV.=722.60.

NOTE: 6" PVC PERFORATED PIPE RISER SHALL BE CONNECTED TO 4" PVC PERFORATED PIPE UNDERDRAIN EQUALIZER PIPE WITH A 6"x4"x4" TEE.

SILT FENCE IF SITE GRADING OF THE DETENTION AND PCBMP AREA HAS BEEN COMPLETED, THEN THE SILT FENCE SHALL BE INSTALLED ALONG THE 721.5 CONTOUR LINE TO PROTECT THE SUBDIVISION GRADING.

THE PCBMP REQUIRED FOR THIS LOT ARE INCLUDED IN THE OVERALL STORMWATER DETENTION AND PCBMP DESIGN FOR THE 3 LOTS OF THE SUBDIVISION.

PROPOSED 48" SANITARY MANHOLE (BY OTHERS) PROPOSED RIM=721.30 PROPOSED INV.=717.60 (8" P.V.C.)

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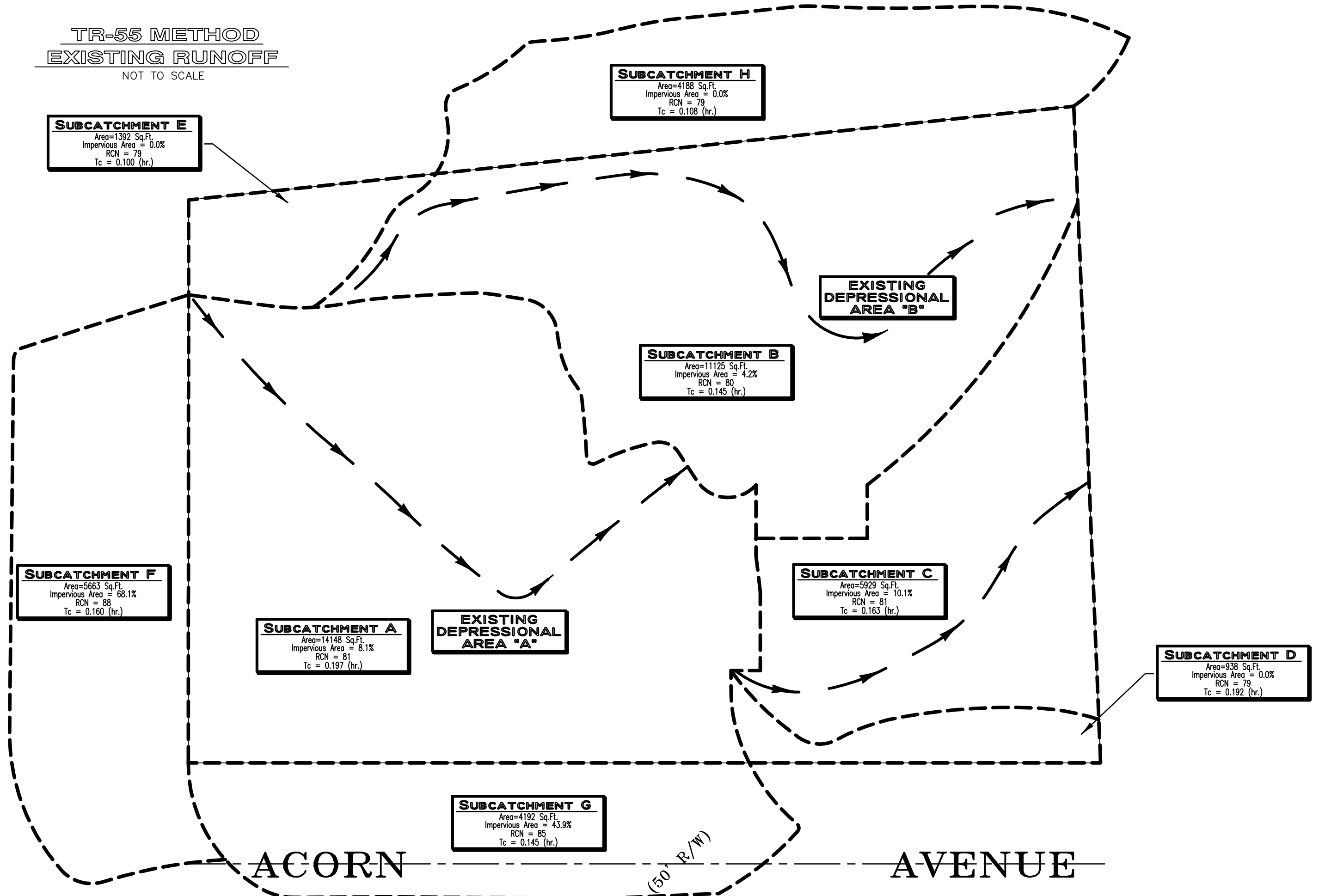
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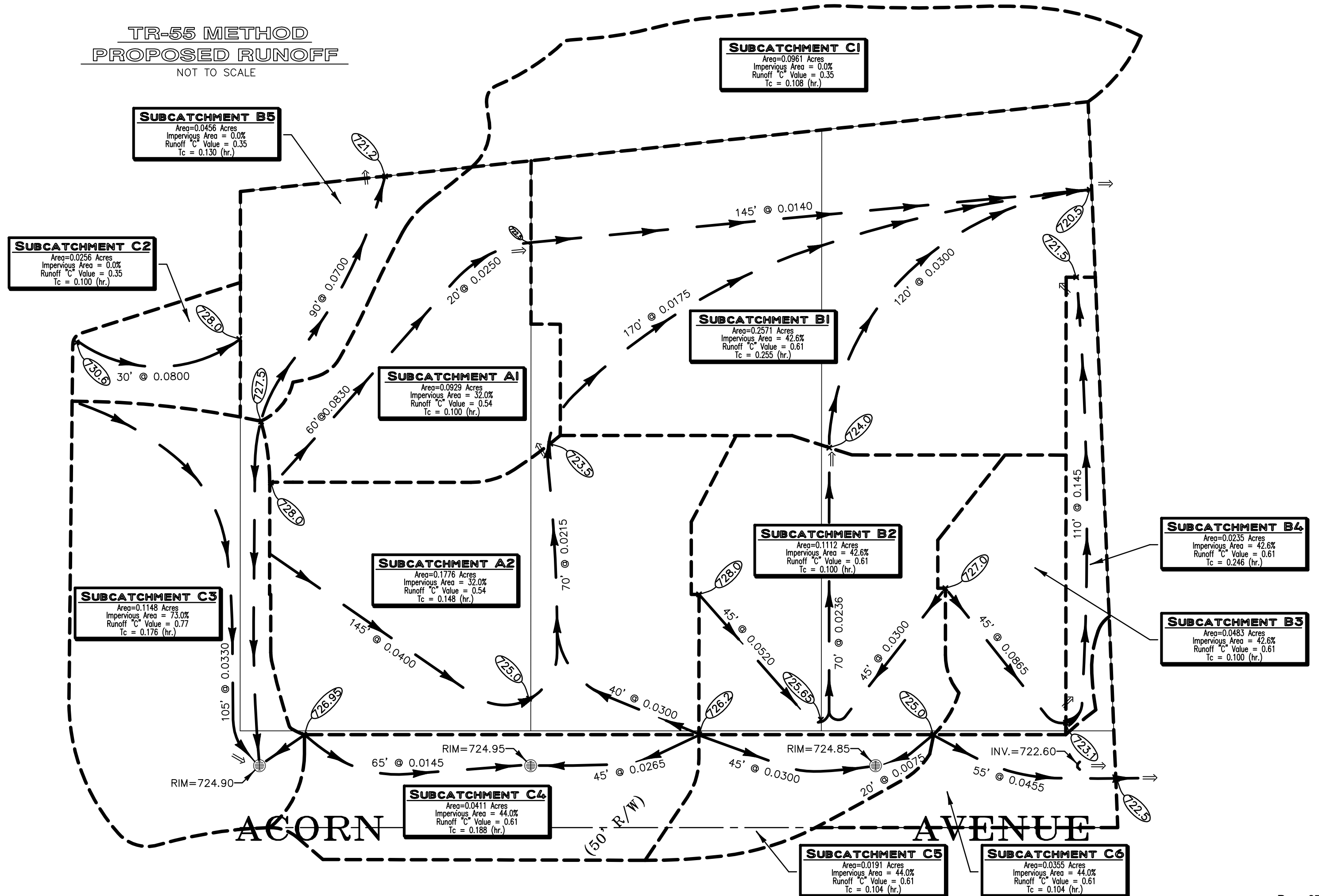
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PROPOSED 4

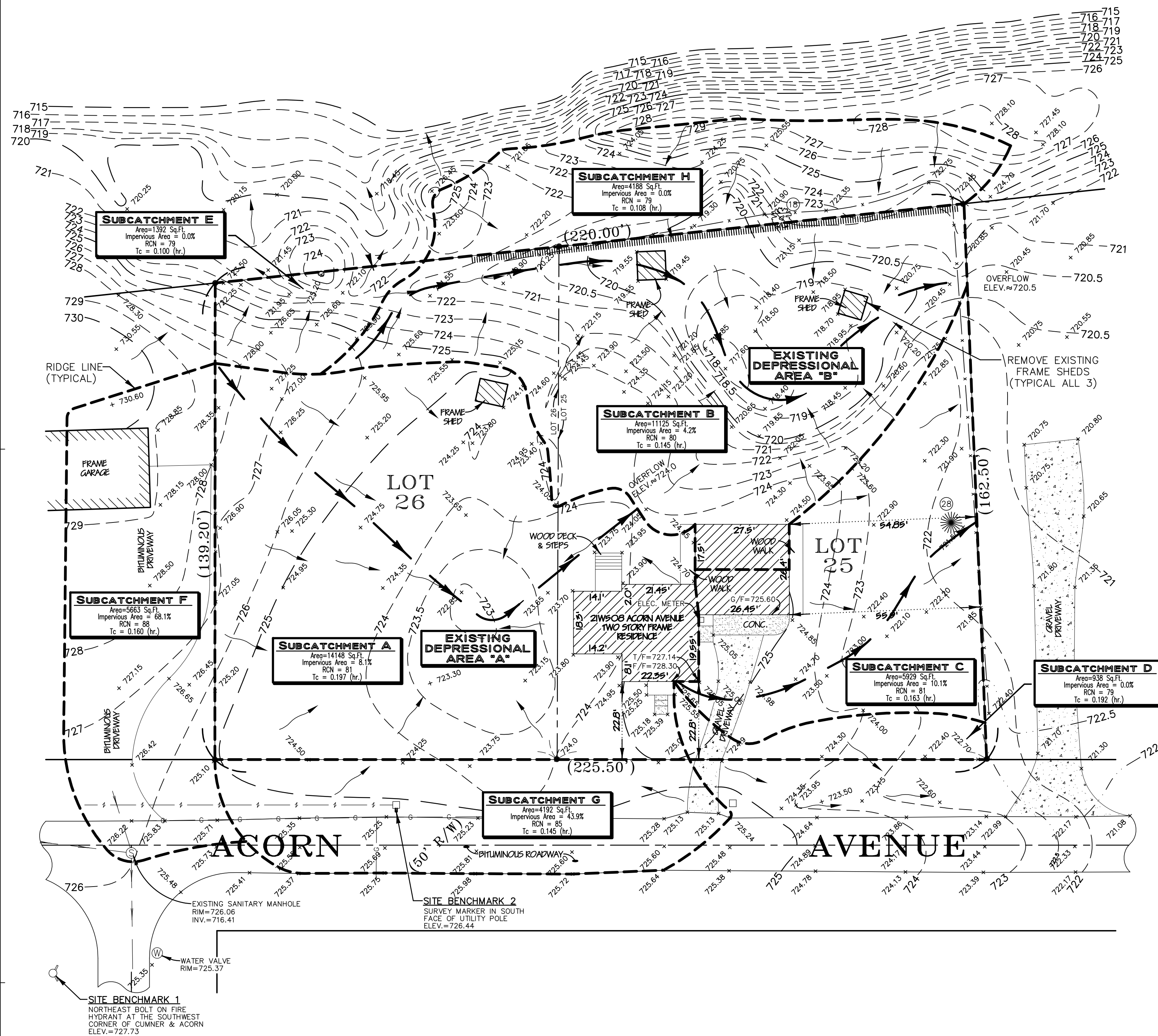
TR-55 METHOD
EXISTING RUNOFF
NOT TO SCALE



TR-55 METHOD
PROPOSED RUNOFF
NOT TO SCALE



EXISTING CONDITIONS
RUNOFF EVALUATION



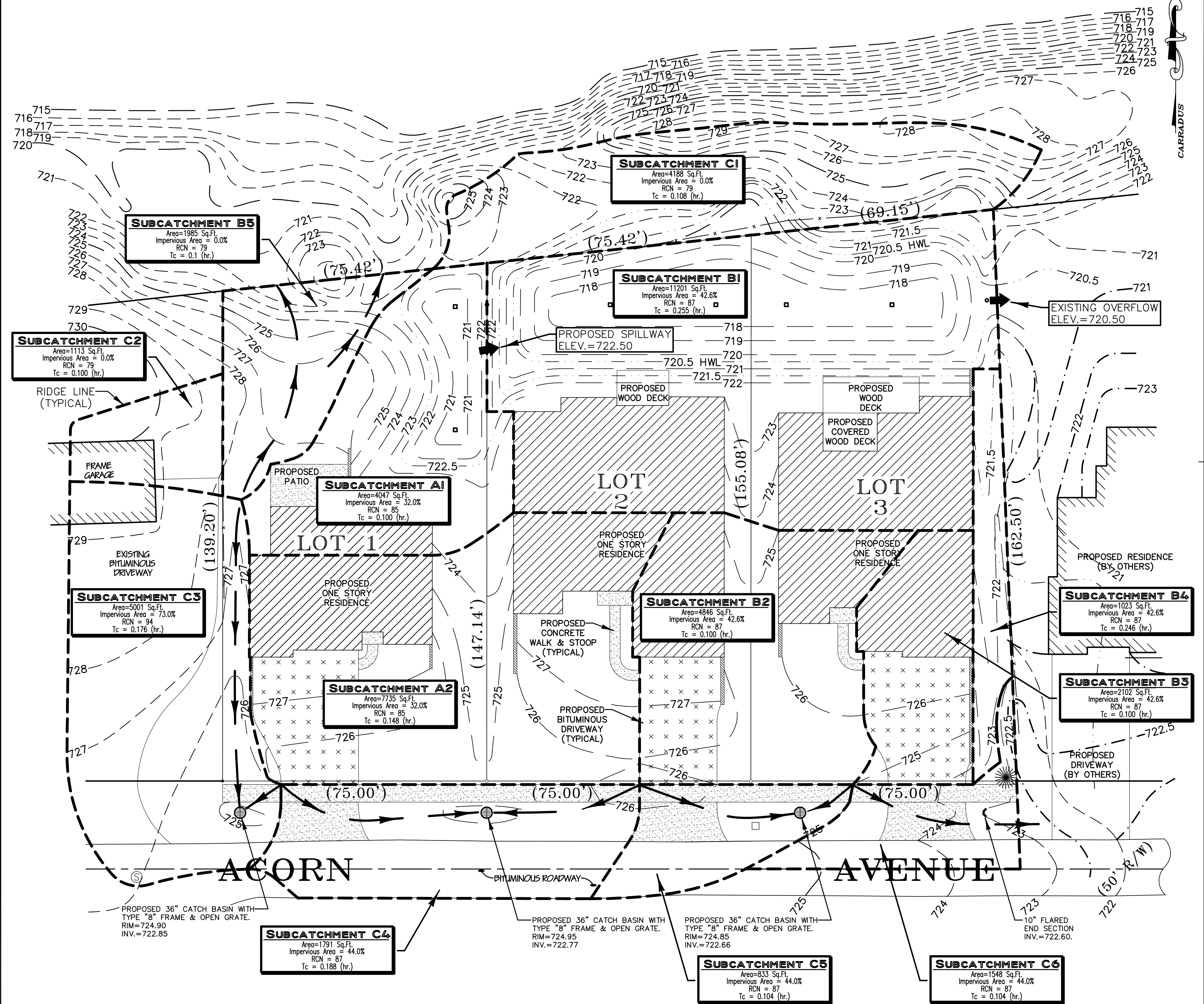
EXISTING SOUTHERLY DEPRESSIONAL STORAGE DEPRESSIONAL AREA "A"					
CONTOUR ELEVATION	AREA (SQ.FT.)	MEAN AREA (SQ.FT.)	DEPTH (FEET)	VOLUME CUBIC FEET	STAGED VOLUME
723.0	145				0
723.5	1732	939	0.5	469	469
724.0	4570	3151	0.5	1576	2045
TOTAL VOLUME (CU.FT.) = 2045					

REQUIRED STORAGE @ 0.1 c.f.s./ Ac. FROM CHART = 8161 Cu.Ft.

EXISTING NORTHEAST DEPRESSIONAL STORAGE DEPRESSIONAL AREA "B"					
CONTOUR ELEVATION	AREA (SQ.FT.)	MEAN AREA (SQ.FT.)	DEPTH (FEET)	VOLUME CUBIC FEET	STAGED VOLUME
718.0	108				0
718.5	984	546	0.5	273	273
719.0	1690	1337	0.5	669	942
720.0	3498	2594	1.0	2594	3536
720.5	4458	3978	0.5	1989	5525
721.0	5642	5058	0.5	2529	8054
TOTAL VOLUME (CU.FT.) = 8054					

REQUIRED STORAGE @ 0.1 c.f.s./ Ac. FROM CHART = 3828 Cu.Ft.

PROPOSED CONDITIONS
RUNOFF EVALUATION



LOT 1 STAGED DETENTION VOLUME					
CONTOUR DESCRIPTION	CONTOUR ELEVATION	AREA (SQ.FT.)	MEAN AREA (SQ.FT.)	DEPTH (FEET)	VOLUME CUBIC FEET
BOTTOM	720.0	20			
	721.0	322	171	1.0	171
	722.0	836	579	1.0	579
	722.5	1140	988	0.5	494
HWL	722.5				1264
TOTAL VOLUME (CU.FT.) = 1264					

OVERALL LOTS 2 & 3 DETENTION BASIN VOLUME					
CONTOUR DESCRIPTION	CONTOUR ELEVATION	AREA (SQ.FT.)	MEAN AREA (SQ.FT.)	DEPTH (FEET)	VOLUME CUBIC FEET
BOTTOM	717.8	40			
	718.0	1536	788	0.2	158
	719.0	2578	2057	1.0	2057
	720.0	3690	3134	1.0	3134
	720.5	4298	3994	0.5	1997
	721.0	4838	4568	0.5	2284
	721.5	5522	5180	0.5	2590
	722.0	6508	6015	0.5	3008
TOTAL VOLUME (CU.FT.) = 15268					

Date of Field Work:	10/04/24	Drawn By:	CMG	RATIONAL METHOD DRAINAGE EXHIBIT RAEDERS ACORN AVENUE SUBDIVISION BEN RAEDER CARRADUS LAND SURVEY, INC. 191 S. Gary Avenue Suite 180, Carol Stream, Illinois 60188 (630) 588-0416 (FAX) 633-7682 OFFICE@CARRADUSLANDSURVEY.COM	Sheet 1
Scale:	1" = 20'	Checked By:	EAC		Project # 40848
File No. Pg.	48-00	Approved:	ADC		
Date:		Revision:			

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CONTOUR DESCRIPTION	CONTOUR ELEVATION	AREA (SQ.FT.)	MEAN AREA (SQ.FT.)	DEPTH (FEET)	VOLUME CUBIC FEET	STAGED VOLUME
BOTTOM	720.0	20				20
	721.0	322	171	1.0	171	191
	722.0	836	579	1.0	579	770
HWL	722.5	1140	988	0.5	494	1264
TOTAL VOLUME (CU.FT.) = 1264						

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	719.0	2578	2057	1.0	2057	2255
	720.0	3690	3134	1.0	3134	5389
	720.5	4298	3994	0.5	1997	7386
	721.0	4838	4568	0.5	2284	9670
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STORMWATER SUBMITTAL

FOR

**21W508 ACORN AVENUE
GLEN ELLYN, ILLINOIS 60137
PIN: 05-12-304-008, +03 + 04 + 05**

DATED

MARCH 19, 2025

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**DUPAGE COUNTY STORMWATER
MANAGEMENT APPLICATION**

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TAB 2	SITE RUNOFF
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TAB 4	WETLAND AND WETLAND BUFFER
TAB 5	RIPARIAN BUFFER
TAB 6	PCBMPS

PREPARED FOR:

**Ben Raeder
21W508 Acorn Ave.
Glen, IL 60137**

PREPARED BY:

**Carradus Land Survey Inc.
191 S. Gary Ave., Suite 180
Carol Stream, IL 60190
630-588-0416
Professional Design
Firm #184-007086**

INTRODUCTION

The purpose of this report is to analyze the drainage that is tributary to the site being developed, both before development, and after the proposed improvements would be in place.

TAB 1

PROJECT DESCRIPTION NARRATIVE

The site to be developed is a 33,532 Sq. ft. (0.7698 acre) property consisting of Lots 25 and 26 in Glen Oak, a Subdivision recorded January 13, 1913. There currently is four Tax Property Index Numbers (PIN) for the property. The South line of the site borders the Acorn Avenue right-of-way, and measures 225.50' in length. The distance along the East property line is 162.50', along the North line is 220.0' and the distance along the West line is 139.20'.

Currently the property is improved with a single family residence with an attached garage, and three frame sheds. Other improvements consist of a gravel driveway, wooden deck and stairs, wooden walkways, concrete stairs and concrete walks.

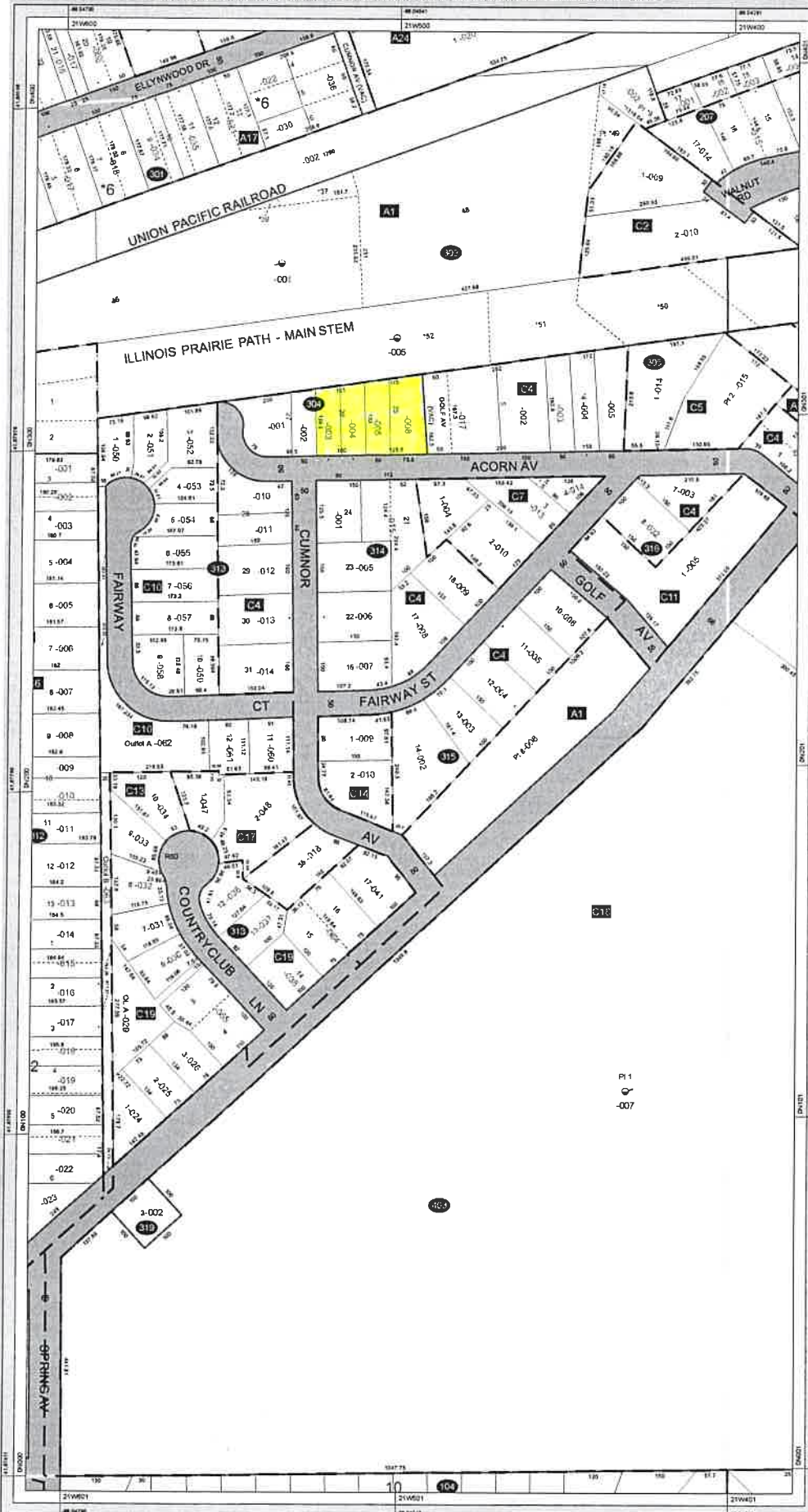
The site has numerous trees, some being substantial, and some marginally important. The terrain is gently sloping from West to East, with two depressional areas. There is a shallow depressional area in the Southwestern portion of the site that lies West of the existing residence. A more substantial depressional area exists near the Northeastern portion of the site. Runoff enters the shallow depressional area in the Southwestern portion of the site with a bottom elevation of 722.85 first, then overtops the bank at elevation 724.05 and flows Northeast to the larger depressional area. The larger depressional area has a bottom elevation of 717.60 and overtops the bank at elevation 720.50 to flow East onto the neighboring property, currently being developed as "Balogh Two Lot Subdivision". The utilities that service this site are all within the Acorn Avenue right-of-way. A water main exists South of the Acorn Avenue pavement. Gas and electric exist North of the pavement. Sanitary service will be provided by a sanitary sewer proposed along the North side of the Acorn Avenue right-of-way. The Acorn Avenue pavement does not have a curb and gutter; therefore open roadside swales take the place of a storm sewer system. The roadside swale that fronts this site is shallow and rather ineffective for the controlled movement of stormwater runoff.

Proposed for this site is the Re-subdivision into three Single Family Lots. Two lots will have 75.00' of frontage on Acorn Avenue, while the Eastern most lot will have 75.50' frontage. Sewer and water to serve the three residences will come from the existing water main and proposed sanitary sewer within the Acorn Avenue right-of-way. A proposed storm sewer within the North parkway of Acorn will replace the relatively ineffective existing roadside swale to effectively collect offsite flows from the West and Acorn Avenue. This will improve the drainage along Acorn Avenue, providing positive drainage away from the roadway and directing it downstream to the East. As Acorn does not have curb and gutter, this parkway drainage system will be more adaptable to the installation of curbs should the Village elect to do so at a future date. The

Village requirement of sidewalks within the Acorn right-of-way that meet ADA design standards further exemplifies the need for elimination of the roadside swale. The grading of the three lots will transport stormwater runoff from the front and side yards to a stormwater detention system in the rear yards. The proposed detention system will address the additional runoff generated from the developed lots, the PCBMP Program of DuPage County and the existing depressional storage. Parkway trees and street lights are both required by the Village. Existing and proposed utilities, along with overhead electric lines and poles will require Village staff input for their placement location and timing.

The design as proposed provides a reasonable and effective use of the site while addressing the current Village standards. Though the area was initially subdivided over 110 years ago, and development was subpar to the Villages standards of today, we have been able to provide a design that should aesthetically and cost effectively meet those standards and prepare for the future.

MILTON (T39N-R10E) - SECTION 12 - SOUTHWEST QUARTER - EAST HALF
DU PAGE COUNTY, ILLINOIS 2022 REAL ESTATE TAX ASSESSMENT PARCELS



- A1 Assmt. Div. Sec. 12-39-10
R1876-028562
- A17 Anderson & Pratt's Sub
R1924-162643
- A24 Allen/Harris Consol.
R2008-100032
- C2 DeRose's Resub
R1974-004854
- C4 Glen Oak Pl.
R1913-110577
- C5 Gelebach's Sub.
R1989-047784
- C6 Thain's Add. to Glen Elyn
R1890-044105
- C7 Buck, Coe, Conell & Somers
Assmt. Plat
R1957-863687
- C10 Enclave, The, of Glen Oak, Sub.
R2017-006819
- C11 Glen Oak Country Club Unit 1
Sub.
R2015-020688
- C13 Stapp's Survey
R1949-570231
- C14 Cumnor Sub.
R2020-120600
- C17 Webb's Glen Oak Resub.
R2012-053614
- C18 Glen Oak Country Club Inc. A.P.
R2015-079002
- C19 Glen Oak Estates
R1989-086718

Jean Kaczmarek 421 N. County Farm Rd.
Wheaton, IL 60187
DuPage County Clerk 630.407.5500

This map created for assessment purposes only. Refer to recorded
plats and deeds for legal descriptions and property dimensions.
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5-12A-E
5-12C-E
5-13A-E

TAB 2

SITE RUNOFF

Existing Conditions

To analyze the existing drainage of this site we must address several issues. Onsite there are two depressional areas with one overflowing when full into the lower depressional area. This lower depressional area overflows when filled onto the property to the East. This site also deals with accepting flows from adjacent sites to the North, West and South (Acorn Avenue). Additionally, there are three basic locations that stormwater from this site flows onto adjoining property.

To evaluate the effects of stormwater on this site, and the adjoining properties, we have divided the site into 5 onsite Subcatchment areas, and 3 offsite Subcatchment areas that drain through this site. The attached diagram identifies the 8 Subcatchment areas, and the directions runoff traverses the site.

Subcatchment areas A through E are onsite, while areas F through H represent offsite areas that directly affect this site.

Subcatchment area A represents 14,083 sq. ft. of the site that is tributary to the upper depressional area in the Southwestern region of the site.

Subcatchment area B represents 11,114 sq. ft. of the site that is tributary to the lower depressional area in the Northeastern region of the site.

Subcatchment area C represents 6,018 sq. ft. of the site that flows directly onto the property to the East.

Subcatchment area D represents 1,024 sq. ft. of the Southeastern portion of the site that flows directly onto Acorn Avenue.

Subcatchment area E represents 1,294 sq. ft. of the Northwestern portion of the site that flows directly onto the property to the North.

Subcatchment area F is the offsite area West of the site containing 5,895 sq. ft. that flows across the Westerly line towards Subcatchment area A with its depressional area.

Subcatchment area G is that portion of Acorn lane adjacent to the Western half of the site, containing 4,539 sq. ft. that encompasses the pavement and Northerly parkway. This area flows across the South line towards Subcatchment area A with its depressional area.

Subcatchment area H consists of 4,648 sq. ft. of the property to the North that flows South onto Subcatchment area B with its depressional area.

Existing Unrestricted Flows Offsite From This Site

Subcatchment area C is the Southern portion of the Eastern section of the site that flows directly onto the adjacent property to the East, currently being developed as Balogh 2 Lot Subdivision. This includes portions of the house/garage, gravel, driveway, wooden walkway and lawn. The TR-55 Model indicates this unrestricted flow offsite to be 0.59 cfs for the 100- year storm event. This design will address the existing unrestricted flow East onto the adjacent property, and redirect the flow of this area toward the proposed onsite detention system.

Subcatchment area D is a “sliver” of the site, directly South of Subcatchment C, which flows across the South property line directly onto the Acorn Avenue right-of-way. This is the only portion of Acorn Avenue that has a functioning swale on the North side of the pavement. This roadside swale flows to the East. The TR-55 Model indicates unrestricted flow offsite to be only 0.06 cfs for the 100 year storm event. With development the majority of the runoff from Subcatchment Area D are collected, and routed toward the proposed onsite detention system.

Subcatchment area E in the Northwest corner of the site flows directly North and offsite. This onsite area combines with parallel flows from the property to the West and it all flows unrestricted onto the property to the North, formerly the Aurora, Elgin and Chicago Railway, now the Illinois Prairie Path. The TR-55 Model indicates this unrestricted flow offsite from this site to be only 0.12 cfs for the 100 year event. With the proposed plan, there is no development of this area that would change or increase the runoff from what is experienced currently.

Existing Collective Runoff Analysis

Subcatchment Area A is a portion of the site that not only generates its own runoff, but also receives incoming flows from offsite Subcatchment Area G. Collection of these onsite and offsite flows culminates within the depressional area of Subcatchment A. The TR-55 Models for these 3 areas as they currently exist indicate this depressional area receives 100 year flows of 1.24 cfs from “A”, 1.04 cfs from “F”, and 0.69 cfs from “G”, totaling 2.97 cfs. From the Topographic Survey we find that between the bottom elevation of depressional area at 722.85 and the overflow elevation of 724.05 there exists 2,045 cu. ft. of storage. Based on the Rational Method Detention Basin Sizing Tool we find the 24 hour runoff volume generated by all three Subcatchment areas is 6,508 cu. ft.

Any volume of runoff that exceeds the depressional area capacity simply flows overland to the next depressional area which is significantly lower. The “control structure” which permits runoff in excess of the depressional areas capacity to escape downstream is simply the edge of a plateau about 10’ wide at elevation 724.00 and 40’ wide at elevation 724.05. For evaluation purposes, when we enter a release rate of 0.8 cfs/acre. The depression fills up, and simply passes any additional runoff downstream at 0.44 cfs, a volume easily attained by a 40’ wide opening. The 724.0 contour is rather expansive and reached a portion of the existing house as well as the North edge of the Acorn Avenue pavement.

Subcatchment Area B is a portion of the site that also generates its own runoff. In addition to its own runoff it accepts flows from Subcatchment Area H, which lies North of the site, and also runoff from Subcatchment Area A, directly to the West, from the overflow of the depressional area within Subcatchment A as previously described.

Though Subcatchment Area B receives direct runoff from Subcatchments A and H, it also receives indirect runoff from Subcatchment Areas F and G through Subcatchment Area A. The TR-55 Model for only Subcatchment Area B (onsite) indicates a peak onsite runoff of 0.99 cfs generated for the 100 year storm event.

Subcatchment Area H, the offsite tributary area to the North, directly produces 0.37 cfs for the 100 year storm event per the TR-55 Model. Subcatchment Area A, with its depressional storage would consistently provide an additional 0.44 cfs from the overflow taking the 100 year total that is introduced to Subcatchment Area B at 1.80 cfs.

The depressional storage of Subcatchment Area B has a bottom elevation of 717.60, and overtops the outfall at elevation 720.50, producing 5525 cu. ft. of existing stormwater storage. Based on the Rational Method Detention Basin Sizing Tool, we find the 24 hour runoff volume generated by Subcatchment areas of B and H to be 4,141 cu. ft., at the regulatory release rate of 0.1 cfs/acre, the 4,141 cu. ft. of storage utilized would not exceed the available existing storage available (5525 cu. ft.) and overtop the spillway. This would provide excess capacity to accept the overflow from Subcatchment Area A utilizing the Rational Method Detention Basin Sizing Tool, incorporating all upstream (Subcatchments A, B, F, G and H) runoff to the outlet of Subcatchment Area B we find the total tributary area to be 0.90 acres, and produces 10,649 cu. ft. of runoff in a 24 hour period. We therefore expect that the entire onsite and offsite tributary area that is tributary to the overflow location at the Northeast corner of this site would produce 10,649 cu. ft. of runoff, of which 7,570 cu. ft. would be captured by the existing depressional areas onsite. The remaining 3,079 cu. ft. of runoff would flow onto the adjoining property from the Northeast corner of this site.

Conclusion of Existing Conditions

The stormwater runoff from this site all flows from West to East across the site. There is additional offsite runoff tributary to this site from the North, West and South that adds to the volume discharged onto the property to the East.

The portion of the onsite and offsite runoff tributary to the Northeast corner of this site flows into and through two onsite depressional areas that provide some relief for the property to the East. Of the 10,649 cu. ft. of runoff tributary to the Northeast corner of the site, 7,570 cu. ft. is captured in the onsite depressional areas. The remaining 3,079 cu. ft. flows through a channel, primarily unrestricted, onto the neighboring property to the East. At a depth of only 0.5', the outfall is capable of flowing 7.85 cfs. In addition to the discharge at the Northeast corner of the site, Subcatchment Area C, which includes portions of the existing house, garage, driveway, etc., discharges undetained runoff from this site directly onto the property to the East as well. Though this Subcatchment Area is only 0.14 acres, it manages to produce 1,656 cu. ft. (0.59 cfs) of runoff directly onto the property to the East, along the central portion of this site's East line. Once the runoff flows onto the neighboring site to the East, it heads toward the rear of that property. Similarly, the 0.02 acre Subcatchment Area D, at the Southeast corner of the site, directly discharges its 237 cu. ft., (0.06 cfs) toward the Acorn Avenue swale.

In total, as much as 4,972 cu. ft., of stormwater runoff is not detained, and flows directly onto the property to the East. This proposed plan is intended to address this situation, and reduce the unrestricted volume.

Proposed Design Concept

We have addressed several key issues with development of this design. First would be the onsite stormwater runoff that will be detained on this site with a controlled release rate of 0.1 cfs/acre. Second would be the amount of existing offsite runoff that traverses this site. Third would be the existing depressional storage that exists onsite and how that affects the stormwater runoff from this site to the adjoining properties. Fourth would be the restriction of offsite bypass that crosses this property onto the property to the East in a manner that the proposed design does not increase that existing volume. Fifth would be the containment of the most runoff possible generated from the detention basins and PCBMP treatment areas. Sixth would be to contain the majority of the runoff generated by Acorn Avenue and create a parkway suitable for a public walk within the right-of-way. This drainage plan for the parkway also creates an environment for the parkway trees and the possibility of curb and gutter along with street lights should the Village pursue that option in the future. Seventh would be that there is no existing storm sewer, or lower adjacent property to pipe the controlled release from the detention basins of this site. This list forms the dominant stormwater runoff concerns affecting the design.

To generate an approach to effectively work with the issues we established that we could not raise the rear yard detention facility to surface discharge at the same elevation that the depressional areas now overflow onto the property to the East. This overflow elevation at the Northeast corner of the site does not permit a detention basin with great enough volume to capture runoff from the front yards and transport it to the rear without compromising the safe vertical separation between top of foundations and high water level. To raise the buildings sufficiently to attain this safety factor would compromise driveway slopes to meet the proposed public walk. The public walk grade is controlled by the existing grade at the East and the West property lines, and then maintaining the ADA Guidelines for slope. Now, back to a controlled release from the rear yard detention system. Since this site has been served by an onsite septic system for many years, we obtained a soils evaluation of the detention area and determined that the percolation rate of the subsoil and depth to an ancient high water table would allow for installation of a shallow PCBMP stone bed below the detention basin that would also serve as a controlled release of the stormwater into the subsurface. The basin would be sized to accommodate all runoff generated by the site, and also store offsite runoff through the site, sufficient to restrict outfall to the East that would be no greater than that which originally exceeded the onsite depressional areas. Within the right-of-way would be a public sidewalk that serves as a ridge between the site and the right-of-way with the back of walk serving as that break in direction of flow. Within the limited area of the parkway between the pavement and sidewalk is a storm sewer with inlets. This runs the entire frontage of the property and picks up all runoff from the parkway and pavement, plus the offsite runoff from the West, and discharges near the East property line at grade. In this manner the sewer could be extended East should curb and gutters ever be installed by the Village.

With this approach, controlling the runoff across the site to the Northeast corner, and the right-of-way, reduces the impact of runoff discharge along the entire East line as it currently does. This approach should match what is proposed for the property to the East as well.

Proposed Design

This plan is intended to function somewhat similar to the pattern of the runoff prior to the proposed improvements. The stormwater runoff, both onsite and offsite travel across the site West to East. Currently this runoff is captured in a depressional area at a higher elevation, then when its capacity is exceeded, it “waterfalls” and flows overland to a lower depressional area. When the capacity of that depressional area is exceeded, then runoff exits the site at the Northeast corner and travels across the property to the East. The plan we have developed acts in a very similar way, but with a bit more intended purpose. The proposed stormwater detention is in the rear yard. The grading of the driveways, front yards and side yard swales is intended to carry nearly all drainage from the house and front yards to the rear yard detention basin, and PCBMP beneath. The rear yard of Lot 1 has a detention basin, and PCBMP stone bed beneath, that provides storage and treatment at a higher elevation because of the existing terrain. This basin accepts runoff from Lot 1, the West half of the front half of Lot 2, and some offsite from

the West. When this detention basin has reached its full capacity the excess stormwater runoff overtops the spillway between Lots 1 and 2 at elevation 722.5. Runoff now is in the detention basin proposed for Lots 2 and 3.

The detention basin in the rear of Lots 2 and 3 is larger and accepts not only the overflow from Lot 1, but also stormwater runoff from the East of the front of Lot 2, the front of Lot 3, along with an offsite area North of Lots 2 and 3. Should the capacity of the detention basins, and PCBMP stone beds below reach their capacity, then excess flows exit the site at the existing overflow "channel" at the Northeast corner of the site. The existing stormwater that now flows unrestricted all along the East line of the site is now directed to the detention basin for storage and treatment rather than directly at the proposed house to be constructed to the East.

The capacity of the detention basin of Lot 1 is defined by a bottom elevation of 720.0 at the yard inlets and the overflow elevation of 722.5 along the East line. With 4:1 side slopes this configuration creates a storage capacity of 1,264 cu. ft. Lying beneath the detention basin is a PCBMP stone bed that meets the required volume for the Lot 1 improvement and also adds to the volume of stormwater detained. The 1,128 cu. ft. of CA-1 stone with a void factor of 36% creates 406 cu. ft. of treatment and additional storage. Total storage of Lot 1 then becomes 1,670 cu. ft. excess runoff beyond this capacity spilling into the detention basin of Lots 2 and 3.

The capacity of the detention basin of Lot 2 and 3 is defined by a bottom elevation of 717.80 at the yard inlets, and the existing overflow with an invert elevation of 720.50 at the Northeast corner of the site. With 4:1 side slopes and maintaining the existing grade along the North line to preserve trees and vegetation, and the East line to coordinate with the proposed grading for the lot to the East, we attain a storage volume of 7,386 cu. ft. at the overflow elevation of 720.5. When adding in the 1,540 cu. ft. PCBMP stone bed of Lot 2 generating 554 cu. ft. of treatment and storage, and the 1,550 cu. ft. PCBMP stone bed of Lot 3 generating 558 cu. ft. of treatment and storage, we have a total volume of storage on Lots 2 and 3 of 8,498 cu. ft.

Therefore, the combined total stormwater detention available on Lots 1, 2 and 3 is 10,168 cu. ft. This is the sum of 8,650 cu. ft. above grade, and 1,518 cu. ft. within the stone of the PCBMP system.

Utilizing the Rational Method for Detention Basin Sizing, with a built in safety factor of 125%, the entire developed 0.7698 acre site, based on a developed runoff "C" value of 0.58, and a release rate of 0.1 cfs/acre, necessitates a stormwater detention volume of 7263 cu. ft. with 10,168 cu. ft. provided below the 720.5 outfall, this leaves 2,905 cu. ft. excess storage for offsite flows.

If we utilize the same Rational Method to evaluate the actual volume that will be tributary to the outfall on Lot 3 we must consider the following. There is a 4,188 sq. ft. offsite area (C1) to the North of Lots 2 and 3 that is directly tributary to the Lot 2 and 3 detention basin. There is also a small portion (1,985 sq. ft.) of the site that is remaining relatively undeveloped with only minor

aesthetic changes that will continue to flow offsite to the North. If we add the offsite to the North, and subtract the aforementioned onsite to the Northwest we have an actual total of 35,735 sq. ft. (0.8204) tributary to the detention system of Lots 1, 2, and 3. A tributary runoff "C" value of 0.57, and the same release rate of 0.1 cfs/acre produces a required storage volume of 7,563 cu. ft. Therefore, storage of the realized volume of onsite and offsite stormwater runoff to exit Lot 3 results in an excess storage volume of 2,605 cu. ft.

The goal of this design is to provide a stormwater plan that creates an equitable discharge solution, with that which existed within the original depressional areas, providing storage to the runoff that traversed this site, of flows from both onsite and offsite, that ultimately exited this site onto the property to the East. The depressional areas of the site provided 7570 cu. ft. of existing storage. The existing area tributary to the 2,045 cu. ft. depressional area A, created an inflow of 6,508 cu. ft. therefore, the excess 4,463 cu. ft. flowed into depressional area B. This combined with the runoff directly tributary to depressional area B created an inflow of 8,604 cu. ft. The maximum storage of this depressional area is 5,525 cu. ft., resulting in excess of 3,079 cu. ft. overflowing onto the property to the East via the channel/weir feature at the Northeast corner of the site. This existing outlet forms a rather flat bottom channel with a bottom width of 7' at elevation 720.5. The next measurable side slope elevation is at elevation 721.0, being 14' in width. Based on a quick assessment using Mannings Formula, with cross sectional area of 5.45 sq. ft. at elevation 721.0 and a slope of only 0.36% across the depression, we have a volume of 7.85 cfs at 1.44 fps available to discharge the excess flow to the East.

At a depth of 0.05' overtopping the bank we achieve a release rate of 0.43 cfs through the outlet. When we now plug into the Rational Formula, a volume of 3,079 cu. ft. to get across this threshold, we find with a calculated release rate of just 0.432 cfs we are only required to provide an additional 551 cu. ft. of storage within the depressional area. This is the balance point where stormwater overtopping the crest of the outlet at a depth of 0.05' creates a release rate of 0.43 cfs, and necessitates an additional 551 cu. ft. of storage behind the outlet, which matches the area of the detention basin at elevation 720.55 (0.5' above the threshold).

Our goal therefore becomes designing the detention basin that contains the proposed runoff, both onsite and offsite, that is tributary to the outlet, and does not increase the discharge onto the property to the East. The calculations indicate that with this design we have reduced the flow onto the property to the East through the channel at the Northeast corner. The Rational Method also indicates that all expected onsite and offsite runoff to the outlet location requires 7,563 cu. ft. of storage. If we subtract the 1,518 cu. ft. of storage within the stone below the basins that leaves 6,045 cu. ft. to be detained above ground. Subtract the 1,264 cu. ft of storage from the basin on Lot 1 and that leaves the basin on Lots 2 and 3 responsible for the remaining 4,781 cu. ft. of runoff. At elevation 720.5, the basin produces 7,386 cu. ft. of storage. At elevation 720.0, a half foot below the threshold, the basin provides 5,389 cu. ft. of storage. Somewhere below elevation 720.0 (approximately 719.85) is the actual calculated HWL for the 4,781 cu. ft. of runoff that is required to be stored in the Lot 2 and 3 basin.

This site has no overland, or lower adjacent area to provide an outlet for the detention release from this project. It is not practical to raise the site to an elevation that would permit a stormwater detention system to discharge at the 720.5 elevation of the overflow area of the Northeast corner of the site. Therefore, it appears the cost effective solution to discharge the stored runoff within the detention basin would be through percolation into the ground. We know this is a possible solution, as the site has had an existing septic field for years, and the only dissipation method of the depressional areas is percolation through the soil as well. Based on the soils evaluation performed by Krezor and Associates, the average permeability rate beneath the detention basins would be 0.6 in/hr. In some areas portions of the limiting layer beneath may have a higher percolation rate, and some lower, but the most common rate of the limiting layer would be at 0.6 in/hr. Based on this rate of percolation, the detention basin on Lot 1 would have a draw down time of 30 hours to fully empty the 18" depth of the 100 year rainfall. The detention basin on Lots 2 and 3 would have a drawdown time of 40 hours to fully empty the 24" depth of the realized capacity of the 100 year rainfall as previously described. If in fact the entire basin was filled to the 720.5 elevation, the drawdown time to fully empty the 30" depth would be 50 hours. These times are based on the surface of the detention basins. The subsurface PCBMP stone beds and yard inlets will dewater the basins to eliminate standing water in the basin bottoms. It is important that the bottom of the basins are constructed with a minimum of 12" porous topsoil. This percolation through the soil also makes the entire detention basin bottoms a form of PCBMP treatment of runoff as it filters through the soil.

Parkway Storm Sewer

As previously mentioned, the constraints of installing parkway ditches with the proposed sidewalk, and existing power poles necessitates the installation of 10" HDPE storm sewer with three (3) 36" catch basins and a flared end section at the point of discharge. The 10" HDPE pipe, with roughness coefficient ("N") of 0.010, and a pipe slope of 0.12% moves approximately 0.975 cfs at 1.8 FPS. This storm sewer collects runoff from the bituminous roadway, driveway approaches, sidewalk, and grassed parkway. It also accepts runoff from a portion of the property to the West that drains to the right-of-way. Input into the West catch basin would not be expected to exceed 0.66 cfs, input into the center catch basin is not expected to exceed 0.33 cfs and input to the East catch basin is not expected to exceed 0.14 cfs. This should approach the limits of the 10" HDPE storm sewer for the 100 year storm but not exceed the limits.

Conclusion of Proposed Stormwater Management

This proposed design evaluates how this site, and the adjoining properties, are affected by the stormwater runoff as the site currently exists. It then provides a solution for the development of the site that reduces the impact of storm runoff on this site as well as the adjacent properties. This plan replaces the existing depressional areas that overflow unrestricted onto the property to the East. This plan eliminates the direct runoff all along the East property line of onsite and offsite flows through this site, and restricts the direct outfall through this site to the ditch along Acorn Avenue. All outfall that previously discharged throughout the length of the East line, is now redirected to the onsite detention system. The excess flows that left the property through an existing channel at the Northeast corner of the site, have now been restricted to a detention basin with adequate capacity to eliminate an overflow through the channel. The absence of an outlet for the controlled release has been overcome by an over sizing of the detention facility, and drawdown through the percolation capacity of the soil, for both stormwater detention and the PCBMP system. Offsite flows that previously flowed onto this site from the North are unaffected. Flows that previously discharged North with flows from the property West of and adjacent hereto have not been negatively affected. Offsite flows from West to East that should be part of the right-of-way have been confined thereto, and now discharge within the right-of-way to the East.

We have provided a solution that should not negatively impact the adjoining properties, but should provide a solution that enhances the stormwater management of the area.

EXISTING SOUTHERLY DEPRESSIONAL STORAGE DEPRESSIONAL AREA "A"					
CONTOUR ELEVATION	AREA (SQ.FT.)	MEAN AREA (SQ.FT.)	DEPTH (FEET)	VOLUME CUBIC FEET	STAGED VOLUME
723.0	145				0
723.5	1732	939	0.5	469	469
724.0	4570	3151	0.5	1576	2045
TOTAL VOLUME (CU.FT.) = 2045					

REQUIRED STORAGE @ 0.1 c.f.s./ Ac. FROM CHART = 8161 Cu.Ft.

EXISTING NORTHEAST DEPRESSIONAL STORAGE DEPRESSIONAL AREA "B"					
CONTOUR ELEVATION	AREA (SQ.FT.)	MEAN AREA (SQ.FT.)	DEPTH (FEET)	VOLUME CUBIC FEET	STAGED VOLUME
718.0	108				0
718.5	984	546	0.5	273	273
719.0	1690	1337	0.5	669	942
720.0	3498	2594	1.0	2594	3536
720.5	4458	3978	0.5	1989	5525
721.0	5642	5058	0.5	2529	8054
TOTAL VOLUME (CU.FT.) = 8054					

REQUIRED STORAGE @ 0.1 c.f.s./ Ac. FROM CHART = 3828 Cu.Ft.

LOT 1 STAGED DETENTION VOLUME						
CONTOUR DESCRIPTION	CONTOUR ELEVATION	AREA (SQ.FT.)	MEAN AREA (SQ.FT.)	DEPTH (FEET)	VOLUME CUBIC FEET	STAGED VOLUME
BOTTOM	720.0	20				20
	721.0	322	171	1.0	171	191
	722.0	836	579	1.0	579	770
HWL	722.5	1140	988	0.5	494	1264
TOTAL VOLUME (CU.FT.) = 1264						

OVERALL LOTS 2 & 3 DETENTION BASIN VOLUME						
CONTOUR DESCRIPTION	CONTOUR ELEVATION	AREA (SQ.FT.)	MEAN AREA (SQ.FT.)	DEPTH (FEET)	VOLUME CUBIC FEET	STAGED VOLUME
BOTTOM	717.8	40				40
	718.0	1536	788	0.2	158	198
	719.0	2578	2057	1.0	2057	2255
	720.0	3690	3134	1.0	3134	5389
	720.5	4298	3994	0.5	1997	7386
	721.0	4838	4568	0.5	2284	9670
	721.5	5522	5180	0.5	2590	12260
	722.0	6508	6015	0.5	3008	15268
TOTAL VOLUME (CU.FT.) = 15268						

BULLETIN 75 RAINFALL DATA

Duration	Intensity (in/hr)												
	2-Month	3-Month	4-Month	6-Month	9-Month	1-Year	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
5 min	2.28	2.64	2.88	3.24	3.72	3.96	4.80	6.24	7.44	9.24	10.80	12.36	16.20
10 min	1.98	2.28	2.46	2.82	3.18	3.48	4.20	5.40	6.48	8.10	9.48	10.80	14.16
15 min	1.68	1.96	2.12	2.44	2.76	3.00	3.60	4.64	5.56	6.96	8.12	9.28	12.16
30 min	1.16	1.32	1.46	1.66	1.88	2.06	2.48	3.18	3.82	4.78	5.56	6.34	8.32
1 hour	0.74	0.84	0.93	1.05	1.20	1.30	1.57	2.02	2.42	3.03	3.53	4.03	5.28
2 hour	0.46	0.52	0.57	0.65	0.74	0.81	0.97	1.25	1.50	1.87	2.18	2.49	3.26
3 hour	0.33	0.38	0.42	0.48	0.54	0.59	0.71	0.92	1.10	1.38	1.60	1.83	2.40
6 hour	0.20	0.23	0.25	0.28	0.32	0.35	0.42	0.54	0.64	0.81	0.94	1.07	1.41
12 hour	0.11	0.13	0.14	0.16	0.18	0.20	0.24	0.31	0.37	0.47	0.54	0.62	0.82
18 hour	0.08	0.09	0.10	0.12	0.13	0.15	0.17	0.22	0.27	0.34	0.39	0.45	0.59
24 hour	0.07	0.08	0.08	0.09	0.11	0.12	0.14	0.18	0.21	0.27	0.31	0.36	0.47
48 hour	0.04	0.04	0.05	0.05	0.06	0.06	0.08	0.10	0.12	0.15	0.17	0.19	0.25
72 hour	0.03	0.03	0.03	0.04	0.04	0.05	0.06	0.07	0.08	0.10	0.12	0.14	0.18
120 hour	0.02	0.02	0.02	0.02	0.03	0.03	0.04	0.05	0.06	0.07	0.08	0.09	0.12
240 hour	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.03	0.03	0.04	0.05	0.05	0.07

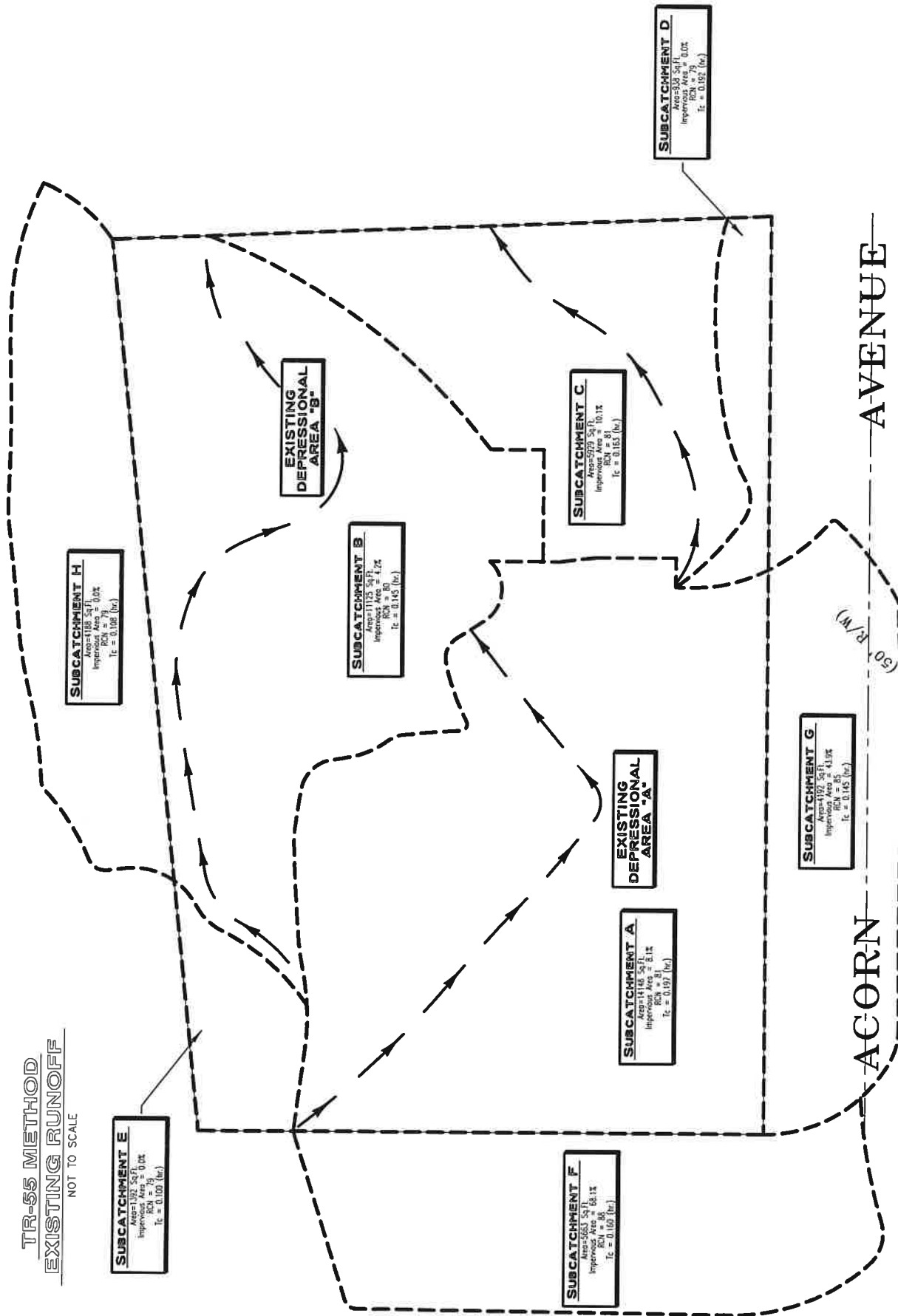
Duration	Precipitation (inches)												
	2-Month	3-Month	4-Month	6-Month	9-Month	1-Year	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
5 min	0.19	0.22	0.24	0.27	0.31	0.33	0.40	0.52	0.62	0.77	0.90	1.03	1.35
10 min	0.33	0.38	0.41	0.47	0.53	0.58	0.70	0.90	1.08	1.35	1.58	1.80	2.36
15 min	0.42	0.49	0.53	0.61	0.69	0.75	0.90	1.16	1.39	1.74	2.03	2.32	3.04
30 min	0.58	0.66	0.73	0.83	0.94	1.03	1.24	1.59	1.91	2.39	2.78	3.17	4.16
1 hour	0.74	0.84	0.93	1.05	1.20	1.30	1.57	2.02	2.42	3.03	3.53	4.03	5.28
2 hour	0.91	1.04	1.14	1.30	1.48	1.61	1.94	2.49	2.99	3.74	4.35	4.97	6.52
3 hour	1.00	1.15	1.26	1.44	1.63	1.77	2.14	2.75	3.30	4.13	4.80	5.49	7.20
6 hour	1.18	1.35	1.48	1.68	1.91	2.08	2.51	3.23	3.86	4.84	5.63	6.43	8.43
12 hour	1.37	1.56	1.71	1.95	2.21	2.41	2.91	3.74	4.48	5.61	6.53	7.46	9.78
18 hour	1.48	1.69	1.85	2.11	2.39	2.61	3.14	4.04	4.84	6.06	7.05	8.06	10.57
24 hour	1.57	1.80	1.97	2.24	2.55	2.77	3.34	4.30	5.15	6.45	7.50	8.57	11.24
48 hour	1.72	1.97	2.16	2.46	2.79	3.04	3.66	4.71	5.62	6.99	8.13	9.28	12.10
72 hour	1.87	2.14	2.34	2.67	3.03	3.30	3.97	5.08	6.05	7.49	8.64	9.85	12.81
120 hour	2.08	2.38	2.61	2.97	3.37	3.67	4.42	5.63	6.68	8.16	9.39	10.66	13.81
240 hour	2.63	3.01	3.30	3.76	4.27	4.65	5.60	7.09	8.25	9.90	11.26	12.65	16.00

Table 5.4. Rainfall (inches) for given recurrence interval for Section 2 (Northeast)

TR-55 MODELS
(BULLETIN 75 RAINFALL)

**TR-55 METHOD
EXISTING RUNOFF**

NOT TO SCALE



WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/24/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Existing Onsite Subcatchment Area 'A' Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: U:\Archived Files\V-40000-40999\40800\40848\TR-55\Existing 03-17-2025 Calcs\Soil Group C I

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
TOTAL SITE		Outlet	0.32	81	.197

Total area: .32 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Existing Onsite Subcatchment Area 'A'
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.68	1.01	1.32	1.81	2.20	2.60	0.48
REACHES							
OUTLET	0.68	1.01	1.32	1.81	2.20	2.60	0.48

