



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, January 25, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

A. Call to Order

B. Public Comment (Non Agenda Items)

C. Approval of Plan Commission Minutes

1. PC Meeting Minutes 12.14.17

D. Public Hearing – 765 Harding Avenue – Harding Custom Homes – 4-lot Single-Family Minor Subdivision

1. Public hearing with discussion, consideration, and recommendation regarding a request for approval of a minor subdivision and variation from the Subdivision Regulations Code to accommodate a four (4) lot single-family subdivision. The property is located at 765 Harding Avenue located within the R2 Residential Zoning district.

E. Public Hearing – 240 Hawthorne Boulevard – Hadley Jr. High School – Zoning Variation

1. Public hearing with discussion, consideration, and recommendation regarding a request for approval of a variation from the Glen Ellyn Zoning Code to accommodate a proposed bus drop-off / pick-up drive parallel with Glencoe Street associated with a proposed addition to Hadley Junior High School. The property is located at 240 Hawthorne Boulevard located within the R2 Residential district.

F. Public Hearing – Zoning Code Text Amendments

1. Open and continue the public hearing regarding discussion of Zoning Code Text Amendments to the February 8, 2018 meeting.

G. Trustee's Report

H. Chairman's Report

I. Staff Report-The following item(s) will be considered at upcoming Plan Commission meetings.

1. 1N450 Highland Avenue – Poss Trail Subdivision – PUD for a single-family subdivision
2. Public Hearing – Zoning Code Text Amendments – Continued discussion of Zoning Text Amendments that were not voted on by the Plan Commission at the 1/11/18 meeting

J. Other Business

K. Adjournment

L. Agenda Items

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Monday of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.

cc: Glen Ellyn Plan Commission
Craig Pryde, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner
Kelly Purvis, Associate Planning
Barbara Utterback, Plan Commission Secretary
Meredith Hannah, Economic Development Manager
Lori Gloude, Administrative Assistant
Lindsey Kaminsky, Executive Assistant
Megan Plahm, Communications Coordinator
Jackie Chernesky, Administrative Clerk
Patti Turner, Administrative Clerk
Brian Baltudis, Facilities Supervisor
David Harris, Glen Ellyn Park District
Eric DePorter, School District 41
Dawn Bussey, Glen Ellyn Public Library
Emily Tammaru, Community Consolidated School District 89
Chris McClain, Glenbard School District 87



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/25/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Minutes
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3079)

DOC ID: 3079

PC Meeting Minutes 12.14.17

ATTACHMENTS:

- 12-14-17 Draft Minutes Plan Commission (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
DECEMBER 14, 2017

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, Phillip Hartweg, Tracy Heming-Littwin, Terra Costa Howard, Tim Loftus, Mohammed Saeed and Jamie Vondruska were present. Plan Commissioner David Rodemann was excused. Also present were Village Director of Planning and Development Staci Hulseberg, Village Planner John Sterrett, Associate Village Planner Kelly Purvis, Village Trustee John Kenwood and Recording Secretary Debbie Solomon.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Public Hearing – 400 Duane Street – Glen Ellyn Public Library – Special Use Permit and Zoning Variation

On the agenda was a public hearing regarding the Glen Ellyn Public Library for a Special Use Permit and Zoning Variation.

PUBLIC HEARING – 400 DUANE STREET – GLEN ELLYN PUBLIC LIBRARY – SPECIAL USE PERMIT AND ZONING VARIATION

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT AND A ZONING VARIATION TO PERMIT A DRIVE-THRU PICK-UP AND DROP-OFF WINDOW FOR THE GLEN ELLYN PUBLIC LIBRARY LOCATED AT 400 DUANE STREET. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF DUANE STREET AND PROSPECT AVENUE IN THE C5B CENTRAL BUSINESS DISTRICT – CENTRAL SERVICE SUB-DISTRICT.

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg, to open the public hearing at 7:01 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Associate Village Planner Purvis was sworn in and showed a site plan overview of 400 Duane Street. Associate Village Planner Purvis stated the petitioner is Product Architecture and Design, on behalf of Dawn Bussey, Director of the Glen Ellyn Public Library, located at 400 Duane Street. Associate Village Planner Purvis stated the petitioner is requesting approval of an amendment to the Special Use Permit to allow a drive through book pick-up and drop-off to be constructed on the west side of the existing building. Associate Village Planner Purvis stated to accommodate the request, the petitioner is specifically requesting approval of a Special Use Permit in accordance with Section 10-4-17-2(B) of the Glen Ellyn Zoning Code and a Variation from Section 10-5-10(A) to allow three stacking spaces for the drive through in lieu of five required stacking spaces.

Associate Village Planner Purvis stated the subject property is located on the northwest corner of Duane Street and Prospect Avenue in the C5B Central Service Subdistrict. The surrounding zoning and land uses are Conservation Recreation to the north in the CR Zoning District, Multi-Family Residential to the south in the R4 Zoning District and CBD Service Subdistrict to the east and the west in the C5B Zoning District. Associate Village Planner Purvis stated notice of the public hearing was published in the November 29, 2017 edition of the Daily Herald, and property owners within 250 feet of the subject property were notified by mail of the public hearing and a placard was placed on the site.

Associate Village Planner Purvis stated the Comprehensive Plans provides that the “Downtown should consist of an exciting mix of retail, service, entertainment, office and public uses, as well as housing units. It should continue to be oriented primarily to the needs of the Glen Ellyn community.” Associate Village Planner Purvis stated the Comprehensive Plan also states that the “Downtown should remain unique in terms of the mix of uses and the range of businesses, services and other activities it offers to the community.”

Associate Village Planner Purvis stated over the last five years, the Glen Ellyn Public Library has been working toward the completion of its Master Plan with Phases I and II completed by 2015. Associate Village Planner Purvis stated the third and final phase of the Master Plan includes a renovation of the lobby, circulation workroom, and meeting rooms. Associate Village Planner Purvis stated the library will be adding a 150 square foot café on the first floor as well as a 22 square foot entryway addition (within the original building envelope). Associate Village Planner Purvis stated exterior alterations to the west elevation will create a new book drive up, book return and new canopy over the new windows.

Associate Village Planner Purvis stated with this final phase of the project, the library staff are seeking to increase the functionality of the building by providing a new drive up window that

will allow residents to pick-up and drop-off books without having to leave their vehicles. Associate Village Planner Purvis stated currently, 15-20 patrons a day park in front of the library (in the proposed location of the drive through window) to run in and grab books. Associate Village Planner Purvis stated the drive through will address a perceived community need specifically for those with young children or limited mobility.

Associate Village Planner Purvis stated the window will be staffed during regular library hours Monday – Thursday from 9-9, Friday 9-5 and Saturday and Sunday from 1-5. Associate Village Planner Purvis stated the library staff anticipates that 15-20 cars will use the drive-up window each day, and based upon how many cars typically park in the front to run in, they are anticipating no more than 3 cars at a time in the drive through. Associate Village Planner Purvis stated transactions are estimated to take 1-5 minutes, and in the event that transactions are taking longer, patrons will be asked to move to the 15 minute parking space and come into the building (parking stall 86 will be designated 15 minute parking).

Associate Village Planner Purvis stated the original Special Use Permit does not allow for the construction of a drive through lane on the site, and in order to construct the project as proposed, the library will need an amendment to the Special Use Permit. Associate Village Planner Purvis stated Section 10-5-10(A) of the Zoning Code requires that a minimum of 5 stacking spaces be provided for vehicles in a drive through lane. Associate Village Planner Purvis stated the petitioner has provided that the drive through window has been positioned as far south on the site as is feasible, without disturbing the vehicular and pedestrian circulation on the site. Associate Village Planner Purvis stated to the south of the drive through lane is the main entrance to the building and existing handicapped parking stalls, which are to remain unchanged. Associate Village Planner Purvis stated in order to work within the constraints of the site, there will be room for only three cars to stack at the drive through window before the cars will block parking spaces on the north of the site. Associate Village Planner Purvis stated to mitigate the impact of cars stacking in front of these parking spaces the petitioner has agreed to designate parking spaces 52 and 53 as employee of the month and service parking (both staff positions). Associate Village Planner Purvis stated Stall 51 will be removed to make way for a pedestrian pathway that will provide access to relocated bike racks and the Prairie Path. Associate Village Planner Purvis stated the library is required to have 103 parking spaces, and the elimination of stall 51 will leave a total of 107 spaces available for the library's use.

Commissioner Loftus asked if a drive through was not granted with the original Special Use Permit to which Associate Village Planner Purvis stated a drive through was not requested when the building was originally constructed so this is a new request to amend the original Special Use Permit.

Petitioner's Presentation

Dan Pohrte, architect with Product Architecture and Design located at 811 W. Evergreen, Suite 405, in Chicago, Illinois, was sworn in and showed an overview of the New Site Plan and the final proposed rendering of the building. Mr. Pohrte stated Associate Village Planner Purvis presented the project in its entirety. Mr. Pohrte stated the small canopy over the drive through window will only come out three feet from the building, and there are no new materials being used with this drive through window that are not already in use on the building.

Questions from the Plan Commission

Dawn Bussey, Executive Director of the Glen Ellyn Public Library, was sworn in. Commissioner Heming-Littwin asked if the people coming to the window would already have books pulled to which Ms. Bussey stated they would already have books pulled which is why it should only take people approximately one minute to five minutes at the drive through window. Ms. Bussey stated there will be another exterior drop added in the parking lot by the exit, but when the library is closed, the library staff will prefer to have the building drop used so the books go directly into the building. Commissioner Heming-Littwin stated she is concerned about patron/pedestrian safety as the stacking cars will be over a painted pedestrian walkway. Mr. Pohrte stated a fifth car would stack over this walkway. Commissioner Heming-Littwin stated the walkway is a code requirement, and a car should not stack over this. Ms. Bussey stated they can move this walkway down another space if need be. Associate Village Planner Purvis stated there is a 4-space wiggle room with the parking spaces so if another space was removed, it would be fine.

Commissioner Vondruska stated the stacking scenario would only happen if everyone brought their books at the same time. Ms. Bussey stated when patrons pull up in front of the library to pick up held books or return books inside, it only takes a patron approximately two and a half minutes to get out the car, come into the building and get back into the car so the window will save more time in this process.

Commissioner Loftus asked if a survey was done to check how many cars are there at the same time. Ms. Bussey stated there is never usually more than three cars at the same time at their library, and they did ask other community libraries what they were seeing. Ms. Bussey stated the amount of cars varies at these other libraries depending on the size of the library, but the libraries close in size to Glen Ellyn's, see about the same amount of cars at the same time.

Commissioner Fanella asked when the library's busiest time is. Ms. Bussey stated this varies day to day based on the frequency of the library user. Commissioner Fanella stated she used the library often and never sees more than two cars.

Commissioner Heming-Littwin stated every time she goes to the library, she feels there is a problem getting around the corner in the parking lot. Ms. Bussey stated their hope is that with the removal of the side walk, this will widen the area so cars can get past other cars better and lessen the congestion.

Commissioner Fanella asked if there is a plan in place to market this drive through to the patrons. Ms. Bussey stated there will be signage in the library and a piece in their newsletter.

Commissioner Heming-Littwin moved, seconded by Commissioner Fanella, to close the public hearing at 7:21 p.m. The motion carried unanimously by voice vote.

Commissioner Heming-Littwin moved, seconded by Commissioner Fanella, to reopen the public hearing at 7:22 p.m. in order to receive public comment on this. The motion carried unanimously by voice vote.

Persons in Favor of or in Opposition to the Request

Ita Fischer, who resides at 500 Longfellow Avenue in Glen Ellyn, Illinois, stated she has been a member of the library for 20 years, and this drive through window will be a great addition and will help with safety.

Commissioner Loftus asked if there will be signage stating the drive through window should only be used for drop-off of books and pick-up of reserved books. Ms. Bussey stated if someone comes to the window who is not either dropping off books or picking up reserved books, will be asked to park in the 15-minute parking and come into the building instead of being at the window.

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to close the public hearing at 7:24 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Heming-Littwin stated she is in favor of this; however, she is concerned about patron safety due to the walkway and possible stacking of cars. Commissioner Heming-Littwin stated she would like a condition added that says that if it is discovered the stacking of cars is happening more often, then a sign should be added to say, "No stacking beyond this point."

Commissioner Howard stated this is a great project, and the current drop-off seems unsafe. Commissioner Howard stated this will be a good use of the space and is meeting the needs of the community.

Commissioner Hartweg stated it would be good to have a lane to show this drive through window, and the safety and convenience coming from this project are important. Mr. Pohrte they received this comment previously and have corrected the lane piece.

Commissioner Loftus stated he thinks this window will become more popular than they think it will be so there will be more cars. Commissioner Loftus stated the window will be helpful, and he agrees about the condition of putting the sign in later if needed.

Commissioner Vondruska stated he supports this project as there is a definite need. Commissioner Vondruska stated the project seems well thought out, and he likes the condition that is suggested.

Commissioner Fanella stated she supports this project, and this project will improve the pedestrian situation. Commissioner Fanella stated this window should increase the use of the library.

Commissioner Saeed stated he does support this project as many people will use this.

Chairperson Loch stated she supports this project and agrees with what the commissioners have stated.

Commissioner Heming-Littwin moved, seconded by Commissioner Howard, to recommend approval of a Special Use Permit and a Zoning Variation to permit a drive through pick-up and drop-off window on the west elevation for the Glen Ellyn Public Library located at 400 Duane Street.

Having considered the application of the Glen Ellyn Public Library for approval of Special Use Permit and a Zoning Variation for 400 Duane Street, the Plan Commission hereby adopts the findings of fact in the petitioner's application packet and testimony presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the requests, subject to the following condition:

1. If there becomes a regular stacking of cars over five cars, there will be a sign installed stating the cars cannot continue to stack past a certain point.

The motion carried unanimously with eight (8) yes votes and zero no votes as follows: Plan Commissioners Heming-Littwin, Howard, Fanella, Hartweg, Loftus, Saeed, Vondruska and Chairperson Loch voted "yes."

Public Hearing – Zoning Text Amendments

On the agenda was a public hearing regarding Zoning Text Amendments.

PUBLIC HEARING – ZONING TEXT AMENDMENTS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING PROPOSED AMENDMENTS TO THE GLEN ELLYN ZONING CODE. AMENDMENTS INCLUDE CHANGES TO CHAPTERS 2, 4, 5, AND 8 OF THE GLEN ELLYN ZONING CODE THAT WILL AFFECT THE REGULATIONS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN THE VILLAGE. THE PROPOSED AMENDMENTS ARE RELATED TO SUCH THINGS AS DEFINITIONS, SUPPLEMENTAL REGULATIONS, RESIDENTIAL AND COMMERCIAL USES, ACCESSORY STRUCTURE SETBACK REQUIREMENTS, AND PERMITTED OBSTRUCTIONS AND STRUCTURES IN REQUIRED YARDS, AMONG OTHER ITEMS.

Commissioner Heming-Littwin moved, seconded by Commissioner Howard, to open the public hearing regarding Zoning Text Amendments at 7:31 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Director of Planning and Development Staci Hulseberg, Village Planner John Sterrett and Associate Village Planner Kelly Purvis were sworn in.

Village Planner Sterrett stated they will start with #4 on the list of text amendments, Group Homes, as there are residents who wish to speak on this topic. Village Planner Sterrett stated the staff did research on what is currently permitted in the Village Code and discussed this with the Village's legal counsel as well. Village Planner Sterrett stated the Village is not out of conformance with the Fair Housing Act, but the way the Village Code is set up for Group Homes could be challenged by limiting where Group Homes are allowed. Village Planner Sterrett stated they want to ensure there is no discriminatory effect on individuals who may need certain facilities such as Group Homes.

Village Planner Sterrett stated Group Homes are currently allowed in the R3 and R4 Zoning Districts as Special Uses. Village Planner Sterrett stated staff is proposing in the R3 and R4

Zoning Districts to allow a Group Home where there are eight or less individuals as a permitted use, and if there are nine or more residents, this would need a Special Use Permit for the R3 and R4 Zoning Districts.

Questions from the Plan Commission

Commissioner Heming-Littwin asked about a Sheltered Care Facility versus a Group Home and asked about the definition for a Sheltered Care Facility. Planning and Development Director Hulseberg stated staff is only proposing to change where a Sheltered Care Facility is permitted and not the definition of a Sheltered Care Facility. Planning and Development Director Hulseberg read the definition of a Sheltered Care Facility from the Village Code.

Commissioner Howard asked how many Sheltered Care Facilities are currently in the Village. Planning and Development Director Hulseberg stated there were two, but one is relocating. Trustee Heming-Littwin asked if a church is considered a Sheltered Care Facility when they are doing P.A.D.S. to which Planning and Development Director Hulseberg stated these facilities are permanent homes and not temporary.

Commissioner Howard asked for clarification on Group Homes. Commissioner Fanella asked if a Group Home would have permanent residents to which Planning and Development Director Hulseberg stated yes. Planning and Development Director Hulseberg stated a Group Home is a building or facility that would consistently house these types of individuals. Associate Village Planner Purvis stated that recovering alcoholics and addicts would be included in the group home definition, and are a protected class under the Fair Housing Act as these individuals are considered disabled. They would be included in the group home definition unless we separated them out and create a different definition for rehabilitation of this sort. Planning and Development Director Hulseberg stated the staff looked into this issue and talked to legal counsel today as there are other communities that separate recovering addicts and alcoholics out from other from other protected classes. Planning and Development Director Hulseberg stated a Group Home can be redefined if need be to exclude individuals that may be housed as an alternative to incarceration or rehabbed from drug or alcohol abuse.

Commissioner Heming-Littwin asked if any of the districts that are being recommended would be near a school and if the Plan Commission need to be concerned about something like this. Planning and Development Director Hulseberg stated the Plan Commission can decide on a specific circumference around schools that would not be eligible for group home location. Staff can do more research and come up with a classification for this type of use, what district it would be recommended in and what distance restrictions would be suggested.

Commissioner Vondruska asked why the R3 and R4 Zoning districts are being changed when Special Use would allow there to be a process for this already. Associate Village Planner Purvis showed a chart of the 12 communities surveyed and stated Hinsdale and Glen Ellyn seem to

have the most restrictive regulations for Group Homes. Associate Village Planner Purvis stated the staff felt there could be a discriminatory effect if Group Homes are not allowed somewhere in the Village, but wanted to ensure they chose areas that would be least impacted. Planning and Development Director Hulseberg stated there are some single-family homes in the R3 and R4 Zoning Districts, and this creates a space/place where Group Homes are permitted that would have the least amount of impact. Planning and Development Director Hulseberg stated the staff is recommending this to get the Village more in line with what other communities are doing and what the staff believes the Fair Housing Act is communicating. Planning and Development Director Hulseberg stated if the commissioners say no to this, the current Village code is not illegal, but does invite possible legal challenges.

Chairperson Loch stated she is struggling with the possible parking situations for these Homes and asked if something should be included in the definition. Planning and Development Director Hulseberg stated there are no parking restrictions over and above for these Homes. Commissioner Heming-Littwin asked if these individuals would have transportation. Planning and Development Director Hulseberg stated a Sheltered Care Home would be different than a Group Home in terms of the individuals who reside there so transportation accessibility may be different in these Homes.

Commissioner Howard asked about the other communities' restrictions on Group Homes. Associate Village Planner Purvis showed a chart of Community Zoning for Group Homes with the research comparison of the 12 communities and reviewed the findings for these communities. Associate Village Planner Purvis stated only three out of the 11 communities (excluding Warrenville) require Special Use to locate a group home anywhere in their Villages.

Persons in Favor of or in Opposition to the Request

Mike Spain, who resides at 364 Lorraine Street in Glen Ellyn, was sworn in. Mr. Spain stated he lives near the Group Home at 373 Lorraine Street which is a residence operated by a national For-Profit company, Rescare. Mr. Spain passed out a sheet on this property to the commissioners and staff and stated there have been no permits applied for and no Special Use Permits associated with this property since 2015, per a FOIA request. Mr. Spain stated Rescare took occupancy of this property in July 2017. Mr. Spain stated the neighborhood needs help with this property as there are major safety concerns, and this property did not go through the process to request a Special Use for a Group Home so the residents were unaware. Mr. Spain stated there are three to four vehicles always at this property, and he has seen several possible accidents that could have occurred due to the amount of vehicles. Mr. Spain stated the Glen Ellyn Police Department has been called to the residence multiple times as well as Metro Paramedic Services.

PLAN COMMISSION

-10-

DECEMBER 14, 2017

Commissioner Heming-Littwin asked in which zoning district is this property to which Planning and Development Director Hulseberg stated it is in R2 Residential. Planning and Development Director Hulseberg stated this specific issue is not for the Plan Commissioner to consider as it is a Code Enforcement issue that is being dealt with.

Chairperson Loch asked how many people are at the residence. Mr. Spain stated six to seven adults, but he does not think there are any children.

Commissioner Howard stated this is being seen in other communities as well, and the legal definition of a family has changed. Commissioner Howard stated she is unsure if the code needs to be changed, especially if legal counsel says the Village is fine.

Mr. Spain stated there are four Group Homes in the Village, but he does not have the addresses of the other three homes.

Commissioner Loftus asked if the residents have experienced any good things due to this Group Home to which Mr. Spain stated there have been no positives at all.

Erin Pavlich, who resides at 364 Lorraine Street in Glen Ellyn, was sworn in. Ms. Pavlich stated one of the biggest issues is the parking as there is a commercial vehicle parked in front of the residence all the time. Ms. Pavlich stated there are visibility issues and near accidents due to the amount of vehicles at this property. Ms. Pavlich stated she cannot stress enough the importance of a Special Use Permit for a Group Home, especially in the R2 Zoning District. Ms. Pavlich stated she feels the people running the Rescare Group Home are not doing a good job, and the facility is not managed properly. Ms. Pavlich stated this group home was not vetted properly in the first place.

Mary Crois, who resides at 331 Phillips Avenue in Glen Ellyn, was sworn in. Ms. Crois stated she is a licensed clinical psychologist, and she feels this group home is not a safe environment and not conducive to a family neighborhood. Ms. Crois stated the parking is an issue on Phillips Avenue as well as some vehicles park there too, and it is hard to get a vehicle in or out. Ms. Crois stated there are many young children who pass by this group home on the way to school. Ms. Crois stated she does not believe the group home's caretakers are professionals.

Paula Fredrickson, who resides at 327 Phillips Avenue in Glen Ellyn, was sworn in. Ms. Fredrickson stated this group home makes her very uncomfortable due to safety concerns for her and her children. Ms. Fredrickson stated the property's yard maintenance is being done by the Village as no one at the home was taking care of this. Ms. Fredrickson stated her children pass that way all the time on the way back and forth to school. Ms. Fredrickson stated the property channels and process were not followed for this group home.

Commissioner Vondruska asked if anything was ever approved for this group home to which Planning and Development Director Hulseberg stated the Village did not know about this group home until the residents brought complaints to the Village.

Barbara Spain, who resides at 367 Lorraine Street in Glen Ellyn, was sworn in. Ms. Spain stated this home is her and her husband's dream home as they are about to retire, but it does not feel that way. Ms. Spain she is not sure why nothing is being done about this group home by the Village.

John Kenwood, who resides at 120 Exmoor Avenue in Glen Ellyn, was sworn in. Mr. Kenwood stated he empathizes with the residents who have spoken as they are living in a scenario that is not acceptable. Mr. Kenwood stated that even if a group home was allowed in the R2 Zoning District, this group home seems to not have the right landlord. Mr. Kenwood gave an example of someone who might have an adult child with Autism or Down Syndrome as you would want them to live close to you if they could not live with you. Mr. Kenwood stated the definition of a family has changed. Mr. Kenwood stated he understands why the rationale is for group homes in the R3 or R4 Zoning districts as these districts are closer to public transportation, but the housing in these districts may not be conducive to a group home. Mr. Kenwood stated the R2 Zoning District seems ideal for a group home, and there might need to be accelerated Special Use Permits for this as a Special Use process can take a long time. Mr. Kenwood stated he is not sure the housing stock in the R3 and R4 Zoning Districts would fit this need.

Yavor Goranov, who resides at 730 Euclid Avenue in Glen Ellyn, was sworn in. Mr. Goranov stated he has lived in the Village for 20 years and is actively involved in development of the Village as he is an architect and contractor who specializes in single-family homes in the R1 and R2 Zoning Districts. Mr. Goranov stated he does not understand how a group home is allowed in the Village as two families living in one home is not allowed per the Village's code. Mr. Goranov stated this is then a different kind of discrimination. Mr. Goranov stated he feels sorry for the residents that spoke as he is not sure how this group home is there as it was not legally attained. Mr. Goranov stated he sees no purpose or reason to allow group homes in the R2 Zoning District.

Commissioner Heming-Littwin moved, seconded by Commissioner Fanella, to close the public hearing for Zoning Text Amendments on Group Homes at 8:35 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Heming-Littwin stated it seems the change to the definition of a group home is to take out the "not more than 8," and based of this definition, the "shared responsibilities" may need to be detailed. Commissioner Heming-Littwin stated the definition of a group home

may then need to be very specific as she does not want what is currently happening to the residents that spoke to happen in the Village again. Commissioner Heming-Littwin stated the people behind this specific group home seem to be only in it for the money.

Planning and Development Director Hulseberg stated her direction the Planning and Development staff was to pursue this group home issue rigorously; however, there have been delays outside of Planning and Development on this issue. Planning and Development Director Hulseberg stated the staff is not proposing a major change to the definition.

Commissioner Vondruska asked if the Village can legally write Village code that would discriminate against people's conditions to which Planning and Development Director Hulseberg stated they cannot do this.

Associate Village Planner Purvis stated some of the communities that the Village surveyed have clearer definitions of group homes, and some of these strengthened definitions are viewed positively.

Commissioner Fanella does not want to put another burden on the Village to come up with a detailed definition. Planning and Development Director Hulseberg stated the language can get tricky, and they need to ensure the language is enforceable.

Commissioner Howard stated adding restrictive language would be viewed as much more discriminatory. Commissioner Howard thanked the residents who brought this situation to the attention of the Village and the Plan Commission. Commissioner Howard stated it would be helpful to get a better definition of what these things are and what the definitions are in other communities.

Chairperson Loch stated they could approve changes to the group home definition, and an issue such as the current one could still happen. Chairperson Loch stated she feels they need to leave well enough alone until they all better understand.

Commissioner Loftus asked about what Zoning or Building Codes are needed to operate a company out of a home. Planning and Development Director Hulseberg stated it is the use of the property that dictates the specific codes. Planning and Development Director Hulseberg stated in the case of the group home, they are not operating a business. Planning and Development Director Hulseberg stated her staff has been barred at the door of this home on several occasions.

The consensus of the Plan Commission is to leave the definition as is for now.

Mr. Spain stated he would be happy to serve on an ad hoc committee to help with this issue.

PLAN COMMISSION

-13-

DECEMBER 14, 2017

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, to re-open the public hearing regarding Zoning Text Amendments at 9:03 p.m. The motion carried unanimously by voice vote.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, to continue the public hearing for Zoning Text Amendments to the next regularly scheduled Plan Commission meeting. The motion carried unanimously by voice vote.

Trustee's Report

Trustee Kenwood stated the proposed gas station on Roosevelt Road was approved at Monday's meeting. Trustee Kenwood stated the Village Board will be discussing parking at the December 18, 2017 meeting, and you should attend if you have an opinion on the Village's parking situation.

Planning and Development Director Hulseberg stated litigation is still in process for the other proposed gas station in the Village so she cannot comment specifically on this. Planning and Development Director Hulseberg stated since there was an article in the newspaper on this litigation which said the litigation was not dismissed, and the Village and True North need to file Responses.

Chairperson's Report

Chairperson Loch wished everyone a Happy Holiday.

Staff Report

Village Planner Sterrett stated there will not be a Plan Commission meeting on December 28, 2017, so the next regularly scheduled meeting will be on January 11, 2018.

Adjournment

Commissioner Hartweg moved, seconded by Commissioner Heming-Littwin, to adjourn the meeting at 9:05 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon, Recording Secretary

Attachment: 12-14-17 Draft Minutes Plan Commission (3079 : PC Meeting Minutes 12.14.17)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/25/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Public Hearing
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3077)

DOC ID: 3077

Public hearing with discussion, consideration, and recommendation regarding a request for approval of a minor subdivision and variation from the Subdivision Regulations Code to accommodate a four (4) lot single-family subdivision. The property is located at 765 Harding Avenue located within the R2 Residential Zoning district.

PETITIONER: The petitioner is Harding Custom Homes, LLC, represented by Marvin Ritter.

REQUEST: The petitioner is requesting a public hearing regarding a proposed 4-lot minor subdivision for detached single-family residential homes. In order to develop the property as proposed, the petitioner is requesting approval of the following:

1. Approval of a Minor Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code; and
2. A variation from Section 11-4-4(E) of the Subdivision Regulations Code to allow a right-of-way width of 55 feet in lieu of the minimum required right-of-way width of 60 feet.

**LOCATION/
ZONING:**

The subject site is on the south side of Harding Avenue just east of Nicoll Way, approximately one-quarter mile south of Roosevelt Road, in the R2 Residential District.

<u>Surrounding Land Uses</u>		<u>Surrounding Zoning</u>
North:	Single-Family	R2 Residential
	Condos	R4 Residential
South:	Single-Family	R2 Residential
East:	Vacant	R2 Residential
West:	Single-Family	R2 Residential
Northwest:	Townhomes	R4 Residential

COMP PLAN: The Comprehensive Plan recommends single-family detached residential use of up to 5 dwelling units per acre. The proposed project has a density of 3.66 dwelling units per acre.

**PROJECT
SUMMARY:**

The petitioner is proposing to subdivide a 1.09 acre tract of land into four (4) lots for single-family detached units. No new streets will be created as a result of the development and all four (4) lots will be accessed from the existing Harding Avenue right-of-way. The subdivision of land is considered a minor

subdivision and requires approval of a final plat. No preliminary plat approval is required.

It is anticipated that the petitioner intends to develop the 3.09 acre property to the east with 24 single-family attached townhome units. The townhome development, which will require a zoning map amendment, major subdivision and planned unit development, is not being requested at this time and will require a public hearing at a future date once the application is complete. Please see the attached Plan Commission meeting minutes from the 3rd pre-application meeting for the proposed townhome development. At this meeting, the petitioner indicated they intend to move forward with developing the 765 Harding Avenue parcel with as a 4-lot minor subdivision.

1. Proposed Use. The 4-lot subdivision will be developed with single-family detached residential homes. This is a permitted use in the R2 district.
2. Lot Area and Dimensions. Each of the 4 proposed lots will comply with the minimum lot area, lot width, and lot depth required in the R2 District. The table below specifies the minimum requirements for single-family lots in the R2 districts compared to what is being proposed.

Lot #	Lot Area		Lot Width		Lot Depth	
	Proposed	Required	Proposed	Required	Proposed	Required
1	9,735 sf.	8,712 sf.	66.10 ft.	66 ft.	144.80 ft.	110 ft.
2	9,571 sf.	8,712 sf.	66.10 ft.	66 ft.	144.79 ft.	110 ft.
3	9,570 sf.	8,712 sf.	66.10 ft.	66 ft.	144.77 ft.	110 ft.
4	9,569 sf.	8,712 sf.	66.10 ft.	66 ft.	144.75 ft.	110 ft.

3. Harding Avenue Right-of-Way. The adjacent Harding Avenue right-of-way is a non-conforming 33-foot wide right-of-way. The petitioner is proposing to dedicate 22 feet of additional right-of-way along Harding Avenue to create a 55-foot right-of-way, less than the minimum 60-foot right-of-way required for local streets less than 600 feet in length. The existing Harding Avenue right-of-way is approximately 550 feet from the center line of Nicoll Way to the center line of Illinois Route 53. The petitioner is therefore seeking a variation from this requirement. The 55-foot right-of-way width is supported by staff from Planning and Development and Public Works. The portion of Harding Avenue right-of-way adjacent to the subject site is improved with curb and gutter and a conforming 21 foot pavement width. The pavement width on the east-west portion of Harding Avenue is proposed to remain at 21'.

Since the current Subdivision Regulations Code was adopted in February of 2005, the Village Board has granted approval of a variation from

Section 11-4-4(E) of the Subdivision Regulations Code to allow a reduction in the required right-of-way width for the developments listed in the chart below.

Development	Required ROW Width	Approved ROW Width	Year
Enclaves of Glen Oak	60 feet	50 feet	2016
Amber Ridge	66 feet	50 feet	2013
Sunnybrook Estates ¹	66 feet	50 feet	2009
Maplewood Estates ²	60 feet	50 feet	2006
Whalen Subdivision	60 feet	45 feet	2006
Hill Street Properties ¹	60 feet	55 feet	2005
Grandview Estates	66 feet	54.75	2005

¹ Unincorporated at time of approval.

² Unincorporated Development Requiring 1.5 Mile Jurisdictional Review.

4. Sidewalk. The petitioner is proposing a 5-foot sidewalk on the south side of Harding Avenue that will connect to the existing entrance path to Panfish Park. It is standard for the Village to require that all sidewalks in a proposed subdivision be installed no later than 24 months after the issuance of the first occupancy permit, including those portions of the sidewalk adjacent to unimproved lots. This is to ensure sidewalk gaps do not persist for lengthy periods and that pedestrians do not need to cross streets or walk in a roadway. The Plan Commission may wish to consider a condition requiring the entire length of the sidewalk be installed no later than 24 months after the issuance of the first occupancy permit.
5. Stormwater Detention. Per the DuPage County Stormwater Ordinance, stormwater detention is required for new developments when an increase of more than 25,000 square feet of new impervious area will be created. Although this limit may not be exceeded with this project, the petitioner intends to develop the property to the east which, when developed, will cause the 25,000 square foot limit to be exceeded thus requiring stormwater detention.

The developer intends to purchase detention credits for the site from the available detention in Pan Fish Park. The entire area of Pan Fish Park, not just the pond, was designed as a regional storage facility and has the capacity to service approximately 45 acres of redeveloped property. (see attached memo from Ray Ulreich, Stormwater Engineer, dated

November 13, 2015) The amount of capacity in Pan Fish Park to service the development is more than adequate. Please see the attached review memos from Ray Ulreich, Stormwater Engineer, dated December 1, 2017 and January 3, 2018 for additional information.

6. Topsoil Stockpile Location. The location of the temporary topsoil stockpile during construction of the site is proposed on the adjacent property to the east of the subject site. This property is owned by the petitioner and the proposed stockpile location is located away from nearby residential properties. The Plan Commission may wish to consider a condition be placed on the approving ordinance requiring the topsoil stockpile to be removed as soon as construction of the 4 lots is complete.
7. Developer Donations. Prior to the issuance of a building permit for each home within the minor subdivision, a developer donation must be paid to the Village for each applicable government entity including the Glen Ellyn Library, Glen Ellyn Fire Company, Glen Ellyn Park District, School District 87 and School District 89, as is required per Section 11-4-11 of the Subdivision Regulations Code. The property previously contained a house that was demolished in 2011 and has been assessed as vacant property since then. Staff is not able to determine how long the house had been vacant prior to the demolition occurring in 2011. Section 11-4-11 does not mention credits for previous homes which would require payment for only three of the four lots. Staff has offered credits in the past when homes were recently demolished. Staff believes, however, the structures to have been vacant and unmaintained for years resulting in reduced taxes to the taxing bodies and believes developer donations should be collected for all four lots. Staff respectfully requests that the Plan Commission make a determination in their recommendation as to whether or not this credit should be given or if the petitioner should be required to pay the full amount of the four houses.
8. Other. A remnant lot approximately 3,500 square feet is being created on the east side of the subject property as a result of the creation of the four new lots. This remnant lot will not meet zoning or subdivision regulations and will be unbuildable. Village regulations do not permit the creation of a nonconforming lot. The petitioner has indicated that the remnant lot will be incorporated into the adjacent 787 Harding Avenue parcel to the east through a land transfer. The Plan Commission may wish to consider a condition requiring the land transfer to be completed, including the recording of a land transfer plat, prior to the subject requests being placed on the Village Board agenda for consideration.

COMMISSION**ACTION:**

The Plan Commission should consider the petitioner's request for approval of the minor subdivision and variation from the Subdivision Regulations Code and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the requests, the Plan Commission should consider the criteria of Section 11-3-10 of the Subdivision Regulations Code for minor subdivision and Section 11-3-11 of the Subdivision Regulations Code for the right-of-way variation. The Plan Commission may wish to consider the following conditions as part of their recommendation:

1. All sidewalks proposed in the subdivision shall be installed no later than 24 months after the issuance of the first occupancy permit.
2. The topsoil stockpile shall be removed from the property adjacent to the east as soon as construction of the 4 lots is complete.
3. Complete a land transfer application to transfer the remnant lot of approximately 3,500 square feet created on the east side of the subject property to the adjacent 787 Harding Avenue parcel to the east. The recording of the land transfer plat shall be recorded prior to the subject requests being placed on the Village Board agenda for consideration.
4. The comments contained in the Public Works review memo from Rich Daubert, Professional Engineer, dated December 1, 2017 shall be addressed at the time of the permit review for the project.
5. The required developer donations for the project shall be submitted prior to the issuance of any building permits.
 Or, depending on the direction from the Plan Commission:
 The required developer donations for the project be submitted prior to the issuance of any building permits. The petitioner shall be credited with one dwelling unit having previously been located on the property and thus the payment of only three dwelling units is required.
6. Any other conditions the Plan Commission feels appropriate for the requested approvals.