508 Acorn Ave, Glen Ellyn
Existing Onsite Subcatchment Area 'A'
Dupage County, Illinois

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.298	79
	Paved parking lots, roofs, driveways	C	.026	98
	Total Area / Weighted Curve Number		.32	81
			==	==

508 Acorn Ave, Glen Ellyn
Existing Onsite Subcatchment Area 'A'
Dupage County, Illinois

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	95	0.0275	0.240				0.197
Time of Concentration							.197

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/24/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Existing Onsite Subcatchment Area 'B' Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: U:\Archived Files\V-40000-40999\40800\40848\TR-55\Existing 03-17-2025 Calcs\Soil Group C

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.26	80	.145

Total area: .26 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC 508 Acorn Ave, Glen Ellyn
 Existing Onsite Subcatchment Area 'B'
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.56	0.86	1.13	1.56	1.90	2.26	0.40
REACHES							
OUTLET	0.56	0.86	1.13	1.56	1.90	2.26	0.40

ADC

508 Acorn Ave, Glen Ellyn
Existing Onsite Subcatchment Area 'B'
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.245	79
	Paved parking lots, roofs, driveways	C	.011	98
	Total Area / Weighted Curve Number		.26	80
			===	==

ADC

508 Acorn Ave, Glen Ellyn
Existing Onsite Subcatchment Area 'B'
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE							
SHEET	100	0.0750	0.240				0.137
SHALLOW	70	0.0214	0.050				0.008
						Time of Concentration	.145
							=====

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/24/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Existing Onsite Subcatchment Area 'C' Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: U:\Archived Files\V-40000-40999\40800\40848\TR-55\Existing 03-17-2025 Calcs\Soil Group C 1

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.14	81	.163

Total area: .14 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Existing Onsite Subcatchment Area 'C'
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.31	0.47	0.61	0.83	1.01	1.20	0.22
REACHES							
OUTLET	0.31	0.47	0.61	0.83	1.01	1.20	0.22

ADC

508 Acorn Ave, Glen Ellyn
Existing Onsite Subcatchment Area 'C'
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE							
SHEET	90	0.0406	0.240				0.161
SHALLOW	20	0.0250	0.050				0.002
Time of Concentration							.163
							=====

ADC

508 Acorn Ave, Glen Ellyn
Existing Onsite Subcatchment Area 'C'
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.122	79
	Paved parking lots, roofs, driveways	C	.014	98
Total Area / Weighted Curve Number			.14	81
			===	==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/24/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Existing Onsite Subcatchment Area 'D' Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: U:\Archived Files\V-40000-40999\40800\40848\TR-55\Existing 03-17-2025 Calcs\Soil Group C 1

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.02	79	.192

Total area: .02 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC 508 Acorn Ave, Glen Ellyn
 Existing Onsite Subcatchment Area 'D'
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	.00	0.06	0.08	0.10	0.13	0.15	.00
REACHES							
OUTLET	.00	0.06	0.08	0.10	0.13	0.15	.00

ADC

508 Acorn Ave, Glen Ellyn
Existing Onsite Subcatchment Area 'D'
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	100	0.0325	0.240				0.192
Time of Concentration							.192
							=====

ADC

508 Acorn Ave, Glen Ellyn
Existing Onsite Subcatchment Area 'D'
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.022	79
Total Area / Weighted Curve Number			.02	79
			===	==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/24/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Existing Onsite Subcatchment Area 'E' Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: U:\Archived Files\V-40000-40999\40800\40848\TR-55\Existing 03-17-2025 Calcs\Soil Group C I

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.03	79	0.1

Total area: .03 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC 508 Acorn Ave, Glen Ellyn
 Existing Onsite Subcatchment Area 'E'
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.07	0.11	0.14	0.20	0.25	0.29	.00
REACHES							
OUTLET	0.07	0.11	0.14	0.20	0.25	0.29	.00

ADC

508 Acorn Ave, Glen Ellyn
Existing Onsite Subcatchment Area 'E'
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.032	79
Total Area / Weighted Curve Number			.03	79
			===	==

ADC

508 Acorn Ave, Glen Ellyn
Existing Onsite Subcatchment Area 'E'
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	60	0.1083	0.240				0.079
Time of Concentration							0.1
							=====

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/24/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Existing Offsite Subcatchment Area 'F' Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: U:\Archived Files\V-40000-40999\40800\40848\TR-55\Existing 03-17-2025 Calcs\Soil Group C 1

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.13	88	.16

Total area: .13 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Existing Offsite Subcatchment Area 'F'
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.38	0.53	0.66	0.87	1.03	1.20	0.29
REACHES							
OUTLET	0.38	0.53	0.66	0.87	1.03	1.20	0.29

508 Acorn Ave, Glen Ellyn
Existing Offsite Subcatchment Area 'F'
Dupage County, Illinois

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.041	79
	Paved; open ditches (w/right-of-way)	C	.089	92
	Total Area / Weighted Curve Number		.13	88

508 Acorn Ave, Glen Ellyn
Existing Offsite Subcatchment Area 'F'
Dupage County, Illinois

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	100	0.0510	0.240				0.160
Time of Concentration							.16

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/24/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Existing Offsite Suncatchment Area 'G' Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: U:\Archived Files\V-40000-40999\40800\40848\TR-55\Existing 03-17-2025 Calcs\Soil Group C

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.1	85	.145

Total area: .10 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC 508 Acorn Ave, Glen Ellyn
 Existing Offsite Suncatchment Area 'G'
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.27	0.40	0.51	0.67	0.81	0.95	0.20
REACHES							
OUTLET	0.27	0.40	0.51	0.67	0.81	0.95	0.20

508 Acorn Ave, Glen Ellyn
Existing Offsite Suncatchment Area 'G'
Dupage County, Illinois

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.054	79
	Paved; open ditches (w/right-of-way)	C	.042	92
	Total Area / Weighted Curve Number		.1	85

508 Acorn Ave, Glen Ellyn
Existing Offsite Suncatchment Area 'G'
Dupage County, Illinois

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	70	0.0320	0.240				0.145
Time of Concentration							.145

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/24/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Existing Offsite Subcatchment Area 'H' Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: U:\Archived Files\V-40000-40999\40800\40848\TR-55\Existing 03-17-2025 Calcs\Soil Group C]

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.1	79	.108

Total area: .10 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Existing Offsite Subcatchment Area 'H'
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.22	0.34	0.46	0.63	0.77	0.92	0.16
REACHES							
OUTLET	0.22	0.34	0.46	0.63	0.77	0.92	0.16

ADC

508 Acorn Ave, Glen Ellyn
Existing Offsite Subcatchment Area 'H'
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	90	0.1110	0.240				0.108
Time of Concentration							.108 =====

ADC

508 Acorn Ave, Glen Ellyn
Existing Offsite Subcatchment Area 'H'
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75%	(fair) C	.1	79
Total Area / Weighted Curve Number			.1 ==	79 ==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/24/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Existing Offsite & Onsite Subcatchment Area 'A,F,G' Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: U:\Archived Files\V-40000-40999\40800\40848\TR-55\Existing 03-17-2025 Calcs\Soil Group C

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.55	84	.218

Total area: .55 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC 508 Acorn Ave, Glen Ellyn
 Existing Offsite & Onsite Subcatchment Area 'A,F,G'
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	1.29	1.87	2.40	3.22	3.88	4.54	0.95

REACHES

OUTLET	1.29	1.87	2.40	3.22	3.88	4.54	0.95
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ADC

508 Acorn Ave, Glen Ellyn
Existing Offsite & Onsite Subcatchment Area 'A,F,G'
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE							
SHEET	100	0.0245	0.240				0.215
SHALLOW	30	0.0245	0.050				0.003
Time of Concentration							.218
							=====

ADC

508 Acorn Ave, Glen Ellyn
Existing Offsite & Onsite Subcatchment Area 'A,F,G'
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.394	79
	Paved parking lots, roofs, driveways	C	.157	98
Total Area / Weighted Curve Number			.55	84
			===	==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/24/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Existing Offsite & Onsite Subcatchment Area 'B,H' Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: U:\Archived Files\V-40000-40999\40800\40848\TR-55\Existing 03-17-2025 Calcs\Soil Group C

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.35	80	.145

Total area: .35 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC 508 Acorn Ave, Glen Ellyn
 Existing Offsite & Onsite Subcatchment Area 'B,H'
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.76	1.15	1.52	2.09	2.55	3.03	0.54
REACHES							
OUTLET	0.76	1.15	1.52	2.09	2.55	3.03	0.54

ADC

508 Acorn Ave, Glen Ellyn
Existing Offsite & Onsite Subcatchment Area 'B,H'
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)

TOTAL SITE							
SHEET	100	0.0750	0.240				0.137
SHALLOW	70	0.0214	0.050				0.008
Time of Concentration							.145
							=====

ADC

508 Acorn Ave, Glen Ellyn
Existing Offsite & Onsite Subcatchment Area 'B,H'
Dupage County, Illinois

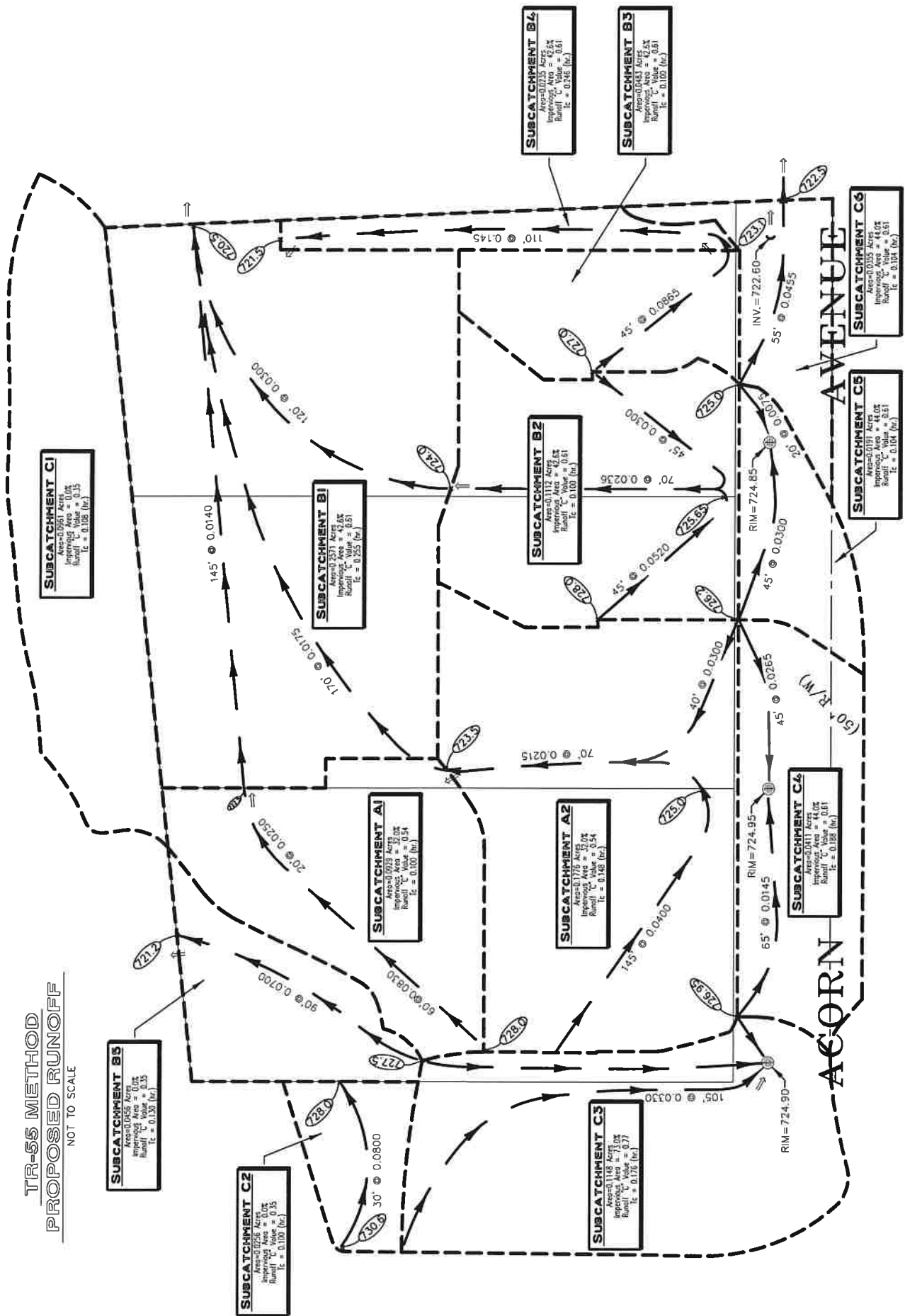
Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number

TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.341	79
	Paved parking lots, roofs, driveways	C	.011	98
Total Area / Weighted Curve Number			.35	80
			===	==

TR-55 METHOD
PROPOSED RUNOFF

NOT TO SCALE



WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Onsite Subcatchment Area A1 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Onsite A1.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.09	85	0.1

Total area: .09 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Proposed Onsite Subcatchment Area A1
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.26	0.37	0.48	0.63	0.76	0.89	0.19

REACHES

OUTLET	0.26	0.37	0.48	0.63	0.76	0.89	0.19
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ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area A1
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE							
SHEET	60	0.0830	0.240				0.088
SHALLOW	20	0.0250	0.050				0.002
Time of Concentration							0.1
							=====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area A1
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.062	79
	Paved parking lots, roofs, driveways	C	.027	98
Total Area / Weighted Curve Number			.09	85
			===	==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Onsite Subcatchment Area A2 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Onsite A2.w55

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
TOTAL SITE		Outlet	0.18	85	.148

Total area: .18 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Proposed Onsite Subcatchment Area A2
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.48	0.69	0.88	1.17	1.41	1.65	0.36

REACHES

OUTLET	0.48	0.69	0.88	1.17	1.41	1.65	0.36
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ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area A2
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)

TOTAL SITE							
SHEET	75	0.0400	0.240				0.140
SHALLOW	70	0.0215	0.050				0.008
Time of Concentration							.148
							=====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area A2
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number

TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.121	79
	Paved parking lots, roofs, driveways	C	.057	98
Total Area / Weighted Curve Number			.18	85
			==	==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Onsite Subcatchment Area B1 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Onsite B1.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.26	87	.255

Total area: .26 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Proposed Onsite Subcatchment Area B1
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
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SUBAREAS							
TOTAL SITE	0.66	0.93	1.17	1.54	1.84	2.14	0.50

REACHES

OUTLET	0.66	0.93	1.17	1.54	1.84	2.14	0.50
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ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area B1
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE							
SHEET	100	0.0175	0.240				0.246
SHALLOW	70	0.0175	0.050				0.009
Time of Concentration							.255
							=====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area B1
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.148	79
	Paved parking lots, roofs, driveways	C	.11	98
Total Area / Weighted Curve Number			.26	87
			===	==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Onsite Subcatchment Area B2 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Onsite B2.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.11	87	0.1

Total area: .11 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Proposed Onsite Subcatchment Area B2
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.34	0.48	0.61	0.80	0.95	1.11	0.26

REACHES

OUTLET	0.34	0.48	0.61	0.80	0.95	1.11	0.26
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ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area B2
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE							
SHEET	45	0.0520	0.240				0.084
SHALLOW	70	0.0235	0.050				0.008
Time of Concentration							0.1
							=====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area B2
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.064	79
	Paved parking lots, roofs, driveways	C	.047	98
Total Area / Weighted Curve Number			.11	87
			===	==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Onsite Subcatchment Area B3 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Onsite B3.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.05	87	0.1

Total area: .05 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC 508 Acorn Ave, Glen Ellyn
 Proposed Onsite Subcatchment Area B3
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.16	0.23	0.29	0.38	0.45	0.52	0.12
REACHES							
OUTLET	0.16	0.23	0.29	0.38	0.45	0.52	0.12

ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area B3
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	45	0.0865	0.240				0.068
Time of Concentration							0.1 =====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area B3
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.028	79
	Paved parking lots, roofs, driveways	C	.021	98
Total Area / Weighted Curve Number			.05 ===	87 ==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Onsite Subcatchment Area B4 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Onsite B4.w55

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
TOTAL SITE		Outlet	0.02	87	.246

Total area: .02 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Proposed Onsite Subcatchment Area B4
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	.00	0.07	0.09	0.11	0.14	0.16	.00
REACHES							
OUTLET	.00	0.07	0.09	0.11	0.14	0.16	.00

ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area B4
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE							
SHEET	90	0.0145	0.240				0.243
SHALLOW	20	0.0145	0.050				0.003
Time of Concentration							.246
							=====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area B4
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.014	79
	Paved parking lots, roofs, driveways	C	.01	98
Total Area / Weighted Curve Number			.02	87
			===	==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Onsite Subcatchment Area B5 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Onsite B5.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.05	79	.13

Total area: .05 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC 508 Acorn Ave, Glen Ellyn
 Proposed Onsite Subcatchment Area B5
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.11	0.17	0.22	0.30	0.37	0.44	0.08
REACHES							
OUTLET	0.11	0.17	0.22	0.30	0.37	0.44	0.08

ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area B5
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	90	0.0700	0.240				0.130
Time of Concentration							.13 =====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Onsite Subcatchment Area B5
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.046	79
Total Area / Weighted Curve Number			.05 ===	79 ==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Offsite Subcatchment Area C1 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Offsite C1.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.1	79	.108

Total area: .10 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC 508 Acorn Ave, Glen Ellyn
 Proposed Offsite Subcatchment Area C1
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.22	0.34	0.46	0.63	0.77	0.92	0.16
REACHES							
OUTLET	0.22	0.34	0.46	0.63	0.77	0.92	0.16

ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C1
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	90	0.1110	0.240				0.108
Time of Concentration							.108
							=====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C1
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75%	(fair) C	.096	79
Total Area / Weighted Curve Number			.1	79
			==	==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Offsite Subcatchment Area C2 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Offsite C2.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.03	79	0.1

Total area: .03 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC 508 Acorn Ave, Glen Ellyn
 Proposed Offsite Subcatchment Area C2
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.07	0.11	0.14	0.20	0.25	0.29	.00
REACHES							
OUTLET	0.07	0.11	0.14	0.20	0.25	0.29	.00

ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C2
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	30	0.0800	0.240				0.051
						Time of Concentration	0.1 =====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C2
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75%	(fair) C	.026	79
	Total Area / Weighted Curve Number		.03 ===	79 ==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Offsite Subcatchment Area C3 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Offsite C3.w55

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
TOTAL SITE		Outlet	0.12	94	.176

Total area: .12 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Proposed Offsite Subcatchment Area C3
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.42	0.56	0.68	0.87	1.02	1.17	0.34
REACHES							
OUTLET	0.42	0.56	0.68	0.87	1.02	1.17	0.34

ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C3
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)

TOTAL SITE							
SHEET	90	0.0330	0.240				0.175
SHALLOW	15	0.0330	0.050				0.001
Time of Concentration							.176
							=====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C3
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number

TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.026	79
	Paved parking lots, roofs, driveways	C	.089	98
Total Area / Weighted Curve Number			.12	94
			===	==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Offsite Subcatchment Area C4 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Offsite C4.w55

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
TOTAL SITE		Outlet	0.07	87	.188

Total area: .07 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Proposed Offsite Subcatchment Area C4
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.19	0.27	0.34	0.45	0.54	0.63	0.15
REACHES							
OUTLET	0.19	0.27	0.34	0.45	0.54	0.63	0.15

ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C4
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	65	0.0145	0.240				0.188
Time of Concentration							.188
							=====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C4
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.041	79
	Paved parking lots, roofs, driveways	C	.032	98
Total Area / Weighted Curve Number			.07	87
			==	==

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Offsite Subcatchment Area C5 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Offsite C5.w55

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
TOTAL SITE		Outlet	0.03	87	.104

Total area: .03 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC

508 Acorn Ave, Glen Ellyn
 Proposed Offsite Subcatchment Area C5
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.10	0.14	0.18	0.23	0.28	0.32	0.08
REACHES							
OUTLET	0.10	0.14	0.18	0.23	0.28	0.32	0.08

ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C5
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)

TOTAL SITE							
SHEET	45	0.0300	0.240				0.104
						Time of Concentration	.104
							=====

ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C5
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number

TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.019	79
	Paved parking lots, roofs, driveways	C	.015	98
	Total Area / Weighted Curve Number		.03	87
			===	===

WinTR-55 Current Data Description

--- Identification Data ---

User: ADC Date: 3/23/2025
 Project: 508 Acorn Ave, Glen Ellyn Units: English
 SubTitle: Proposed Offsite Subcatchment Area C6 Areal Units: Acres
 State: Illinois
 County: Dupage
 Filename: C:\Stick\40848\TR-55\Proposed\Soil Group C March 2025\40848 Proposed Offsite C6.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
TOTAL SITE		Outlet	0.04	87	.104

Total area: .04 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.34	4.3	5.15	6.45	7.5	8.57	2.77

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

ADC 508 Acorn Ave, Glen Ellyn
 Proposed Offsite Subcatchment Area C6
 Dupage County, Illinois

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period						
	2-Yr (cfs)	5-Yr (cfs)	10-Yr (cfs)	25-Yr (cfs)	50-Yr (cfs)	100-Yr (cfs)	1-Yr (cfs)
SUBAREAS							
TOTAL SITE	0.12	0.17	0.21	0.28	0.33	0.39	0.09

REACHES

OUTLET	0.12	0.17	0.21	0.28	0.33	0.39	0.09
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ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C6
Dupage County, Illinois

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
TOTAL SITE SHEET	55	0.0455	0.240				0.104
Time of Concentration							.104

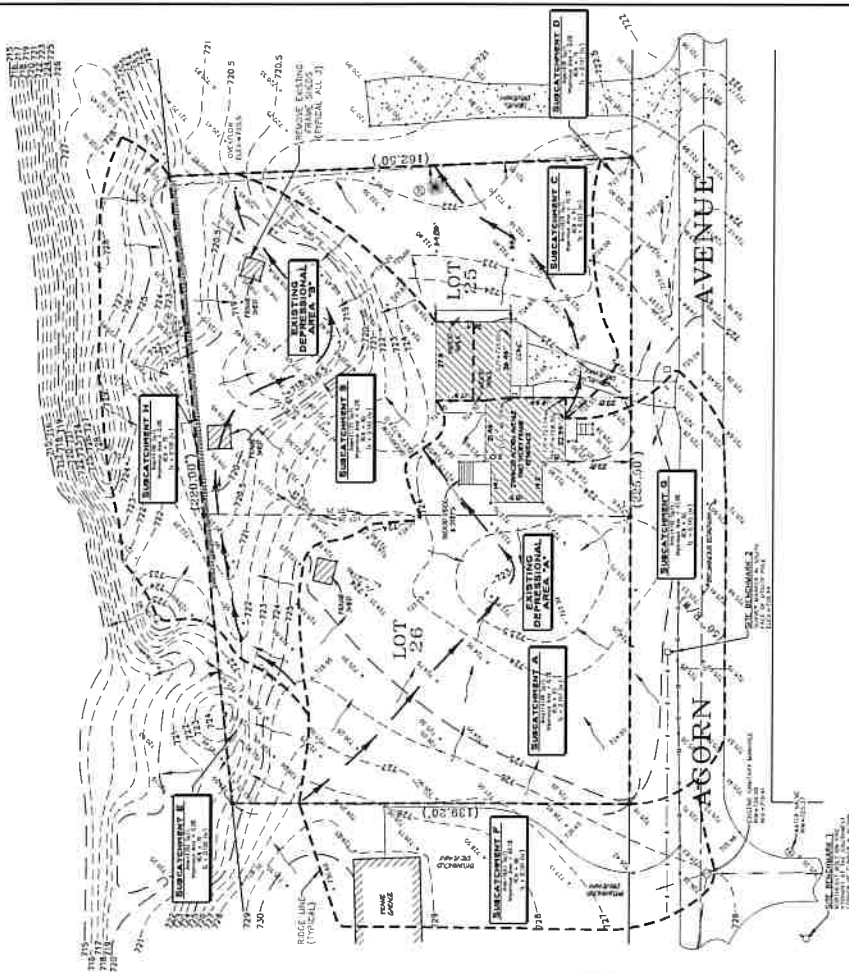
ADC

508 Acorn Ave, Glen Ellyn
Proposed Offsite Subcatchment Area C6
Dupage County, Illinois

Sub-Area Land Use and Curve Number Details

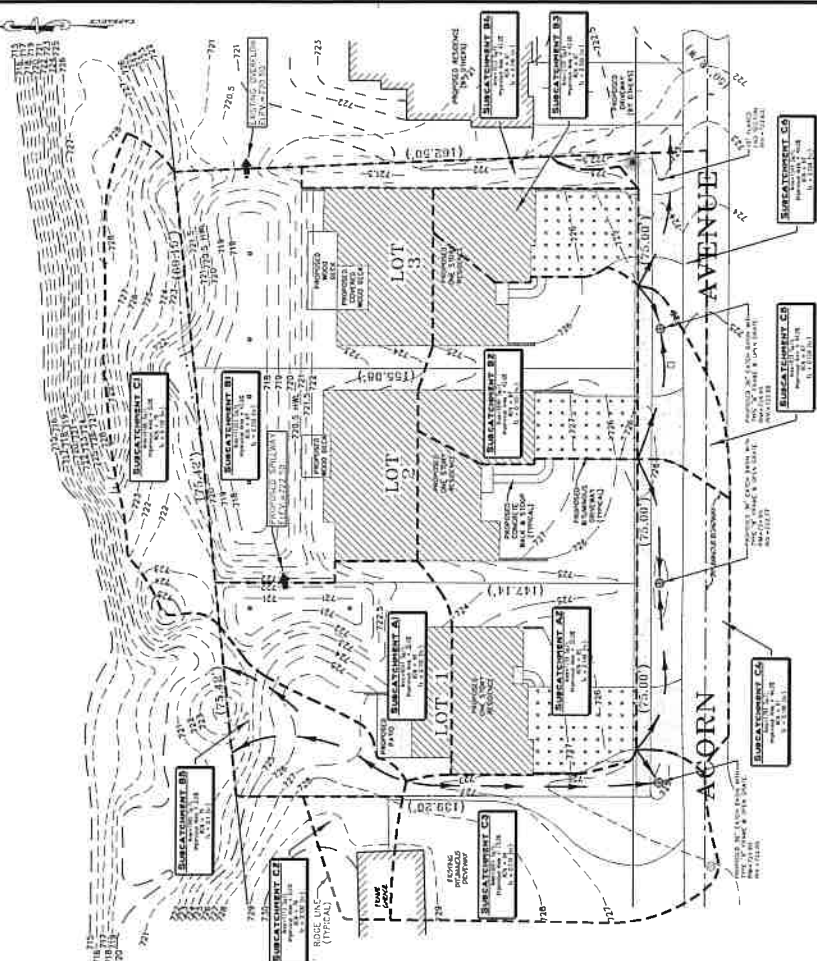
Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
TOTAL SITE	Open space; grass cover 50% to 75% (fair)	C	.02	79
	Paved parking lots, roofs, driveways	C	.016	98
	Total Area / Weighted Curve Number		.04	87

RATIONAL METHOD
DETENTION BASIN SIZING
AND RUNOFF CALCULATIONS



STANDARD STORAGE # 511 511 / ac. FROM CHART - 511 511 511

Frequency of use of the following services:

TOTAL VOLUME (C)

	TOTAL VOLUME (CU FT.) = 1926H
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47340-75A02Z 110217

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: Raeders Acorn Avenue Subdivi
Job No.: 40848
Date: 10/22/2024
By: ADC

Contributing Area [ac] = 0.35
Runoff "C" Value = 0.53
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.035
Factor of Safety = 1.25
Required Storage Volume [cft] = 2944
Time to Empty [hr] = 23.4

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	869	21	1060	0.02	8.4
0.250	6.640	1118	32	1358	0.03	10.8
0.333	5.752	1291	42	1561	0.04	12.4
0.500	4.560	1535	63	1840	0.04	14.6
0.667	3.800	1706	84	2027	0.05	16.1
0.750	3.516	1776	95	2101	0.05	16.7
0.833	3.275	1838	105	2166	0.05	17.2
1.000	2.890	1946	126	2275	0.05	18.1
2.000	1.785	2404	252	2690	0.06	21.3
3.000	1.313	2653	378	2844	0.07	22.6
4.000	1.055	2840	504	2920	0.07	23.2
5.000	0.887	2986	630	2944	0.07	23.4
6.000	0.768	3104	756	2935	0.07	23.3
7.000	0.682	3215	882	2916	0.07	23.1
8.000	0.615	3311	1008	2879	0.07	22.8
9.000	0.560	3396	1134	2827	0.06	22.4
10.000	0.516	3471	1260	2764	0.06	21.9
12.000	0.446	3603	1512	2613	0.06	20.7
18.000	0.321	3892	2268	2030	0.05	16.1
24.000	0.256	4141	3024	1396	0.03	11.1

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**EXISTING
SUBCATCHMENT
AREAS B & H**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: Raeders Acorn Avenue Subdivi
Job No.: 40848
Date: 10/22/2024
By: ADC

Contributing Area [ac] = 0.9
Runoff "C" Value = 0.53
Allowable Release Rate [cfs/ac] = 0.3
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.27
Factor of Safety = 1.25
Required Storage Volume [cft] = 5297
Time to Empty [hr] = 5.4

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	2234	162	2590	0.06	2.7
0.250	6.640	2874	243	3289	0.08	3.4
0.333	5.752	3320	324	3745	0.09	3.9
0.500	4.560	3948	486	4327	0.10	4.5
0.667	3.800	4386	648	4673	0.11	4.8
0.750	3.516	4566	729	4796	0.11	4.9
0.833	3.275	4726	810	4895	0.11	5.0
1.000	2.890	5004	972	5040	0.12	5.2
2.000	1.785	6181	1944	5297	0.12	5.4
3.000	1.313	6822	2916	4883	0.11	5.0
4.000	1.055	7304	3888	4270	0.10	4.4
5.000	0.887	7677	4860	3521	0.08	3.6
6.000	0.768	7982	5832	2688	0.06	2.8
7.000	0.682	8267	6804	1829	0.04	1.9
8.000	0.615	8514	7776	923	0.02	0.9
9.000	0.560	8732	8748	0	0.00	0.0
10.000	0.516	8927	9720	0	0.00	0.0
12.000	0.446	9264	11664	0	0.00	0.0
18.000	0.321	10008	17496	0	0.00	0.0
24.000	0.256	10649	23328	0	0.00	0.0

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**EXISTING TOTAL
SITE + OFFSITE
EXCEPT
SUBCATCHMENTS
C & D**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: Raeders Acorn Avenue Subdivi
Job No.: 40848
Date: 10/22/2024
By: ADC

Contributing Area [ac] = 0.14
Runoff "C" Value = 0.53
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.014
Factor of Safety = 1.25
Required Storage Volume [cft] = 1178
Time to Empty [hr] = 23.4

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	347	8	424	0.01	8.4
0.250	6.640	447	13	543	0.01	10.8
0.333	5.752	516	17	625	0.01	12.4
0.500	4.560	614	25	736	0.02	14.6
0.667	3.800	682	34	811	0.02	16.1
0.750	3.516	710	38	841	0.02	16.7
0.833	3.275	735	42	866	0.02	17.2
1.000	2.890	778	50	910	0.02	18.1
2.000	1.785	962	101	1076	0.02	21.3
3.000	1.313	1061	151	1138	0.03	22.6
4.000	1.055	1136	202	1168	0.03	23.2
5.000	0.887	1194	252	1178	0.03	23.4
6.000	0.768	1242	302	1174	0.03	23.3
7.000	0.682	1286	353	1167	0.03	23.1
8.000	0.615	1324	403	1152	0.03	22.8
9.000	0.560	1358	454	1131	0.03	22.4
10.000	0.516	1389	504	1106	0.03	21.9
12.000	0.446	1441	605	1045	0.02	20.7
18.000	0.321	1557	907	812	0.02	16.1
24.000	0.256	1656	1210	559	0.01	11.1

Notes:

- Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
- Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
- Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- The time to empty is the storage volume divided by the site release rate.

EXISTING ONSITE SUBCATCHMENT C

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: Raeders Acorn Avenue Subdivis
Job No.: 40848
Date: 10/22/2024
By: ADC

Contributing Area [ac] = 0.02
Runoff "C" Value = 0.53
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.002
Factor of Safety = 1.25
Required Storage Volume [cft] = 168
Time to Empty [hr] = 23.4

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	50	1	61	0.00	8.4
0.250	6.640	64	2	78	0.00	10.8
0.333	5.752	74	2	89	0.00	12.4
0.500	4.560	88	4	105	0.00	14.6
0.667	3.800	97	5	116	0.00	16.1
0.750	3.516	101	5	120	0.00	16.7
0.833	3.275	105	6	124	0.00	17.2
1.000	2.890	111	7	130	0.00	18.1
2.000	1.785	137	14	154	0.00	21.3
3.000	1.313	152	22	163	0.00	22.6
4.000	1.055	162	29	167	0.00	23.2
5.000	0.887	171	36	168	0.00	23.4
6.000	0.768	177	43	168	0.00	23.3
7.000	0.682	184	50	167	0.00	23.1
8.000	0.615	189	58	165	0.00	22.8
9.000	0.560	194	65	162	0.00	22.4
10.000	0.516	198	72	158	0.00	21.9
12.000	0.446	206	86	149	0.00	20.7
18.000	0.321	222	130	116	0.00	16.1
24.000	0.256	237	173	80	0.00	11.1

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

EXISTING ONSITE SUBCATCHMENT D

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: 40848
Date: 10/22/2024
By: ADC

Contributing Area [ac] = 0.55
Runoff "C" Value = 0.53
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.055
Factor of Safety = 1.25
Required Storage Volume [cft] = 4627
Time to Empty [hr] = 23.4

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	1365	33	1665	0.04	8.4
0.250	6.640	1757	50	2134	0.05	10.8
0.333	5.752	2029	66	2454	0.06	12.4
0.500	4.560	2413	99	2892	0.07	14.6
0.667	3.800	2680	132	3186	0.07	16.1
0.750	3.516	2790	149	3302	0.08	16.7
0.833	3.275	2888	165	3404	0.08	17.2
1.000	2.890	3058	198	3575	0.08	18.1
2.000	1.785	3778	396	4227	0.10	21.3
3.000	1.313	4169	594	4469	0.10	22.6
4.000	1.055	4463	792	4589	0.11	23.2
5.000	0.887	4692	990	4627	0.11	23.4
6.000	0.768	4878	1188	4613	0.11	23.3
7.000	0.682	5052	1386	4583	0.11	23.1
8.000	0.615	5203	1584	4524	0.10	22.8
9.000	0.560	5336	1782	4443	0.10	22.4
10.000	0.516	5455	1980	4344	0.10	21.9
12.000	0.446	5661	2376	4106	0.09	20.7
18.000	0.321	6116	3564	3190	0.07	16.1
24.000	0.256	6508	4752	2194	0.05	11.1

Notes:

- Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
- Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
- Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- The time to empty is the storage volume divided by the site release rate.

**EXISTING
SUBCATCHMENTS
A, F & G
AT THE
REGULATORY
RELEASE RATE**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: Raeders Acorn Avenue Subdivi
Job No.: 40848
Date: 10/22/2024
By: ADC

Contributing Area [ac] = 0.55
Runoff "C" Value = 0.53
Allowable Release Rate [cfs/ac] = 0.8
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.44
Factor of Safety = 1.25
Required Storage Volume [cft] = 2031
Time to Empty [hr] = 1.3

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	1365	264	1376	0.03	0.9
0.250	6.640	1757	396	1701	0.04	1.1
0.333	5.752	2029	528	1876	0.04	1.2
0.500	4.560	2413	792	2026	0.05	1.3
0.667	3.800	2680	1056	2031	0.05	1.3
0.750	3.516	2790	1188	2003	0.05	1.3
0.833	3.275	2888	1320	1960	0.05	1.2
1.000	2.890	3058	1584	1843	0.04	1.2
2.000	1.785	3778	3168	762	0.02	0.5
3.000	1.313	4169	4752	0	0.00	0.0
4.000	1.055	4463	6336	0	0.00	0.0
5.000	0.887	4692	7920	0	0.00	0.0
6.000	0.768	4878	9504	0	0.00	0.0
7.000	0.682	5052	11088	0	0.00	0.0
8.000	0.615	5203	12672	0	0.00	0.0
9.000	0.560	5336	14256	0	0.00	0.0
10.000	0.516	5455	15840	0	0.00	0.0
12.000	0.446	5661	19008	0	0.00	0.0
18.000	0.321	6116	28512	0	0.00	0.0
24.000	0.256	6508	38016	0	0.00	0.0

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**EXISTING
SUBCATCHMENTS
A, F & G
AT A RELEASE
RATE EQUIVALENT
TO THE OUTLET
CHANNEL**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Acorn Total Onsite
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.77
Runoff "C" Value = 0.58
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.077
Factor of Safety = 1.25
Required Storage Volume [cft] = 7263
Time to Empty [hr] = 26.2

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	2091	46	2556	0.06	9.2
0.250	6.640	2691	69	3277	0.08	11.8
0.333	5.752	3108	92	3770	0.09	13.6
0.500	4.560	3696	139	4447	0.10	16.0
0.667	3.800	4107	185	4902	0.11	17.7
0.750	3.516	4275	208	5084	0.12	18.3
0.833	3.275	4425	231	5243	0.12	18.9
1.000	2.890	4685	277	5510	0.13	19.9
2.000	1.785	5788	554	6541	0.15	23.6
3.000	1.313	6387	832	6945	0.16	25.1
4.000	1.055	6838	1109	7162	0.16	25.8
5.000	0.887	7188	1386	7252	0.17	26.2
6.000	0.768	7474	1663	7263	0.17	26.2
7.000	0.682	7740	1940	7250	0.17	26.2
8.000	0.615	7971	2218	7192	0.17	25.9
9.000	0.560	8175	2495	7101	0.16	25.6
10.000	0.516	8358	2772	6982	0.16	25.2
12.000	0.446	8673	3326	6683	0.15	24.1
18.000	0.321	9370	4990	5476	0.13	19.8
24.000	0.256	9970	6653	4147	0.10	15.0

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**TOTAL ONSITE
STORAGE REQUIRED.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Acorn Tributary Onsite and Offs
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.82
Runoff "C" Value = 0.57
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.082
Factor of Safety = 1.25
Required Storage Volume [cft] = 7563
Time to Empty [hr] = 25.6

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	2189	49	2674	0.06	9.1
0.250	6.640	2816	74	3428	0.08	11.6
0.333	5.752	3253	98	3943	0.09	13.4
0.500	4.560	3868	148	4651	0.11	15.8
0.667	3.800	4298	197	5126	0.12	17.4
0.750	3.516	4474	221	5316	0.12	18.0
0.833	3.275	4631	246	5481	0.13	18.6
1.000	2.890	4903	295	5760	0.13	19.5
2.000	1.785	6057	590	6833	0.16	23.1
3.000	1.313	6685	886	7249	0.17	24.6
4.000	1.055	7157	1181	7470	0.17	25.3
5.000	0.887	7523	1476	7558	0.17	25.6
6.000	0.768	7822	1771	7563	0.17	25.6
7.000	0.682	8101	2066	7543	0.17	25.6
8.000	0.615	8343	2362	7476	0.17	25.3
9.000	0.560	8556	2657	7374	0.17	25.0
10.000	0.516	8747	2952	7244	0.17	24.5
12.000	0.446	9077	3542	6918	0.16	23.4
18.000	0.321	9807	5314	5616	0.13	19.0
24.000	0.256	10434	7085	4187	0.10	14.2

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**TOTAL TRIBUTARY
ONSITE AND
OFFSITE EXPECTED
ACROSS SITE.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 0.27

Job No.: 40848

Date: 7/23/1906

By: ADC

Contributing Area [ac] = 0.26

Runoff "C" Value = 0.53

Allowable Release Rate [cfs/ac] = 1.65

Rainfall Frequency = 100-year

Site Release Rate [cfs] = 0.429

Factor of Safety = 1.25

Required Storage Volume [cft] = 555

Time to Empty [hr] = 0.4

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	645	257	485	0.01	0.3
0.250	6.640	830	386	555	0.01	0.4
0.333	5.752	959	515	555	0.01	0.4
0.500	4.560	1140	772	460	0.01	0.3
0.667	3.800	1267	1030	297	0.01	0.2
0.750	3.516	1319	1158	201	0.00	0.1
0.833	3.275	1365	1287	98	0.00	0.1
1.000	2.890	1446	1544	0	0.00	0.0
2.000	1.785	1786	3089	0	0.00	0.0
3.000	1.313	1971	4633	0	0.00	0.0
4.000	1.055	2110	6178	0	0.00	0.0
5.000	0.887	2218	7722	0	0.00	0.0
6.000	0.768	2306	9266	0	0.00	0.0
7.000	0.682	2388	10811	0	0.00	0.0
8.000	0.615	2460	12355	0	0.00	0.0
9.000	0.560	2523	13900	0	0.00	0.0
10.000	0.516	2579	15444	0	0.00	0.0
12.000	0.446	2676	18533	0	0.00	0.0
18.000	0.321	2891	27799	0	0.00	0.0
24.000	0.256	3076	37066	0	0.00	0.0

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**BALANCE OF
OVERTOPPING
ELEVATION OF
720.6 WITH
STORAGE AREA
REQUIRED TO
COMPENSATE.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Total Onsite Discharged to the North
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.05
Runoff "C" Value = 0.35
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.005
Factor of Safety = 1.25
Required Storage Volume [cft] = 245
Time to Empty [hr] = 13.6

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	82	3	99	0.00	5.5
0.250	6.640	105	5	126	0.00	7.0
0.333	5.752	122	6	145	0.00	8.0
0.500	4.560	145	9	170	0.00	9.4
0.667	3.800	161	12	186	0.00	10.3
0.750	3.516	168	14	193	0.00	10.7
0.833	3.275	173	15	198	0.00	11.0
1.000	2.890	184	18	207	0.00	11.5
2.000	1.785	227	36	238	0.01	13.2
3.000	1.313	250	54	245	0.01	13.6
4.000	1.055	268	72	245	0.01	13.6
5.000	0.887	282	90	240	0.01	13.3
6.000	0.768	293	108	231	0.01	12.8
7.000	0.682	303	126	222	0.01	12.3
8.000	0.615	312	144	210	0.00	11.7
9.000	0.560	320	162	198	0.00	11.0
10.000	0.516	327	180	184	0.00	10.2
12.000	0.446	340	216	155	0.00	8.6
18.000	0.321	367	324	54	0.00	3.0
24.000	0.256	391	432	0	0.00	0.0

Notes:

- Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
- Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
- Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- The time to empty is the storage volume divided by the site release rate.

**ONSITE AREA
DISCHARGED
OFFSITE TO THE
NORTH.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Onsite A1
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.09
Runoff "C" Value = 0.54
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.009
Factor of Safety = 1.25
Required Storage Volume [cft] = 775
Time to Empty [hr] = 23.9

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	228	5	278	0.01	8.6
0.250	6.640	293	8	356	0.01	11.0
0.333	5.752	338	11	409	0.01	12.6
0.500	4.560	402	16	483	0.01	14.9
0.667	3.800	447	22	532	0.01	16.4
0.750	3.516	465	24	551	0.01	17.0
0.833	3.275	482	27	568	0.01	17.5
1.000	2.890	510	32	597	0.01	18.4
2.000	1.785	630	65	706	0.02	21.8
3.000	1.313	695	97	747	0.02	23.1
4.000	1.055	744	130	768	0.02	23.7
5.000	0.887	782	162	775	0.02	23.9
6.000	0.768	813	194	774	0.02	23.9
7.000	0.682	842	227	769	0.02	23.7
8.000	0.615	867	259	760	0.02	23.5
9.000	0.560	890	292	748	0.02	23.1
10.000	0.516	909	324	732	0.02	22.6
12.000	0.446	944	389	694	0.02	21.4
18.000	0.321	1020	583	546	0.01	16.8
24.000	0.256	1085	778	384	0.01	11.9

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**ONSITE
SUBCATCHMENT A1
WITH REGULATORY
RELEASE RATE.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Onsite A2
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.18
Runoff "C" Value = 0.54
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.018
Factor of Safety = 1.25
Required Storage Volume [cft] = 1550
Time to Empty [hr] = 23.9

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	455	11	555	0.01	8.6
0.250	6.640	586	16	712	0.02	11.0
0.333	5.752	677	22	819	0.02	12.6
0.500	4.560	804	32	965	0.02	14.9
0.667	3.800	894	43	1063	0.02	16.4
0.750	3.516	930	49	1102	0.03	17.0
0.833	3.275	963	54	1136	0.03	17.5
1.000	2.890	1020	65	1194	0.03	18.4
2.000	1.785	1260	130	1413	0.03	21.8
3.000	1.313	1390	194	1495	0.03	23.1
4.000	1.055	1488	259	1536	0.04	23.7
5.000	0.887	1564	324	1550	0.04	23.9
6.000	0.768	1627	389	1547	0.04	23.9
7.000	0.682	1685	454	1539	0.04	23.7
8.000	0.615	1735	518	1521	0.03	23.5
9.000	0.560	1779	583	1495	0.03	23.1
10.000	0.516	1819	648	1464	0.03	22.6
12.000	0.446	1888	778	1388	0.03	21.4
18.000	0.321	2039	1166	1091	0.03	16.8
24.000	0.256	2170	1555	768	0.02	11.9

Notes:

- Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
- Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
- Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- The time to empty is the storage volume divided by the site release rate.

**ONSITE
SUBCATCHMENT A2
WITH REGULATORY
RELEASE RATE.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Onsite B1
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.26
Runoff "C" Value = 0.61
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.026
Factor of Safety = 1.25
Required Storage Volume [cft] = 2617
Time to Empty [hr] = 28.0

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	743	16	909	0.02	9.7
0.250	6.640	956	23	1165	0.03	12.5
0.333	5.752	1104	31	1341	0.03	14.3
0.500	4.560	1313	47	1582	0.04	16.9
0.667	3.800	1458	62	1745	0.04	18.6
0.750	3.516	1518	70	1810	0.04	19.3
0.833	3.275	1571	78	1867	0.04	19.9
1.000	2.890	1664	94	1963	0.05	21.0
2.000	1.785	2055	187	2335	0.05	24.9
3.000	1.313	2268	281	2484	0.06	26.5
4.000	1.055	2428	374	2568	0.06	27.4
5.000	0.887	2553	468	2606	0.06	27.8
6.000	0.768	2654	562	2616	0.06	27.9
7.000	0.682	2749	655	2617	0.06	28.0
8.000	0.615	2831	749	2603	0.06	27.8
9.000	0.560	2903	842	2576	0.06	27.5
10.000	0.516	2968	936	2540	0.06	27.1
12.000	0.446	3080	1123	2446	0.06	26.1
18.000	0.321	3328	1685	2054	0.05	21.9
24.000	0.256	3541	2246	1618	0.04	17.3

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**ONSITE
SUBCATCHMENT B1
WITH REGULATORY
RELEASE RATE.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Onsite B2
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.11
Runoff "C" Value = 0.61
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.011
Factor of Safety = 1.25
Required Storage Volume [cft] = 1107
Time to Empty [hr] = 28.0

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	314	7	385	0.01	9.7
0.250	6.640	404	10	493	0.01	12.5
0.333	5.752	467	13	567	0.01	14.3
0.500	4.560	555	20	669	0.02	16.9
0.667	3.800	617	26	738	0.02	18.6
0.750	3.516	642	30	766	0.02	19.3
0.833	3.275	665	33	790	0.02	19.9
1.000	2.890	704	40	830	0.02	21.0
2.000	1.785	870	79	988	0.02	24.9
3.000	1.313	960	119	1051	0.02	26.5
4.000	1.055	1027	158	1086	0.02	27.4
5.000	0.887	1080	198	1102	0.03	27.8
6.000	0.768	1123	238	1107	0.03	27.9
7.000	0.682	1163	277	1107	0.03	28.0
8.000	0.615	1198	317	1101	0.03	27.8
9.000	0.560	1228	356	1090	0.03	27.5
10.000	0.516	1256	396	1075	0.02	27.1
12.000	0.446	1303	475	1035	0.02	26.1
18.000	0.321	1408	713	869	0.02	21.9
24.000	0.256	1498	950	684	0.02	17.3

Notes:

- Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
- Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
- Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- The time to empty is the storage volume divided by the site release rate.

**ONSITE
SUBCATCHMENT B2
WITH REGULATORY
RELEASE RATE.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Onsite B3
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.05
Runoff "C" Value = 0.61
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.005
Factor of Safety = 1.25
Required Storage Volume [cft] = 503
Time to Empty [hr] = 28.0

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	143	3	175	0.00	9.7
0.250	6.640	184	5	224	0.01	12.5
0.333	5.752	212	6	258	0.01	14.3
0.500	4.560	252	9	304	0.01	16.9
0.667	3.800	280	12	336	0.01	18.6
0.750	3.516	292	14	348	0.01	19.3
0.833	3.275	302	15	359	0.01	19.9
1.000	2.890	320	18	377	0.01	21.0
2.000	1.785	395	36	449	0.01	24.9
3.000	1.313	436	54	478	0.01	26.5
4.000	1.055	467	72	494	0.01	27.4
5.000	0.887	491	90	501	0.01	27.8
6.000	0.768	510	108	503	0.01	27.9
7.000	0.682	529	126	503	0.01	28.0
8.000	0.615	544	144	500	0.01	27.8
9.000	0.560	558	162	495	0.01	27.5
10.000	0.516	571	180	488	0.01	27.1
12.000	0.446	592	216	470	0.01	26.1
18.000	0.321	640	324	395	0.01	21.9
24.000	0.256	681	432	311	0.01	17.3

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**ONSITE
SUBCATCHMENT B3
WITH REGULATORY
RELEASE RATE.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Onsite B4
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.02
Runoff "C" Value = 0.61
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.002
Factor of Safety = 1.25
Required Storage Volume [cft] = 201
Time to Empty [hr] = 28.0

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	57	1	70	0.00	9.7
0.250	6.640	74	2	90	0.00	12.5
0.333	5.752	85	2	103	0.00	14.3
0.500	4.560	101	4	122	0.00	16.9
0.667	3.800	112	5	134	0.00	18.6
0.750	3.516	117	5	139	0.00	19.3
0.833	3.275	121	6	144	0.00	19.9
1.000	2.890	128	7	151	0.00	21.0
2.000	1.785	158	14	180	0.00	24.9
3.000	1.313	174	22	191	0.00	26.5
4.000	1.055	187	29	198	0.00	27.4
5.000	0.887	196	36	200	0.00	27.8
6.000	0.768	204	43	201	0.00	27.9
7.000	0.682	211	50	201	0.00	28.0
8.000	0.615	218	58	200	0.00	27.8
9.000	0.560	223	65	198	0.00	27.5
10.000	0.516	228	72	195	0.00	27.1
12.000	0.446	237	86	188	0.00	26.1
18.000	0.321	256	130	158	0.00	21.9
24.000	0.256	272	173	124	0.00	17.3

Notes:

- Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
- Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
- Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- The time to empty is the storage volume divided by the site release rate.

**ONSITE
SUBCATCHMENT B4
WITH REGULATORY
RELEASE RATE.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Onsite B5
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.05
Runoff "C" Value = 0.35
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.005
Factor of Safety = 1.25
Required Storage Volume [cft] = 245
Time to Empty [hr] = 13.6

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	82	3	99	0.00	5.5
0.250	6.640	105	5	126	0.00	7.0
0.333	5.752	122	6	145	0.00	8.0
0.500	4.560	145	9	170	0.00	9.4
0.667	3.800	161	12	186	0.00	10.3
0.750	3.516	168	14	193	0.00	10.7
0.833	3.275	173	15	198	0.00	11.0
1.000	2.890	184	18	207	0.00	11.5
2.000	1.785	227	36	238	0.01	13.2
3.000	1.313	250	54	245	0.01	13.6
4.000	1.055	268	72	245	0.01	13.6
5.000	0.887	282	90	240	0.01	13.3
6.000	0.768	293	108	231	0.01	12.8
7.000	0.682	303	126	222	0.01	12.3
8.000	0.615	312	144	210	0.00	11.7
9.000	0.560	320	162	198	0.00	11.0
10.000	0.516	327	180	184	0.00	10.2
12.000	0.446	340	216	155	0.00	8.6
18.000	0.321	367	324	54	0.00	3.0
24.000	0.256	391	432	0	0.00	0.0

Notes:

- Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
- Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
- Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- The time to empty is the storage volume divided by the site release rate.

**ONSITE
SUBCATCHMENT B5
WITH REGULATORY
RELEASE RATE.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Offsite C1
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.1
Runoff "C" Value = 0.35
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.01
Factor of Safety = 1.25
Required Storage Volume [cft] = 491
Time to Empty [hr] = 13.6

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	164	6	197	0.00	5.5
0.250	6.640	211	9	252	0.01	7.0
0.333	5.752	244	12	289	0.01	8.0
0.500	4.560	290	18	340	0.01	9.4
0.667	3.800	322	24	372	0.01	10.3
0.750	3.516	335	27	385	0.01	10.7
0.833	3.275	347	30	396	0.01	11.0
1.000	2.890	367	36	414	0.01	11.5
2.000	1.785	454	72	477	0.01	13.2
3.000	1.313	501	108	491	0.01	13.6
4.000	1.055	536	144	490	0.01	13.6
5.000	0.887	563	180	479	0.01	13.3
6.000	0.768	586	216	462	0.01	12.8
7.000	0.682	607	252	443	0.01	12.3
8.000	0.615	625	288	421	0.01	11.7
9.000	0.560	641	324	396	0.01	11.0
10.000	0.516	655	360	369	0.01	10.2
12.000	0.446	680	432	310	0.01	8.6
18.000	0.321	734	648	108	0.00	3.0
24.000	0.256	781	864	0	0.00	0.0

Notes:

- Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
- Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
- Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- The time to empty is the storage volume divided by the site release rate.

**OFFSITE
SUBCATCHMENT C1
TO ESTABLISH
RUNOFF VOLUMES.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Offsite C2
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.03
Runoff "C" Value = 0.35
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.003
Factor of Safety = 1.25
Required Storage Volume [cft] = 147
Time to Empty [hr] = 13.6

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	49	2	59	0.00	5.5
0.250	6.640	63	3	76	0.00	7.0
0.333	5.752	73	4	87	0.00	8.0
0.500	4.560	87	5	102	0.00	9.4
0.667	3.800	97	7	112	0.00	10.3
0.750	3.516	101	8	116	0.00	10.7
0.833	3.275	104	9	119	0.00	11.0
1.000	2.890	110	11	124	0.00	11.5
2.000	1.785	136	22	143	0.00	13.2
3.000	1.313	150	32	147	0.00	13.6
4.000	1.055	161	43	147	0.00	13.6
5.000	0.887	169	54	144	0.00	13.3
6.000	0.768	176	65	139	0.00	12.8
7.000	0.682	182	76	133	0.00	12.3
8.000	0.615	187	86	126	0.00	11.7
9.000	0.560	192	97	119	0.00	11.0
10.000	0.516	196	108	111	0.00	10.2
12.000	0.446	204	130	93	0.00	8.6
18.000	0.321	220	194	32	0.00	3.0
24.000	0.256	234	259	0	0.00	0.0

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**OFFSITE
SUBCATCHMENT C2
TO ESTABLISH
RUNOFF VOLUMES.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Offsite C3
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.11
Runoff "C" Value = 0.77
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.011
Factor of Safety = 1.25
Required Storage Volume [cft] = 1494
Time to Empty [hr] = 37.7

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	397	7	488	0.01	12.3
0.250	6.640	510	10	626	0.01	15.8
0.333	5.752	590	13	720	0.02	18.2
0.500	4.560	701	20	852	0.02	21.5
0.667	3.800	779	26	941	0.02	23.8
0.750	3.516	811	30	976	0.02	24.7
0.833	3.275	839	33	1008	0.02	25.4
1.000	2.890	889	40	1061	0.02	26.8
2.000	1.785	1098	79	1273	0.03	32.1
3.000	1.313	1211	119	1366	0.03	34.5
4.000	1.055	1297	158	1423	0.03	35.9
5.000	0.887	1363	198	1457	0.03	36.8
6.000	0.768	1417	238	1475	0.03	37.2
7.000	0.682	1468	277	1488	0.03	37.6
8.000	0.615	1512	317	1494	0.03	37.7
9.000	0.560	1550	356	1493	0.03	37.7
10.000	0.516	1585	396	1486	0.03	37.5
12.000	0.446	1645	475	1462	0.03	36.9
18.000	0.321	1777	713	1330	0.03	33.6
24.000	0.256	1891	950	1176	0.03	29.7

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**OFFSITE
SUBCATCHMENT C3
TO ESTABLISH
RUNOFF VOLUMES.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Offsite C4
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.07
Runoff "C" Value = 0.61
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.007
Factor of Safety = 1.25
Required Storage Volume [cft] = 705
Time to Empty [hr] = 28.0

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	200	4	245	0.01	9.7
0.250	6.640	257	6	314	0.01	12.5
0.333	5.752	297	8	361	0.01	14.3
0.500	4.560	353	13	426	0.01	16.9
0.667	3.800	393	17	470	0.01	18.6
0.750	3.516	409	19	487	0.01	19.3
0.833	3.275	423	21	503	0.01	19.9
1.000	2.890	448	25	528	0.01	21.0
2.000	1.785	553	50	629	0.01	24.9
3.000	1.313	611	76	669	0.02	26.5
4.000	1.055	654	101	691	0.02	27.4
5.000	0.887	687	126	702	0.02	27.8
6.000	0.768	715	151	704	0.02	27.9
7.000	0.682	740	176	705	0.02	28.0
8.000	0.615	762	202	701	0.02	27.8
9.000	0.560	782	227	694	0.02	27.5
10.000	0.516	799	252	684	0.02	27.1
12.000	0.446	829	302	659	0.02	26.1
18.000	0.321	896	454	553	0.01	21.9
24.000	0.256	953	605	436	0.01	17.3

Notes:

- Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
- Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
- Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- The time to empty is the storage volume divided by the site release rate.

**OFFSITE
SUBCATCHMENT C4
TO ESTABLISH
RUNOFF VOLUMES.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Offsite C5
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.03
Runoff "C" Value = 0.61
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.003
Factor of Safety = 1.25
Required Storage Volume [cft] = 302
Time to Empty [hr] = 28.0

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	86	2	105	0.00	9.7
0.250	6.640	110	3	134	0.00	12.5
0.333	5.752	127	4	155	0.00	14.3
0.500	4.560	151	5	183	0.00	16.9
0.667	3.800	168	7	201	0.00	18.6
0.750	3.516	175	8	209	0.00	19.3
0.833	3.275	181	9	215	0.00	19.9
1.000	2.890	192	11	226	0.01	21.0
2.000	1.785	237	22	269	0.01	24.9
3.000	1.313	262	32	287	0.01	26.5
4.000	1.055	280	43	296	0.01	27.4
5.000	0.887	295	54	301	0.01	27.8
6.000	0.768	306	65	302	0.01	27.9
7.000	0.682	317	76	302	0.01	28.0
8.000	0.615	327	86	300	0.01	27.8
9.000	0.560	335	97	297	0.01	27.5
10.000	0.516	342	108	293	0.01	27.1
12.000	0.446	355	130	282	0.01	26.1
18.000	0.321	384	194	237	0.01	21.9
24.000	0.256	409	259	187	0.00	17.3

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**OFFSITE
SUBCATCHMENT C5
TO ESTABLISH
RUNOFF VOLUMES.**

Rational Method Detention Basin Sizing Tool

Version 1.0

Project: 12W508 Acorn Ave., Glen Ellyn
Job No.: Offsite C6
Date: 3/23/2025
By: ADC

Contributing Area [ac] = 0.04
Runoff "C" Value = 0.61
Allowable Release Rate [cfs/ac] = 0.1
Rainfall Frequency = 100-year
Site Release Rate [cfs] = 0.004
Factor of Safety = 1.25
Required Storage Volume [cft] = 403
Time to Empty [hr] = 28.0

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	114	2	140	0.00	9.7
0.250	6.640	147	4	179	0.00	12.5
0.333	5.752	170	5	206	0.00	14.3
0.500	4.560	202	7	243	0.01	16.9
0.667	3.800	224	10	268	0.01	18.6
0.750	3.516	234	11	278	0.01	19.3
0.833	3.275	242	12	287	0.01	19.9
1.000	2.890	256	14	302	0.01	21.0
2.000	1.785	316	29	359	0.01	24.9
3.000	1.313	349	43	382	0.01	26.5
4.000	1.055	374	58	395	0.01	27.4
5.000	0.887	393	72	401	0.01	27.8
6.000	0.768	408	86	402	0.01	27.9
7.000	0.682	423	101	403	0.01	28.0
8.000	0.615	436	115	400	0.01	27.8
9.000	0.560	447	130	396	0.01	27.5
10.000	0.516	457	144	391	0.01	27.1
12.000	0.446	474	173	376	0.01	26.1
18.000	0.321	512	259	316	0.01	21.9
24.000	0.256	545	346	249	0.01	17.3

Notes:

1. Runoff volume is calculated by multiplying the Rational formula discharge, CIA , by the time, t . $V_R = (CIA) t$
2. Discharge volume is calculated by multiplying the site release rate, Q_o , by the time, t . $V_o = Q_o t$
3. Storage volume is calculated by subtracting the discharge volume from the runoff volume and multiplying by the factor of safety. $V_s = (V_R - V_o) f_s$
- 4 The time to empty is the storage volume divided by the site release rate.

**OFFSITE
SUBCATCHMENT C6
TO ESTABLISH
RUNOFF VOLUMES.**

TAB 3
FLOOD PLAIN

No part of this site is part of a regulatory flood plain, or part of a published flood plain study. There is no channel on, or adjacent to the development with a tributary area greater than 100 acres, or a depressional storage area with greater than 20 acres tributary. A portion of panel 17043C00681 of the DuPage County regulatory flood plain is included for reference.

National Flood Hazard Layer FIRMette

88°23'3"W 41°53'1"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

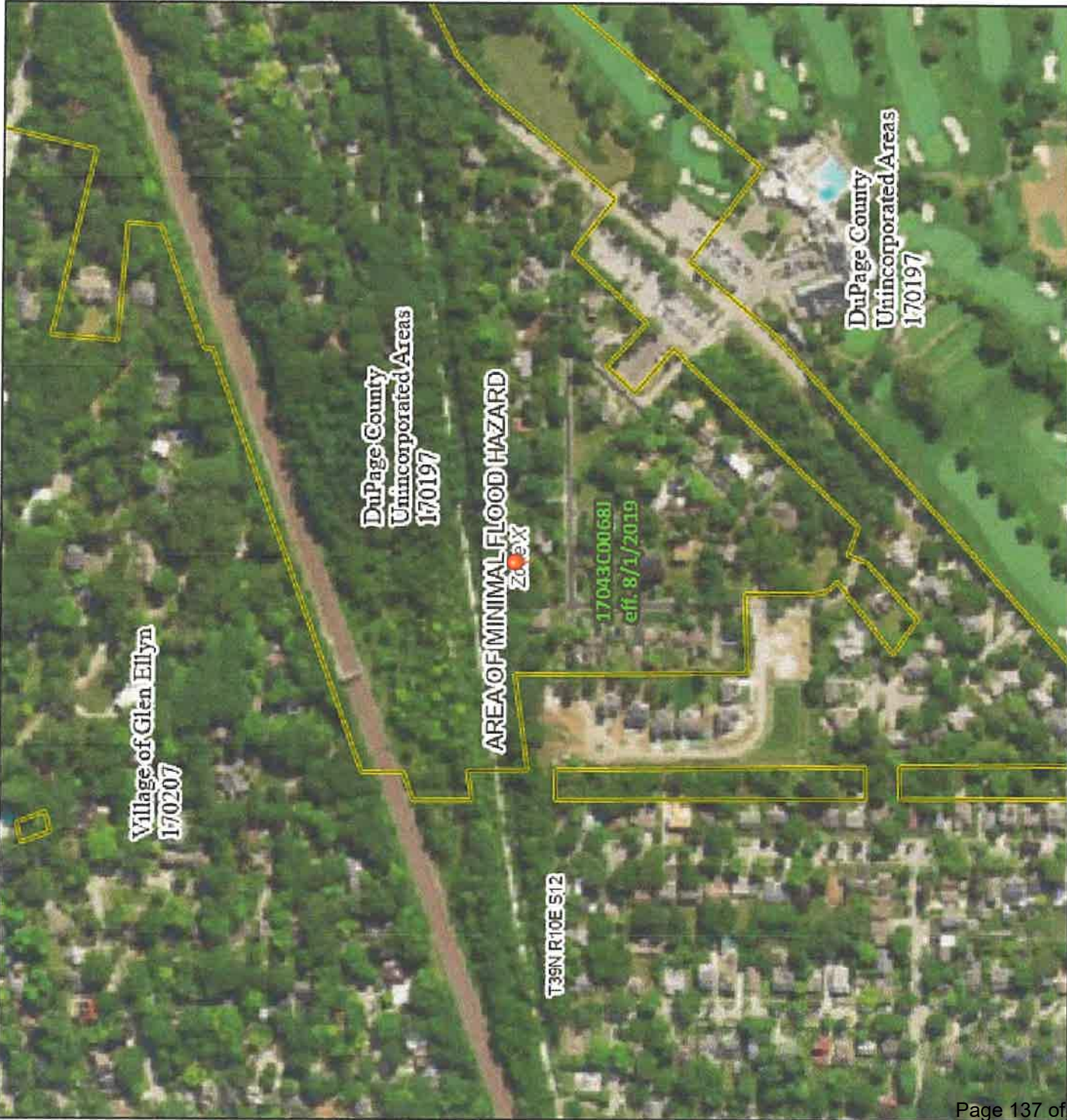


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/20/2025 at 10:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

Feet
0 250 500 1,000 1,500 2,000

88°23'3"W 41°53'1"N

Basemap Imagery Source: USGS National Map 2023

TAB 4

WETLAND AND WETLAND BUFFER

No part of this site is part of a regulatory wetland or wetland buffer.

TAB 5
RIPARIAN BUFFER

There are no waters of DuPage or flood plain on the property. The DuPage County regulatory flood map, panel 17043C00681 has been included as part of Tab 3 within this report.

TAB 6

PCBMPS

The DuPage County PCBMP Program has been incorporated within this design. Based on the proposed impervious area table on Sheet 2 of the plan set, we find the required volume of treatment, based on a 1.25" rainfall over all new impervious area to be 400 cu. ft. for Lot 1, 543 cu. ft. for Lot 2, and 549 cu. ft. for Lot 3. A soils evaluation determined the estimated depth to the seasonal high groundwater table to be 44" on Lot 1 and in excess of 60" on Lots 2 and 3. We therefore have designed stone beds of CA-1 approximately 12" below porous topsoil for infiltration and initial treatment. To reduce ponding in the low flat areas an observation well with a grate in the bell of a 6" PVC pipe does double duty as an inlet to aide in the delivery of runoff to the stone below. As designed, Lot 1 has a 1128 cu. ft. stone bed providing 406 cu. ft. of treatment, Lot 2 has a 1,540 cu. ft. stone bed providing 554 cu. ft. of treatment, and Lot 3 has a 1,550 cu. ft. stone bed providing 558 cu. ft. of treatment. This is all based on a void ratio of 0.36% for the stone.

This should therefore satisfy the PCBMP requirement of the Counties program.

SOILS EVALUATION

WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road
Telephone: 815.338.2362

Woodstock, Illinois 60098
Email: wkreznor@wrksoiltesting.com

20 November 2024

Mr. Marv Ritter
Rite-Way Custom Homes, LLC
540 Duane Street 2nd Floor
Glen Ellyn, IL 60137

Re: Soil investigations for stormwater management, Lot 1, Resubdivision of Lots 25 and 26, Glen Oak;
part of NE ¼ of SW ¼ Sec. 12, T. 39N., R. 10E., DuPage County, Illinois; No. 21W508 Acorn Avenue;
PIN 05-12-304-003 and west ½ of 05-12-304-004

Dear Mr. Ritter:

Transmitted herewith is a copy of the technical report of investigations for the above-referenced project.

The subject property occupies the sideslope of a knoll. Two soil pits were dug in the area proposed for stormwater management post-construction best management practice (PCBMP), each to a depth of 60 inches. This area is located in the northern part of the lot. Sample No. SWM-1 is in the higher part of the test area, above Sample No. SWM-2. Slopes range from 6 to 14 percent in the area proposed for the PCBMP. Sampling was conducted on 18 November 2024.

Sample No. SWM-1 formed in 19 inches of silty sediments and in the underlying water-worked silty clay loam glacial till. The soil surface layer and upper part of the subsoil are estimated to be moderately permeable (0.6-2.0 in/hr). The lower part of the subsoil and the upper part of the underlying glacial till are estimated to be moderately slowly permeable (0.2-0.6 in/hr). The lower part of the underlying glacial till is estimated to be slowly permeable (0.06-0.2 in/hr).

Sample No. SWM-2 formed in 25 inches of loamy fill material, 12 inches of silty sediments, and in the underlying water-worked silty clay loam glacial till. The fill material consists of a mixture of former topsoil and subsoil material and is estimated to be moderately permeable throughout. The lower portion of the fill was observed to contain a layer of partially decomposed dry wall. The underlying native soil appears to be relatively undisturbed and intact. The native soil surface layer and upper part of the subsoil are estimated to be moderately permeable. The lower part of the subsoil and the underlying glacial till are estimated to be moderately slowly permeable.

The estimated depth to the seasonal high groundwater table ranges from 44 to greater than 60 inches below the land surface throughout the area examined. No groundwater was observed after digging at either of the sample locations.

Mr. Marv Ritter
Soil investigations for stormwater management
No. 21W508 Acorn Avenue, Glen Ellyn, Illinois
20 November 2024
Page 2 of 2

The soil at Sample No. SWM-1 classifies as a taxadjunct to the Varna series. The soil at Sample No. SWM-2 classifies as a taxadjunct to the Ozaukee series. Both soils are assigned to Hydrologic Soil Group (HSG) C. HSG C soils have saturated hydraulic conductivity estimated to range from moderately high to moderately low. They have a moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted. The occurrence of free water in HSG C soils is moderately deep, ranging from 36 to greater than 60 inches below the surface. For these soils, the layer of saturation is often perched within the middle to lower part of the soil intermittently for brief periods from January through May in response to precipitation events in most years of normal precipitation.

Please do not hesitate to contact William R. Kreznor & Associates, Inc. if you have any questions relative to the report.

Respectfully,

A handwritten signature in black ink, appearing to read "Brandon M. Mueller".

William R. Kreznor & Associates, Inc.
Brandon M. Mueller, CPSC

Enclosure

SOIL REPORT for STORMWATER MANAGEMENT DuPAGE COUNTY, ILLINOIS

WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road Woodstock, IL 60098 Telephone: 815-338-2362 Email: wkreznor@wrksoiltesting.com

NAME: Rite-Way Custom Homes, LLC c/o Marv Ritter JOB NO.: SWM-DU24027
ADDRESS: 540 Duane Street 2nd Floor Glen Ellyn, IL 60137 TEST DATE: 11-18-2024
TELEPHONE: 630-790-8144

PROPERTY LOCATION: Lot 1, Resubdivision of Lots 25 and 26, Glen Oak; part of NE ¼ of SW ¼ Sec. 12, T. 39N., R. 10E.;
No. 21W508 Acorn Avenue
PIN: 05-12-304-003 and west ½ of 05-12-304-004

SAMPLE NO.: SWM-1 SLOPE (%): 6-8 SOIL PARENT MATERIAL: 19" silty sediments over water-worked silty clay loam glacial till

SOIL DESCRIPTION, ESTIMATED PERMEABILITY RANGE (in/hr), and ESTIMATED INFILTRATION¹ (in/hr):

A	0-11"	Dark brown (10YR 3/3) silty clay loam having a low clay content; moderate very fine subangular blocky structure and moderate medium granular; friable; moderate perm. (0.6-2.0); 0.6.
Bt1	11-19"	Dark yellowish brown (10YR 4/4) silty clay loam; moderate very fine and fine angular blocky structure; friable; common brown (10YR 4/3) clay coatings; moderate perm. (0.6-2.0); 0.6.
2Bt2	19-35"	Dark yellowish brown (10YR 4/4) silty clay loam having a high clay content; common yellowish brown (10YR 5/6) redox concentrations; weak medium prismatic structure parting to moderate fine and medium angular blocky; friable; common brown (10YR 4/3) clay coatings; moderately slow perm. (0.2-0.6); 0.2.
2BC	35-44"	Yellowish brown (10YR 5/4) and brown (10YR 5/3) loam, clay loam, and silty clay loam; common yellowish brown (10YR 5/6) redox concentrations; weak medium subangular blocky structure; friable; about 10-15% gravel; moderately slow perm. (0.2-0.6); 0.2.
2C	44-60"	Yellowish brown (10YR 5/4) and brown (10YR 5/3) loam, clay loam, and silty clay loam; common yellowish brown (10YR 5/6 and 5/8) redox concentrations; common grayish brown (10YR 5/2) redox depletions; massive; friable and firm; slow perm. (0.06-0.2); 0.06.

SAMPLE METHOD: Soil pit; soil described by B. Mueller

SOIL CLASSIFICATION: Typic Argiudolls; fine (Varna taxadjunct 223C)

ESTIMATED DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN.): 44

DEPTH TO OBSERVED GROUNDWATER (IN.): None to 60

HYDROLOGIC SOIL GROUP: C

REMARKS: Sample Nos SWM-1 and SWM-2 characterize a proposed stormwater PCBMP area in the northern part of the lot. This test area is on the sideslope of a knoll. Sample No. SWM-1 is in the higher part of the test area, above Sample No. SWM-2.


Brandon M. Mueller, CPSC
William R. Kreznor & Associates, Inc.
Certified Professional Soil Classifier (ISCA) No. 97



¹ Key for Estimating Infiltration (in/hr) for Du Page County, Illinois, 22 January 2018, Illinois Soil Classifiers Association.

SOIL REPORT for STORMWATER MANAGEMENT DuPAGE COUNTY, ILLINOIS

WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road Woodstock, IL 60098 Telephone: 815-338-2362 Email: wkreznor@wrksolltesting.com

NAME: Rite-Way Custom Homes, LLC c/o Marv Ritter JOB NO.: SWM-DU24027
ADDRESS: 540 Duane Street 2nd Floor Glen Ellyn, IL 60137 TEST DATE: 11-18-2024
TELEPHONE: 630-790-8144

PROPERTY LOCATION: Lot 1, Resubdivision of Lots 25 and 26, Glen Oak; part of NE ¼ of SW ¼ Sec. 12, T. 39N., R. 10E.;
No. 21W508 Acorn Avenue
PIN: 05-12-304-003 and west ½ of 05-12-304-004

SAMPLE NO.: SWM-2 SLOPE (%): 12-14 SOIL PARENT MATERIAL: 25" loamy fill material over 12" silty sediments over
water-worked silty clay loam glacial till

SOIL DESCRIPTION, ESTIMATED PERMEABILITY RANGE (in/hr), and ESTIMATED INFILTRATION¹ (in/hr):

^Ap	0-25"	Mixed black (10YR 2/1) and very dark brown (10YR 2/2) silt loam and clay loam topsoil (70%), and yellowish brown (10YR 5/4) and brown (10YR 5/3 and 4/3) loam and silty clay loam subsoil (30%) fill material; moderate very fine and fine subangular blocky structure and moderate medium granular; friable; common fine roots; about 10% gravel; moderate perm. (0.6-2.0); 0.6.
2Ab	25-30"	Very dark grayish brown (10YR 3/2) silty clay loam having a low clay content; moderate fine and medium granular structure; friable; moderate perm. (0.6-2.0); 0.6.
2Btb1	30-37"	Brown (10YR 4/3) silty clay loam; moderate very fine and fine angular blocky structure; friable; common very dark grayish brown (10YR 3/2) organic coatings; moderate perm. (0.6-2.0); 0.6.
3Btb2	37-50"	Dark yellowish brown (10YR 4/4) silty clay loam having a high clay content; common yellowish brown (10YR 5/6) redox concentrations; moderate fine and medium angular blocky structure; friable; common brown (10YR 4/3) clay coatings; moderately slow perm. (0.2-0.6); 0.2.
3BC	50-60"	Yellowish brown (10YR 5/4) and brown (10YR 5/3) loam, clay loam, and silty clay loam; common yellowish brown (10YR 5/6) redox concentrations; weak medium subangular blocky structure; friable; moderately slow perm. (0.2-0.6); 0.2.

SAMPLE METHOD: Soil pit; soil described by B. Mueller

SOIL CLASSIFICATION: Typic Hapludalfs; fine (Ozaukee taxadjunct, fill overburden 530D)

ESTIMATED DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN.): >60

DEPTH TO OBSERVED GROUNDWATER (IN.): None to 60

HYDROLOGIC SOIL GROUP: C

REMARKS: The fill material consists of a mixture of former topsoil and subsoil material and is relatively porous. A layer of partially decomposed dry wall was observed in the lower portion of the fill. The underlying native soil appears to be relatively undisturbed and intact.

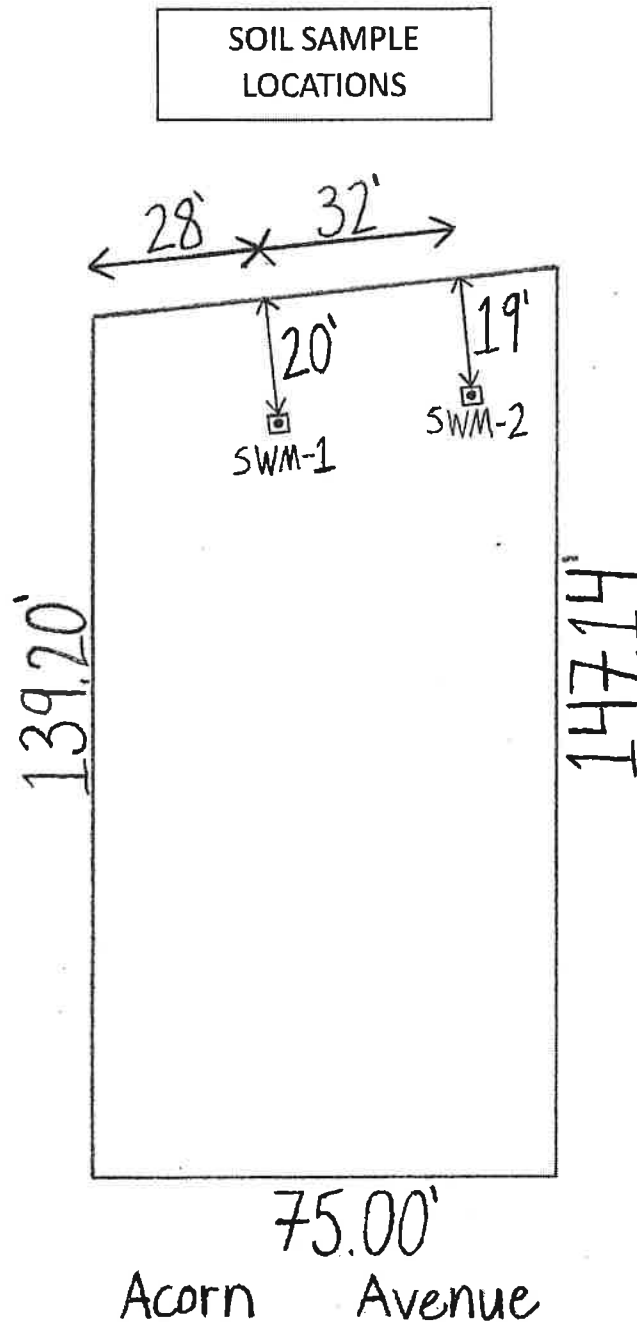
Brandon M. Mueller, CPSC
William R. Kreznor & Associates, Inc.
Certified Professional Soil Classifier (ISCA) No. 97



¹ Key for Estimating Infiltration (in/hr) for Du Page County, Illinois, 22 January 2018, Illinois Soil Classifiers Association.

Rite-Way Custom Homes, LLC c/o Marv Ritter
Lot 1, Resubdivision of Lots 25 and 26, Glen Oak
Part of NE ¼ of SW ¼ Sec. 12, T. 39N., R. 10E.,
DuPage County, Illinois
No. 21W508 Acorn Avenue
PIN: 05-12-304-003 and west ½ of 05-12-304-004
Job No. SWM-DU24027
18 November 2024

Page 3 of 3



WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road
Telephone: 815.338.2362

Woodstock, Illinois 60098
Email: wkreznor@wrksoiltesting.com

20 November 2024

Mr. Marv Ritter
Rite-Way Custom Homes, LLC
540 Duane Street 2nd Floor
Glen Ellyn, IL 60137

Re: Soil investigations for stormwater management, Lot 2, Resubdivision of Lots 25 and 26, Glen Oak;
part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec. 12, T. 39N., R. 10E., DuPage County, Illinois; No. 21W508 Acorn Avenue;
PIN 05-12-304-005 and east $\frac{1}{2}$ of 05-12-304-004

Dear Mr. Ritter:

Transmitted herewith is a copy of the technical report of investigations for the above-referenced project.

The subject property occupies the sideslope of a knoll that includes a cut and fill section. Two soil pits were dug in the area proposed for stormwater management post-construction best management practice (PCBMP), each to a depth of 60 inches. This area is located in the northern part of the lot. Sample No. SWM-1 is in the higher part of the test area, above Sample No. SWM-2. Slopes range from 6 to 15 percent in the area proposed for the PCBMP. Sampling was conducted on 18 November 2024.

Sample No. SWM-1 formed in 46 inches of loamy and clayey fill material and in the underlying loamy sediments. The fill material consists of a mixture of former topsoil and subsoil material. It is estimated to be moderately permeable (0.6-2.0 in/hr) in the upper part, slowly permeable (0.06-0.2 in/hr) in the middle parts, and moderately slowly permeable (0.2-0.6 in/hr) in the lower part. The lower part of the fill was observed to contain pieces of glass and ceramic plates. The underlying native soil appears to be relatively undisturbed and intact. The native soil surface layer and subsoil are estimated to be moderately permeable.

Sample No. SWM-2 formed in 37 inches of loamy and clayey fill material and in the underlying loamy glaciofluvial sediments. The fill material consists of a mixture of former topsoil and subsoil material. It is estimated to be slowly permeable in the upper part and moderately slowly permeable in the lower part. The underlying native soil appears to have been cut prior to the placement of the fill material. The native soil surface layer and subsoil are absent. The underlying loamy glaciofluvial sediments are estimated to be moderately slowly permeable.

The estimated depth to the seasonal high groundwater table ranges from 37 to greater than 60 inches below the land surface throughout the area examined. No groundwater was observed after digging at either of the sample locations.

Mr. Marv Ritter

Soil investigations for stormwater management

No. 21W508 Acorn Avenue, Glen Ellyn, Illinois

20 November 2024

Page 2 of 2

The soil at Sample No. SWM-1 classifies as a member of the Orthents, clayey subgroup. Orthents, clayey subgroup soils are assigned to Hydrologic Soil Group (HSG) C. HSG C soils have saturated hydraulic conductivity estimated to range from moderately high to moderately low. They have a moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted. The occurrence of free water in HSG C soils is moderately deep, ranging from 36 to greater than 60 inches below the surface. For these soils, the layer of saturation is often perched within the middle to lower part of the soil intermittently for brief periods from January through May in response to precipitation events in most years of normal precipitation. The soil at Sample No. SWM-2 classifies as a member of the Orthents, loamy subgroup. Orthents, loamy subgroup soils are assigned to Hydrologic Soil Group (HSG) B. HSG B soils have saturated hydraulic conductivity estimated to range from moderate to moderately high. They have a moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded. The occurrence of free water in HSG B soils is somewhat deep, ranging from 36 to 60 inches below the surface. Saturation typically occurs intermittently for brief periods from February through April in response to precipitation events in most years of normal precipitation.

Please do not hesitate to contact William R. Kreznor & Associates, Inc. if you have any questions relative to the report.

Respectfully,



William R. Kreznor & Associates, Inc.

Brandon M. Mueller, CPSC

Enclosure

SOIL REPORT for STORMWATER MANAGEMENT
DuPAGE COUNTY, ILLINOIS
WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road Woodstock, IL 60098 Telephone: 815-338-2362 Email: wkreznor@wrksoiltesting.com
NAME: Rite-Way Custom Homes, LLC c/o Marv Ritter **JOB NO.:** SWM-DU24028
ADDRESS: 540 Duane Street 2nd Floor Glen Ellyn, IL 60137 **TEST DATE:** 11-18-2024
TELEPHONE: 630-790-8144
PROPERTY LOCATION: Lot 2, Resubdivision of Lots 25 and 26, Glen Oak; part of NE ¼ of SW ¼ Sec. 12, T. 39N., R. 10E.;
 No. 21W508 Acorn Avenue
PIN: 05-12-304-005 and east ½ of 05-12-304-004
SAMPLE NO.: SWM-1 **SLOPE (%):** 13-15 **SOIL PARENT MATERIAL:** 46" loamy and clayey fill material over loamy sediments

SOIL DESCRIPTION, ESTIMATED PERMEABILITY RANGE (in/hr), and ESTIMATED INFILTRATION¹ (in/hr):

- ^Ap1 0-7"** Mixed black (10YR 2/1) and very dark gray (10YR 3/1) silt loam and silty clay loam topsoil fill material; moderate very fine angular blocky structure parting to moderate fine granular; friable; common fine roots; about 5% gravel; **moderate perm. (0.6-2.0); 0.6.**
- ^Bw 7-24"** Mixed dark grayish brown (2.5Y 4/2), olive brown (2.5Y 4/3 and 4/4), and light olive brown (2.5Y 5/3) silty clay loam and silty clay loam having a high clay content subsoil (75%), and very dark gray (10YR 3/1) silty clay loam topsoil (25%) fill material; common yellowish brown (10YR 5/6 and 5/8) redox concentrations (relict); common gray (2.5Y 5/1) redox depletions (relict); weak fine and medium angular blocky structure; friable; few fine roots; about 5% gravel; **slow perm. (0.06-0.2); 0.06.**
- ^Cd 24-33"** Mixed dark grayish brown (2.5Y 4/2), olive brown (2.5Y 4/3 and 4/4), and light olive brown (2.5Y 5/3) silty clay loam and silty clay loam having a high clay content subsoil (80%), and very dark gray (10YR 3/1) silty clay loam topsoil (20%) fill material; common yellowish brown (10YR 5/6 and 5/8) redox concentrations (relict); common gray (2.5Y 5/1) redox depletions (relict); weak coarse angular blocky structure and massive; firm; compacted; about 5% gravel; **slow perm. (0.06-0.2); 0.01.**
- ^Ap2 33-46"** Mixed very dark gray (10YR 3/1) and very dark brown (10YR 2/2) silty clay loam and loam topsoil (50%), and brown (10YR 4/3 and 5/3) and yellowish brown (10YR 5/4) loam and clay loam subsoil (50%) fill material; common yellowish brown (10YR 5/6 and 5/8) redox concentrations (relict); common gray (10YR 5/1) redox depletions (relict); weak very fine, fine, and medium subangular blocky structure; friable; about 10% gravel; **moderately slow perm. (0.2-0.6); 0.2.**
- 2Ab 46-56"** Very dark grayish brown (10YR 3/2) loam; moderate very fine subangular blocky structure parting to moderate fine granular; friable; about 5-10% gravel; **moderate perm. (0.6-2.0); 1.0.**
- 2BE 56-60"** Dark yellowish brown (10YR 4/4) and yellowish brown (10YR 5/4) loam; few yellowish brown (10YR 5/6) redox concentrations; moderate very fine angular blocky structure; friable; **moderate perm. (0.6-2.0); 1.0.**

SAMPLE METHOD: Soil pit; soil described by B. Mueller

SOIL CLASSIFICATION: Typic Udorthents; fine (Orthents, clayey, very sloping 805D)

ESTIMATED DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN.): >60

DEPTH TO OBSERVED GROUNDWATER (IN.): None to 60

HYDROLOGIC SOIL GROUP: C

REMARKS: Sample Nos SWM-1 and SWM-2 characterize a proposed stormwater PCBMP area in the northern part of the lot. This test area is on the sideslope of a knoll that includes a cut and fill section. Sample No. SWM-1 is in the higher part of the test area, above Sample No. SWM-2. The fill material consists of a mixture of former topsoil and subsoil material. It is moderately permeable in the upper part, slowly permeable in the middle part, and moderately slowly permeable in the lower part. Pieces of glass and ceramic plates were observed in the lower part of the fill. The underlying native soil appears to be relatively undisturbed and intact.


 Brandon M. Mueller, CPSC
 William R. Kreznor & Associates, Inc.
 Certified Professional Soil Classifier (ISCA) No. 97


¹ Key for Estimating Infiltration (in/hr) of Coarse Grained Soils, Illinois, 22 January 2018, Illinois Soil Classifiers Association.

SOIL REPORT for STORMWATER MANAGEMENT DuPAGE COUNTY, ILLINOIS

WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road Woodstock, IL 60098

Telephone: 815-338-2362

Email: wkreznor@wrksoiltesting.com

NAME: Rite-Way Custom Homes, LLC c/o Marv Ritter
ADDRESS: 540 Duane Street 2nd Floor
TELEPHONE: 630-790-8144

Glen Ellyn, IL 60137

JOB NO.: SWM-DU24028

TEST DATE: 11-18-2024

PROPERTY LOCATION: Lot 2, Resubdivision of Lots 25 and 26, Glen Oak; part of NE ¼ of SW ¼ Sec. 12, T. 39N., R. 10E.;
No. 21W508 Acorn Avenue
PIN: 05-12-304-005 and east ½ of 05-12-304-004

SAMPLE NO.: SWM-2 SLOPE (%): 6-8 SOIL PARENT MATERIAL: 37" loamy and clayey fill material over
loamy glaciofluvial sediments

SOIL DESCRIPTION, ESTIMATED PERMEABILITY RANGE (in/hr), and ESTIMATED INFILTRATION¹ (in/hr):

- ^Ap1 0-13" Mixed dark grayish brown (2.5Y 4/2), olive brown (2.5Y 4/3 and 4/4), and light olive brown (2.5Y 5/3) silty clay loam and silty clay loam having a high clay content subsoil (50%), and very dark gray (10YR 3/1) silty clay loam topsoil (50%) fill material; common yellowish brown (10YR 5/6 and 5/8) redox concentrations (relict); common gray (2.5Y 5/1) redox depletions (relict); weak very fine, fine, and medium angular blocky structure; friable; few fine roots; **slow perm. (0.06-0.2); 0.06.**
- ^Ap2 13-37" Mixed very dark gray (10YR 3/1) and very dark grayish brown (10YR 3/2) clay loam and silty clay loam topsoil (65%), and dark yellowish brown (10YR 4/4 and 3/4) and brown (10YR 4/3) loam, clay loam, and silty clay loam subsoil (35%) fill material; common yellowish brown (10YR 5/6) redox concentrations (relict); weak very fine, fine, and medium subangular blocky structure; friable; about 10-15% gravel; **moderately slow perm. (0.2-0.6); 0.2.**
- 2C 37-60" Light olive brown (2.5Y 5/3 and 5/4) stratified loam and silt loam; many yellowish brown (10YR 5/6 and 5/8) redox concentrations; common gray (2.5Y 5/1) redox depletions; massive; friable; **moderately slow perm. (0.2-0.6); 0.2.**

SAMPLE METHOD: Soil pit; soil described by B. Mueller

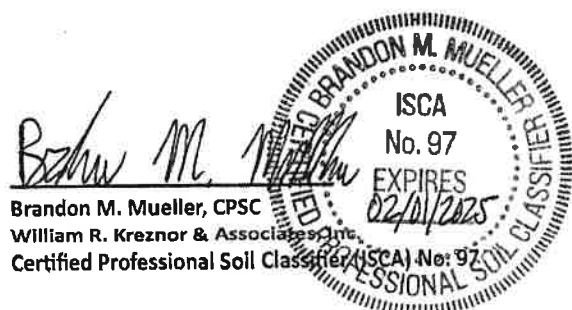
SOIL CLASSIFICATION: Oxyaquic Udorthents; fine-loamy (Orthents, loamy, sloping 802C)

ESTIMATED DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN.): 37

DEPTH TO OBSERVED GROUNDWATER (IN.): None to 60

HYDROLOGIC SOIL GROUP: B

REMARKS: The fill material consists of a mixture of former topsoil and subsoil material. It is slowly permeable in the upper part and moderately slowly permeable in the lower part. The underlying native soil appears to have been cut prior to the placement of the fill. The native soil surface layer and subsoil are absent.



Brandon M. Mueller, CPSC

William R. Kreznor & Associates, Inc.

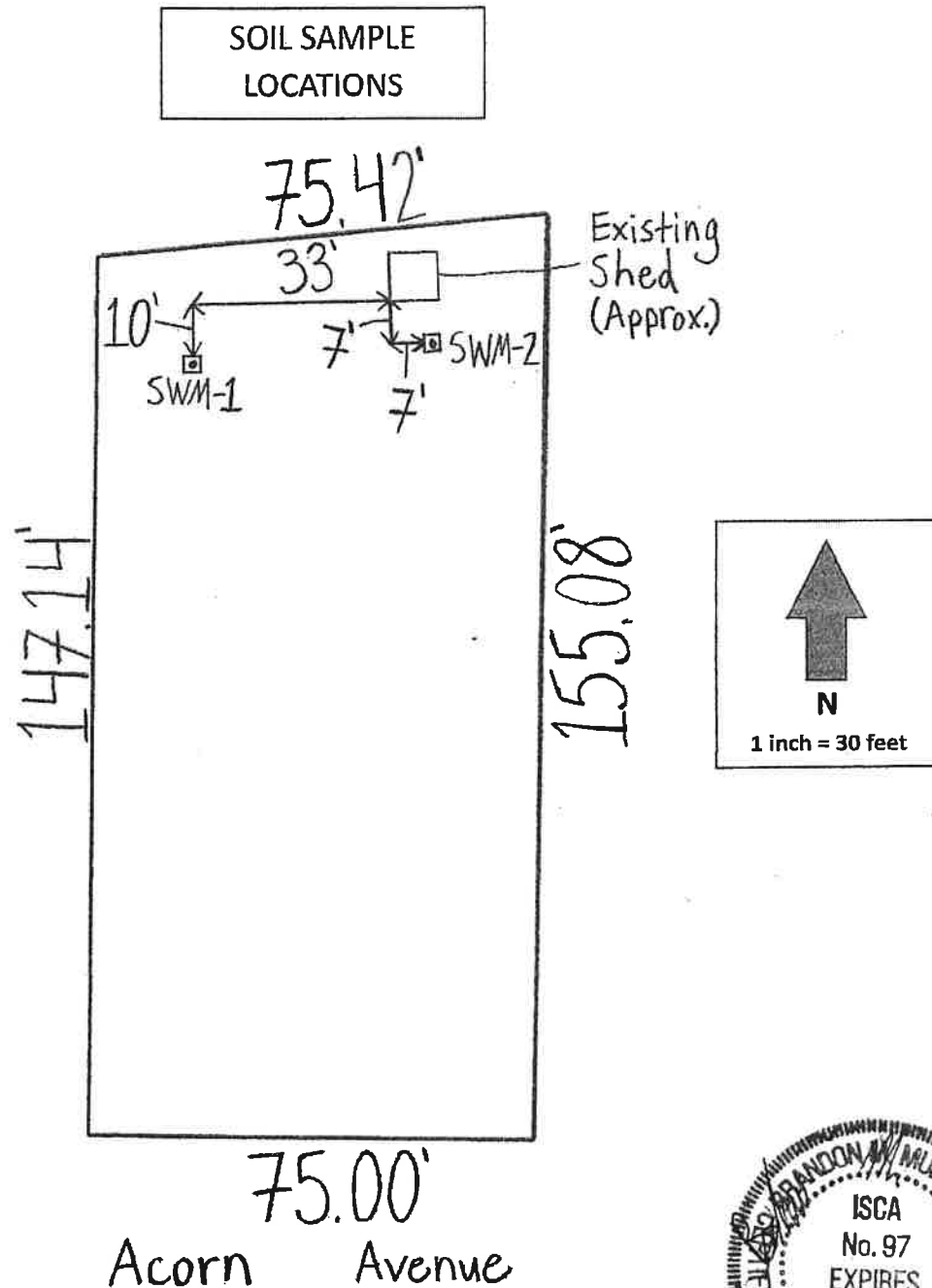
Certified Professional Soil Classifier (ISCA) No. 97

¹ Key for Estimating Infiltration (in/hr) for Du Page County, Illinois, 22 January 2018, Illinois Soil Classifiers Association.

Rite-Way Custom Homes, LLC c/o Marv Ritter
Lot 2, Resubdivision of Lots 25 and 26, Glen Oak
Part of NE ¼ of SW ¼ Sec. 12, T. 39N., R. 10E.,

Page 3 of 3

DuPage County, Illinois
No. 21W508 Acorn Avenue
PIN: 05-12-304-005 and east ½ of 05-12-304-004
Job No. SWM-DU24028
18 November 2024



WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road
Telephone: 815.338.2362

Woodstock, Illinois 60098
Email: wkreznor@wrksoiltesting.com

20 November 2024

Mr. Marv Ritter
Rite-Way Custom Homes, LLC
540 Duane Street 2nd Floor
Glen Ellyn, IL 60137

Re: Soil investigations for stormwater management, Lot 3, Resubdivision of Lots 25 and 26, Glen Oak;
part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ Sec. 12, T. 39N., R. 10E., DuPage County, Illinois; No. 21W508 Acorn Avenue;
PIN 05-12-304-008

Dear Mr. Ritter:

Transmitted herewith is a copy of the technical report of investigations for the above-referenced project.

The subject property occupies the sideslope of a knoll that includes a cut and fill section. Two soil pits were dug in the area proposed for stormwater management post-construction best management practice (PCBMP), each to a depth of 60 inches. This area is located in the northern part of the lot. Sample No. SWM-1 is in the lower part of the test area, slightly below Sample No. SWM-2. Slopes range from 1 to 5 percent in the area proposed for the PCBMP. Sampling was conducted on 18 November 2024.

Sample No. SWM-1 formed in 36 inches of loamy fill material and in the underlying water-worked silty clay loam glacial till. The fill material consists of a mixture of former topsoil and subsoil material. It is estimated to be moderately permeable (0.6-2.0 in/hr) in the upper part and moderately slowly permeable (0.2-0.6 in/hr) in the lower part. The underlying native soil appears to have been cut prior to the placement of the fill material. The native soil surface layer and subsoil are absent. The underlying glacial till is estimated to be slowly permeable (0.06-0.2 in/hr).

Sample No. SWM-2 formed in 48 inches of loamy and clayey fill material and in the underlying loamy sediments. The fill material consists of a mixture of former topsoil and subsoil material. It is estimated to be moderately permeable in the upper part and slowly permeable in the lower part. The lower part of the fill was observed to contain pieces of plastic fabric. The underlying native soil appears to be relatively undisturbed and intact. The native soil surface layer and subsoil are estimated to be moderately permeable.

The estimated depth to the seasonal high groundwater table ranges from 36 to greater than 60 inches below the land surface throughout the area examined. No groundwater was observed after digging at either of the sample locations.

Mr. Marv Ritter

Soil investigations for stormwater management

No. 21W508 Acorn Avenue, Glen Ellyn, Illinois

20 November 2024

Page 2 of 2

The soil at Sample No. SWM-1 classifies as a member of the Orthents, loamy subgroup. The soil at Sample No. SWM-2 classifies as a member of the Orthents, clayey subgroup. Both soils are assigned to Hydrologic Soil Group (HSG) C. HSG C soils have saturated hydraulic conductivity estimated to range from moderately high to moderately low. They have a moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted. The occurrence of free water in HSG C soils is moderately deep, ranging from 36 to greater than 60 inches below the surface. For these soils, the layer of saturation is often perched within the middle to lower part of the soil intermittently for brief periods from January through May in response to precipitation events in most years of normal precipitation.

Please do not hesitate to contact William R. Kreznor & Associates, Inc. if you have any questions relative to the report.

Respectfully,



William R. Kreznor & Associates, Inc.

Brandon M. Mueller, CPSC

Enclosure

SOIL REPORT for STORMWATER MANAGEMENT DuPAGE COUNTY, ILLINOIS

WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road Woodstock, IL 60098 Telephone: 815-338-2362 Email: wkreznor@wrkssoiltesting.com

NAME: Rite-Way Custom Homes, LLC c/o Marv Ritter

JOB NO.: SWM-DU24029

ADDRESS: 540 Duane Street 2nd Floor Glen Ellyn, IL 60137

TEST DATE: 11-18-2024

TELEPHONE: 630-790-8144

PROPERTY LOCATION: Lot 3, Resubdivision of Lots 25 and 26, Glen Oak; part of NE ¼ of SW ¼ Sec. 12, T. 39N., R. 10E.;
No. 21W508 Acorn Avenue

PIN: 05-12-304-008

SAMPLE NO.: SWM-1 SLOPE (%): 1-3 SOIL PARENT MATERIAL: 36" loamy fill material over water-worked silty clay loam glacial till

SOIL DESCRIPTION, ESTIMATED PERMEABILITY RANGE (in/hr), and ESTIMATED INFILTRATION¹ (in/hr):

^Ap	0-8"	Mixed very dark gray (10YR 3/1) and very dark grayish brown (10YR 3/2) silty clay loam and clay loam topsoil (70%), and dark yellowish brown (10YR 4/4) clay loam and silty clay loam subsoil (30%) fill material; moderate very fine and fine subangular blocky structure and moderate medium granular; friable; common fine roots; moderate perm. (0.6-2.0); 0.6.
^Bw	8-36"	Mixed very dark gray (10YR 3/1) and very dark grayish brown (10YR 3/2) clay loam and silty clay loam topsoil (25%), and dark yellowish brown (10YR 4/4), brown (10YR 4/3 and 5/3), and yellowish brown (10YR 5/4) loam, clay loam, sandy loam, and silty clay loam subsoil (75%) fill material; common yellowish brown (10YR 5/6) redox concentrations (relict); weak very fine, fine, and medium subangular blocky structure; friable and very friable; about 5% gravel; moderately slow perm. (0.2-0.6); 0.2.
2C	36-60"	Brown (10YR 5/3) and yellowish brown (10YR 5/4) loam, clay loam, and silty clay loam; common yellowish brown (10YR 5/6 and 5/8) redox concentrations; common gray (10YR 5/1) redox depletions; massive; friable and firm; about 10% gravel; slow perm. (0.06-0.2); 0.06.

SAMPLE METHOD: Soil pit; soil described by B. Mueller

SOIL CLASSIFICATION: Oxyaquic Udorthents; fine-loamy (Orthents, loamy, gently undulating 802B)

ESTIMATED DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN.): 36

DEPTH TO OBSERVED GROUNDWATER (IN.): None to 60

HYDROLOGIC SOIL GROUP: C

REMARKS: Sample Nos SWM-1 and SWM-2 characterize a proposed stormwater PCBMP area in the northern part of the lot. This test area is in a cut and fill section on the sideslope of a knoll. Sample No. SWM-1 is in the lower part of the test area, slightly below Sample No. SWM-2. The fill material consists of a mixture of former topsoil and subsoil material. It is moderately permeable in the upper part and moderately slowly permeable in the lower part. The underlying native soil appears to have been cut prior to the placement of the fill. The native soil surface layer and subsoil are absent.


Brandon M. Mueller, CPSC
William R. Kreznor & Associates, Inc.
Certified Professional Soil Classifier (ISCA No. 97)



¹ Key for Estimating Infiltration (in/hr) for Du Page County, Illinois, 22 January 2018, Illinois Soil Classifiers Association.

SOIL REPORT for STORMWATER MANAGEMENT DuPAGE COUNTY, ILLINOIS

WILLIAM R. KREZNOR & ASSOCIATES, INC.
SOIL and ENVIRONMENTAL CONSULTANTS

904 Powers Road Woodstock, IL 60098 Telephone: 815-338-2362 Email: wkreznor@wrksoiltesting.com

NAME: Rite-Way Custom Homes, LLC c/o Marv Ritter

JOB NO.: SWM-DU24029

ADDRESS: 540 Duane Street 2nd Floor

Glen Ellyn, IL 60137

TEST DATE: 11-18-2024

TELEPHONE: 630-790-8144

PROPERTY LOCATION: Lot 3, Resubdivision of Lots 25 and 26, Glen Oak; part of NE ¼ of SW ¼ Sec. 12, T. 39N., R. 10E.;
No. 21W508 Acorn Avenue

PIN: 05-12-304-008

SAMPLE NO.: SWM-2 SLOPE (%): 3-5 SOIL PARENT MATERIAL: 48" loamy and clayey fill material over loamy sediments

SOIL DESCRIPTION, ESTIMATED PERMEABILITY RANGE (in/hr), and ESTIMATED INFILTRATION¹ (in/hr):

^Ap1	0-5"	Mixed black (10YR 2/1) and very dark gray (10YR 3/1) silt loam and silty clay loam topsoil fill material; moderate fine and medium granular structure; friable; common fine roots; moderate perm. (0.6-2.0); 0.6.
^Bw	5-48"	Mixed dark yellowish brown (10YR 4/4), brown (10YR 4/3 and 5/3), and yellowish brown (10YR 5/4) loam, clay loam, silty clay loam, and silty clay loam having a high clay content subsoil (55%), and very dark gray (10YR 3/1) and very dark grayish brown (10YR 3/2) silty clay loam and clay loam topsoil (45%) fill material; common yellowish brown (10YR 5/6 and 5/8) redox concentrations (relict); common gray (10YR 5/1) redox depletions (relict); weak very fine, fine, and medium angular blocky structure; friable; few fine roots; about 10-15% gravel; slow perm. (0.06-0.2); 0.06.
2Ab	48-54"	Very dark gray (10YR 3/1) loam; moderate very fine subangular blocky structure parting to moderate fine granular; friable; about 5-10% gravel; moderate perm. (0.6-2.0); 1.0.
2BE	54-60"	Dark yellowish brown (10YR 4/4) and yellowish brown (10YR 5/4) loam; few yellowish brown (10YR 5/6) redox concentrations; moderate very fine subangular blocky structure; friable; moderate perm. (0.6-2.0); 1.0.

SAMPLE METHOD: Soil pit; soil described by B. Mueller

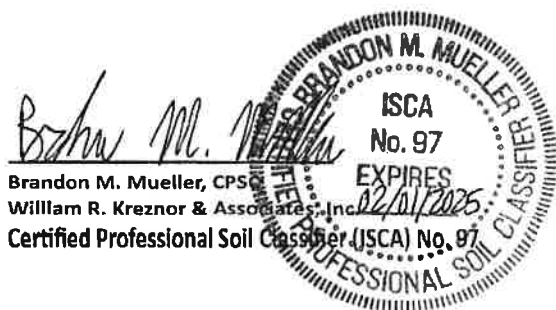
SOIL CLASSIFICATION: Typic Udorthents; fine (Orthents, clayey, gently undulating 805B)

ESTIMATED DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN.): >60

DEPTH TO OBSERVED GROUNDWATER (IN.): None to 60

HYDROLOGIC SOIL GROUP: C

REMARKS: The fill material consists of a mixture of former topsoil and subsoil material. It is moderately permeable in the upper part and slowly permeable in the lower part. Pieces of plastic fabric were observed throughout the lower part of the fill. The underlying native soil appears to be relatively undisturbed and intact.



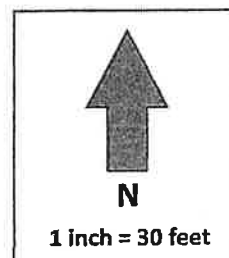
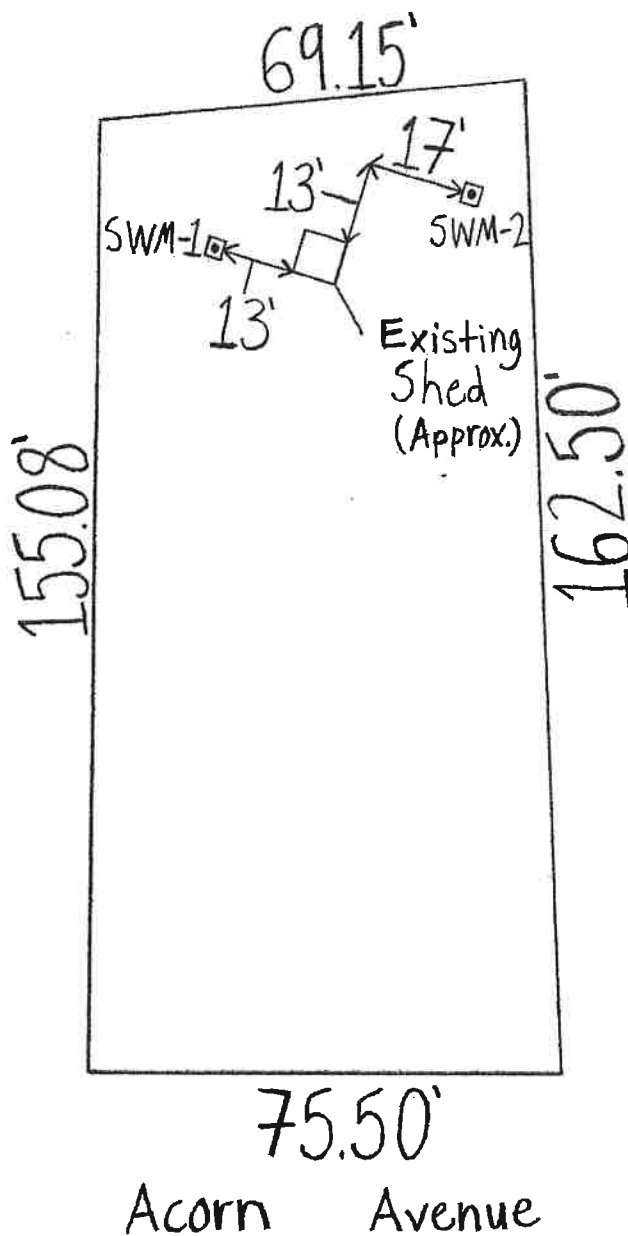
¹ Key for Estimating Infiltration (in/hr) for Du Page County, Illinois, 22 January 2018, Illinois Soil Classifiers Association.

Rite-Way Custom Homes, LLC c/o Marv Ritter
Lot 3, Resubdlvision of Lots 25 and 26, Glen Oak
Part of NE ¼ of SW ¼ Sec. 12, T. 39N., R. 10E.,

Page 3 of 3

DuPage County, Illinois
No. 21W508 Acorn Avenue
PIN: 05-12-304-008
Job No. SWM-DU24029
18 November 2024

SOIL SAMPLE
LOCATIONS





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

Meeting 4/24/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2025-317)**

DOC ID: 2025-317

Public Hearing - College of DuPage Comprehensive Sign Plan Update, 425 Fawell Boulevard.

Statement of the Issue:

The College of DuPage is seeking approval of an updated Comprehensive Sign Plan in order to install a new wall sign on campus and reflect current conditions on campus, including as seven (7) exterior building signs that had been installed during a 2010-2011 expansion that were not reflected in the 2020 Comprehensive Sign Plan update. The College of DuPage is within the CC - Community College zoning district. In accordance with Section 4-5-18(G)1(c), Section 4-5-17 of the Village Sign Code establishes the CC - Community College district as a Special Sign District. As such, all new signage at the College of DuPage must be included in an update to the College's Comprehensive Sign Plan as previously approved in Ordinance Nos. 4125, 5031, and 6770.

Analysis:

Petitioner: The Petitioner is the College of DuPage.

Location: The College of DuPage is situated on approximately 254 acres of property located south of Fawell Boulevard and generally north of College Drive between Park Boulevard and the Village's western boundary with Wheaton.

Zoning: The property is zoned CC – Community College District. The surrounding land use and zoning are as follows:

Land Use	Zoning
North – Single-Family Residential, Multi-family residential, Institutional	R0, R1, R2, R4
East – Conservation/Recreation, Single-Family Residential	CR, R1, Unincorporated DuPage County
South – Single-Family Residential, Institutional	R1, Unincorporated DuPage County
West – City of Wheaton	City of Wheaton

Public Notice: Notice of the public hearing was published on April 7, 2025 in the Daily Herald. A placard providing notice of the public hearing was placed at the intersection of Fawell Boulevard and Scholars Drive.

History: In 1994, the Village Board adopted Ordinance No. 4125 approving a Sign Plan for the College of DuPage. The College applied for an update to their sign plan in 2001-2002 which was granted by Ordinance No. 5031. During this period, the College of DuPage was subject to R1 – Single Family Residential zoning district signage rules, and the creation of this special sign district required several sign variations to be granted. In the proceeding years, the College has been rezoned to CC – Community College District. Section 4-5-17 of the Village Sign Code (previously Section 4-5-16, and renumbered in May 2022), established the CC Community College Special Sign District by Ordinance No. 6215 on February 10, 2014. All signage within the CC district must be in accordance with the Comprehensive Sign Plan approved by the Village, and since the CC – Community College District does not specifically have sign regulations apart from what is approved in a Comprehensive Sign Plan, no variations from the Village Sign Code will need to be requested. The Comprehensive Sign Plan, as adopted, will serve as the regulating document for the district. The Sign Plan identifies all signage permitted on the property and allows the College to maintain and replace the signage as necessary in accordance with the Plan. The most recent College of DuPage Comprehensive Sign Plan for the Special Sign District was approved by Ordinance No. 6770 on March 9, 2020, which approved a total of 62 existing signs and one additional electronic message sign for a total of 63 signs with 9,070 square feet of sign area.

Request: The College of DuPage is seeking approval of an updated Comprehensive Sign Plan in order to install a new wall sign on campus and reflect current conditions on campus as seven (7) exterior building signs that had been installed during a 2010-2011 expansion have been omitted from the 2020 Comprehensive Sign Plan update. The proposed new 98.9 square-foot sign is intended for the Student Services Center, and the sign area of all signs added to the Comprehensive Sign Plan Update totals 1,239 square feet. If approved, the total number of signs on campus will be 72 with a total sign area of 10,309 square feet. If the proposed signage plan is approved, Village Staff will recommend that the Village Board repeal Ordinance No. 6770 and replace it with a new ordinance pertaining to the new sign plan. There were a number of variations that were granted in Ordinance No. 5031 (and carried to Ordinance No. 6770) which allow the College some flexibility related to event signage and altering text on signage. Staff would recommend that if Ordinance No. 6770 is to be repealed and replaced, the following variations should be carried forward into the next Ordinance:

1. Section 4-5-7(C) to grant the College of DuPage permission to display special event directional signs on the public right-of-way without written approval by the Village Manager.
2. Section 4-5-7(C) to allow the College of DuPage to display special event directional signs (right-of-way) three days in advance of an event instead of one day as required and to remove the sign the next business day after the conclusion of the event instead of immediately after as required.
3. To allow the College of DuPage to alter the wording and/or lettering of any sign shown on the Comprehensive Sign Plan provided such alterations are in substantial conformance with the College of DuPage Comprehensive Sign Plan on file in the Community Development Department, including the size of the sign lettering.

Project Summary: The College of DuPage has provided a signage summary listing all signage currently on the property as well as the additional wall sign proposed at the Student Services Center.

The summary shows that there are currently 71 existing signs on the property totaling approximately 10,210 square feet, which include site signs, building signs, and electronic signs. Site signage is generally oriented toward motorists and pedestrians and is intended to help visitors and students navigate the campus (38 site signs – 4,470 square feet). Building signage consists mostly of wall signs that are used to identify the various buildings on the campus (33 building signs – 5,740 square feet). The proposed sign at the Student Services Center would raise the total number of building signs to 34 signs for a total area of 5,839 square feet. Five signs on campus are electronic and are included within the count of site (four electronic signs) and building signs (one electronic sign). The total sign area of electronic signs on campus is 425 square feet. See the attached Comprehensive Sign Plan for specific locations and elevations for each sign type, including the newly proposed sign.

Review Process: In accordance with Section 4-5-18(G)1(c), any entity with greater than 25 acres of land may be deemed a special sign district and apply to the Village Board for approval of a Comprehensive Sign Plan. Said plan shall include all proposed signs for which the entity seeks approval, the sections of this chapter for which any variations are requested and a statement of the need for the signage and its relation to the district.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Plan Commission should consider the petitioner's request for approval of an updated Comprehensive Sign Plan and make a recommendation to the Village Board for approval, approval with conditions, or a recommendation to not approve.

Attachments:

1. COD Comprehensive Sign Plan Application
2. COD Comprehensive Sign Plan 2025
3. Aerial Map
4. Zoning Map
5. Ord. 6770



VILLAGE OF GLEN ELLYN

College of DuPage Comprehensive Sign Plan Application

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

I. APPLICANT INFORMATIONName: College of DupageAddress: 425 Fawell Boulevard, Glen Ellyn Illinois 60137Phone No.: 630-942-

Fax No.: _____

E-mail: roberts@cod.eduOwnership Interest in the Property in Question: DNA

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

Community College District 502 - College of DuPage 425 Fawell Boulevard, Glen Ellyn, 60137

II. PROPERTY INFORMATIONCommon address: 425 Fawell Boulevard Glenn Ellyn, 60137Permanent tax index number: 05-27-200-008, 05-27-200-009, 05-27-200-011,
05-27-200-12, 05-26-100-13, 05-26-100-15Zoning classification: CCPresent use: Community College

Please provide any comments which you believe may assist the Plan Commission application
(Please feel free to attach additional pages if needed):

The most recently approved sign plan the Village has on file or the College of DuPage is from 2020. The 2020 Comprehensive Sign Plan omitted seven (7) exterior building signs that had been installed on campus during a 2010-11 expansion. The College is currently submitting for approval an updated comprehensive signage plan per Glen Ellyn Sign Code section 4-5-16 that includes these seven missing signs, with the addition of a eighth new sign.

All signage shown on this updated plan is existing, with the exception of the new building sign that is being planned for installation at the exterior of the Student Services Center (SSC). This new sign is part of the College's major renovation of the SSC that has been permitted through the Village of Glen Ellyn. The permit number for the SSC renovation is 2023-1884, but does not cover the new sign. The new sign will highlight an entrance to the SSC that is integral to increasing the efficiency of the flow of student traffic while engaged in the multi-step registration and on-boarding process.

The dimensions of the new 2-piece SSC sign are: 1) Logo: 5'11 1/4" x 5'10 3/8"; 2) Letters: 27'4" x 2'4 1/8" for a total of 98.85 square feet.

The total square foot add of all eight signs is 1,239 square feet. Please see *COD_Comprehensive Sign Plan 2025*>

III. 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.

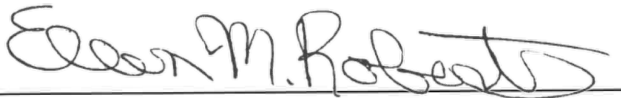
I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

3.31.2025

Date

Ellen M. Roberts

Print Name



Signature of Applicant

Date

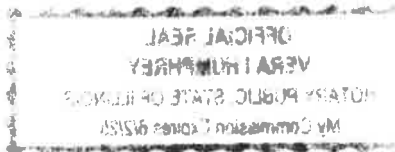
Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant



Affidavit Affirming No Conflict of Interest

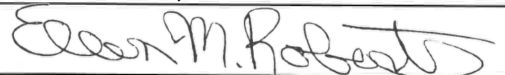
The undersigned, being duly sworn and under oath, states as follows:

1. My name is Ellen M. Roberts, and I hold the position of Vice President, Admin, Affairs for College of DuPage ("**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.

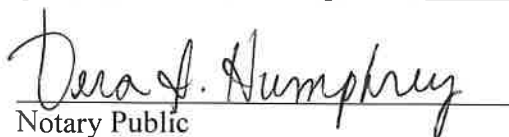
Name: Ellen M. Roberts

Title: Vice President, Administrative Affairs

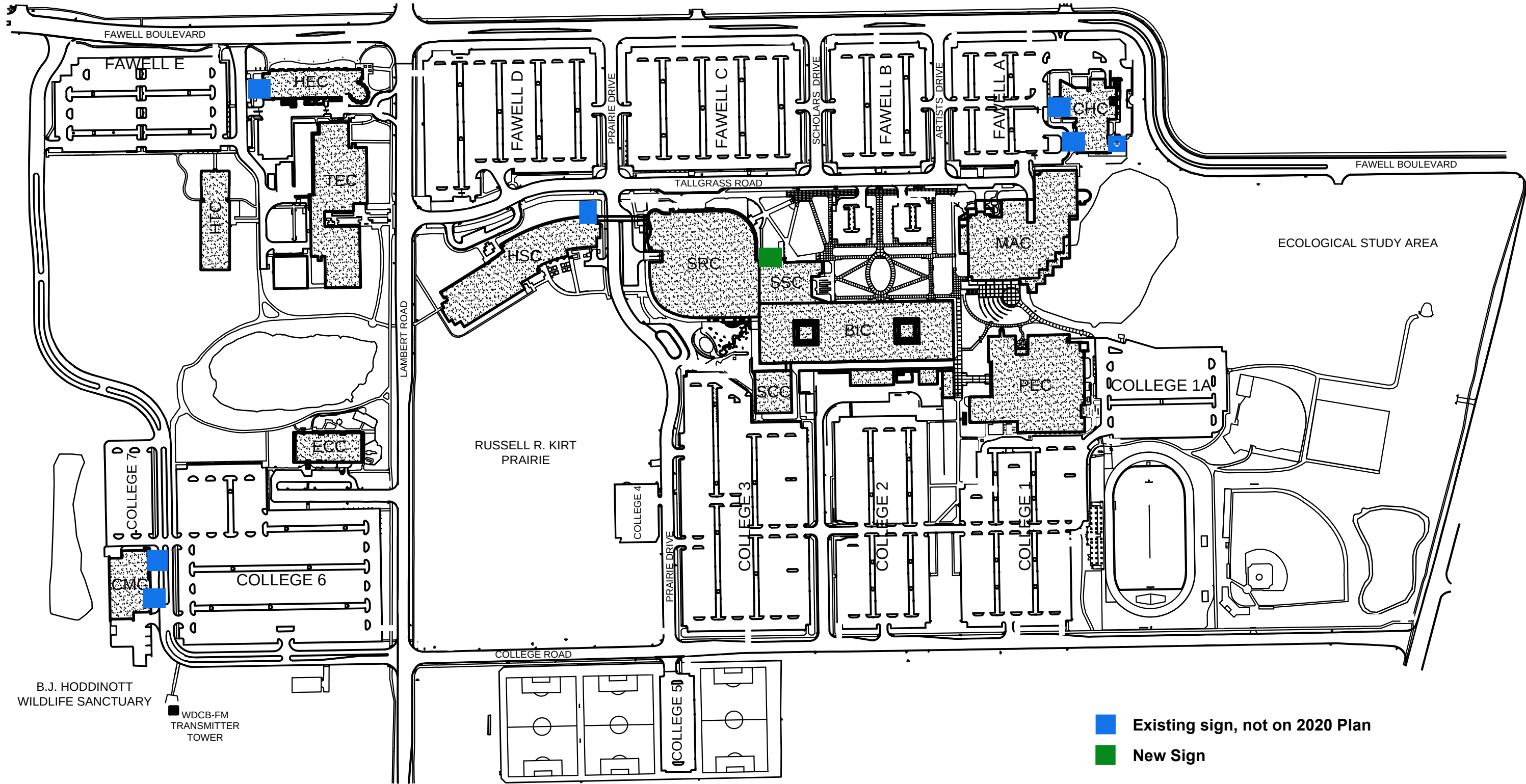
Signature: 

Subscribed and sworn to me this

31st day of March, 2025.