ATTACHMENTS:

- Aerial Photo
- Zoning Map
- Public Hearing Notice
- Location Map for Public Hearing Notice

- Mailing Labels for Public Hearing Notice
- Section 11-3-10 of the Subdivisions Regulations Code
- Section 11-3-11 of the Subdivisions Regulations Code
- Meeting Minutes from the July 27, 2017 Plan Commission Meeting
- Pan Fish Park Memo dated November 13, 2015
- Stormwater Review Memo dated December 1, 2017
- Stormwater Review Memo dated January 3, 2018
- Public Works Review Memo dated December 1, 2017
- Petitioner's Application Packet

Cc: Staci Hulseberg, Planning and Development Director
Marvin Ritter, Harding Custom Homes, LLC

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Harding and 53\765 Harding Single Family\Staff Report.doc

ATTACHMENTS:

- Aerial Photo (PDF)
- Zoning Map (PDF)
- Public Hearing Notice - 765 Harding Ave (PDF)
- Buffer Map - 765 Harding (PDF)
- mailing address labels (PDF)
- Section 11-3-10 (PDF)
- Section 11-3-11 (PDF)
- 7 27 17 PC Minutes (PDF)
- Stormwater memo 2015 (PDF)
- Stormwater Second Review (PDF)
- Stormwater Third Review (PDF)
- Public Works Second Review (PDF)
- Petitioners Application Packet (PDF)
- Petitioner Plans (PDF)



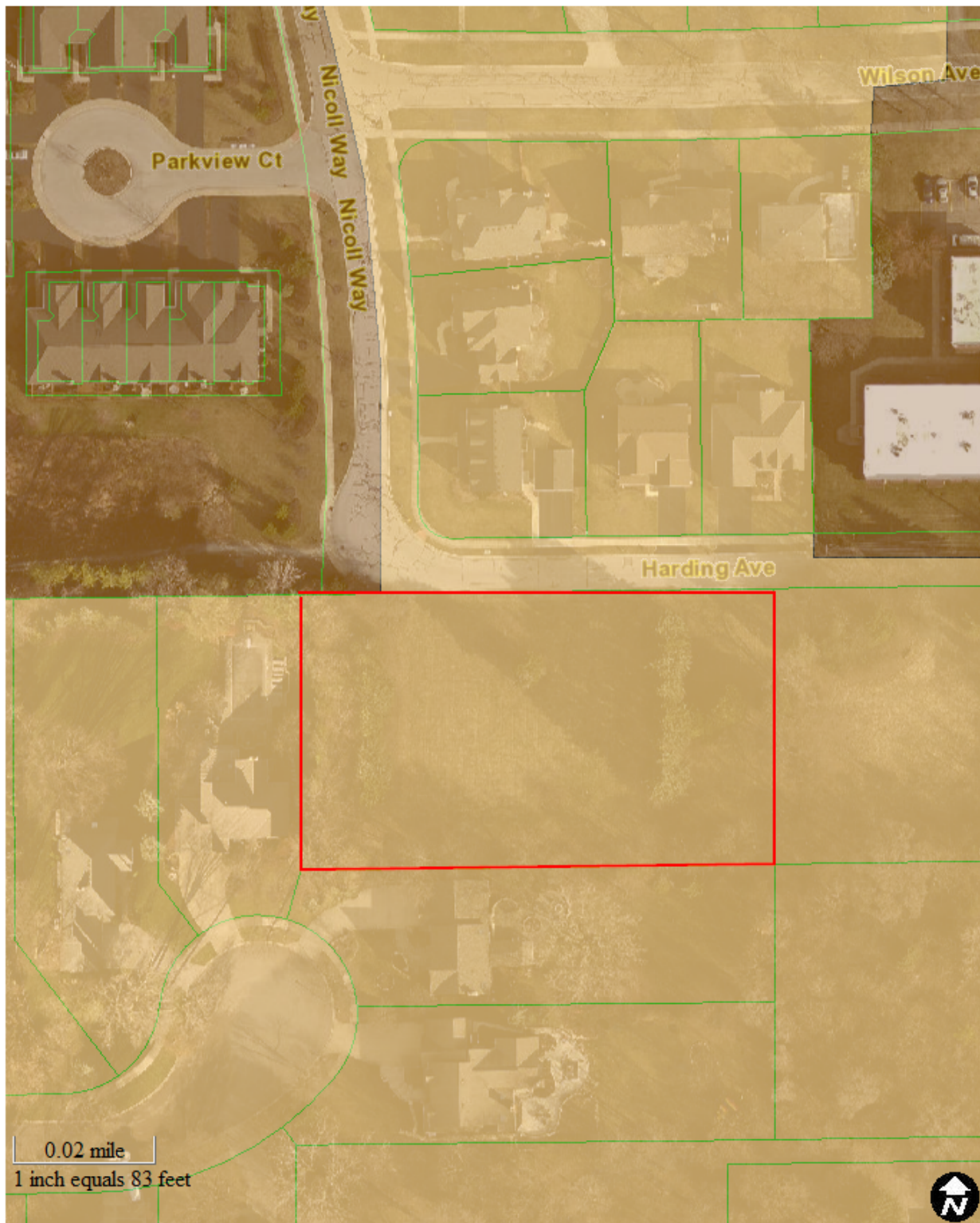
Map created on January 19, 2018.

© 2018 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: 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.

765 Harding Ave - Zoning Map



Map created on January 19, 2018.

© 2018 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: 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.

Parcel Line for Photo View Zoning



	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated



NOTICE OF PUBLIC HEARING

Harding Custom Homes, LLC is requesting approval of a minor subdivision and variation from the Subdivision Regulations Code to accommodate a four (4) lot single-family subdivision. The property is located at 765 Harding Avenue located within the R2 Residential Zoning district. The property is legally described as follows:

THE EAST 547.79 FEET OF LOT A (EXCEPT THAT PART LYING EAST OF A LINE COMMENCING 284.10' WEST OF THE NORTHEAST CORNER OF LOT A, THENCE SOUTHERLY AT RIGHT ANGLES WITH THE NORTH LINE OF SAID LOT A, 166.75' TO A POINT ON THE SOUTH LINE OF SAID LOT A, 281.61 FEET WEST OF THE WEST OF THE SOUTHEAST CORNER OF LOT A) AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF IN MILTON TOWNSHIP SUPERVISORS ASSESMENT OF PLAT NO. 5, A PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-23-223-017

Before the Glen Ellyn Village Board can consider the request for approval of a minor subdivision and approval of a variation from the Subdivision Regulations Code the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on **Thursday, January 25, 2018 at 7:00 p.m.** in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois to consider the requests in order to develop the property as depicted on the plans on file with the Planning & Development Department. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard.

The Plan Commission will consider a request to subdivide a 1.09 acre lot into four (4) single family R2 lots in accordance with section 11-3-7 of the Subdivision Regulations Code

The Plan Commission will consider the following Variations from the Glen Ellyn Subdivision Regulations Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A variation from Section 11-4-4(E) of the Subdivision Regulation Code to allow a right-of-way width of 55' in lieu of the required 60' minimum width.
2. Any other relief from the Village of Glen Ellyn Subdivision Regulation Code necessary to develop the property as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Information related to the requests, including the plans for the proposed project is available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to John Sterrett, Village Planner, 630-547-5249.

Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Brian Baltudis at (630) 547-5209 at least 24 hours in advance of the meeting.

John Sterrett
Village Planner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Harding and 53\765 Harding Single
Family\Public Hearing Notice-draft.doc

Attachment: Public Hearing Notice - 765 Harding Ave (3077 : 765 Harding Ave Minor Sub)



Village of Glen Ellyn

350 ft Foot Bu from
765 Harding Avenue

D.1.d

Panfish Park

Maryknoll Park

PARKVIEW CT

PERSHING AVE

WILSON AVE

HARDING AVE

HARDING AVE

S MONTCLAIR AVE

S MILTON AVE

ABBEY DR

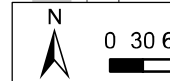
BRENTWOOD CT

GLENBARD RD

GLENBARD RD

IL 53

- 765 Harding Avenue
- 350 ft Buffer from 765 Harding Avenue
- Parcels within 350 ft



Packet Pg. 28

Attachment: Buffer Map - 765 Harding (3077 : 765 Harding Ave Minor Sub)

ANDERSON DONALD & P E
778 WILSON AVE
GLEN ELLYN, IL 60137

VILLASENOR ANTONIO & M
784 WILSON AVE
GLEN ELLYN, IL 60137

SERAFIN MAREK & DOROTA
768 WILSON WAY
GLEN ELLYN, IL 60137

KING JOHN E & BRIDGET M
772 WILSON AVE
GLEN ELLYN, IL 60137

WATERS EDGE TOWNHOME ASSN
40 WRIGHT CT
BOLINGBROOK, IL 60440

WEISMAN SUZANNE R
790 PARKVIEW CT
GLEN ELLYN, IL 60137

DODSON JOHN & SUSAN
792 PARKVIEW CT
GLEN ELLYN, IL 60137

KOHLI RAMINDERJEET & A
7695 SHINGLE MILL RD
FRISCO, TX 75034

KEBER RICK & PATRICIA
796 PARKVIEW CT
GLEN ELLYN, IL 60137

M/S LLC
300 E ROOSEVELT RD
WHEATON, IL 60187

MAY WILLIAM
91 NICOLL WAY
GLEN ELLYN, IL 60137

BROWN ROGER L
784 PARKVIEW CT
GLEN ELLYN, IL 60137

ADAIR MARK & MONIQUE
782 PARKVIEW CT
GLEN ELLYN, IL 60137

LUSE JR DUANE C
780 PARKVIEW CT
GLEN ELLYN, IL 60137

M/S LLC
300 E ROOSEVELT RD
WHEATON, IL 60187

GRAFF M & S ANDERSON
789 PARKVIEW CT
GLEN ELLYN, IL 60137

FLETCHER LEONARD & B
791 PARKVIEW CT
GLEN ELLYN, IL 60137

GAFFEY KATHLEEN E
793 PARKVIEW CT
GLEN ELLYN, IL 60137

MALONE ANDREW & PAMELA
795 PARKVIEW CT
GLEN ELLYN, IL 60137

CEKAL PATRICIA A
797 PARKVIEW CT
GLEN ELLYN, IL 60137

M/S LLC
300 E ROOSEVELT RD
WHEATON, IL 60187

LEDET TRAVIS & JENNIFER
775 WILSON AVE
GLEN ELLYN, IL 60137

VILLASENOR SERGIO & T
781 WILSON AVE
GLEN ELLYN, IL 60137

REICHERT TED & KATIE
85 NICOLL WAY
GLEN ELLYN, IL 60137

SCHARAGA ERIC & SARA
97 NICOLL WAY
GLEN ELLYN, IL 60137

JOHNSON JEREMY R
774 HARDING AVE
GLEN ELLYN, IL 60137

SHOEMAKER DAVID G
780 HARDING AVE
GLEN ELLYN, IL 60137

HARDING CUSTOM HOMES
227 7TH AVE NE
ST PETERSBURG, FL 33701

HARDING CUSTOM HOMES
227 7TH AVE NE
ST PETERSBURG, FL 33701

KOHLER JR JOHN C
101 W 22ND ST
LOMBARD, IL 60148

Attachment: mailing address labels (3077 : 765 Harding Ave Minor Sub)

CARLSON ANNE M
138 S ROUTE 53
GLEN ELLYN, IL 60137

HARDING CUSTOM HOMES
227 7TH AVE NE
ST PETERSBURG, FL 33701

TAROUSA STERGIO
1N080 WEST ST
CAROL STREAM, IL 60188

SOTO JOSE J
787 WILSON AVE Unit 9
GLEN ELLYN, IL 60137

D ASARO CAROL A
787 WILSON AVE Unit 16
GLEN ELLYN, IL 60137

LE HIEP MINH & LINDA BUI
787 WILSON AVE Unit 104
GLEN ELLYN, IL 60137

BOLKAN DAICY
787 WILSON AVE Unit 105
GLEN ELLYN, IL 60137

SHAMIM MUHAMMAD S
787 WILSON AVE Unit 11
GLEN ELLYN, IL 60137

NESYPOR CHRISTOPHER J
2322 WORTHING DR
NAPERVILLE, IL 60565

POORE PAUL & M TAYLOR
787 WILSON AVE Unit 12
GLEN ELLYN, IL 60137

DVORNIK ARIANA
787 WILSON AVE Unit 109
GLEN ELLYN, IL 60137

ALEKSI ZANA & MINELLA
787 WILSON AVE Unit 17
GLEN ELLYN, IL 60137

HARDTKE DOUG W
787 WILSON AVE Unit 1
GLEN ELLYN, IL 60137

ZAGORCANI ARTHUR
787 WILSON AVE Unit 8
GLEN ELLYN, IL 60137

DE VOS HERBERT & MARY
787 WILSON AVE Unit 2
GLEN ELLYN, IL 60137

OLSON MATTHEW K
787 WILSON AVE Unit 7
GLEN ELLYN, IL 60137

ENINI SKENDER
787 WILSON AVE Unit 3
GLEN ELLYN, IL 60137

ROSEBERRY DAVID
787 WILSON AVE Unit 6
GLEN ELLYN, IL 60137

LABUTINA TATIANA
787 WILSON AVE Unit 4
GLEN ELLYN, IL 60137

DULAJ ELVIRA
787 WILSON AVE Unit 5
GLEN ELLYN, IL 60137

FORD LAUREN ELIZABETH
738 GLENBARD RD
GLEN ELLYN, IL 60137

BULWAN THOMAS & MAUREEN
744 GLENBARD RD
GLEN ELLYN, IL 60137

DAY III JOHN E & LYNN S
750 GLENBARD RD
GLEN ELLYN, IL 60137

SCHAEFER WILLIAM D & K M
756 GLENBARD RD
GLEN ELLYN, IL 60137

GIRLING JEFFREY HRW & A
762 GLENBARD RD
GLEN ELLYN, IL 60137

FORD THOMAS & SHANNON
768 GLENBARD RD
GLEN ELLYN, IL 60137

DESCHAMPS. DAVID & ANNE
774 GLENBARD RD
GLEN ELLYN, IL 60137

AHN THOMAS A & BARBARA
780 GLENBARD RD
GLEN ELLYN, IL 60137

REIJULA SUSAN M
723 BRENTWOOD CT
GLEN ELLYN, IL 60137

MILNAMOW KEVIN & NICOLE
729 BRENTWOOD CT
GLEN ELLYN, IL 60137

Attachment: mailing address labels (3077 : 765 Harding Ave Minor Sub)

SAMMARCO BRIAN & KIMBERLY
735 BRENTWOOD CT
GLEN ELLYN, IL 60137

HULL THOMAS J
741 BRENTWOOD CT
GLEN ELLYN, IL 60137

HUSNICK CHAD & STEPHANIE
747 BRENTWOOD CT
GLEN ELLYN, IL 60137

ASSELEMEIER MARC & CAROL
750 BRENTWOOD CT
GLEN ELLYN, IL 60137

KUHLMAN THOMAS J
744 BRENTWOOD CT
GLEN ELLYN, IL 60137

JORGENSEN ROBT & ANNE
738 BRENTWOOD CT
GLEN ELLYN, IL 60137

AMER NATL BK SUC NBD BK
2000 S NAPERVILLE RD
WHEATON, IL 60187

Attachment: mailing address labels (3077 : 765 Harding Ave Minor Sub)

11-3-10. - Criteria for subdivision approval.

A subdivision shall not be approved unless:

- (A) The proposed subdivision conforms to the provisions set forth in this title, including the rules and regulations referenced in section 11-4-1 of this title.
- (B) 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.
- (C) 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.
- (D) 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.
- (E) The proposed subdivision will not be detrimental to the public health, safety and welfare.
- (F) 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 approved traffic mitigation measures to provide adequate roadway capacity for the proposed development.

(Ord. 5334, 2-28-2005)

11-3-11. - Variances.

- (A) Where extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternate proposal, the Village may approve variances to this title so that substantial justice may be done and public interest secured, provided that the variance shall not have the effect of nullifying the intent and purpose of this title.
- (B) All requests for variances to this title shall be forwarded to the Plan Commission for review and recommendation to the Village Board. The Village Board shall then approve, deny or conditionally approve the requested variance.
- (C) The Plan Commission shall not recommend approval of a variance nor shall the Village Board grant approval of a variance unless it determines that:
 - 1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements;
 - 2. The conditions upon which the request is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property; and
 - 3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.
- (D) For the purpose of supplementing the above standards, the Plan Commission and Village Board shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorable to the applicant:
 - 1. That the variation, if granted, will not alter the essential character of the locality;
 - 2. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 - 3. That the proposed variation will not:
 - (a) Diminish or impair property values within the neighborhood;
 - (b) Unduly increase traffic congestion in the public streets and highway; or
 - (c) Result in an increase in public expenditures; and
 - 4. That the variation is the minimum variation that will make possible the

reasonable use of the land;

5. Whether or not the alleged difficulty or particular hardship has been created by any person presently having an interest in the property or by the applicant.
- (E) The Plan Commission shall forward a written recommendation on the request for a variance to the Village Board that shall set forth the reasons on which the Plan Commission's recommendation is based.
 - (F) In approving variances, the Plan Commission may recommend and the Village Board may require such conditions as will in its judgment, secure substantially the purposes described in section 11-1-4 of this title.
 - (G) A petition for any variance shall be submitted in writing by the subdivider at the time when the plat is filed for the consideration by the Plan Commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.
 - (H) Whenever a variance is requested under this title, the Plan Commission shall hold a public hearing thereon. Notice of the time and place of such hearing shall be published according to the procedures set forth in subsection 11-3-4(B) of this chapter.

(Ord. 5334, 2-28-2005)

MINUTES

BOARD / COMMISSION: Plan Commission

DATE: July 27, 2017

MEETING: Regular

CALLED TO ORDER: 7:00 PM

QUORUM: Yes

ADJOURNED: 10:52 PM

MEMBER ATTENDANCE:

PRESENT: Chairperson Loch, Commissioners Fanella, Heming-Littwin, Rodemann, and Saeed

ABSENT: Commissioners Hartweg, Costa Howard and Vondruska

ALSO PRESENT:

Village Planner Sterrett, Trustee Pryde, Recording Secretary Johnson

I. CALL TO ORDER:

Chairman Loch called the Glen Ellyn Architectural Review Commission (ARC) special meeting to order at 7:03 PM in the Civic Center at 535 Duane Street; Glen Ellyn, Illinois. Roll call was taken and a quorum was present.

II. PUBLIC COMMENT (NON-AGENDA ITEMS)

None

III. APPROVAL OF MINUTES – MAY 25, 2017

Commissioner Heming-Littwin made a motion to approve the minutes of the May 25, 2017 meeting of the Plan Commission, seconded by Commissioner Fanella. All ayes, motion carried.

IV. PRE APPLICATION MEETING – 765-787 HARDING AVENUE – HARDING CUSTOM HOMES, LLC - PUD

Chairperson Loch explained the purpose of the pre-application meeting. This is the third and final pre-application meeting for Harding Custom Homes, LLC.

Planner Sterrett introduced the project, a proposed single family attached development. The location is south of Harding Avenue, west of Route 53. The Subject Property is 4.3 acres in size. It is currently zoned R-2. There is multi-family to the north, and single family homes to the east, west, and south. Currently the Petitioner is proposing a 24-unit townhome development of 5 buildings with 4-6 units per building. Currently would require rezoning of the east side of the property for the townhomes. The west portion of the property would be subdivided into single

family lots in the future. Items for consideration and feedback tonight are: access onto Route 53, a variation to allow existing utility lines to remain above ground in lieu of burying all existing utility lines, and a variation to not install sidewalk along the west side of Route 53.

Chairperson Loch asked for clarification on the utility lines. Planner Sterrett stated that new lines would be buried, the existing poles would remain along Harding.

The Petitioner, Marv Ritter, came forward to speak. He is a Glen Ellyn resident since 1979 and he is representing the property owner. Glen Ellyn has a shortage of townhomes and condominiums for people that have spent their lives in town raising their families. They would like to stay in the community and downsize. There is a shortage of this type of housing in the community that is new and meet today's standards. Half of the units proposed in the development will have first-floor master bedrooms. The units will be high-end, custom units. The development will be connected to Panfish Park by a walking path. The project allows long term residents to downsize and stay in the community. Since the last pre-application property, the Petitioner has involved the property owners to the south to add additional land to the development. This was at the request of the Plan Commission. At the request of the Plan Commission, they have amended the plan to include 4 single family lots on the west side of the development (approx. 1 acre total). They have reduced the number of townhomes from 31 to 24 units. They have agreed to connect the multi-use path. He discussed the common open space, approx. 48,000 square feet. The common space provided is more than 2 times what is required by Code. They have reduced the size of the units to reduce bulk. They have slightly increased the floor area ratio. The density of the townhomes has remained virtually the same. They are proposing an emergency access point for fire trucks and/or ambulances made of "quick grate", a permeable paving surface. The access road would have a locked gate as not to be used except by emergency vehicles.

The biggest issue for the Petitioner is connecting Harding to Route 53. The Petitioner is not in favor this connection. They see the development as a destination place, with families that have grown children. They think that connecting their road to Route 53 would create more undesirable traffic in the development. He discussed the changing topography and rapid decrease in width of 53, and believes that another intersection in this location could be dangerous.

The second issue is the utility poles. There are two existing utility poles on Harding, and one near Route 53 in the IL ROW. The cost to put those underground is approximately \$190,000.

In regards to installing new sidewalk along Route 53, the Petitioner does not believe this is a safe area to walk. It would cost \$30,000 to remove trees and install the sidewalk. Mr. Ritter stated that the Plan Commission's input on these three issues will have an enormous impact on the project.

Mr. Ritter stated that the fire department has reviewed the cul-de-sac plan and is OK with the design. In May, they discussed the 25 foot front and corner side yard setback. They are requesting a variation to allow 2 lots between non-intersecting streets (Harding and Route 53). They don't see any way around this variation.

Commissioner Heming-Littwin asked about the 3 utility poles. Mr. Ritter is not sure who it feeds power to. Everything is underground from that pole, it does not feed directly into any homes. Com-Ed must make the decision where the power for the new development comes from, but he believes it should come from transformer next to those poles.

Commissioner Saeed asked about the emergency access to Route 53. The “quick-crete” product provides a green look, permeability for water, and the strength to support trucks that would drive over it.

Commissioner Rodemann asked about an easement on the plans that wraps around the parcels. Mr. Ritter stated that a 10’ landscaping easement around the property is required. Commissioner Rodemann asked about stormwater management. Mr. Ritter stated that they do not know yet how it will be done, but it must be approved by the Village. He suspects that there will be storm sewers running along the perimeter of the property. No detention/retention ponds are planned. They will pay a fee in lieu, and route the water underground to Panfish Park.

Mr. Ritter stated they have an alternative plan to build a 91-unit apartment building. The property owner’s preference is for the townhome building and four single family units. Any such condominium/apartment building would require a PUD process and Village approval, along with a rezoning to R-4.

Public Comment:

Christina Morrison, an attorney representing the neighbors/residents, came forward to speak. The developer has refused to meet with her despite her contacting their office. She compared density of Water’s Edge development to the proposed development. The proposed density is 150% of the density of the existing mixed use development. The requested yard variation does not meet the “uniqueness” standard for a special use. A portion of the one of the buildings is abutting the 10-foot landscape buffer. This piece of property was heavily wooded, and the developer has already removed many trees. The neighbors have experienced more noise from Route 53 as a result. The neighbors would like a berm on the west side to prevent water from flowing towards their properties. Lastly, there is nonconformance with the comprehensive plan, which requires a variation. She does not believe they meet the standards for such a variation. Burying utilities and installing sidewalks are long term objectives for the Village. This developer is requesting variations from both. Using cost as a unique circumstance is not acceptable. Common areas are to be provided for open space and recreation. The amount of open space provided is small and is directly adjacent to the townhomes. People would not use that space as open space is intended to be used.

Mary Almania, resident of Water’s Edge, came forward to address the Plan Commission. She hasn’t heard anything about stormwater. Water’s Edge maintains a wetland and prairie land behind their units. They spend thousands each year maintaining it. She does not see how Panfish Park will hold the stormwater. Commissioner Loch stated that the development is early in the process and they have not addressed stormwater issues yet.

Sue Wiseman, resident of Water's Edge, came forward to speak. Their cul-de-sacs are privately owned and maintained. She asked if the new development would have public or private streets. Planner Sterrett stated that the new streets would be public, as the Village discourages private streets now.

Bill Shafer, 756 Glenbard Rd in Glen Ellyn. The proposal still requires rezoning a large portion of the property to R-4. He thought based on previous meetings that the PC was averse to rezoning. Commissioner Heming-Littwin stated that the western portion is the R-2 portion, and that was the portion the PC was concerned about previously.

Drew Malone, 795 Parkview Ct in Water's Edge. Undergrounding utilities and installing sidewalks are expensive but need to be done. He does not believe the Village should approve variations for those items. Anytime the Village has the opportunity to get utilities buried, they should enforce it.

End of public comment.

Commissioner Heming-Littwin stated the Plan Commission should not consider financial gains or losses to the Petitioner. She is torn about the Harding/Route 53 connection. Usually the Village requires a developer to speak with IDOT about connecting to a state road. Maybe a right in, right out access would be ok. She would like the utility poles to be buried. The PC recently required a development south of this location to put sidewalks along Route 53. She does not appreciate idle threats being made about what can or will be done on a property.

Commissioner Rodemann stated that he is indifferent about the Route 53 connection. He thinks the proposed emergency access is preferable. People may see the emergency connection drive as a pedestrian path to Panfish Park. He believes sidewalks should be installed on Route 43. Poles should be undergrounded as well. Removing trees does not sit well with him. Keeping the western part of the property as R-2 was a big step for the Petitioner to make. He thinks that the townhome development may add 10 more homes as opposed to if it was developed as all single family. He thinks this is acceptable.

Commissioner Fanella stated that she would defer the Harding/Route 53 access issue to staff, IDOT and public works. She believes the sidewalks should be installed.

Commissioner Saeed stated that the petitioner should contact IDOT with regard to Route 53 access. All utilities should be underground. The sidewalks should be installed as well.

Chairperson Loch stated that she appreciates that all new utilities will be underground. She is lukewarm on the existing poles being left as-is. She is comfortable with the R-2 lots on the western edge of the property. She believes there is a large need for townhomes in Glen Ellyn.

Commissioner Heming-Littwin added that with regard to stormwater issues, once a project is engineered correctly with property drainage, it will fix issues that were previously existing when water was left to flow naturally on undeveloped land.

MEMORANDUM

TO: Staci Hulseberg, Planning & Development Director
Steve Witt, Building and Zoning Official

FROM: Ray Ulreich, Stormwater Engineer 

DATE: November 13, 2015

RE: Panfish Park Excess Detention Storage



The following is a summary of the excess storage available in Panfish Park subsequent to the improvements completed by the Water's Edge Development.

The outfall structure for Panfish Park was modified as part of the Water's Edge Development which increased the storage availability. The modification of the structure was limited so that the new high water elevation did not exceed the elevation published by FEMA for the area. Said elevation was 750.0 per NVGD datum. This elevation converts to 749.7 per NAD88 which is the current data used by FEMA. With the modifications made to the outfall structure by the Water's Edge Development, no additional modifications are required to the outfall structure when additional properties in the drainage basin are developed and detention storage is purchased.

- The total watershed is 209.5 acres (see attached map)
- The excess storage provided in the pond is 15.2 acre feet as of 11-2015.
- The design/actual current release rate is 30.2 cfs
- The current fee-in-lieu of detention is \$132,900 per acre foot of provided detention.
- It would take the redevelopment of 45 acres of land in the watershed to utilize the 15.2 acre feet of available detention. Under the current stormwater ordinance 20,000 sf of increased impervious surfaces needs to be created before detention is required. Most redevelopment in the watershed will be under this threshold.
- 22 acres in the watershed have already been redeveloped in the last 15 years.
- It is doubtful that all of the excess storage will ever be fully utilized.

Utilization of the detention storage in the park is limited by the current stormwater conveyance system. Thus some storage onsite may be required to reduce the peak flows from the proposed development to match the capacity of the existing storm sewer system.

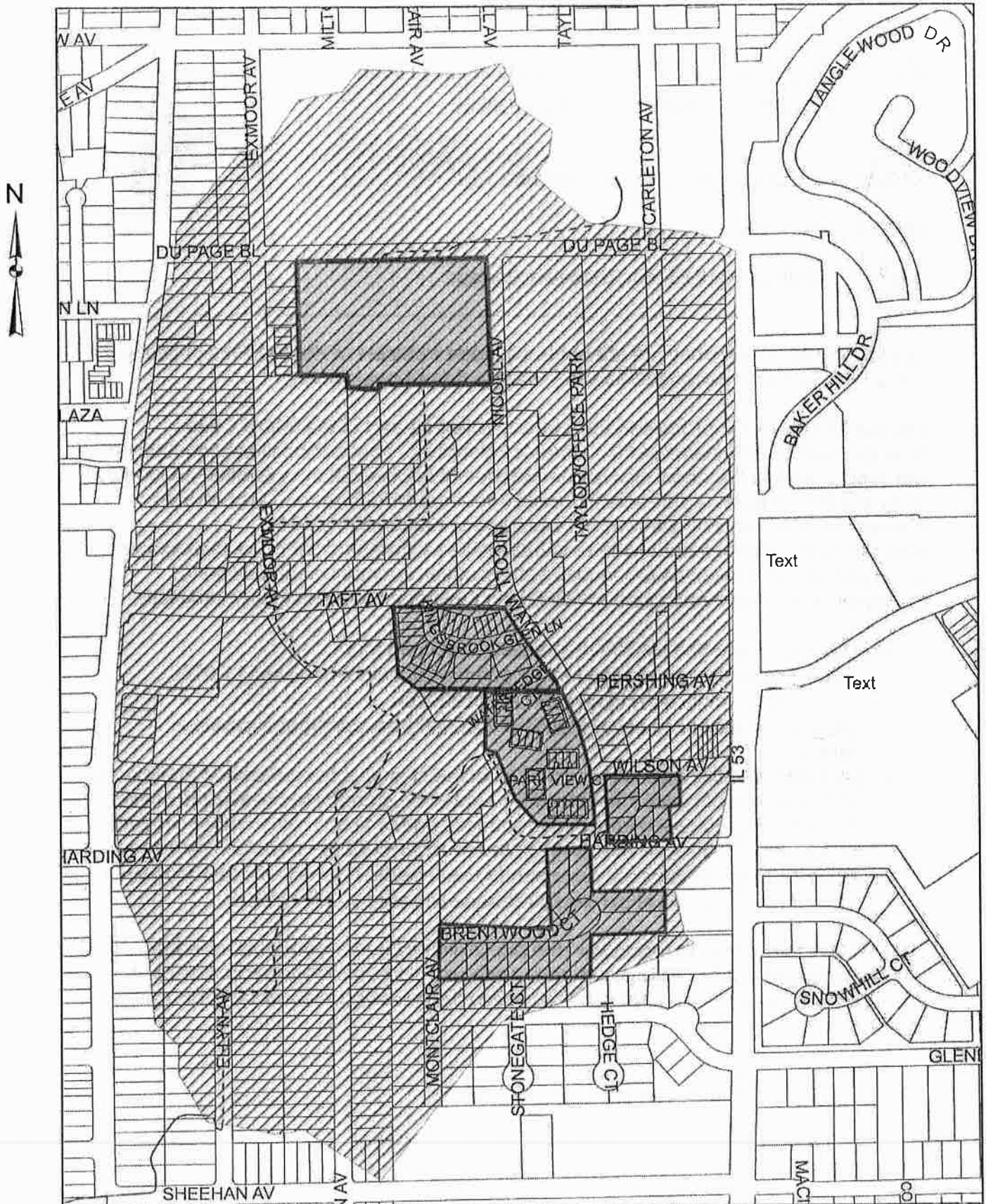
Attachments: Panfish park watershed area

Attachment: Stormwater memo 2015 (3077 : 765 Harding Ave Minor Sub)

Legend

-  Panfish drainage area
-  Developed sites

Panfish Park Drainage Area



A

MEMORANDUM

TO: John Sterrett, Village Planner

FROM: Ray Ulreich, Stormwater Engineer

DATE: October 20, 2017; Updated December 1, 2017

RE: Harding Custom Homes Subdivision Unit 1



I have reviewed the application packet submitted by Harding Custom Homes, LLC for the property south of Harding Avenue and east of Nicoll Way for the consideration of Preliminary and Final Subdivision approval of the site to be known as Harding Custom Homes Subdivision Unit 1. Of particular significance for the storm water review were the following documents:

- Site Improvement Plans (6 pages) prepared by Carradus Land Survey, Inc. revised through November 10, 2017.
- Final Plat of Subdivision prepared by Carradus Land Survey, Inc. dated September 18, 2017.
- Stormwater Management Plan, prepared by Carradus Land Survey, Inc. dated September 25, 2017.

Stormwater Management.

Per the County Ordinance storm water detention is required for new developments when an increase of more than 25,000 sf of new impervious area will be created. Although this limit may not be exceeded with this project, it is our understanding that the Developer owns or controls contiguous parcels which when developed would cause the 25,000 sf limit to be exceeded so storm water detention would be required. If the development of the property to the east of this subdivision does not proceed and ownership or control of said parcel never passes on to the Developer then stormwater detention will not be required if the 25,000 sf limit is not exceeded with this project. Per conversations with the developer, if detention is required they would purchase detention credit for the site from the available detention in Pan Fish Park. Pan Fish Park was designed as a regional storage facility. Currently it has the capacity to service approximately 45 acres of redeveloped property and so there is more than adequate capacity to service this development. The current fee-in-lieu of detention is \$132,900 per acre foot of detention required. The Stormwater Management Plan shall be modified to include calculations to identify the volume of storage required. A rough estimate of the required detention is 0.38 acre-feet. This would equate to a fee of \$50,502.00.

Volume Control Best Management Practices (VCBMP's) are shown on the Engineering plans. A narrative shall be added to the Stormwater Management report that discusses how the plan addresses the VCBMP requirements. Calculations have been provided in the Stormwater Management report to demonstrate that adequate pipe conveyance capacity is provided to convey the 100 year storm to Pan Fish Park. These calculations will need to be updated to reflect the final design.

General Plan Comments

With the development of this property, the runoff generated from this site and offsite that flows from the property to the east and south will no longer flow unrestricted toward the property to the east (744 Brentwood Ct), but will be captured by a storm sewer system and conveyed directly to Pan Fish Park. This will result in a significant reduction in the amount of water flowing onto the adjoining property.

In anticipation of the development of the property to the east and south of the site a storm sewer is being extended along Harding Avenue. The outfall for this pipe is west of the property and extends through an existing 30' stormwater easement located on the Waters Edge Townhome property. Further evaluation of this discharge location must be done as part of the final plan submittal for a building permit for the site improvement work to insure that a minimum 4:1 slope is achieved between the discharge location and the walking path, that there are no permanently impacts to the existing wetland or buffer area and that adequate erosion control protection is provided at the outlet (Rip rap is required).

Final Plat of Subdivision

A 10 foot utility easement should be added along the frontage of all of the lots.

Summary

The applicant needs to quantify the detention requirements in the Storm Water report and provide the proper documentation required to justify the temporary impact to the wetland and/or buffer area for the storm sewer outfall. Said documentation will need to be provided with the building permit for the site improvement work.

MEMORANDUM

TO: John Sterrett, Village Planner
FROM: Ray Ulreich, Stormwater Engineer
DATE: January 9, 2018
RE: Harding Custom Homes Subdivision Unit 1



As a follow up to my review memo dated December 1, 2017, a narrative has been added to the stormwater report describing the Volume Control Best Management Practice (VCBMP's) that are proposed for the project that are shown on the plans. This narrative is sufficient.



MEMORANDUM

TO: John Sterrett, Village Planner

FROM: Rich Daubert, Professional Engineer

DATE: December 1, 2017

RE: PRV – Harding Residential Development (Harding Custom Homes 4-Lot Minor Sub)
Public Works Review No. 2

On November 20, 2017, Public Works received revised engineering drawings for the subject development project. The re-submittal appears to be in response to Public Works previous review comments dated October 20, 2017, however no letter of disposition was provided. As it relates to Public Works matters of review, the project is ready to proceed to the public hearing process with the understanding the review comments below are to be addressed and the project subject to more detailed review at the permit stage.

Sheet 1 - Cover Sheet:

1. Under general note number 1, please be aware that a preconstruction meeting will also need to be held with the Developer/Applicant, General Contractor, Underground Contractor, and Village Staff.
2. Under general construction note number 1, the contractor can also secure a water meter from Public Works to be used at an approved location near the site.
3. Note gradation is spelled in correctly under utility service note number 4.
4. The design firm's registration with Illinois Department of Financial and Professional Regulation expires on 4/30/2019. Please revise the expiration date as it is currently noted to be 4/30/2017.

Sheet 2 – Topographical Survey:

5. Regarding the note pertaining to the design stage locate request; most utilities do not locate their facilities in the field as part of this request. JULIE should have provided the contact information for utilities present within the vicinity of the site. In turn, please contact those parties to confirm if they have maps of facilities within the site of improvement and depict such facilities on the engineering drawings.

Sheet 3 – Erosion Control and Tree Preservation Plan:

6. Provide and depict stabilized construction site entrance(s).

Sheet 4 - Site Grading/Utility Plan

7. As previously noted, please contact the JULIE provided utility company contacts as part of the design stage locate and depict all utilities on the drawings.
8. Various slopes for the storm sewer network deviate significantly from what is labeled on the drawings. Please check and revise the information for pipe segments:
 - a. FES-1 to ST-1 (2.00% Calculated vs. 1.00% Labeled on Drawing)
 - b. ST-1 to ST-2 (0.3875% Calculated vs. 0.80% Labeled on Drawing)
9. FES-1 has an invert elevation of 750.05 whereas the existing ground elevation at the FES outfall is ~752.25 based on the depicted contour elevations. A note stating “grade to daylight” is provided however this will not be an acceptable improvement given the location and elevation of the adjacent walking path.
10. The storm sewer pipes from ST-3 to ST-5 and from ST-5 to ST-6 are specified as 15” PVC SDR26 ADTM D-2241. While Public Works is uncertain as to why water main quality pipe is specified for both of these segments, please note that ASTM D-2241 is not available in sizes over 12” and specify an alternative (as applicable) such as AWWA C-905 noting the appropriate size to meet the ID requirements of the storm sewer network.
11. Revise driveway apron flares from 3 feet to 4 feet. Reflect on all pertinent sheets.
12. In regards to the storm sewer/water main conflict immediately west of ST-2, please refer to the attached record drawings which denote the as-built location of the water main. These shall be verified in the field. The applicant shall depict replacement of the water main as needed to accommodate the storm sewer installation and be in full compliance with IEPA water main construction requirements. This will need to be clearly detailed at the permit stage of the project to ensure compliance and a sound plan to replace the water main.
13. Please provide spot elevations and longitudinal slope on the proposed sidewalk as it turns from Harding to Nicoll Way.

Sheet 5 – Geometric Plan

14. Please correct the title under the driveway approach and sidewalk detail. Correct the depiction of the driveway aprons on the plan sheets to reflect the detail.

Sheet 6 – Construction Details

15. More details shall be provided at the permit stage including, but not limited to water and sanitary sewer services.

Other Various Comments:

16. While a note has been provided on the site grading plan to indicate that Harding shall be resurfaced across the frontage of the development, this needs to be clearly depicted on the drawings with the limits of resurfacing clearly identified. A detail shall also be provided showing the roadway section as previously provided (10” of CA-6 Sub-Base Material, 3” of HMA Binder, and 1-1/2” of HMA Surface).

Attachments

Engineering Drawing #0692 Sheet 13

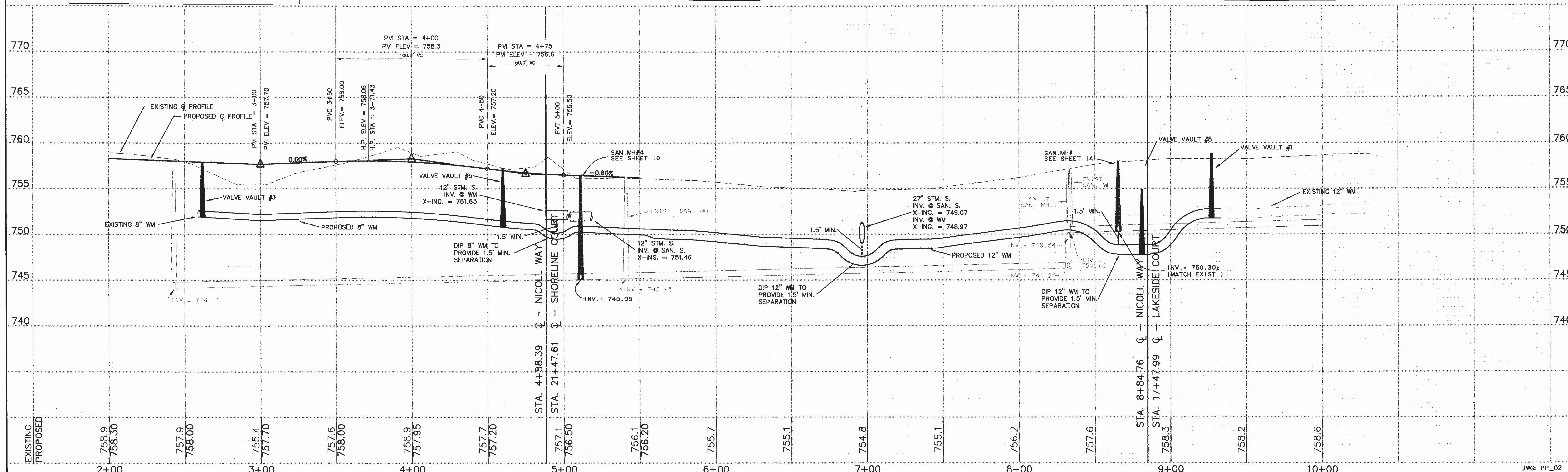
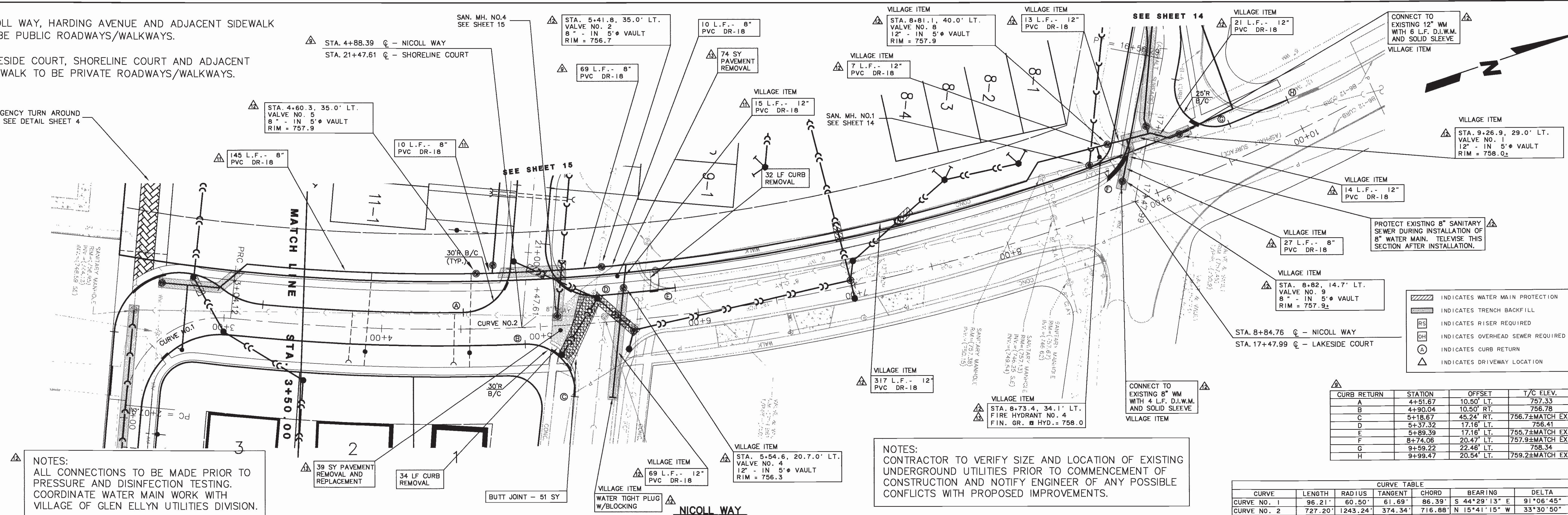
Engineering Drawing #0776 Sheet 6

CC: Julius Hansen, Public Works Director
Bob Minix, Part-Time Professional Engineer
Ray Ulreich, Stormwater Engineer
John Hubsky, Utilities Superintendent
Bill Miller, Utilities Inspector

NICOLL WAY, HARDING AVENUE AND ADJACENT SIDEWALK
TO BE PUBLIC ROADWAYS/WALKWAYS.

LAKESIDE COURT, SHORELINE COURT AND ADJACENT
SIDEWALK TO BE PRIVATE ROADWAYS/WALKWAYS.

EMERGENCY TURN AROUND
SEE DETAIL SHEET 4



PREPARED FOR:
PANFISH VENTURE, L.L.C.
1919 S. HIGHLAND AVENUE, SUITE 129D
LOMBARD, ILLINOIS 60148
(630) 916-4722

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60504-9875
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

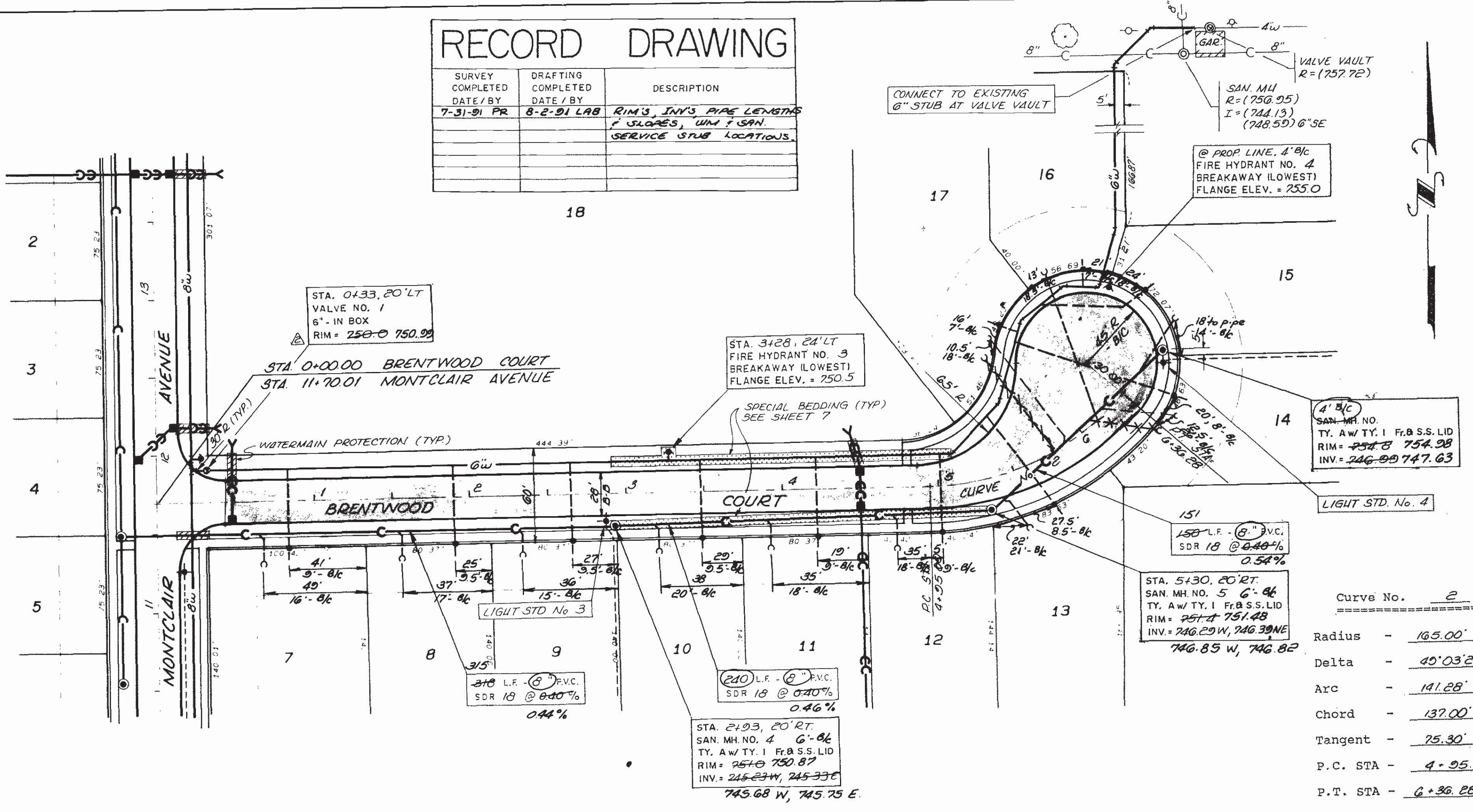
NO.		DATE	DESCRIPTION
10-03-03/MTM	REVISED	PER CLIENT AND VILLAGE REVIEW	
10-14-03/MTM	REVISED	PER VILLAGE REVIEW LETTER DATED 10-8-03	
06-04-04/DFM	REVISED	PER VILLAGE REVIEW LETTER DATED 10-21-03	
08-10-04/DFM	REVISED	PER VILLAGE REVIEW LETTER DATED 08-30-04	
09-02-04/DFM	REVISED	PER VILLAGE REVIEW LETTER DATED 08-30-04	
09-09-04/DFM	REVISED	PER VILLAGE REVIEW	

HARDING AVENUE / NICOLL WAY THE TOWNHOMES OF WATERS EDGE			
FILE NAME: OVR_PP	DSGN. BY: DFM	JOB NO.: 903.034	FLD. BK./PG.: N/A
DIR.: R:\903034	DRN. BY: RDS	DATE: 08-28-02	SCALE: 1" = 30'H, 5'V
SHEET NO. 13 of 19			

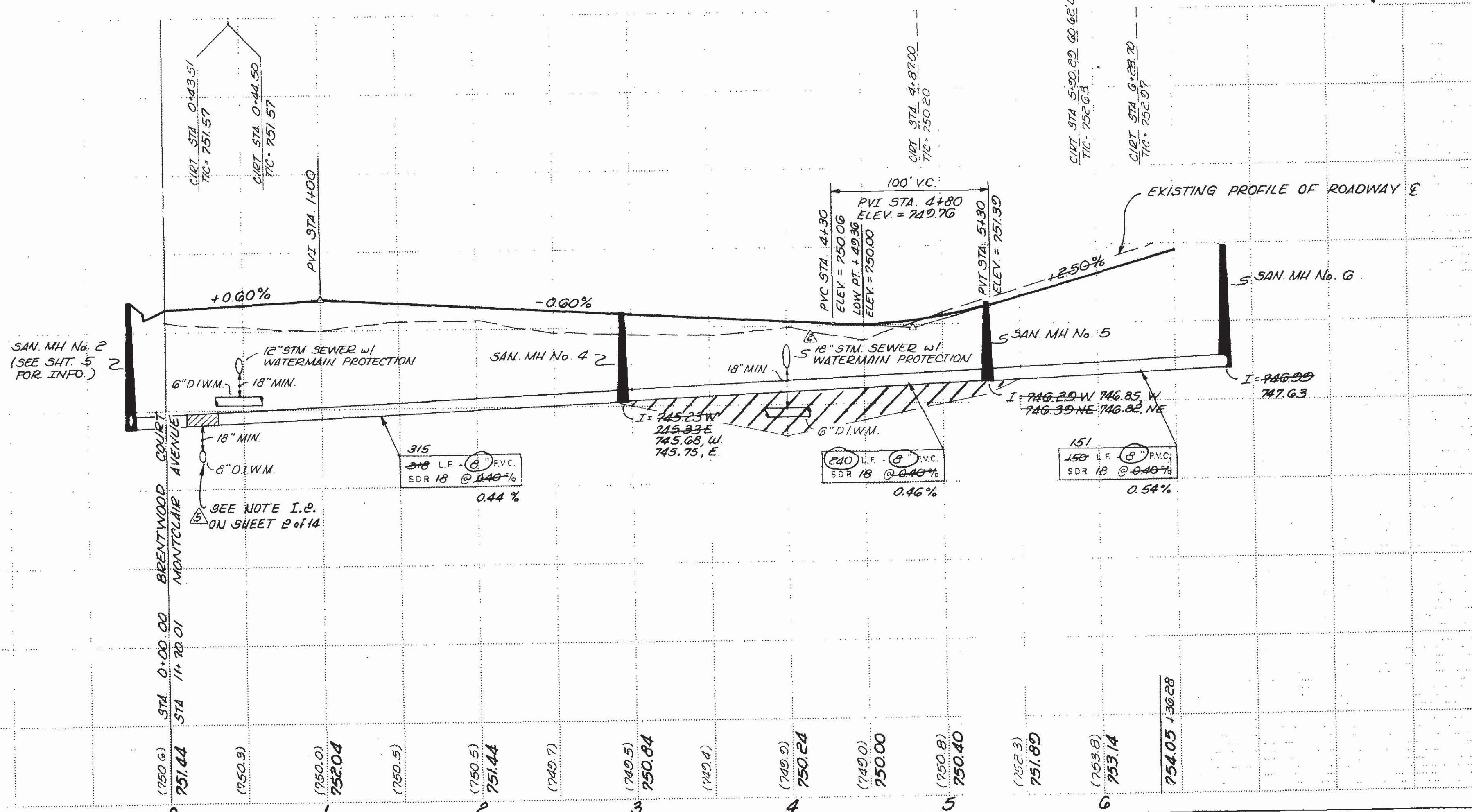
PLAN	DATE	BY
NO. 1		
NO. 2		
NO. 3		
NO. 4		
NO. 5		
NO. 6		
NO. 7		
NO. 8		
NO. 9		
NO. 10		

PROFILE	DATE	BY
NO. 1		
NO. 2		
NO. 3		
NO. 4		
NO. 5		
NO. 6		
NO. 7		
NO. 8		
NO. 9		
NO. 10		

RECORD DRAWING		
SURVEY COMPLETED DATE / BY	DRAFTING COMPLETED DATE / BY	DESCRIPTION
7-31-91 PR	8-2-91 LAB	RIM'S, JUNK'S PIPE LENGTHS, SLOPES, W.M. & SAN, SERVICE SPAN LOCATIONS.



Curve No.	2
Radius	165.00'
Delta	45°03'28"
Arc	141.28'
Chord	137.00'
Tangent	75.30'
P.C. STA	4+95.00
P.T. STA	6+36.28



PREPARED FOR
ABBOTTSFORD CORPORATION
21W171 HILL AVENUE
GLEN ELLYN, ILLINOIS 60137

PREPARED BY
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
11131 County Farm Road
Winfield, Illinois 60190 Phone: 708/653-1030

REVISIONS					
NO	DATE	DESCRIPTION	NO	DATE	DESCRIPTION
1	11-20-90 FL	CHANGED LOCATION OF VALVE NOT, REV. CONFLICT			
2	11-21-91 TM	ADDED REF. NOTE			

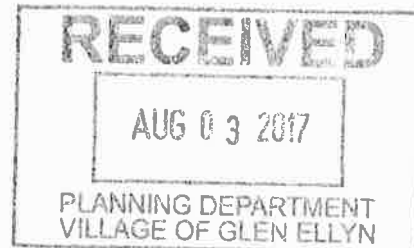
BRENTWOOD COURT			
BRENTWOOD PLACE			
DSGN. BY: RWB	JOB NO: 248,042	FLD. BK. / PG.: —	SHEET NO. 6 of 14
DRN. BY: KM-JGC	DATE: 8-20-90	SCALE: 1"=50' H; 1"=5' V	
BASE SHEET CHECKED BY LCP 5-17-90			

HARDING CUSTOM HOMES, LLC540 Duane Street, 2nd Floor, Glen Ellyn, IL 60137

(630) 790-8144

August 2, 2017

Mr. John Sterrett
 Village Planner
 Village of Glen Ellyn
 535 Duane Street
 Glen Ellyn, IL 60137



Dear John,

Attached is our application for a minor subdivision of the property commonly known as 765 Harding Road, Glen Ellyn, IL 60137. This has been discussed as the “western lot” designated for four (4) conforming R2 lots at the July 28, 2017 Plan Commission meeting.

Our application is to subdivide approximately 1.09 acres into four (4) conforming R2 lots, as an initial phase of development, with the second phase incorporating an additional 3.29 acres to the east and south to be rezoned from R2 to R4 as discussed at three previous Plan Commission meetings. We anticipate applying for building permits to construct four (4) single family homes on the new lots after approval of the subdivision.

The lots will be 66’ wide with finished depths between 144.75’ and 144.84’ per the proposed plat (attached). As part of the subdivision, we anticipate donating 22’ x 264’ to the Village to become the southern parkway of Harding Avenue, creating a 55’ wide right of way, which has previously been approved by Village Staff and Public works. Once the proposed plat has been approved, either with or without modifications, our surveyor will provide the approved final print on mylar.

As part of this application, the following documents are attached:

- Cover letter (this is it) listing attachments
- Narrative statement of use description (see paragraphs above)
- Application for Minor Subdivision Approval form
- Proof of ownership (quit claim deed from Diane White to Harding Custom Homes, LLC is attached)
- Disclosure of Interest (Ownership by a corporation form attached)
- Plat of Survey (see Preliminary Plat of Subdivision below)

- Preliminary Plat of Subdivision (a full size print, plus 8.5" x 11")
- Affidavit of Authorization
- Land Use Opinion from the Kane-DuPage Soil and Water Conservation District Board (we have applied for this, and have been told it will be acted upon at their August 10, 2017 Board meeting, with the resulting documentation to be prepared and forwarded to us on August 11, 2017. We will forward a copy of the document when we receive it.)
- Final Plat of Subdivision. Our surveyor will provide the appropriate mylar final print once comments on the Preliminary Plat of Subdivision have been received as well as a letter of authorization to record the plats and the legal descriptions.
- An IDNR Endangered Species Consultation, Ecological Compliance Assessment
- Escrow deposits as determined by the Village will be provided within 24 hours of notification of the appropriate amount
- Reimbursement of Fees Agreement
- Additional materials will be provided as requested by the Planning and Development Director.

You may contact me by phone at (630) 790-8144, by email at Marv@RiteWayCustomHomes.com or by US mail at the address above on our letterhead.

Very truly yours,



Marvin K. Ritter



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

APPLICATION FOR MINOR SUBDIVISION APPROVAL

DATE FILED: 9/28/17 APPLICATION NUMBER: _____

I. APPLICANT INFORMATION:

Name: Marv Ritter / Harding Custom Homes, LLC
 Address: 540 Duane Street, 2nd Floor, Glen Ellyn, IL 60137
 Phone Number: (Home) Not Applicable (Business) (630) 790-8144
 E-Mail: Marv@RiteWayCustomHomes.com (Fax): (630) 790-8148
 Property Interest of Applicant: Project Manager for Harding Custom Homes, LLC
 (Owner, Contract Purchaser, Owner Representative)

II. OWNER INFORMATION:

Name: Mark & Diane White / Harding Custom Homes, LLC
 Address: 238 River Road, Gladwyne, PA 19035
 Phone Number: (Home) (609) 937-0409 (Business) Not Applicable
 E-Mail: White2P@icloud.com (.Fax): Not Applicable

III. PROPERTY INFORMATION:

Address and Legal Description of Property: 765 Harding, Glen Ellyn, IL 60137
 See plat of survey for legal description.
 Permanent Index No.: 05-23-223-017 Zoning: R2

Lot Dimensions: Approximately 286.52'N x 166.78'E x 287.10'S x 166.87'W

Lot Area: Approximately 47,847 square feet

Present Use: Vacant land

Description of Subdivision: Subdivide (1) vacant Glen Ellyn R2 lot into (4) conforming Glen Ellyn R2 lots

Estimated Date to Begin Construction: Permit applications for single family homes would be made shortly after approval of sub-division.

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

Builder:

Harding Custom Homes, LLC
540 Duane Street
Glen Ellyn, IL 60137
(630) 790-8144

Architect:

Nicholas R. DeLuca
1807 West Diehl Road, Ste 200
Naperville, IL 60563
(630) 637-8213

Surveyor:

Carradus Land Survey, Inc.
100 Bridge Street, Ste 1
Wheaton, IL 60187
(630) 588-0416

Attorney:

Rodriguez Law Offices
364 Pennsylvania
Glen Ellyn, IL 60137
(630) 858-1199

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.

We seek to sub-divide a 1.09 acre Glen Ellyn single family R2 lot into four (4) conforming 66' x 146.67' (approximate) single family R2 lots. As part of the sub-division, Harding Custom Homes, LLC will be donating 22' x 264' on the south side of Harding Avenue to the Village of Glen Ellyn to become the southern right of way for Harding Avenue, creating a 55' right of way as agreed with Public Works and Planning and Development staff.

Harding Custom Homes, LLC intends to build 4 single family homes on the sub-divided property. The eastern 22.83' (N) x 166.77' (E) x 20.34' (S) x 166.75' (W) of the lot will be incorporated into the lot directly to the east (785 Harding Road). 785 Harding is also owned by Harding Custom Homes, LLC and will be part of a PUD for townhomes, subject to the lot and three additional parcels directly to the south being re-zoned from R2 to R4.

Section 309 (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 400 (Section 11-4-1).

We believe the proposed subdivision conforms to the provisions set forth in the Subdivision Ordinance, including the rules and regulations referenced in Section 400. We have relied on Village Staff's review to confirm our assessment of conformance to all issues set forth in the Subdivision Ordinance, including:

- (A) All applicable statutory provisions;
- (B) The Village of Glen Ellyn zoning ordinance: The existing lot is R2 and the new lots will be conforming R2.
- (C) The applicable Village of Glen zoning ordinance;
- (D) The official plan, official map and capital improvement plan of the village including all streets, drainage systems, and parks shown on the official map or official plan as adopted.
- (E) The special requirements of these regulations and any rules of the county health department and / or appropriate state agencies.
- (F) The rules of the Illinois department of transportation, if applicable.
- (G) The DuPage County countrywide stormwater and floodplain ordinance as adopted, amended or varied by the village; and
- (H) The village of Glen Elly standards for construction of public improvements.

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.

We intend to connect to the existing Glen Ellyn water main which runs parallel to Harding Avenue. We believe them to be sufficient in terms of quantity, dependability and quality to provide an appropriate supply of water for the type of subdivision proposed.

Minor Subdivision Application

765 Harding Avenue, Glen Ellyn

NOTE! HARDING WILL HAVE A 55' RIGHT OF WAY AS AGREED WITH PUBLIC WORKS A VILLAGE STAFF MAKE

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.

We intend to connect to the existing Glen Ellyn public sewage system which runs parallel to Harding Avenue. We believe it complies with federal, state, and local laws and regulations.

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.

We do not believe any area of the proposed subdivision involves soil or topographical conditions presenting hazards or requiring special precautions, beyond standard engineering items typically addressed as part of the building permit application for a single family home.

A townhome PUD is being developed directly to the east of the new lots by the same owner. As such, we have incorporated a storm water easement on the southern and western borders of the new lots in case the PUD stormwater plan requires access to those portions of the lots.

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

We do not anticipate the proposed subdivision will be detrimental to the public health, safety and welfare.

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 tragic mitigation measures to provide adequate roadway capacity for the proposed development.

We do not believe the subdivision creates a situation unacceptable to the Village.

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.

Signature of Applicant:

Harding Custom Homes, LLC by M. Ritter 08/02/17
 Harding Custom Homes, LLC by Marvin K. Ritter Date

Minor Subdivision Application

765 Harding Avenue, Glen Ellyn

Attachment: Petitioners Application Packet (3077 : 765 Harding Ave Minor Sub)

OWNERSHIP BY A CORPORATION

Date: July 6, 2017

Address:

Harding Custom Homes, LLC
540 Duane Street, 2nd Floor
Glen Ellyn, IL 60137

Legal Description:

See plat of survey for legal description.

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

Name:

Mark & Diane White	100%
238 River Road	
Gladwyne, PA 19035	

Attachment: Petitioners Application Packet (3077 : 765 Harding Ave Minor Sub)

AFFIDAVIT OF AUTHORIZATION

We, Mark and Diane White, the beneficial owners of Harding Custom Homes, LLC which owns the property described as:

765 Harding Avenue
Glen Ellyn, IL 60137

Verify that:

Marvin K. Ritter and / or Walt Arway

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

OWNER:

Harding Custom Homes, LLC

Harding Custom Homes, LLC

By:

Mark White

Mark White, beneficial owner

Diane White

Diane White, beneficial owner

TERRI SMITH-PFEIFFER
NOTARY



LETTER OF AUTHORIZATION

I, Allen D. Carradus, Registered Land Surveyor with the State of Illinois, hereby authorize a representative from the Village of Glen Ellyn to record the plat(s) and/or plans(s) prepared by me for 765 Harding Avenue, Glen Ellyn, IL 60137.

Signature to be provided with mylar

Allen D. Carradus

Date

Attachment: Petitioners Application Packet (3077 : 765 Harding Ave Minor Sub)

CLEAR PAGE

For the property at 765 Harding Avenue (currently PIN 05-23-223-017) 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 Planning and Development Department.

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

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn 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: Harding Custom Homes, LLC

Address: 540 Duane Street, Glen Ellyn, IL 60137

Home Phone No.: (630) 790-8144 Office Cell Phone No.: (630) 303-7754

Fax No.: (630) 790-8198

E-mail: Marv@RiteWayCustomHomes.com

Ownership Interest in the Property in Question:

Harding Custom Homes, LLC is the owner of the property. Mark and Diane White are the beneficial owners of Harding Custom Homes, LLC. Marvin Ritter and Walt Arway are the project managers for the development.

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, etc., must be fully disclosed by true name and address in Zoning Variation Request Packet (LEAD 080417).g.abc

Attachment: Petitioners Application Packet (3077 : 765 Harding Ave Minor Sub)

CLEAR PAGE

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):

Mark & Diane White / Harding Custom Homes, LLC

238 River Road

Gladwyne, PA 19035

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

Marvin K. Ritter and Walt Arway are the project managers who are acting on behalf of Mark & Diane White / Harding Custom Homes, LLC (the property owners).

Marv and Walt can be reached at:

Rite-Way Custom Homes, LLC

540 Duane Street, 2nd Floor

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.

Not Applicable

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

Zoning Variation Request Packet FILLABLE 080417 lg.doc

Attachment: Petitioners Application Packet (3077 : 765 Harding Ave Minor Sub)

CLEAR PAGE

"No") YES ☐

NO X

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. Not Applicable

PROPERTY INFORMATION:Common address: 765 Harding Avenue, Glen Ellyn, IL 60137Permanent tax index number: Currently 05-23-223-017

Legal description:

The PIN and legal descriptions will be changing with approval of the sub-division. Please refer to the final plats of survey.

Zoning classification: Residential Zoning District R2Lot size: 264 ft. x 166.84 ft. Area: 44,046 approximate sq. ft.Present use: Vacant land.

CLEAR PAGE

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code

This parcel is part of a larger project which anticipates incorporating 4 single family homes (R2) on this parcel and 24 townhomes on a 3.38 acre group of adjacent parcels (to be rezoned from R2 to R4) to east of this parcel. As part of the townhome development, Harding Avenue is anticipated to be extended to Route 53 and a new north / south cul-de-sac will be built.

Glen Ellyn Planning and Development Staff and Public Works have been consulted and are in agreement the Harding Avenue extension and the new cul-de-sac would be acceptable if developed as 21' back of curb to back of curb pavement with a 55' right of way. As part of that, Harding Custom Homes, LLC is proposing donating 22' of land on the south side of Harding Avenue to expand it from the current 33' right of way to the proposed width of 55'.

Subdivision Regulations Code 11-4-3 E requires right of way widths to be 60' for residential subdivision cul-de-sac and local streets less than 600 feet in length, therefore a variance is required for a 55' right of way. (Note, both the cul-de-sac and Harding Avenue, including the existing paving plus the extension, will be less than 600 feet in length.)

Code 11-4-3 F requires 21' back of curb to back of curb pavement width for both local streets and cul-de-sac streets, thus no variance is required for the width of pavement.

CLEAR PAGE

Estimated date to begin construction: Construction is estimated to begin within six (6) months after the new R2 subdivision has been recorded and building permits have been issued.

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

A variety of Village of Glen Ellyn village management, Planning and Development and Public Works staff have been involved with the proposed plans, including:

- Mark Franz, Village Manager
- Staci Hulseberg, Director of Planning and Development
- John Sterrett, Village Planner
- Michele Stegall, (prior) Village Planner
- Ray Ulrich, Stormwater Engineer
- Rich Daubert, Professional Engineer
- Bob Minix, Professional Engineer

Third party consultants involved with the proposed design include:

- Al Carradus, Certified Surveyor, Carradus Land Survey, Inc.
- Bill Grieve, Professional Engineer, Gewalt Hamilton Associates, Inc. (from a traffic study and recommendations perspective)

Illinois Department of Transportation staff:

- Tom Gallenbach, Professional Engineer, IDOT (from connection to 53 perspective)

CLEAR PAGE

IV. 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.

Based on a discussion with, and an email dated 09/27/17, from John Sterrett, Village Planner, Harding Custom Homes has been asked to answer the following eight questions from Section 11-3-11 of the Village's Subdivision Regulations Code vs. Evidence Relating to Zoning Code Standards for a Variation (and to not answer the remaining questions within this section):

11-3-11 C – The plan commission shall not recommend approval of a variance nor shall the village board grant approval of a variance unless it determines that:

11-3-11 C1 – The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements.

- We see no reasonable argument that reducing the right of way from 60' to 55' will be materially detrimental to the public safety, health or welfare or injurious to other property or improvements. By Harding Custom Homes dedicating a 22' parkway on the south side of Harding Avenue, the Harding Avenue right of way will be increased from its current 33' to 55'. After dedication, the resulting 55' wide Harding Avenue right of way will be allocated as follows:
 - 12' (existing) parkway on the north side of Harding Avenue
 - 21' (existing) roadway back of curb to back of curb
 - 22' (new to be dedicated by Harding Custom Homes) parkway on the south side of Harding Avenue
- On a typical 60' right of way with a 21' back of curb to back of curb roadway, the right of way is allocated as:
 - 19.5' parkway on side A
 - 21' roadway back of curb to back of curb
 - 19.5' parkway on side B

Given typical 19.5' parkways on 60' right of way streets, the proposed 22' parkway on the south side of Harding Avenue will be 12.8% (2.5 feet) wider than what would be typical. The northern parkway would remain

CLEAR PAGE

unchanged.

11-3-11-C2 – The conditions upon which the request is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property.

- o Glen Ellyn subdivision code specifies a 60' right of way for roads of this type. The standard is 30' on each side of the centerline of the roadway. The existing right of way to the north of the roadway centerline is only 22.5 feet which is 7.5' (25%) narrower than what would be typical.

The proposed right of way south of the roadway centerline will be 32.5 feet after the proposed 22' dedication. This would create the unusual situation of the southern side of the center line being 10 feet larger than the northern side of the center line. The sub-division code requiring a 60' right of way would require the right of way south of the center line to be 37.5' or approximately 25% wider than what was required on the north side of Harding Avenue. Such a condition is unique to this property.

11-3-11-C3 – Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

- o Requiring Harding Avenue to conform to a 60' right of way would result in the public parkway to be 2.5' wider on the south side of Harding Avenue than what would typically be required on similar streets and 7.5' wider than on the north side of the center of the pavement.

Additionally, as part of the townhome development directly east of this parcel, a Harding Avenue extension (currently a dirt driveway which has never been paved) and a new cul-de-sac will be proposed with a 55' right of way. This is necessary as the townhome property is sandwiched between Illinois Route 53 on the east and the rear yards of the properties to the west of the townhome project. Given the limited east / west dimension, limiting the right of way to 55' provides larger buffers between the rear of the townhome buildings and Illinois Route 53 on the east and the single family homes to the west.

The proposed Harding Avenue extension and the new cul-de-sac right of way 55' widths are agreeable with Glen Ellyn Public Works and Planning and Development staff. This subdivision variation is consistent with what is being planned for the townhome phase of the project

CLEAR PAGE

11-3-11 D – For the purposes of supplementing the above standards, the plan commission and village board shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorable to the applicant:

1. That the variation, if granted, will not alter the essential character of the locality;

- A Harding Avenue right of way of 55' vs. 60' allows the rear yards of the four new single family homes to be an additional 5' deeper than they would otherwise be. Although the depth of the new lots (144.87') will be substantially less than the home directly south at 750 Brentwood Court (a 287' deep lot) we believe the additional 5' in backyard separation will be appreciated by both the existing homeowner on Brentwood Court and the new homeowners on the four new lots. In our opinion it will not alter the essential character of the locality.

2. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

- We do not believe the width of Harding Avenue's right of way will have any material impact the financial returns from the property.

3. That the proposed variation will not:

a. Diminish or impair property values within the neighborhood;

- The proposed parkway will be 2.5' wider than the typical parkway on a 60' right of way street. We would anticipate the additional width of the parkway (22.0') may be more aesthetically pleasing than the typical width of 19.5'. Based on that, we do not believe the proposed right of way width variation will diminish or impair property values within the neighborhood.

b. Unduly increase traffic congestion in the public streets and highways; or

- The requested variance does not change the width of the existing pavement (21'), which currently conforms to subdivision code.
- The width of the parkway on the southern side of Harding Avenue will increase from 0 feet to 22 feet if this variance is approved. We

CLEAR PAGE

do not think the increased width of the parkway will have any material impact on traffic congestion as the only traffic on the parkways will be vehicles going in and out of the four new single family driveways.

- Based on a traffic survey prepared by Gewalt Hamilton Associates, Inc. dated September 20, 2017 we interpolate the additional traffic from the four single family homes in the proposed subdivision to generate 2.00 additional trips during the peak hour of the day. Our math is as follows:
 - (Gewalt Hamilton determined 14 additional trips from the 24 townhomes + 4 single family homes during the peak hour of the day, M-F. Therefore, 14 additional trips in the peak hours $\times$ (4 homes / 28 total units) = 2.00 additional vehicles due to the single family homes. On average, this would be one (1) trip every 30 minutes from the 4 single family homes; or one every 4.29 minutes for the combined townhome / single family development during the peak hour. In our judgement, this would not be considered “unduly increase(d) traffic congestion”.
- c. Result in an increase in public expenditures; and
- As the developer of the subdivision, Harding Custom Homes, LLC (vs. the Village or other governmental entity) will be responsible for the cost of the design and installing the infrastructure within the proposed parkway on the southern side of Harding Avenue.

Given that, we do not anticipate an increase in public expenditures.

CLEAR PAGE

4. That the variation is the minimum variation that will make possible the reasonable use of the land;
 - Harding Custom Homes, LLC has relied on the professional expertise of the Village of Glen Ellyn's Planning and Development and Public Works staff who suggested the public right of way for this section of Harding Avenue should be 55' vs. 60'. We trust their judgement on this issue and believe it to be the minimum variation that will make possible the reasonable use of the land.
5. Whether or not the alleged difficulty or particular hardship has been created by any person presently having an interest in the property or by the applicant.
 - The Village of Glen Ellyn Board voted to allow a 21' right of way street with a 12' northern parkway vs. the typical 19.5' parkway at the time the existing Harding Avenue right of way was approved for the development on the north side of Harding Avenue.

Harding Custom Homes, LLC, its owners and the project managers were not consulted or part of the decision the Village Board made more than a decade ago regarding width of the right of way for this section of Harding Avenue.

The remainder of section 4 contains items Village Planner John Sterrett advised in his email are not applicable (or are redundant to above) and do not need to be answered in our application.

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:

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):

Zoning Variation Request Packet FILL by the Zoning Code

V. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

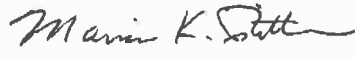
CLEAR PAGE

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.

<u>09/27/17</u>	<u>Marvin K. Ritter</u>	<u></u>
Date	Print Name	Signature of Applicant
<u>09/27/17</u>	<u>Mark White</u>	<u></u>
Date	Print Name	Signature of Applicant
<u>09/27/17</u>	<u>Diane White</u>	<u></u>
Date	Print Name	Signature of Applicant

Attachment: Petitioners Application Packet (3077 : 765 Harding Ave Minor Sub)

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, Mark White owner of the property described as

765 Harding Avenue, Glen Ellyn, IL 60137

verify that Marvin Ritter and / or Walt Arway

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.

Mark White

Owner Signature

Subscribed and sworn to before me this

28th day of September, 2017
Terr Smith-Pfeiffer
 Notary Public



OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: _____

Address: _____

765 Harding Avenue, Glen Ellyn, IL 609137

09/27/17

Legal Description:

--

The PIN and legal descriptions will be changing with approval of the sub-division. Please refer to the final plats of survey. The current PIN number is 05-23-223-017.

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

Name: Mark & Diane White Address: 238 River Road, Gladwyne, PA 19035 100%

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Traffic Impact Study

To: **Marv Ritter**
Harding Custom Homes

From: **Bill Grieve, P.E., PTOE**
Senior Transportation Engineer

Date: September 20, 2017

Subject: ***Proposed Residential Development
Glen Ellyn, Illinois***

Part 1 – Project Context and Summary of Findings

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic Impact Study (TIS) for the above referenced project. As proposed, 24 townhomes and 4 single family homes would be developed on an approximate 4.4-acre site on the west side of IL 53 in Glen Ellyn, Illinois. A key component of the development would be the extension of Harding Avenue from its current terminus just east of Nicoll Way to IL 53.

The following summarizes our findings and provides various recommendations for your consideration. *Exhibits* and the *Appendix* referenced are located at the end of this document. Briefly summarizing, we believe that development traffic generated can be integrated on the adjacent streets. Reasons include:

- The site is located just west of IL 53, which is a north-south arterial route. The IL 53 / Pershing Avenue intersection will provide excellent route selection flexibility for site traffic.
- The development's traffic impacts will be very limited in comparison to the volumes currently traveling on the adjacent streets / roads.
- The Harding Avenue extension will attract some traffic away from the Pershing Avenue intersections with IL 53 and Nicoll Way.

Part II - Background Information

Site Location Aerial and Photo Inventory

Exhibit 1 provides an aerial location map and *Exhibit 2* provides a photo inventory of current traffic operations in the vicinity. Pertinent comments regarding land uses, the roadway network, and pedestrian mobility include:

Land Uses

- The approximate 4.4-acre site is located on the west side of IL 53 in Glen Ellyn, Illinois.
- Various residential uses are located in the immediate site vicinity. Multi-family residential buildings are located to the north that has access to Wilson Avenue and on the west side of Nicoll Avenue. Single family homes are on the north side of Harding Avenue.
- The Mary Knoll Park complex is located in the southeast corner of the IL 53 / Pershing Avenue intersection.

Proposed Residential Development
Glen Ellyn, IL.

- Commercial uses are found to the north of the IL 53 / Pershing Avenue intersection (e.g. fitness center) approaching the Roosevelt Road (IL 38) corridor.