Notary Public





COMPREHENSIVE SIGN PLAN

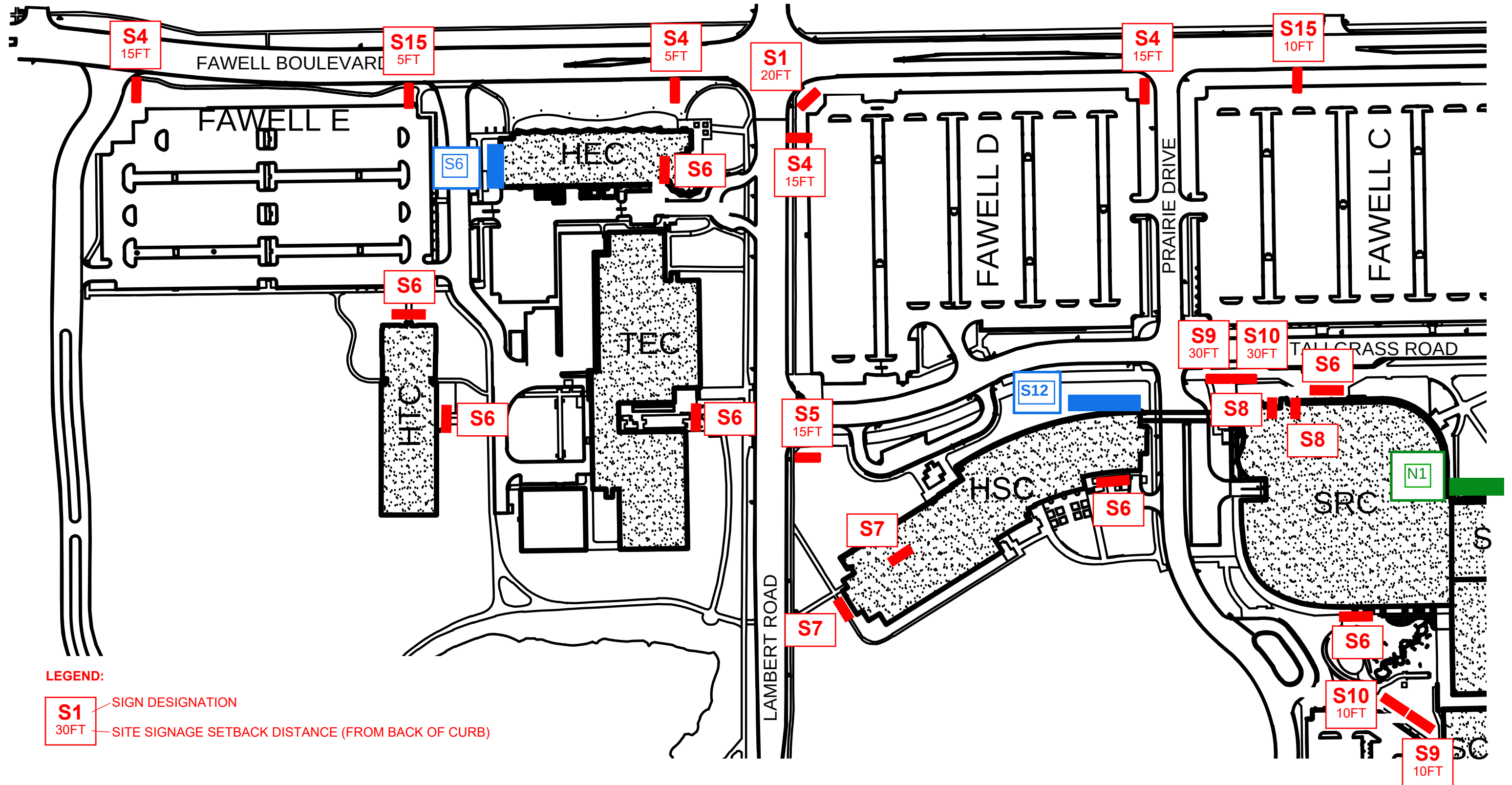
COLLEGE OF DUPAGE
03/2025

BUILDINGS

BIC BERG INSTRUCTIONAL CENTER
CHC CULINARY & HOSPITALITY CENTER
CAMPUS MAINTENANCE CENTER
ECC EARLY CHILDHOOD CENTER
HEC MILLER HOMELAND SECURITY CENTER
HSC HEALTH & SCIENCE CENTER
HTC HOMELAND SECURITY TRAINING CENTER

MAC McANINCH ARTS CENTER
PEC PHYSICAL EDUCATION CENTER
SCC SEATON COMPUTING CENTER
SRC STUDENT RESOURCE CENTER
SSC STUDENT SERVICES CENTER
TEC TECHNICAL EDUCATION CENTER

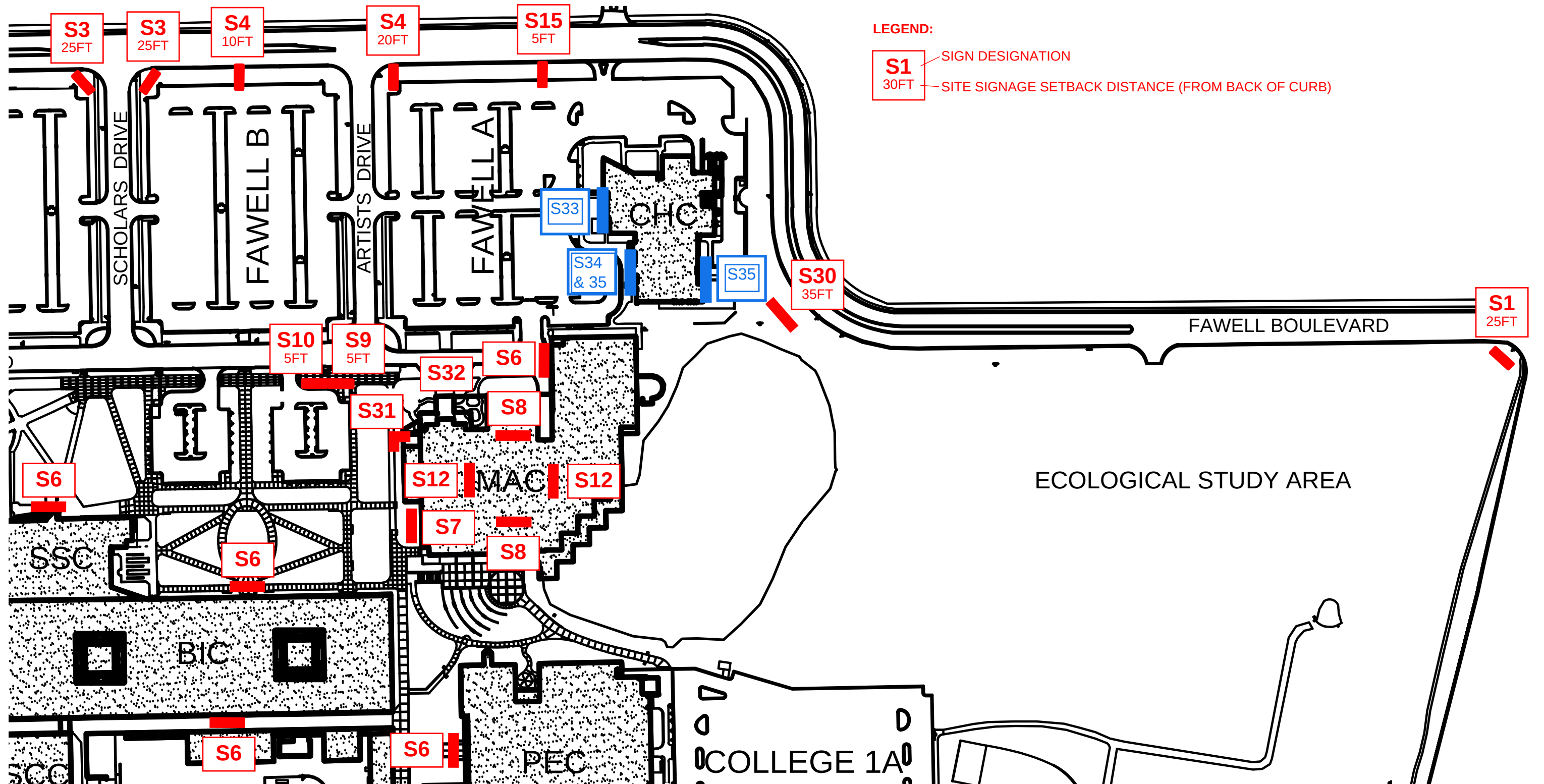
CAMPUS MAP



COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

CAMPUS MAP NORTHWEST QUADRANT

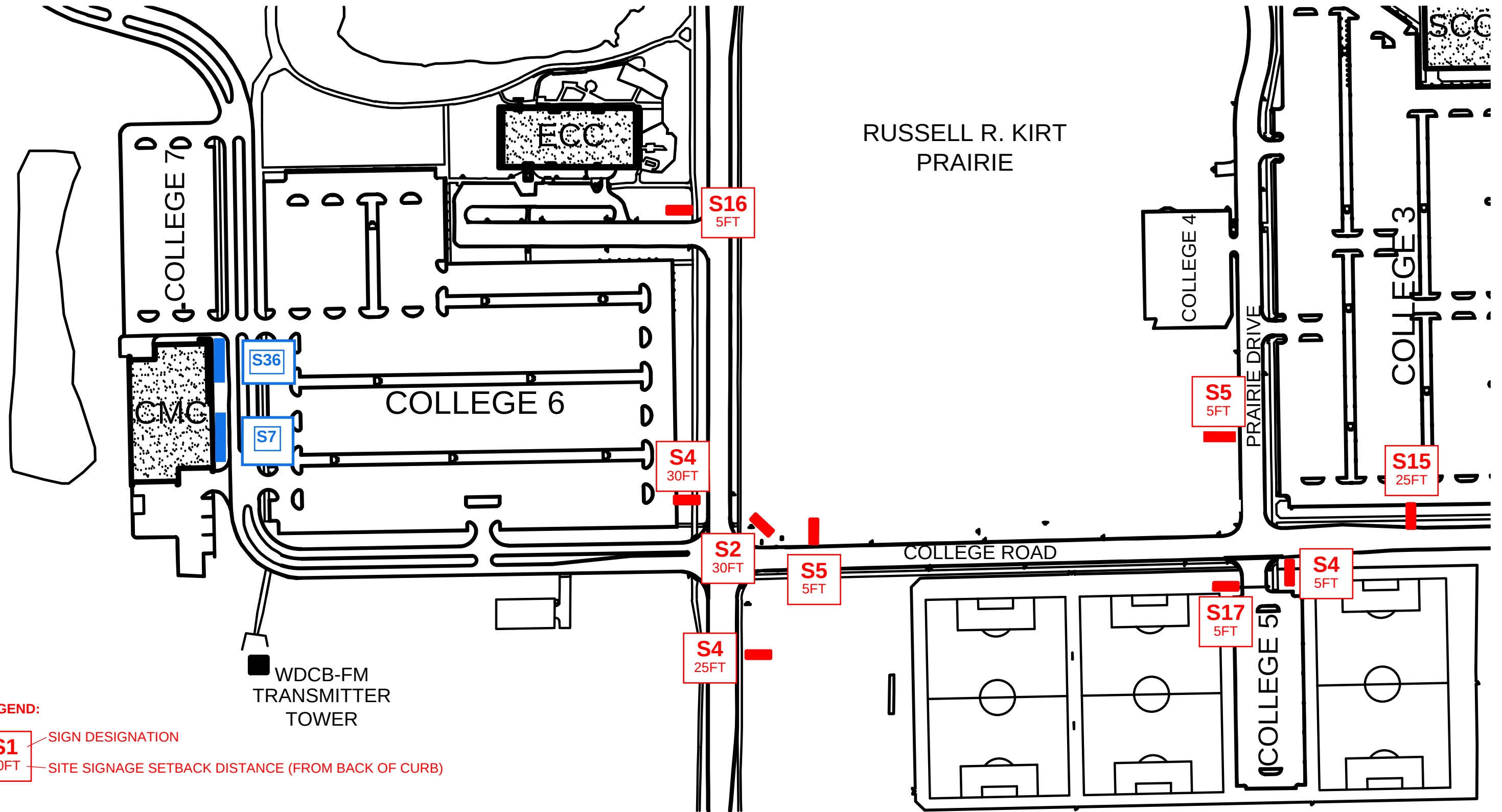


COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

- Existing sign, not on 2020 Plan
- New Sign

CAMPUS MAP NORTHEAST QUADRANT



LEGEND:

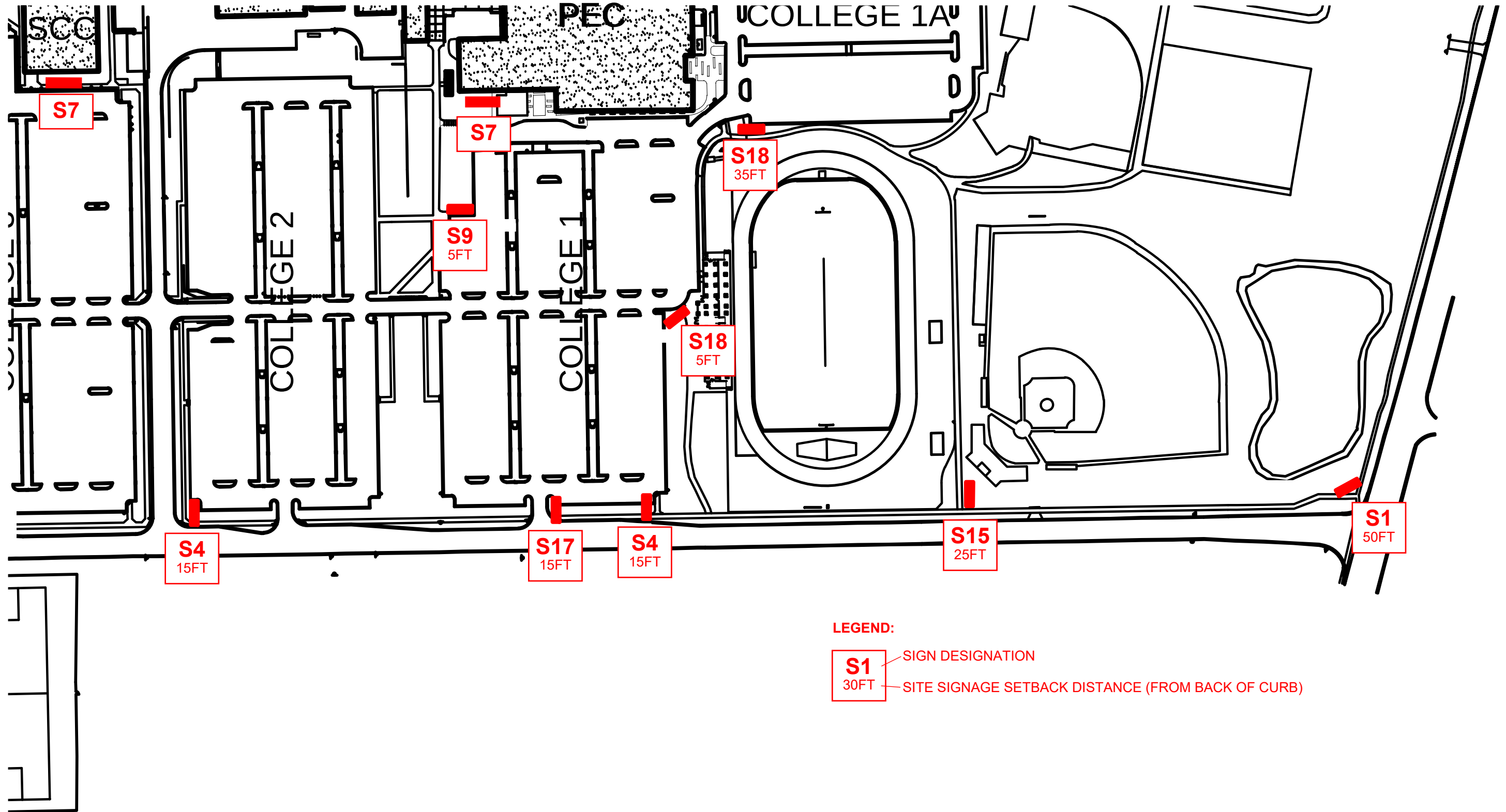
- S1** — SIGN DESIGNATION
- 30FT — SITE SIGNAGE SETBACK DISTANCE (FROM BACK OF CURB)

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

- Existing sign, not on 2020 Plan
- New Sign

CAMPUS MAP SOUTHWEST QUADRANT



COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

CAMPUS MAP SOUTHEAST QUADRANT

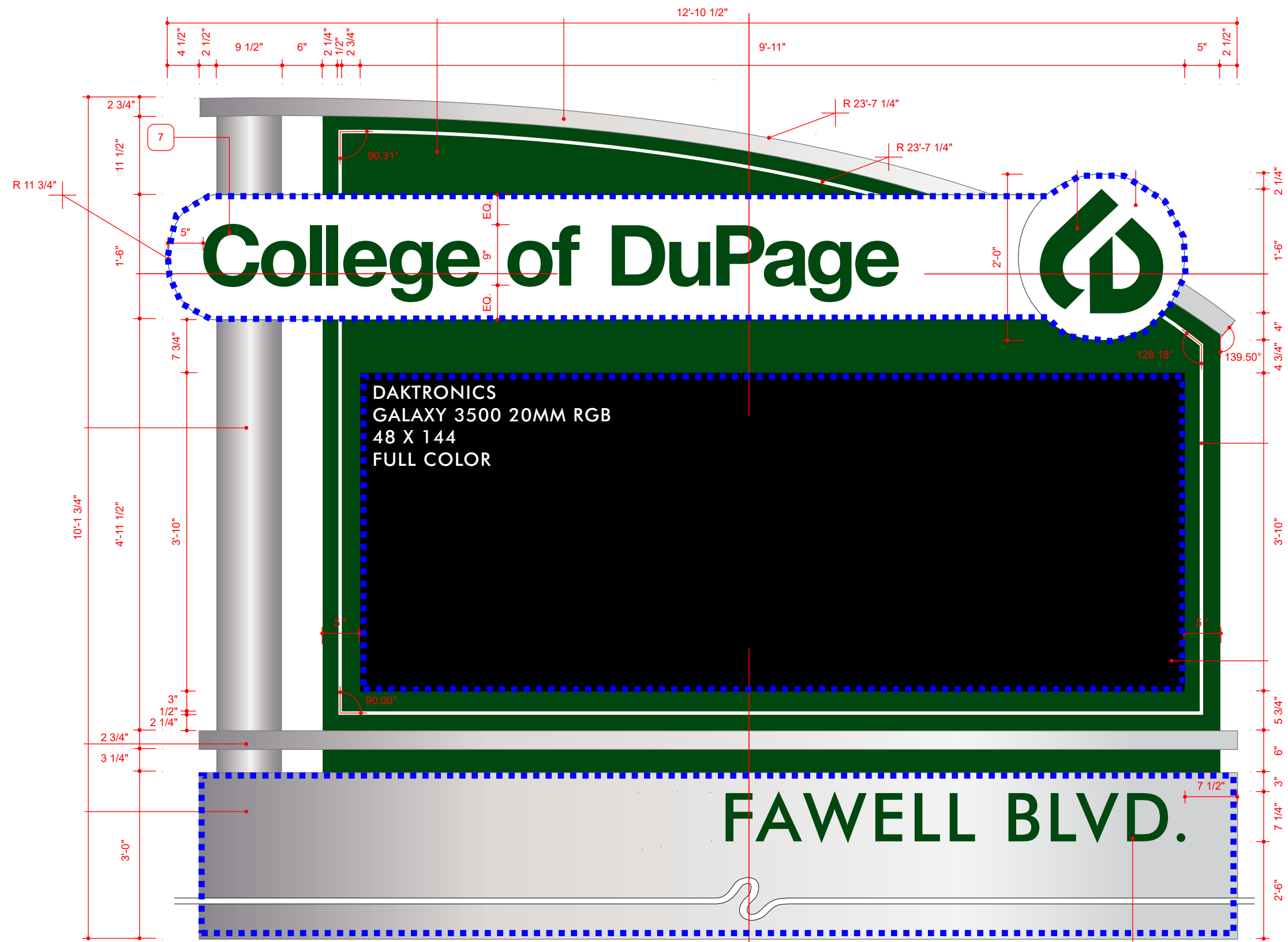
SITE
SIGNAGE

AREA: 85 SF
(ONE SIDE)

HEIGHT: 10'-2"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

SIGN DESIGNATION:

S1

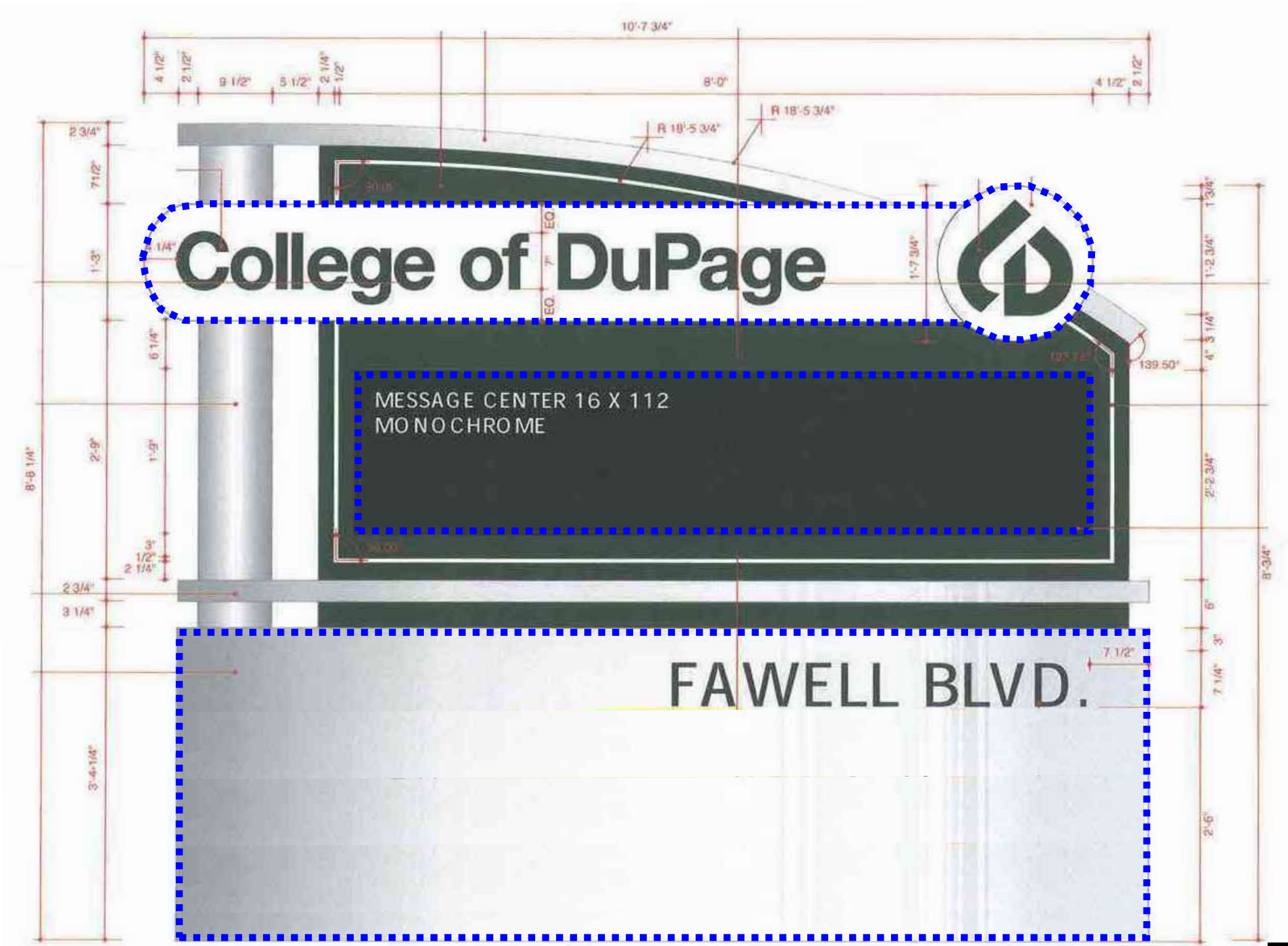
SITE
SIGNAGE

AREA: 60 SF
(ONE SIDE)

HEIGHT: 8'-7"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S2

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

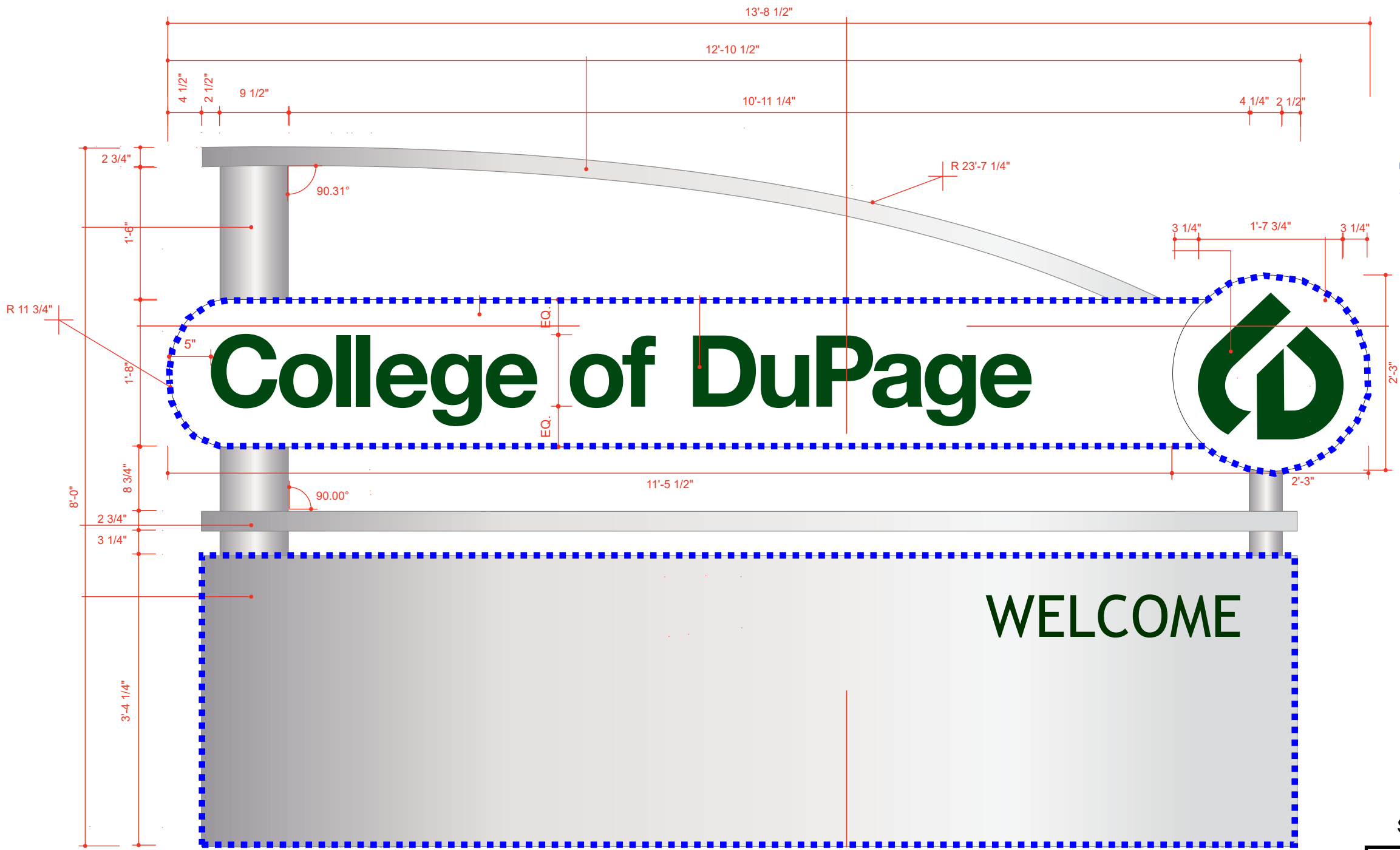
SITE
SIGNAGE

AREA: 65 SF
(ONE SIDE)

HEIGHT: 8'-0"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:



COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

- NOTES:
- 1. OPPOSITE SIDE SIMILAR (MIRRORED)
 - 2. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS

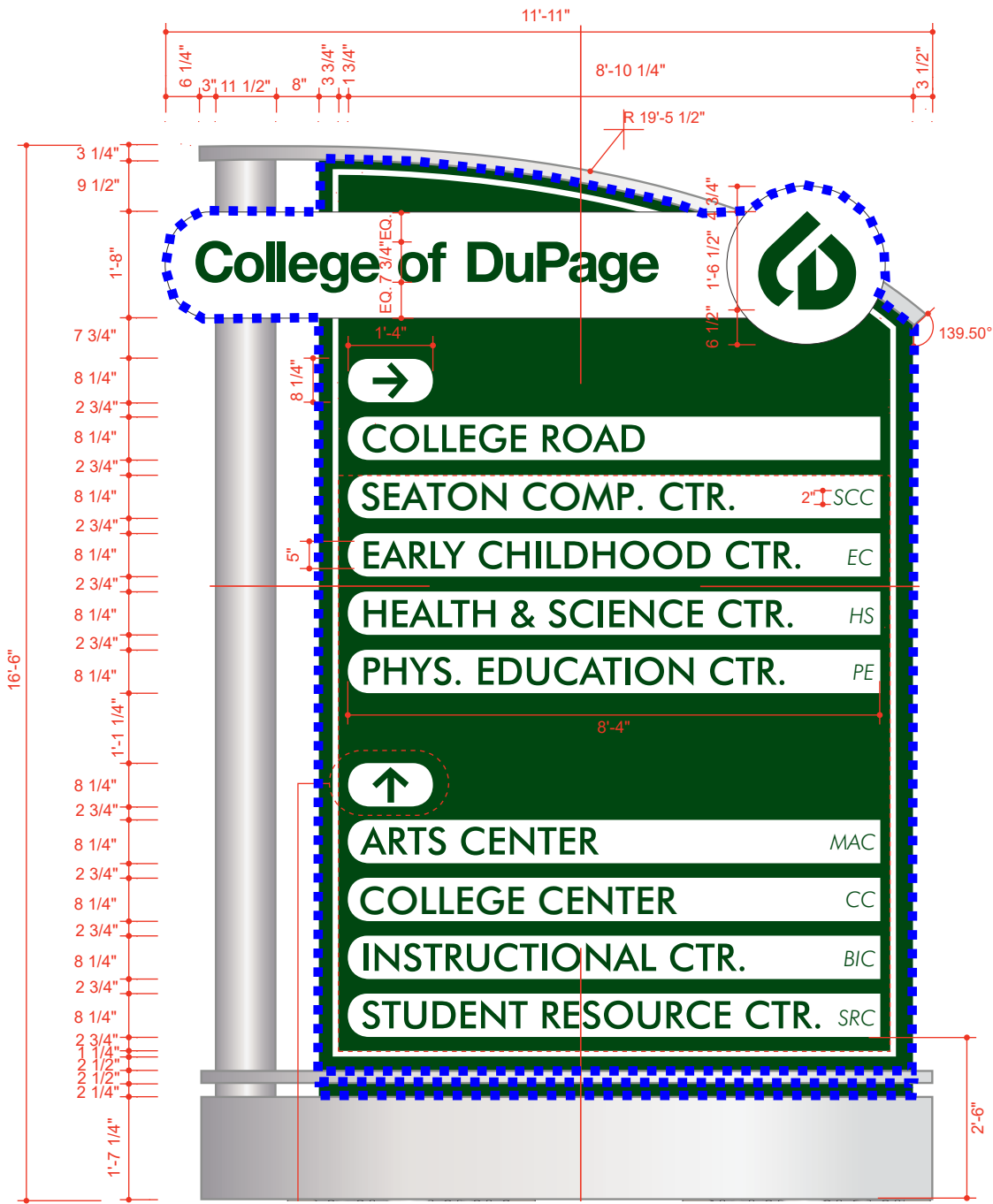
SITE
SIGNAGE

AREA: 136 SF
(TWO SIDES
272 SF TOTAL)

HEIGHT: 16'-6"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/8" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S4

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

- NOTES:
- 1. OPPOSITE SIDE SIMILAR (MIRRORED)
 - 2. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS

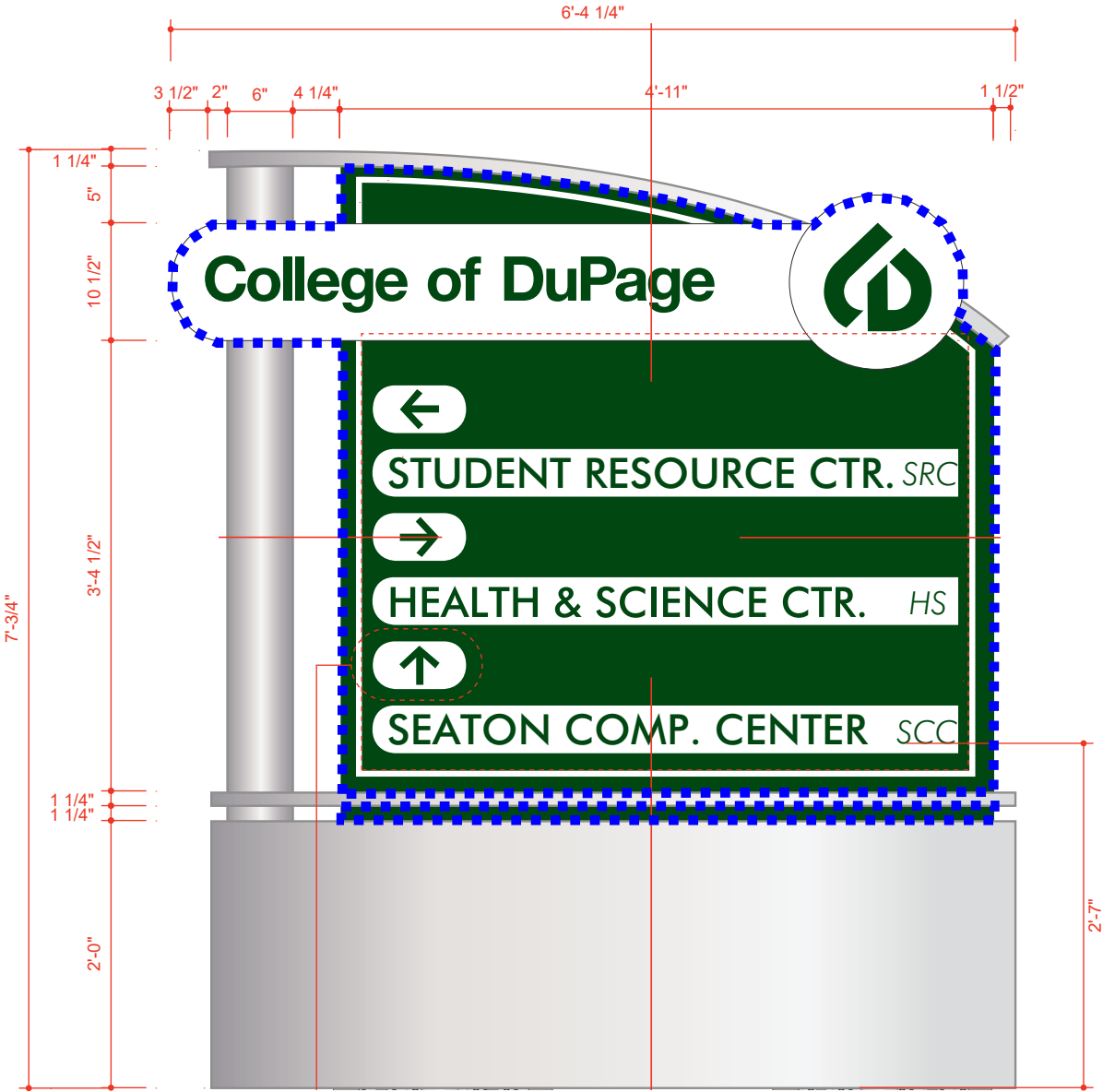
SITE SIGNAGE

AREA: 26 SF
(TWO SIDES
52 SF TOTAL)

HEIGHT: 7'-1"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S5

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

NOTES:
1. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS:

COPY MATCHES BUILDING DESIGNATIONS AS INDICATED BELOW- REFER TO CAMPUS MAP FOR BUILDING LOCATIONS:

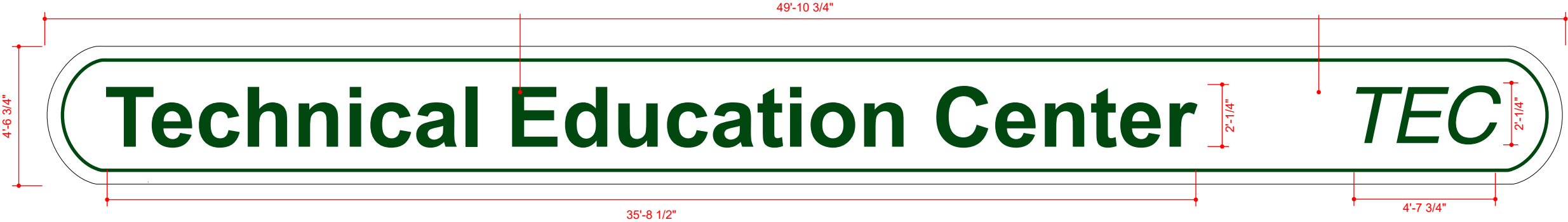
- BIC Berg Instructional Center
- HEC SSG Miller Homeland Security Center
- HSC Health & Science Center
- HTC Homeland Security Training Center
- MAC McAninch Arts Center
- PEC Physical Education Center
- SCC Seaton Computing Center
- SRC Student Resource Center
- SSC Student Services Center
- TEC Technical Education Center

BUILDING
SIGNAGE

AREA: 230 SF
(ONE SIDE)

HEIGHT: 4'-7"
LENGTH: 49'-11"

NOTE: ENTIRE SIGN
USED FOR AREA
CALCULATION

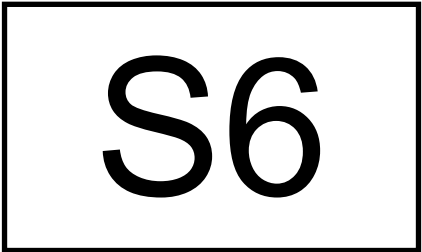


SCALE:
1/4" = 1'-0" (PRINTED ON 11x17)

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

SIGN DESIGNATION:



NOTES:
1. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS:

COPY MATCHES BUILDING DESIGNATIONS AS INDICATED BELOW- REFER TO CAMPUS MAP FOR BUILDING LOCATIONS:

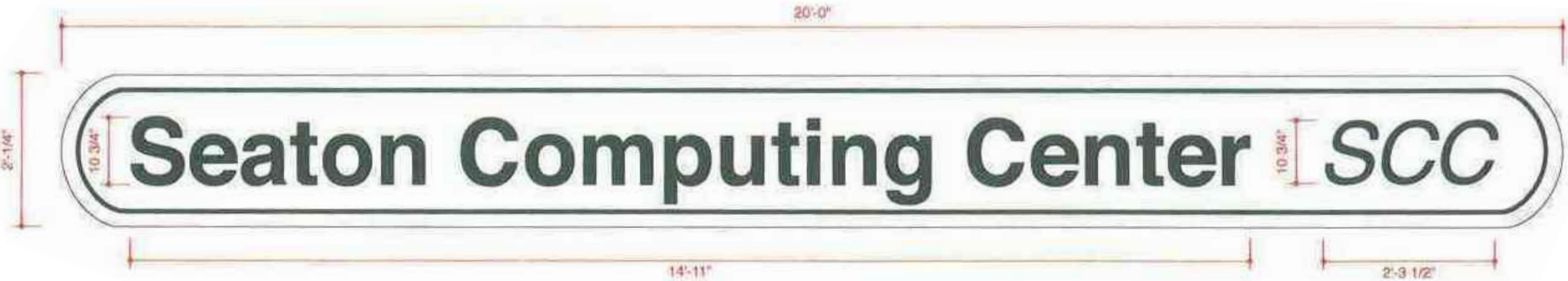
- BIC Berg Instructional Center
- HEC SSG Miller Homeland Security Center
- HSC Health & Science Center
- HTC Homeland Security Training Center
- MAC McAninch Arts Center
- PEC Physical Education Center
- SCC Seaton Computing Center
- SRC Student Resource Center
- SSC Student Services Center
- TEC Technical Education Center

BUILDING
SIGNAGE

AREA: 45 SF
(ONE SIDE)

HEIGHT: 2'-1"
LENGTH: 20'-0"

NOTE: ENTIRE SIGN
USED FOR AREA
CALCULATION



SCALE:
1/4" = 1'-0" (PRINTED ON 11x17)

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

SIGN DESIGNATION:



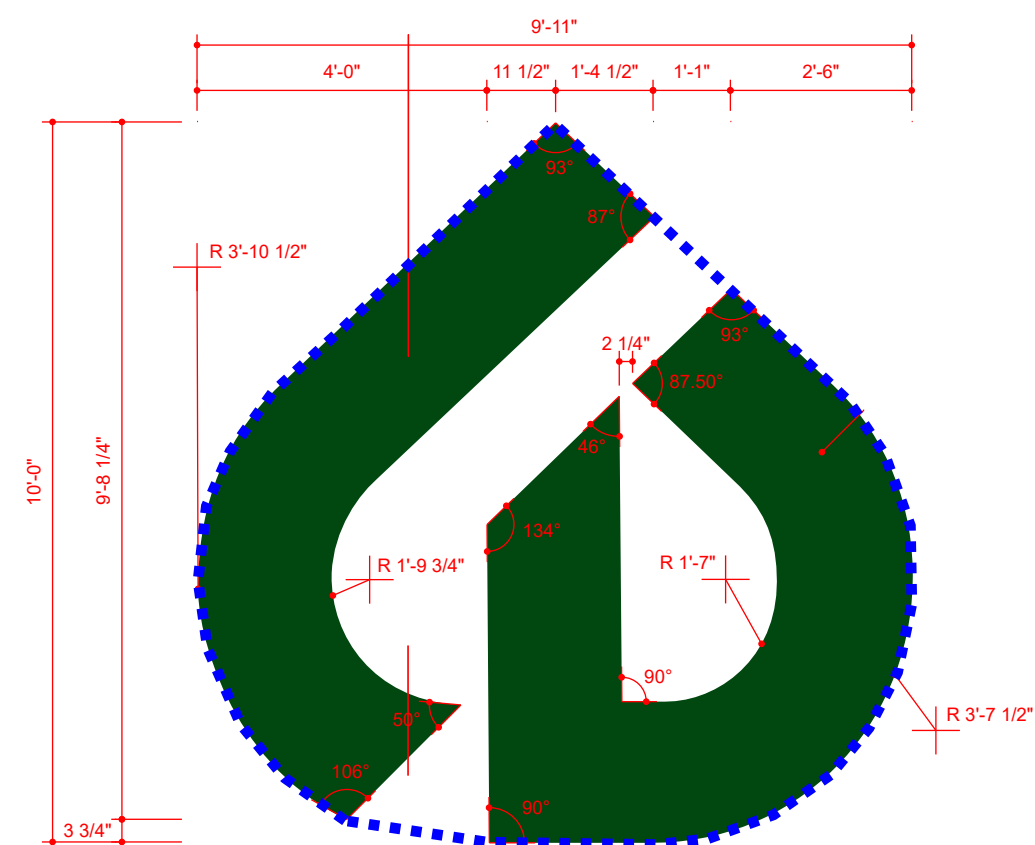
BUILDING SIGNAGE

AREA: 70 SF
(ONE SIDE)

HEIGHT: 10'-0"
LENGTH: 9'-11"

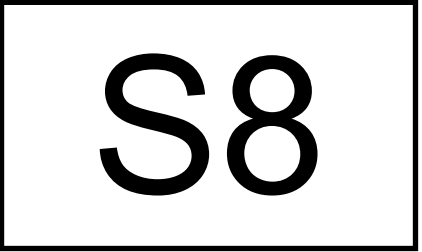
LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/8" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:



COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

- NOTES:
- 1. OPPOSITE SIDE SIMILAR (MIRRORED)
 - 2. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS

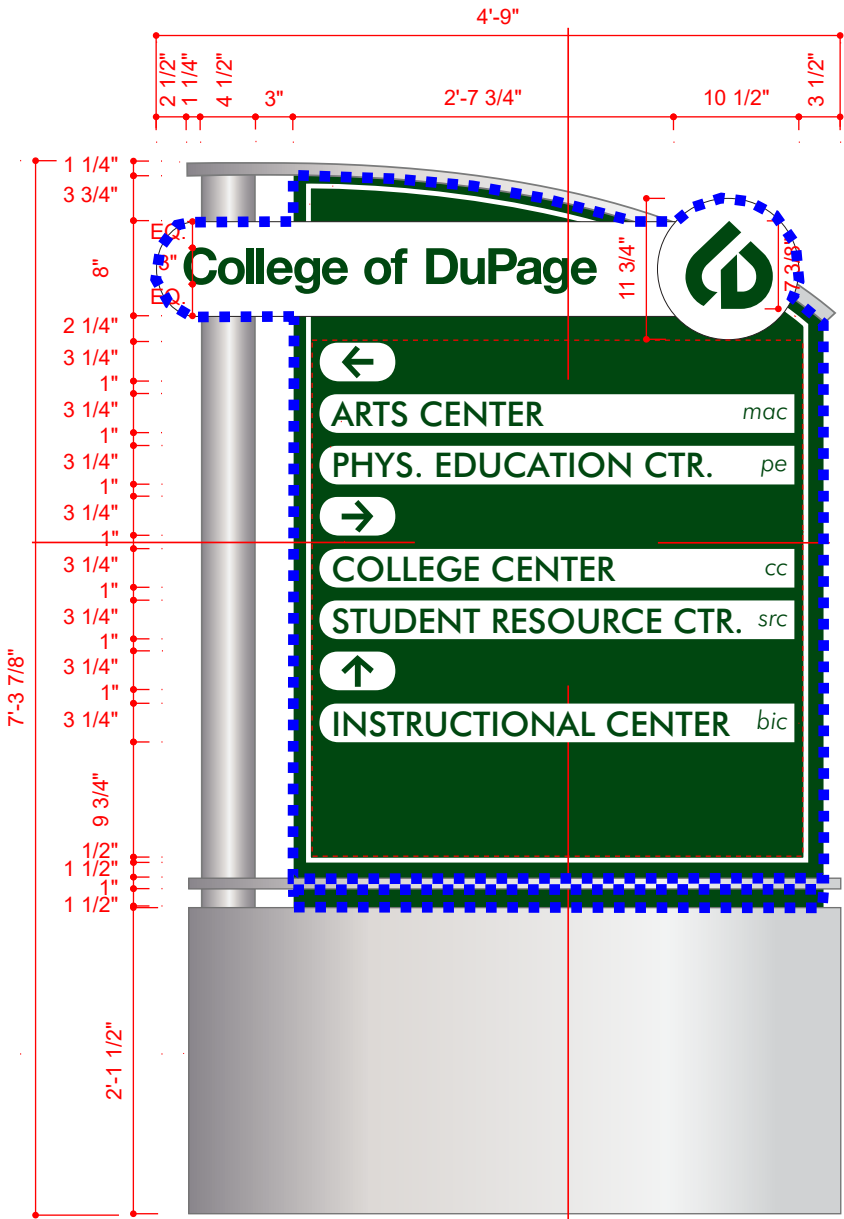
SITE SIGNAGE

AREA: 21 SF
(TWO SIDES
42 SF TOTAL)

HEIGHT: 7'-4"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:



COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

NOTES:
1. OPPOSITE SIDE SIMILAR (MIRRORED)

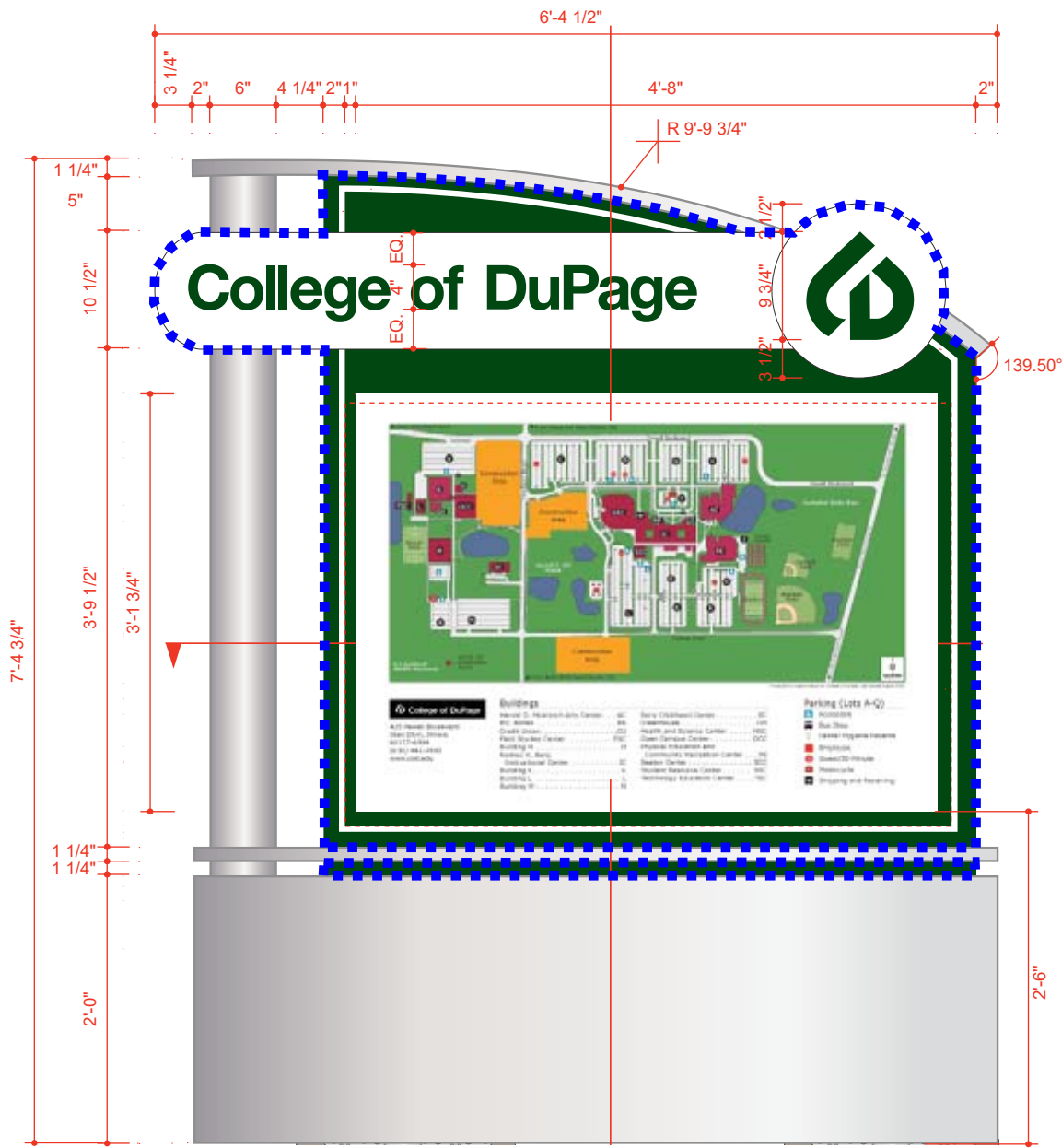
SITE
SIGNAGE

AREA: 27 SF
(TWO SIDES
54 SF TOTAL)

HEIGHT: 7'-5"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S10

COMPREHENSIVE SIGN PLAN

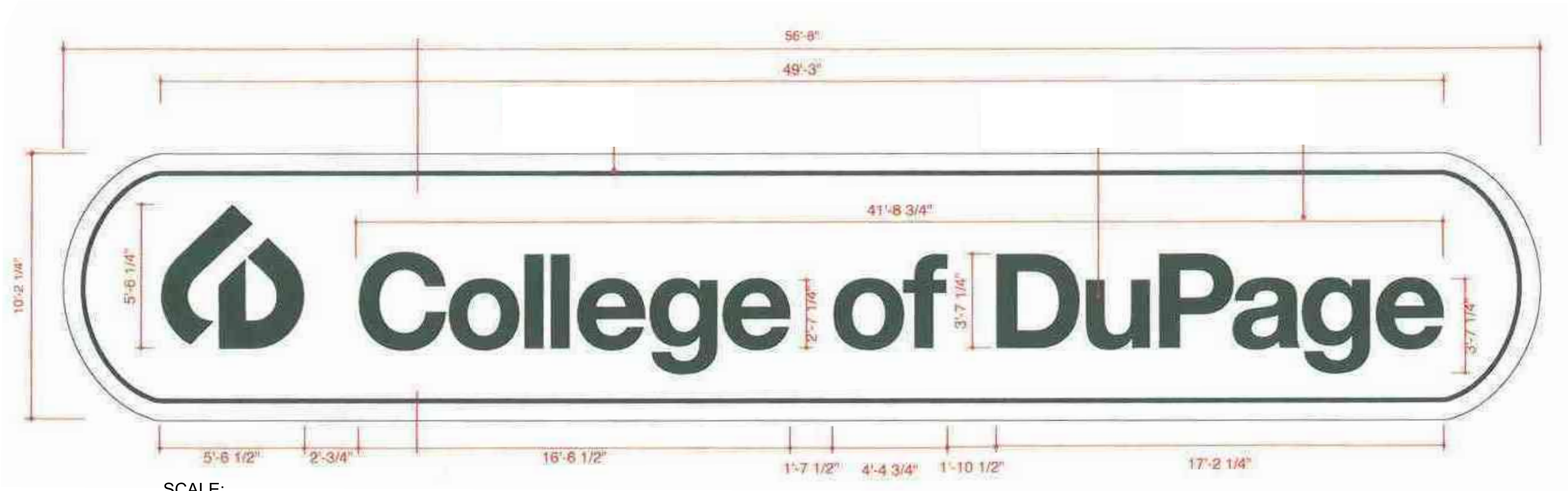
COLLEGE OF DUPAGE
03/2025

BUILDING
SIGNAGE

AREA: 580 SF
(ONE SIDE)

HEIGHT: 10'-3"
LENGTH: 56'-8"

NOTE: ENTIRE SIGN
USED FOR AREA
CALCULATION



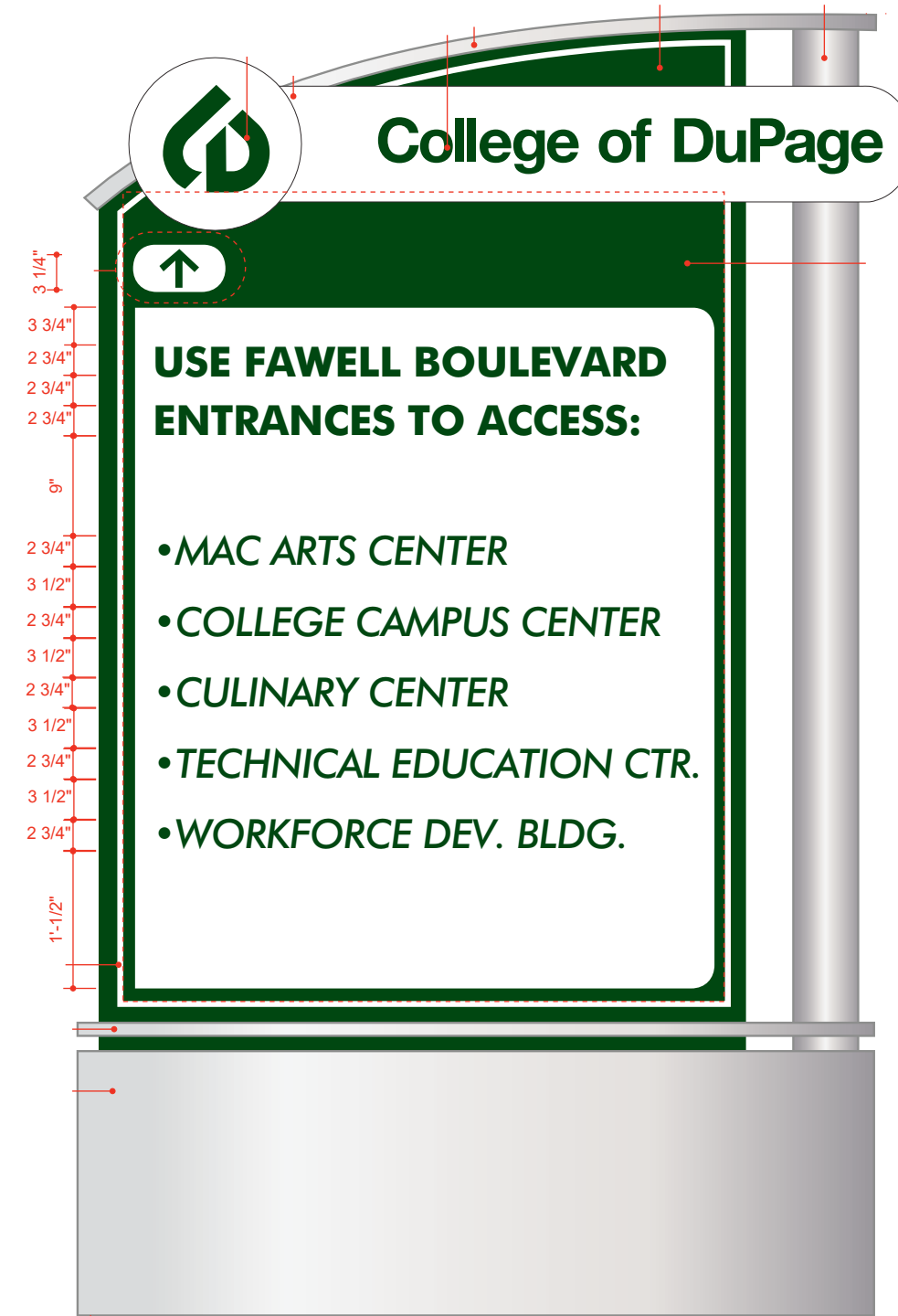
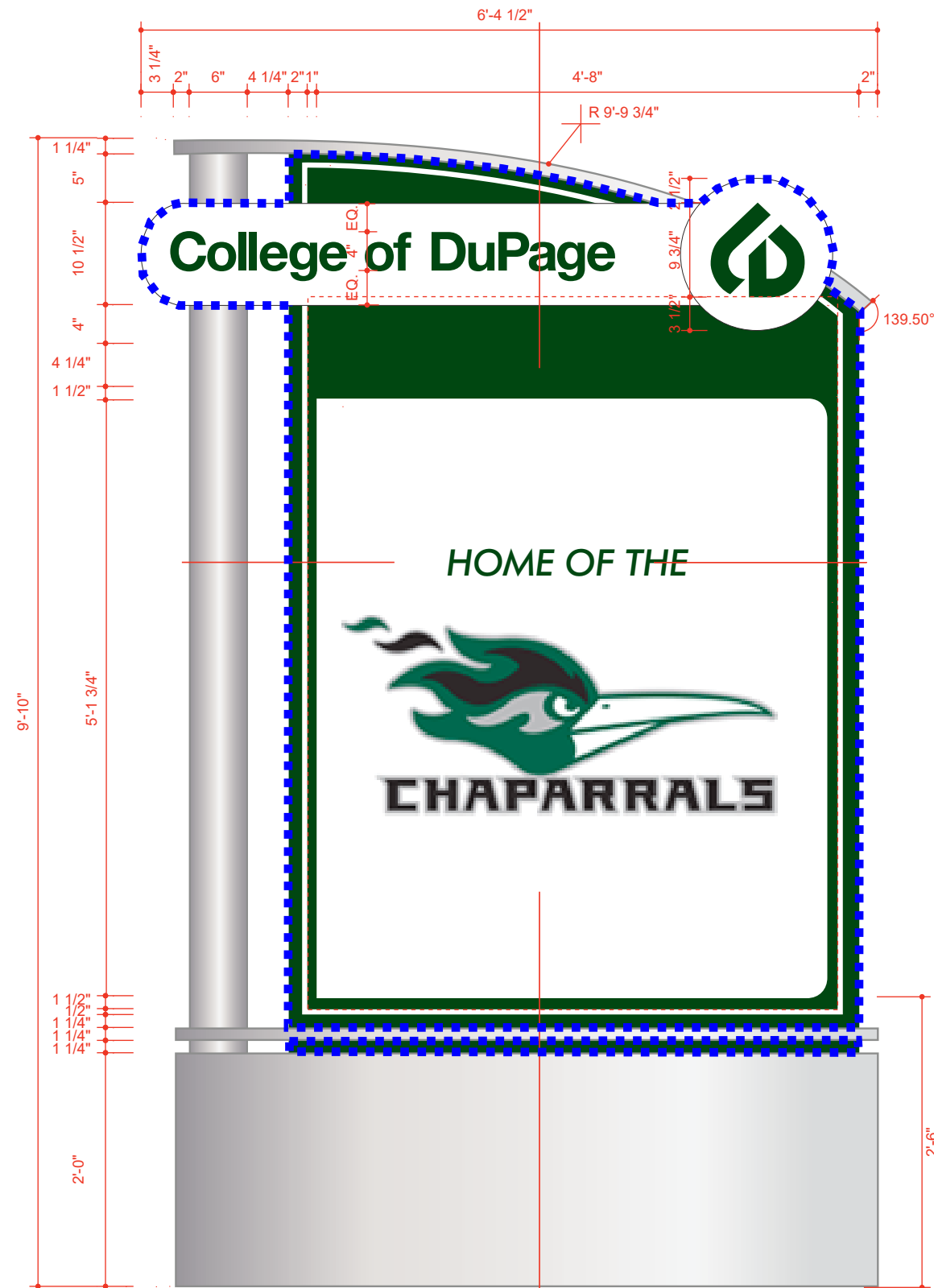
SCALE:
1/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S12