Roadway Network

- IL 53 is a north-south route that is classified as an "Other Principal Arterial" on the IDOT functional classification map. IL 53 has one travel lane in each direction adjacent to the site, but widens at its signalized intersection with Pershing Avenue to provide a through lane, a shared through / right turn lane, and a separate left turn lane on both approaches. The posted speed limit is 40-mph.
- Pershing Avenue is a local east-west route that is classified as an "Other Principal Arterial" on the IDOT functional classification map west of IL 53, as part of the "loop route" with Nicoll Way that serves as access for the IL 53 / Roosevelt Road (IL 38) interchange. Pershing Avenue has one travel lane in each direction, but widens at its signalized intersection with IL 53 to provide separate left turn lanes on both approaches. Pershing Avenue bends to the north east of IL 53 as a local street, where it ends as a right turn in/out only intersection at Roosevelt Road. The posted speed limit is 30-mph.
- Nicoll Way is a local north-south street that is classified as an "Other Principal Arterial" on the IDOT functional classification map north of Pershing Avenue. Nicoll Way has one travel lane in each direction, but widens north of Pershing Avenue to provide separate left turn lanes at intersecting streets. Nicoll Way has its southern terminus at Harding Avenue. The northbound and eastbound approaches have Stop control at the Pershing Avenue / Nicoll Way / Waters Edge Court intersection. The posted speed limit is 30-mph.
- Harding Avenue is a local east-west street that has its western terminus at Nicoll Way and currently ends a few homes to the east. A key component of the proposed residential development will be to extend Harding Avenue east to IL 53, where access will be limited to right turns in/out only.
- Abbey Drive is a local east-west oriented route that "collects" traffic from the adjacent neighborhood. It has one travel lane in each direction with a posted speed limit of 30-mph. Abbey Drive has Stop control at IL 53.

Pedestrian Mobility

- There are sidewalks provided on the north side of Harding Avenue, on the west side of Nicoll Way, and the south side of Pershing Avenue. There are no sidewalks on either side of IL 53.
- There are crosswalks and pedestrian countdown timers provided at the signalized Pershing Avenue / IL 53 intersection.
- Pace Bus Route #301 runs on Roosevelt Road (IL 38) a few blocks to the north.
- The Mary Knoll path connects the various park facilities with Pershing Avenue and Abbey Drive.

Existing Traffic

GHA conducted weekday morning (6:00-9:00 AM) and evening (4:00-7:00 PM) peak period traffic counts at the IL 53 intersections with Pershing Avenue and Abbey Drive and the Pershing Avenue / Nicoll Way intersection on Tuesday, August 29, 2017. No unusual activity occurred that would have influenced the traffic counts, such as road construction, inclement weather, or extended emergency vehicle activity.

Exhibit 3A illustrates the existing weekday morning and evening peak hour traffic volumes, which occurred from 7:00 to 8:00 AM and from 5:00 to 6:00 PM. Also shown are the 24-hour or Average Daily Traffic (ADT) volumes, as obtained from the IDOT website. The traffic count summary sheets are provided in *Appendix A*.

Baseline Traffic

When Harding Avenue is extended east to IL 53, some trips oriented in the adjacent homes and neighboring streets will shift their travel patterns. *Exhibit 3B* illustrates the resulting "baseline" morning and evening peak hour traffic volumes.

Part III – Traffic Evaluation**Site Plan**

Exhibit 4 is the site plan for the development prepared for Harding Homes. Harding Avenue will be extended east to IL 53, with access limited to right turns in/out only. As proposed, there will be 24 townhomes along a new north-south cul-de-sac street and 4 single family homes on the south side of Harding Avenue developed on the parcel.

Project Traffic Characteristics

Exhibit 5 – Part A tabulates the traffic generation calculations for the proposed development. Traffic generations are based on historically observed trip rate data published by the Institute of Transportation Engineers (ITE) in the most recent, 9th Edition of the manual *Trip Generation*.

Exhibit 5 – Part B presents the anticipated trip distribution, which is primarily based on the anticipated vehicle travel patterns and the existing traffic volumes on the existing streets.

Discussion Point. As expected, the vast majority of project traffic will use the convenience of the signalized IL 53 / Pershing Avenue intersection. This will help minimize the site traffic impacts on any one street.

Traffic Assignments

Exhibit 6 illustrates the site traffic assignment, which is based on the project characteristics summarized in *Exhibit 5* (e.g. traffic generations and trip distribution) and the site access. Site traffic and the baseline volumes (see *Exhibits 6 and 3B*) were combined to produce the total traffic assignment, which is illustrated in *Exhibit 7*.

Traffic Impact Discussion

Reviewing the existing traffic volumes (see *Exhibit 3*), the site traffic characteristics and assignment, and the total traffic assignment (see *Exhibits 5, 6, and 7*) indicates that:

- There are currently almost 2,190 vehicles traveling through the IL 53 / Pershing Avenue intersection during the morning peak hour or over 35 vehicles per minute. The residential development will add only 9 trips or about 1 trip every 6-7 minutes.
- There are currently over 2,660 vehicles traveling through the IL 53 / Pershing Avenue intersection during the evening peak hour or almost 45 vehicles per minute. The residential development will add only 14 trips or about 1 trip every 4-5 minutes.

Key Finding. Based on the above findings, the development's traffic impacts are very small. Thus, our recommendations focus on the site plan elements.

Recommendations

Harding Avenue

- Harding Avenue will be extended as a two-way public street, with a 21-foot pavement (back-of-curb dimensions), within a 55-foot right-of-way (ROW).
- Access at IL 53 will be restricted to right turns in/out only. A channeling island should be provided on the Harding Avenue approach to visually and physically indicate that left turn movements are prohibited. Appropriate signage should also be installed.
- Per the IDOT BDE Manual, Figure 36-3A, a separate southbound right turn lane on IL 53 is not needed.
- Eastbound Harding Avenue traffic should have Stop control at IL 53.
- Parking should be allowed on only one side of the street, if at all.
- Sidewalks will be provided on both sides of Harding Avenue from Nicoll Way east to IL 53, and on west side of IL 53 along the property.

New North-South Cul-de-sac

- The new north-south cul-de-sac will extend south from Harding Avenue as a public street, with a 21-foot pavement (back-of-curb dimensions), within a 55-foot ROW.
- Based on a review of the total traffic assignment (see *Exhibit 7*), separate eastbound right turn and westbound left turn lanes are not required on Harding Avenue at the new north-south cul-de-sac.
- Northbound traffic should have Stop control at Harding Avenue.
- Parking should be allowed on only one side of the street, if at all.
- Sidewalks will be provided on both sides of the new cul-de-sac street.

Part IV - Technical Addendum

The following *Exhibits* and *Appendix* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

Exhibits

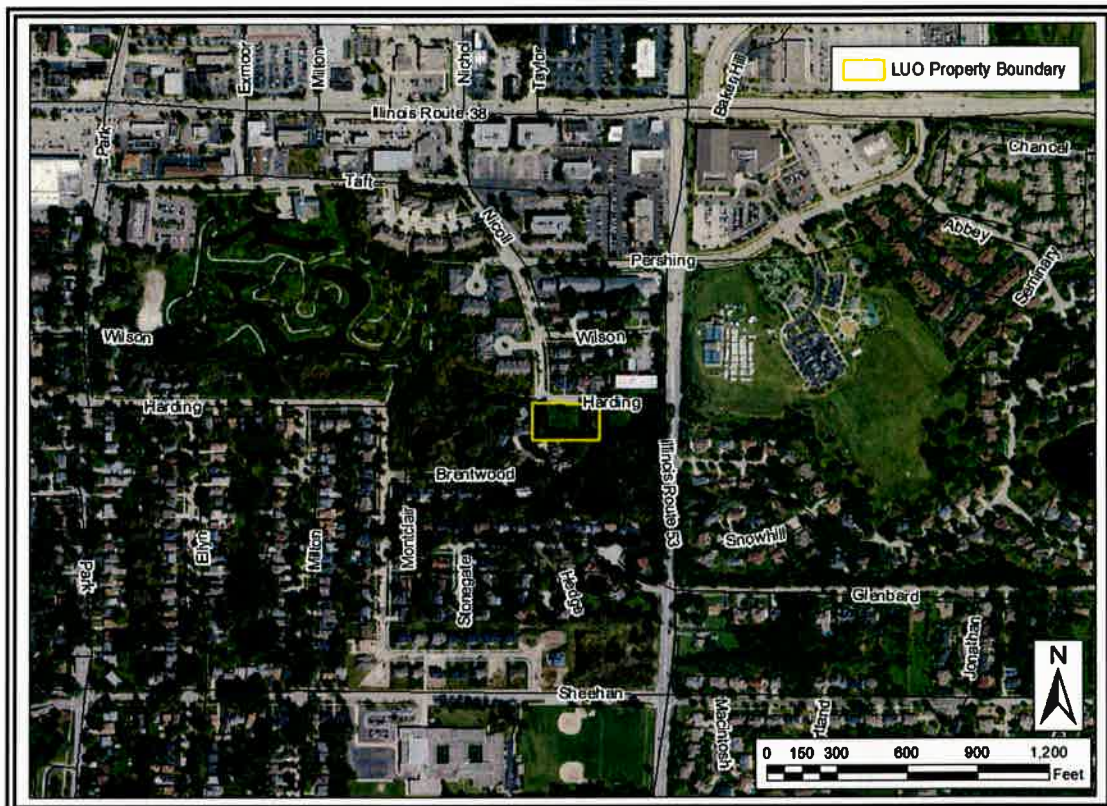
1. Site Location Map
2. Photo Inventory
- 3A. Existing Traffic
- 3B. Baseline Traffic
4. Site Plan
5. Project Traffic Characteristics
6. Site Traffic
7. Total Traffic

Appendix

- A. Traffic Count Summary Sheets

**KANE-DUPAGE
SOIL AND WATER CONSERVATION DISTRICT**

**LAND USE OPINION
17-069**



August 31, 2017

**Prepared for:
Village of Glen Ellyn**

**Petitioner:
Harding Custom Homes LLC
940 Duane Street 2nd Floor
Glen Ellyn, Illinois 60137**

17-069

Executive Summary

August 31, 2017

Petitioner: Harding Custom Home LLC, 940 Duane St., 2nd Floor, Glen Ellyn IL, 60137

Contact Person: Marv Ritter (630) 790-8144

Unit of Government Responsible for Permits: Village of Glen Ellyn

Acreage: 1.09

Location of Parcel: Section 23, Township 39 N, Range 10 E

Property Address/PIN#: 765 Harding Ave

Existing Land Use: Vacant

Surrounding Land Use: Residential

Proposed Land Use: SUB-Residential

Natural Resource Concerns

Land Cover in the Early 1800's: This site is located in an area previously identified as prairie. (See page 2 for more information.)

Wetlands: The DuPage County Wetland map does not identify wetland areas on this site. In the event that any indications of wetlands are identified on this site during the proposed land use change, a wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of any wetlands. (See page 3 for more wetland information.)

Floodplain: There are no floodplain areas identified on this site. (See page 4)



Streams: There are no streams on this site. (See page 5)

Regulations: Please note that additional permits are required for any development impacting wetlands, streams or floodplain areas. Please see page 6 for regulation information.

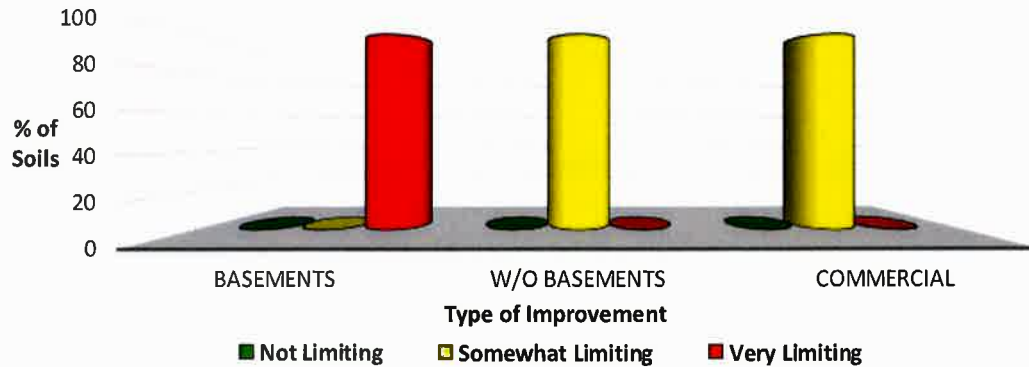
Aquifer Sensitivity: This site is within a zone rated as very limited with respect to potential for contamination from spilled or applied substances to the soil surface. (See page 7)

Topography and Drainage: Please refer to page 8 for information regarding site topography and drainage.

Stormwater: See page 9 for information regarding stormwater management.

Soil Erosion: Any development on this site should include a soil erosion and sediment control plan. (See page 9&10)

Building Limitations: Soils at this site do contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See page 11 and attached Soils Tables located on the final pages this report. All information is from the Soil Survey of DuPage County, Illinois.



Hydric Soils: There are no hydric soils or soils with hydric inclusions identified on this site. (See page 12)



LAND USE OPINION

Land Use Opinion: The most current natural resource data indicates the following concerns for this site: **Soil Limitations, Soil Erosion and Sediment Control, and Stormwater Management.** Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **may be suited** for land use change **if** the previously mentioned concerns are addressed.

SITE INSPECTION

A site inspection was conducted by Resource Analyst, Becky Morgan on August 2, 2017. The following photos were taken during this inspection and reflect the site conditions at that time.



TABLE OF CONTENTS

PURPOSE AND INTENT	1
LAND COVER IN THE EARLY 1800'S.....	2
WETLANDS.....	3
FLOODPLAIN.....	4
STREAMS AND WATERSHED MANAGEMENT	5
REGULATION INFORMATION	6
AQUIFER SENSITIVITY	7
TOPOGRAPHY AND DRAINAGE	8
STORMWATER.....	9
SOIL EROSION.....	9
BUILDING LIMITATIONS	11
HYDRIC SOILS	12
SOIL REPORT.....	14
CONTACT LIST.....	18

TABLE OF FIGURES

FIGURE 1: LAND COVER IN THE EARLY 1800'S	2
FIGURE 2: DUPAGE COUNTY WETLANDS.....	3
FIGURE 3: FLOODPLAIN MAP	4
FIGURE 4: AQUIFER SENSITIVITY	7
FIGURE 5: MUNICIPALITIES 2FT CONTOURS	8
FIGURE 6: BUILDING LIMITATIONS	11
FIGURE 7: HYDRIC SOILS.....	12

PURPOSE AND INTENT

This report presents natural resource information to officials of the local governing body and other decision makers. Decisions concerning variations, amendments or relief of local zoning ordinance may reference this report. Also, decisions concerning the future of a proposed subdivision of vacant or agricultural lands, and the subsequent development of these lands because of these decisions may reference this report. This report is a requirement under the Soil and Water Conservation District Act contained in ILCS 70, 405/1 ET seq.

This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations and

other information furnished by the petitioner.

Please read the entire report to coordinate and interrelate all natural resource factors considered. This report, when used properly, will provide the basis for good land use change decisions and proper development while protecting the natural resource base of the county.

The conclusion of this report in no way indicates the impossibility of a certain land use. However, it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Please direct technical questions about data supplied in this report to:

Kane-DuPage
Soil and Water Conservation District
 2315 Dean Street, Suite 100
 St. Charles, IL 60175

LAND COVER IN THE EARLY 1800'S

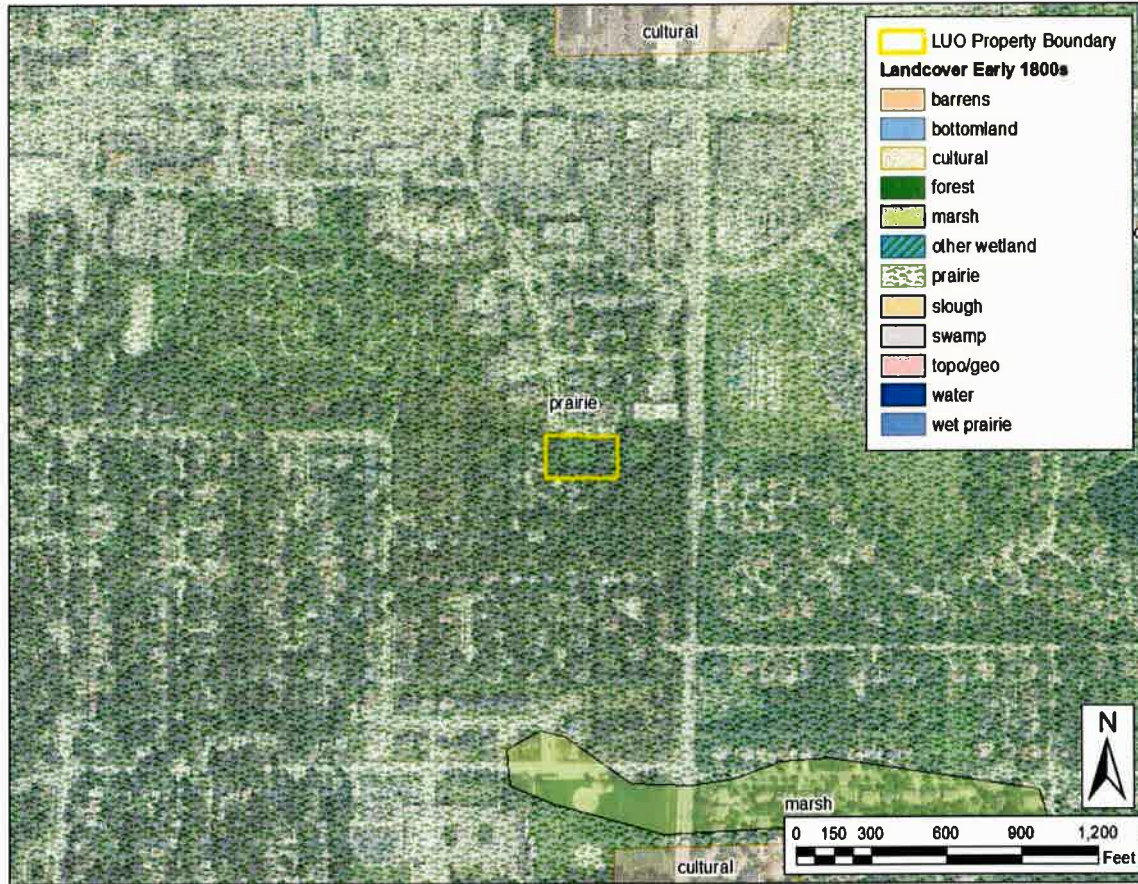


Figure 1: Land Cover in the Early 1800's

Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.

These surveys represent one of the earliest detailed maps for Illinois. The surveys began in 1804 and were largely completed by 1843. They predate our county land ownership maps and atlases. These plat maps and field notebooks contain a wealth of information about what the landscape was like before the flood of settlers came into the state.

The vast majority of the landscape in this part of Illinois in the early 1800's consisted of two different natural resource areas. These two areas were prairie and forest. Prairie and woodland ecosystems are extremely valuable resources for many reasons. These areas:

- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities
- improve soil health and reduce soil loss

- improve air and water quality

Other designations include, cultural or (agricultural area), marsh, wet prairie, wetland and water. Please note that these designations are based on surveys taken in the early 1800's, and may not represent exact site conditions.

This site is located in an area surveyed as prairie on the land cover in the early 1800's map. The District recommends preserving as much as possible during this land use change. It is also recommended that native plants be utilized for landscaping whenever possible. Removal of invasive species is also encouraged.

WETLANDS



Figure 2: DuPage County Wetlands

Wetlands of DuPage County Illinois. <http://gis.dupageco.org/arcgis/rest/services/OpenData>. 2015 DuPage County.

Wetlands are some of the most productive and diverse ecological systems on earth. The U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency define wetlands as follows, "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." Some other common wetlands located in this part of Illinois are fens and wet meadows.

Wetlands function in many ways to benefit mankind. Some of their many functions and benefits include:

- Controlling flooding by offering a slow release of excess water downstream or through the soil.
- Cleansing water by filtering out sediment and pollutants.

- Functioning as rechargers of our valuable groundwater.
- Providing essential breeding, rearing, and feeding grounds for many species of wildlife.

A review of the DuPage County Wetland Map indicates that wetlands do not appear to exist on this site. In the event that any indications of wetlands are identified on this site during the proposed land use change. A wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of these wetlands. Please see page 6 for wetland regulation information.

FLOODPLAIN



Figure 3: Floodplain Map

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.

From FEMA's Floodplain Natural Resources and Functions Chapter 8, "Undeveloped floodplain land provides many natural resources and functions of considerable economic, social and environmental value. Nevertheless, these and other benefits are often overlooked when local land-use decisions are made. Floodplains often contain wetlands and other important ecological areas as part of a total functioning system that impacts directly on the quality of the local environment."

There are so many benefits of the floodplain that not all can be listed here, but the following is a general list of benefits and functions:

- natural flood storage and erosion control
- water quality maintenance

- groundwater recharge
- nutrient filtration
- biological productivity/wildlife habitat
- recreational opportunities/aesthetic value

According to the Flood Insurance Rate Map, no part of this site is within the boundaries of a 100-year floodplain. This development should not impede the beneficial functions of the floodplain. Please see 6 for information regarding floodplain regulations.

STREAMS AND WATERSHED MANAGEMENT

Rivers and Streams are necessary components of successfully functioning ecosystems. It is important to protect the beneficial functions and integrity of our local streams and rivers. Development near stream systems has the potential to increase flooding, especially in urban areas where there is a lot of impervious surface and a greater amount of stormwater runoff. Pollution is also an issue for stream systems in urban and rural areas. It is rare for any surface waters to be impacted by only one source of pollution. With few exceptions, every land-use activity is a potential source of nonpoint source water pollution (IEPA– Nonpoint Source Pollution).

The Illinois Environmental Protection Agency provides the following in regards to nonpoint source pollution, “Nonpoint source pollution (NPS) occurs when runoff from rain and snowmelt carries pollutants into waterways such as rivers, streams, lakes, wetlands, and even groundwater. Examples of or sources of NPS pollution in Illinois include runoff from farm fields, livestock facilities, construction sites, lawns and gardens, city streets and parking lots, surface coal mines, and forestry. The major sources of NPS pollution in Illinois are agriculture, urban runoff, and habitat modification.”

Local watershed management planning is an important effort that involves citizens of a watershed in the protection of their local water resources. Water quality is a reflection of its watershed.

Common Watershed Goals:

- Protect and restore natural resources
- Improve water quality
- Reduce flood damage

- Enhance and restore stream health
- Guide new development to benefit watershed goals
- Preserve and develop green infrastructure
- Enhance education and stewardship

There are many subwatershed plans that have already been developed in DuPage County. Please reference the website below for completed watershed plans in DuPage County, and additional watershed information.

https://www.dupageco.org/EDP/Stormwater_Management/6597/

Nutrient management is of vital importance to the health of our rivers and streams. Nutrient load in our local streams and rivers has contributed to the Gulf of Mexico hypoxia, or a “dead zone” located where the Mississippi River meets the Gulf of Mexico. This dead zone hosts a toxic algal bloom, and supports little to no biological activity. Yearly averages indicate the dead zone to be greater than 5,000 square miles in size. Illinois was required and has introduced a plan to reduce nutrient loss from point source pollution sources, such as wastewater treatment plants and industrial wastewater, as well as nonpoint pollution sources. Read Illinois’s Plan for reducing nutrient loss here:

<http://www.epa.illinois.gov/topics/water-quality/watershed-management/excess-nutrients/nutrient-loss-reduction-strategy/index>

REGULATORY INFORMATION

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat As well as recreational resources. Unregulated use of waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

REGULATORY AGENCIES:

Wetland/U.S. Waters: U.S. Army Corps of Engineers, Chicago District, 111 North Canal Street, Chicago, IL 60606-7206. Phone: (312) 353-6400.

<http://www.lrc.usace.army.mil/>

Wetland/Isolated: DuPage County Stormwater Management. 421 North County Farm Road, Wheaton, IL 60187. (630) 407-6700.

<http://www.dupageco.org/swm/>

Floodplains: Illinois Department of Natural Resources\Office of Water Resources, 2050 W. Stearns Road, Bartlett, IL 60103. (847)608-3100.

<https://www.dnr.illinois.gov/WaterResources/Pages/Permit%20Programs.aspx>

Who Must Apply:

Wetland and/or Floodplain Permit: Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

Construction Permit: Anyone disturbing an acre or more of land during proposed construction activities should apply for the NPDES General Construction Permit ILR10. Building and stormwater permits should also be obtained locally from municipal government and/or DuPage County.

NPDES General Construction Permit ILR10: Illinois Environmental Protection Agency, Division of Water Pollution Control, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794. (217)782-0610.

<http://www.epa.illinois.gov/topics/forms/water-permits/storm-water/construction/index>

Coordination: We recommend early coordination with the regulatory agencies **BEFORE** finalizing work plans. This allows the agencies to recommend measures to mitigate/compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals. Please be advised that failure to coordinate with regulatory agencies could result in project shut down, fines and/or imprisonment.

AQUIFER SENSITIVITY



Figure 4: Aquifer Sensitivity Map

Department of Energy and Natural Resources, Illinois State Geological Survey: Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148

The U.S. Environmental Protection Agency (1993) defines aquifer sensitivity/contamination potential as “a measure of the ease with which a contaminant applied on or near the land surface can migrate to an aquifer.” Aquifers function as a storage area for groundwater recharge, which makes them a reliable source of fresh water. Groundwater from aquifers is a valuable source of drinking water when it remains uncontaminated.

According to the Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148 prepared by the Department of Energy and Natural Resources, Illinois State Geological Survey, this site lies completely within a zone rated as **very limited** with respect to potential for contamination from spilled or applied substances to the soil surface.

TOPOGRAPHY AND DRAINAGE

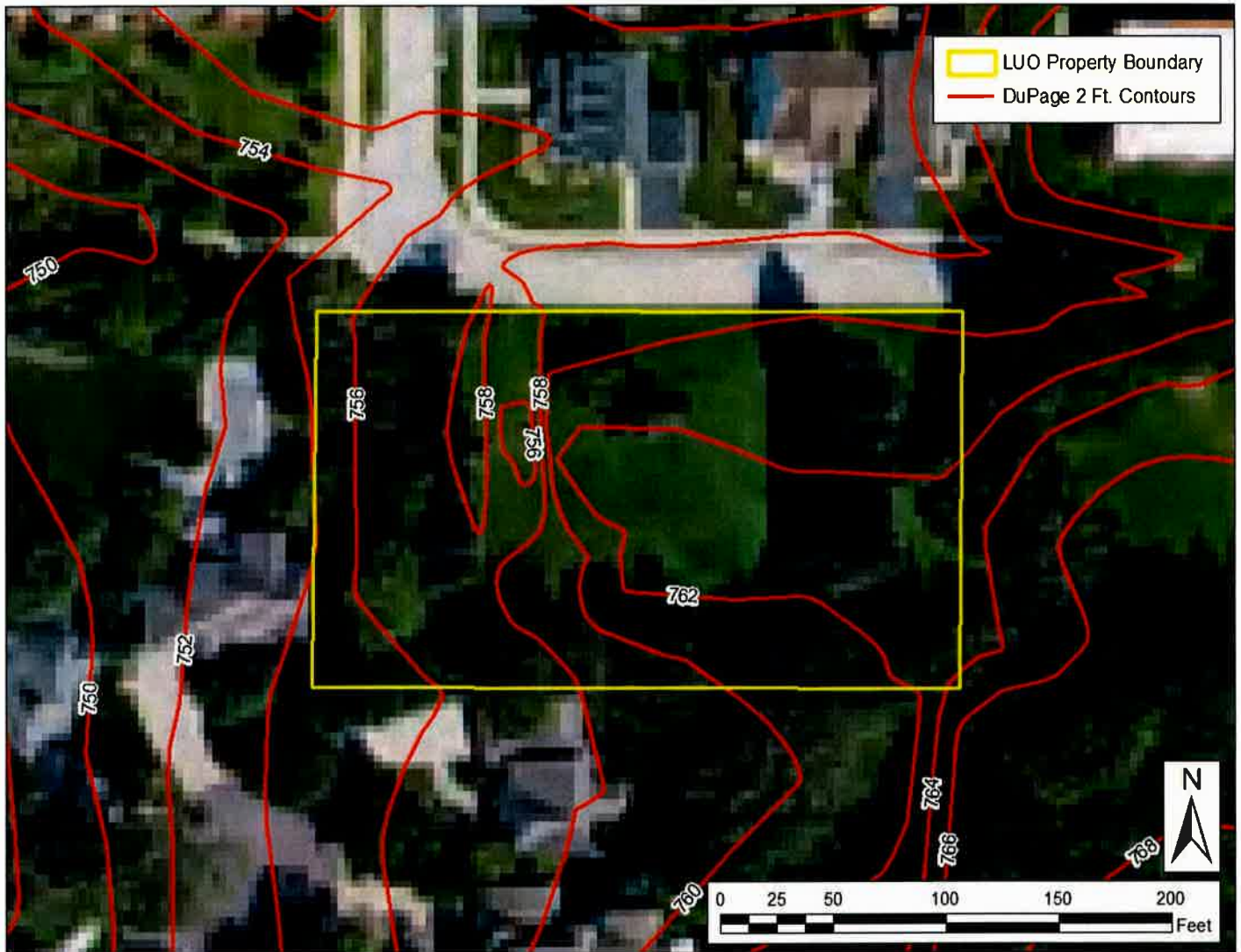


Figure 5: Municipalities 2 Ft Contours

USGS Topographic maps and other topographic surveys give information on elevations, which are important to determine slopes, natural drainage directions, and watershed information. Elevations determine the area of impact of flooding. Slope information determines steepness and erosion potential of the site. Slope has the greatest impact in determining the erosion potential of a site during construction activities. Drainage directions determine where water leaves the property in question, possibly impacting surrounding natural resources.

It is important to consider drainage during any proposed construction onsite. Any areas where water leaves the site should be monitored for potential pollutants which could contaminate downstream waters.

The high point of this property is located in the southeastern portion of the site at an elevation of 764 feet above mean sea level. The property generally drains overland and offsite to the west at the lowest elevation on the property at 754 feet above sea level.

STORMWATER

Any proposed removal of vegetation, compaction of soil, and addition of impervious surfaces (rooftops, roadways, etc.) will greatly increase the amount of stormwater runoff generated on this site. The District recommends the use of onsite stormwater management strategies whenever possible. IEPA now recommends that stormwater pollution prevention plans include post-construction stormwater management which retains the greatest amount of post-development stormwater runoff practicable, given the site and project constraints. From the ILR10 permit for construction sites 1 acre or more, "Such practices include but are not limited to: stormwater detention structures (including wet ponds); stormwater retention structures; flow attenuation by use of open

vegetated swales and natural depressions; infiltration of runoff onsite; and sequential systems (which combine several practices)."

Site assessment with soil testing should help to determine what stormwater management practices are best for your site. Insufficient stormwater management has the potential to cause or aggravate flooding conditions on surrounding properties, or elsewhere in the watershed. Please refer to the DuPage County Stormwater Ordinance for stormwater requirements and minimum standards.

http://www.dupageco.org/EDP/Stormwater_Management/Regulatory_Services/1420/

SOIL EROSION

Development on this site should include the use of a soil erosion and sedimentation control plan. Due to the soil type and slope of the site, the District believes that the potential for soil erosion during and after any proposed construction will be **moderate**. Furthermore, the erosion and resulting sedimentation may become a primary nonpoint source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

Erosion and sedimentation control measures include: 1) staging the construction to minimize the amount of disturbed areas present at the same time, 2) maintaining or planting vegetative groundcover, and 3) keeping runoff velocities low.

Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site. Special care must be taken to protect any wetlands, streams and other sensitive areas.

Please refer to the Illinois Urban Manual for erosion and sediment control information and technical guidance when creating erosion and sediment control plans. The practice standards and standard drawings from the Illinois Urban Manual represent the minimum standard in Illinois.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information is taken from the Soil Survey of Kane County, Illinois, United States Department of Agriculture, Natural Resource Conservation Service. This information is important to all parties involved in determining the suitability of the proposed land use change.

SOIL MAP UNITS

The soil survey map of this area (Figure 1) indicates soil map units. Each soil map unit has limitations for a variety of land uses such as septic systems, and buildings site development, including dwellings with and without basements. All of the soils contain **very limiting** conditions for building site development. **See Soils Interpretations section and attached Soil Tables.**

The Soil Survey Geographic (SSURGO) data base was produced by the U.S. Department of Agriculture, Natural Resources Conservation Service and cooperating agencies for the Soil Survey of Kane County, Illinois. The soils were mapped at a scale of 1:12,000. The enlargement of these maps to scales greater than that at which they were originally mapped can cause misunderstanding of the detail of the mapping. If enlarged, maps do not show the small areas of contrasting soil that could have been shown at a larger scale. The depicted soil boundaries and interpretations derived from them do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only.

LIST OF SOIL MAP UNITS

SOIL MAP UNIT	PERCENT OF PARCEL	ACRES
531C2-Markham	100%	1.09
Table 1: Soil Map Units		Total
		1.09

All percentages and acreages are approximate.

We suggest that a geotechnical engineer conduct an on site investigation. This should determine, specifically, what soils type is present at a particular location, along with its associated limitations or potential for a particular use. It will also assist in determining which types of engineering procedures are necessary to account for the limitations of the soil on the site.

SOILS LIMITATIONS



Figure 6: Soil Survey Map

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2007. Areas shaded red represent VERY LIMITING limitations for building site development, areas shaded yellow represent SOMEWHAT LIMITING limitations for building site development, and unshaded areas represent NOT LIMITING limitations for building site development.

The soil limitation ratings are used mainly for engineering designs of dwellings with or without basements, local streets and roads, small commercial buildings, septic tank absorption fields, and etc. The ratings of not limiting, somewhat limiting, and very limiting are based on national averages and are defined and used as follows:

Not Limiting (Slight) - This limitation rating indicates that the soil properties are generally favorable for the specified use and that any limitations are minor and easily overcome.

Somewhat Limiting (Moderate) - This rating indicates that the soil properties and site features are un-

favorable for the specified use, but that the limitations can be overcome or minimized with special planning and design.

Very Limiting (Severe) - This indicates that one or more soil properties or site features are very unfavorable and difficult. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as severe.

There are limitations for building site development on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.

HYDRIC SOILS



Figure 7: Hydric Soils

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2007. Hydric soils are shaded purple, soils with hydric inclusions are shaded yellow, and not hydric soils are hollow.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

Hydric inclusions are small areas, or inclusions, of nonhydric soils in the higher positions of the landform or map units dominantly made of nonhydric soils with inclusions of hydric soils in the low positions on the landform.

Hydric soils provide limitations for building site development due to their potential for ponding and poor drainage capacity. This often results in the need for improved drainage onsite prior to any proposed development. Any change to the natural drainage onsite has the potential to create flooding issues on and adjacent to the site. Hydric soils are often organic (peat or muck) and not suitable construction material. Hydric soils also may indicate wetlands onsite.

There are no hydric soils or soils with hydric inclusions on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.

Our opinion is based on information from the following sources:

Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.

Wetlands of DuPage County Illinois. <http://gis.dupageco.org/arcgis/rest/services/OpenData>. 2015 DuPage County.

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006.

Nonpoint Source Pollution– What's it All About?. Illinois Environmental Protection Agency. <http://www.epa.illinois.gov/topics/water-quality/watershed-management/nonpoint-sources/what-is-nonpoint-source-pollution/index>. 2015 Illinois EPA.

Department of Energy and Natural Resources, Illinois State Geological Survey: Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.

An on-site investigation conducted by the SWCD Resource Analyst, Becky Morgan on August 2, 2017.

We respectfully submit this information in compliance with the Illinois Soil and Water Conservation Districts Act (ILCS 70, 405/1 et seq). The District Board reviews proposed developments. Becky Morgan, Resource Analyst, prepared this report.

cc: Harding Custom Home LLC
940 Duane St., 2nd Floor
Glen Ellyn IL, 60137

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Map unit: 531C2 - Markham silt loam, 4 to 6 percent slopes, eroded

Component: Markham, eroded (96%)

The Markham, eroded component makes up 96 percent of the map unit. Slopes are 4 to 6 percent. This component is on ground moraines. The parent material consists of Thin mantle of loess or other silty material and in the underlying till. Depth to a root restrictive layer, dense material, is 20 to 55 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 27 inches during February, March, April. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 18 percent.

Dwellings With Basements

Rating Options

Attribute Name: Dwellings With Basements

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	Very limited	Markham, eroded 98% Depth to saturated zone Orthents, clayey 2% Shrink-swell Depth to saturated zone

Dwellings Without Basements

Rating Options

Attribute Name: Dwellings Without Basements

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
531C2	Markham silt loam, 4 to 8 percent slopes, eroded	Somewhat limited	Markham, eroded 98% Depth to saturated zone Shrink-swell

Small Commercial Buildings

Rating Options

Attribute Name: Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Markham, eroded 98% Slope Depth to saturated zone Shrink-swell

CONTACTS

Federal Agencies

U. S. Army Corps of Engineers
Regulatory Branch
111 North Canal Street, Suite 600
Chicago, Illinois 60606
(312) 846-6400
<http://www.usace.army.mil>

**U.S.D.A. Natural Resources
Conservation Service**
2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630) 584-7961 ext. 3
<http://www.il.nrcs.usda.gov/>

U.S. Fish & Wildlife Service
Chicago Illinois Field Office
1250 South Grove Street Suite 103
Barrington, Illinois 60010
(847) 381-2253
<http://www.fws.gov/>

U.S. Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312) 353-2000
<http://www.epa.gov/region5/>

State Agencies

Illinois Department of Natural Resources
1 Natural Resources Way
Springfield, Illinois 62702-1271
(217) 782-6302
<http://dnr.state.il.us/>

Illinois Environmental Protection Agency
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
(217) 782-3397
<http://www.epa.state.il.us/>

Illinois Department of Transportation
2300 South Dirksen Parkway
Schaumburg, Illinois 62764-0001
<http://www.dot.state.il.us/>

Illinois Natural History Survey
607 East Peabody Drive
Champaign, Illinois 61820
(217) 333-688
<http://www.inhs.uiuc.edu/>

County Offices

DuPage County
Administration Building
421 North County Farm Road
Wheaton, Illinois 60187
630-407-6500
<http://www.co.dupage.il.us/>

Development Department
(630) 407-6700
**Environmental Concerns Department
Stormwater Management Division**
(630) 407-6700
Solid Waste Department
(630) 407-6700

Health Department
111 North County Farm Road
Wheaton, Illinois 60187
(630) 682-7400

Forest Preserve District
3 S 580 Naperville Road,
Wheaton, Illinois 60189
(630) 933-7200

Kane County
Government Center
719 South Batavia Ave.
Geneva, IL 60134
630-232-3400
<http://www.co.kane.il.us/>

Development Department
(630) 232-3492
Department of Environmental Management
630-208-5118
Forest Preserve District
(630) 232-5980

Health Department
1240 North Highland Avenue
Aurora, IL 60506
(630) 897-1124



Applicant: Harding Custom Homes, LLC
Contact: Marvin K. Ritter
Address: 540 Duane Street, 2nd Floor
 Glen Ellyn, IL 60137

IDNR Project Number: 1800110
Date: 07/07/2017

Project: Harding Glen Single Family Homes
Address: 765 Harding Avenue, Glen Ellyn

Description: Minor subdivision of a 1.09 acre Glen Ellyn lot to four (4) conforming single family R2 Glen Ellyn lots

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
 39N, 10E, 23



IL Department of Natural Resources
Contact
 Keith Shank
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction
 Village of Glen Ellyn
 John H. Sterrett
 535 Duane Street
 Glen Ellyn, Illinois 60137

Disclaimer

SITE IMPROVEMENT PLANS FOR HARDING CUSTOM HOMES SUBDIVISION UNIT 1

GENERAL NOTES

- 1) THE ENGINEERING DIVISION OF THE VILLAGE OF GLEN ELLYN MUST BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK. A PRE-CONSTRUCTION MEETING WILL NEED TO BE HELD INVOLVING THE DEVELOPER/APPLICANT, GENERAL CONTRACTOR, UNDERGROUND CONTRACTOR AND THE VILLAGE STAFF.
- 2) ALL ELEVATIONS SHOWN ARE DATUM NAVD83.
- 3) THE CONTRACTOR SHALL CALL JULIE AT 1-800-892-0123 TO OBTAIN THE LOCATION OF ALL UTILITIES PRIOR TO ANY WORK IN AN EASEMENT, RIGHT OF WAY OR SUSPECTED UTILITY LOCATION.
- 4) THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGE THEREOF.
- 5) THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE OF GLEN ELLYN AND THEIR AGENTS, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION AND TESTING OF WORK ASSOCIATED WITH THIS PROJECT.
- 6) ERRORS AND OMISSIONS IN REVIEWING THE PLANS AND OR SPECIFICATIONS SHALL NOT RELIEVE THE OWNER, DEVELOPER, OR THE CONTRACTOR FROM CONSTRUCTING THE IMPROVEMENTS PER VILLAGE REQUIREMENTS.
- 7) THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE AND COUNTY PERMITS.
- 8) Standard Specifications That Govern This Project
 - 8.1 All construction performed shall conform to the applicable sections of:
 - A. The General Requirements and Special Provisions provided within this Site Improvement Plan Set.
 - B. Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", adopted April 1, 2016 or latest edition. Hereinafter referred to as IDOT Standard Specifications.
 - C. Illinois Department of Transportation "Supplemental Specifications and Recurring Special Provisions", adopted April 1, 2016 or latest edition.
 - D. Standard Specifications for Water and Sewer Main Construction in Illinois, 7th Edition, 2014.
 - E. Federal Highway Administration "Manual on Uniform Traffic Control Devices" latest Edition.
 - F. In case of conflict with the above Standard Specifications, the Village Code of the Village of Glen Ellyn, Illinois, shall take precedence and shall govern.
 - 8.2 The items contained within this Plan Set shall serve as a guide to items of specific requirements in the Village of Glen Ellyn.
 - 8.3 Where reference is made to "The Village" it shall be interpreted to mean the Public Works Director or the Public Works Professional Engineer or a designated representative of the Public Works Director.

GENERAL CONSTRUCTION NOTES

- 1) WATER FOR CONSTRUCTION SHALL BE BROUGHT IN FROM OFFSITE, OR THE CONTRACTOR CAN SECURE A WATER METER FROM PUBLIC WORKS TO BE USED AT AN APPROVED LOCATION NEAR THE SITE.
- 2) CONSTRUCTION VEHICLES SHALL BE PARKED ON THE SOUTH SIDE OF HARDING 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 BITUMINOUS DRIVEWAY.
- 6) THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION LATEST REVISION, AND THE STANDARD SPECIFICATION FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST REVISION, SHALL GOVERN CONSTRUCTION FOR THE PROPOSED CONSTRUCTION. 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) WATER SERVICE "INSECTORS" OR "INSECTORS" APPEAR, IT SHALL BE INTERPRETED TO MEAN 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 ON THE JOB 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 ANY WORK BEGINS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES (MATERIAL, COMMUNALITY, EDISON ELECTRIC COMPANY, ETC.) PRIOR TO CONSTRUCTION AND ALL UTILITIES DAMAGED AND/OR DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. LOCATIONS AS SHOWN ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE INFORMATION, CALL JULIE FOR MAJOR UTILITY LOCATIONS.
- 13) ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO THE START OF WORK AND, IF TARGET 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.

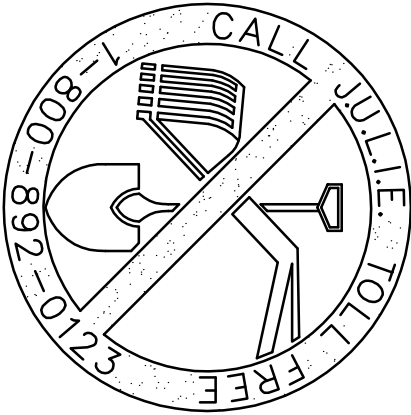
GENERAL UTILITY SERVICE NOTES

- 1) WATER SERVICE SHALL BE 1-1/2" COPPER (TYPE "K").
- 2) SANITARY SEWER SERVICES SHALL BE 6" P.V.C. PIPE (SDR-26) ASTM D-2241 @ A MINIMUM 1.0% SLOPE.
- 3) ALL EXISTING PAVEMENT CHARACTERISTICS OF THE SITE SHALL REMAIN SUBSTANTIALLY UNCHANGED.
- 4) ALL TRENCHES SHALL BE BACKFILLED WITH CA-6 GRANULAR MATERIAL UNDER ROADWAYS, DRIVEWAYS AND SIDEWALKS, AND EXTEND 2' BEYOND ALL EXISTING AND PROPOSED PAVED AREAS. RECYCLED CONCRETE OR OTHER MATERIALS SHALL BE USED FOR ALL OTHER AREAS. TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS.

GENERAL GRADING NOTES

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

SITE BENCHMARK: ELEV. = 797.23 (NAD 88)
SANITARY MANHOLE IN HARDING AVENUE
APPROXIMATELY 10' ± NORTH & 40' ± EAST
OF THE NORTHWEST CORNER OF THE SITE.



WARNING
CALL BEFORE
YOU DIG

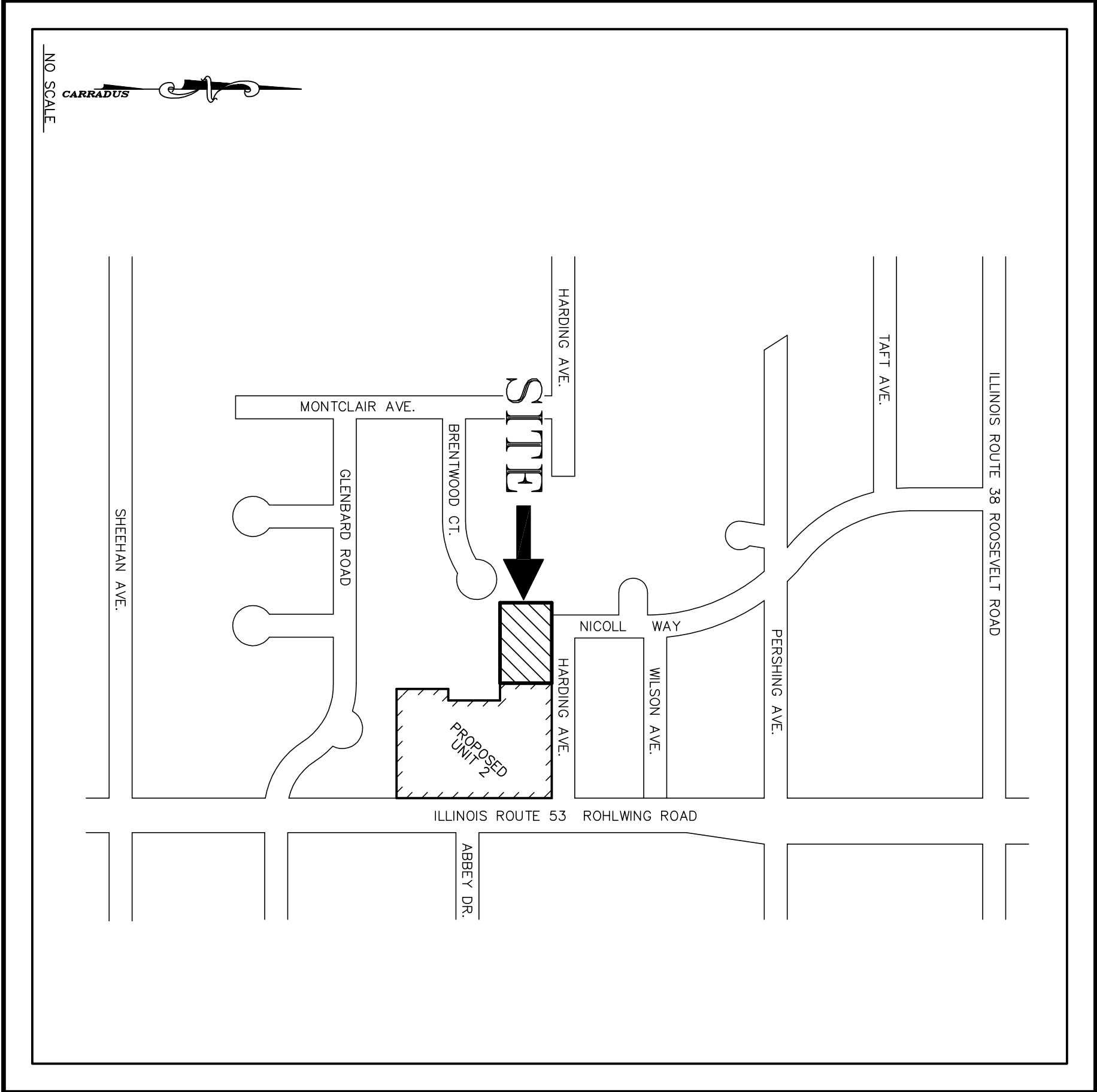
NOTE:
48 HOURS (WORKING DAYS) PRIOR TO BEGINNING ANY CONSTRUCTION THE CONTRACTOR SHALL NOTIFY JULIE.
1-800-892-0123
JULIE WILL ESTABLISH ON THE GROUND, THE LOCATION OF UNDERGROUND PIPES, CONDUITS OR CABLES ADJOINING OR CROSSING PROPOSED CONSTRUCTION.

LEGAL DESCRIPTION OF SITE

THAT PART OF THE EAST 647.79 FEET OF LOT 4 (EXCEPT THE EAST 261.27 THEREOF) LYING WEST OF A LINE COMMENCING 33.70 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 4, SOUTHWEST CORNER OF SAID LOT 4, 261.27 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 4, SOUTHWEST CORNER OF SAID LOT 4, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, IN MILTON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 5, A PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SITE = 44,248 SQ.FT. 1.0159 ACRES

LOCATION MAP



TOPOGRAPHICAL SURVEY AND GRADING PLAN LEGEND

Description	Proposed	Existing
TOPOGRAPHIC CONTOUR		
SANITARY & COMBINED SEWER		
STORM SEWER		
WATER MAIN		
SANITARY SEWER SERVICE		
WATER SERVICE		
CURB DRAIN		
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
CURB INLET		
YARD INLET		
FLARED END SECTION		
WATER VALVE		
FIRE HYDRANT		
GAS VALVE		
POWER POLE		
LIGHT POLE		
TRAFFIC SIGNAL		
UTILITY STRUCTURE		
SPOT ELEVATION		
EROSION CONTROL / SILT FENCE		
STAGED STRAW BALE OR SILT FENCE		
AROUND STORM SEWER STRUCTURE		
DRAINAGE FLOW ROUTE		
SUMP PUMP DISCHARGE		
DOWNSPOUT DISCHARGE		
RUNOFF DIVERSION		
LANDSCAPE BARRIER		
CONCRETE CURB, INTERLOCKING BLOCK WALL, OR LANDSCAPE TIMBER WALL. (MIN. 6\"/>		
TREE TO BE PROTECTED		
TREE TO BE REMOVED		

INDEX TO SHEETS

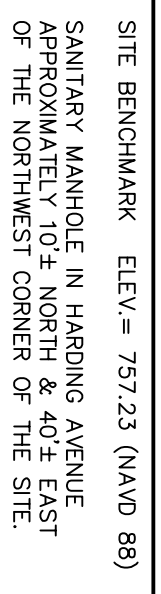
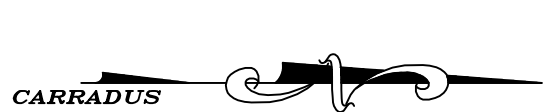
- 1) COVER SHEET
- 2) TOPOGRAPHIC SURVEY OF EXISTING CONDITIONS
- 3) EROSION CONTROL & TREE PRESERVATION PLAN
- 4) OVERALL SITE/GRADING PLAN
- 5) GEOMETRIC PLAN
- 6) TREE PROTECTION NOTES
- 7) CONSTRUCTION DETAILS
- 8) CONSTRUCTION NOTES--GLEN ELLYN
- 9) CONSTRUCTION NOTES--GLEN ELLYN

WE HAVE REVIEWED THE LOCAL TOPOGRAPHY AND IDENTIFIED ANY LOCAL DEPRESSIONAL AREAS. FURTHERMORE, WE HAVE DETERMINED THAT THE PROPOSED IMPROVEMENTS 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 TO, OR FROM THE SITE AND 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 WHEATON, ILLINOIS THIS 8th DAY OF September, A.D. 2017.
BY _____ ILLINOIS REGISTERED LAND SURVEYOR NO. 35-2651.
MY LICENSE EXPIRES NOVEMBER 30, 2018

Port of P.L.N.: 05-23-223-017		CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184-007086 FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2019	
Drawn By: 09/08/17/Allen D. Carradus	Checked By: EAC		
Scale: 48'-00'	Revised By: AOC		
Date: 09/08/17	First Issue: 09/08/17	Prepared For: HARDING CUSTOM HOMES, LLC.	Sheet 1 of 9
11/08/17	REVISE PER VILLAGE COMMENTS	Prepared By: CARRADUS LAND SURVEY, INC. 100 BR. (630) 588-0416, (FAX) 630-7582	Project # 895
07/17/18	REVISED LOT WITH		



LEGAL DESCRIPTION OF SITE

AREA OF SITE = 44,249 SQ.FT. 1.0158 ACRES

Description

$$\begin{array}{c} \uparrow \\ \uparrow \\ \uparrow \end{array}$$

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.

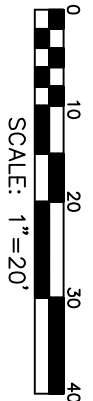
MY LICENSE EXPIRES NOVEMBER 30, 2018.

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADIS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

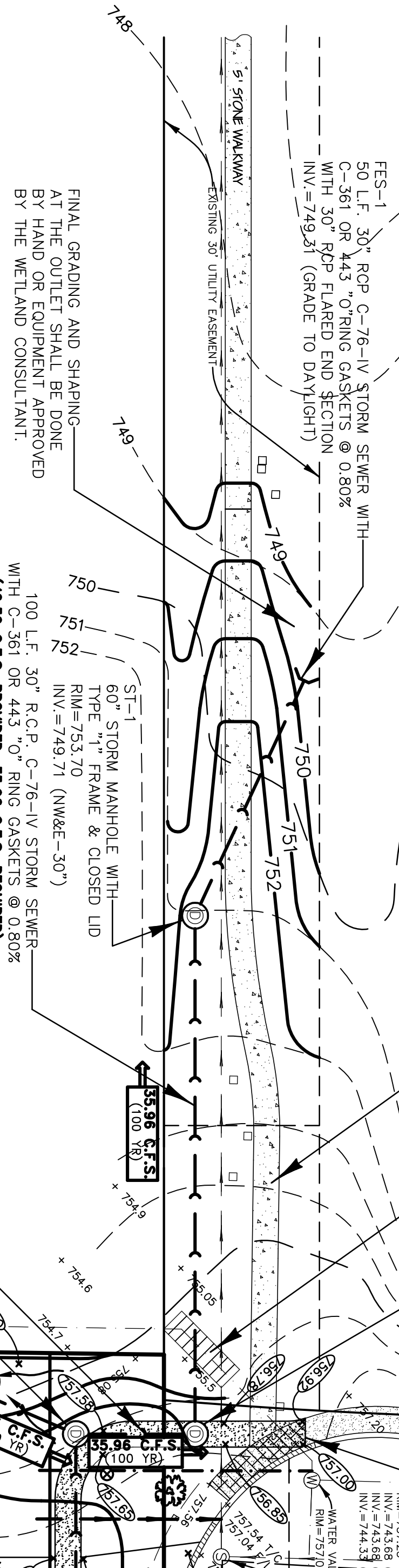
FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2019

60187





A MINIMUM OF 180 L.F. OF THE EXISTING 6\"/>FIELD EXCAVATION TO LOCATE THE DEPTH OF THE EXISTING WATER MAIN IN THIS AREA IS NECESSARY PRIOR TO THE START OF CONSTRUCTION. A POSSIBLE CONFLICT MAY PRESENT ITSELF WITH THE BOTTOM OF THE STORM SEWER IN THIS AREA BEING AT INVERT ELEVATION 750.40 AND THE WATER MAIN AT A 5.5' BURY FROM THE EXISTING GRADE. IF A CONFLICT EXISTS AND THE 18' VERTICAL SEPARATION CAN NOT BE MAINTAINED THE WATER MAIN MAY NEED TO BE LOWERED IN THIS AREA PER THE VILLAGE SPECIFICATIONS.



THAT AREA OF THE EXISTING PATHWAY ADJACENT TO THE STORM SEWER AND CONCRETE WALK REPLACEMENT SHALL BE ANTICIPATED TO BE DISTURBED DURING CONSTRUCTION SHALL BE CAREFULLY DISASSEMBLED AND REMOVED BY A COMPETENT CONTRACTOR. THE MATERIALS SHALL BE STORED ON SITE FOR REPLACEMENT. IF PAVERS ARE DAMAGED OR LOSTS AFTER CONSTRUCTION, THE PAVERS SHALL BE REPLACED WITH EQUIVALENT PRODUCT, OR EQUAL IF NO LONGER AVAILABLE.

SIDEWALK SHALL NOT EXCEED A MAXIMUM GRADIENT OF FIVE (5) PERCENT EXCEPT FOR CURB RAMPS LONGER THEN SIX (6) FEET. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE VILLAGE OF GLEN ELYN STANDARDS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

NOTE: ADEQUATE STORAGE AND BARRICADES TO INDICATE THE PRESENCE OF EXISTING UTILITIES SHALL BE PROVIDED WITH VILLAGE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.

STORM SYSTEM DISCHARGE:

THIS STORM SEWER SYSTEM IS DESIGNED TO ADEQUATELY CONVEY ALL RUNOFF FROM THE SINGLE FAMILY ONSITE, THE MULTI FAMILY ONSITE (PHASE 2), AND THE OFFSITE AREA TRIBUTARY TO THESE SITES TOWARD THE PANTSH PARK STORMWATER DETENTION AREA. THE PIPING DESIGN (28.82 C.F.S. TOTAL) FROM THE FRONT PORTION OF LOTS TWO, THREE, AND FOUR ARE TRIBUTARY TO THE EXISTING CURB AND GUTTER OF HARDING AVENUE, AND THEREFORE THIS 3.61 C.F.S. WILL ULTIMATELY BE TRANSPORTED TO THE PANTSH PARK DETENTION SYSTEM VIA THE EXISTING CURB. THE EXISTING 6\"/>

DRIVEWAYS AND PUBLIC WALKS:

DRIVEWAYS AS SHOWN HEREON ARE FOR GRADE REFERENCE PURPOSES ONLY. THE PROPOSED DRIVEWAYS SHALL BE CONSTRUCTED TO BE BUILT ON THESE LOTS. SIDE GRADING PLAN SPECIFIC TO EACH HOME WILL BE REQUIRED FOR A BUILDING PERMIT TO BE ISSUED. CURB CUTS FOR DRIVEWAYS WILL BE PERFORMED AT THE TIME OF HOME CONSTRUCTION. THE SIDEWALK IN THE PARKWAY ADJACENT TO EACH LOT WILL BE INSTALLED AT THE TIME OF HOME CONSTRUCTION AS WELL.

ALL EXISTING DEPRESSED CURB ALONG THE SOUTH SIDE OF HARDING WILL BE REMOVED AND REPLACED WITH BARRIER CURB TO MATCH THE EXISTING. IF IT DOES NOT LINE UP IN ITS ENTIRETY WITH THE EXISTING, THE DRIVEWAYS AT THE TIME OF NEW HOME CONSTRUCTION.

THE VILLAGE WILL REQUIRE THAT ALL SIDEWALKS IN THE PROPOSED SUBDIVISION BE INSTALLED NO LATER THAN 24 MONTHS AFTER THE SUBDIVISION IS COMPLETED. THE SIDEWALKS INCLUDING THOSE PORTIONS OF THE SIDEWALK ADJACENT TO UNIMPROVED LOTS. THIS IS TO ENSURE SIDEWALK GAPS DO NOT PERSIST FOR LENGTHY PERIODS AND THAT PEDESTRIANS DO NOT NEED TO CROSS STREETS OR WALK IN A ROAD.

ROADWAY RESURFACING:

HARDING AVENUE SHALL BE RESURFACED ACROSS THE FRONTAGE OF THE DEVELOPMENT. ACCORDING TO RECORD DRAWINGS, THE ROADWAY CONSISTS OF 10\"/>

CONNECTION OF SIDEWALK TO EXISTING WALK SHALL BE MADE AT ENTIRE SQUARE. EXISTING SIDEWALK SOUTH OF THE CONNECTION SHALL BE REMOVED.

ST-2
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=756.80
RW=750.51 (S&W=30')
INV.=750.51

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

ST-1
60\"/>TYPE 1\"/>FRAME & CLOSED LID
INV.=753.70
RW=749.71 (NW&E=30')
WITH C-361 OR 443 O RING GASKETS @ 0.80%

1-1/2\"/>COPPER TYPE 3/4\"/>WATER SERVICE (TYPICAL) WATER SERVICES SHALL BE INSTALLED WITH 3\"/>SANITARY SERVICE (TYPICAL) SANITARY SERVICES ARE NEEDED TO MAINTAIN 18\"/>VERTICAL SEPARATION WITH SANITARY SERVICES AND STILL KEEP 18\"/>VERTICAL SEPARATION WITH SANITARY SERVICES. CONTRACTOR SHALL EXPOSE SUFFICIENT SEWER MAIN TO VERIFY THE REQUIREMENTS WITH THE EXISTING SERVICES. IF SUCH CONFLICT ARISES, NEW SERVICE LOCATION WILL BE ADJUSTED ACCORDINGLY.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

SAW CUT AND REMOVE & REPLACE SIDEWALK & CURBS AS NECESSARY. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. TYPICAL AT ALL UTILITY CROSSINGS.

255 L.F. 30\"/>R.C.P. C-76-IV WITH ASTM C-361 OR 443 GASKETS (FOR PROTECTION OF WATER SERVICES) STORM SEWER PIPE @ 0.60% (34.50 C.F.S. PROVIDED, 30.41 C.F.S. REQUIRED)

6\"/>P.V.C. STORM SERVICE (TYPICAL)

6\"/>P.V.C. (SDR-26) ASTM D-2241 SANITARY SERVICE (TYPICAL) SANITARY SERVICE CONNECTIONS SHALL BE MADE BY REMOVING AND REPLACING A SECTION TO THE SANITARY SEWER MAIN AND INSTALLING A NEW PVC TEE-W/WE WITH NEW PVC MAIN LINE PIPE (ASTM D-2241) AND NON-SHEAR MISSION BAND COUPLINGS. CONTRACTOR SHALL EXPOSE SUFFICIENT SEWER MAIN TO VERIFY THE NEW SERVICE. LOCATION WILL BE DETERMINED BY THE MINIMUM VERTICAL SEPARATION WITH THE EXISTING SERVICES. SUCH CONFLICT ARISES, NEW SERVICE LOCATION WILL BE ADJUSTED ACCORDINGLY.

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

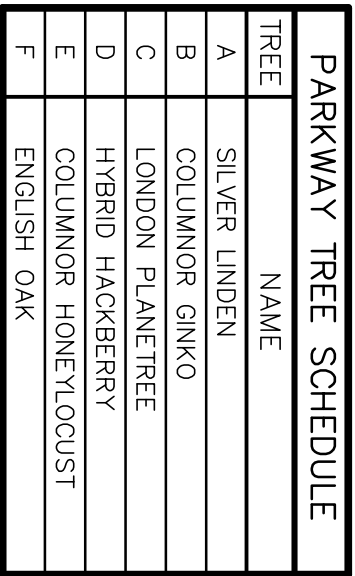
ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

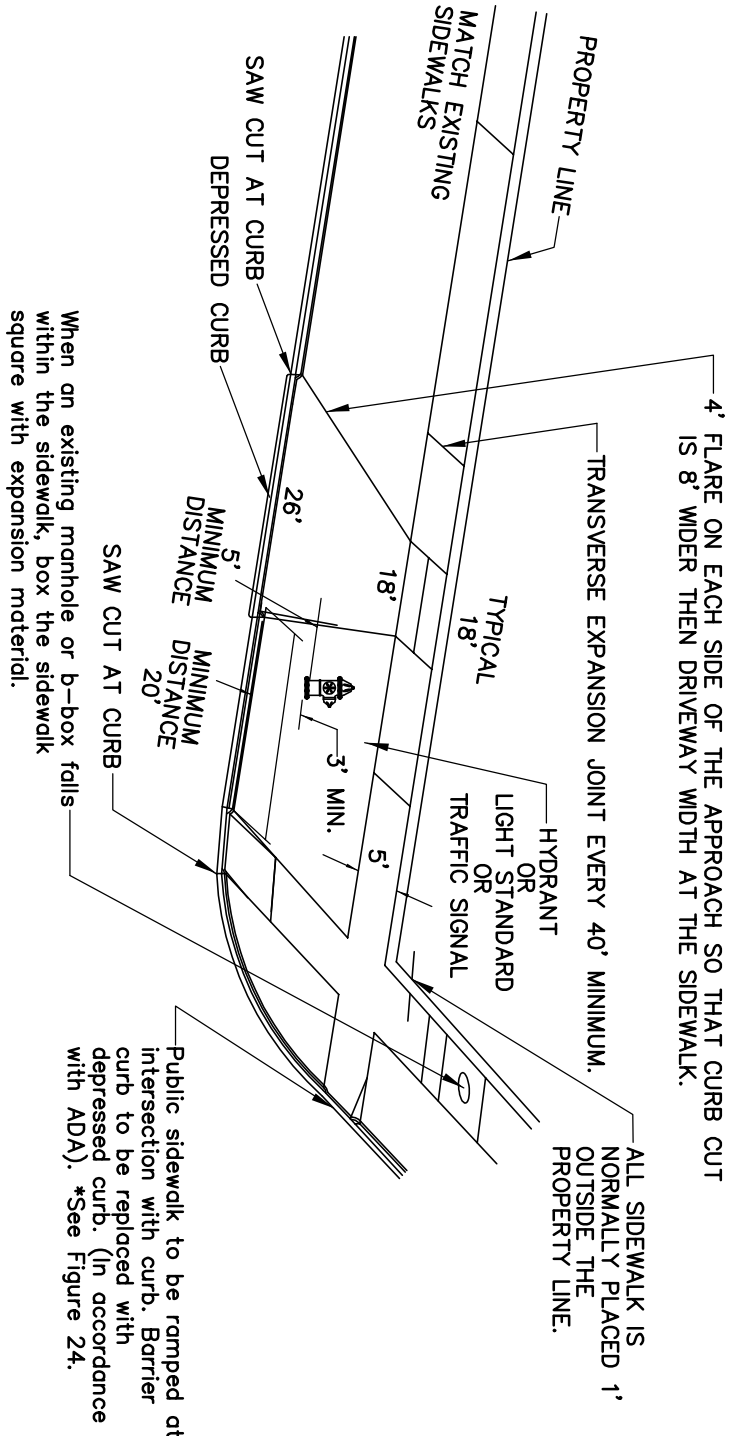
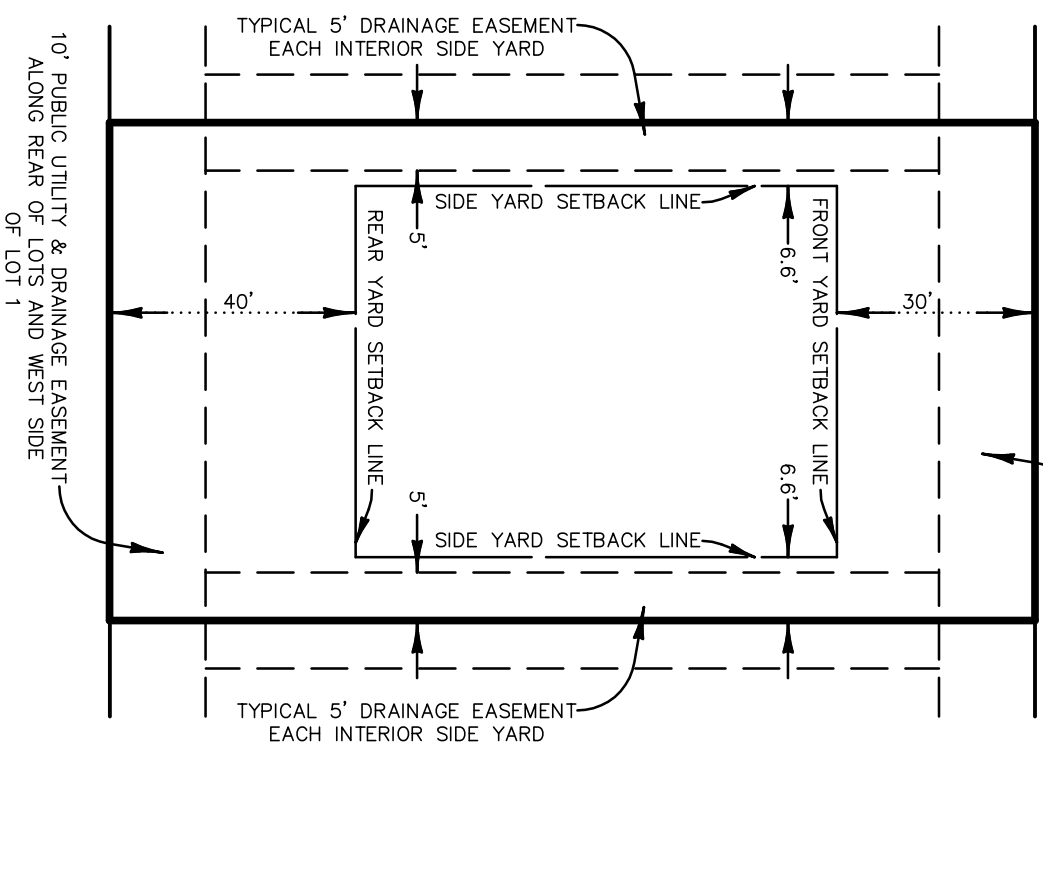
ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)

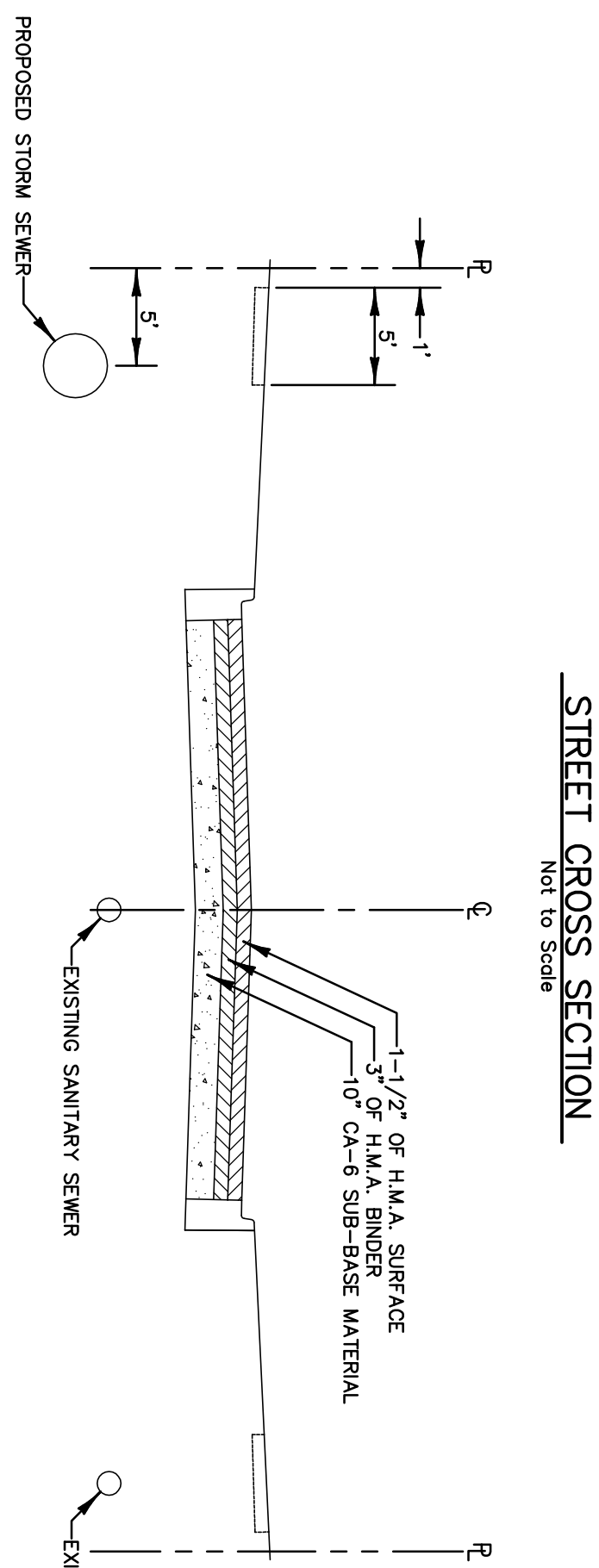
ST-4
60\"/>TYPE 1\"/>FRAME & OPEN GRATE TO BE REPLACED WITH CLOSED LID IN PHASE II IMPROVEMENTS)
RW=760.00 (W=30')
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=752.23 (E=30') R.C.P. (STUB)
INV.=754.50 (S=12' P.V.C. STUB)



TYPICAL FRONT YARD 10' PUBLIC UTILITY & DRAINAGE EASEMENT



Not to Scale



CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184-007086
FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2019

Sheet			Project #	895
of	9			
GEOMETRIC PLAN HARDING CUSTOM HOMES SUBDIVISION UNIT 1 VILLAGE OF GLEN ELM, DU PAGE COUNTY, ILLINOIS				
Date of Issue 09/08/17	Preparer CMG	Checked by EAC	Scale 1" = 20'	Approved AOC
Date 09/07/17	Revision None	Prepared for HARDING CUSTOM HOMES, LLC.	Prepared by CARRADUS LAND SURVEY, INC. 150 W. 63rd St. Suite 4016 (708) 553-7982 90167	Project # 895
11/08/17 12/08/17 01/07/18	REVISIONS PER VILLAGE COMMENTS 9 SHEET PLAN SET REVISION LOT WIDTH			

PROTECTION OF EXISTING TREES

PREFACE

Contractors are advised that it is the express intent of the Village to minimize trimming of trees in the work corridors and to vigorously protect the quality of the urban forest. The equipment and methods used to perform any and all portions of the work must be of the size and nature that results in the least disruption to the existing environment. The contractor shall at all times demonstrate to the satisfaction of the Village that suitable precautions and due diligence are being observed to protect the natural and improved features of the area. Special and continuing attention will be paid to the maintenance of tree protection fencing and the appropriate observance of tree protection areas as delineated by the fencing.

The Village of Glen Ellyn Ordinances related to tree protection apply except as stated or modified herein.

A. Earth Saw Cut of Tree Roots (Root Pruning) Within The Public Right of Way:

- Whenever the proposed excavation falls within the drip-line of a tree, the Contractor shall:
 - Root prune 6-inches behind and parallel to the proposed edge of trench a neat, clean vertical cut to a minimum depth directed by the Village Forestry Representative through all affected tree roots.
 - Root prune to a maximum width of 4-inches using a "Vermeer" wheel matching the following criteria. The root pruner wheel shall be 60" Diameter (188" Circumference) carrying 28 pair (56 total) stump cutter teeth with tooth spacing at 6.7" on center. The cutting depth shall be 24" and shall utilize a 65hp tractor. Trenching machines will not be permitted. The Village Forestry Representative or designee shall review and approve all root pruning equipment prior to use.
 - Exercise care not to cut any existing utilities.
 - If during construction it becomes evident that additional tree roots will require root pruning, the Village Forestry Representative shall be notified and the Contractor shall have the root pruning sub- contractor return to the site to properly root prune the tree at the location directed by the Village Forestry Representative. The contractor will be paid for the additional root pruning as described below, however, no additional compensation will be made for remedialization to the construction site.
 - For locations where root pruning is performed for the purpose of curb and gutter removal and replacement, the contractor shall root prune 6-inches behind the curbing so as to neatly cut the tree roots.
 - Depth of cut shall be 12 inches for curb removal and replacement and 24 inches for structural work. Any roots encountered at a greater depth shall be neatly saw-cut at no additional cost.
 - The Village Forestry Representative will mark locations where earth saw cutting of tree roots is required in the field.
- All root pruning cuts shall be immediately backfilled with material side cast from the earth-sawing procedure, so that the ground surface is even and no tripping potential exists.
- All root pruning work is to be performed through the services of a certified arborist to be approved by the Owner / Village.
- If during construction it becomes evident that the Contractor has dug beyond the limits of root pruning, the Contractor will prune the damaged roots at no cost to the Owner.

- The Contractor shall erect a temporary fence around all trees within the construction area to establish a "tree protection zone" (see diagram in attached ordinance) before any work begins or any material is delivered to the jobsite. Once the "tree protection zone" is established, it is intended that no work be performed, materials stored or vehicles driven or parked within the fenced areas.
- The exact location and establishment of the "tree protection zone" fence shall be as determined by the Owners Representative in the field and approved by the Village Forestry Representative prior to setting the fence.
- The fence shall be erected on three sides of the tree at the drip-line of the tree or as determined by the Village Forestry Representative.
- If work is required within the "tree protection zone", it shall have the Village Forestry Representative's prior approval. All slopes and other areas not re- graded should be avoided so that unnecessary damage is not done to the existing turf, tree root system or ground cover. When work is approved in the "tree protection zone", all of the work will be performed by hand with the exception that a sod cutter may be used to remove the existing ground cover.
- The grade within the "tree protection zone" shall not be changed unless approved by the Village Forestry Representative prior to making said changes or performing the work.