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025



SITE SIGNAGE

AREA: 38 SF
(TWO SIDES
76 SF TOTAL)

HEIGHT: 9'-10"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION

NOTES:
1. OPPOSITE SIDE
SIMILAR (MIRRORED)
2. COPY VARIES BASED
ON SIGN LOCATION ON
CAMPUS

SIGN DESIGNATION:

S15

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

- NOTES:
- 1. OPPOSITE SIDE SIMILAR (MIRRORED)
 - 2. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS

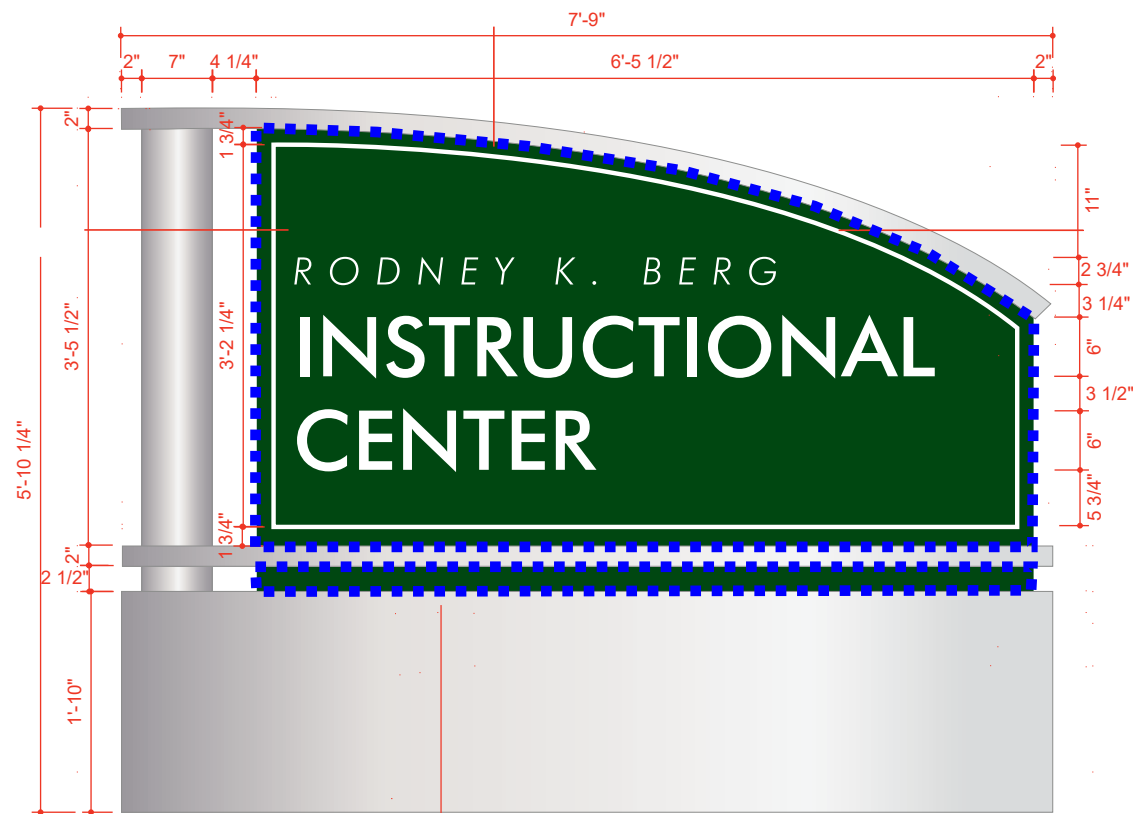
SITE
SIGNAGE

AREA: 21 SF
(TWO SIDES
42 SF TOTAL)

HEIGHT: 5'-11"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
5/8" = 1'-0" (PRINTED ON 11x17)

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

SIGN DESIGNATION:

S16

SITE
SIGNAGE

AREA: 30 SF
(ONE SIDE)

HEIGHT: 6'-0"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S17

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

NOTES:
1. COPY VARIES BASED ON FUNCTION OF SPACE WITHIN BUILDING

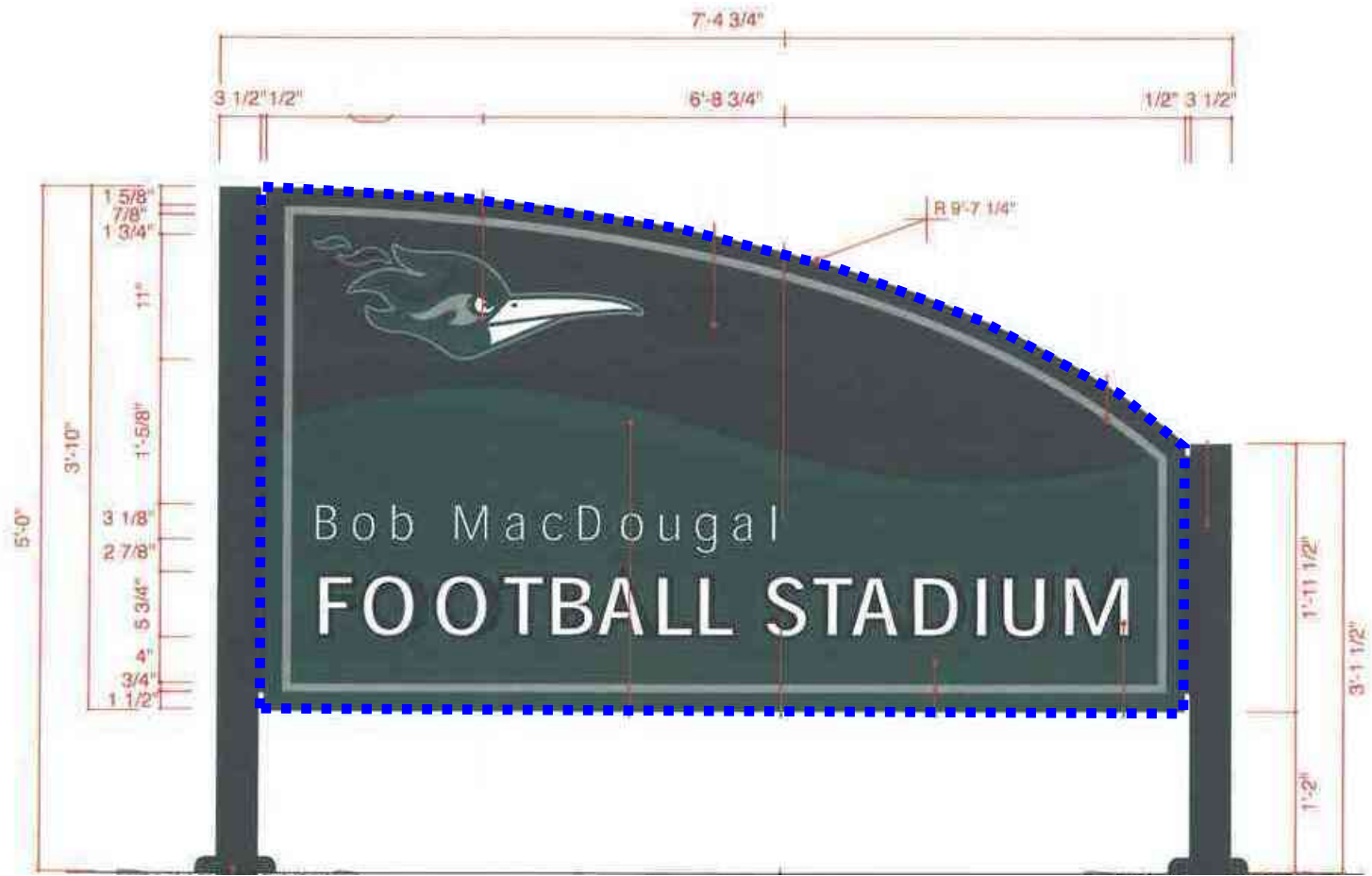
SITE
SIGNAGE

AREA: 25 SF
(ONE SIDE)

HEIGHT: 5'-0"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S18

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

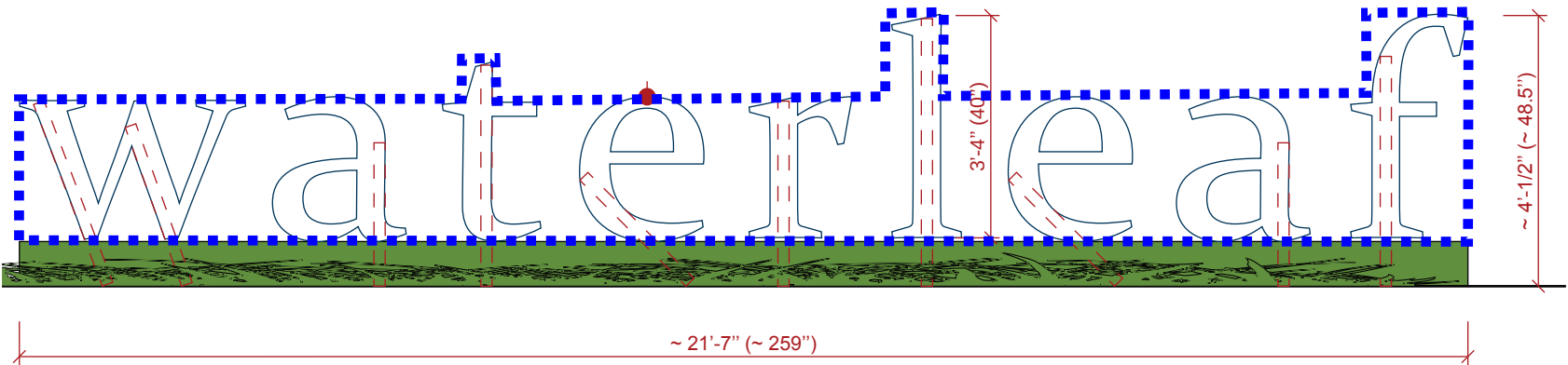
SITE
SIGNAGE

AREA: 15 SF
(ONE SIDE)

HEIGHT: 4'-1"

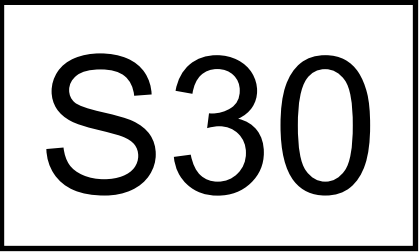
LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:



COMPREHENSIVE SIGN PLAN

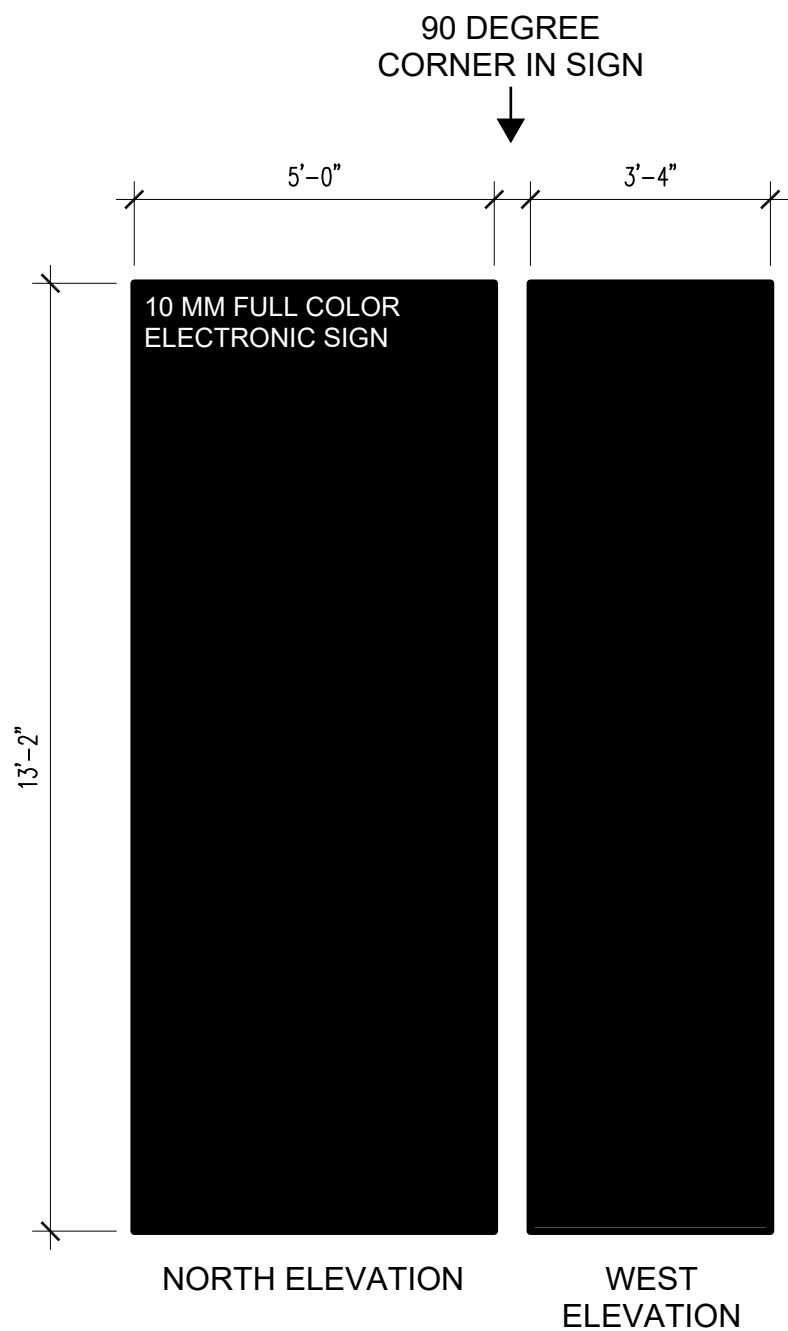
COLLEGE OF DUPAGE
03/2025

BUILDING SIGNAGE

AREA: 110 SF
(ONE SIDE)

HEIGHT: 13'-2"
LENGTH: 8'-4"
(TOTAL)

NOTE: ENTIRE SIGN
USED FOR AREA
CALCULATION



SCALE:
3/8" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S31

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

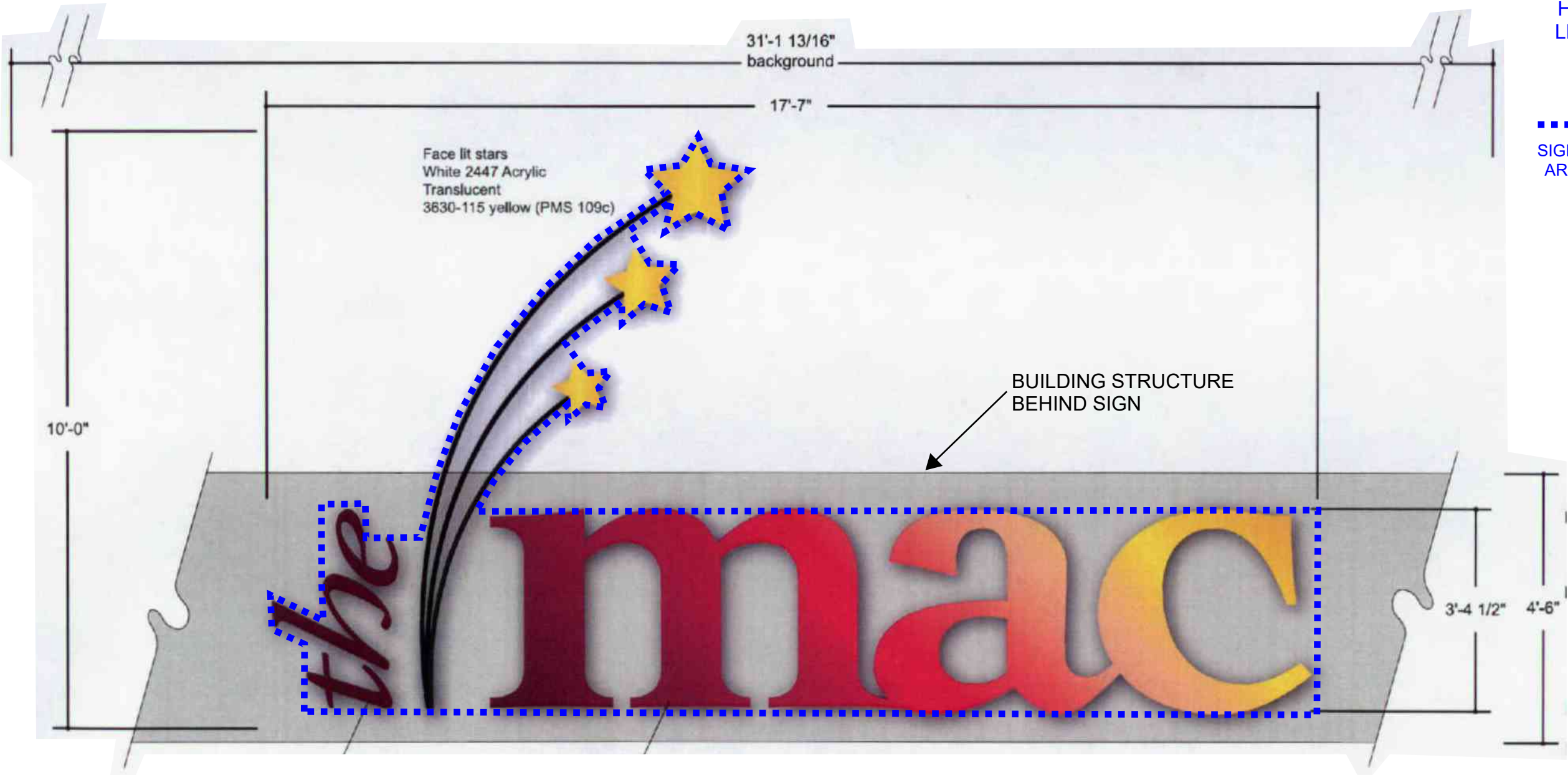
BUILDING
SIGNAGE

AREA: 65 SF
(ONE SIDE)

HEIGHT: 10'-0"
LENGTH: 17'-7"
(TOTAL)

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
1/2" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S32

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

EXISTING SIGN, NEW TO 2025 Plan



Sign Designation

S6

230 SF

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE

03/2025

EXISTING SIGN, NEW TO 2025 Plan



Sign Designation

S7

45 SF

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE

03/2025

EXISTING SIGN, NEW TO 2025 Plan



Sign Designation

S12

580 SF

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE

03/2025

EXISTING SIGN, NEW TO 2025 Plan



Sign Designation

S33

45' x 3.75'

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE

03/2025

EXISTING SIGN, NEW TO 2025 Plan



Sign Designation

S34

"waterleaf" 20' x 3'

S35

"W" 5' x 4'

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

EXISTING SIGN, NEW TO 2025 Plan



Sign Designation

S35

5' x 4'

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE

03/2025

EXISTING SIGN, NEW TO 2025 Plan



Sign Designation

S36

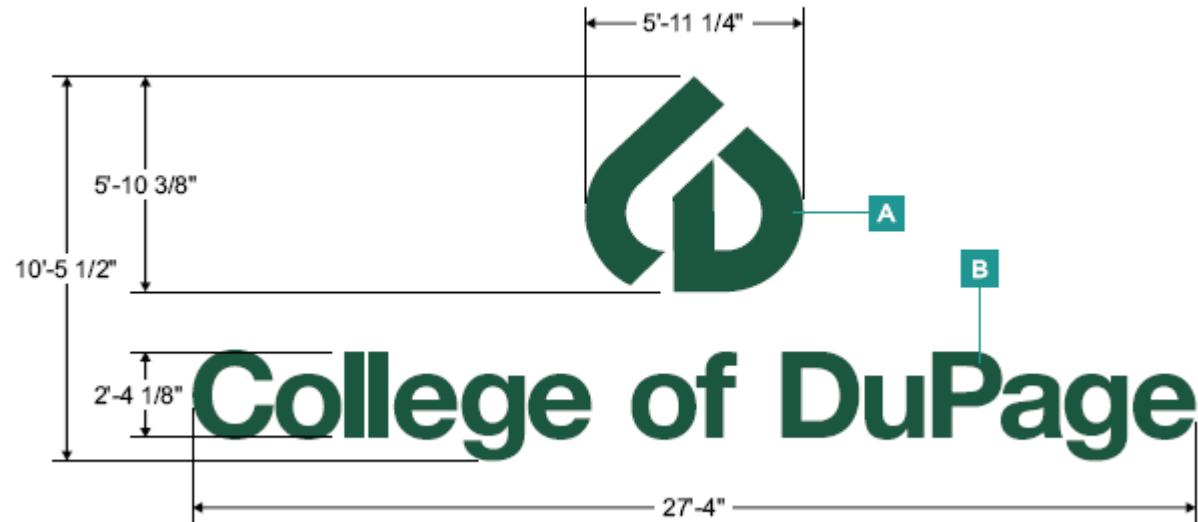
16 SF

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

BUILDING SIGNAGE
AREA: 99 SF
(ONE SIDE)

NEW SIGN - Permit Application in Progress



COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
03/2025

Sign Designation



COMPREHENSIVE SIGN PLAN

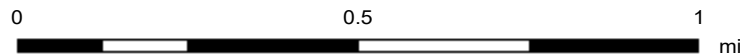
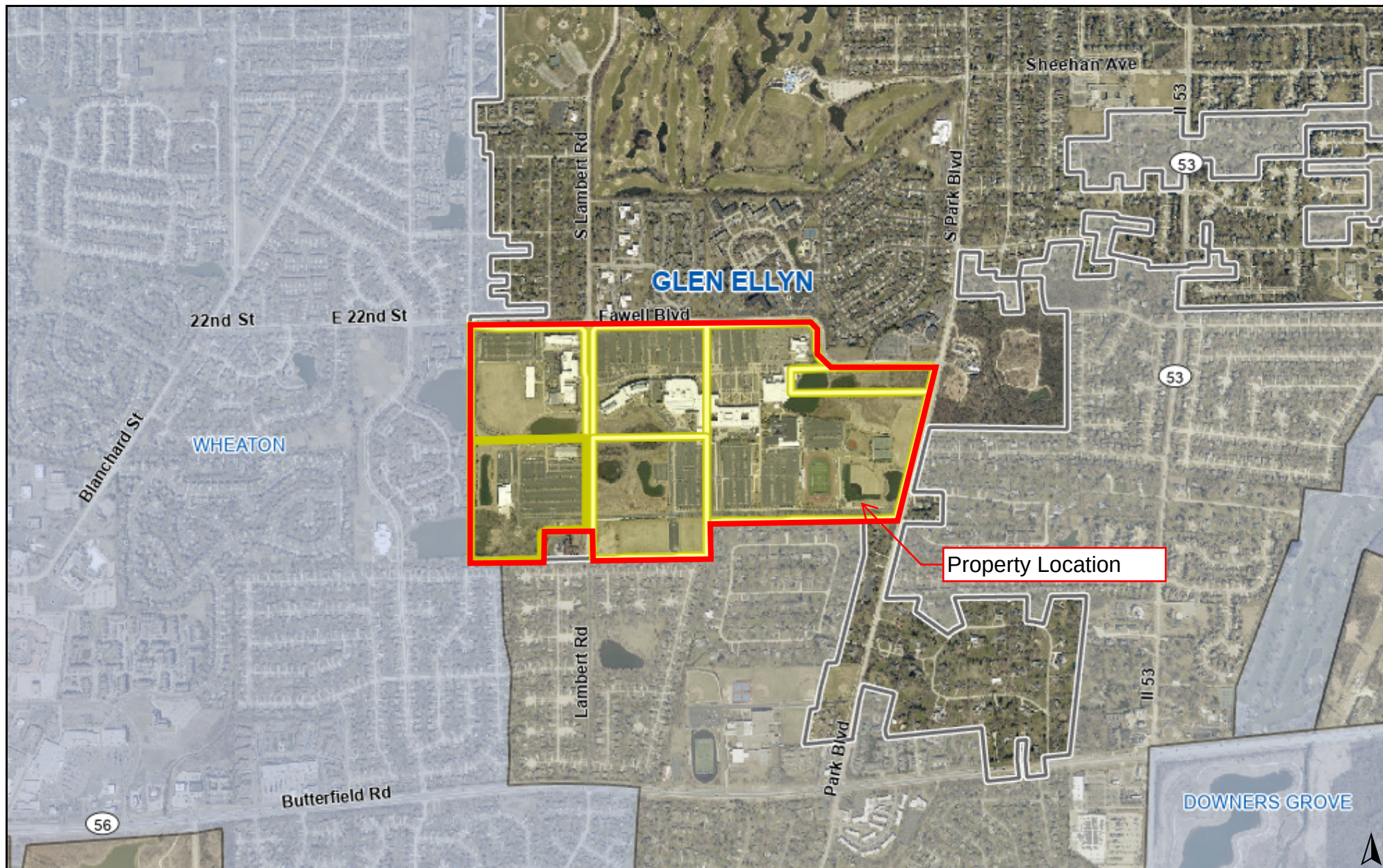
COLLEGE OF DUPAGE

03/2025

SIGN SUMMARY

SIGN DESIGNATION	SIGN AREA (ONE SIDE)	NUMBER OF SIDES	SIGN AREA SUBTOTAL (PER INDIVIDUAL SIGN)	QUANTITY	SIGN AREA SUBTOTAL (PER SIGN DESIGNATION)	TYPE
S1	85 SF	1	85 SF	3	255 SF	SITE / ELECTRONIC
S2	60 SF	1	60 SF	1	60 SF	SITE / ELECTRONIC
S3	65 SF	1	65 SF	2	130 SF	SITE
S4	136 SF	2	272 SF	11	2992 SF	SITE
S5	26 SF	2	52 SF	3	156 SF	SITE
S6	230 SF	1	230 SF	13	2990 SF	BUILDING
S7	45 SF	1	45 SF	6	270 SF	BUILDING
S8	70 SF	1	70 SF	4	280 SF	BUILDING
S9	21 SF	2	42 SF	4	168 SF	SITE
S10	27 SF	2	54 SF	3	162 SF	SITE
S12	580 SF	1	580 SF	3	1740 SF	BUILDING
S15	38 SF	2	76 SF	5	380 SF	SITE
S16	21 SF	2	42 SF	1	42 SF	SITE
S17	30 SF	1	30 SF	2	60 SF	SITE
S18	25 SF	1	25 SF	2	50 SF	SITE
S30	15 SF	1	15 SF	1	15 SF	SITE
S31	110 SF	1	110 SF	1	110 SF	BUILDING / ELECTRONIC
S32	65 SF	1	65 SF	1	65 SF	BUILDING
S33	169 SF	1	169 SF	1	169 SF	BUILDING
S34	60 SF	1	60 SF	1	60 SF	BUILDING
S35	20 SF	1	20 SF	2	40 SF	BUILDING
S36	16 SF	1	16 SF	1	16 SF	BUILDING
N1	99 SF	1	99 SF	1	99 SF	BUILDING
TOTAL (ALL SIGNS)				72	10,309 SF	
TOTAL (SITE SIGNS)				38	4470 SF	
TOTAL (BUILDING SIGNS)				34	5839 SF	
TOTAL (ELECTRONIC SIGNS*)				5	425 SF	

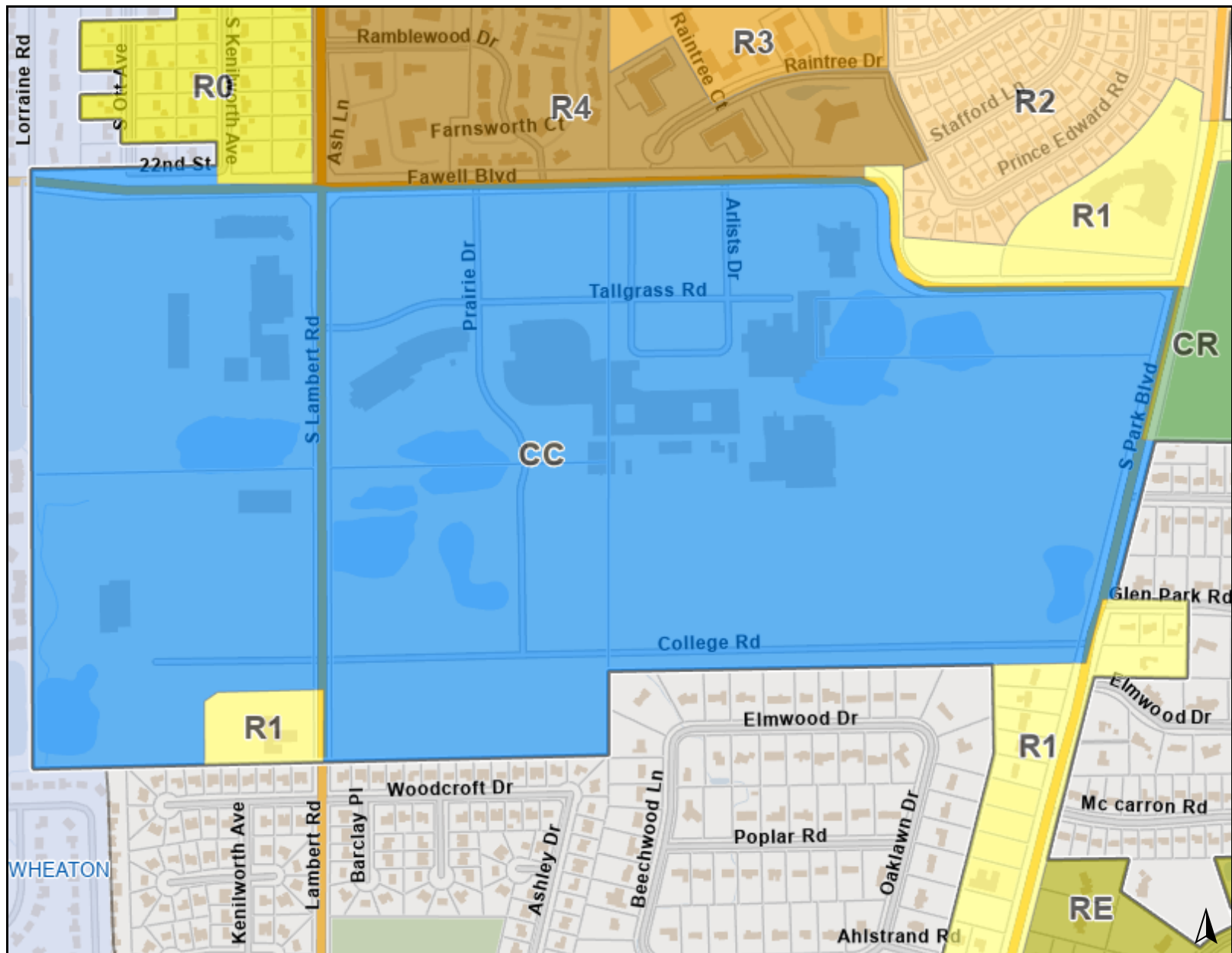
*INCLUDES SITE AND BUILDING ELECTRONIC SIGNS



Print Date: 4/15/2025

Notes

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

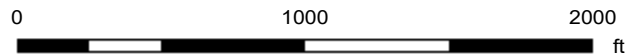


Legend

Zoning and Development

Zoning

- CC: Community College District
- CR: Conservation/Recreation District
- RE: Residential Estate District
- R0: Single Family Residential District
- R1: Single Family Residential District
- R2: Single Family Residential District
- R3: Multi-Family Residential District
- R4: Multi-Family Residential District



Print Date: 4/15/2025

Notes

CoD is within the CC - Community College District

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8 0 2 1 4 2 8 7
Tx:40122661

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
03/27/2020 10:34 AM



DOCUMENT # R2020-030220

Village of Glen Ellyn

Ordinance No. 6770

**An Ordinance Repealing Ordinance No. 5031 and Approving a New
Comprehensive Sign Plan and Granting Sign Variations for the College of DuPage
Located at 425 Fawell Boulevard
Glen Ellyn, Illinois 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois**
This 9 Day of Mar, 2020

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 10 day of Mar, 2020.

PREPARED BY AND MAIL TO:
(VILLAGE OF GLEN ELLYN)
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6770

An Ordinance Repealing Ordinance No. 5031 and Approving a New Comprehensive Sign Plan and Granting Sign Variations for the College of DuPage Located at 425 Fawell Boulevard Glen Ellyn, Illinois 60137

Whereas, Bruce Schmiedl acting on behalf of the College of DuPage, has petitioned the Village President and Board of Trustees for approval of a new Comprehensive Sign Plan for the College to allow a total of 62 existing signs to remain on the campus and to allow the construction of one additional electronic message sign, for a total of 63 signs and 9,070 sf of sign area; and

Whereas, the President and Board of Trustees have determined that Ordinance 5031 is no longer necessary because the Comprehensive Sign Plan it authorized is obsolete and will be replaced by the Comprehensive Sign Plan dated November, 2019; and

Whereas, the President and Board of Trustees find that certain variations granted by Ordinance 5031 still apply to how the College uses signage on the subject property, and these variations shall be carried forward in this Ordinance, including the following:

1. Section 4-5-7(C) to grant the College of DuPage permission to display special event directional signs in the public right-of-way without written approval by the Village Manager; and
2. Section 4-5-7(C)4 to allow the College of DuPage to display special event directional signs three days in advance of an event instead of one day as required, and to remove the signs the next business day after the conclusion of the event instead of immediately after as required; and
3. To allow the College of DuPage to alter the wording and/or lettering of any sign provided such alterations are in substantial conformance with the College of DuPage Comprehensive Sign Plan dated November, 2019 on file in the Community Development Department, including the size of the sign lettering; and

Whereas, the Village Sign Code requires that all signage in the Community College District be in accordance with a comprehensive sign plan approved by the Village; and

Whereas, the subject property is located south of Fawell Boulevard and generally north of College Drive between Park Boulevard and the Village's western boundary with Wheaton, in the CC - Community College District; and

Whereas, the property is legally described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 27 AND PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE NORTH $89^{\circ}26'46''$ EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, ALSO BEING THE SOUTH LINE OF RAINTREE APARTMENT ASSESSMENT PLAT PER DOCUMENT NUMBER R69-008068 AND THE SOUTH LINE OF GREENBRIAR PLACE CONDO'S (1ST AMEND.) PER DOCUMENT NUMBER R2002-336765, A DISTANCE OF 1,345.12 FEET TO A POINT ON THE WESTERLY LINE OF RAINTREE UNIT 3 PER DOCUMENT NUMBER R71-43671; THENCE SOUTH $00^{\circ}06'09''$ EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 327.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID RAINTREE UNIT 3; THENCE SOUTH $85^{\circ}10'51''$ EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 467.66 FEET TO A POINT ON THE WESTERLY LINE OF MARTIN H. BRAUN'S ASSESSMENT PLAT PER DOCUMENT NUMBER R63-40803, ALSO BEING A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, ALSO BEING A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 372.00 FEET, AN ARC LENGTH OF 145.71 FEET, A CHORD BEARING OF SOUTH $10^{\circ}36'55''$ WEST AND A CHORD LENGTH OF 144.78 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID MARTIN H. BRAUN'S ASSESSMENT PLAT, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FAWELL BOULEVARD DEDICATED PER DOCUMENT NUMBER R80-19903; THENCE NORTH $89^{\circ}23'39''$ EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 777.83 FEET TO A POINT ON THE EASTERLY LINE OF SAID MARTIN H. BRAUN'S ASSESSMENT PLAT, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY OF PARK BOULEVARD; THENCE NORTH $13^{\circ}06'00''$ EAST ALONG THE EASTERLY LINE OF SAID MARTIN H. BRAUN'S ASSESSMENT PLAT AND THE WESTERLY RIGHT OF WAY LINE OF PARK BOULEVARD, A DISTANCE OF 71.24 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 1 IN SAID MARTIN H. BRAUN'S ASSESSMENT PLAT; THENCE SOUTH $85^{\circ}10'51''$ EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.53 FEET TO A POINT ON THE CENTER LINE OF PARK BOULEVARD (AS MONUMENTED); THENCE SOUTHWESTERLY ALONG SAID CENTERLINE FOR THE FOLLOWING 2 COURSES: 1) THENCE SOUTH $13^{\circ}06'00''$ WEST, A DISTANCE OF 700.78 FEET; 2) THENCE SOUTH $14^{\circ}36'25''$ WEST, A DISTANCE OF 1196.24 FEET TO A POINT ON THE NORTHERLY LINE OF THE FIRST ADDITION TO ASHLAND'S ARBORETUM ESTATES PER DOCUMENT NUMBER 752019, FORMERLY KNOWN AS THE "P. SCHULZ LINE"; THENCE SOUTH $89^{\circ}08'23''$ WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 2,177.57 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH $00^{\circ}12'49''$ WEST ALONG SAID WEST LINE, ALSO BEING THE WESTERLY LINE OF SAID FIRST ADDITION TO ASHLAND'S ARBORETUM ESTATES, A DISTANCE OF 382.89 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27, ALSO BEING A POINT ON THE NORTH LINE OF FOXCROFT UNIT 2 PER DOCUMENT NUMBER R68-13710; THENCE SOUTH $88^{\circ}47'49''$ WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A

DISTANCE OF 1,313.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00°06'15" EAST ALONG THE EAST LINE OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 330.09 FEET TO A POINT ON A LINE THAT IS 330.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 88°47'49" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 470.00 FEET; THENCE SOUTH 55°30'56" WEST, A DISTANCE OF 73.03 FEET TO A POINT ON A LINE THAT IS 530.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 00°06'15" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 290.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 27, ALSO BEING A POINT ON THE NORTH LINE OF FOXCROFT UNIT 3 PER DOCUMENT NUMBER R68-20041; THENCE SOUTH 88°47'49" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 AND THE NORTH LINE OF BRIARCLIFFE UNIT 1 PER DOCUMENT NUMBER R69-19634, A DISTANCE OF 783.82 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00°00'17" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27 AND THE EAST LINE OF BRIARCLIFFE LAKES CONDOMINIUMS PER DOCUMENT NUMBER R77-021190, A DISTANCE OF 2,689.41 FEET TO A POINT ON THE NORTH LINE OF THE NORTH EAST QUARTER OF SAID SECTION 27, ALSO BEING A POINT ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FAWELL BOULEVARD DEDICATED PER DOCUMENT NUMBER R80-19903; THENCE NORTH 89°01'54" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2,637.93 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THOSE PARTS FALLING IN PARK BOULEVARD, FAWELL AVENUE (22ND STREET), AND LAMBERT ROAD.

PINS: 05-27-200-008, 05-27-200-009, 05-27-200-011, 05-27-200-012, 05-26-100-013, 05-26-100-015; and

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on February 13, 2020 at which hearing the Plan Commission considered the petitioner's request for approval of the updated Comprehensive Sign Plan and sign variations for the College of DuPage; and

Whereas, at the February 13, 2020 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the request and zero (0) members of the public spoke at the public hearing in favor of or in opposition to the project, but one (1) member of the public asked general questions about the project; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations and by a vote of seven (7) "yes", and zero (0) "no", the Plan Commission recommended approval of the request as set forth in the February 13, 2020 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit "A"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the February 13, 2020 Plan Commission public hearing and have considered the recommendation of the Plan Commission; and

Whereas, the President and Village Board hereby make the following findings of fact:

1. The request complies with the Statement of Purpose found in Section 4-5-2 of the Glen Ellyn Sign Code because the existing and proposed signage is appropriate in scale and in quantity for the College which serves to direct pedestrians and vehicles to their desired destination within the 254-acre site. The new proposed message board will communicate important information and event details regarding exhibits at the McAninch Arts Center. The new sign will be more than 600 feet from the property line, and will not be brighter than .5 foot candles at the property line, as required by the Village's Sign Code.
2. The plight of the College is based on unique circumstances particular to the subject property or establishment and the conditions upon which the request is based are generally not applicable to other property within the same zoning district because the Community College is the only property within the CC – Community College District, and the only Community College within the Village's limits. Due to the size of the campus and the fact that it has many buildings, the signage is important so that staff, students and visitors are able to find their way around the site.
3. The sign plan would not have an 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 because the signs are appropriate in number and in scale to effectively communicate to pedestrians and vehicles how to get around the campus. All but one sign proposed as part of the Comprehensive

Sign Plan has been on the property for approximately ten years. The proposed message board sign will be far enough from surrounding properties that it will not have an adverse impact on their values.

4. The sign plan would not have an adverse impact on the existing or desired character of the surrounding area because all but one of the signs have been on the college campus for approximately ten years. The proposed electronic message board will be far enough from the property line that it will not have an adverse impact on the character of the surrounding area.
5. The sign plan would not endanger the public health, safety or welfare because all but one of the signs have been on the property for approximately ten years without causing any public health or safety hazards. The proposed electronic message board will be required to comply with all building permit requirements.

Whereas, the President and Board of Trustees have determined that granting approval of the updated Comprehensive Sign Plan and sign variations for the College of DuPage is consistent with the goals of the Glen Ellyn Sign Code.

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 draft minutes from the February 13, 2020 Plan Commission public hearing, attached hereto as Exhibit "A", and the findings of fact contained in the petitioner's application, and preambles above, are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the February 13, 2020 public hearing of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Comprehensive Sign Plan for the College of DuPage to allow 63 signs on the property including building signs, site signs and electronic message signs

totaling approximately 9,100 sf of sign area and approval of the following three variations from the Sign Code:

1. Section 4-5-7(C) to grant the College of DuPage permission to display special event directional signs in the public right-of-way without written approval by the Village Manager.
2. Section 4-5-7(C)4 to allow the College of DuPage to display special event directional signs (right-of-way) three days in advance of an event instead of one day as required and to remove the signs the next business day after the conclusion of the event instead of immediately after as required by the Village's Sign Code.
3. To allow the College of DuPage to alter the wording and/or lettering of any sign shown on the Comprehensive Sign Plan provided such alterations are in substantial conformance with the College of DuPage Comprehensive Sign Plan on file in the Community Development Department, including the size of the sign lettering.

Section Three: The grant of approval of the Comprehensive Sign Plan and Sign Code variations for the College of DuPage is subject to the following conditions:

- A. The signage on the property shall remain in substantial conformance with the plans submitted and the testimony presented at the February 13, 2020 public hearing before the Plan Commission and with the petitioner's application packet including the following plans and documents referenced below, all of which are incorporated into this Ordinance as though they were attached hereto:
 1. College of DuPage Comprehensive Sign Plan Application dated January 3, 2020
 2. Petitioner's Narrative Statement
 3. The Comprehensive Sign Plan dated November, 2019, attached hereto as Exhibit "B"
 4. The Comprehensive Sign Plan Sign Summary dated February, 2020, attached hereto as Exhibit "C"
 5. Rendering of the proposed electronic message sign, attached hereto as Exhibit "D"
- B. That the electronic message board will be required to comply with the requirements for electronic message boards, Section 4-5-15 of the Sign Code.

- C. That the petitioner submit a building permit application and the required plans and documents for Village staff to review the proposed electronic message board sign prior to beginning construction.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building permits pursuant to the approved Comprehensive Sign Plan herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this ordinance without requiring that the matter return for public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Six: Failure of the owners 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 such Ordinance, shall subject the owners 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.

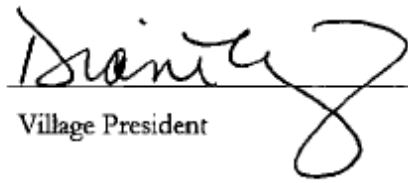
Section Seven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 9 day of

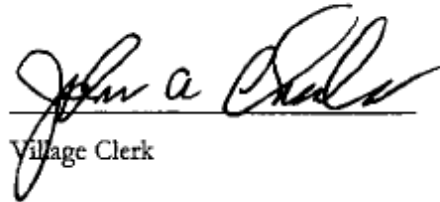
MAR 2020

Ayes		Diane McGinley	☒ Steve Thompson	☒ Mark Senak
	☒	Craig Pryde	☒ Bill Enright	☒ Gary Fasules
	☒	Kelli Christiansen		
Nays		Diane McGinley	Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		
Absent		Diane McGinley	Steve Thompson	Mark Senak
		Craig Pryde	Bill Enright	Gary Fasules
		Kelli Christiansen		

Approved by the Village President of the Village of Glen Ellyn, Illinois this 9 day of
MAR 2020


Village President

Attest:


Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 10 day of MAR, 2020.)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
FEBRUARY 13, 2020

Call to Order

The regular meeting of the Plan Commission was called to order by Acting Chairperson Tracy Heming-Littwin at 7:01 p.m. Plan Commissioners Lloyd Berry, Phillip Hartweg, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Excused were Plan Commissioner Angela Fanella and Chairperson Loch. Also present were Village Planner Kelly Purvis, Trustee Bill Enright, Recording Secretary Debbie Solomon and Recording Secretary Barbara Dutton.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of January 9, 2020 Plan Commission Minutes

Commissioner Mulherin moved, seconded by Commissioner Vondruska, to approve the minutes of the January 9, 2020 Regular Plan Commission minutes. The motion carried unanimously by voice vote.

Public Hearing – 425 Fawell – College of DuPage – Comprehensive Sign Plan Update

On the agenda was a public hearing to consider a Comprehensive Sign Plan Update at the College of DuPage at 425 Fawell Boulevard.

PUBLIC HEARING – 425 FAWELL – COLLEGE OF DUPAGE – COMPREHENSIVE SIGN PLAN
UPDATE

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING
AN UPDATE TO THE COMPREHENSIVE SIGN PLAN AT THE COLLEGE OF DUPAGE.

Commissioner Mulherin moved, seconded by Commissioner Vondruska to open the public hearing at 7:03 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Sworn in for the Village was Village Planner Purvis.

Village Planner Purvis provided an overview of the Comprehensive Sign Plan Update and stated the petitioner is Bruce Schmiedl, representing the College of DuPage. Village Planner Purvis showed an overview of the property and stated the College of DuPage is situated on approximately 254 acres of property located south of Fawell Boulevard and generally north of College Drive between Park Boulevard and the Village's western boundary with Wheaton. Village Planner Purvis stated the property is zoned CC - Community College District, and the surrounding land use and zoning is R0, R4, R2 & R1 to the north, CR and County Zoning and R3 Single Family to the east, R1 and County R3 to the south and Wheaton Zoning R7 Multi-Family to the west.

Village Planner Purvis stated notice of the public hearing was published on January 24, 2020 in the Daily Herald. Village Planner Purvis stated one placard was placed at the intersection of Park Boulevard and Fawell Boulevard, and another placard was placed at the intersection of Lambert Road and Fawell Boulevard due to the size of the property. Village Planner Purvis stated property owners within 250 feet were notified of the public hearing by mail.

Village Planner Purvis stated in 1994, the Village Board adopted Ordinance #4125, which approved a Sign Plan for the College of DuPage. Village Planner Purvis stated the College applied for an update to their sign plan in 2001-2002 which was granted by Ordinance #5031. Village Planner Purvis stated a number of sign variations were granted from the R1 Residential District regulations to allow a special sign district for the College. Village Planner Purvis stated since that time, the College has been rezoned to CC - Community College District. Village Planner Purvis stated Section 4-5-16 of the Sign Code, adopted on February 10, 2014, specifies that all signage within the CC district must be in accordance with the Comprehensive Sign Plan approved by the Village. Village Planner Purvis stated since the CC district does not specifically have sign regulations from which to grant variations, there are no variations being requested from the Sign Code, and the Comprehensive Sign Plan, as adopted, will serve as the regulating document for the district. Village Planner Purvis stated the Comprehensive Sign Plan is essentially the campus's own Sign Code. Village Planner Purvis stated it identifies all signage permitted on the property and allows the College to maintain and replace the signage as necessary in accordance with the plan. Village Planner Purvis stated just prior to 2010, when the College was subject to DuPage County ordinances and was going through DuPage County for building permits, the College updated their signage throughout the campus, in addition to a number of other improvements.

Village Planner Purvis stated since the approved 2002 Comprehensive Sign Plan no longer reflects the existing conditions on the property, the College of DuPage is requesting that the

"as-built" signage plan (attached), showing all of the signs that are currently on the campus, be approved. Village Planner Purvis stated they are also proposing the addition of one electronic message board (approximately 110 sf) which would wrap around the northwest corner of the McAninch Art Center (MAC). Village Planner Purvis stated if the proposed signage plan is approved, staff will recommend that the Village Board repeal Ordinance #5031 and replace it with a new Ordinance pertaining to the new sign plan. Village Planner Purvis stated there were a number of variations that were granted in Ordinance #5031 which allow the College some flexibility related to event signage and changing out the text on signage.

Village Planner Purvis stated Staff would recommend that if Ordinance #5031 is to be repealed and replaced, the following variations should be carried forward into the next Ordinance:

1. Section 4-5-7(C) to grant the College of DuPage permission to display special event directional signs in the public right-of-way without written approval by the Village Manager.
2. Section 4-5-7(C)4 to allow the College of DuPage to display special event directional signs (right-of-way) 3 days in advance of an event instead of one day as required and to remove the sign the next business day after the conclusion of the event instead of immediately after as required.
3. To allow the College of DuPage to alter the wording and/or lettering of any sign shown on the Comprehensive Sign Plan provided such alterations are in substantial conformance with the College of DuPage Comprehensive Sign Plan on file in the Community Development Department, including the size of the sign lettering.

Village Planner Purvis showed an overview of the campus and stated the College of DuPage has provided a signage summary listing all signage currently on the property as well as the additional proposed electronic building sign proposed at the MAC. Village Planner Purvis stated the summary shows that there are currently 62 signs on the property (8,960 square feet) including site signs, building signs and electronic signs. Village Planner Purvis stated site signage is generally oriented toward motorists and pedestrians and is intended to help visitors and students navigate the campus (38 site signs - 4,470 square feet). Village Planner Purvis stated building signage consists mostly of wall signs that are used to identify the various buildings on the campus (24 building signs - 4,490 square feet). Village Planner Purvis stated there are 4 electronic signs (a combination of site and building signs) on the campus totaling 315 square feet. Village Planner Purvis stated the College is proposing to add one additional electronic building sign at the MAC on the north and west corner of the building (Sign S31 on the sign plan) which would add 110 square feet of electronic building signage to the campus. Village Planner Purvis stated although the Comprehensive Sign Plan will dictate the size of the sign, the electronic sign will be subject to the Village's electronic message board regulations,

which prohibit flashing or scrolling messages, specify illumination levels and limit the time of day the sign can operate if visible from an adjacent residential use (among other things).

Plan Commission Questions

None

Petitioner's Presentation

Sworn in for the Petitioner was Bruce Schmiedl, Director of Facilities for the College of DuPage.

Mr. Schmiedl stated the Frida Kahlo exhibit will be at the MAC from June through August of this year, and this is a once in a lifetime opportunity. Mr. Schmiedl showed a rendering of the proposed digital poster that the College of DuPage would like to add to the MAC and stated this electronic sign will be used for current or upcoming museum exhibits and will inspire campus interest. Mr. Schmiedl showed street views from across Fawell Boulevard with an arrow pointing to the proposed sign location. Mr. Schmiedl stated this proposed sign would be somewhat obscured from view due to trees and shrubbery if you are looking at the MAC from Fawell Boulevard.

Mr. Schmiedl stated the poster art will be static and will comply with all the Village's ordinances. Mr. Schmiedl stated at the property line, there will be zero foot candles of illumination. Mr. Schmiedl stated the poster will update at intervals of no more than 15 seconds, and the poster will be equipped with photo-sensitive components that will help automatically adjust the poster's brightness to the exterior conditions. Mr. Schmiedl stated the poster will operate from 6:00 a.m. to 10:00 p.m. only, and when the poster is not in use, it will be turned off.

Plan Commission Questions

None

Public Comment

Tim Blomeke, who resides at 515 Prince Edward Road, asked if this comprehensive sign package update allows the College of DuPage to put up any additional signage. Village Planner Purvis stated the college can change lettering or replace a sign, but the college would need to come back to the Village for approval of any other new signs. Mr. Blomeke stated the residents on Fawell are concerned about drivers being distracted by these kind of signs. Mr. Blomeke stated scrolling signs can be distracting, but this sign appears to be somewhat obstructed.

Commissioner Mulherin moved, seconded by Commissioner Saeed, to close the public hearing at 7:22 p.m. The motion carried unanimously by voice vote.

Plan Commission Comments

Commissioner Mulherin stated he has felt there has not been enough signage on the MAC building for years. Commissioner Mulherin stated he feels this is a unique sign that will not be obtrusive, and he does hope drivers will not be distracted by this sign. Commissioner Mulherin stated this proposed sign will enhance the building, and it is an interesting approach to a sign.

Commissioner Rodemann stated this proposed sign is a tasteful solution. Commissioner Rodemann stated he likes the thoughtfulness of how this proposed sign will be programmed, and he feels this proposed sign is more of a piece of art. Commissioner Rodemann stated this proposed sign will be focused more toward pedestrians and participants on campus.

Commissioner Hartweg stated he is in favor of this proposed sign. Commissioner Hartweg stated he was a Village Board Trustee when the college's sign package was discussed, and there are more trees and shrubbery now around campus. Commissioner Hartweg stated he feels this is a good solution and is well thought out.

Commissioner Saeed stated the college has done a great service to the community, and he supports this new sign concept 100%. Commissioner Saeed stated he does understand about the traffic distraction concern.

Commissioner Berry stated he supports this.

Commissioner Vondruska stated his biggest concerns were the brightness of the sign and the hours of operation, and he feels good about these. Commissioner Vondruska stated he like the integration of the sign into the corner of the building. Commissioner Vondruska stated the MAC does not get the attention it deserves.

Acting Chairperson Heming-Littwin stated she is in favor of this due to where the proposed sign will be located on the campus property and the sign not scrolling all the time. Acting Chairperson Heming-Littwin asked if the Plan Commission was fine with keeping the three current variances, and the consensus from the Plan Commission was yes.

Commissioner Vondruska moved, seconded by Commissioner Hartweg, for the following:

Having considered the application of Bruce Schmiedl for approval of a Comprehensive Sign Plan for the College of DuPage to allow a total of 62 signs to remain on the property in their current locations, and 1 additional electronic message sign to be installed on the McAninch Art Center on the property located at 425 Fawell Boulevard in the CC – Community College District, the Plan Commission hereby recommends approval of the request based on the following findings of fact:

1. The request complies with the Statement of Purpose found in Section 4-5-2 of the Glen Ellyn Sign Code because the existing and proposed signage is appropriate in scale and in quantity for the College which serves to direct pedestrians and vehicles to their desired destination within the 254 acres site. The new proposed message board will communicate important information and event details regarding exhibits at the McAninch Arts Center. The new sign will be more than 600 feet from the property line, and will not be brighter than .5 foot candles at the property line, as required by the Village's Sign Code.
2. The plight of the College is based on unique circumstances particular to the subject property or establishment and the conditions upon which the request is based are generally not applicable to other property within the same zoning district because the Community College is the only property within the CC – Community College District, and the only Community College within the Village's limits. Due to the size of the campus and the fact that it has many buildings, the signage is important so that staff, students and visitors are able to find their way around the site.
3. The sign plan, if approved, would not have an 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 because the signs are appropriate in number and in scale to effectively communicate to pedestrians and vehicles how to get around the campus. All but one sign proposed as part of the Comprehensive Sign Plan has been on the property for almost a decade. The proposed message board sign will be far enough from surrounding properties that it will not have an adverse impact on their values.
4. The sign plan, if approved, would not have an adverse impact on the existing or desired character of the surrounding area because all but one of the signs have been on the college campus for almost a decade. The proposed electronic message board will be far enough from the property line that it will not have an adverse impact on the character of the surrounding area.
5. The sign plan, if approved, would not endanger the public health, safety or welfare because all but one of the signs have been on the property for approximately a decade

without causing any public health or safety issues. The proposed electronic message board will be required to comply with all building permit requirements.

Therefore, having considered the petition of Bruce Schmiedl on behalf of the College of DuPage for the approval of their Comprehensive Sign Plan, the Plan Commission recommends that the Village Board approve the Sign Plan as requested, subject to the following conditions:

1. That the proposed electronic message board be constructed in substantial conformance with the plans and testimony as presented at the February 13, 2020 Plan Commission public hearing; and
2. That the electronic message board will be required to comply with the requirements for electronic message boards, Section 4-5-15 of the Sign Code; and
3. That the petitioner submit a building permit application and the required plans and documents for the Village staff to review the proposed electronic message board sign prior to beginning construction.

The motion carried with seven (7) yes votes and zero (0) no votes as follows: Plan Commissioners Vondruska, Hartweg, Berry, Mulherin, Rodemann and Saeed and Acting Chairperson Heming-Littwin voted "yes." Motion carried.

Trustee's Report

Trustee Enright stated the Village Board did approve the Parking Garage that will go behind the Civic Center. Trustee Enright stated the Village Board will be discussing the Streetscape Plan at the February 19th Village Board Workshop.

Chairperson's Report

Acting Chairperson Heming-Littwin stated Chairperson Loch should be back at the next meeting.

Staff Report

Village Planner Purvis stated there will not be a meeting on February 27th, but there will be a meeting on March 12th for a pre-application.

Other Business

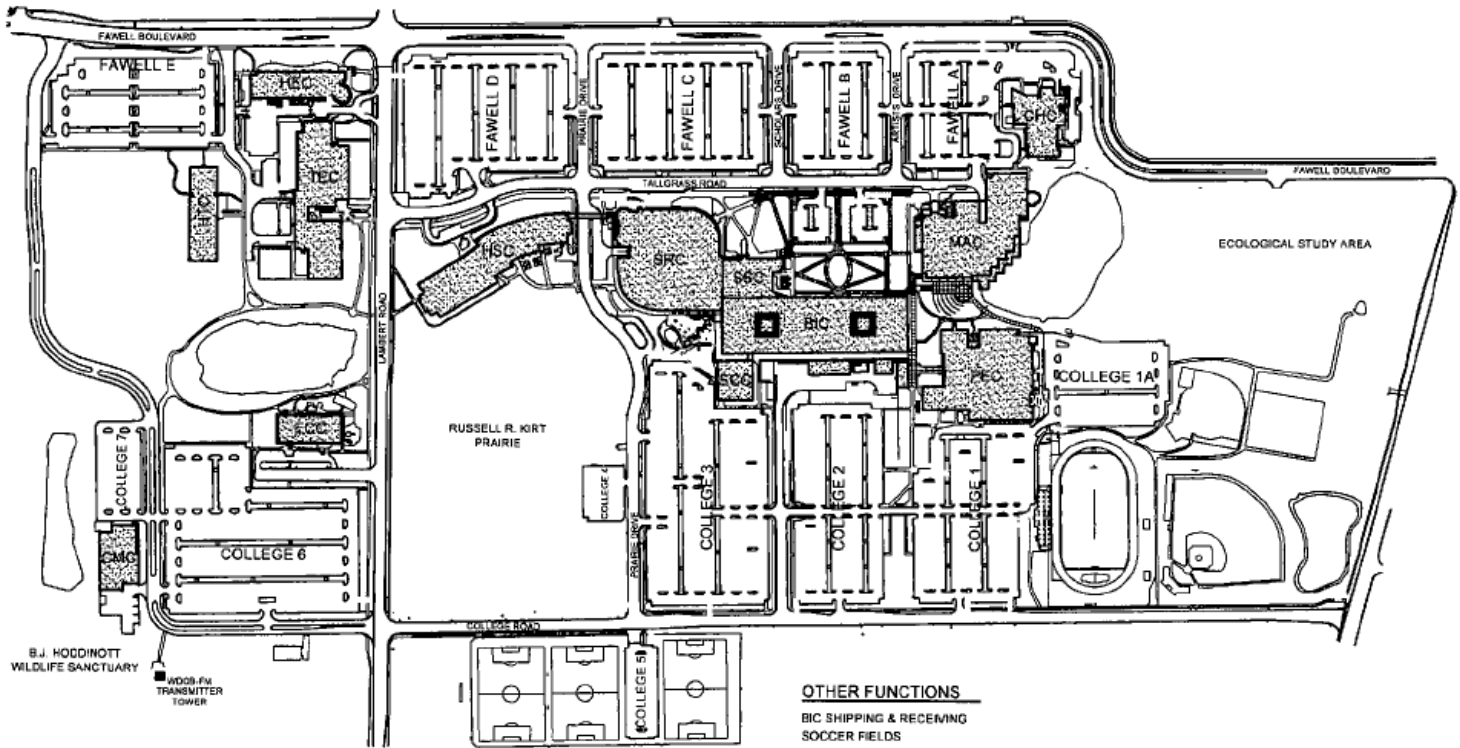
None

Adjournment

Plan Commissioner Saeed moved, seconded by Plan Commissioner Mulherin, to adjourn the meeting at 7:38 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

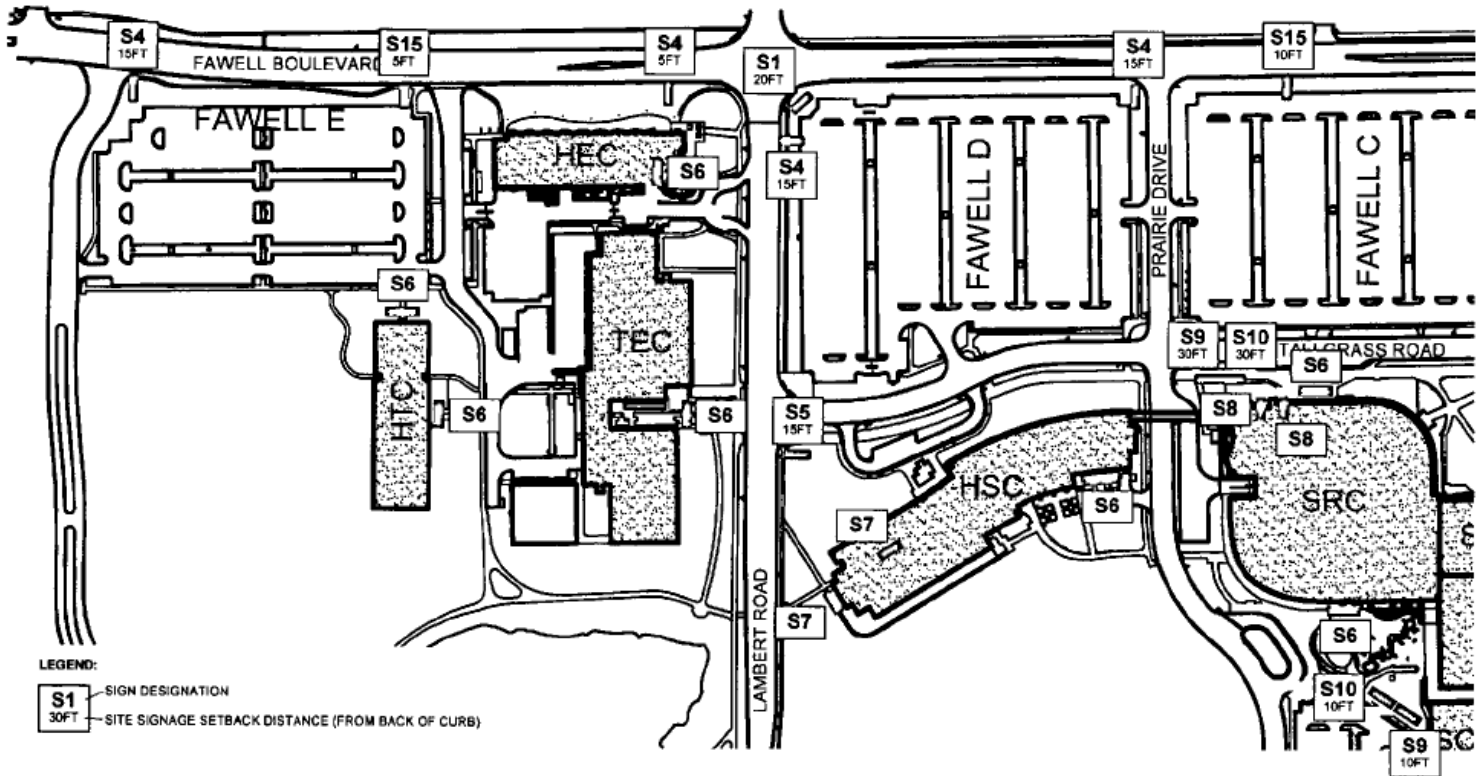
**BUILDINGS**

BIC	BERG INSTRUCTIONAL CENTER	MAC	McANINCH ARTS CENTER
CHC	CULINARY & HOSPITALITY CENTER	PEC	PHYSICAL EDUCATION CENTER
CMC	CAMPUS MAINTENANCE CENTER	SCC	SEATON COMPUTING CENTER
ECC	EARLY CHILDHOOD CENTER	SRC	STUDENT RESOURCE CENTER
HEC	MILLER HOMELAND SECURITY CENTER	SSC	STUDENT SERVICES CENTER
HSC	HEALTH & SCIENCE CENTER	TEC	TECHNICAL EDUCATION CENTER
HTC	HOMELAND SECURITY TRAINING CENTER		

COMPREHENSIVE SIGN PLAN

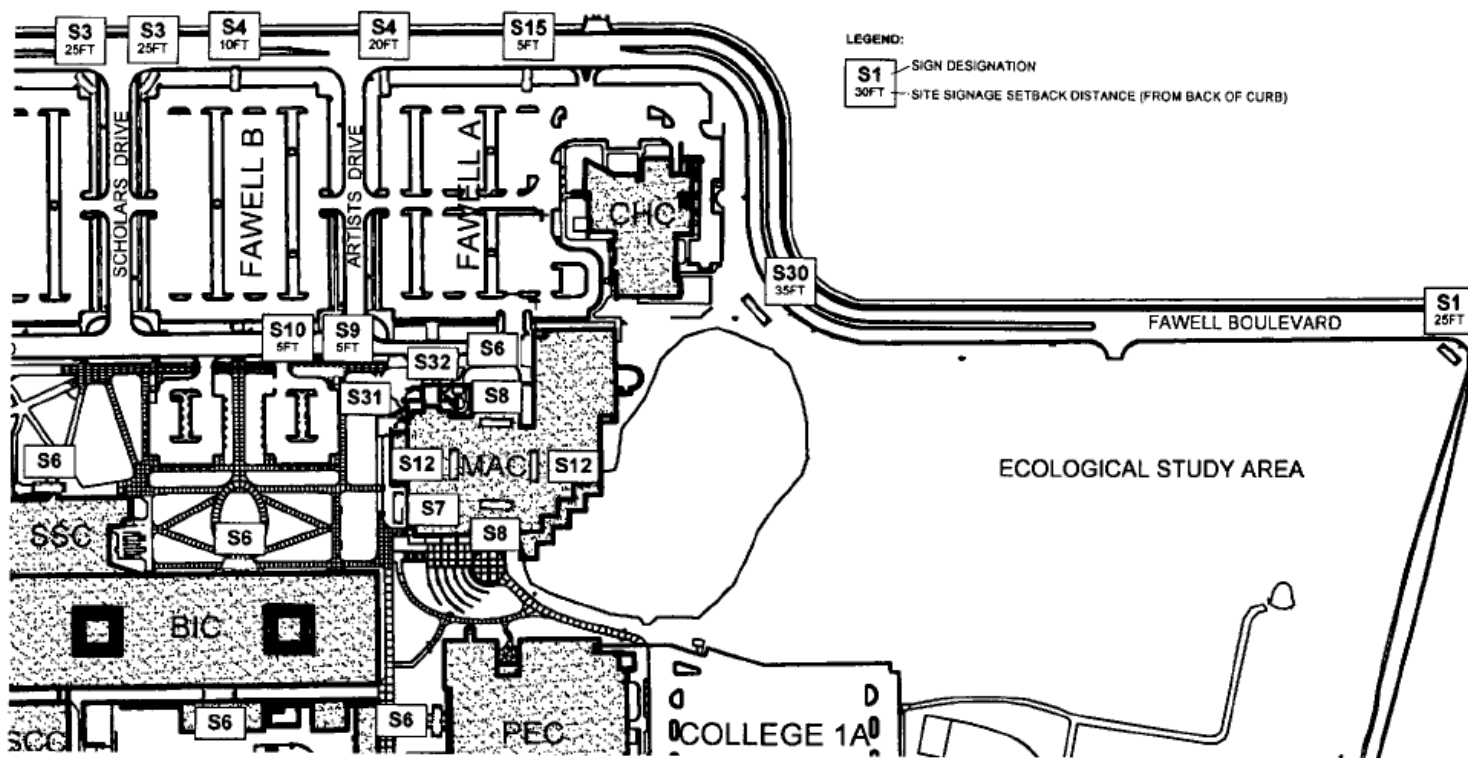
COLLEGE OF DUPAGE
11/2019

**CAMPUS
MAP**



COMPREHENSIVE SIGN PLAN COLLEGE OF DUPAGE 11/2019

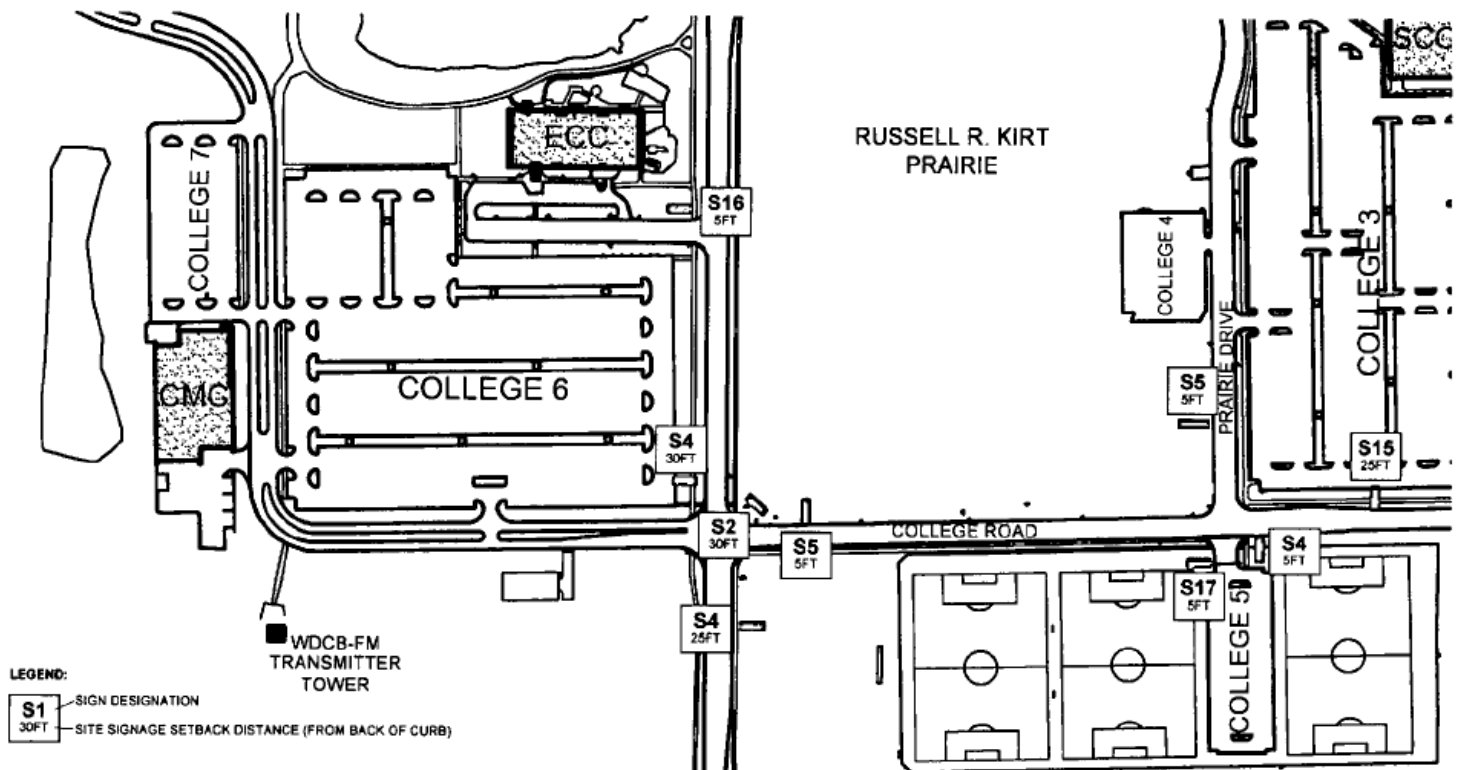
CAMPUS MAP NORTHWEST QUADRANT



COMPREHENSIVE SIGN PLAN

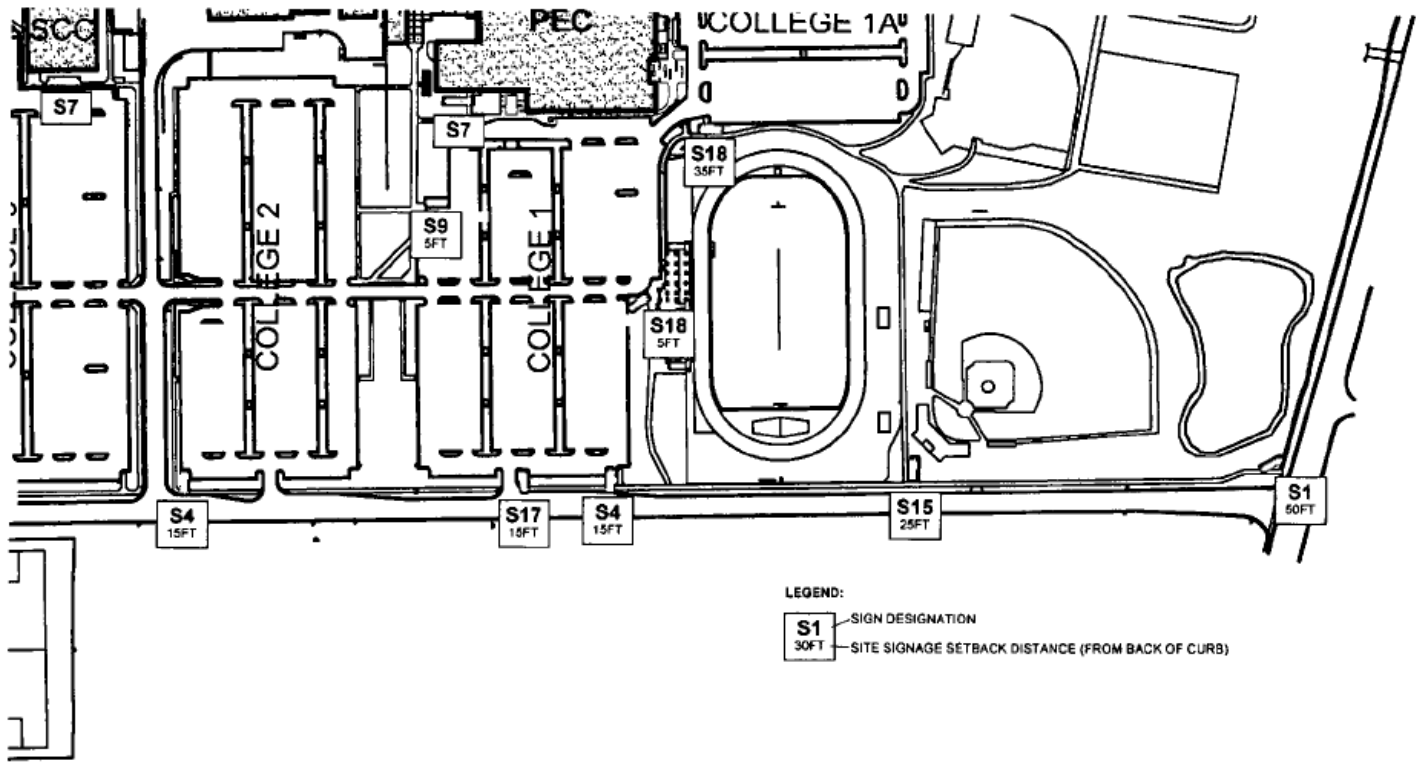
COLLEGE OF DUPAGE
11/2019

CAMPUS MAP
NORTHEAST QUADRANT



COMPREHENSIVE SIGN PLAN COLLEGE OF DUPAGE 11/2019

CAMPUS MAP SOUTHWEST QUADRANT



COMPREHENSIVE SIGN PLAN COLLEGE OF DUPAGE 11/2019

CAMPUS MAP SOUTHEAST QUADRANT

2

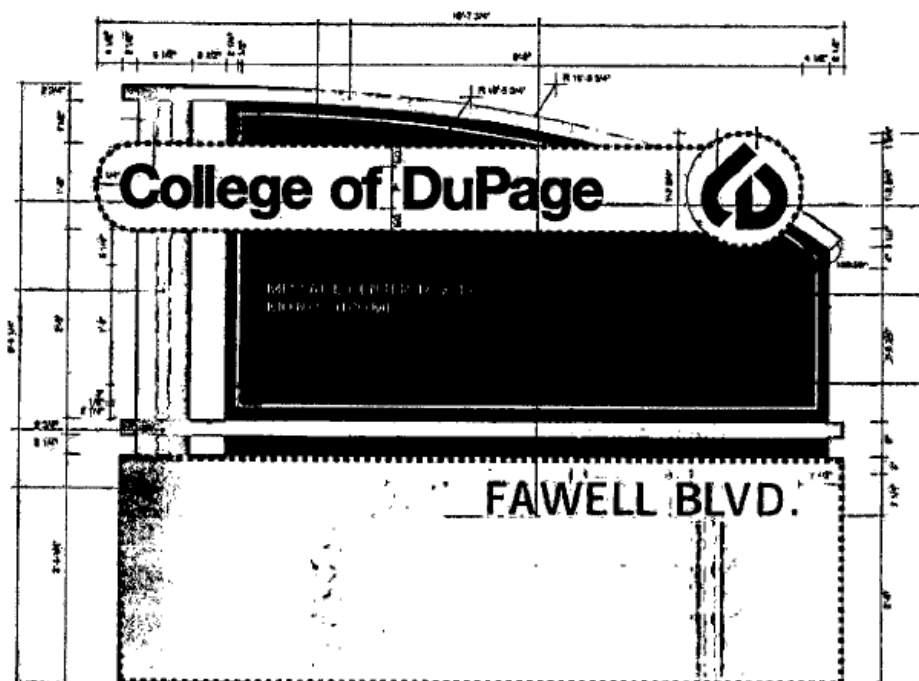
HEIGHT: 8'-7"

LEGEND:

SIGN AREA USED FOR
AREA CALCULATION

SIGN DESIGNATION:

S2



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

COLLEGE OF DUPAGE
11/2019

HEIGHT: 8'-0"

SIGN AREA USED FOR
AREA CALCULATION



S3

COLLEGE OF DUPAGE
11/2019

- NOTES:
 1. OPPOSITE SIDE SIMILAR (MIRRORED)
 2. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS

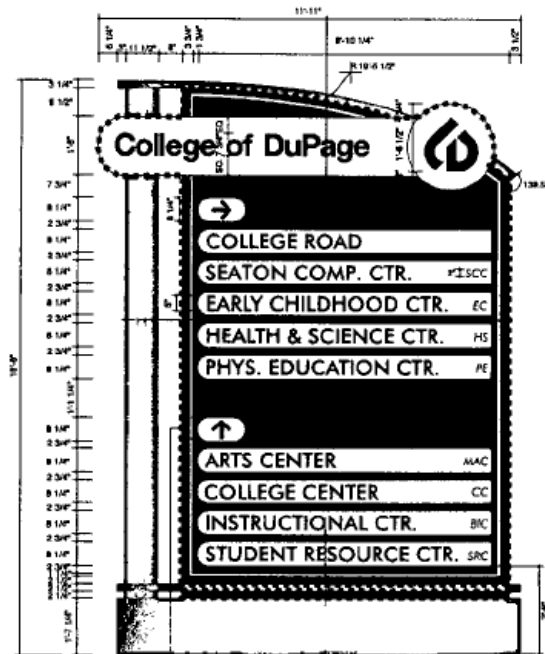
SITE SIGNAGE

AREA: 138 SF
 (TWO SIDES
 272 SF TOTAL)

HEIGHT: 16'-6"

LEGEND:

 SIGN AREA USED FOR
 AREA CALCULATION



SCALE:
 3/8" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S4

COMPREHENSIVE SIGN PLAN
 COLLEGE OF DUPAGE
 11/2019

- NOTES:
 1. OPPOSITE SIDE SIMILAR (MIRRORED)
 2. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS

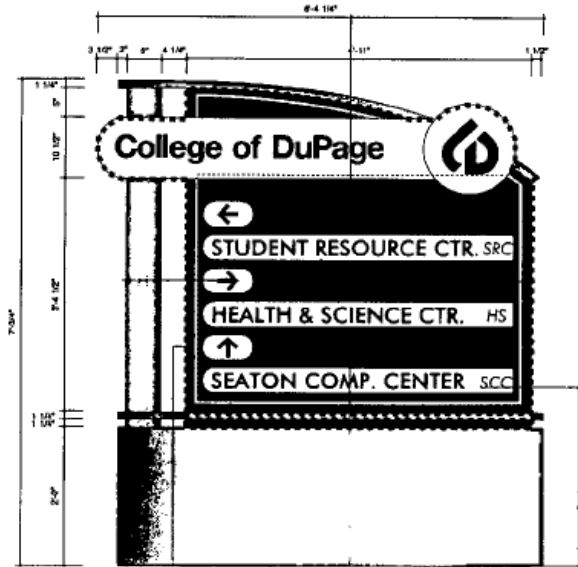
SITE SIGNAGE

AREA: 26 SF
 (TWO SIDES
 52 SF TOTAL)

HEIGHT: 7'-1"

LEGEND:

 SIGN AREA USED FOR
 AREA CALCULATION



SCALE:
 3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S5

COMPREHENSIVE SIGN PLAN
 COLLEGE OF DUPAGE
 11/2019

NOTES:

1. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS:

COPY MATCHES BUILDING DESIGNATIONS AS INDICATED BELOW- REFER TO CAMPUS MAP FOR BUILDING LOCATIONS:

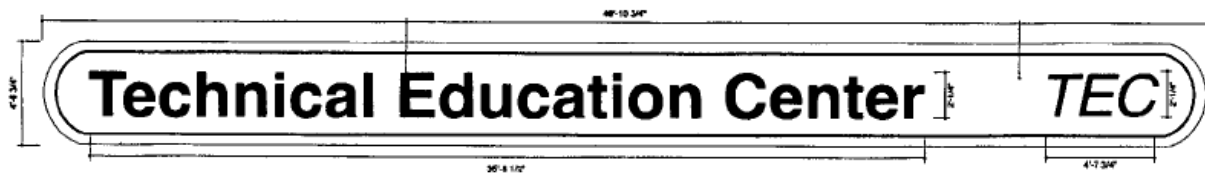
BIC Berg Instructional Center
 HEC SSG Miller Homeland Security Center
 HSC Health & Science Center
 HTC Homeland Security Training Center
 MAC McAninch Arts Center
 PEC Physical Education Center
 SCC Seaton Computing Center
 SRC Student Resource Center
 SSC Student Services Center
 TEC Technical Education Center

**BUILDING
SIGNAGE**

AREA: 230 SF
(ONE SIDE)

HEIGHT: 4'-7"
LENGTH: 49'-11"

NOTE: ENTIRE SIGN
USED FOR AREA
CALCULATION



SCALE:
1/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S6

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
11/2019

NOTES:

1. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS:

COPY MATCHES BUILDING DESIGNATIONS AS INDICATED BELOW- REFER TO CAMPUS MAP FOR BUILDING LOCATIONS:

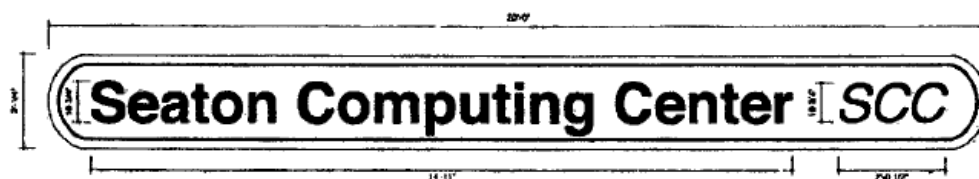
BIC Berg Instructional Center
 HEC SSG Miller Homeland Security Center
 HSC Health & Science Center
 HTC Homeland Security Training Center
 MAC McAninch Arts Center
 PEC Physical Education Center
 SCC Seaton Computing Center
 SRC Student Resource Center
 SSC Student Services Center
 TEC Technical Education Center

**BUILDING
SIGNAGE**

AREA: 45 SF
(ONE SIDE)

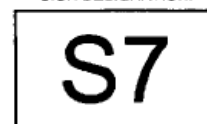
HEIGHT: 2'-1"
LENGTH: 20'-0"

NOTE: ENTIRE SIGN
USED FOR AREA
CALCULATION



SCALE:
1/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:



COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
11/2019

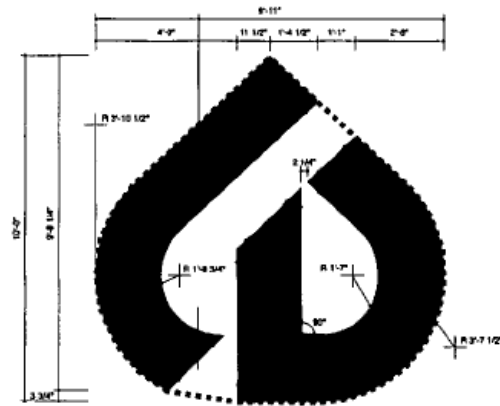
BUILDING SIGNAGE

AREA: 70 SF
(ONE SIDE)

HEIGHT: 10'-0"
LENGTH: 9'-11"

LEGEND:

SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/8" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S8

COMPREHENSIVE SIGN PLAN
COLLEGE OF DUPAGE
11/2019

- NOTES:
 1. OPPOSITE SIDE SIMILAR (MIRRORED)
 2. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS

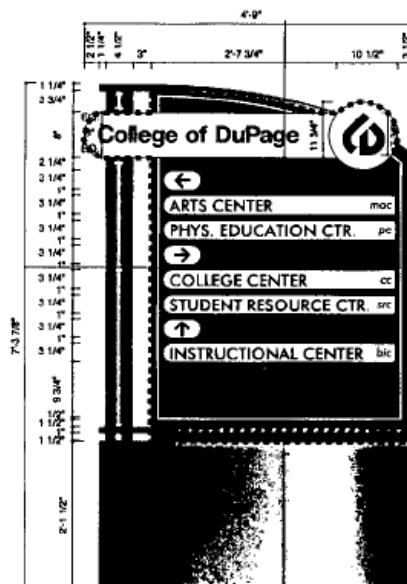
SITE SIGNAGE

AREA: 21 SF
 (TWO SIDES
 42 SF TOTAL)

HEIGHT: 7'-4"

LEGEND:

 SIGN AREA USED FOR
 AREA CALCULATION



SCALE:
 3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S9

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
 11/2019

NOTES:
1. OPPOSITE SIDE SIMILAR (MIRRORED)

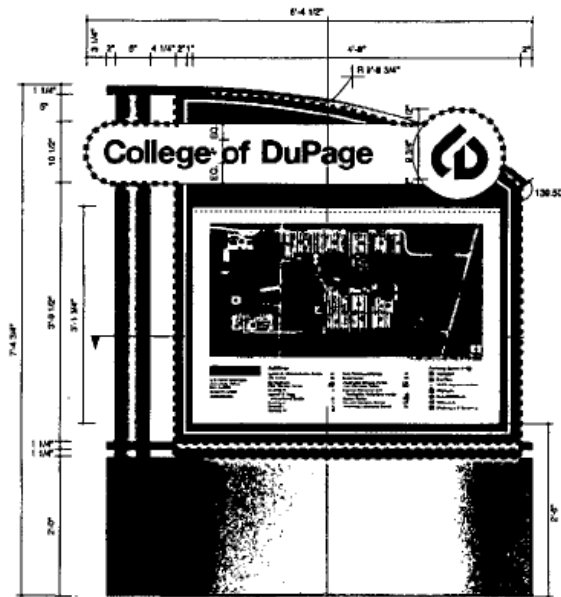
SITE SIGNAGE

AREA: 27 SF
(TWO SIDES
54 SF TOTAL)

HEIGHT: 7'-5"

LEGEND:

SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S10

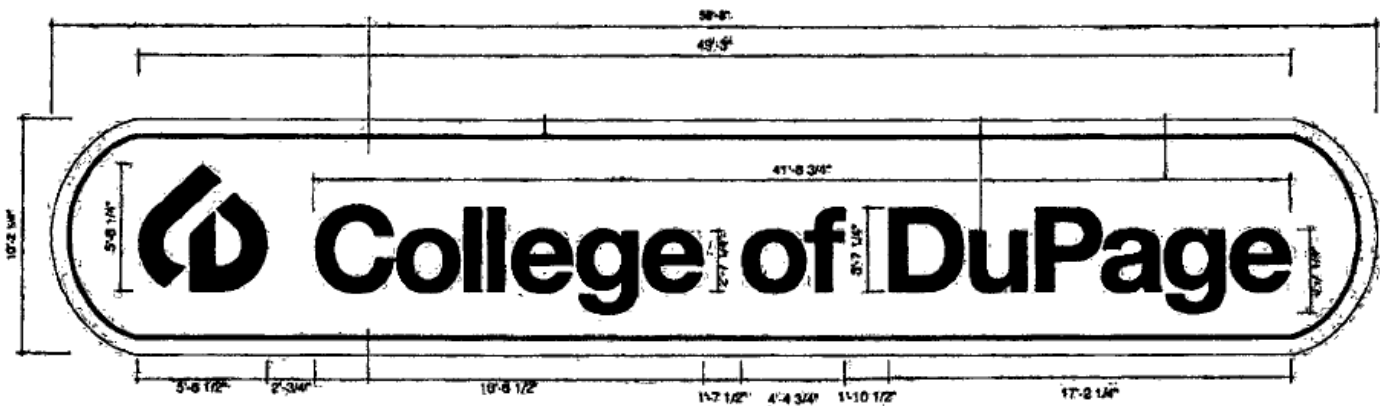
COMPREHENSIVE SIGN PLAN
COLLEGE OF DUPAGE
11/2019

BUILDING SIGNAGE

AREA: 580 SF
(ONE SIDE)

HEIGHT: 10'-3"
LENGTH: 56'-8"

NOTE: ENTIRE SIGN
USED FOR AREA
CALCULATION



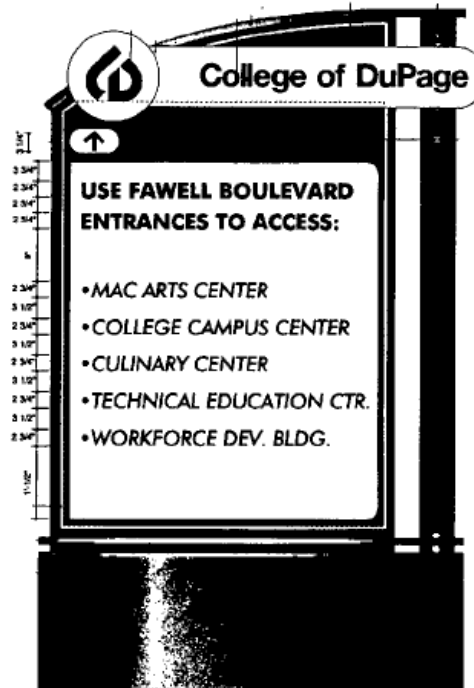
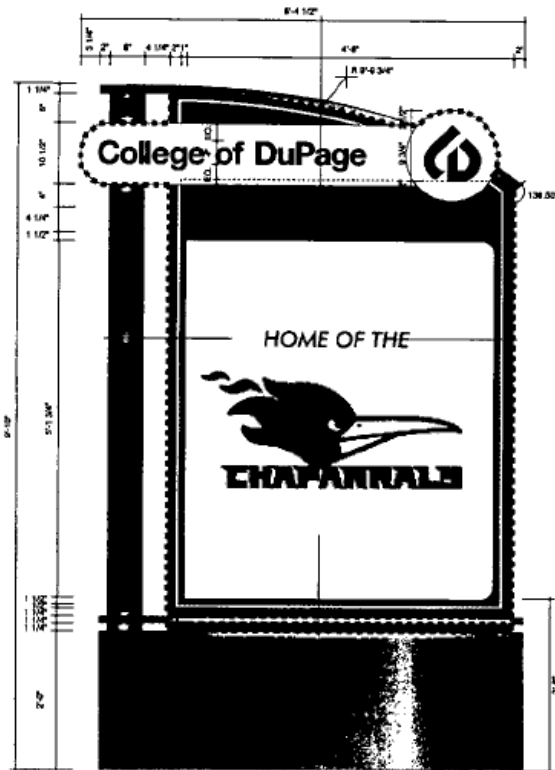
SCALE:
1/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S12

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
11/2019



SITE SIGNAGE

AREA: 38 SF
(TWO SIDES
76 SF TOTAL)

HEIGHT: 9'-10"

LEGEND:

SIGN AREA USED FOR
AREA CALCULATION

NOTES:
1. OPPOSITE SIDE
SIMILAR (MIRRORED)
2. COPY VARIES BASED
ON SIGN LOCATION ON
CAMPUS

SIGN DESIGNATION:

S15

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
11/2019

- NOTES:
 1. OPPOSITE SIDE SIMILAR (MIRRORED)
 2. COPY VARIES BASED ON SIGN LOCATION ON CAMPUS

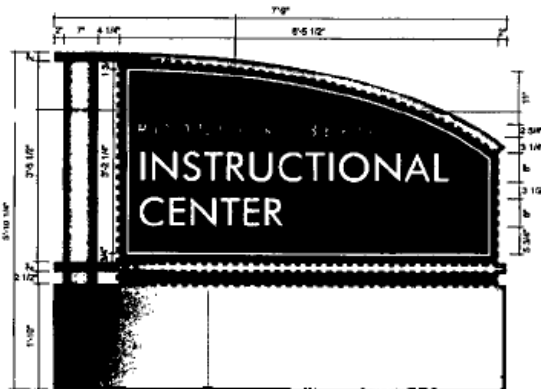
SITE SIGNAGE

AREA: 21 SF
 (TWO SIDES
 42 SF TOTAL)

HEIGHT: 5'-11"

LEGEND:

 SIGN AREA USED FOR
 AREA CALCULATION



SCALE:
 5/8" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S16

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
 11/2019

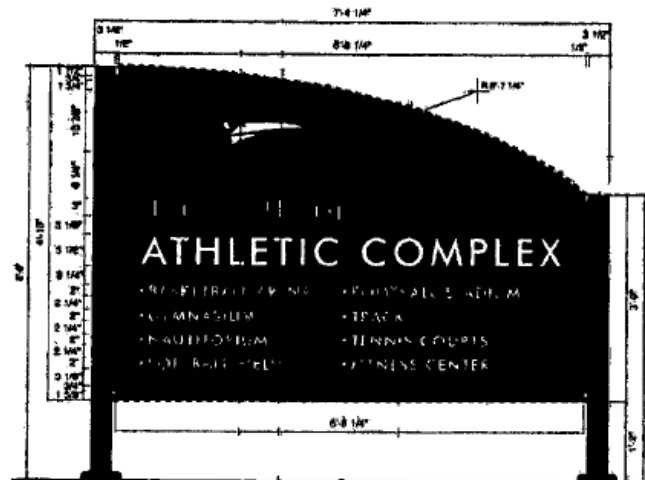
SITE SIGNAGE

AREA: 30 SF
(ONE SIDE)

HEIGHT: 6'-0"

LEGEND:

SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S17

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
11/2019

NOTES:
1. COPY VARIES BASED ON FUNCTION OF SPACE WITHIN BUILDING

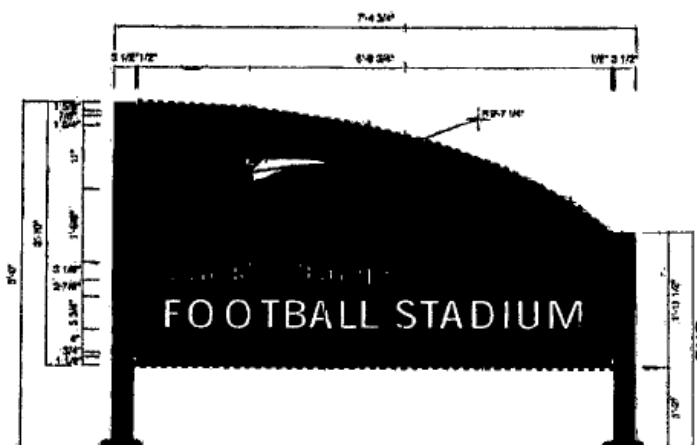
SITE SIGNAGE

AREA: 25 SF
(ONE SIDE)

HEIGHT: 5'-0"

LEGEND:

SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S18

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
11/2019

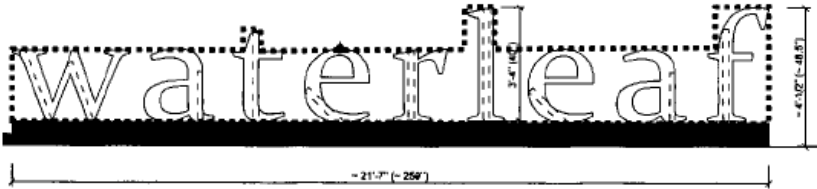
**SITE
SIGNAGE**

AREA: 15 SF
(ONE SIDE)

HEIGHT: 4'-1"

LEGEND:

.....
SIGN AREA USED FOR
AREA CALCULATION



SCALE:
3/4" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S30

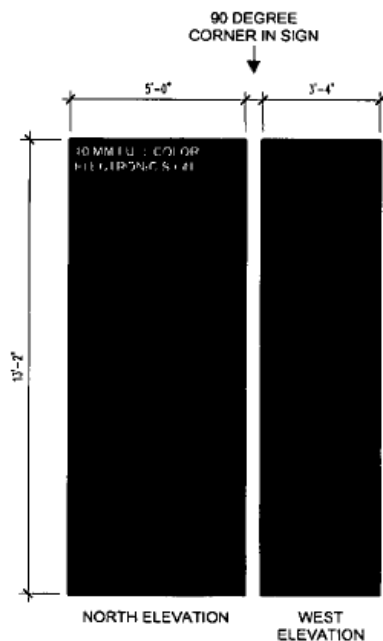
COMPREHENSIVE SIGN PLAN
COLLEGE OF DUPAGE
11/2019

BUILDING SIGNAGE

AREA: 110 SF
(ONE SIDE)

HEIGHT: 13'-2"
LENGTH: 8'-4"
(TOTAL)

NOTE: ENTIRE SIGN
USED FOR AREA
CALCULATION



SCALE:
3/8" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S31

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
11/2019

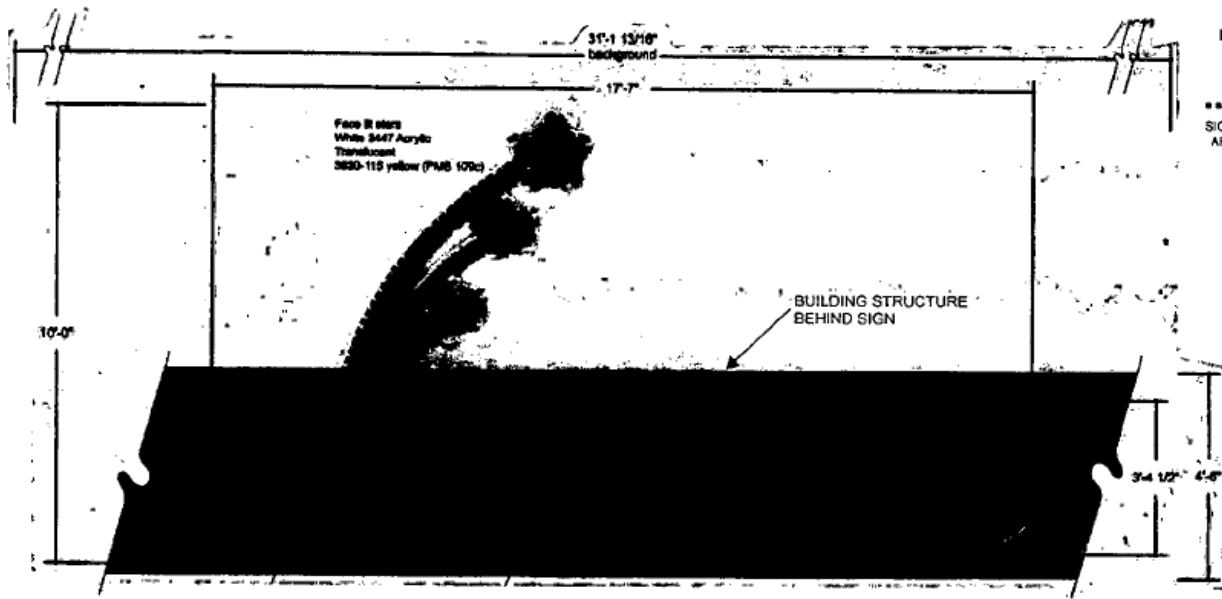
BUILDING SIGNAGE

AREA: 65 SF
(ONE SIDE)

HEIGHT: 10'-0"
LENGTH: 17'-7"
(TOTAL)

LEGEND:

SIGN AREA USED FOR
AREA CALCULATION



SCALE:
1/2" = 1'-0" (PRINTED ON 11x17)

SIGN DESIGNATION:

S32

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE
11/2019

COMPREHENSIVE SIGN PLAN

COLLEGE OF DUPAGE

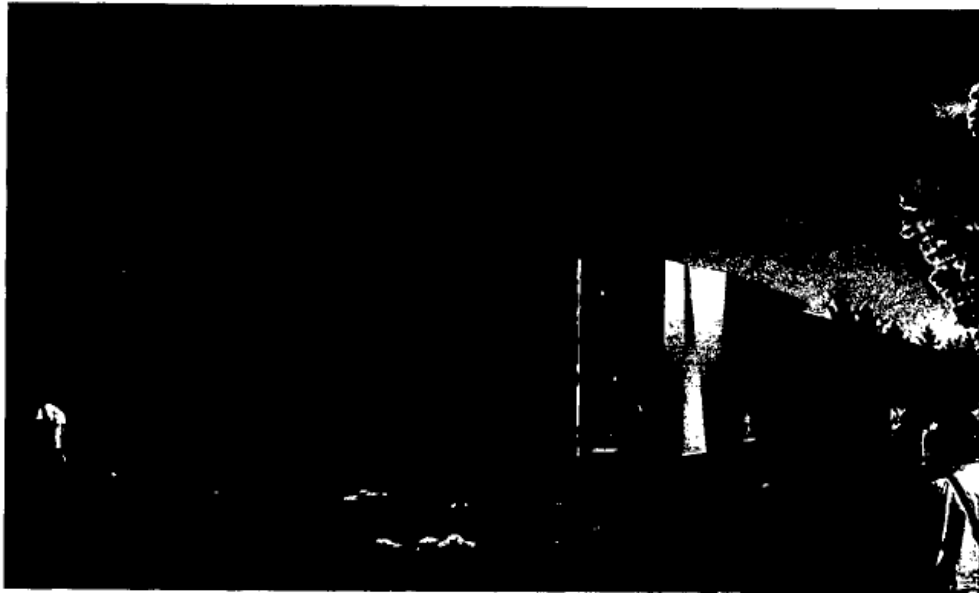
2/2020

SIGN SUMMARY

SIGN DESIGNATION	SIGN AREA (ONE SIDE)	NUMBER OF SIDES	SIGN AREA SUBTOTAL (PER INDIVIDUAL SIGN)	QUANTITY	SIGN AREA SUBTOTAL (PER SIGN DESIGNATION)	TYPE
S1	85 SF	1	85 SF	3	255 SF	SITE / ELECTRONIC
S2	60 SF	1	60 SF	1	60 SF	SITE / ELECTRONIC
S3	65 SF	1	65 SF	2	130 SF	SITE
S4	136 SF	2	272 SF	11	2992 SF	SITE
S5	26 SF	2	52 SF	3	156 SF	SITE
S6	230 SF	1	230 SF	12	2760 SF	BUILDING
S7	45 SF	1	45 SF	5	225 SF	BUILDING
S8	70 SF	1	70 SF	4	280 SF	BUILDING
S9	21 SF	2	42 SF	4	168 SF	SITE
S10	27 SF	2	54 SF	3	162 SF	SITE
S12	580 SF	1	580 SF	2	1160 SF	BUILDING
S15	38 SF	2	76 SF	5	380 SF	SITE
S16	21 SF	2	42 SF	1	42 SF	SITE
S17	30 SF	1	30 SF	2	60 SF	SITE
S18	25 SF	1	25 SF	2	50 SF	SITE
S30	15 SF	1	15 SF	1	15 SF	SITE
S31	110 SF	1	110 SF	1	110 SF	BUILDING / ELECTRONIC
S32	65 SF	1	65 SF	1	65 SF	BUILDING

TOTAL (ALL SIGNS)	63	9070 SF	
TOTAL (SITE SIGNS)	38	4470 SF	
TOTAL (BUILDING SIGNS)	25	4600 SF	
TOTAL (ELECTRONIC SIGNS*)	5	425 SF	

*INCLUDES SITE AND BUILDING ELECTRONIC SIGNS



CERTIFICATION

I, John Chereskin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 672, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 9 day of MARCH 2020, and that the same was signed and approved by the President of said Village on the 9 day of MARCH 2020.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 9 day of MARCH, 2020.

CORPORATE SEAL


Village Clerk



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

Meeting 4/24/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-318)**

DOC ID: 2025-318

Public Hearing - Zoning Variations, Crescent / Glenwood Public Parking Lot, 455 Crescent Avenue.

Statement of the Issue:

The applicant, the Village of Glen Ellyn, is requesting two (2) variations from the Village's Zoning Code to allow for reduced parking stall lengths and a reduced number of landscape islands in what is commonly known as the Crescent/Glenwood public parking lot to accommodate the resurfacing of the existing parking lot and the reconstruction of the existing median between the parking lot and Crescent Boulevard. The requested variations are:

1. A variation from Section 10-5-8(H) to allow zero (0) landscape islands for every twenty (20) consecutive parking spaces in a row in lieu of the required five (5) landscape islands.
2. A variation from Section 10-5-9(I) to allow parking spaces to be seventeen feet (17'-0") in length in lieu of the required nineteen feet (19'-0") in length.

Analysis:

SURROUNDING USES:

<u>Surrounding Land Uses</u>	<u>Surrounding Zoning</u>
North: Mixed-Use	C5A and C5B Downtown Districts
South: Union Pacific Railroad	CR Conservation Recreation
East: Medical Office	C5A Retail Core Subdistrict
West: Medical Office	C5B Central Service Subdistrict

PUBLIC NOTICE: Notice of the public hearing was published in the April 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 Village of Glen Ellyn will be resurfacing and reconstructing what is commonly known as the Crescent/Glenwood public parking lot, located on the southeast corner of Crescent Boulevard and Proposed Avenue. The existing parking lot's condition has deteriorated since its last major rehabilitation in 1997 and has been identified for resurfacing by the Village. The parking lot was

originally constructed in 1957 with largely the existing dimensions of the current parking spaces provided. The site currently has one-hundred and twenty-three (123) parking spaces in both 90-degree and 45-degree angled configurations. The proposed parking lot design will have one-hundred and twenty-four (124) parking spaces all in 90-degree angled configurations.

Parking Space Length

The existing parking lot parcel is curved and irregular in shape at the south side due to the presence of the curved railroad right-of-way. The end result is pinch points at the east and west end of the parking lots that limit the ability to meet minimum parking space length dimensions. This condition has existed since construction of the parking lot in 1957. The proposed design shows seventeen-foot (17'-0") long parking spaces for the northern parking row. The proposed design improves upon the existing dimensions and configuration by providing uniform spaces and eliminating the need for one-way traffic movement in the eastern portion of the lot. The proposed plan provides a two-foot (2'-0") overhang in the northern row to effectively meet the 19' minimum parking space length.

Landscape Islands

With regard to the south row landscaped islands, the elevated nature of the Union Pacific Railroad (UPRR) property results in an existing retaining wall at the south side of the lot. This, combined with the mature tree screening between the lot and the railroad tracks (on UPRR property), and the compass orientation, results in a lack of sun in the southern row of the parking lot to support landscaping. With regard to the north row intermediate islands, there are no existing islands and feedback through the conceptual design was that two new pedestrian access points (shown on the plans) would be a higher and better use in place of landscaped islands for this public parking lot, given the extensive landscaping proposed along the length of the lot.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

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

In reviewing the requested Zoning Variations, the Commission should consider the criteria in Sections 10-10-12 of the Zoning Code.

Attachments:

1. A - Crescent-Glenwood Parking Lot - Zoning Variation Request Packet
2. Zoning Map
3. Aerial Map
4. Crescent-Glenwood Parking Lot Plans



VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

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

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

ZONING VARIATION REQUEST PACKET

Contents

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

VILLAGE OF GLEN ELLYN, ILLINOIS

INFORMATION SHEET FOR POTENTIAL ZONING VARIATION REQUESTS AND RELATED OPTIONS

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

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

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

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

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

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

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

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

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

Steps 1 – 5: Approximately 90 to 120 days

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

VILLAGE OF GLEN ELLYN, ILLINOIS

DESCRIPTION OF THE ZONING VARIATION REQUEST PROCESS AND INSTRUCTIONS

I. OVERVIEW:

A. Introduction:

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

STEP 1 - Application:

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

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

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

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

STEP 3 - Village Board Action:

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

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

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

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

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

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

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

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

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

II. APPLICATION FOR VARIATION AND RELATED MATTERS:

A. Application for Variation:

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

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

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

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

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

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

4. Proof of ownership from the most recent title insurance policy, deed or commitment covering the property in question.
5. A plat of survey of the property in question, with a topographical map containing a statement made by a registered Illinois land surveyor that the property is or is not in a flood plain or other type of special management area.
6. Reimbursement of Fees Agreement (for Plan Commission cases).
7. Affidavit Affirming No Conflict of Interest

B. Village Review:

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

C. Public Hearing Notices and Related Matters:

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

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

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

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

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

III. PUBLIC HEARING:

A. Time, Date and Location:

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

B. Public Hearing:

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

1. Staff Presentation:

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

2. Petitioner's Presentation:

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

3. Public Participation:

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

4. Commission Deliberation/Finding of Fact:

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

hearing to the Village Board concerning the requested zoning variation(s) by vote.

5. Vote:

An affirmative vote of the majority of the members present at the ZBA meeting and the PC meeting is necessary to recommend the granting of a requested zoning variation to the Village Board.

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

IV. VILLAGE BOARD ACTION:

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

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

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

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

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

Applicants should note that unless a building permit to begin construction is applied for within 24 months after the approval of an ordinance granting a zoning variation, the

ordinance granting the zoning variation becomes null and void (unless the 24-month time limit is expressly extended by the Village Board by ordinance).

Zoning Code Variation Guidelines for Particular Hardship and Practical Difficulty Criteria

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

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

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

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

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

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

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

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

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

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

2. That the conditions upon which the petition for Variation is based would not be applicable generally to other property within the same zoning district;
3. That the purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant;
5. That the granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. That the proposed Variation will not:
 - a. Impair an adequate supply of light and air to adjacent property;
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property;
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
 - d. Diminish or impair property values within the neighborhood;
 - e. Unduly increase traffic congestion in the public streets and highways;
 - f. Create a nuisance; or
 - g. Result in an increase in public expenditures;
7. That the Variation is the minimum Variation that will make possible the reasonable use of the land, building or structure.

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

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

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

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

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

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

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

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

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

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

CLEAR PAGES

APPLICATION FOR VARIATION

For the property at 455 Crescent Boulevard 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: Village of Glen Ellyn - Public Works (Attn: Derek Peebles)

Address: 30 S Lambert Road, Glen Ellyn, IL 60137

Home Phone No.: 630-547-5520 Cell Phone No.: _____

Fax No.: _____

E-mail: dpeebles@glenellyn.org

Ownership Interest in the Property in Question:

Village-owned public parking lot. Public Works is planning to resurface the lot and reconstruct the median between the parking lot and Crescent Boulevard. This application is on behalf of Public Works.

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):

***Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137***

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

***Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137***

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: **455 Crescent Boulevard**

Permanent tax index number: **05-11-316-008**

Legal description:

*LOT 1 IN BLOCK 7 AND THAT PART OF 2 IN BLOCK 8 IN COUNTY CLERK'S SECOND ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88052
AND
THAT PART OF GLENWOOD AVENUE LYING BETWEEN AND ADJOINING BOCKS 7 AND 8 IN COUTY CLERK'S SECOND ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88052, IN DUPAGE COUNTY, ILLINOIS*

Zoning classification: **C5B (Central Business District)**

Lot size: **710** ft. x **65** ft. Area: **46,609.39** sq. ft.

Present use:

Village-owned public parking lot

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):

1. Parking space dimensions (10-5-8) - A 17' parking stall length for the north side parking spaces is proposed, versus the 19' minimum length indicated in the Village Code. See explanation in succeeding sections.

2. Landscaped Islands (10-5-8H) - Landscaped islands are not proposed to be added in the southern row. Only end islands are proposed in the northern row. See explanation in succeeding sections

Estimated date to begin construction: **July 7, 2025**

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

**Civiltech Engineering, Inc.
Two Pierce Place, Suite 1400
Itasca, IL 60143**

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:

Parking space dimensions: The existing parking lot parcel is curved and irregular in shape at the south side due to the presence of the curved railroad right-of-way. The end result is pinch points at the east and west end of the parking lots that limit the ability to meet minimum parking space length dimensions. This condition has existed since construction of the parking lot in 1957. The proposed design improves upon the existing dimensions and configuration and provides 2' overhang in the northern row to effectively meet the 19' minimum parking space length.

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):

N/A. Property is used as a public parking lot. The limited revenues for this and other downtown public parking lots go into an enterprise fund that is intended to provide for the ongoing operation and maintenance of the lots but does not provide any net profit. Revenues are not a consideration with respect to the requested variations.

OR

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

Parking Space Length - The property is hemmed in by the curved Union Pacific Railroad (UPRR) property at the south and the Crescent Boulevard right-of-way at the north. The curved border represented by the UPRR property results in geometric pinch points at the east and west end of the property, unique to this property.

Landscaped islands - With regard to the south row landscaped islands, the elevated nature of the UPRR property results in an existing retaining wall at the south side of the lot. This combined with the mature tree screening between the lot and the railroad tracks (on UPRR property), and the compass orientation, results in a lack of sun in the southern row of the parking lot to support landscaping

With regard to the north row intermediate islands, there are no existing islands and feedback through the conceptual design was that two new pedestrian access points (shown on plans) would be a higher and better use in place of landscaped islands for this public parking lot, given the extensive landscaping proposed along the length of the lot.

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

The project consists of resurfacing of the existing parking lot and reconstruction of the existing median between the parking lot and Crescent Boulevard to allow for wider sidewalk and improved landscaping with irrigation. The essential character of the locality of the property in question will be retained and improved with the proposed project, even with the needed variations.

- 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:

As mentioned previously, the existing lot is pinched between existing Crescent Boulevard and the existing curved railroad right-of-way, limiting the ability to meet the minimum 19' parking space length in the northern row of parking, both under existing conditions and under the resurfaced parking lot conditions. The proposed configuration is an improvement upon existing conditions.

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:

The particular dimensions of this 1957 constructed parking lot are unique to the parking lot, and not a generalized condition.

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 provision of the 17' parking space length allows the parking lot to continue to serve the public for a well-functioning downtown. The parking lot is not operated for generation of profit and the revenues that are generated are for break-even operation and maintenance of the lot. The variations have limited bearing in revenue for the lot.

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 parking lot was constructed in 1957 to largely the existing dimensions. The last rehabilitation on record was in 1997 and consisted of resurfacing of the parking lot. The current needed resurfacing is working within existing constraints of the property.

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.

Overall the project will improve the functioning and aesthetics of the existing parking lot.

6. Provide evidence that the proposed variation will not:

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

N/A

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

N/A. If anything the proposed dedicated, accessible pedestrian access points in lieu of the two intermediate landscaped islands in the north row will provide greater access between the parking lot and sidewalk for emergency response.

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

N/A

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

N/A. Overall the project will improve the functioning and appearance of the existing parking lot.

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

N/A

- f. Create a nuisance; or

N/A

- g. Results in an increase in public expenditures.

N/A

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

The 17' parking space length is based upon the existing conditions and is the minimum variation needed for operation of the lot. The landscaped island variation is due to the site conditions not being conducive to survival of landscaping at the south side of the lot, and pedestrian access believed to be a highest and best use of the two intermediate spaces in the northern row, given that landscaping screening is being provided along the length of the northern row.

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

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.