B. Temporary Fence Within The Public Right of Way:

- The Contractor shall erect a temporary fence around all trees within the construction area to establish a "tree protection zone" (see diagram in attached ordinance) before any work begins or any material is delivered to the jobsite. Once the "tree protection zone" is established, it is intended that no work be performed, materials stored or vehicles driven or parked within the fenced areas.
- The exact location and establishment of the "tree protection zone" fence shall be as determined by the Owners Representative in the field and approved by the Village Forestry Representative prior to setting the fence.
- The fence shall be erected on three sides of the tree at the drip-line of the tree or as determined by the Village Forestry Representative.
- If work is required within the "tree protection zone", it shall have the Village Forestry Representative's prior approval. All slopes and other areas not re- graded should be avoided so that unnecessary damage is not done to the existing turf, tree root system or ground cover. When work is approved in the "tree protection zone", all of the work will be performed by hand with the exception that a sod cutter may be used to remove the existing ground cover.
- The grade within the "tree protection zone" shall not be changed unless approved by the Village Forestry Representative prior to making said changes or performing the work.

The fence shall be 48 inches high, plastic poly-type or any other type of highly visible barrier in an open-weave type pattern with large openings. The type, color and pattern of the fence shall be approved by the Engineer prior to erection. This fence shall be properly maintained and shall remain up until final restoration, unless the Owner or Village Forestry Representative directs removal otherwise. Tree fence shall be supported using T-Post style fence posts. Utilizing re-bar as a fence post will not be permitted. Tree fencing may not be removed until after the landscaping is complete.

The general contractor shall assign, as the contractor's agent, a competent, English-speaking individual capable of reading and thoroughly understanding the contract tree protection engineering drawings and specifications.

At the end of every work day the Contractor shall repair any tree protective fencing areas that are damaged, leaning, or in the need of re-erection, regardless of whether construction activities by the general contractor or any sub-contractor's have taken place or not. The tree fence protection shall be maintained to the satisfaction of Owner or Village Forestry Representative.

C. Augering/Saw Cutting Requirements Within The Public Right of Way:

TREE DIAMETER (DBH)	AUGERING/SAW CUTTING SPECIFICATION
2 - 9 inch in diameter	Auger or saw cut 6-foot from face of tree in all directions if trench is located within this radius.
10 - 14 inch. in diameter	Auger or saw cut 10-feet from face of tree in all directions if trench is located within this radius.
15 - 19 inch. in diameter	Auger or saw cut 12-feet from face of tree in all directions if trench is located within this radius.
Over 19 inch in diameter	Saw cut 15-feet from face of tree in all directions if trench is located within this radius.

DBH = Diameter Breast Height, measured at 4.5-ft. above ground.

These augering specifications can be amended as needed by the Village Forestry Representative.

D. Tree Limb Pruning Within The Public Right of Way:

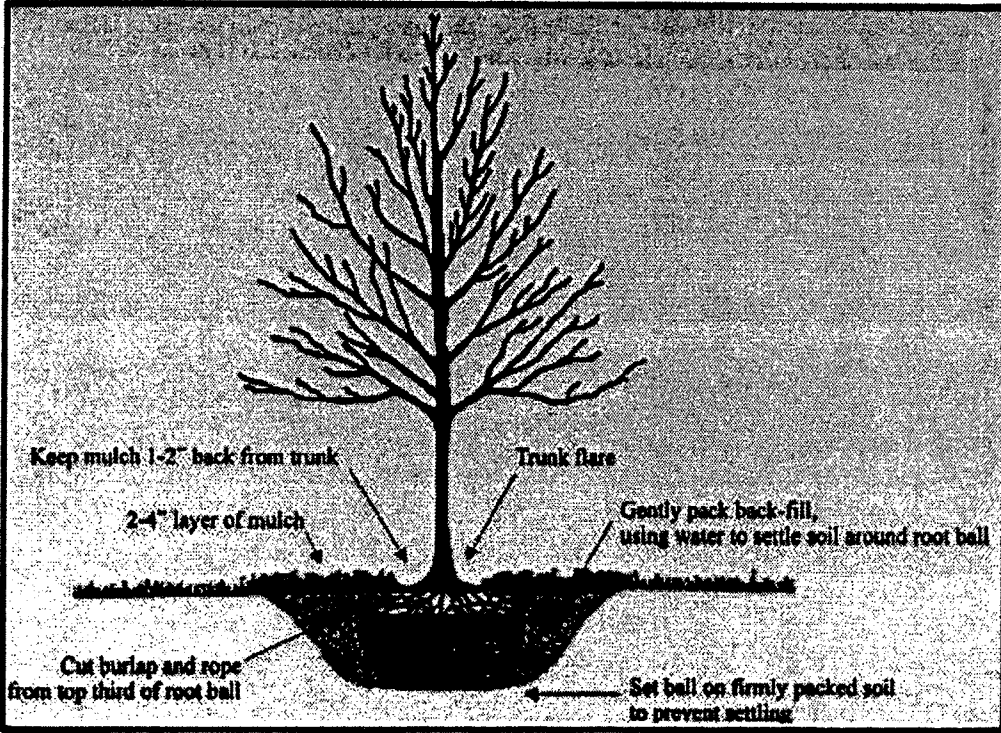
- The Village may elect to prune tree limbs prior to start of the project of any trees within the Right of Way that may be affected by the construction. The Contractor must allow a minimum of two (2) weeks for the completion of tree limb pruning. The Contractor shall inspect the work site in advance and may request, in writing, additional areas of limb pruning that might be damaged by equipment operations. The Village Forestry Representative will review the request and have final authorization as to whether the additional pruning will be allowed. Any tree limbs that are broken by construction equipment after the initial pruning must be reported to the Village Forestry Representative within 24 hours. Any correction cuts that are necessary will be pruned by the Village at the Contractor's expense. The Contractor will also be responsible for any additional maintenance as described in these specifications.

E. Removal of Driveway Pavement and Sidewalk Within The Public Right of Way:

- In order to minimize the potential damage to the tree root system(s), the Contractor will not be allowed to operate any construction equipment or machinery within the "tree protection zone" located between the curb and the right-of-way property line.
- Sidewalk to be removed in the areas adjacent to the "tree protection zones" shall be removed with equipment operated from the street pavement. Removal equipment shall be Grad-all (or similar method), or by hand or a combination of these methods. The method of removal shall be approved by the Engineer prior to commencing any work.
- Any pavement or pavement related work that is removed should be immediately disposed of from the area and shall not be stockpiled or stored within the parkway area under any circumstances.

F. Backfilling and Mulching Within The Public Right of Way:

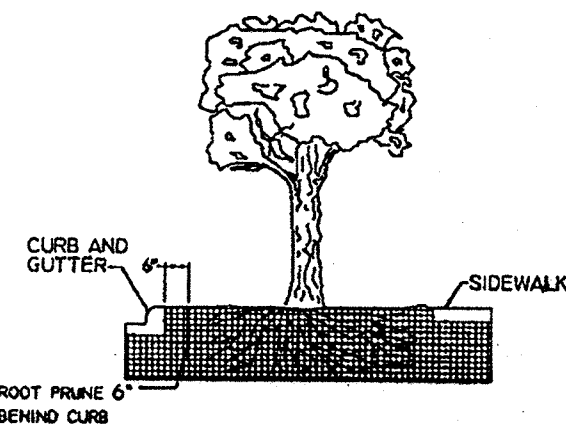
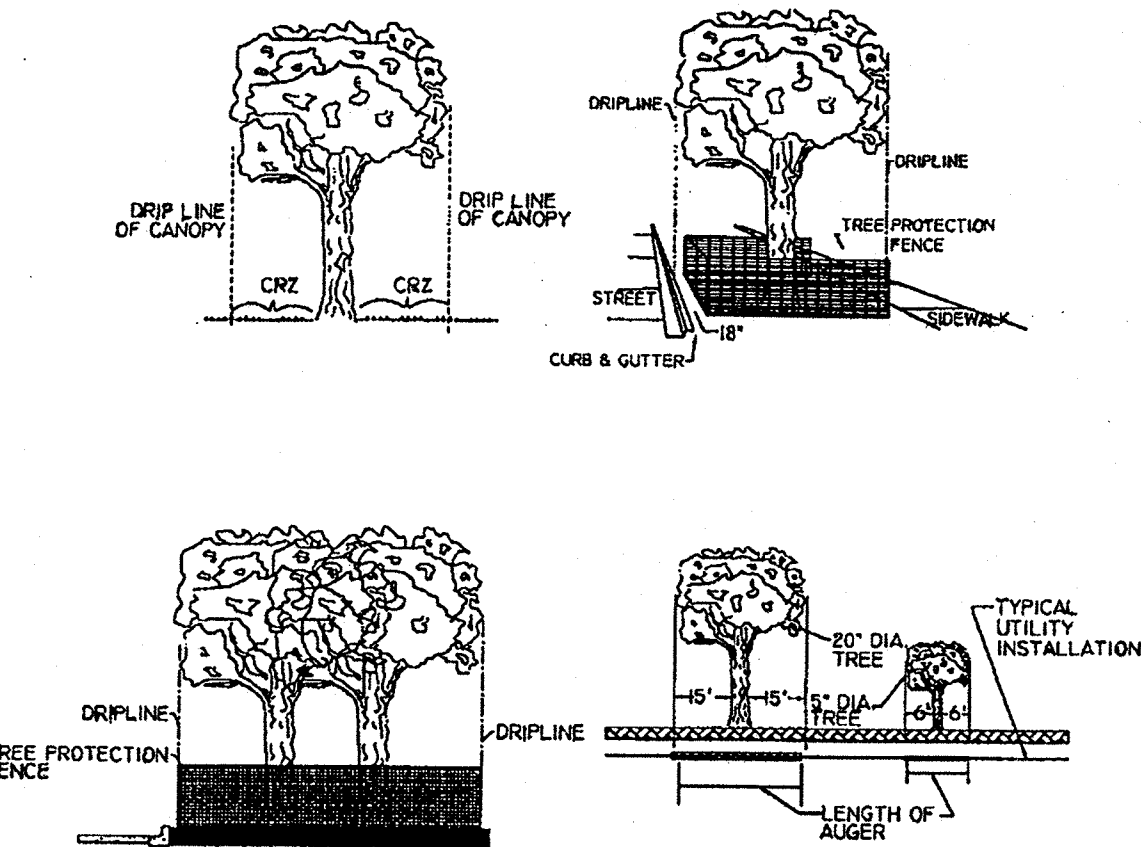
- All backfill material within the turf area of the Public Right of Way in back of the curb, which is not selected trench backfill material, shall be pulverized topsoil meeting the requirements of Section 211 of the Standard Specifications. Excavated spoil material will not be permitted as an acceptable backfill material. Prior to placing the topsoil and/or sod, in areas outside the protection zone, the existing ground shall be disked to a depth no greater than one inch (1"), unless otherwise directed by the Village Forestry Representative. No grading will be allowed within the drip-line of any tree unless directed by the Village Forestry Representative.
- The Contractor shall provide shredded tree bark mulch meeting the requirements of Section 251 of the Standard Specifications and shall be dark, premium hardwood bark mulch, shredded, double processed, non-dyed around all parkway trees. The area of mulching will depend on the size, location and adjacent grades, but shall be a minimum of three inches (3") deep. In no case will the limits of the mulch material be less than the area of existing mulch and/or less than 24" from the face of the tree unless otherwise directed by the Village Forestry Representative. Tree mulching will be paid for at the unit price per each for TREE MULCHING.



G. Damages:

- In the event that a tree is injured such that potential irreparable damage may ensue, as determined by the Village Forester, the Contractor shall be held liable for the full value of the tree based upon the guideline entitled Guide for Plant Appraisal, latest Edition. The Contractor shall cause to be paid to the Village of Glen Ellyn either by direct payment to the Village or a deduction by the Owner (should the Owner make payment to the Village) from the contract the full amount of replacement worth as determined by the guideline.
- Replacement of shrubs, small trees, plants and evergreens shall be furnished, delivered and planted of the same species, variety and size of which they are to replace. The replacement shall be as specified in the Standard Specifications and at locations determined by the Engineer.

The Contractor shall place extreme importance upon the protection and care of trees and shrubs, which are to remain, during all times of this improvement. Special attention is called to the Contractor with regard to the "tree protection zone" of this specification. It is of paramount importance to the Village of Glen Ellyn that the trees and shrubs that are to remain are adequately protected by the Contractor and made safe from harm and potential damage from the operations and construction of this improvement. If the Contractor fails to erect and maintain tree protection fencing and/or is found to be in violation of storage or operations within the "tree protection zone" or construction activities not approved by the Village Forester, a penalty shall be levied against the Contractor with the monies being deducted by the Owner from the contract for payment to the Village. The amount of the penalty shall be two hundred fifty dollars (\$250.00) per occurrence per day. The Contractor will also be responsible for any costs associated with fertilization and future maintenance of trees damaged during construction as deemed necessary by the Village.



Date Of Field Work: 09/08/17	Drawn By: CMG	TREE PROTECTION NOTES HARDING CUSTOM HOMES SUBDIVISION UNIT 1 VILLAGE OF GLEN ELLYN, DU PAGE COUNTY, ILLINOIS	Sheet
Scale: No Scale	Checked By: EAC		6
Pld Bk Pg: 48-00	Approved: ADC		
Date:	Revision:		
Prepared For: HARDING CUSTOM HOMES, LLC.		Project # 9	
Prepared By: CARRADUS LAND SURVEY, INC.			
100 Bridge Street Suite 1, Wheaton, Illinois 60187 (630) 588-0416 (FAX) 653-7682			



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/25/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Public Hearing
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3078)

DOC ID: 3078

Public hearing with discussion, consideration, and recommendation regarding a request for approval of a variation from the Glen Ellyn Zoning Code to accommodate a proposed bus drop-off / pick-up drive parallel with Glencoe Street associated with a proposed addition to Hadley Junior High School. The property is located at 240 Hawthorne Boulevard located within the R2 Residential district.

PETITIONER: The petitioner is Glen Ellyn School District 41, represented by Eric DePorter, Assistant Superintendent of Finance, Facilities, and Operations.

REQUEST: The petitioner is requesting a public hearing regarding the impervious surface setback of a proposed bus drop-off/pick-up lane associated with a 27,000 square foot addition to Hadley Junior High School on the west side of the building. In order to construct the bus lane as proposed, the petitioner is requesting approval of a variation from Section 10-5-5(C)1 of the Zoning Code to allow an impervious surface setback of 27.30 feet in lieu of the minimum required 34.20 feet.

**LOCATION/
ZONING:**

The subject property is located at the northeast corner of Glencoe Street and Hawthorne Boulevard, in the R2 Residential District. The municipal boundary between the Village of Glen Ellyn and the City of Wheaton is the east right-of-way line of Glencoe Street and a portion of the north right-of-way line of Hawthorne Boulevard. All of the Glencoe Street right-of-way and a portion of the Hawthorne Boulevard right-of-way is under the jurisdiction of the City of Wheaton.

Surrounding Land Uses

North:	Single-Family
South:	Single-Family
	Single-Family
East:	Single-Family
West:	Single-Family

Surrounding Zoning

R2 Residential
R2 Residential
R3 Residential (Wheaton)
R2 Residential
R3 Residential (Wheaton)

COMP PLAN: The Comprehensive Plan identifies the southern portion of the property containing the school building as "School" and the north portion of the property containing the recreational area for the school as "Park/Open Space". The proposed addition and bus lane will be located on the area identified as "School".

PROJECT

SUMMARY:

The petitioner is proposing a 27,000 square foot addition to the west elevation of the existing school building as well as a 28.5 foot wide bus drop-off and pick-up lane approximately 490 feet in length parallel to Glencoe Street. The entrance to the proposed bus lane will align with the existing parking lot drive aisle located near the existing west entrance to the property. The bus lane will exit onto Glencoe Street through a proposed access aligned with Ashton Court to the north. The petitioner has indicated the intent of the bus lane is to relocate existing bus drop-off and pick-up off of Glencoe Street and onto the school property to ease traffic congestion on Glencoe Street and improve the safety of students. The bus lane has been sized to accommodate 18 buses which will be double stacked.

A public school is a permitted use in the R2 district. As a public school, the addition is not required to obtain building permits from the Village. Instead, the building review and inspections are regulated performed by the State. The project does, however, require compliance with all Village bulk requirements, such as height and setbacks, as well as stormwater permit requirements. Additional information on the proposed project is detailed below.

1. Impervious Surface. The required impervious surface setback is equal to 5% of the lot width. The property has an unusually long lot width of 684 feet. Therefore, the required impervious surface setback is 34.2 feet. The existing impervious surface setback along Glencoe Street is as close as 9.4 feet from the property line at the recently reconstructed parking lot near the southwest corner of the property. The proposed bus lane for pick up and drop off of students will maintain a setback of 27.3 feet. The petitioner is proposing this distance in order to properly align the lane with the existing drive aisle. The location of the bus lane will provide an adequate separation distance of the bus lane from the addition for student safety.
2. Proposed Access. As previously noted above, Glencoe Street is under the jurisdiction of the City of Wheaton. The permitting for the proposed access onto Glencoe is done through Wheaton, including approval of the proposed location. While final approval has not been issued for access permit onto Glencoe Street, the proposed location to align with Ashton Court is acceptable to Wheaton. The Plan Commission may wish to consider a condition with their recommendation that final approval of the proposed access onto Glencoe Street be issued by the City of Wheaton prior to the release of a site development permit.
3. Lighting. The proposed bus lane will include five (5) light poles, each of which will be twenty (20) feet in height and will meet the required separation distance of 80 feet. The light fixtures on the light poles and

the building will be fully screened. The submitted photometric plan indicates that no spillover from the lighting will occur at the property lines.

4. Rooftop Mechanical Units. All proposed rooftop mechanical units will be located in the center of the eastern end of the building addition to reduce sightlines from ground level at all three facades of the building addition. Furthermore, each unit will be individually screened with a louvered mechanical screening system.
5. Landscaping. The petitioner is proposing several shade and evergreen trees along the perimeter of the property line on Glencoe Street as well as a mix of shrubs and small evergreens to provide screening of the bus lane from adjacent residential properties. Additionally, several existing trees are located within the Glencoe Street right-of-way, all of which will remain with the exception of two to be removed for the proposed access onto Glencoe Street. The petitioner is also providing foundation landscaping around the proposed addition consisting of shrubs, evergreens and perennials.
6. Stormwater Detention. Stormwater detention and BMPs were previously constructed to service the proposed improvements to the site. Construction plans and a stormwater report must be submitted during the site development permit process.
7. Parking. Required parking for the school addition is based on number of employees. The District has indicated that the number of employees will not change and therefore no additional parking spaces are required.
8. Intergovernmental Agreement. As noted above, a public school is a permitted use in the R2 district which therefore does not require a public hearing for any intensification of the existing public school use through the Village. The Village, however, has an intergovernmental agreement with the school districts within the Village, including School District 41, which requires a public hearing to be held by the School District at least forty-five (45) days prior to the finalization of any construction plans that will intensify the existing public school use. The petitioner will be conducting a public hearing on Monday, January 29th and has notified all residents within 250 feet of the school site to fulfill the requirement in the agreement. Following the hearing, and at least 30 days before project finalization, the petitioner must prepare and share the final plans with the Village. The Plan Commission, therefore, may wish to consider a condition with their recommendation requiring the submission of final plans from the petitioner prior to the scheduling of the variation request on the Village Board agenda for action.

9. Exterior Appearance. Staff has reviewed the proposed exterior appearance for the addition and has found it to be in substantial conformance with the Village's Appearance Review Guidelines. A recommendation will be made from staff to the Village Board on the exterior appearance at the time the zoning variation goes to the Village Board for consideration.

COMMISSION

ACTION:

The Plan Commission should consider the petitioner's request for approval of the requested Zoning Variation and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Plan Commission should consider the criteria of Section 10-10-12 of the Zoning Code. **Please note that the Plan Commission is only considering the requested zoning variation for the impervious surface setback of the proposed bus lane and not the proposed addition to the school.**

The Plan Commission may wish to consider the following conditions as part of their recommendation:

1. Prior to the zoning variation request being scheduled for consideration by the Village Board, the petitioner shall prepare and submit final plans to the Planning and Development Department; and
2. Final approval of the proposed access onto Glencoe Street shall be issued by the City of Wheaton prior to the release of a site development permit; and
3. All outstanding comments contained in the Public Works memo from Rich Daubert, Professional Engineer, dated November 17, 2017, shall be addressed at the time of the permit for site development; and
4. Any other conditions the Plan Commission feels appropriate for the requested zoning variation.

ATTACHMENTS:

- Aerial Photo
- Zoning Map
- Public Hearing Notice
- Location Map for Public Hearing Notice
- Mailing Labels for Public Hearing Notice
- Section 10-10-12 of the Zoning Code
- Intergovernmental Cooperation Agreement between the Village of Glen Ellyn and School Districts 41, 87, and 89
- Public Works Memo from Rich Daubert, PE, November 17, 2017
- Public Works Memo from Rich Daubert, PE, January 3, 2018
- Stormwater Memo from Ray Ulreich, Stormwater Engineer, November 1, 2017

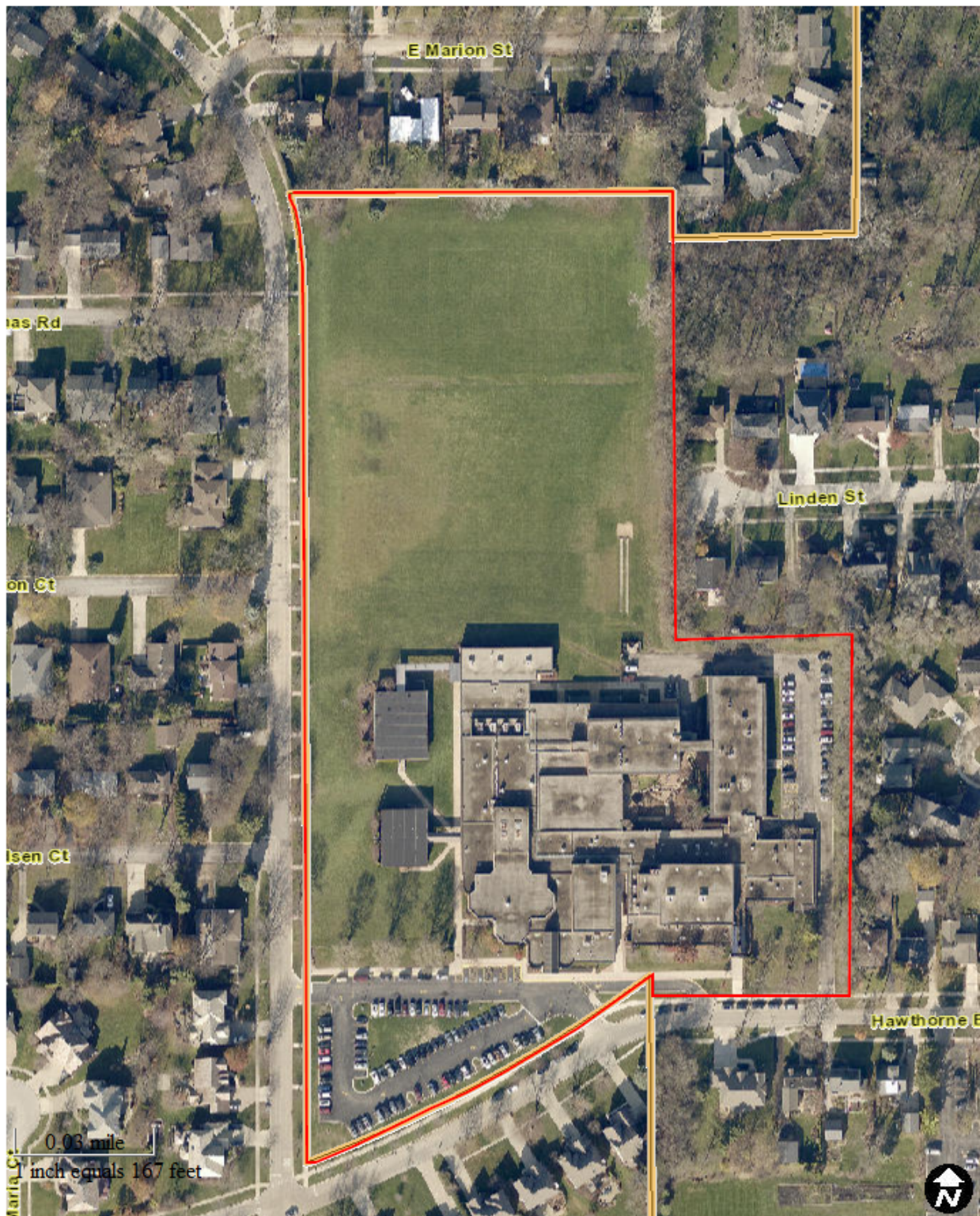
- Resident Correspondence
- Petitioner's Application Packet

Cc: Staci Hulseberg, Planning and Development Director
 Eric DePorter, School District 41
 Shawn Benson, Wight and Company

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Hawthorne\Hadley Addition -
 2017\Staff Report.doc

ATTACHMENTS:

- Aerial Photo (PDF)
- Zoning Map (PDF)
- Public Hearing Notice - 240 Hawthorne Blvd (PDF)
- Buffer Map - 240 Hawthorne (PDF)
- Address Labels (PDF)
- 10-10-12 (PDF)
- IGA (PDF)
- PRV - 240 Hawthorne Boulevard - Hadley Jr High Expansion - Public Works Review No 1 (PDF)
- PRV - 240 Hawthorne Boulevard - Hadley Jr High Expansion - Public Works Review No 2 (PDF)
- Stormwater Hadley Jr High review memo (PDF)
- Resident Correspondence1 (PDF)
- Resident Correspondence (PDF)
- VillageofGlenEllyn_20171128_Hadley Narrative (PDF)
- Hadley Variation Application (PDF)
- D41 Deeds (PDF)
- Plat of Survey (PDF)
- Architectural Appearance Review Materials (PDF)
- ELEVATIONS (PDF)
- Civil-Landscape Plans (PDF)
- GlenEllyn_20171204_Site Light Specs (PDF)
- Glen Ellen Headley Photometrics Layout (PDF)
- GlenEllyn_20171204_Mechanical Louver Specs (PDF)

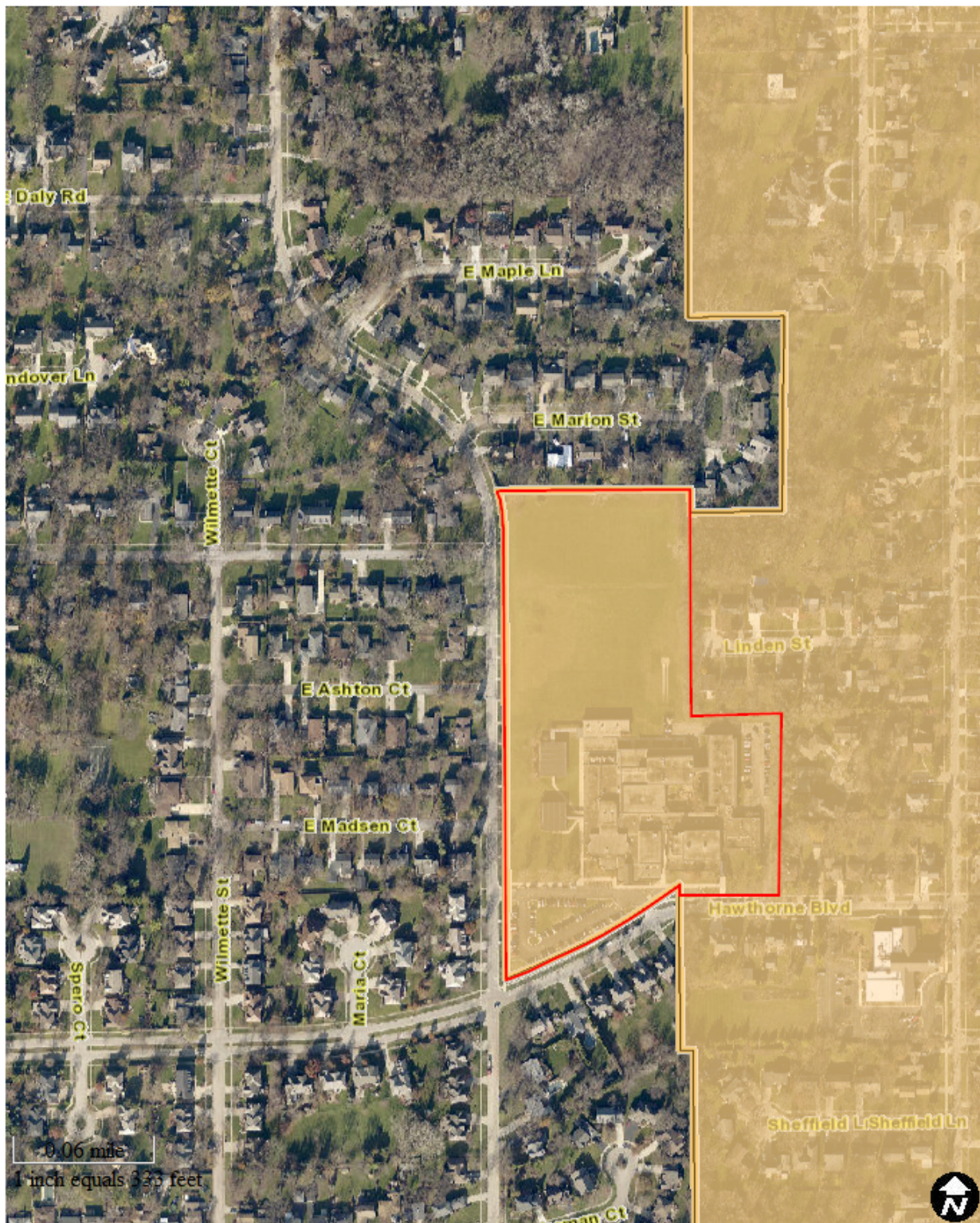


Map created on January 19, 2018.

© 2018 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: 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.



Map created on January 19, 2018.

© 2018 GIS Consortium and MGP Inc. All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: 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.

Zoning

	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated



NOTICE OF PUBLIC HEARING

Glen Ellyn School District 41 is requesting approval of a variation from the Glen Ellyn Zoning Code to accommodate a proposed bus drop-off / pick-up drive parallel with Glencoe Street associated with a proposed addition to Hadley Junior High School. The property is located at 240 Hawthorne Boulevard located within the R2 Residential district. The property is legally described as follows:

LOTS 1, 2, 3, AND 4 IN BLOCK ONE OF A.T. MCINTOSH & CO'S EAST BOULVARD SUBDIVISION IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REORED IN DUPAGE COUNTY, ILLINOIS; AND

LOTS 1,2,3 AND 5 IN A.T. MCINTOSH & CO'S GLENTON ACRES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 10 AND SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS; AND

LOT 8 IN HARRISON'S SECOND RESUBDIVISION IN THE NORTH HALF OF SECTION 10 TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-10-400-006; 05-10-202-012; 05-10-202-003; 05-10-202-004; 05-10-205-011

Before the Glen Ellyn Village Board can consider the request for approval of a variation from the Zoning Code the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on **Thursday, January 25, 2018 at 7:00 p.m.** in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois to consider the requests in order to develop the property as depicted on the plans on file with the Planning & Development Department. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard.

The Plan Commission will consider the following Variations from the Glen Ellyn Zoning Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A variation from Section 10-5-5(C) 1 of the Zoning Code to allow an impervious surface setback of 27.80 feet in lieu of the minimum 34.20 feet required.

2. Any other relief from the Village of Glen Ellyn Zoning Code necessary to develop the property as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Information related to the requests, including the plans for the proposed project is available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to John Sterrett, Village Planner, 630-547-5249.

Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Brian Baltudis at (630) 547-5209 at least 24 hours in advance of the meeting.

John Sterrett
Village Planner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Hawthorne\Hadley Addition - 2017\Public Hearing Notice-draft.doc



Village of Glen Ellyn

350 ft Foot Bu
from
Hadley Jr High Scho

E.1.d

MARION AVE

Babcock Grove Pa

LINDEN ST

HAWTHORNE BLVD

COTTAGE AVE

SHEFFIELD LN

- Hadley Jr High School
- 350 ft Buffer from Hadley Jr High School
- Parcels within 350 ft



0 30 60

Packet Pg. 118

Attachment: Buffer Map - 240 Hawthorne Blvd (3078 : 240 Hawthorne Blvd ZV)

BLACK PATRICIA L & C L
1709 E THOMAS RD
WHEATON, IL 60187

PECK MICHAEL ANNE
1713 E THOMAS RD
WHEATON, IL 60187

VADRASKA MICHAEL
1812 GLENCOE ST
WHEATON, IL 60187

BARTOLUCCI KENNETH
254 LINDEN
GLEN ELLYN, IL 60137

LOWE MITCHELL
15 ABRUZZINI CT
NAPA, CA 94558

KRAUSS KENNETH & MARY JO
1840 GLENCOE ST
WHEATON, IL 60187

BROMANN MARK
1818 GLENCOE ST
WHEATON, IL 60187

MAZZA JOSEPH G
1702 E THOMAS RD
WHEATON, IL 60187

OLSON DANL & JEANELLE
1708 E THOMAS RD
WHEATON, IL 60187

ZORICH M & S STERTZ
1714 THOMAS RD
WHEATON, IL 60187

TALENTOWSKI RICHARD & L
1726 GLENCOE ST
WHEATON, IL 60187

HANSEL ROBERT & KATHLEEN
1703 ASHTON CT
WHEATON, IL 60187

KERNAN DANIEL
1709 ASHTON CT
WHEATON, IL 60187

MAZZA JOSEPH
1702 THOMAS
WHEATON, IL 60187

MAZZA VINCENT
1716 GLENCOE
WHEATON, IL 60187

HLAVACEK ALLAN G
1702 ASHTON CT
WHEATON, IL 60187

MAZZA MATTHEW & ROSALINA
1708 ASHTON CT
WHEATON, IL 60187

LUCCI ROSE M
1714 ASHTON CT
WHEATON, IL 60187

LIZON JR J & C PIGUSCH
1704 GLENCOE
WHEATON, IL 60187

MITCHELL GLEN & KATHY
1703 MADSEN CT
WHEATON, IL 60187

TRUESDALE JAMES B
1709 MADSEN CT
WHEATON, IL 60187

WALLACE DANIEL J
1715 MADSEN CT
WHEATON, IL 60187

COTE JAMES R & SHARON O
1721 MADSEN CT
WHEATON, IL 60187

RAMSLAND ASHLEY
1702 MADSEN CT
WHEATON, IL 60187

KASPEROVICH Y & A ROTARU
1708 MADSEN CT
WHEATON, IL 60187

MARTEJA JOHN & E BABB
1714 MADSEN CT
WHEATON, IL 60187

MILLER STEVEN & JOYCE
1604 GLENCOE ST
WHEATON, IL 60187

ZELLER JOSEPH
1731 MARION CT
WHEATON, IL 60187

MYRA H & J
1737 MARION ST
WHEATON, IL 60187

RAFFERTY THOMAS & K
1743 MARION CT
WHEATON, IL 60187

Attachment: Address Labels (3078 : 240 Hawthorne Blvd ZV)

KLABAN BRIAN & LISA
1749 MARION CT
WHEATON, IL 60187

KIRKWOOD RICHARD B
1755 MARION CT
WHEATON, IL 60187

DIKKER BRIAN
1761 MARION CT
WHEATON, IL 60187

SUNDELL JR G & W CASEBEER
1767 MARION CT
WHEATON, IL 60187

POPE ANNETTE
1823 GLENCOE ST
WHEATON, IL 60187

BRASELTON DONALD W
1801 GLENCOE
WHEATON, IL 60187

SCHOOL DISTRICT NO 41
793 N MAIN ST
GLEN ELLYN, IL 60137

HAAN KIMBERLY A
1730 MARION CT
WHEATON, IL 60187

RIGBY ANN
1847 W JEFFERSON AVE
NAPERVILLE, IL 60540

DAVIDSON ANTHONY & D
1742 MARION CT
WHEATON, IL 60187

SKOGSBERG DONALD & MARILYN
1748 MARION CT
WHEATON, IL 60187

ROSSOBILLO VINCENT & M
1754 MARION CT
WHEATON, IL 60187

BLACKWELL THOMAS & KAREN
1760 MARION CT
WHEATON, IL 60187

HANSEN 35294-8
NORMAN
1766 MARION, WHEATON IL

STEINBACH SANDRA D
666 KENILWORTH AVE
GLEN ELLYN, IL 60137

HENDERSON MARY G
2677 CAMINO LENADA
OAKLAND, CA 94611

DU PAGE BANK & TRUST CO
244 LINDEN ST
GLEN ELLYN, IL 60137

STEIN JR PETER
248 LINDEN ST
GLEN ELLYN, IL 60137

BARTOLUCCI KENNETH R
254 LINDEN
GLEN ELLYN, IL 60137

SMITH JOHN & JULIA
658 KENILWORTH AVE
GLEN ELLYN, IL 60137

ZAREMBSKI MICHAEL J
258 LINDEN ST
GLEN ELLYN, IL 60137

DEWITT KIMBERLY
648 KENILWORTH AVE
GLEN ELLYN, IL 60137

DUROCHIK GARY & KATHLEEN
1811 MARION CT
WHEATON, IL 60187

KREBSBACH DANIEL T
234 MERTON AVE
GLEN ELLYN, IL 60137

COLLIANDER KENNETH J
678 KENILWORTH AVE
GLEN ELLYN, IL 60137

BOCCARD DENNIS & C
1803 MARION CT
WHEATON, IL 60187

PANEK J & E LARA
1807 MARION CT
WHEATON, IL 60187

DUROCHIK GARY & KATHLEEN
1811 MARION CT
WHEATON, IL 60187

WHYTE TODD M & HEATHER R
1815 MARION ST
WHEATON, IL 60187

ROGERS MARY ANN
1810 MARION CT
WHEATON, IL 60187

Attachment: Address Labels (3078 : 240 Hawthorne Blvd ZV)

PAULUS JONATHAN D
1806 MARION CT
WHEATON, IL 60187

ROHR PAUL E & PAULA S
1802 MARION CT
WHEATON, IL 60187

CALKINS PATRICK & M M
262 LINDEN AVE
GLEN ELLYN, IL 60137

HENDERSON DOUGLAS E
646 KENILWORTH AVE
GLEN ELLYN, IL 60137

WACHTER JOHN & LINDA
670 KENILWORTH AVE
GLEN ELLYN, IL 60137

WOODS LAURELYN J
239 LINDEN ST
GLEN ELLYN, IL 60137

FRANSON DEAN A
245 LINDEN ST
GLEN ELLYN, IL 60137

TREND DEVELOPMENT PARTNER
437 CHESTNUT ST
WINNETKA, IL 60093

SMITH ROBT & KATHLEEN
255 LINDEN ST
GLEN ELLYN, IL 60137

THOMAS MARGARET & R
259 LINDEN ST
GLEN ELLYN, IL 60137

MARTINEZ & PASTORE LLC
45115 CURTIS AVE
WARRENVILLE, IL 60555

GRIFFITH G PAUL & SUSAN
638 KENILWORTH AVE
GLEN ELLYN, IL 60137

GIERMAK BRIAN & MELISSA
632 KENILWORTH AVE
GLEN ELLYN, IL 60137

BUSCH HENRY O
254 HAWTHORNE
GLEN ELLYN, IL 60137

DAMER NORMAN & BETTY LOU
195 FAIRVIEW AVE
ELMHURST, IL 60126

ALLGAIER MARK C & SUSAN
262 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

SOSTAK JEFFREY & J
266 HAWTHORNE
GLEN ELLYN, IL 60137

HILDEBRAND ROBERT L
680 ESSEX RD
GLEN ELLYN, IL 60137

NEWSOME PAUL & ROSETTA
276 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

FLAHERTY MICHAEL & JILL
280 HAWTHORNE ST
GLEN ELLYN, IL 60137

MINTEER ANDREW & JULIE
614 KENILWORTH AVE
GLEN ELLYN, IL 60137

TALSMA ROBERT C
260 KENILWORTH CT
GLEN ELLYN, IL 60137

SBERLATI NICHOLAS & L
266 KENILWORTH CT
GLEN ELLYN, IL 60137

BERGER GERALD & DEBORAH
256 KENILWORTH CT
GLEN ELLYN, IL 60137

CHOLEWINSKI RICHARD
249 KENILWORTH CT
GLEN ELLYN, IL 60137

DOYLE PATRICK A & CHERIE
270 KENILWORTH CT
GLEN ELLYN, IL 60137

GOGGIN J L & W SPENCER
280 KENILWORTH CT
GLEN ELLYN, IL 60137

VILLASENOR CHARLES M
269 LINDEN ST
GLEN ELLYN, IL 60137

TOVO JENNIFER
1562 MARIA CT
WHEATON, IL 60187

MALEC MARK & JENNIFER
1551 MARIA CT
WHEATON, IL 60187

Attachment: Address Labels (3078 : 240 Hawthorne Blvd ZV)

WESTBROOK M & J BURKE
1531 MARIA CT
WHEATON, IL 60187

TRUCKENMILLER MICHAEL & A
1507 MARIA CT
WHEATON, IL 60187

RUETH RICHARD M & B V
1504 GLENCOE ST
WHEATON, IL 60187

SCHEARER JR REGINALD & M
1534 GLENCOE ST
WHEATON, IL 60187

KRAVAS KATHY
1554 GLENCOE ST
WHEATON, IL 60187

BLAHA BRIAN & JILL
1706 HAWTHORNE BLVD
WHEATON, IL 60187

SAMY ARUN & ANJU
1436 GLENCOE ST
WHEATON, IL 60187

ANDERSON PAUL J & NANCY
1426 GLENCOE ST
WHEATON, IL 60187

LEE STEPHEN C & MIA M
1404 GLENCOE ST
WHEATON, IL 60187

NAVARRO DAVID & GRETCHEN
1620 HAWTHORNE BLVD
WHEATON, IL 60187

PATINOS GLORIA
1804 E HAWTHORNE
WHEATON, IL 60187

REILLY DARLENE
1409 GLENCOE ST
WHEATON, IL 60187

GIEREN D & R SULLIVAN
1403 GLENCOE
WHEATON, IL 60187

RITTER DAVID & CYNTHIA
1810 E HAWTHORNE BLVD
WHEATON, IL 60187

WRENN STEVEN
1812 E HAWTHORNE BLVD
WHEATON, IL 60187

CTLTC NS 09-11486
1818 E HAWTHORNE BLVD
WHEATON, IL 60187

DEENEY EMILY & JOSEPH
1401 GLENCOE ST
WHEATON, IL 60187

HUNT DOUGLAS T & MERRY J
1825 WAKEMAN CT
WHEATON, IL 60187

MILLER DAN & HAYA
1829 WAKEMAN CT
WHEATON, IL 60187

BELICA MICHAEL & MARIANNE
1832 WAKEMAN CT
WHEATON, IL 60187

DIBBEN PETER & SUZANNE
1830 HAWTHORNE BLVD
WHEATON, IL 60187

LANGE WILLIAM
1824 HAWTHORNE BLVD
WHEATON, IL 60187

LANGER MICHAEL & MELISSA
253 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

GLEN ELLYN EVANGELICAL
277 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

SONG WEI
243 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

CUNEO NATALIE M
249 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

GLEN ELLYN EVANGELICAL
277 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

Attachment: Address Labels (3078 : 240 Hawthorne Blvd ZV)

10-10-12. - Variations.