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

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

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: _____

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Name: _____

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Name: _____

Address: _____

% _____

Name: _____

Address: _____

% _____

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

--

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Affidavit Affirming No Conflict of Interest

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

1. My name is _____, and I hold the position of _____ for _____ (“**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: _____

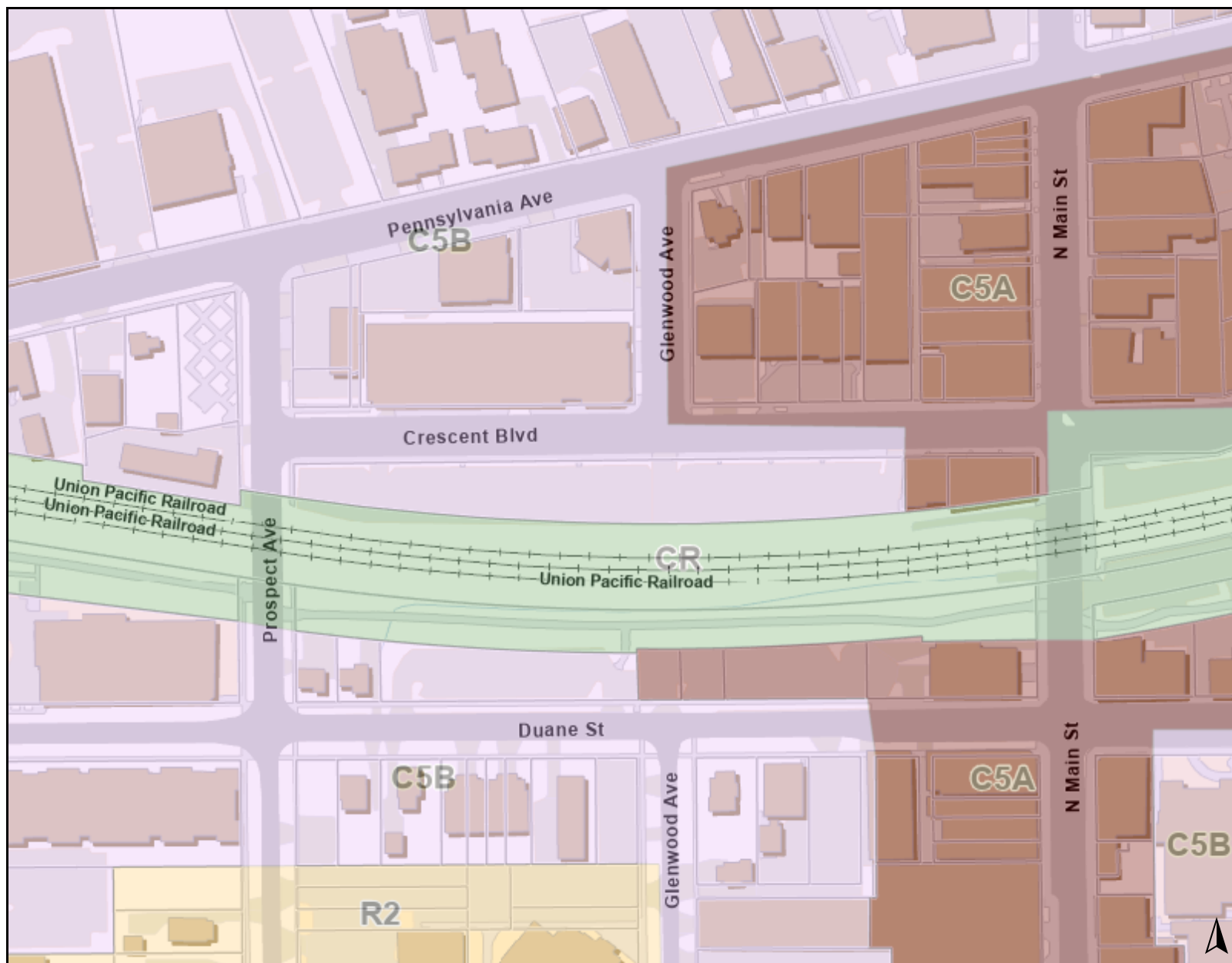
Title: _____

Owner’s Name: _____

Subscribed and sworn to me this

_____ day of _____, 20____.

Notary Public

**Legend**

Zoning and Development

Zoning

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)
- CR: Conservation/Recreation District
- R2: Single Family Residential District

0 300 600
ft

Print Date: 4/15/2025

Notes

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



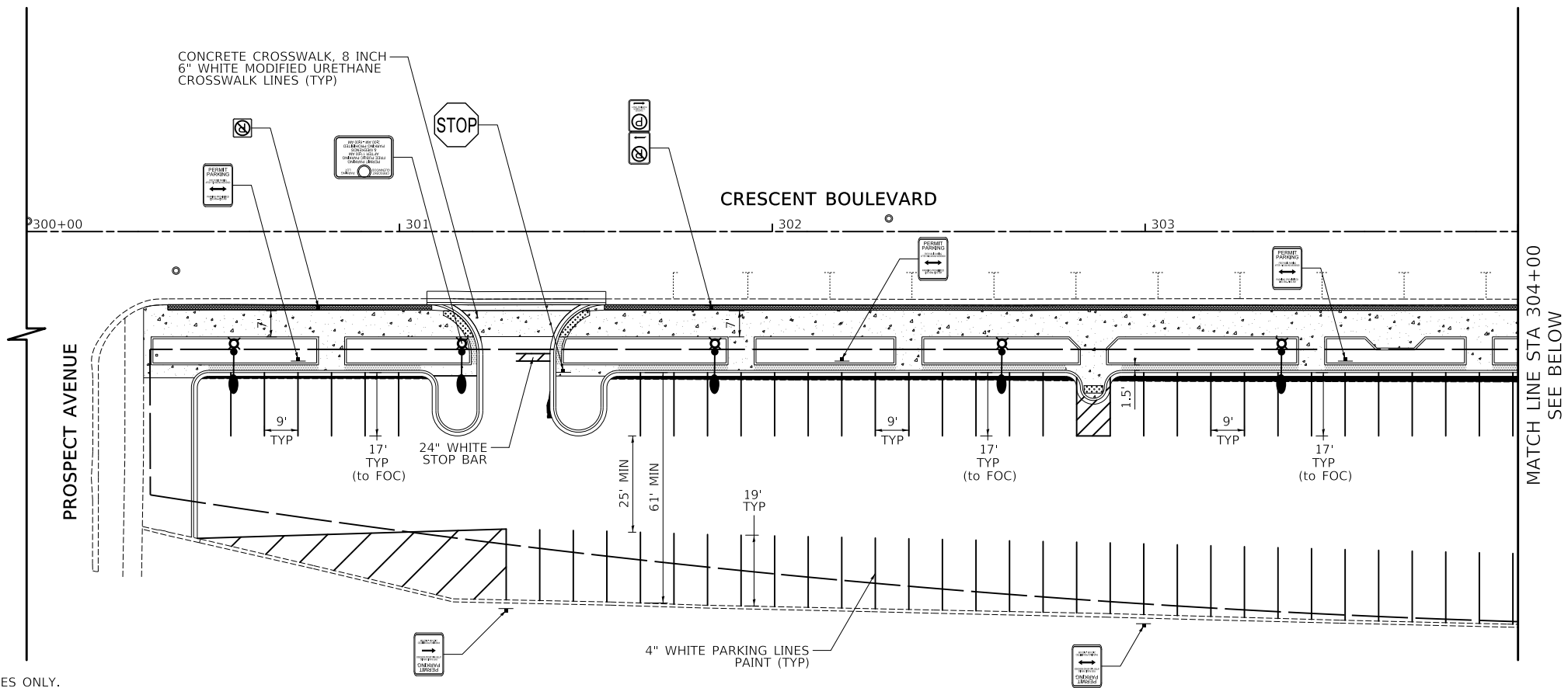
Legend

0 200 400
ft

Print Date: 4/15/2025

Notes

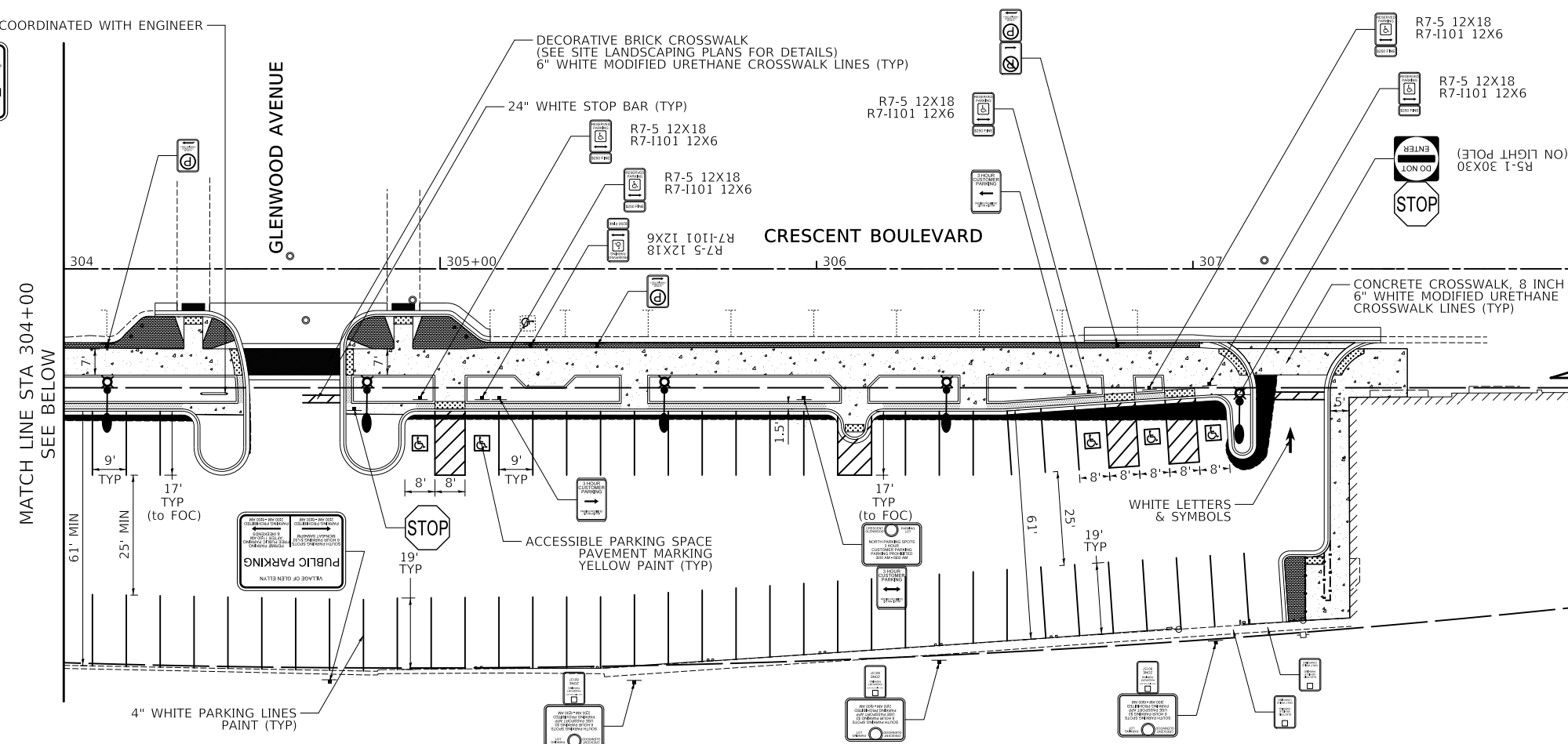
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently 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.



NOTES

1. ALL SIGNS AND POSTS SHALL BE REMOVED AND SAFELY STORED ON SITE BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE THE PICK UP OF ANY SIGNS AND POSTS TO BE REUSED BY THE VILLAGE WITH THE ENGINEER. ANY SIGNS OR POSTS NOT USED SHALL BE DISPOSED OF BY THE CONTRACTOR.
2. ALL SIGNS TO BE RELOCATED SHALL BE INSTALLED BY VILLAGE FORCES. ALL NEW SIGNS SHALL BE FURNISHED AND INSTALLED BY VILLAGE FORCES. THEY ARE SHOWN HERE FOR INFORMATION PURPOSES ONLY.

RELOCATED SIGN LOCATION TO BE COORDINATED WITH ENGINEER



Two Pierce Place, Suite 1400
Itasca, Illinois 60143
Tel: 630.773.3900 Fax: 630.773.3975
www.civiltechinc.com

DESIGNED - JNS	REVISED -
DRAWN - JNS	REVISED -
CHECKED - KRK	REVISED -
DATE - 4/16/2025	REVISED -

VILLAGE OF GLEN ELLYN

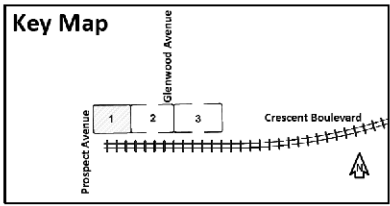
HORIZ. SCALE
0 20 40

SIGNING AND PAVEMENT MARKING PLAN CRESCENT-GLENWOOD LOT

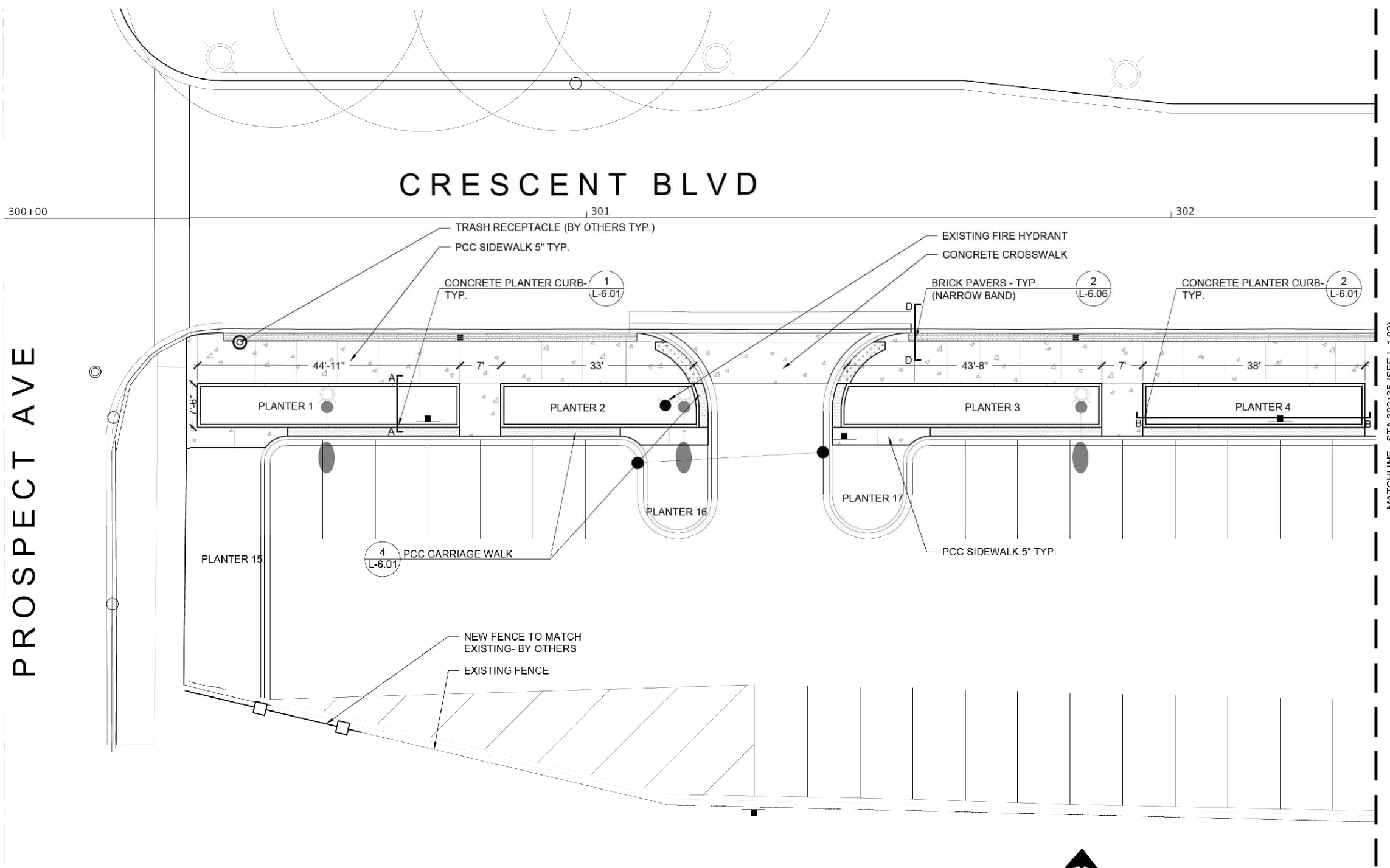
SHEET NO. 1 OF 1 SHEETS STA. 300+00 TO STA. 308+00

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
XXXX	25-00089-00-PK	DUPAGE	88	17

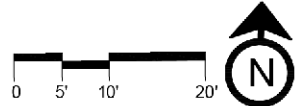
FED. ROAD DIST. NO. 1 ILLINOIS FED. AID PROJECT



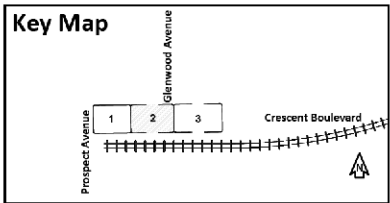
- LEGEND
- PCC SIDEWALK
 - BRICK PAVING
 - PCC CARRIAGE WALK
 - PARKING LOT LIGHT WITH ATTACHED PEDESTRIAN LIGHT
 - BIKE RACKS
 - BENCHES
 - TRASH/RECYCLING RECEPTACLES
 - REINFORCED BOLLARDS



01 SITE MATERIALS AND LAYOUT PLAN
1" = 10'-0"



L-1.01

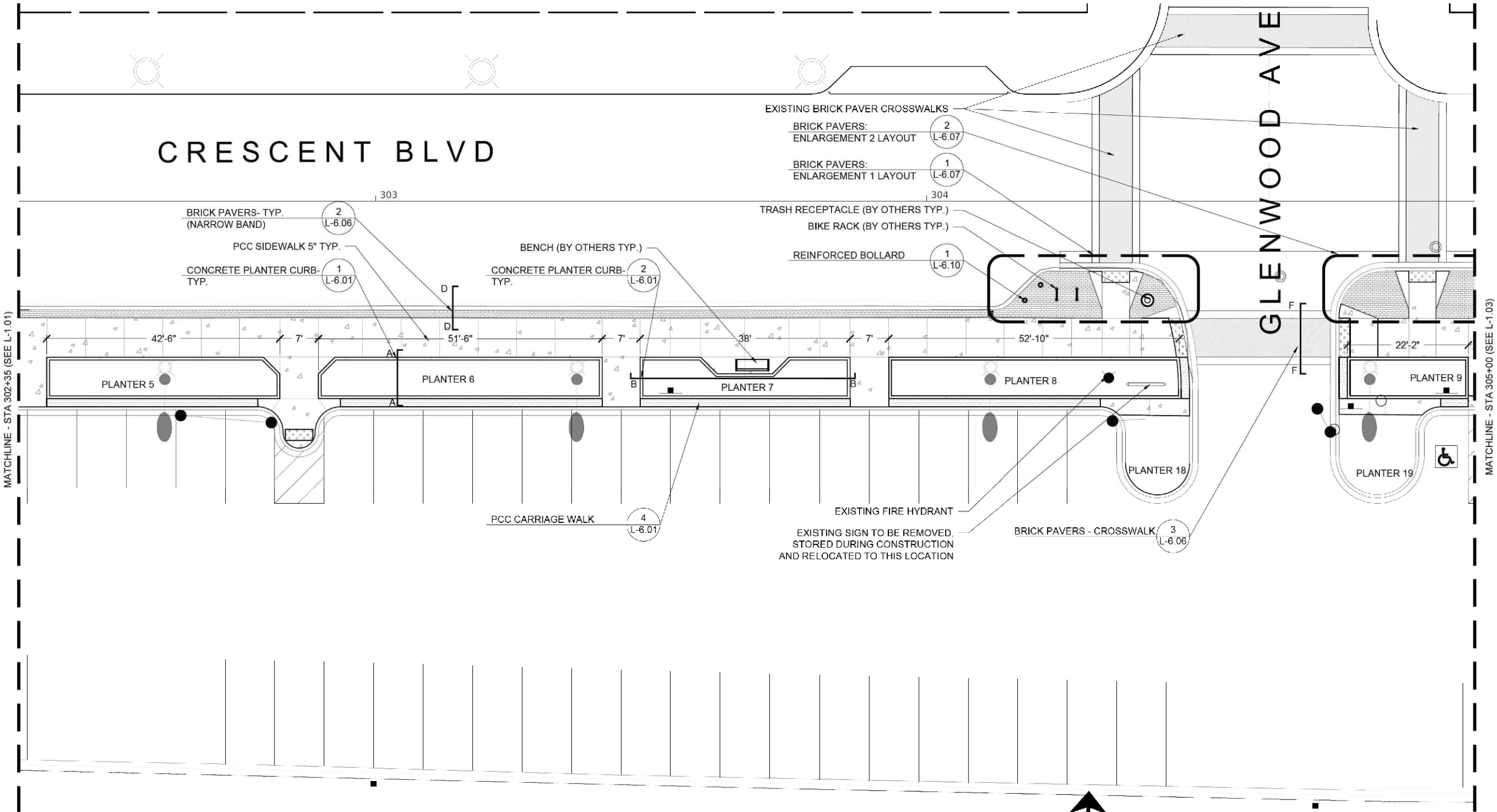


LEGEND

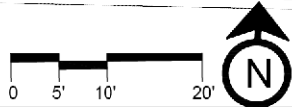
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- BRICK PAVING
- PCC CARRIAGE WALK
- PARKING LOT LIGHT WITH ATTACHED PEDESTRIAN LIGHT
- BIKE RACKS
- BENCHES
- TRASH/RECYCLING RECEPTACLES
- REINFORCED BOLLARDS

CRESCENT BLVD

GLENWOOD AVE



01 SITE MATERIALS AND LAYOUT PLAN
1" = 10'-0"



L-1.02



Two Pierce Place, Suite 1400
Itasca, Illinois 60143
Tel: 630.773.3900 Fax: 630.773.3975
www.civiltechinc.com

DESIGNED - JLT
DRAWN - JLT
CHECKED - PJH
DATE - 04/16/2025

REVISED -
REVISED -
REVISED -
REVISED -

VILLAGE OF GLEN FLYNN

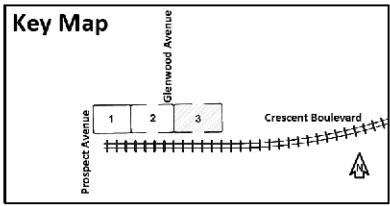
SITE MATERIALS AND LAYOUT PLAN
CRESCENT-GLENWOOD LOT

SHEET NO. 2 OF 3 SHEETS

F.A.U. RT- SECTION

COUNTY TOTAL SHEET NO.
DUPAGE 88 20

FED. ROAD DIST. NO. 1 ILLINOIS FED. AID PROJECT

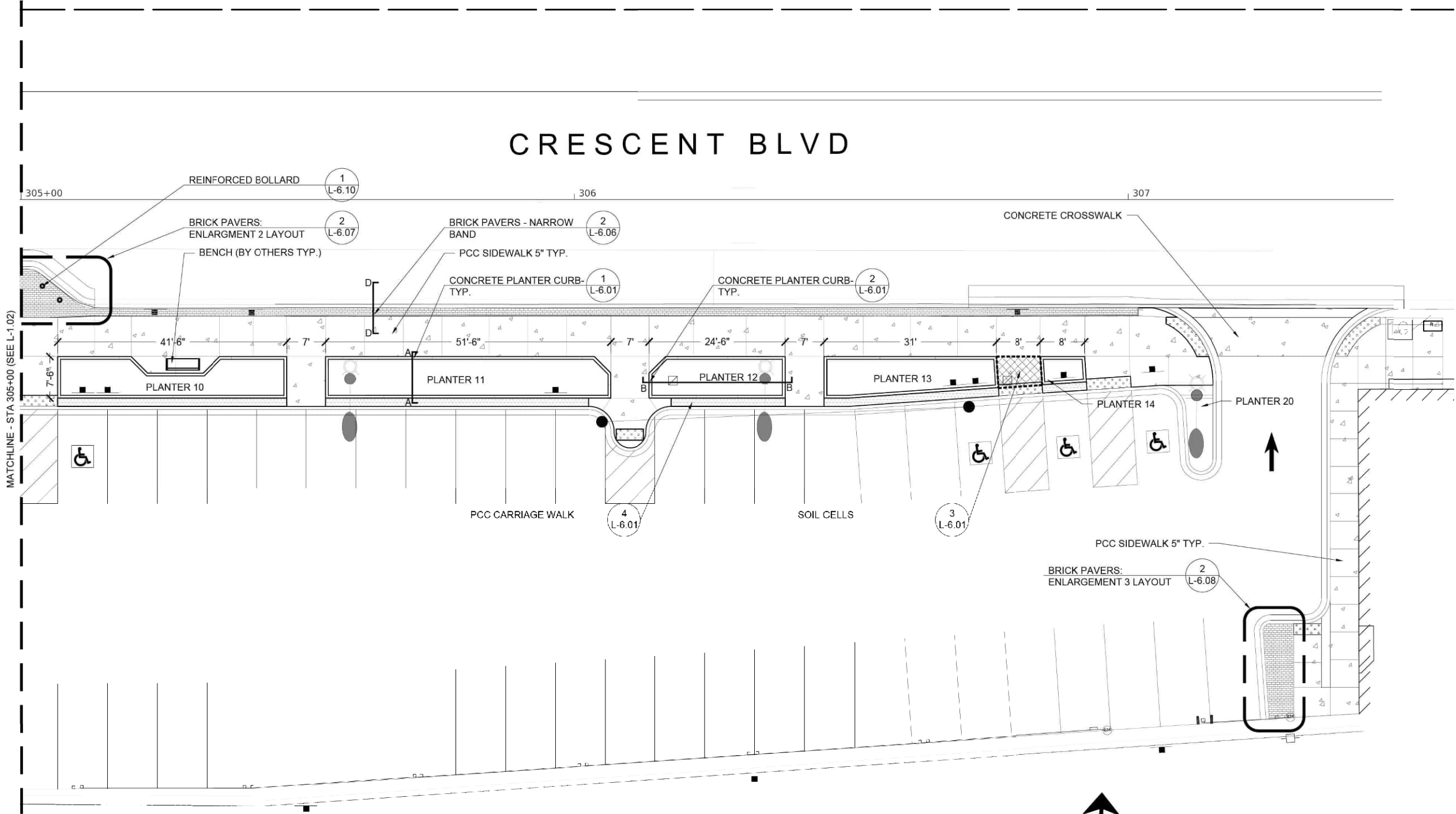


	PCC SIDEWALK
	BRICK PAVING
	PCC CARRIAGE WALK
	PARKING LOT LIGHT WITH ATTACHED PEDESTRIAN LIGHT
	BIKE RACKS
	BENCHES
	TRASH/RECYCLING RECEPTACLES
	REINFORCED BOLLARDS

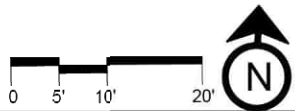
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DATE	BY	NO.	FINAL SURVEY	SURVEYED	PLOTTED	TEMPLATE	AREAS	CHECKED

CRESCENT BLVD



01 SITE MATERIALS AND LAYOUT PLAN
1" = 10'-0"



L-1.03



Two Pierce Place, Suite 1400
Itasca, Illinois 60143
Tel: 630.773.3900 Fax: 630.773.3975
www.civiltechinc.com

DESIGNED — JLT
DRAWN — JLT
CHECKED — PJH
DATE — 04/16/2025

REVISED —
REVISED —
REVISED —
REVISED —

VILLAGE OF GLEN FLOYD

SITE MATERIALS AND LAYOUT PLAN
CRESCENT-GLENWOOD LOT

SHEET NO. 3 OF 3 SHEETS

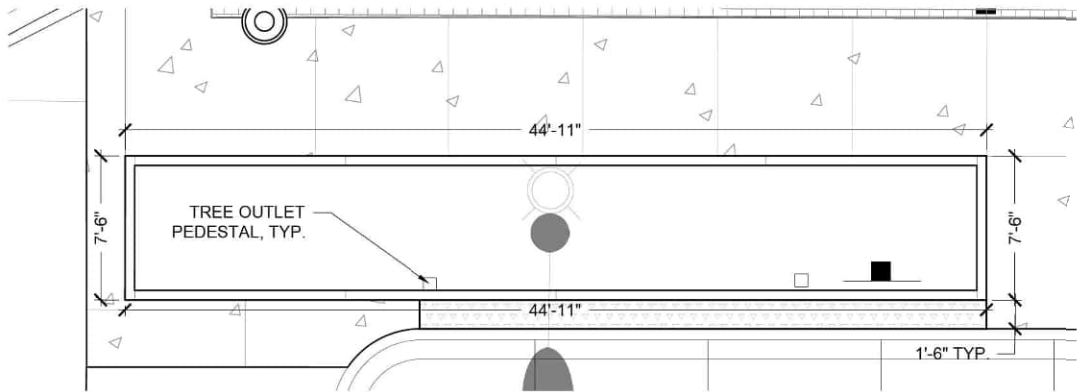
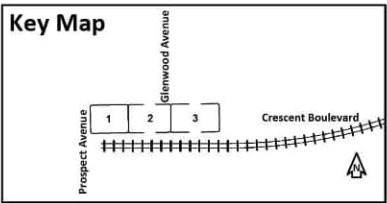
F.A.U. RT- SECTION

COUNTY TOTAL SHEET
DUPLICATE 88 21

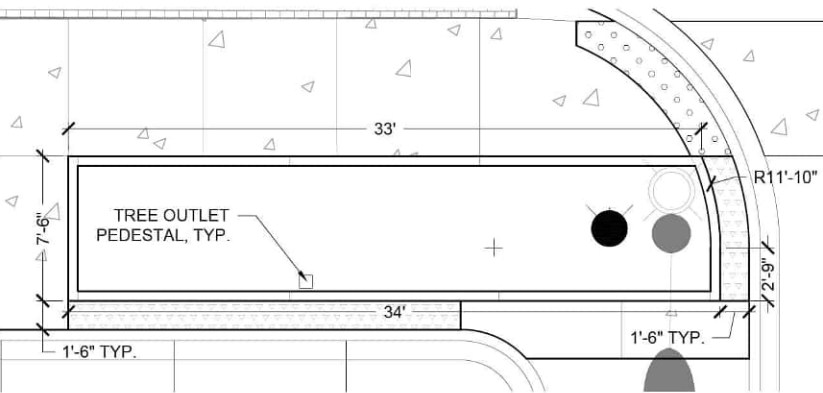
FED. ROAD DIST. NO. 1 ILLINOIS FED. AID PROJECT

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AREAS CHECKED		
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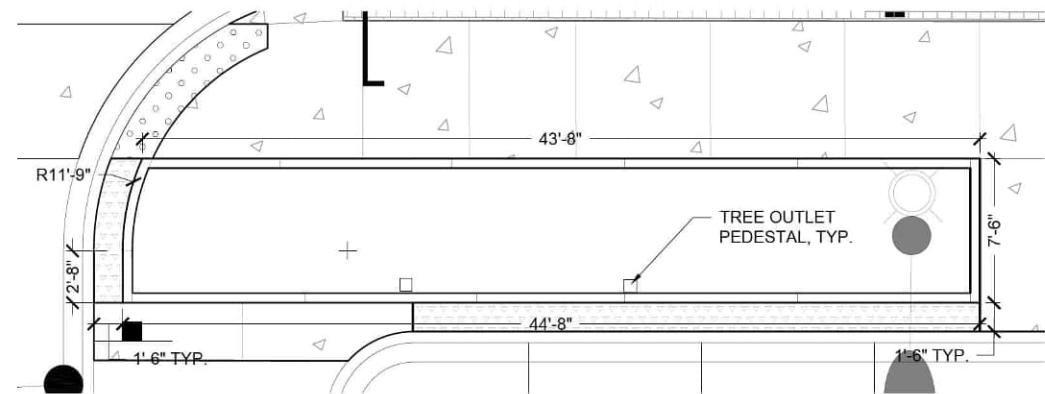
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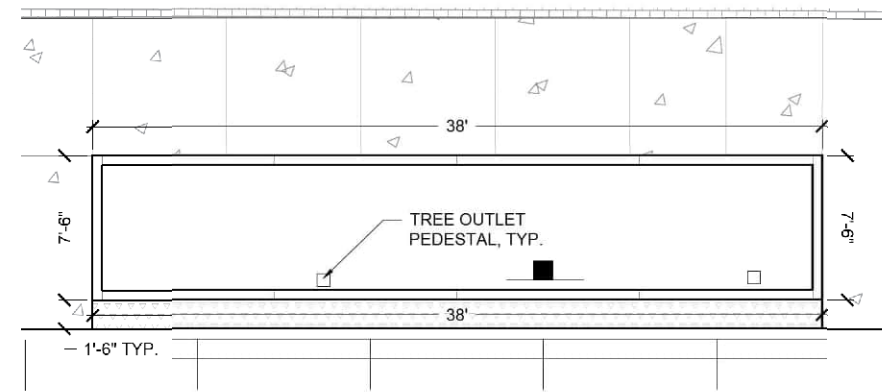
01 PLANTER 1 LAYOUT ENLARGEMENT
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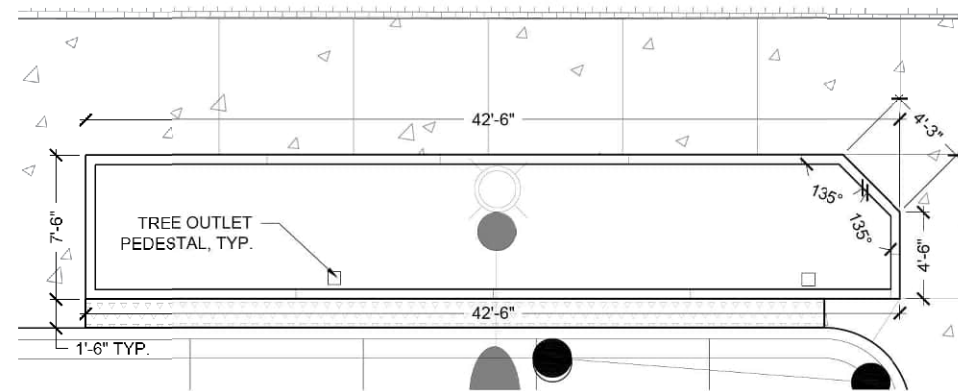
02 PLANTER 2 LAYOUT ENLARGEMENT
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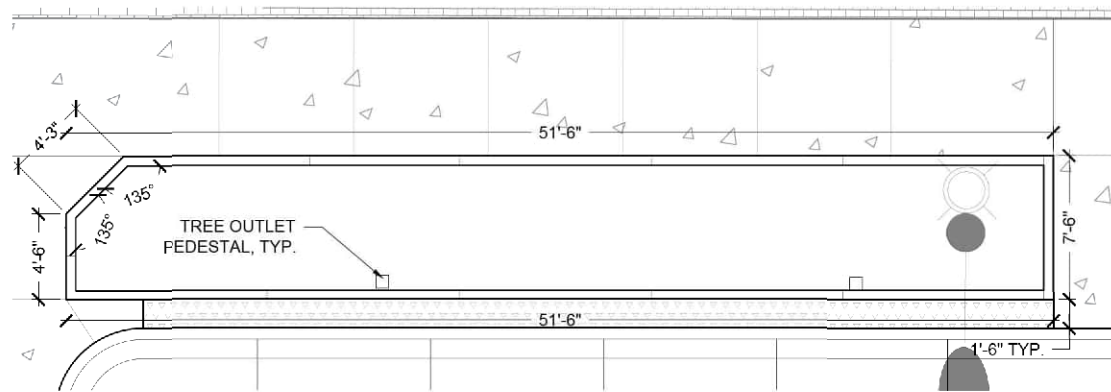
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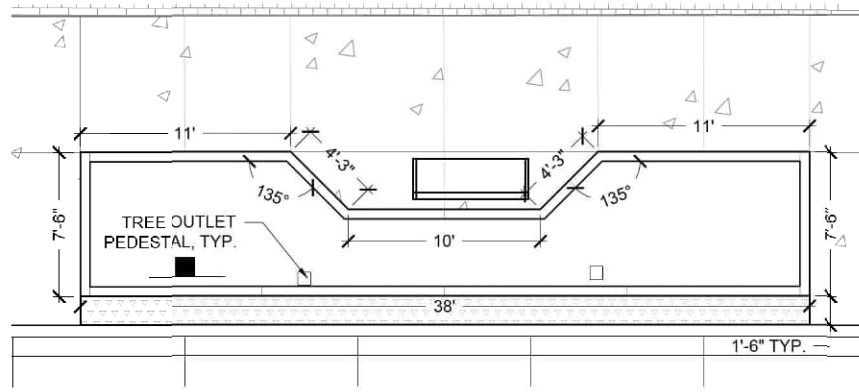
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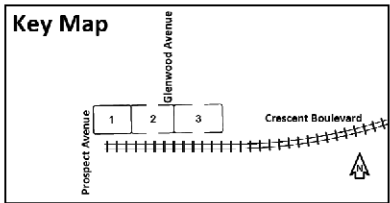
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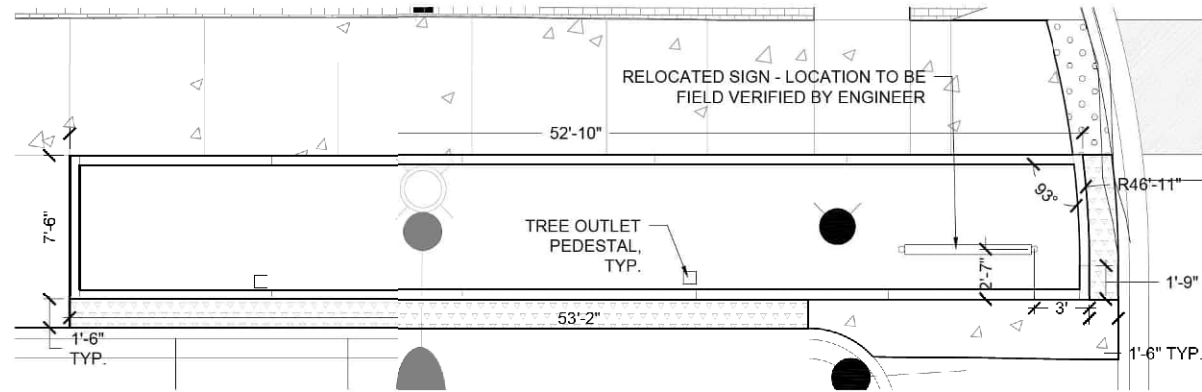
06 PLANTER 6 LAYOUT ENLARGEMENT
1" = 5'-0"



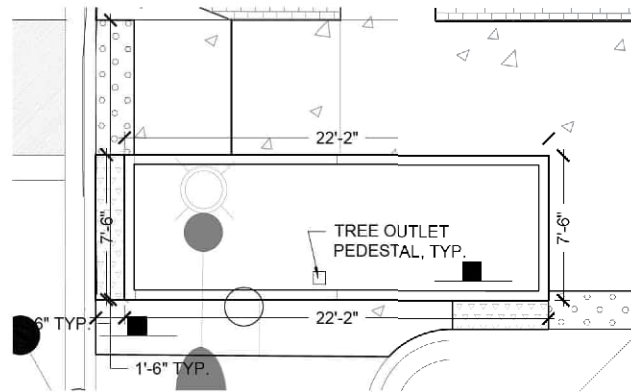
07 PLANTER 7 LAYOUT ENLARGEMENT
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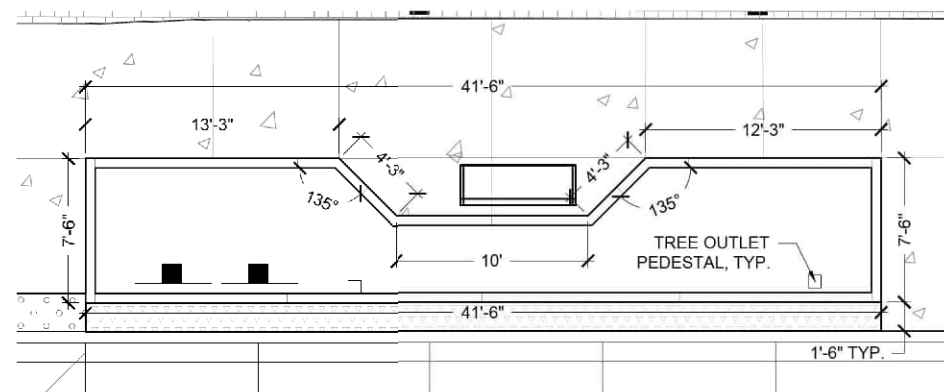
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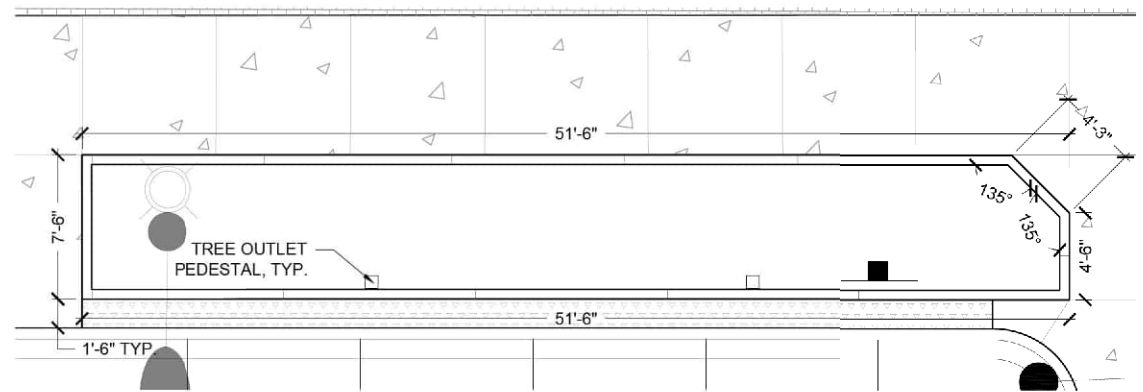
08 PLANTER 8 LAYOUT ENLARGEMENT
1" = 5'-0"



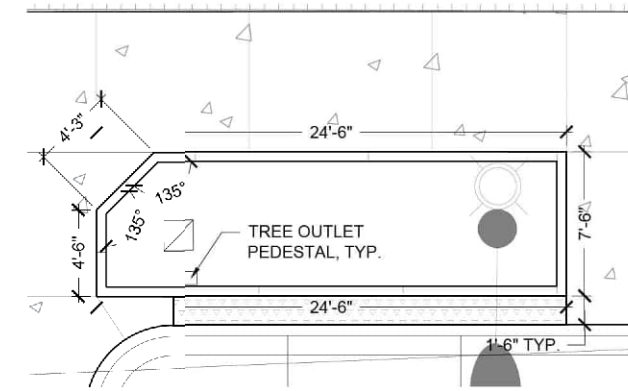
09 PLANTER 9 LAYOUT ENLARGEMENT
1" = 5'-0"



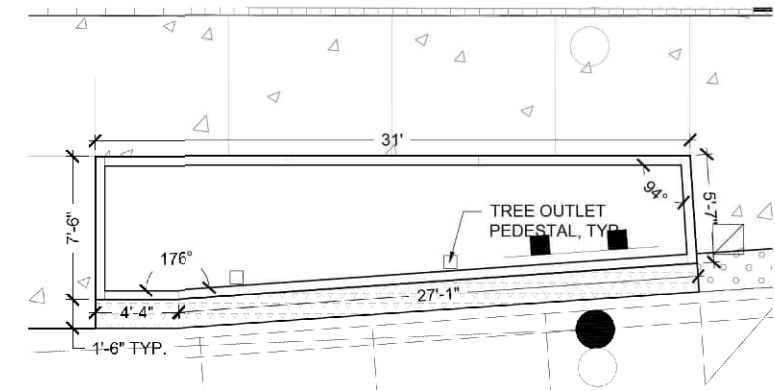
10 PLANTER 10 LAYOUT ENLARGEMENT
1" = 5'-0"



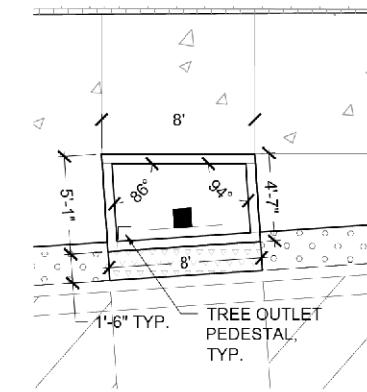
11 PLANTER 11 LAYOUT ENLARGEMENT
1" = 5'-0"



12 PLANTER 12 LAYOUT ENLARGEMENT
1" = 5'-0"



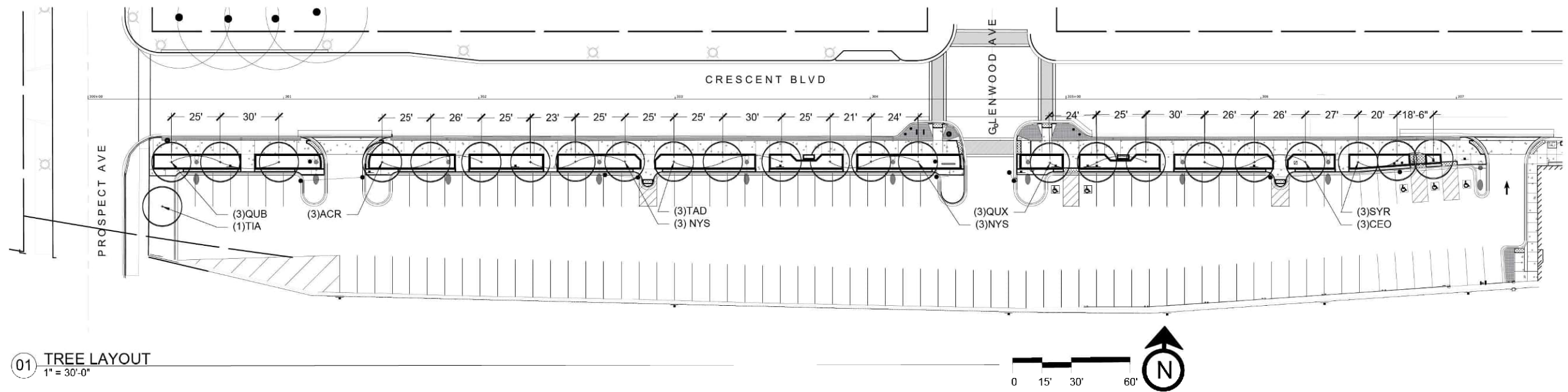
13 PLANTER 13 LAYOUT ENLARGEMENT
1" = 5'-0"



14 PLANTER 14 LAYOUT ENLARGEMENT
1" = 5'-0"

DATE	DO	FINAL SURVEY
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		FLY TO
		TEMPERATURE
		AREAS
		AREAS CHECKED
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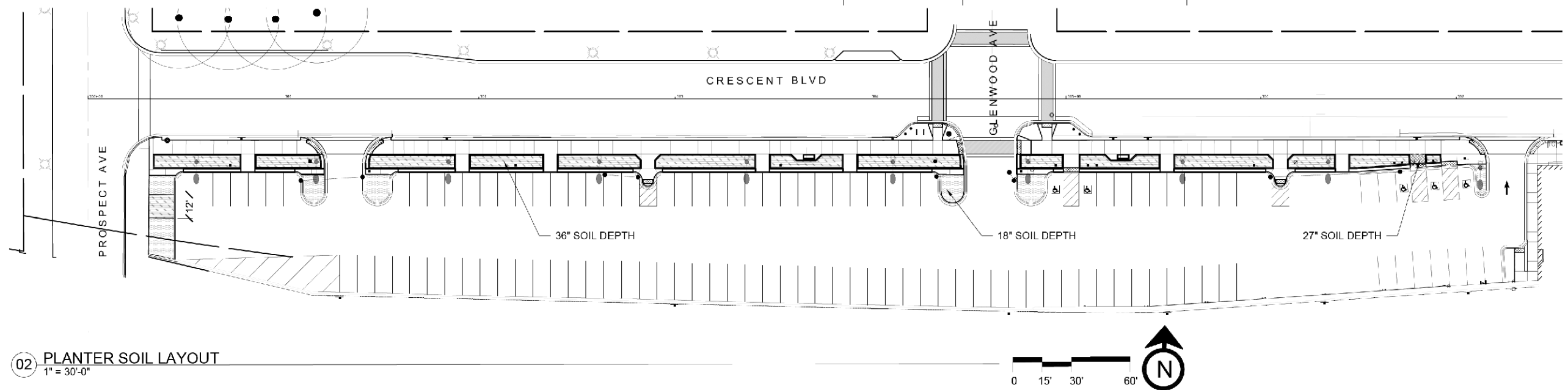
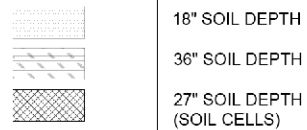
DATE	D ^o	
		ORIGINAL
		SURVEY
		COLLECTED
		NOTE BOOK
		ENTRANCE
		AREAS
		AREAS CHECKED
		NO.



01 TREE LAYOUT
1" = 30'-0"

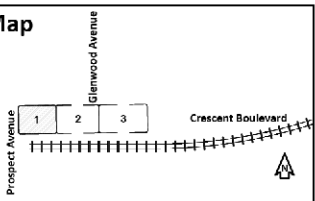
QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT/WDTH	COMMENTS
		TREES					
3	ACR	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	3" B&B	VARIABLES	45' H X 15' W	
3	CAC	CARPINUS CAROLINIANA 'JFS-KW6'	NATIVE FLAME AMERICAN HORNBEAM	3" B&B	VARIABLES	30' H X 20' W	
3	CEO	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	3" B&B	VARIABLES	50' H X 40' W	
3	NYS	NYSSA SYLVATICA 'DAVID ODOM'	AFTER BURNER BLACK GUM	3" B&B	VARIABLES	35' H X 20' W	
3	QUX	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	3" B&B	VARIABLES	40' H X 15' W	
3	QUB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" B&B	VARIABLES	50' H X 40' W	
3	SYR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" B&B	VARIABLES	20' H X 15' W	
3	TAD	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE BALD CYPRESS	3" B&B	VARIABLES	50' H X 20' W	
1	TIA	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	3" B&B	VARIABLES	50' H X 25' W	

	PROPOSED TREE
	PCC SIDEWALK
	BRICK PAVING
	PCC CARRIAGE WALK
	PARKING LOT LIGHT WITH ATTACHED PEDESTRIAN LIGHT
	BIKE RACKS
	BENCHES
	TRASH/RECYCLING RECEPTACLES
	REINFORCED BOLLARDS



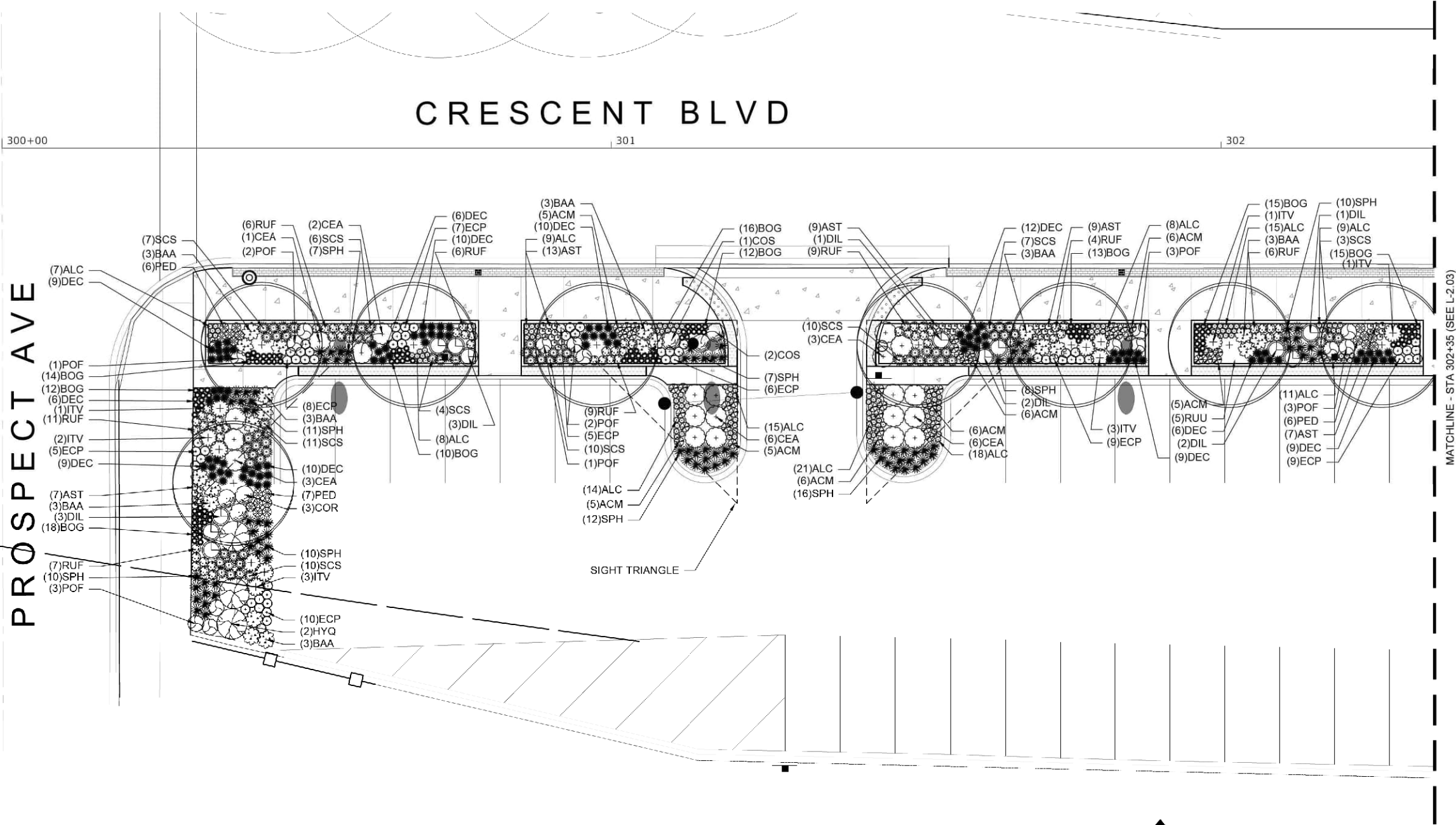
02 PLANTER SOIL LAYOUT
1" = 30'-0"

Key Map

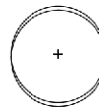


L-4.01 PLANT LIST

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT/WDTH	COMMENTS
SHRUBS							
21	CEA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3	36" O.C.	36"	
3	COS	CORNUS SERICEA 'KELSEYI'	KELSEYS RED TWIG DOGWOOD	#3	36" O.C.	24"-36"	
12	DIL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	36" O.C.	24"-36"	
3	HYQ	HYDRANGEA QUERCIFOLIA 'FLEMINGIA'	SNOW QUEEN OAKLEAF HYDRANGEA	#3	60" O.C.	60"	
11	ITV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPICE	#3	36" O.C.	24"	
15	POF	POTENTILLA FRUTICOSA	HAPPY FACE YELLOW POTENTILLA	#3	30" O.C.	24"-36"	
PERENNIALS							
44	ACM	ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'	APPLE BLOSSOM YARROW	1 GAL	18" O.C.	12"-24"	
135	ALC	ALLIUM CERNUUM	NODDING WILD ONION	1 GAL	18" O.C.	12"-18"	
45	AST	ASCELPAS TUBEROSA	BUTTERFLY WEED	1 GAL	18" O.C.	18"-30"	
21	BAA	BAPTISIA AUSTRALIS 'BLUEBERRY SUNDAY'	BLUEBERRY SUNDAY BLUE WILD INDIGO	1 GAL	36" O.C.	30"-36"	
59	ECP	ECHINACEA PURPUREA 'PASTORAL'	POWOW PURPLE CONEFLOWER	1 GAL	18" O.C.	18"-24"	
19	PED	PENSTEMON DIGITALIS 'HUSKER RED'	BEARDTONGUE 'HUSKER RED'	1 GAL	18" O.C.	36"	
58	RUF	RUDBECKIA FULGIDA 'GOLDSTAR'	GOLD STAR BLACK EYED SUSAN	1 GAL	18" O.C.	18"	
ORNAMENTAL GRASSES							
125	BOG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	1 GAL	24" O.C.	24"-30"	
96	DEC	DESCHAMPIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	24" O.C.	24"-36"	
68	SCS	SCHYZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL	24" O.C.	24"-36"	
88	SPH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	24" O.C.	24"-36"	



LEGEND



PROPOSED TREE



PCC SIDEWALK



BRICK PAVING



PCC CARRIAGE WALK



PARKING LOT LIGHT WITH ATTACHED PEDESTRIAN LIGHT



BIKE RACKS



BENCHES

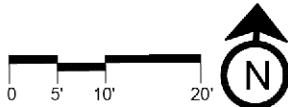


TRASH/RECYCLING RECEPTACLES



REINFORCED BOLLARDS

01 PLANTING PLAN
1" = 10'-0"



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CHECKED - PJL	REVISED -
DATE - 04/16/2025	REVISED -

VILLAGE OF GLEN ELLYN

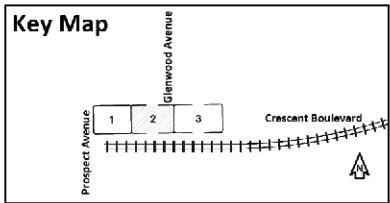
PLANTING PLAN: UNDERSTORY PLANTING
CRESCENT-GLENWOOD LOT

SHEET NO. 1 OF 3 SHEETS

F.A.J. RTE.	SECTION	COUNTY	TO AL SHEET NO.
		DUPAGE	88 25
10. ROAD DIST. NO. 1 (11 NOS. 1) 10. ROAD DIST. NO. 1			

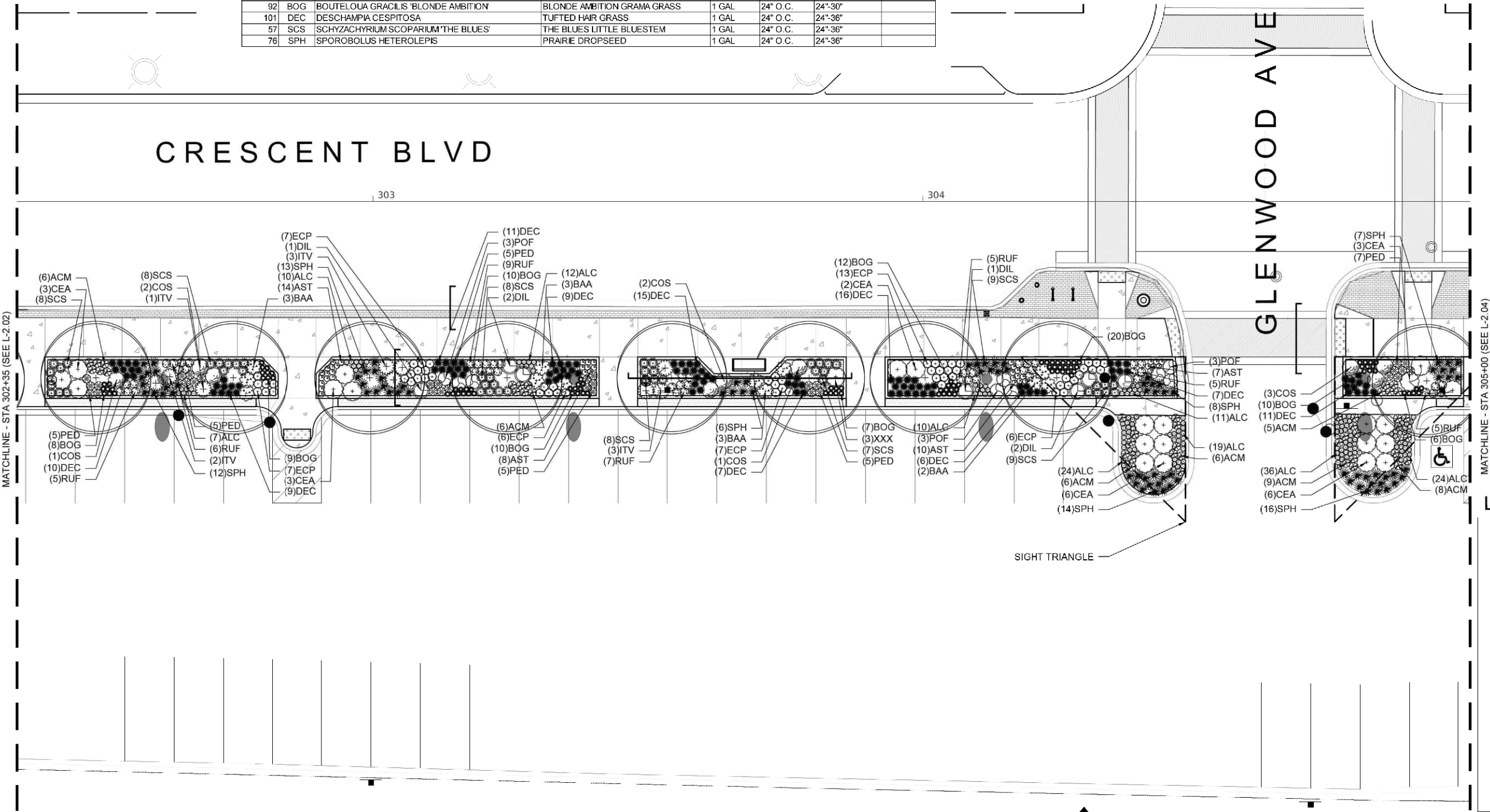
DATE	
BY	
REVIEWED	
PLANNED	
NOTES	
NO.	

DATE	
BY	
REVIEWED	
PLANNED	
NOTES	
NO.	



L-4.02 PLANT LIST

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT/MDTH	COMMENTS
SHRUBS							
23	CEA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3	36" O.C.	36"	
9	COS	CORNUS SERICEA 'KELSEY'	KELSEYS RED TWIG DOGWOOD	#3	36" O.C.	24"-36"	
6	DIL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	36" O.C.	24"-36"	
9	ITV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPICE	#3	36" O.C.	24"	
9	POF	POTENTILLA FRUTICOSA	HAPPY FACE YELLOW POTENTILLA	#3	30" O.C.	24"-36"	
PERENNIALS							
46	ACM	ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'	APPLE BLOSSOM YARROW	1 GAL	18" O.C.	12"-24"	
153	ALC	ALLIUM CERNUUM	NODDING WILD ONION	1 GAL	18" O.C.	12"-18"	
39	AST	ASCELIAS TUBEROSA	BUTTERFLY WEED	1 GAL	18" O.C.	18"-30"	
11	BAA	BAPTISIA AUSTRALIS 'BLUEBERRY SUNDAE'	BLUEBERRY SUNDAE BLUE WILD INDIGO	1 GAL	36" O.C.	30"-36"	
46	ECP	ECHINACEA PURPUREA 'PASTORAL'	POWOW PURPLE CONEFLOWER	1 GAL	18" O.C.	18"-24"	
22	PED	PENSTEMON DIGITALIS 'HUSKER RED'	BEARDTONGUE 'HUSKER RED'	1 GAL	18" O.C.	36"	
42	RUF	RUDBECKIA FULGIDA 'GOLDSTAR'	GOLD STAR BLACK EYED SUSAN	1 GAL	18" O.C.	18"	
ORNAMENTAL GRASSES							
92	BOG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	1 GAL	24" O.C.	24"-30"	
101	DEC	DESCHAMPIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	24" O.C.	24"-36"	
57	SCS	SCHYZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL	24" O.C.	24"-36"	
76	SPH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	24" O.C.	24"-36"	



LEGEND

PROPOSED TREE

PCC SIDEWALK

BRICK PAVING

PCC CARRIAGE WALK

PARKING LOT LIGHT WITH ATTACHED PEDESTRIAN LIGHT

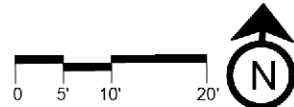
BIKE RACKS

BENCHES

TRASH/RECYCLING RECEPTACLES

REINFORCED BOLLARDS

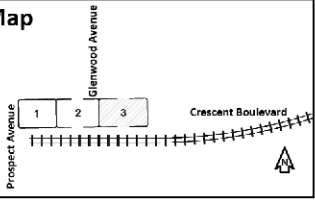
01 PLANTING PLAN
1" = 10'-0"



DESIGNED	— JLT	REVISED	—
DRAWN	— JLT	REVISED	—
CHECKED	— PJL	REVISED	—
DATE	04/16/2025	REVISED	—

F.A.I. RTE.	SECTION	COUNTY	TO AL SHEET NO.
		DUPAGE	88 26
L-4.02			

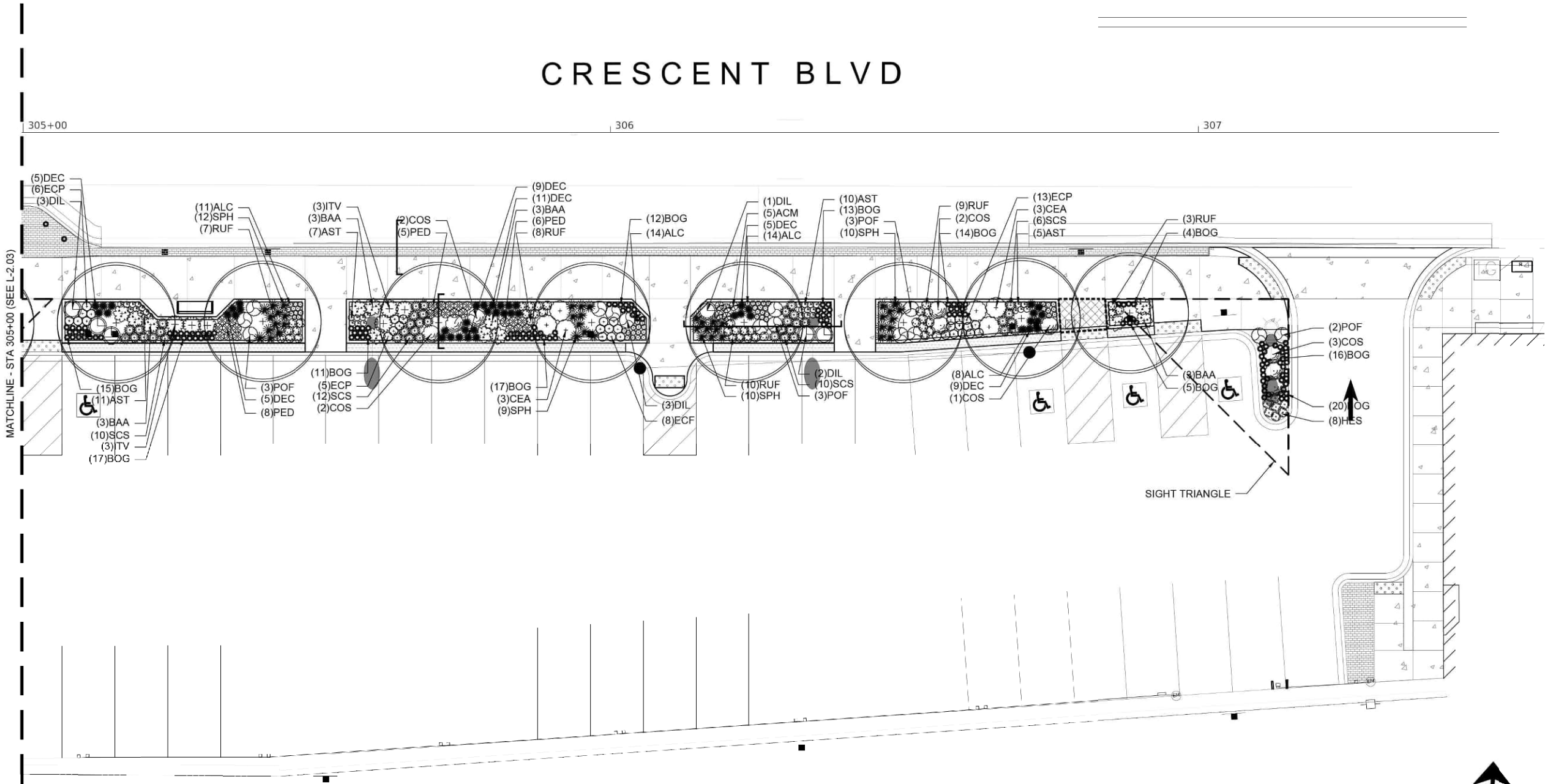
Key Map



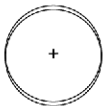
L-4.03 PLANT LIST

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT/WIDTH	COMMENTS
SHRUBS							
6	CEA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3	36" O.C.	36"	
10	COS	CORNUS SERICEA 'KELSEYI'	KELSEYS RED TWIG DOGWOOD	#3	36" O.C.	24"-36"	
9	DIL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	36" O.C.	24"-36"	
6	ITV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPICE	#3	36" O.C.	24"	
11	POF	POTENTILLA FRUTICOSA	HAPPY FACE YELLOW POTENTILLA	#3	30" O.C.	24"-36"	
PERENNIALS							
5	ACM	ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'	APPLE BLOSSOM YARROW	1 GAL	18" O.C.	12"-24"	
47	ALC	ALLIUM CERNUUM	NODDING WILD ONION	1 GAL	18" O.C.	12"-18"	
33	AST	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1 GAL	18" O.C.	18"-30"	
12	BAA	BAPTISIA AUSTRALIS 'BLUEBERRY SUNDAY'	BLUEBERRY SUNDAY BLUE WILD INDIGO	1 GAL	36" O.C.	30"-36"	
24	ECP	ECHINACEA PURPUREA 'PAS702917'	POWOW PURPLE CONEFLOWER	1 GAL	18" O.C.	18"-24"	
8	HES	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILIES	1 GAL	18" O.C.	12"	
19	PED	PENSTEMON DIGITALIS 'HUSKER RED'	BEARDTONGUE 'HUSKER RED'	1 GAL	18" O.C.	36"	
37	RUF	RUDBECKIA FULGIDA 'GOLDSTAR'	GOLD STAR BLACK EYED SUSAN	1 GAL	18" O.C.	18"	
ORNAMENTAL GRASSES							
144	BOG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	1 GAL	24" O.C.	24"-30"	
44	DEC	DESCHAMPIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	24" O.C.	24"-36"	
38	SCS	SCHYZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL	24" O.C.	24"-36"	
41	SPH	SPOROBIOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	24" O.C.	24"-36"	

CRESCENT BLVD



LEGEND



PROPOSED TREE



PCC SIDEWALK



BRICK PAVING



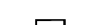
PCC CARRIAGE WALK



PARKING LOT LIGHT WITH
ATTACHED PEDESTRIAN LIGHT



BIKE RACKS



BENCHES

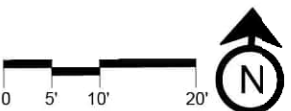


TRASH/RECYCLING
RECEPTACLES



REINFORCED BOLLARDS

01 PLANTING AREA ENLARGEMENT
1" = 10'-0"



L-4.03



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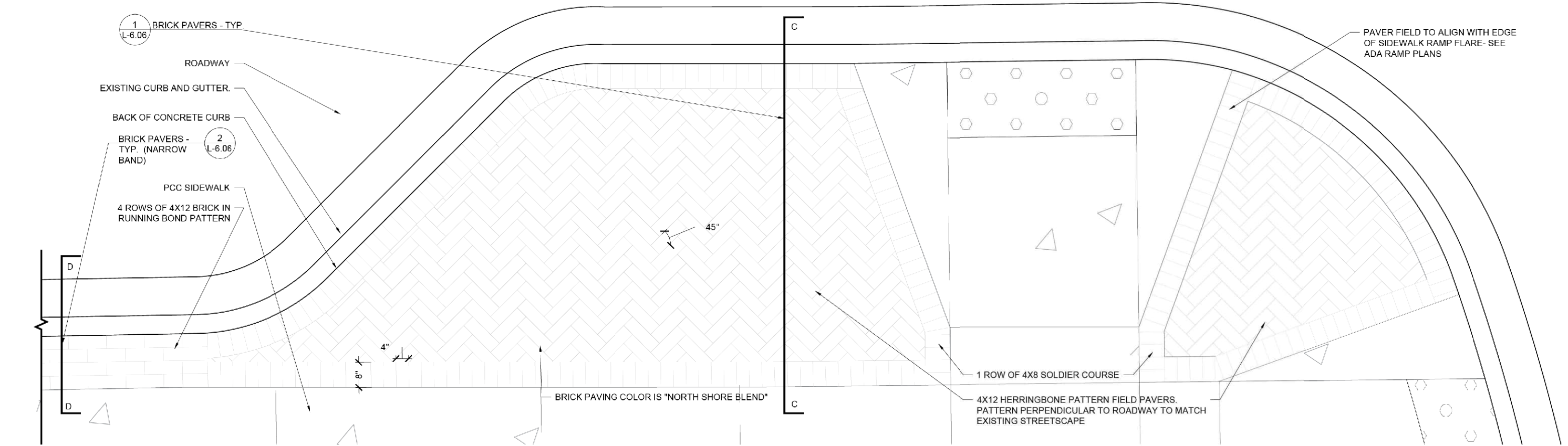
DESIGNED - JLT	REVISED -
DRAWN - JLT	REVISED -
CHECKED - PJL	REVISED -
DATE - 04/16/2025	REVISED -

VILLAGE OF GLEN ELLYN

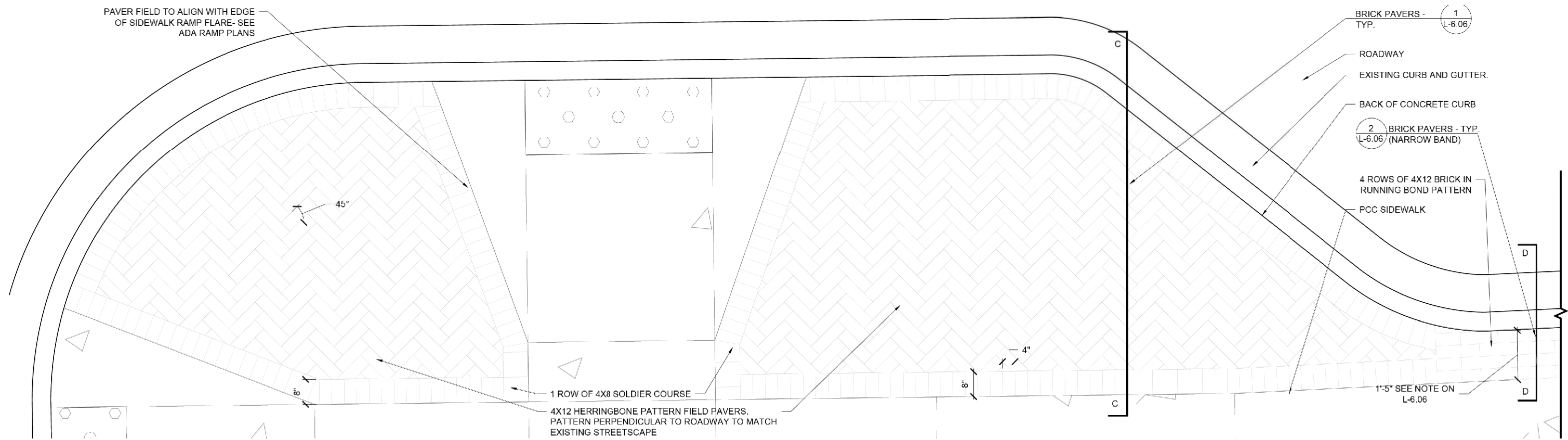
PLANTING PLAN: UNDERSTORY PLANTING
CRESCENT-GLENWOOD LOT

SHEET NO. 3 OF 3 SHEETS

F.A.I. RTE	SECTION	COUNTY	TO ADJ SHEET NO.
		DUPAGE	88 27
110. ROAD DIST. NO. 1 11 NOS. 11 ADJ. PROJ. C			



01 BRICK PAVERS: ENLARGEMENT 1 LAYOUT
3/4" = 1' - 0"



02 BRICK PAVERS: ENLARGEMENT 2 LAYOUT
3/4" = 1' - 0"

L-6.07



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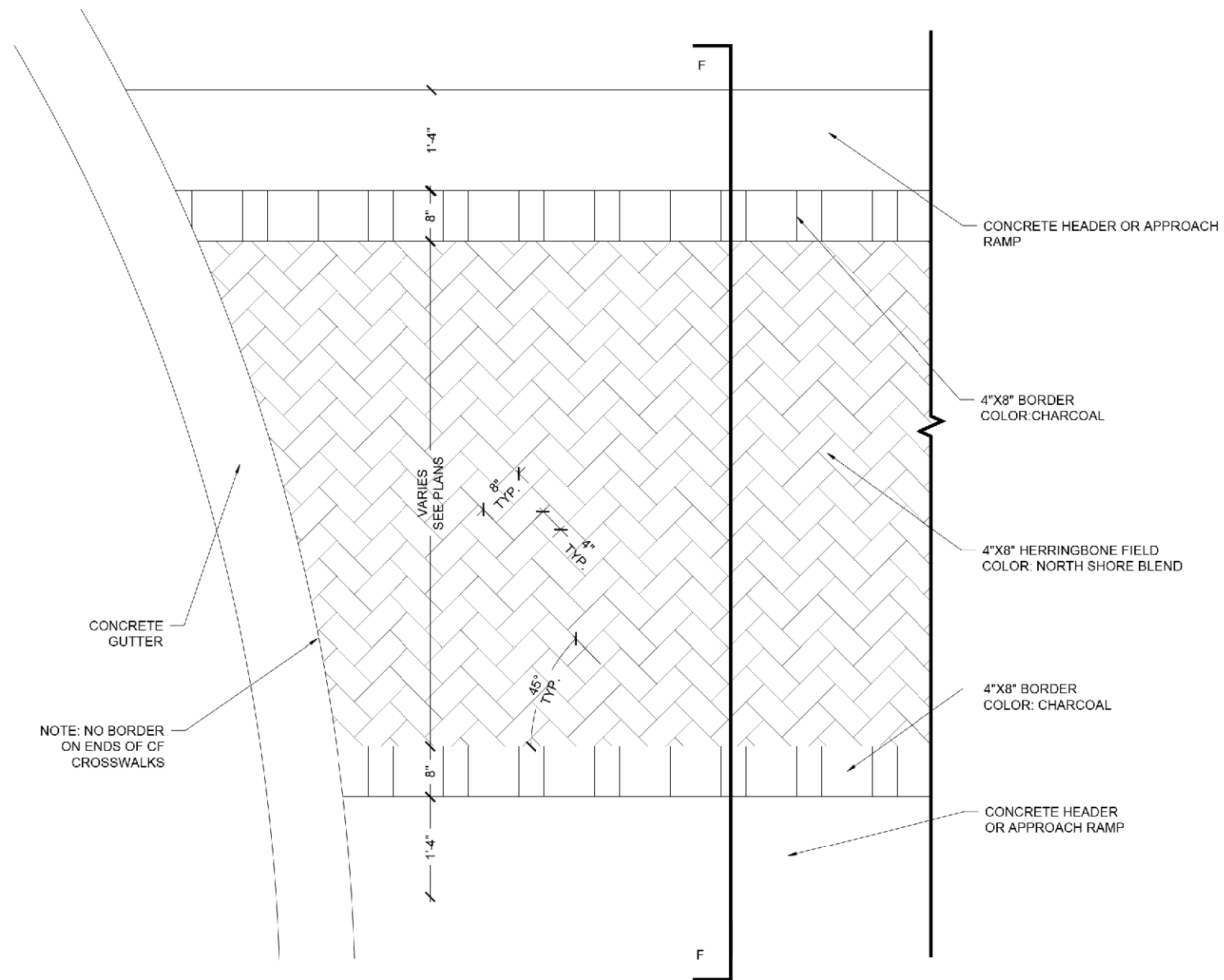
DESIGNED — P.J.I.	REVISED —
DRAWN — P.J.I., J.M.	R-MS-)
CHECKED — K.R., M.F.	REVISED —
DATE —	R-MS-)

VILLAGE OF GLEN ELLYN

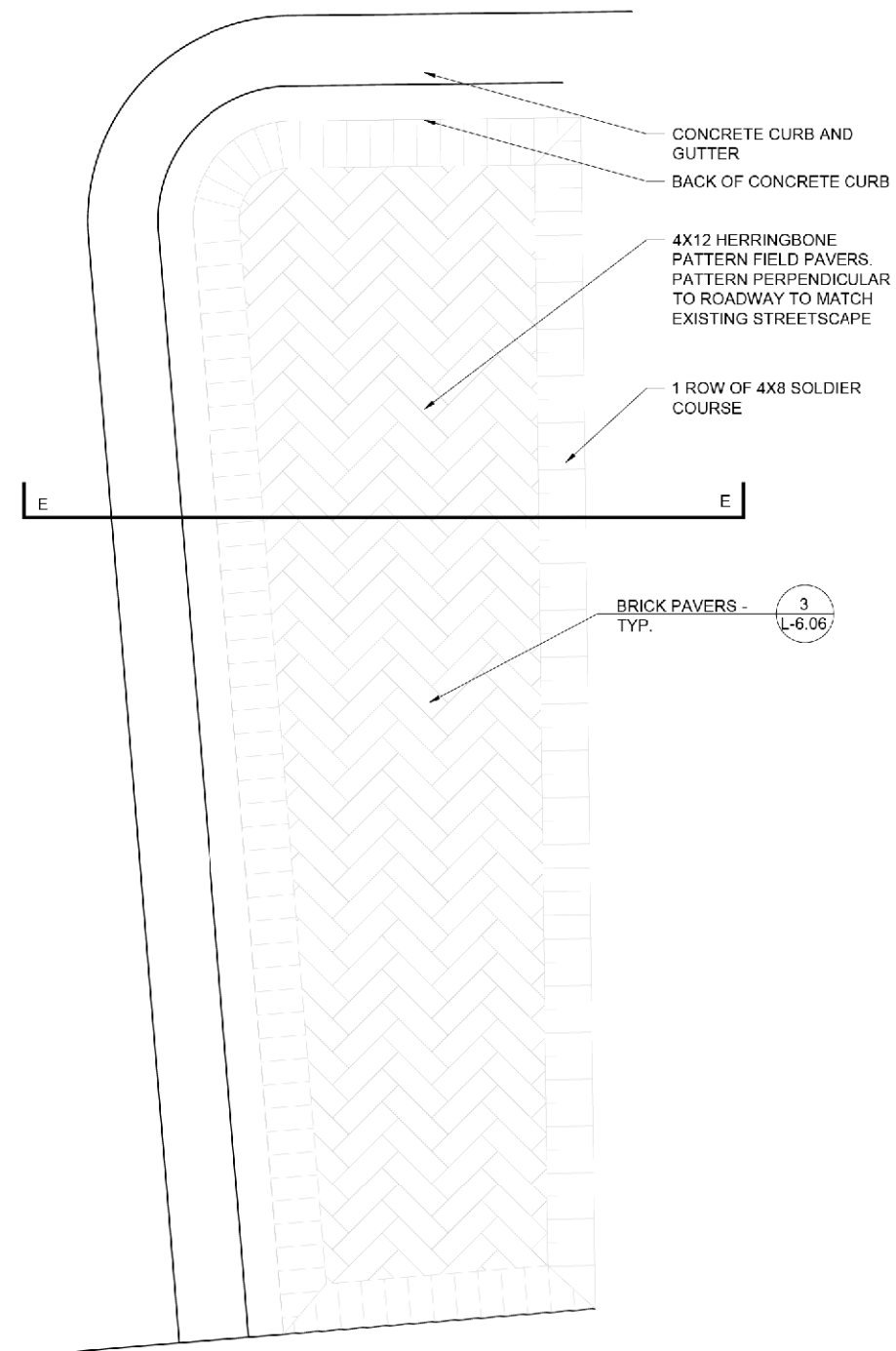
BRICK PAVING DETAILS
CRESCENT-GLENWOOD LOT

SHEET NO. 7 OF 10 SHEETS STA. _____ TO STA. _____

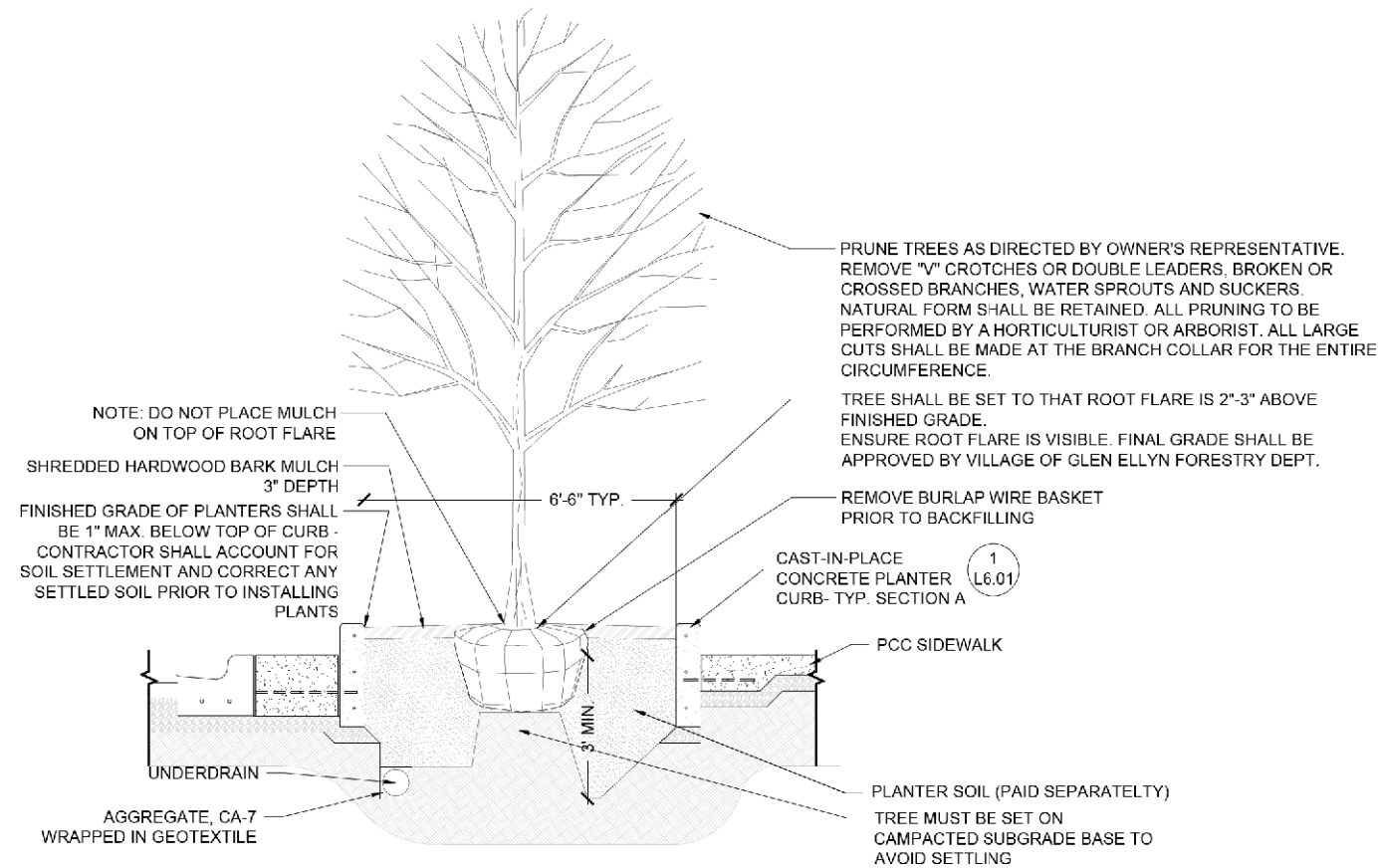
F.A.J. RTE.	SECTION	COUNTY	TO AL. SHEET NO.
XXXX	XX XXXXX XX XX	DUPAGE	88 37
10. ROAD DIST. NO. 1 11. NOS. 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200			



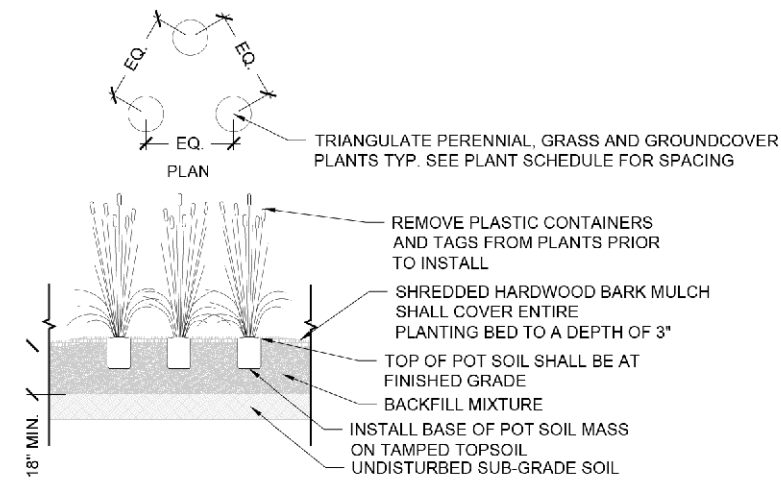
01 BRICK PAVERS: CROSSWALK - TYPICAL LAYOUT
1" = 1' - 0"



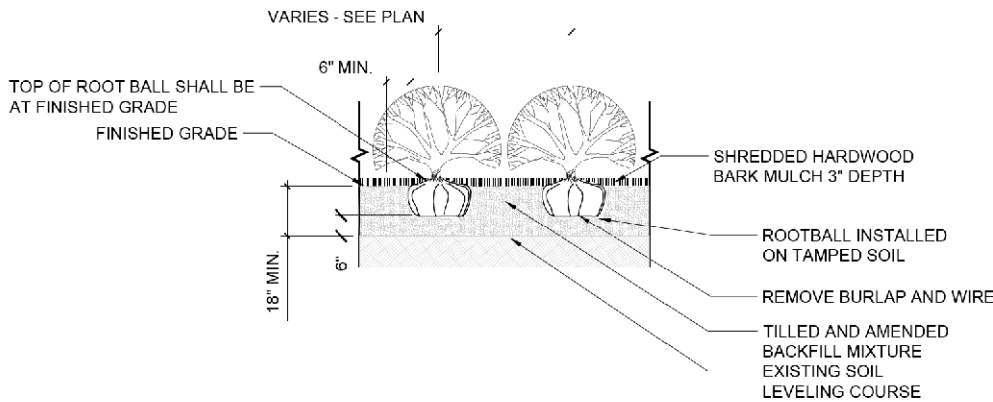
02 BRICK PAVERS: ENLARGEMENT 3 LAYOUT
3/4" = 1' - 0"



01 TREE IN PLANTER
SCALE= NTS



02 ORNAMENTAL GRASS/PERENNIAL PLANTING
SCALE= 1'-0"

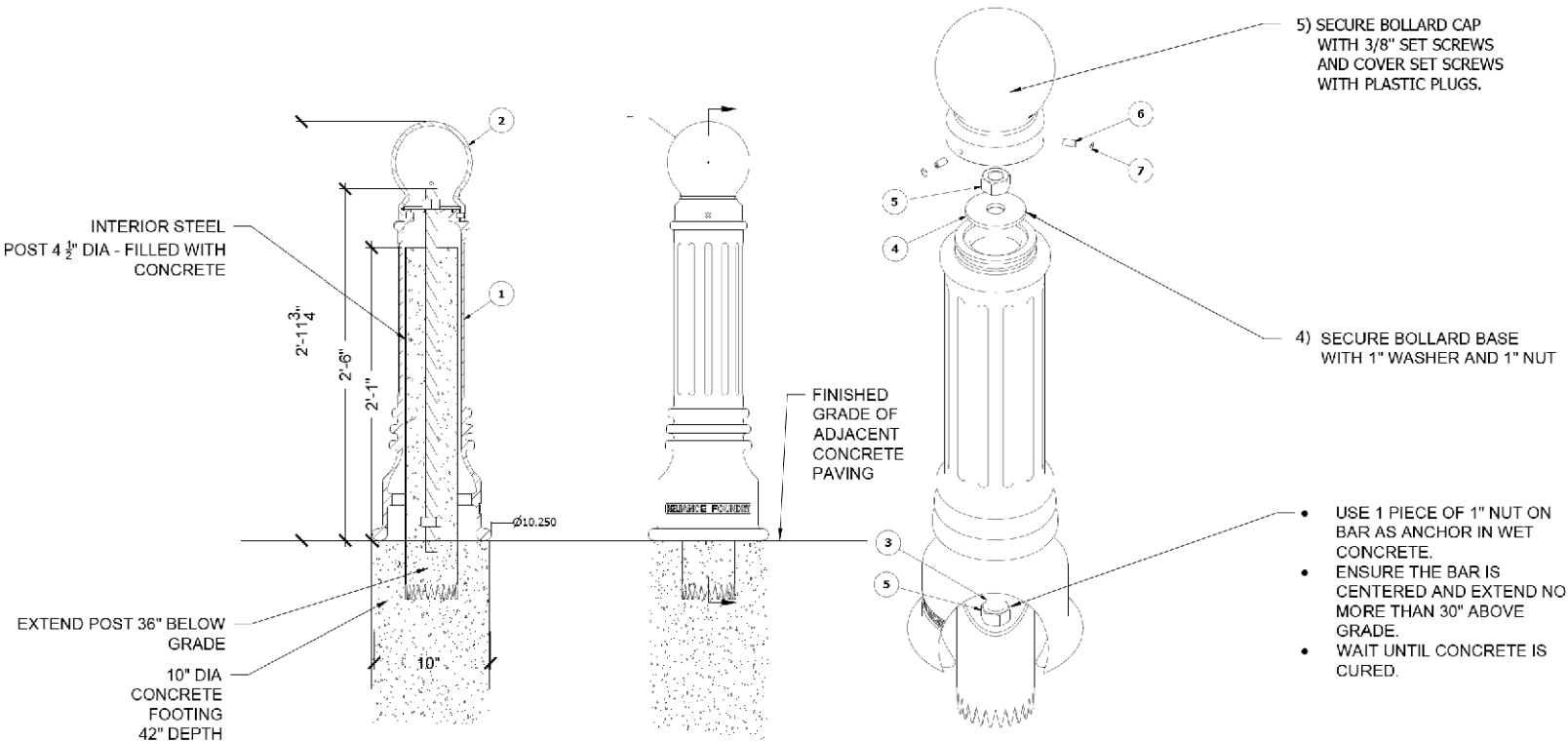


03 SHRUB PLANTING
SCALE= NTS

MASTER PLANT SCHEDULE

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT/WIDTH
TREES						
3	ACR	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	3" B&B	VARIES	45' H X 15' W
3	CAC	CARPINUS CAROLINIANA 'JFS-KW6'	NATIVE FLAME AMERICAN HORNBEAM	3" B&B	VARIES	30' H X 20' W
3	CFO	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	3" B&B	VARIES	50' H X 40' W
3	NYS	NYSSA SYLVATICA 'DAVID ODOM'	AFTER BURNER BLACK GUM	3" B&B	VARIES	35' H X 20' W
3	QUX	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	3" B&B	VARIES	40' H X 15' W
3	QUB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" B&B	VARIES	50' H X 40' W
3	SYR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" B&B	VARIES	20' H X 15' W
3	TAD	TAXODIUM DISTICHUM 'MICKELSON'	SHAWNEE BRAVE BALD CYPRESS	3" B&B	VARIES	50' H X 20' W
1	TIA	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	3" B&B	VARIES	50' H X 25' W
SHRUBS						
51	CEA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3	36" O.C.	36"
24	COS	CORNUS SERICEA 'KELSEY'	KELSEYS RED TWIG DOGWOOD	#3	36" O.C.	24"-36"
25	DIL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	36" O.C.	24"-36"
3	HYQ	HYDRANGEA QUERCIFOLIA 'FLEMYGEA'	SNOW QUEEN OAKLEAF HYDRANGEA	#3	60" O.C.	60"
26	ITV	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPIRE	#3	36" O.C.	24"
38	POF	POTENTILLA FRUTICOSA	HAPPY FACE YELLOW POTENTILLA	#3	30" O.C.	24"-36"
PERENNIALS						
95	ACM	ACHILLEA MILLEFOLIUM 'APPLE BLOSSOM'	APPLE BLOSSOM YARROW	1 GAL	18" O.C.	12"-24"
342	ALC	ALLIUM CERNUUM	NODDING WILD ONION	1 GAL	18" O.C.	12"-18"
117	AST	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1 GAL	18" O.C.	18"-30"
45	BAA	BAPTISIA AUSTRALIS 'BLUEBERRY SUNDAY'	BLUEBERRY SUNDAY BLUE WILD INDIGO	1 GAL	36" O.C.	30"-36"
146	ECP	ECHINACEA PURPUREA 'PAS702917'	POWOW PURPLE CONEFLOWER	1 GAL	18" O.C.	18"-24"
8	HES	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILIES	1 GAL	18" O.C.	12"
75	PED	PENSTEMON DIGITALIS 'HUSKER RED'	BEARDTONGUE 'HUSKER RED'	1 GAL	18" O.C.	36"
142	RUF	RUDBECKIA FULGIDA 'GOLDSTAR'	GOLD STAR BLACK EYED SUSAN	1 GAL	18" O.C.	18"
ORNAMENTAL GRASSES						
355	BOG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	1 GAL	24" O.C.	24"-30"
245	DEC	DESCHAMPIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	24" O.C.	24"-36"
150	SCS	SCHYZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL	24" O.C.	24"-36"
220	SPH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	24" O.C.	24"-36"

L-6.09



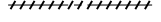
PARTS LIST					
ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL	WEIGHT
1	1	R7539B	R7539 Base	Ductile Iron Powder Coated	60 lbs
2	1	R7539C	R7539 Cap	Ductile Iron Powder Coated	15 lbs
3	1	R7500BAR 1"	R7500 Threaded Bar 1" x 31"	Steel Plated	6 3/4 lbs
4	1	Washer 1" OD 3 1/2"	Washer 1" OD 3 1/2" Thick 1/4"	Steel Plated	5/8 lbs
5	2	Hex Nut 1"	Hex Nut 1" - requires 1 1/2" wrench	Steel Plated	1/4 lbs
6	3	Hexagon Socket Set Screw 3/8" x 3/4"	Hexagon Socket Set Screw 3/8" x 3/4" - requires 3/16" hex key	Stainless Steel	
7	3	Polyethylene Plug 3/8"	Polyethylene Plug 3/8"	LDPE Black	

01 REINFORCED BOLLARD
SCALE= NTS

SCALE= NTS

L-6.10

LEGEND

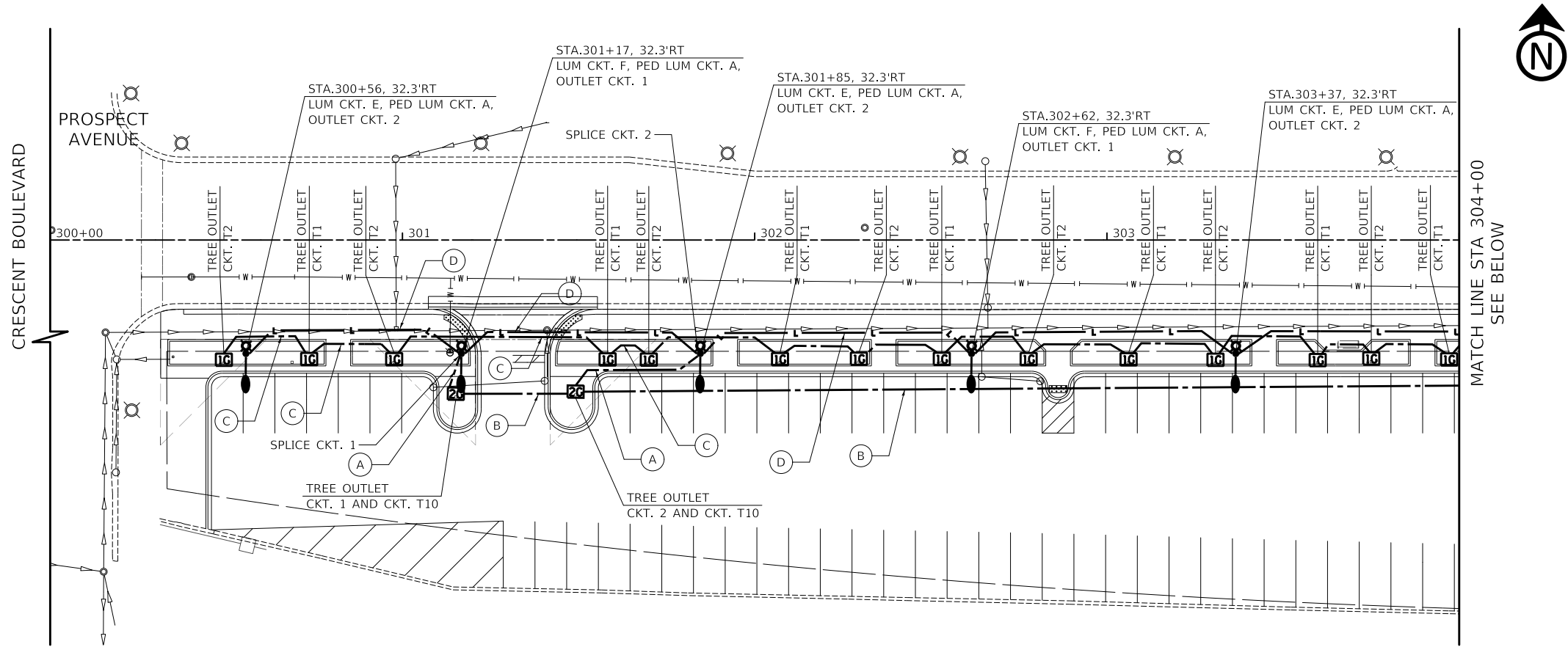
	EXISTING LIGHTING UNIT LIGHT POLE 11 FT LUMINAIRE 58 WATT LED, 240V		PROPOSED LIGHT POLE UNDERGROUND CONDUIT, COILABLE NONMETALLIC CONDUIT WITH ELECTRIC CABLE IN CONDUIT SIZE AND ELECTRIC CABLE (AS SPECIFIED IN PLANS)
	EXISTING LIGHTING UNIT LIGHT POLE 12 FT REFURBIHED LUMINIARE 58 WATT LED, 240V		PROPOSED TREE OUTLET UNDERGROUND CONDUIT, COILABLE NONMETALLIC CONDUIT WITH ELECTRIC CABLE IN CONDUIT SIZE AND ELECTRIC CABLE (AS SPECIFIED IN PLANS)
	EXISTING LIGHTING CABLES		TEMPORARY LIGHTING UNIT TEMPORARY LUMINAIRE, LED, ROADWAY TEMPORARY WOOD POLE, 35 FT., CLASS 4, 8 FT MAST ARM (25' MOUNTING HEIGHT)
	EXISTING LIGHTING CONTROLLER BASE MOUNTED 120/240 VOLT		AERIAL CABLE (AS SPECIFIED IN PLANS)
	PROPOSED PARKING LOT LIGHTING UNIT LIGHT POLE, SPECIAL, 25.5 FT M.H., 8 FT MAST ARM, AND TENON ARM LUMINAIRE, LED, SPECIAL (PARKING LOT) 87 WATT LED, 120V REFURBISHED EXISTING LUMINAIRE (PEDESTRIAN) 58 WATT LED, 240V		REMOVAL OF ELECTRIC CABLE FROM CONDUIT
	PROPOSED HANDHOLE, COMPOSITE CONCRETE		EXISTING LIGHTING UNIT TO BE REMOVED
	PROPOSED TREE OUTLET PEDESTAL BOX, SINGLE GANG		EXISTING HANDHOLE TO BE REMOVED
	PROPOSED TREE OUTLET PEDESTAL BOX, DOUBLE GANG		

LIGHTING SCHEDULE OF QUANTITIES

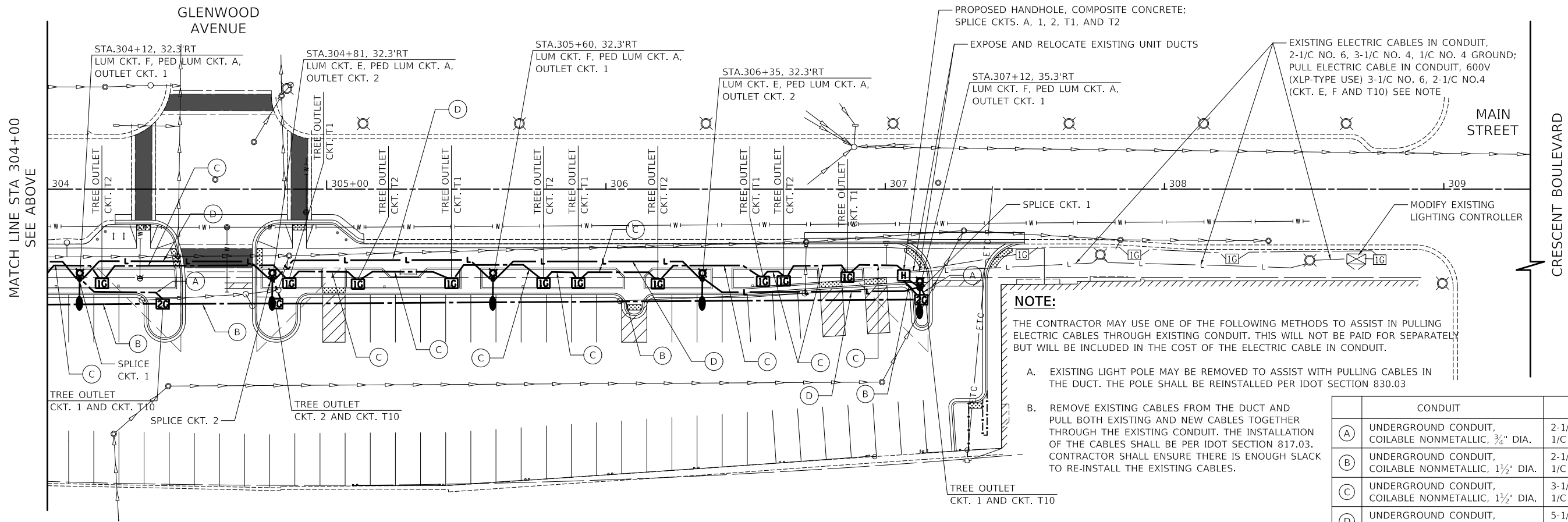
CODED PAY ITEM NO.	ITEM	UNIT	TOTAL QUANTITY
81028710	UNDERGROUND CONDUIT, COILABLE NONMETALLIC CONDUIT, 3/4" DIA.	FOOT	146
81028740	UNDERGROUND CONDUIT, COILABLE NONMETALLIC CONDUIT, 1 1/2" DIA.	FOOT	1599
81028750	UNDERGROUND CONDUIT, COILABLE NONMETALLIC CONDUIT, 2" DIA.	FOOT	803
81400730	HANDHOLE, COMPOSITE CONCRETE	EACH	1
81800240	AERIAL CABLE, 2-1/C NO. 8 WITH MESSENGER WIRE	FOOT	603
83600200	LIGHT POLE FOUNDATION, 24" DIAMETER	FOOT	80
84100110	REMOVAL OF TEMPORARY LIGHTING UNIT	EACH	8
84200804	REMOVAL OF POLE FOUNDATION	EACH	11
89502300	REMOVE ELECTRIC CABLE FROM CONDUIT	FOOT	1917
89502380	REMOVE EXISTING HANDHOLE	EACH	1
X0323002	TEMPORARY ELECTRIC SERVICE CONNECTION	EACH	1
X8161000	EXPOSE AND RELOCATE EXISTING UNIT DUCT	FOOT	75
X8360215	LIGHT POLE FOUNDATION, 24" DIAMETER, OFFSET	FOOT	24
X8950130	MODIFY EXISTING LIGHTING CONTROLLER	EACH	1
Z0033028	MAINTENANCE OF LIGHTING SYSTEM	CAL MO	3
	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 2-1/C NO. 12, 1/C NO. 12 GROUND	FOOT	146
	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 2-1/C NO. 4, 1/C NO. 4 GROUND	FOOT	644
	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 3-1/C NO. 4, 1/C NO. 4 GROUND	FOOT	955
	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 5-1/C NO. 6, 3-1/C NO. 4, 1/C NO. 4 GROUND	FOOT	803
	ELECTRIC CABLE IN CONDUIT, 600V (XLP-TYPE USE) 3-1/C NO. 6, 2-1/C NO. 4	FOOT	200
	TEMPORARY LUMINAIRE, LED, ROADWAY	EACH	8
	REMOVAL OF LIGHTING UNIT, SPECIAL	EACH	11
	TEMPORARY WOOD POLE, 35 FT., CLASS 4, 8 FT. MAST ARM	EACH	8
	TREE OUTLET PEDESTAL BOX, SINGLE GANG	EACH	24
	TREE OUTLET PEDESTAL BOX, DOUBLE GANG	EACH	5
	OUTLET PEDESTAL BOX FOUNDATION BRACKET	EACH	29
	LIGHT POLE, SPECIAL, 25.5 FT M.H., 8 FT MAST ARM, AND SIDE ARM	EACH	10
	LUMINAIRE, LED, SPECIAL (PARKING LOT)	EACH	10
	REMOVE AND STORE LUMINAIRE	EACH	11
	REINSTALL LUMINAIRE	EACH	10
	REFURBISH EXISTING LUMINAIRE	EACH	11
	SMART LIGHTING CONTROL SYSTEM	LSUM	1

LIGHTING GENERAL NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION.
- PAY ITEMS IN THE SUMMARY OF QUANTITIES HAVE BEEN ESTIMATED. IF, IN THE ENGINEER'S OPINION, ANY WORK IS NOT REQUIRED, THAT ITEM WILL BE DEDUCTED FROM THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
- TEMPORARY LIGHTING WILL REMAIN OPERATIONAL UNTIL THE PROPOSED LIGHTING IS INSTALLED AND OPERATIONAL. TRANSITION TO PROPOSED LIGHTING WILL BE COORDINATED AND COMPLETED ON THE SAME DAY WITHOUT ANY INTERRUPTION OF OPERATION FOR THAT SAME EVENING.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MARK THE PROPOSED LOCATIONS OF ALL LIGHT POLES AND TREE OUTLET PEDESTAL BOX FOR EXAMINATION AND CONFIRMATION WITH THE RESIDENT ENGINEER.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO AUGURING FOR LIGHT POLE FOUNDATIONS. THE EXACT LOCATIONS FOR ALL ITEMS SHALL BE CONFIRMED WITH THE RESIDENT ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF FINISHED GRADE. THE RESIDENT ENGINEER MAY ASSIST THE CONTRACTOR, AS APPLICABLE, BUT THE RESPONSIBILITY FOR COORDINATING THE FINISHED GRADE ELEVATION WITH THE TOP OF FOUNDATIONS HEIGHTS AND THE LIGHT SHALL REMAIN WITH THE CONTRACTOR.
- NO POLES SHALL BE ERECTED UNTIL THE RESPECTIVE FOUNDATIONS HAVE CURED, AS APPROVED BY THE ENGINEER.
- FOR ALL CONCRETE FOUNDATIONS, A MINIMUM OF 2 SLEEVES SHALL BE PROVIDED REGARDLESS OF WHAT IS BEING INSTALLED. THE SLEEVES SHALL BE SEALED AND CAPPED TO PREVENT MOISTURE OR CONTAMINANTS. MATERIAL AND LABOR WILL NOT BE PAID FOR SEPARATELY BUT WILL BE INCLUDED IN THE PAY ITEM FOR LIGHT POLE FOUNDATION.
- FOUNDATION TYPE IS BASED ON KNOWN UTILITY INFORMATION. OFFSET FOUNDATION LOCATIONS WERE BASED ON ATLAS AND ABOVE GROUND STRUCTURES FOR LOCATION OF UTILITIES. WHERE POSSIBLE, OFFSET FOUNDATIONS SHOULD BE REPLACED WITH LIGHT POLE FOUNDATION, 24" DIAMETER APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. CONTRACTOR WILL BE PAID FOR THE FOUNDATION TYPE INSTALLED WITH NO ADDITIONAL COMPENSATION FOR CHANGE FROM CONTRACT PLAN.
- CONDUIT AND UNIT DUCT MUST BE POSITIONED IN THE FIELD TO AVOID CONFLICT WITH TREES, BUSHES, DRAINS, OTHER UTILITIES, AND LANDSCAPING.
- THE INSTALLATION OF BURIED WARNING TAPE SHALL BE INSPECTED AND APPROVED BY THE RESIDENT ENGINEER.
- ANY DAMAGE TO PAVEMENT, SIDEWALK, CURB, OR ANY OTHER PORTION OF THE ROADWAY NOT SPECIFICALLY TO BE REMOVED AND REPLACED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST AND REPLACEMENT SHALL MEET THE APPROVAL OF THE ENGINEER.
- OFFSET CALL-OFFS FOR PROPOSED AND TEMPORARY LIGHT POLES ARE FROM THE CENTER OF POLES TO BASELINE OF CONSTRUCTION.



	CONDUIT	CABLE
A	UNDERGROUND CONDUIT, COILABLE NONMETALLIC, 3/4" DIA.	2-1/C NO. 12, 1/C NO. 12 GROUND
B	UNDERGROUND CONDUIT, COILABLE NONMETALLIC, 1 1/2" DIA.	2-1/C NO. 4, 1/C NO. 4 GROUND
C	UNDERGROUND CONDUIT, COILABLE NONMETALLIC, 1 1/2" DIA.	3-1/C NO. 4, 1/C NO. 4 GROUND
D	UNDERGROUND CONDUIT, COILABLE NONMETALLIC, 2" DIA.	5-1/C NO. 6, 3-1/C NO. 4, 1/C NO. 4 GROUND



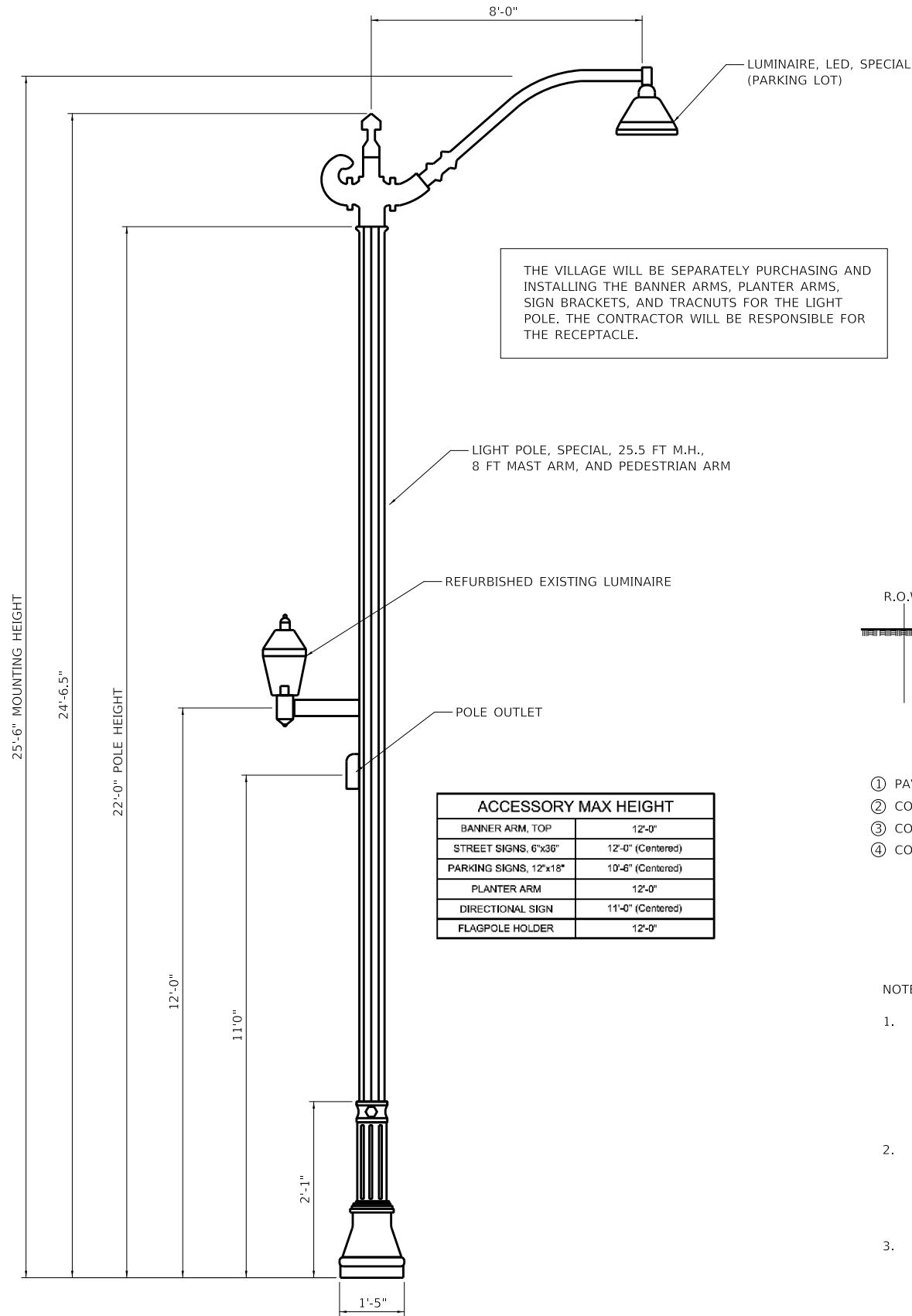
NOTE:

THE CONTRACTOR MAY USE ONE OF THE FOLLOWING METHODS TO ASSIST IN PULLING ELECTRIC CABLES THROUGH EXISTING CONDUIT. THIS WILL NOT BE PAID FOR SEPARATELY BUT WILL BE INCLUDED IN THE COST OF THE ELECTRIC CABLE IN CONDUIT.

A. EXISTING LIGHT POLE MAY BE REMOVED TO ASSIST WITH PULLING CABLES IN THE DUCT. THE POLE SHALL BE REINSTALLED PER IDOT SECTION 830.03

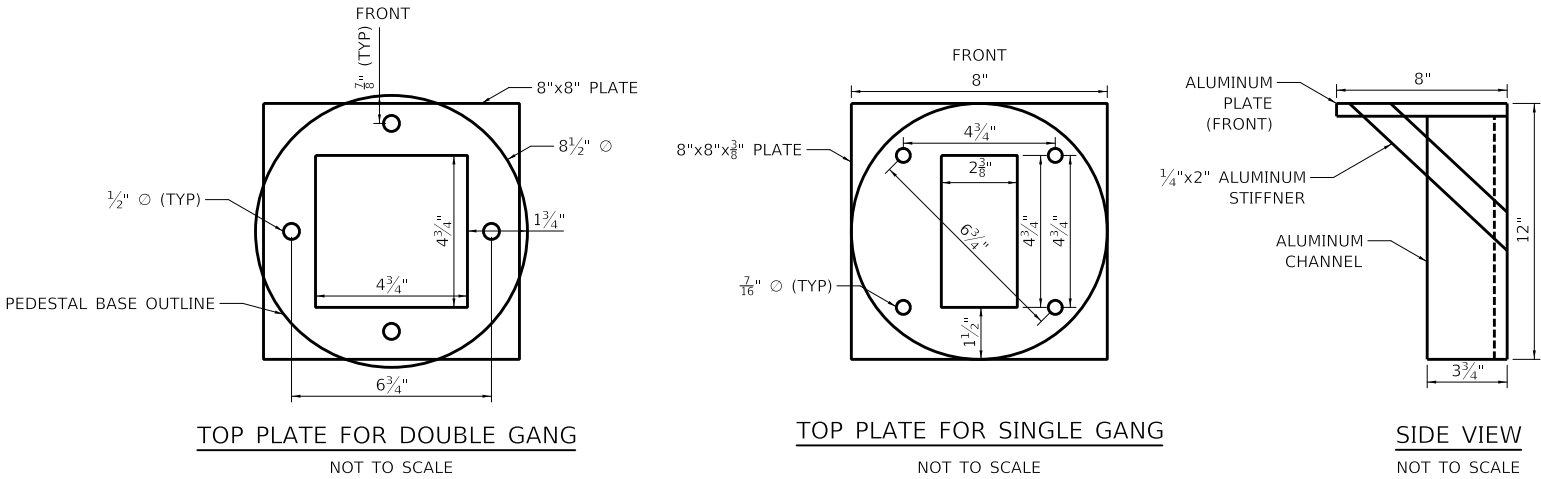
B. REMOVE EXISTING CABLES FROM THE DUCT AND PULL BOTH EXISTING AND NEW CABLES TOGETHER THROUGH THE EXISTING CONDUIT. THE INSTALLATION OF THE CABLES SHALL BE PER IDOT SECTION 817.03. CONTRACTOR SHALL ENSURE THERE IS ENOUGH SLACK TO RE-INSTALL THE EXISTING CABLES.

	CONDUIT	CABLE
A	UNDERGROUND CONDUIT, COILABLE NONMETALLIC, 3/4" DIA.	2-1/C NO. 12, 1/C NO. 12 GROUND
B	UNDERGROUND CONDUIT, COILABLE NONMETALLIC, 1 1/2" DIA.	2-1/C NO. 4, 1/C NO. 4 GROUND
C	UNDERGROUND CONDUIT, COILABLE NONMETALLIC, 1 1/2" DIA.	3-1/C NO. 4, 1/C NO. 4 GROUND
D	UNDERGROUND CONDUIT, COILABLE NONMETALLIC, 2" DIA.	5-1/C NO. 6, 3-1/C NO. 4, 1/C NO. 4 GROUND



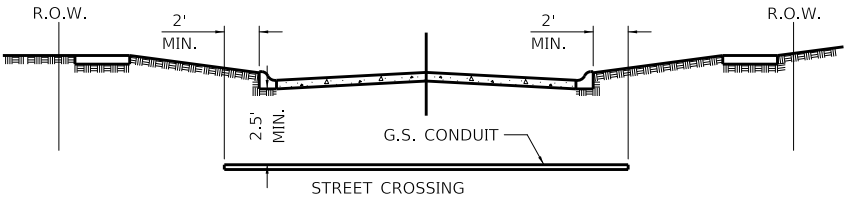
ACCESSORY MAX HEIGHT	
BANNER ARM, TOP	12'-0"
STREET SIGNS, 6"x36"	12'-0" (Centered)
PARKING SIGNS, 12"x18"	10'-6" (Centered)
PLANTER ARM	12'-0"
DIRECTIONAL SIGN	11'-0" (Centered)
FLAGPOLE HOLDER	12'-0"

LIGHTING UNIT PARKING LOT



- NOTES:
1. BRACKET HEIGHT IS BASED UPON A MAXIMUM GRANITE CURB HEIGHT OF 8". FOR CURBS TALLER THAN 8", UTILIZE AN 18" TALL BRACKET. CONFIRM THE FINAL GRANITE CURB HEIGHTS BEFORE COMMENCING THE BRACKET FABRICATION.
 2. ALL JOINTS SHALL BE WELDED

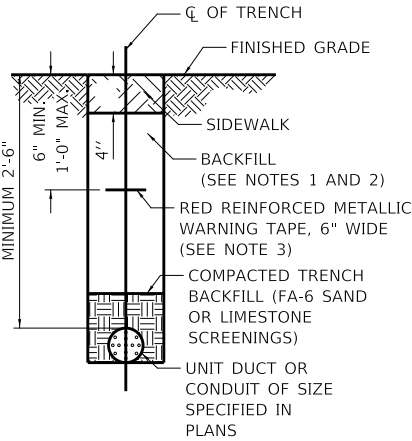
OUTLET PEDESTAL BOX FOUNDATION BRACKET



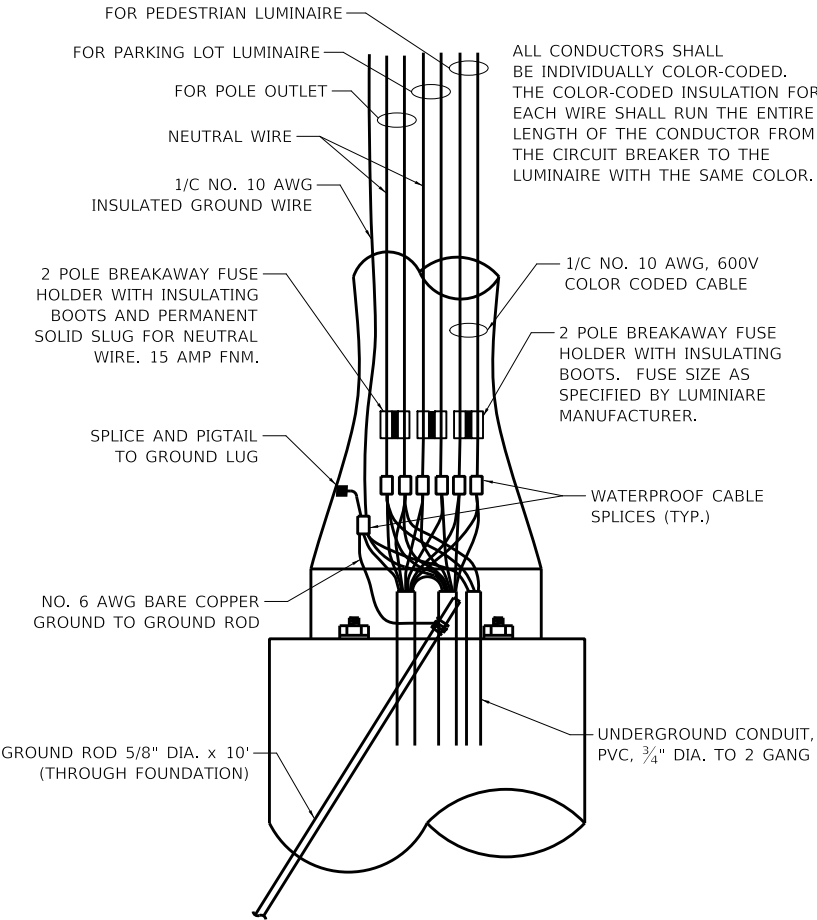
- ① PAVEMENT INCLUDES ROADS, DRIVEWAYS, SIDEWALKS, AND BIKE PATHS.
- ② CONDUIT SHALL BE HEAVY WALL RIGID GALVANIZED STEEL CONDUIT, MINIMUM 2" DIAMETER.
- ③ CONDUIT SHALL EXTEND A MINIMUM OF 2 FT. BEYOND BACK OF CURB OR EDGE OF PAVEMENT.
- ④ CONDUIT SHALL BE A MINIMUM OF 2.5 FT. BELOW BOTTOM OF PAVEMENT.

ELECTRICAL CONDUIT UNDER PAVEMENT

- NOTES:
1. TRENCHES WITHIN 2' OF PROPOSED OR EXISTING STREETS, DRIVEWAYS, OR SIDEWALKS WILL BE BACKFILLED WITH COMPACTED FA-6 SAND OR LIMESTONE SCREENINGS.
 2. WARNING TAPE WILL BE RED WITH BLACK LETTERING TO READ "CAUTION - ELECTRIC LINE BURIED BELOW".
 3. MINIMUM UNIT DUCT AND CONDUIT DEPTH IS 30". NOTIFY RESIDENT ENGINEER AND VILLAGE ENGINEER WITH CONFLICTS.



TYPICAL TRENCH CROSS SECTION



POLE HANDHOLE WIRING DIAGRAM