- (A) Variations shall be classified into the following:
1. Administrative variations, which are minor variations to the Village's bulk regulations for existing single family, detached structures including:
 - (a) Lot coverage ratio variances less than or equal to ten percent of the lot coverage ratio requirement on structures greater than one-story; and
 - (b) Yard setback variances less than 20 percent of the setback requirement; and
 2. Variations, which are all other requests for relief that do not meet the criteria for administrative variation;
- (B) A petition or application for either type of variation shall be filed with the Director of Planning and Development, and shall contain at least the following information:
1. The name, address and phone number of the applicant, pursuant to section 10-10-10 of this chapter;
 2. The legal description, common address and permanent index number of the property to be benefited by the variation;
 3. Identification of the provisions of this title from which the variation is sought;
 4. A description of the proposed use and/or variation, including a dimensioned site plan or plat. The dimensioned site plan or plat need not be prepared by an architect or engineer;
 5. A brief summary of the factual evidence upon which the applicant will rely to show that the standards for variation will be met;
- (C) The Planning and Development Director shall review all applications for administrative variation and determine if the request meets the requirements for administrative approval. If the Director determines that the request meets the standards described herein, a copy of the variation application shall be sent by the Village by certified mail at the property owner's expense, to property owners within a one property radius, excluding the right-of-way, of the subject property. If there are no written objections filed with the Director of Planning and Development within 15 days of sending such notice, the administrative variation will be granted. If an administrative variation is not granted, the applicant may

apply for a variation to be heard by the Zoning Board of Appeals. The Planning and Development Director shall send a letter to the petitioner indicating if the administrative variation was approved or denied.

- (D) Upon application for a variation, the Zoning Board of Appeals, after giving notice as provided herein and by the Illinois Compiled Statutes, shall conduct a public hearing. The Zoning Board of Appeals shall also conduct public hearings and make recommendations to the Village Board regarding requested variations from bulk regulations applicable to single-family lots in planned unit developments, in accordance with the procedures established for other variations in this title, provided the conditions set forth in subsection 10-10-15(F) of this chapter have been met. Any property owners' association related to the planned unit development shall be notified of any proposed variations from bulk regulations in the same manner as that required for surrounding property owners in subsection 10-10-11(B) of this chapter;
- (E) The Planning and Development Director shall not vary the provisions of this title, nor shall the Zoning Board of Appeals recommend, and the Village Board vary, the provisions of this title, 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 title relating to the use, construction or alteration of buildings or structures or the use of land, and unless it shall have made findings based upon the evidence presented to it in the following cases:
 - 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted, will not alter the essential character of the locality; or
 - 2. That 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;
- (F) For the purpose of supplementing the above standards, in consideration of granting an administrative variation or recommending approval of a variation, the Planning and Development Director or the Zoning Board of Appeals shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:
 - 1.

That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship 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;
 8. In the case of a planned unit development, that the granting of the variation will not significantly compromise the character and concept of the planned unit development;
- (G) No variation from the provisions of chapter 6, "Flood Hazard And Land Use Regulations", of this title shall be recommended or granted unless the evidence presented at the public hearing establishes the following facts in addition to those facts required for any other variation:
1. For a variation from the requirements of this title that would result in a

structure not being protected to the elevation of the base flood that:

- (a) The structure is to be located on a lot contiguous to and surrounded by lots with existing structures constructed below the base flood level;
 - (b) The applicant has acknowledged that such construction below the base flood level will increase the risks to life and property and that the applicant proceeds with knowledge of these risks; and
 - (c) Any variation is contingent upon the applicant obtaining approval from other agencies having jurisdiction, when the variance violates the requirements of such agencies;
- 2. For a variation from the requirements of this title that would significantly impede or increase the flow and passage of floodwaters that:
 - (a) The use will not result in an increased flood height greater than 0.1 feet within the designated regulatory floodway;
 - (b) The resulting increase in the base flood elevation will not affect any existing structures or utilities;
 - (c) The owners of the properties affected by the increased base flood elevation are compensated for the resulting effect on property values, and they give their written agreement to granting the variation; and
 - (d) The resulting increased flood elevations will not affect any flood protection structures;
- (H) The Planning and Development Director is not required to approve the full variation requested, nor is the Zoning Board of Appeals required to recommend approval of the full variation requested, when a variation of less extent than that contained in the request is more appropriate;
- (I) The Zoning Board of Appeals may recommend and the Planning and Development Director or Village Board may require such conditions and restrictions upon the premises benefited by a variation as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize the injurious effect of such variations upon other property in the neighborhood, and to better promote and implement the general intent of this title;
- (J) No variation shall be granted except by ordinance duly passed and approved by the President and Village Board after public hearing and written findings of fact and recommendation from the Zoning Board of Appeals. Without further public hearing, the Village Board may grant, deny or amend the recommendation for

variation. Every variation which is granted by ordinance of the Village Board shall be accompanied by findings of fact and shall refer to any exhibit containing plats and specifications for the proposed variation, which exhibit shall remain a part of the permanent records of the Zoning Board of Appeals. The terms of relief granted shall be specifically set forth separate from the findings of the ordinance.

(Ord. 3617, 5-8-1989, eff. 6-1-1989; amd. Ord. 3953, 9-28-1992; Ord. 6520, 7-24-2017)

INTERGOVERNMENTAL COOPERATION AGREEMENT
VILLAGE OF GLEN ELLYN/SCHOOL DISTRICTS 41, 87, AND 89

This Agreement is between the Village of Glen Ellyn, an Illinois Municipal Corporation, DuPage County, Illinois, (the "Village") and the Boards of Education of School Districts 41, 87 and 89, DuPage County, Illinois (the "School Districts"), in the exercise of their intergovernmental cooperation powers under Article VII, Section 10 of the Illinois Constitution and the Illinois Intergovernmental Cooperation Act Ill. Rev. Stat., Ch. 127 and 741, et seq.

It is understood that schools are permitted uses within various zoning districts and must continue to comply with regulations such as bulk (ie. height, set back) and storm water drainage requirements.

WHEREAS, the Village and the School Districts wish to establish a framework under which the Village's expertise and expectations regarding land use, and the interests of adjoining property owners, are recognized by the School Districts whenever the School Districts plan external building expansion or site changes which would result in intensification of the use of a school site.

WHEREAS, the Village and the School Districts wish to formalize their relationship through intergovernmental cooperation:

NOW, THEREFORE, the Village and the School Districts agree as follows:

1. The School Districts shall not expand the exterior of existing buildings or alter school sites in a way which would intensify usage of school property until compliance with the expectations set forth in Paragraph 2 of this Agreement has been achieved. As used in

Attachment: IGA (3078 : 240 Hawthorne Blvd ZV)

this Agreement, changes which result in intensification of use shall mean:

- a. Any construction of a new principal building or temporary structure such as a portable classroom.
- b. Any change to the exterior of a school building which extends the length or width of the building.
- c. Any change in a school building which increases the height of the building .
- d. Any change in a school site which:
 - (1) increases or decreases space available for on-site parking, or
 - (2) adds exterior lighting other than for safety or security purposes.

2. In the event of a change in the intensification of use of school property as defined in paragraph 1 above, the School District responsible for the alteration shall not begin construction without first:

- a. Meeting with the Village Administrators at least ninety(90) days in advance of project finalization. This meeting shall, as appropriate to the nature of the alteration, include consideration of the following:
 - (1) a description of the proposed alterations,
 - (2) a dimensioned site plan or plat showing the location of all buildings, parking areas, open spaces, refuse and service areas, utilities, and front, rear and side yards, and
 - (3) the impact of the alterations on adjoining property, including such elements as noise, glare, fumes, traffic and storm water drainage.
 - (4) the impact of the alteration upon public services. The School District shall make a good faith and reasoned

effort to incorporate Village comments and recommendations as the School District finalizes preliminary plans

- b. Giving notice of a public hearing on the proposed alteration at least fifteen (15) days before the hearing by publishing a legal notice in, and issuing a press release to, a newspaper published in the Village. Sending written notice of hearing to property owners within 250 feet of school property, and placement of placard on property which states time, date, and place of hearing.
 - c. Conducting a public hearing at least forty-five (45) days before project finalization. The public hearing shall be held at the school proposed to be altered, if reasonably possible. At the public hearing the school district shall:
 - (1) describe the alteration and summarize the comments and recommendations from the Village.
 - (2) allow a reasonable amount of time for the Village to present its comments and recommendations if desired.
 - (3) allow a reasonable amount of time for the public comment.
 - d. After the hearing, and at least thirty (30) days before project finalization, the School District shall prepare and share final plans with the Village.
3. This Agreement may be terminated by any of the parties on thirty (30) days written notice to the secretary or clerk of the other parties.
 4. This agreement shall be deemed dated and become effective when the last of the parties duly authorized representatives signs as set forth below.

VILLAGE OF GLEN ELLYN

BY: Arthur W. August
President

ATTEST:

Wilma D Lunde
Clerk

Dated: 11/23/89

BOARD OF EDUCATION OF SCHOOL
DISTRICT 41

BY: Virginia L. Rana
President

ATTEST:

Carolyn H. Strayer
Secretary

Dated: 10/11/89

BOARD OF EDUCATION OF SCHOOL
DISTRICT 87

BY: [Signature]
President

ATTEST:

Katharina S. Happel
Secretary

Dated: 10/12/89

BOARD OF EDUCATION OF SCHOOL
DISTRICT 89

BY: Mary Lutz Houston
President

ATTEST:

Dourea Kondrinski
Secretary

Dated: 10/10/89



MEMORANDUM

TO: John Sterrett, Village Planner

FROM: Rich Daubert, Professional Engineer

DATE: November 17, 2017

RE: PRV – 240 Hawthorne Boulevard – Hadley Junior High Expansion
Public Works Review No. 1

On October 23, 2017, Public Works received various materials for the subject project including a Boundary/Topographic Survey, Existing Site Conditions, Demolition Plan, Site Plan, Grading Plan, Utility Plans, Landscaping Plans, Photometric Plan, Building Elevations. In addition, a Stormwater Memorandum and Exterior Appearance Review Packet were provided.

It is understood that the submittal is preliminary in nature with many details to follow as the project approaches final engineering. In turn, please note the application is subject to further detailed review as the project details evolve. The following Public Works review comments on the initial submittal shall be addressed through a letter of disposition and revised materials.

General

1. Detailed building plumbing plans shall be provided along with water supply fixture unit calculations for the 6 additional restrooms and any other additional fixtures such as drinking fountains, service sinks, etcetera. The applicant shall also specifically address whether or not the building water service line can sufficiently serve the building's water needs.
2. Public Works needs to understand how the building addition will affect sanitary sewer loading. Given the permanent additional space and additional restroom facilities, the applicant should clarify if the building addition will be serving a greater number of students and staff. Existing and proposed sewer pollution load (Population Equivalent) calculations shall be provided for the pre and post building addition improvement. See Illinois Administrative Code Section 370 Appendix B Table No. 2 for reference.
3. Various engineering details and material specifications shall be incorporated as the project approaches final engineering. Please contact Professional Engineer Rich Daubert by email at rdaubert@glenellyn.org to request Village specifications and engineering details (in AutoCAD Civil 3D format) if not already on file.
4. It is understood that the Applicant is simultaneously seeking any necessary project permits from the City of Wheaton.

Site Plan

5. Please provide elevations and slopes on the site plan to ensure sidewalk construction will be in conformance with Public Right-Of-Way Accessibility Guidelines. Depressed sections of curb and gutter should be shown along with detailed drawings of all sidewalk ramps (including a depressed curb detail). In addition, roadway cross slopes need to be limited to 2% at the sidewalk crossings; preferably in all locations but at a minimum where stop control is proposed at Glencoe Street. This shall be detailed on the drawing.
6. The Village requires that sidewalks be Class SI concrete with a minimum thickness of 5-inches in non-vehicular travelled areas. Thickness shall be increased to 8-inches across any commercial driveway crossings.
7. The stop bar shown near the sidewalk crossing at Glencoe shall be 4-feet behind the crosswalk. Please consult with the City of Wheaton to determine if the sidewalk should continue through the proposed HMA pavement.
8. Provide details for the proposed roadway/driveway construction including elevations and a typical section detailing the proposed sub-base, base, surface materials and associated thicknesses, and curb types.
9. Staff is uncertain as to the appropriateness of the proposed 4-inch crosswalk pavement markings. Per MUTCD Section 3B.18, Crosswalk Markings shall be no less than 6 inches or greater than 24 inches in width. End lines shall generally be 6-inches in width with diagonal and longitudinal lines between 12 and 24 inches in width and spaced between 12 and 60 inches.

Utility Plan

10. Provide all proposed sewer elevations and slopes.
11. Provide manholes at the bend locations of the 12-inch storm sewer being relocated around the building addition. Please clarify if the sewers are being removed or abandoned in place under the building addition.
12. Type 3 Frame and Grates are recommended (in lieu of Type 11) for the driveway catch basins as they will allow for better maintenance access.
13. Please elaborate on the PVC sewer specifications in terms of ASTM specifications and dimension ratios.
14. Pressure connections do not seem to be a viable option for constructing the water main improvements as depicted (the water main would still need to be shut down to abandon the section under the building addition). Please specify cut-in type connections. Please clarify if the water main is being removed or abandoned in place under the building addition.
15. Please note that the relocated section of water main will require pressure testing, disinfection, and bacteriological sampling prior to it being put into service. In order to facilitate this, a fire hydrant shall be installed, preferably immediately south of the northerly connection/valve. In addition, temporary flushing, chlorination, and sampling whips shall be installed on both sides of both valves to allow for flushing of the existing water mains when the relocated section of water main is not in service as well as for chlorination and sampling of the relocated section of water main. The applicant shall apply for an IEPA water main construction (and ultimately operating) permit (coordinate with the Village) for the water main relocation work.

16. Specify that Ductile Iron Water Main Shall Be Wrapped in 8-mil Polywrap, VBio, or approved equal.
17. Water Main Fittings shall be restrained with Mega-Lug Retainer Glands (or approved equal). All bolts/nuts shall be 304 Stainless Steel with anti-gall coatings.
18. The utility plan is missing the depiction of a water main connection between the building domestic and fire lines along Hawthorne Boulevard. See attached valve sheet and field book excerpts from the 2012 reconstruction project on Hawthorne Boulevard which involved replacement of Hadley's water service connection.

CC: Bill Miller, Utilities Inspector
Bob Minix, Part-Time Professional Engineer
John Hubsky, Utilities Superintendent
Julius Hansen, Public Works Director
Ray Ulreich, Stormwater Engineer



MEMORANDUM

TO: John Sterrett, Village Planner

FROM: Rich Daubert, Professional Engineer

DATE: January 3, 2018

RE: PRV – 240 Hawthorne Boulevard – Hadley Junior High Expansion
Public Works Review No. 2

On December 14, 2017, Public Works received materials for the subject project including an application for variation packet, disposition letters for Public Works and Planning & Development latest review comments, and various Landscaping Plans (3 Sheets in Total) prepared by Wight & Company with a latest revision date of 12/4/2017.

In summary, the engineer for the project, Wight & Company, indicated in its disposition letter that it is committed to addressing all of Public Works review comments during Final Engineering.

Public Works is comfortable with the application moving forward at this point with the understanding that the engineering materials will be subject to further review by Public Works during Final Engineering.

CC: Bill Miller, Utilities Inspector
Bob Minix, Part-Time Professional Engineer
John Hubsky, Utilities Superintendent
Julius Hansen, Public Works Director
Ray Ulreich, Stormwater Engineer

MEMORANDUM

TO: John Sterrett, Village Planner
FROM: Ray Ulreich, Stormwater Engineer
DATE: November 1, 2017
RE: Hadley Junior High Improvements



I have reviewed the application packet submitted by Wight & Co. on behalf of School District 41 for the expansion of the school and the reconfiguration of the parking lot. Of particular significance for the storm water review were the following documents:

- Boundary & Topographic Survey prepared by Webster, McGrath & Ahlberg Ltd. updated September 9, 2017 (2 pages).
- Site Plan, Grading Plan and Utility Plan, prepared by Wight & Company dated October 10, 2017.
- Stormwater Memorandum from Shawn Benson of Wight & Company dated October 10, 2017.

Stormwater Management.

In 2012, the School District installed an underground detention basin to accommodate the south building addition, parking lot expansion and a future building expansion. The volume of storage constructed for the future building expansion is adequate to service the work contemplated with this project. Therefore no additional detention will be required for this project.

Best Management Practices (BMP's) were incorporated into the design which satisfy the Volume Control Best Management Practice (VCBMP) requirements of the ordinance.

Final Plan Submittal Requirements

Along with the submittal of construction plans an updated stormwater report will need to be submitted with the permit application. Said report shall include calculations to demonstrate that the allowable release rate of 0.1 cfs per acres is achieved and identify the modifications to the outfall structure that should be undertaken to achieve this result. Previously submitted calculations identified the need to increase the size of the restrictor from 1.69" to 2.01", however this may need to be modified to address the portion of this project that runs off unrestricted. The designer should review Section 15-72.G of the ordinance to determine if compliance with said section can be achieved by making modifications to the grading between the walk and access road.

Attachment: Stormwater Hadley Jr High review memo (3078 : 240 Hawthorne Blvd ZV)

Storm sewer sizing calculation shall also be provided that demonstrate that the storm sewer and inlets area adequately sized to convey the runoff from the 100 year storm into the underground detention basin.

Summary

Stormwater detention and BMP's have previously been constructed to service the improvements identified. Construction plans and a stormwater report shall be submitted with the building permit application that provides the necessary construction details and documents compliance with the Stormwater Ordinance.

John Sterrett

From: CJ Truesdale
Sent: Thursday, January 11, 2018 10:32 AM
To: John Sterrett
Subject: Hadley proposal

Hello John,

First of all, let me say, quite a few of my neighbors are questioning the proposed plans. I was wondering if you've discussed any of these plans with the Wheaton city planner since it will impact many of the people living in Wheaton and two Wheaton streets that don't have sidewalks, Madsen Court and Ashton Court, unless the plan has the buses using Thomas or going down to Geneva Road?

Next, if an addition does get built, can you make sure whatever type of air conditioning units are purchased that they are the quietest ones available and face north, south or east or that a sound barrier is installed on the roof to minimize the noise, same with outside lighting? When we bought our house on Madsen Court, Hawthorne Boulevard did not go through to Glencoe. It was the quietest little street, you could hear a pin drop. Now we have buses roaring down our street and we have no sidewalks which to me is a safety issue.

Some of us have wondered why the buses can't go around the building and exit using that road to the east of the school, others have wondered why they couldn't exit onto Linden?

We know we can't stop progress but we can design the changes so that there is minimum impact or that it is spread around.

Sincerely,

CJ Truesdale

Madsen Court resident

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Attachment: Resident Correspondence1 (3078 : 240 Hawthorne Blvd ZV)

John Sterrett

From: Rueth, Richard <
Sent: Wednesday, January 17, 2018 4:11 PM
To: John Sterrett
Cc:
Subject: Hadley Bus Lane Variance Comments
Attachments: Hadley Bus Lane.pptx

John, I reside at 1504 Glencoe St Wheaton and we are property owners within 250 feet of this property. Actually at the corner of Glencoe and Hawthorne. We have lived at this location since 2000.

I am submitting these slides to be included in the agenda packets for 1/25/2018 hearing. If you print theses, I have set the print option to 2 slides per page to save paper. I would be happy to speak to them during the public participation section. If you can project this presentation on an overhead screen for everyone's benefit, I will do that too. Just let me know what you decide / can do.

Thanks,

Rich Rueth

This message has been marked as Medtronic Controlled

[CONFIDENTIALITY AND PRIVACY NOTICE] Information transmitted by this email is proprietary to Medtronic and is intended for use only by the individual or entity to which it is addressed, and may contain information that is private, privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or it appears that this mail has been forwarded to you without proper authority, you are notified that any use or dissemination of this information in any manner is strictly prohibited. In such cases, please delete this mail from your records. To view this notice in other languages you can either select the following link or manually copy and paste the link into the address bar of a web browser:
<http://emaildisclaimer.medtronic.com>

Attachment: Resident Correspondence1 (3078 : 240 Hawthorne Blvd ZV)

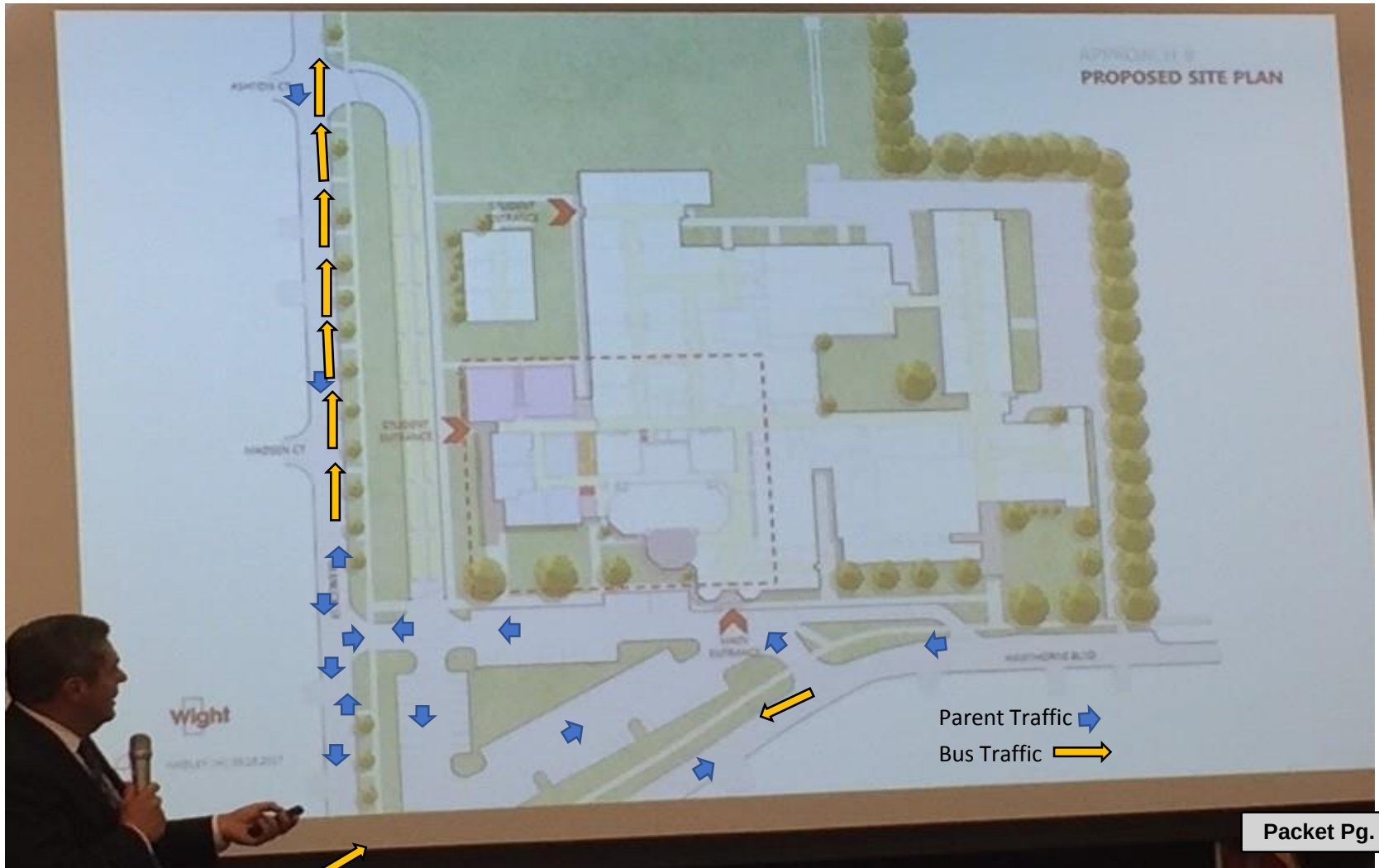
Hadley Bus Lane

Change for the better, worse or just change?

Hadley Bus Lane Timeline

- Parking Lot Construction / Add Bus lane to Glencoe Parkway – Spring / Summer 2017
 - City of Wheaton rejects use of Glencoe Parkway for bus lane
 - Student drop off and pick-up continues as in years past
- Dr. Paul Gordon, D41 Superintendent – Spring 2017 Hadley Meeting
 - We will engage the Hadley community to hear their concerns and address them with our final design (no new bus lane)
- D41 Reviews New Building / Classroom Layout options with community – 9/18/2017
 - No time for discussion on added bus lane
- D41 submits for variance / GE Public Hearing - 1/25/2018

Current State – 1/25/2018 – 20+ years



Hadley Drop Off Traffic – Today

(Cars heading Glencoe South from Parking Lot)

**This route is
the only exit
from the
parking lot –
no other
option for
parents**



Hadley Drop Off Traffic – Today

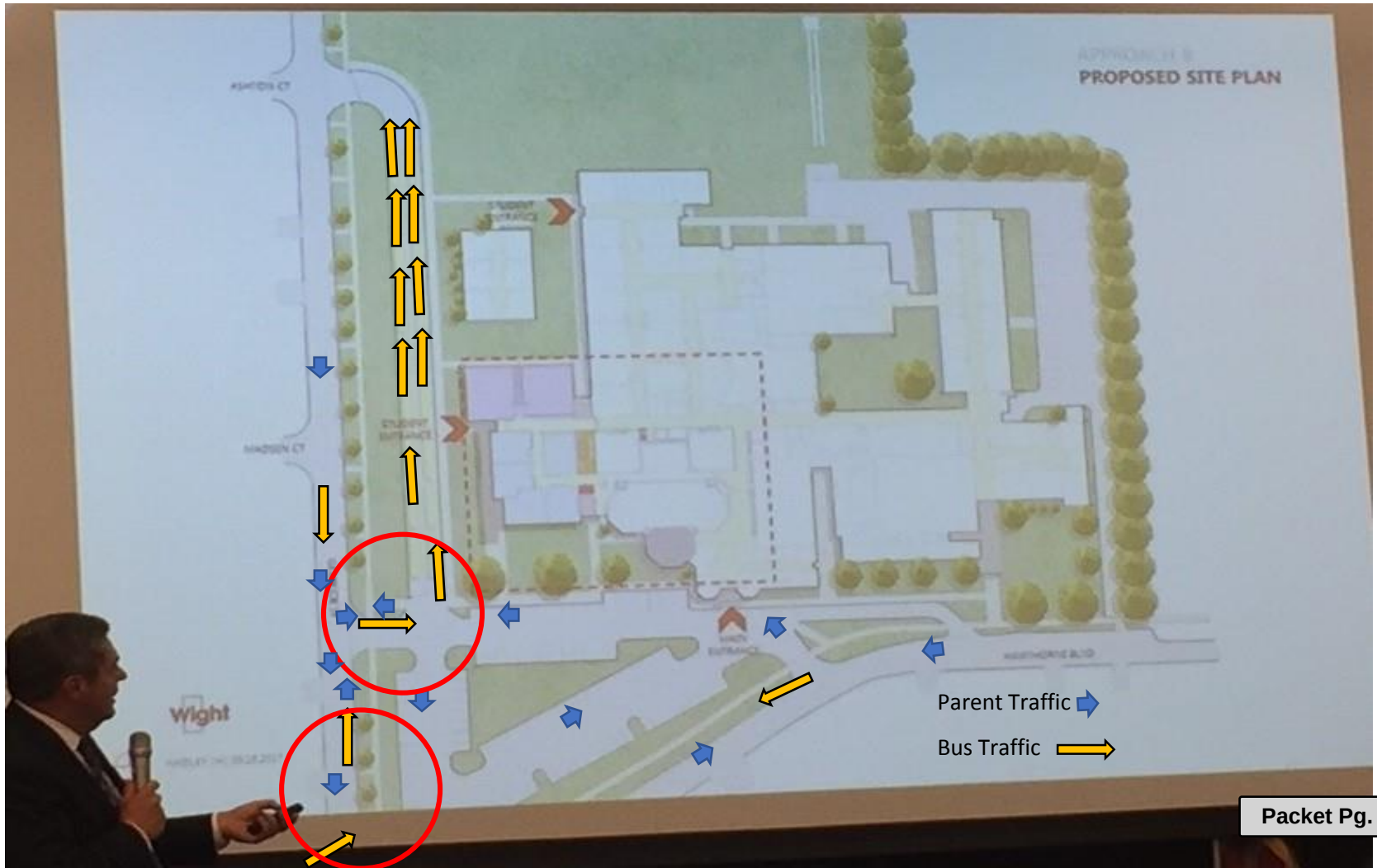
Hawthorn & Glencoe Intersection (Buses vs Parents)

**45' Bus must
turn into
Southbound
Glencoe traffic
to make right
turn going
Glencoe North**



Attachment: Resident Correspondence (3078 : 240 Hawthorne Blvd ZV)

Proposed Bus Lane



Hadley Bus Lane

- Formally request the Glen Ellyn Zoning & Planning Commission table this item until D41 engages with the Hadley Neighborhood to-
 - Clearly understand the goal of bus lane
 - Understand all the options D41 considered
 - Why is D41 supporting this option?
 - Will traffic be better than today?
 - Will bus routes be altered with this option?
 - Ask D41 to share traffic studies to support this option, if done?
 - Are there any affects to school time curriculum or after school activities with addition of the bus lane?
 - Too many unanswered questions to approve today.

Project Narrative – Addition to Hadley Junior High School, Glen Ellyn 11/28/2017

The proposed project is a two story classroom addition to the western end of the existing Hadley Junior High School building located at 240 Hawthorne Boulevard, Glen Ellyn. The proposed building addition is approximately 27,000 gross square feet on a building footprint of approximately 13,500 square feet.

The exterior wall construction of the proposed building addition will consist of face brick and cast stone exterior cavity wall construction with CMU back up. The face brick on the building addition will match existing building face brick color, size and texture. Proposed glazed openings will be fixed and operable anodized aluminum window units as well as two story aluminum curtain wall systems, all to match existing glazing and frames. The architectural style of the proposed building addition is intended to match the existing exterior finish materials in color, style and appearance. The size, material and finish of the proposed openings are meant to compliment and in some cases, reproduce the existing rhythm, spacing and symmetry of the existing building elements.

The proposed roof is a low slope single ply membrane roof with internal roof drains all behind perimeter masonry parapets. Roof top mechanical equipment will be located at the center of the eastern end of the building addition to reduce sightlines from ground level at all three facades of the building addition. The mechanical equipment will be screened by a louvered mechanical screen on the north, south and west sides. The existing building will screen the equipment from the east.



Proposed mechanical screen. Image is EconoSpan 22.5 Pitched Louver System by Willard Shutter Co.

Painted steel entrance canopies, color to match existing building elements, are proposed for the south 'Events Entrance' and at the west exterior access to the addition from the proposed bus drop off lane.

The intent of the proposed bus lane is to relocate buss drop-off and pick-up traffic off of Glencoe Street and onto the school property to ease traffic congestion on Glencoe Street and improve the safety of the students at drop-off and pick-up. The proposed bus drop off lane will be located on the existing property parallel to Glencoe Street. The one-way double lane bus drive is sized to accommodate 18 school busses. The buses will be double stacked in the new drop-off/pick-up lane and allows for a safe operation with total 28' width. The entrance to the bus drive aligns with the existing parking lot drive aisle to the south and utilizes the existing curb cut access from Glencoe Street into the existing parking lot. The new curb cut access at the exit from the bus drive onto Glencoe Street is located to align with the current intersection of Glencoe Street and Aston Court.

A variation is requested from the impervious surface setback required from the required 34.20' setback to 27.80' for the new bus drop-off / pick-up lane that is parallel to Glencoe Street. The zoning code section within Village code that needs to be revised is section 10-5-5(C)1. The variation setback would allow safe distances from the bus operation, sidewalk and building face.

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

APPLICATION FOR VARIATION

CLEAR PAGE

For the property at **240 Hawthorne Blvd.** 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 Planning and Development Department.

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

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

I. APPLICANT INFORMATION:

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

Name: **Glen Ellyn School District 41**

Address: **240 Hawthorne Blvd, Glen Ellyn, IL 60137**

Home Phone No.: **630-790-6400** Cell Phone No.: **630-790-7212**

Fax No.: **630-790-6545**

E-mail: **Edeporter@d41.org**

Ownership Interest in the Property in Question:

Glen Ellyn School District 41

Attachment: Hadley Variation Application (3078 : 240 Hawthorne Blvd ZV)

CLEAR PAGE

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):

N/A

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

N/A

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.

Attachment: Hadley Variation Application (3078 : 240 Hawthorne Blvd ZV)

CLEAR PAGE

III. PROPERTY INFORMATION:Common address: 240 Hawthorne Blvd.Permanent tax index number: 0510202004

Legal description:

SEE PROVIDED TOPO AND BOUNDARY SURVEY WITH LEGAL DESCRIPTION.

Zoning classification: R2-Single Family ResidentialLot size: N/A ft. x N/A ft. Area: 577,861 sq. ft.Present use: School / EducationIV. 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):

Request Variation from the impervious surface setback requirement, Section 10-5-5(C)1 of the Village of Glen Ellyn Zoning Code, to be revised from the required 34.20' setback to 27.80' setback for the new bus drop-off / pick-up drive parallel with Glencoe Street.

Estimated date to begin construction: 04/01/18

Attachment: Hadley Variation Application (3078 : 240 Hawthorne Blvd ZV)

CLEAR PAGE

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

**Shawn Benson
Civil Engineer
Wight & Company
2500 N. Frontage Road
Darien, IL 60561**

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:

To properly align centerline of bus lane with existing parking lot a variation is required. Location of addition and allowing proper separation for safety is necessary to push the bus lane within the impervious area setback.

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):

Proposed bus lane will provide additional safety and traffic benefits by pulling bus traffic off of Glencoe Street, thus improving the off-site traffic as well as safety of the pick-up and drop-off operations.

OR

Attachment: Hadley Variation Application (3078 : 240 Hawthorne Blvd ZV)

CLEAR PAGE

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

The amount of buses used within the operation and space required to stage the pick-up / drop-off operation is unique to the school district.

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

Existing use of the site is school/education, which will not change. Bus pick-up and drop-off operation will be improved and safer. Off-site traffic issues along Glencoe Street will be improved.

- 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:

Limited site size along west side of building limits area where new bus lane can be installed. Alignment with existing parking lot drive aisle forces the drive to be within impervious area setback. Allowing enough grade separation between building addition and bus drive allows for a safer design and allows new building to be ADA accessible.

CLEAR PAGE

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:

Other properties within the zoning district are mainly residential and are not nearly as large as the school property. Similar variations would not be generally found at other properties in the area.

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:

Public School, the goal of the project is to improve traffic and safety, not increase profit.

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.

Existing site size and proposed improvements are decisions made by the school district board and not by any one person with property interest.

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.

Variation granting will help bring bus traffic off of Glencoe Street, thus improving traffic conflicts and bus operation safety.

CLEAR PAGE

6. Provide evidence that the proposed variation will not:

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

All improvements are within existing district property and do not impact adjacent properties.

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

Improvements will not increase the hazard from fire or other dangers to adjacent property. New building addition will follow all Village and State fire code requirements.

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

Improvements will increase safety for the inhabitants of the Village.

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

Property value will increase based in school district improvements to existing building and increased investment within the community & school district.

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

Bringing bus traffic off of Glencoe Street will decrease traffic conflicts and increase safety.

- f. Create a nuisance; or

Improvements will not create any nuisances. Existing use of the property will remain unchanged.

CLEAR PAGE

- g. Results in an increase in public expenditures.

Cost of improvements were approved by school district board and have the communities best interest in mind in regards to education.

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

The variation requested will allow the bus lane drive to align correctly with existing parking lot drive aisle, provide a safe separation from proposed addition and provide adequate separation to allow ADA access to building and bus operation.

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

N/A

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

CLEAR PAGE

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

Attachment: Hadley Variation Application (3078 : 240 Hawthorne Blvd ZV)

14- 182165 104
DU PAGE COUNTY FORM NO. 2

BOOK 715 PAGE 112

Document No. _____ filed for Record in Recorder's office of DuPage County, Illinois,
at _____ o'clock _____ M.

WARRANTY DEED _____ Recorder of Deeds

The Grantor, JOSEPH PALUMBO and BEULAH PALUMBO, his wife, _____

of the Village of Glen Ellyn, _____ in the County of
DuPage _____ and State of Illinois _____ for and in consideration of
Ten (\$10.00) Dollars and other good and valuable considerations _____
in hand paid, CONVEY _____ and WARRANT _____ to TRUSTEES OF SCHOOLS OF TOWNSHIP 39
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY,
ILLINOIS, for the use and benefit of BOARD OF EDUCATION OF SCHOOL DISTRICT
NUMBER 41, DU PAGE COUNTY, ILLINOIS _____

the following described Real Estate

Lots 3, 4 and 5 in Block 5 in Arthur T. McIntosh and
Company's Glenton Acres, a subdivision of parts of Sections
3 and 10, Township 39 North, Range 10, East of the Third
Principal Meridian, according to the plat thereof record-
ed March 9, 1944, as document 459602.

694306

OFFICE OF THE RECORDER OF DEEDS

SEP 8 1953 11 10AM

Recorder of Deeds
RECORDED

situated in the County of DuPage, in the State of Illinois, hereby releasing and waiving all rights under and
by virtue of the Homestead Exemption Laws of this State.

Subject to taxes for the year 1953 and subsequent years.

Subject to building lines, restrictions, conditions and easements of record.

Dated this 3rd day of September, A. D. 1953.



x Joseph Palumbo (SEAL)
Beulah Palumbo (SEAL)
(SEAL)
(SEAL)

Notary Public
DuPage County



I, the undersigned, a Notary Public in, and for said county and State aforesaid, DO
HEREBY CERTIFY, that JOSEPH PALUMBO and BEULAH PALUMBO, his
personally known to me to be the same person, whose names are subscribed to the
foregoing instrument, appeared before me this day in person and acknowledged that they
signed, sealed and delivered the said instrument as their free and voluntary act,
for the uses and purposes therein set forth, including the release and waiver of the right
of homestead.
Given under my hand and seal, this 14th day of September, A. D. 1953.
Myrtle H. Cassel (SEAL)
Notary Public.

DU PAGE COUNTY FORM NO. 2

Document No. 112/181750 Filed for Record in Recorder's office of DuPage County, Illinois,
at _____ o'clock _____ M.

WARRANTY DEED BOOK 714 PAGE 378 Recorder of Deeds

The Grantors FRED E. HEINBERG and GERTRUDE A. HEINBERG, his wife,

of the City of Chicago, _____ in the County of

____ Cook _____ and State of _____ Illinois, _____ for and in consideration of

Ten (\$10.00) Dollars and other good and valuable considerations, ~~XXXXXX~~

in hand paid, CONVEY and WARRANT to TRUSTEES OF SCHOOLS OF TOWNSHIP 39
NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY,
ILLINOIS, FOR THE USE AND BENEFIT OF BOARD OF EDUCATION OF SCHOOL DISTRICT

~~XXXXXX~~ NUMBER 41, DU PAGE COUNTY, ~~XXXXXX~~ ILLINOIS, _____

~~XXXXXX~~ the following described Real Estate

Lots 1, 2, 3 and 4 in Block 1 in Arthur T. McIntosh and
Company's East Boulevard Subdivision of part of the South
half of Section 10, Township 39 North, Range 10, East of
the Third Principal Meridian, according to the plat thereof
recorded on February 27, 1925 in book 12 of plats, page 66
as document 188951 in DuPage County, Illinois,



693830
SEP 1 1953 AT 2 20 PM

SEP 1 1953 AT 2 20 PM

Lawrence H. Hattendorf
RECORDER

situated in the County of DuPage, in the State of Illinois, hereby releasing and waiving all rights under and
by virtue of the Homestead Exemption Laws of this State.

Subject to: Taxes for the year 1953; and

Restrictions and easements of record.

Dated this 25th day of August, A. D. 1953.

Fred E. Heinberg (SEAL)

Gertrude A. Heinberg (SEAL)

(SEAL)

(SEAL)



I, the undersigned, a Notary Public in, and for said county and State aforesaid, DO
HEREBY CERTIFY that FRED E. HEINBERG and GERTRUDE A.
HEINBERG, his wife, whose name is subscribed to the
foregoing instrument, appeared before me this day in person and acknowledged that he
signed, sealed and delivered the said instrument as their free and voluntary act,
for the uses and purposes therein set forth, including the release and waiver of the right
of homestead.

Given under my hand and seal, this 25 day of August,
A. D. 1953. Lawrence H. Hattendorf (SEAL)
Notary Public.

Attachment: D41 Deeds (3078 : 240 Hawthorne Blvd ZV)

DuPage County Form No. 2 BOOK AND PAGE

WARRANTY DEED

BOOK 941 PAGE 126

THE GRANTOR S. JOSEPH PALUMBO and BEULAH PALUMBO, his wife, -

of Montclair in the County of San Bernardino in the
 State of California for and in consideration of the sum of \$ 1.00 - -
 and other good and valuable considerations, - - - - -

in hand paid, CONVEY AND WARRANT TO COUNTY BOARD OF SCHOOL
TRUSTEES OF DU PAGE COUNTY, ILLINOIS, FOR THE USE AND
BENEFIT OF THE BOARD OF EDUCATION OF SCHOOL DISTRICT
NO. 41,

Illinois in the County of DuPage in the
 State of Illinois the following described real estate to-wit:

The South 154.7 feet of Lots 1 and 2 in Block 5
 in Arthur T. McIntosh & Co.'s Glenton Acres, being
 a subdivision of parts of Sections 3 and 10, Town-
 ship 39 North, Range 10, East of the Third Principal
 Meridian, in DuPage County, Illinois,



situated in the County of DuPage, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: Taxes for the year 1958 and subsequent years.
 Building and building line restrictions of record, if any.
 Easements for public utilities of record, if any.
 Roads and highways, if any.

Dated this 12th day of January, A.D. 1959
 (SEAL) X Joseph Palumbo (SEAL)
 (SEAL) X Beulah Palumbo (SEAL)
 (SEAL) (SEAL)
 (SEAL) (SEAL)

California
 STATE OF ILLINOIS
 County of DuPage
San Bernardino

I, the undersigned, a Notary Public in and for the County and State aforesaid,
 DO HEREBY CERTIFY, that JOSEPH PALUMBO and BEULAH
PALUMBO, his wife, - - - - -

personally known to me to be the same person S whose name S are subscribed to
 the foregoing instrument, appeared before me this day in person and acknowledged that the
 signed, sealed and delivered the said instrument as free
 and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the
 right of homestead.

Given under my hand and Notarial Seal, this Twelve day
January A.D. 1959

Joseph H. Patterson
 My Commission Expires January 24, 1960 Notary Public

RECORDED
 JAN 15 1959 - 9 15 AM
 127
 2.9
 274-4123
 FILING STAMP
 909199
 TITLE CO.



HADLEY JUNIOR HIGH
DESIGN PRESENTATION | 10.10.2017

GLEN ELLYN SCHOOL DISTRICT 41 | 2017 REFERENDUM

ASHTON CT

MADSEN CT

GLENCOE ST

HAWTHORNE BLVD

STUDENT
ENTRANCE

STUDENT
ENTRANCE

MAIN
ENTRANCE

Wight

HADLEY JH | 10.10. 2017

ASHTON CT

MADSEN CT

GLENCOE ST

MAIN
ENTRANCE

STUDENT
ENTRANCE

STUDENT
ENTRANCE

HAWTHORNE BLVD

Wight

HADLEY JH | 10.10. 2017

FIRST FLOOR PLAN

GROSS FOOTPRINT: 13,986 SI
NET SF: 22,486 SF

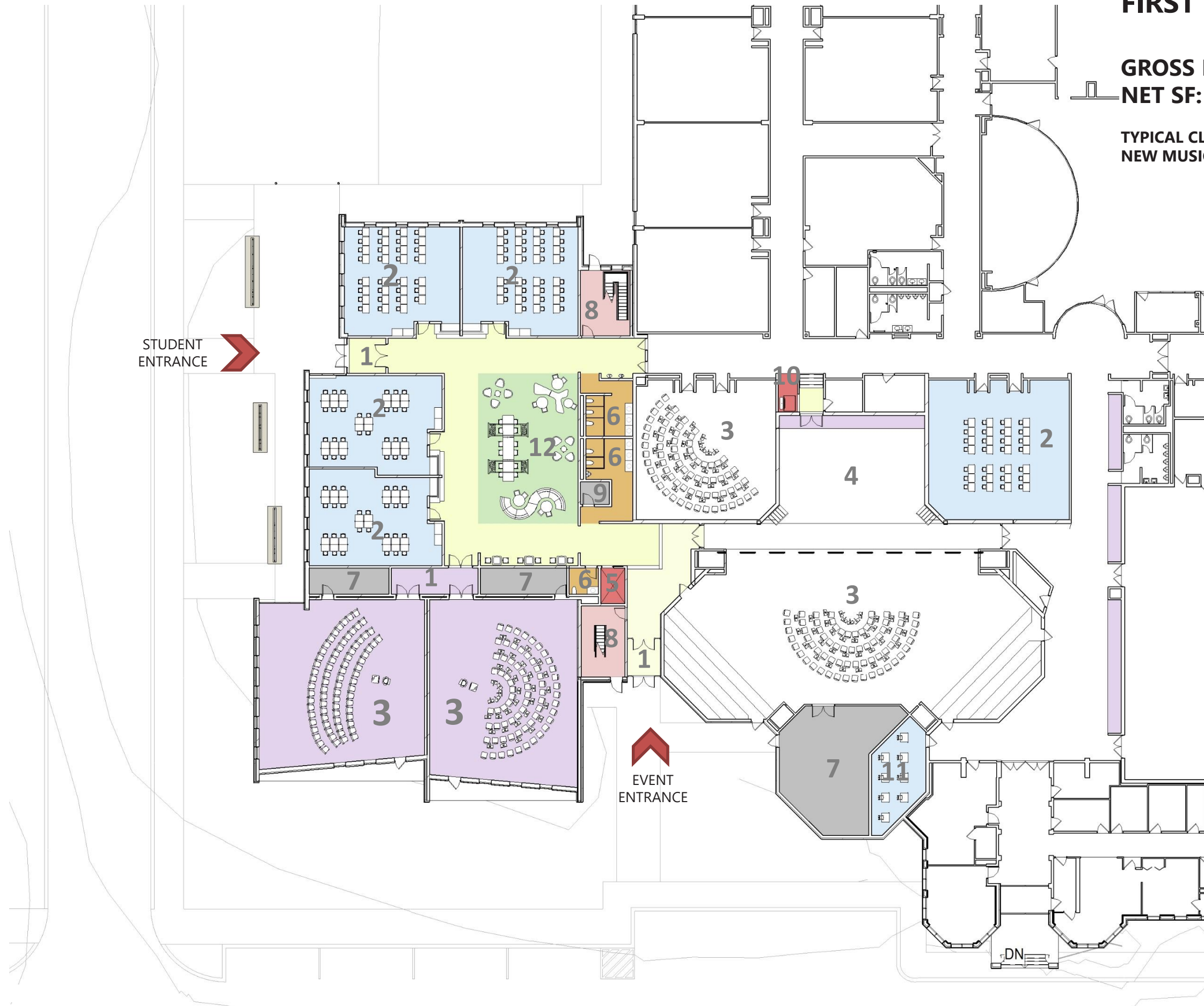
TYPICAL CLASSROOM: 900 SF
NEW MUSIC ROOM: 2000 SF

- 1 VESTIBULE
- 2 CLASSROOM
- 3 MUSIC ROOM
- 4 STAGE
- 5 ELEVATOR
- 6 TOILET
- 7 STORAGE
- 8 STAIRS
- 9 JANITOR'S CLOSET
- 10 LIFT
- 11 I.S.S. / RESOURCE
- 12 FLEX SPACE

Wight



HADLEY JH | 10.10.2017
 SCALE: 1/32" = 1'-0"

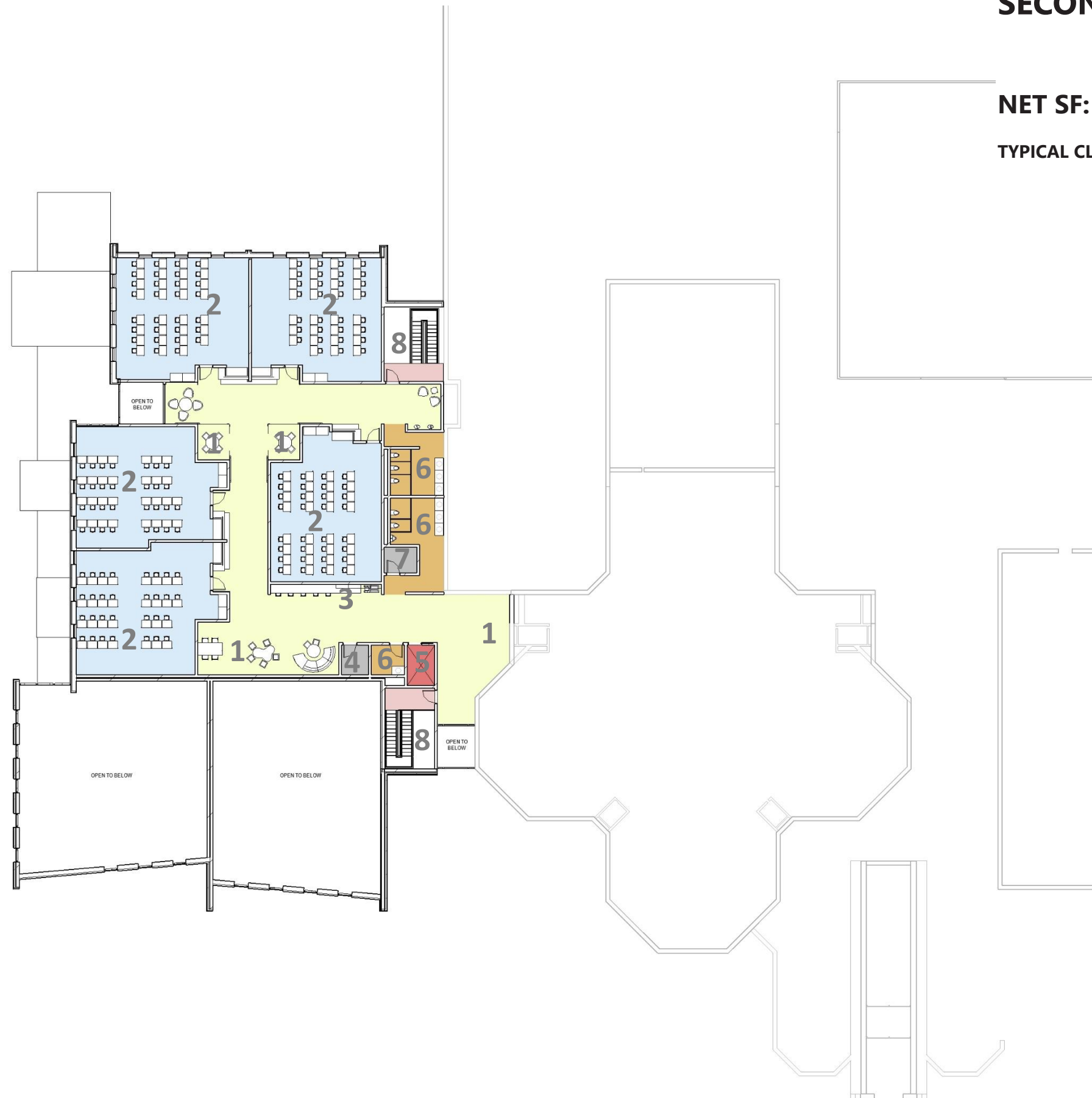


SECOND FLOOR PLAN

NET SF: 22,486 SF

TYPICAL CLASSROOM: 900 SF

- 1 BREAKOUT
- 2 CLASSROOM
- 3 FACULTY WORK SPACE
- 4 IDF CLOSET
- 5 ELEVATOR
- 6 TOILET
- 7 JANITOR'S CLOSET
- 8 STAIRS



HADLEY JH | 10.10. 2017
SCALE: 1/32" = 1'-0"

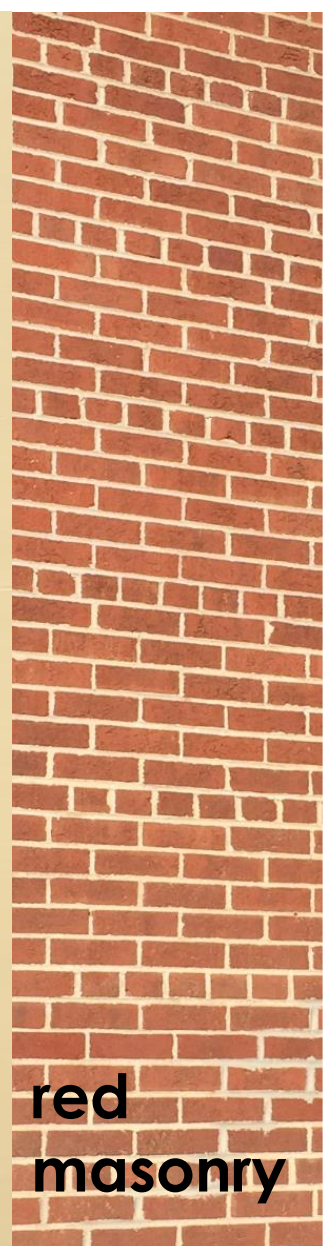
MATERIALS COLLECTION



dark
bronze
metal



beige
masonry



red
masonry

Attachment: Architectural Appearance Review Materials (3078 : 240 Hawthorne Blvd ZV)



EXTERIOR PERSPECTIVE
WEST FACADE

E.1.q



Attachment: Architectural Appearance Review Materials (3078 : 240 Hawthorne Blvd ZV)

EXTERIOR PERSPECTIVE
SOUTH FACADE

E.1.q



Attachment: Architectural Appearance Review Materials (3078 : 240 Hawthorne Blvd ZV)

EXTERIOR PERSPECTIVE
NORTH FACADE

E.1.q



Attachment: Architectural Appearance Review Materials (3078 : 240 Hawthorne Blvd ZV)

EXTERIOR PERSPECTIVE
SOUTHWEST CORNER

E.1.q

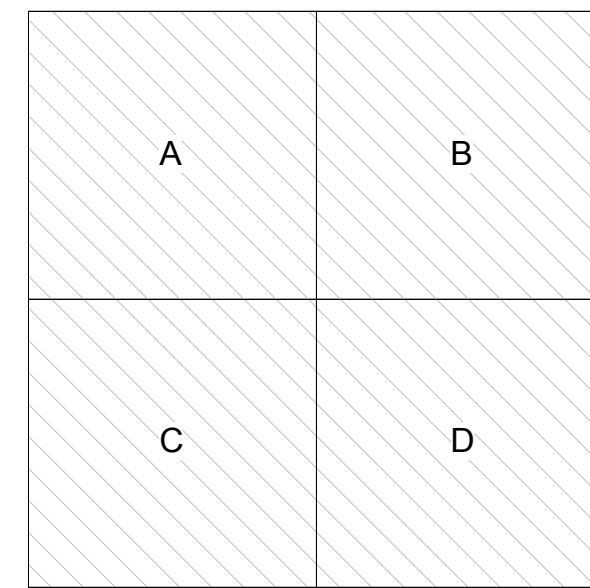




GLEN ELLYN SCHOOL
DISTRICT 41

Wight

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



NORTH

**NOT FOR
CONSTRUCTION**

1	VILLAGE OF GLEN ELLYN EXTERIOR APPEARANCE REVIEW	10-10-20
REV	DESCRIPTION	DATE

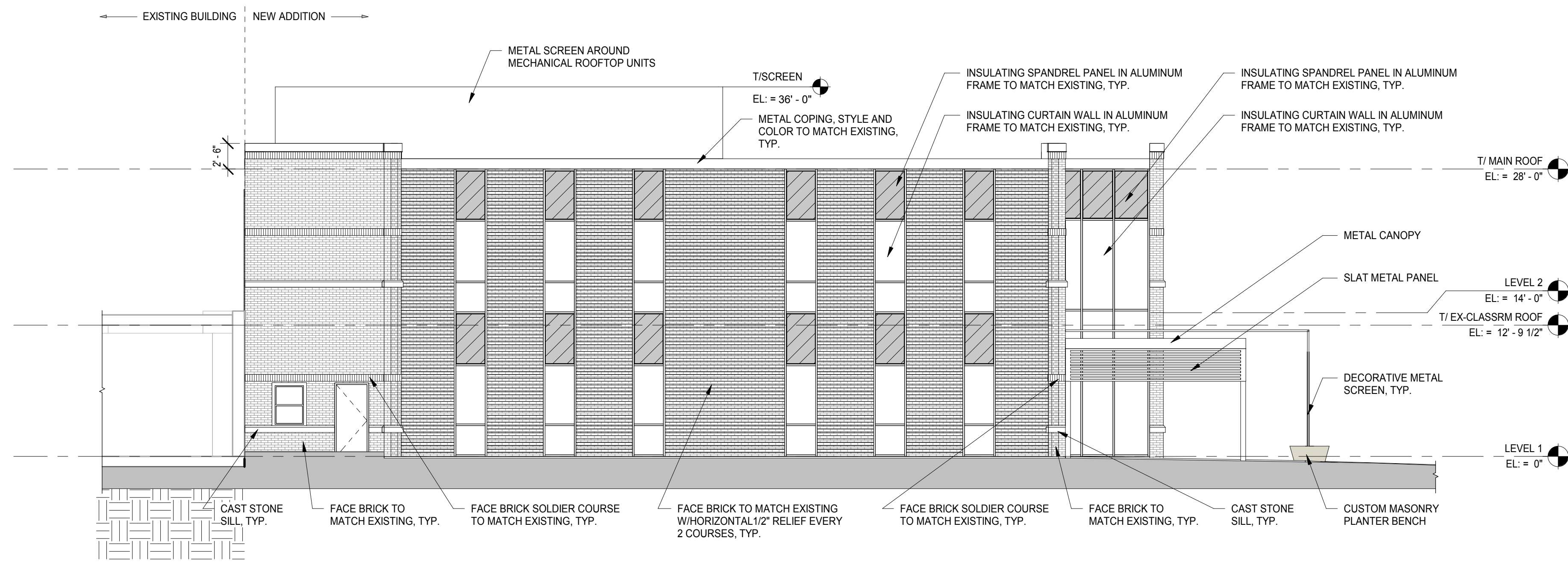
**2017 REFERENDUM
PROJECTS**

HADLEY JUNIOR HIGH SCHOOL

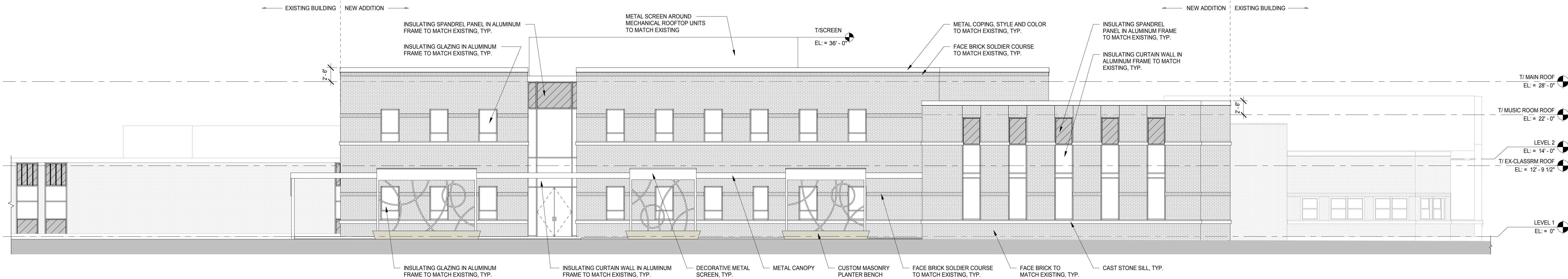
**PROPOSED EXTERIOR
ELEVATIONS**

Project Number:
PROJECT # 5663-01
Drawn By:
Author
Sheet:

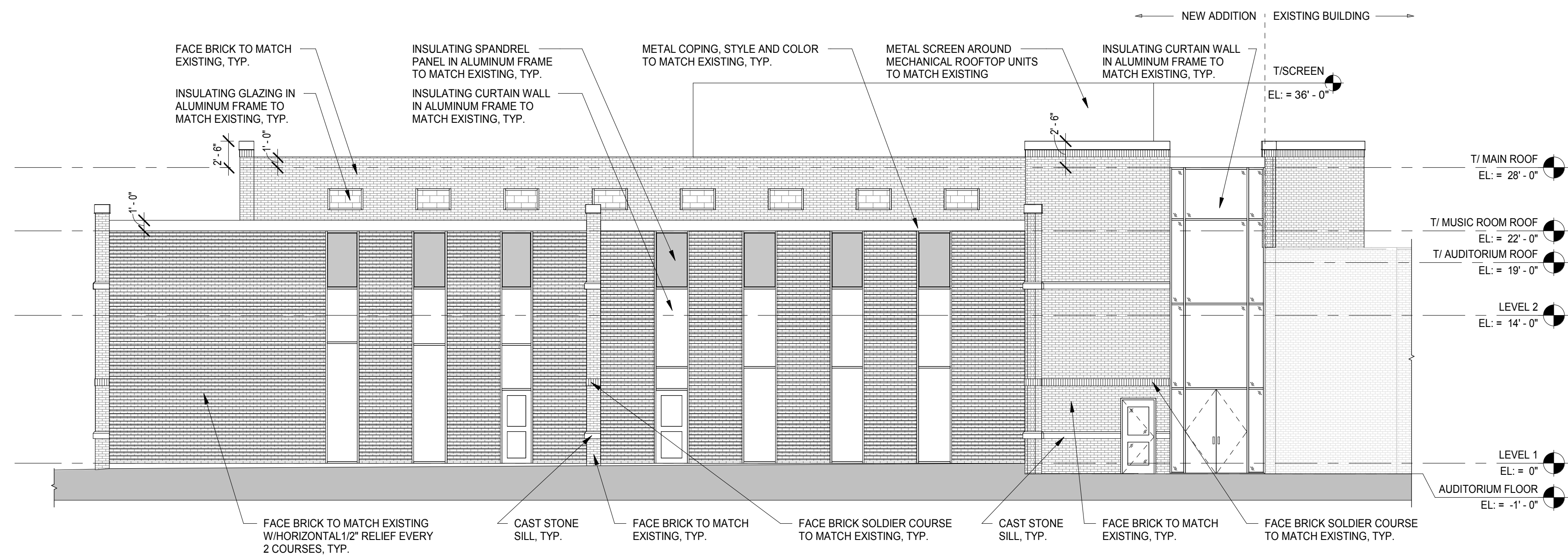
AR2.0



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

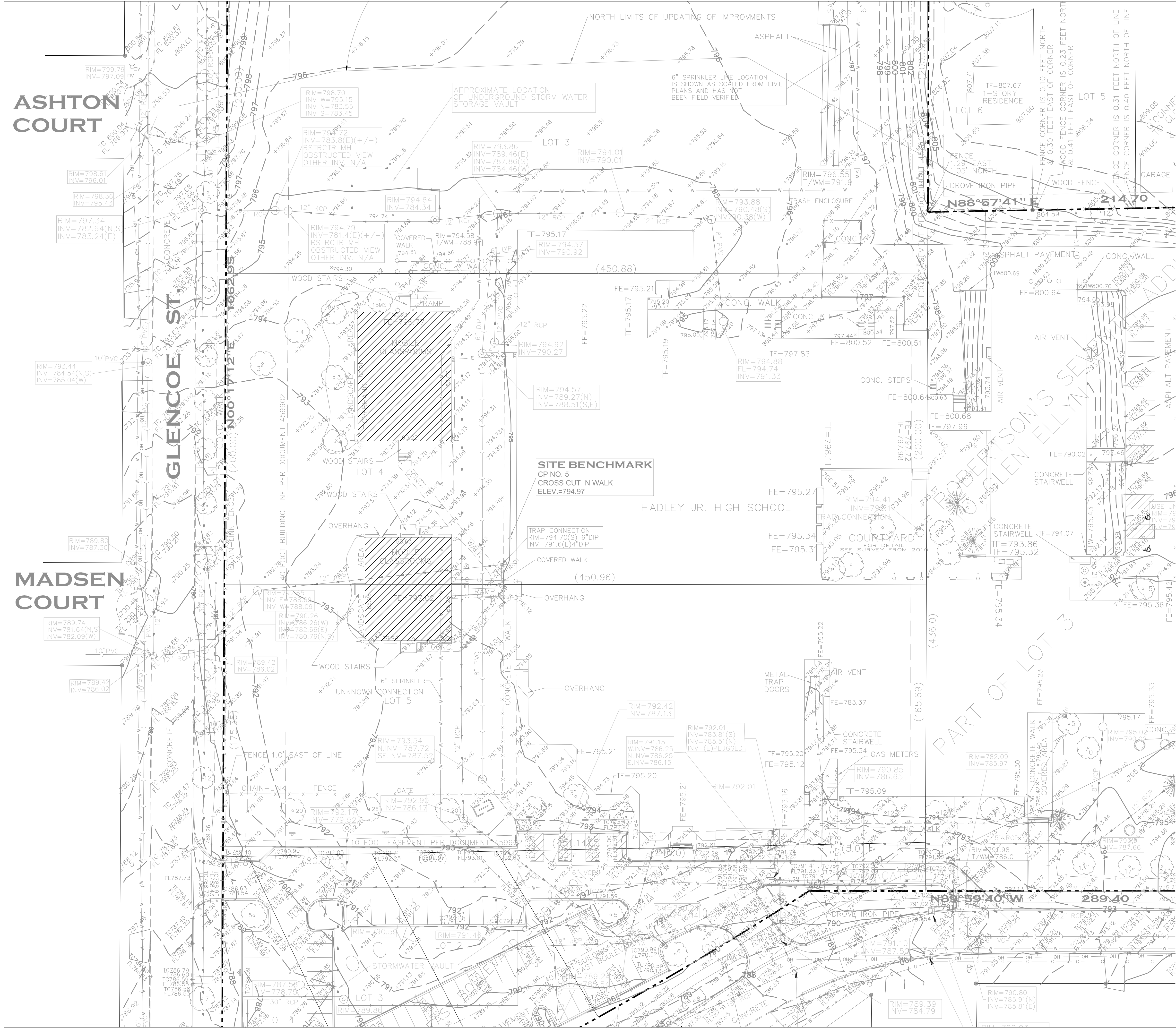


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

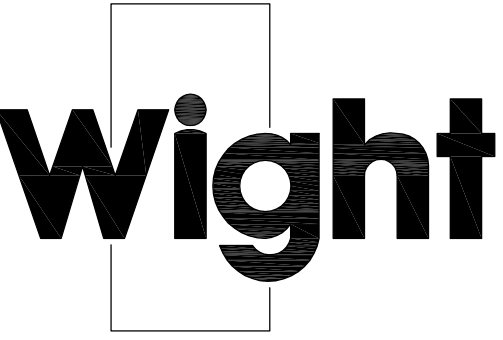


3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/16" = 1'-0"	SCALE: 1/8" = 1'-0"	SCALE: 1/4" = 1'-0"	SCALE: 3/8" = 1'-0"	SCALE: 1/2" = 1'-0"	SCALE: 3/4" = 1'-0"	SCALE: 1" = 1'-0"	SCALE: 1 1/2" = 1'-0"	SCALE: 3" = 1'-0"
0' 8'-0" 16'-0" 32'-0"	0' 4'-0" 8'-0" 16'-0"	0' 2'-0" 4'-0" 8'-0"	0' 2'-0" 4'-0" 8'-0"	0' 1'-0" 2'-0" 4'-0"	0' 1'-0" 2'-0" 4'-0"	0' 6'-0" 1'-0" 2'-0"	0' 6'-0" 1'-0" 2'-0"	0' 3'-0" 6'-0" 1'-0"



GLEN ELLYN SCHOOL
DISTRICT 41



Wight & Company

wightco.com

2500 North Frontage Road

Darien, IL 60561

P 630.969.7000

F 630.969.7979

GLEN ELLYN SCHOOL
DISTRICT 41
793 North Main St
Glen Ellyn, IL 60137
(630) 790-6400
(630) 790-1867

50% CONSTRUCTION DOCUMENTS	12/22/2017
REVISED FOR VILLAGE COMMENTS	12/4/2017
DESIGN DEVELOPMENT PACKAGE	1/10/2017
VILLAGE OF GLEN ELLYN EXTERIOR APPEARANCE REVIEW	10/10/2017

REV	DESCRIPTION	DATE
-----	-------------	------

2017 REFERENDUM PROJECTS

HADLEY JUNIOR HIGH SCHOOL
240 HAWTHORNE BLVD, GLEN IL 60137

EXISTING CONDITIONS

Project Number:

5663-01

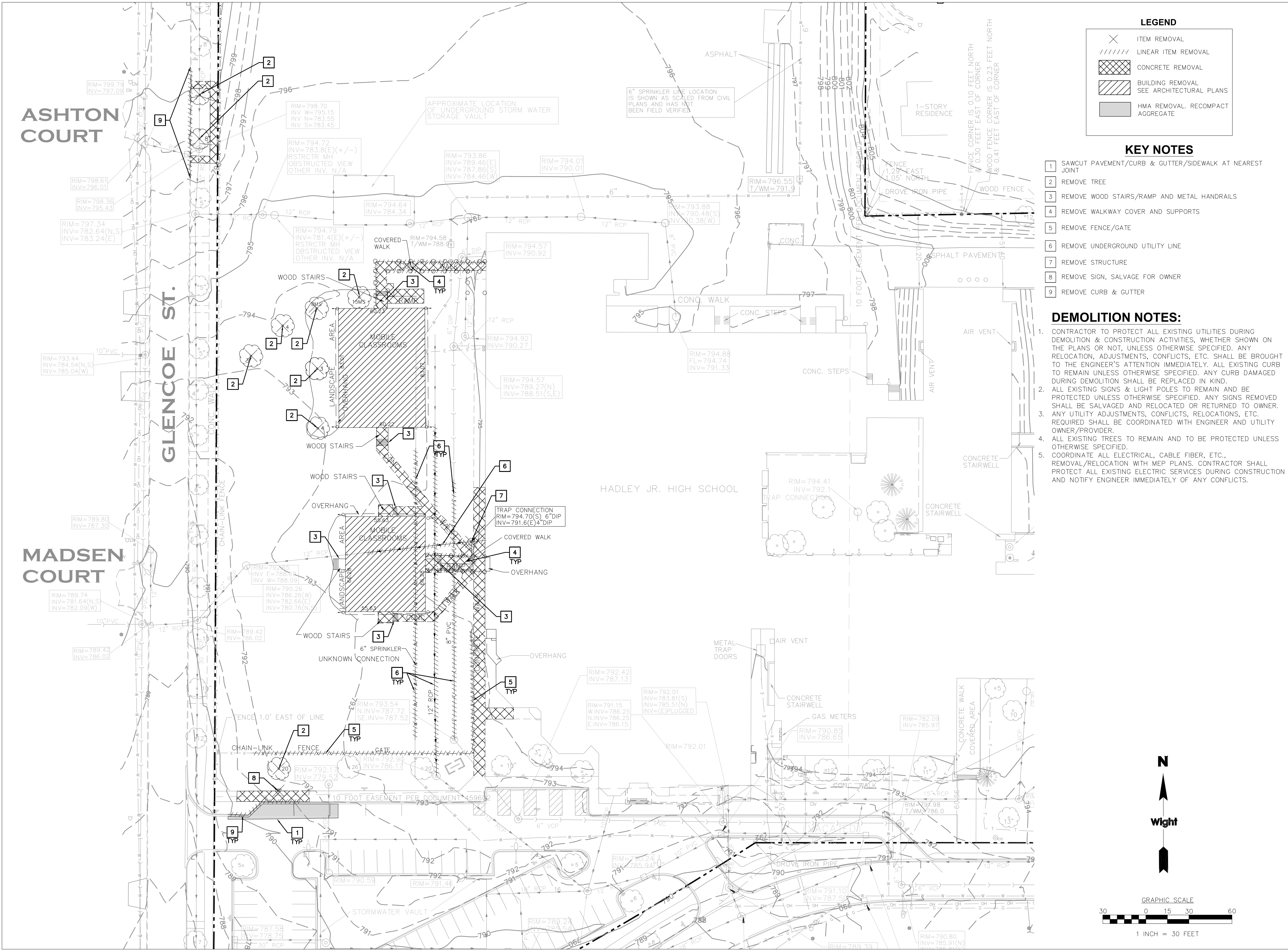
Drawn By:

KJN

Sheet:

C0.02

S:\Darien\Glen Ellyn SD\5663-01& 02_Glen Ellyn 2017 Referendum Proj\01\DWG\CD\C1.00 DEMO PLAN.dwg kwwthrich Dec 22, 2017 8:54:49 am
Wight © Copyright 2017 All rights reserved. No part of these documents may be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written consent of Wight.



GLEN ELLYN SCHOOL
DISTRICT 41

Wight

Wight & Company

wightco.com

2500 North Frontage Road

Darien, IL 60561

P 630.969.7000

F 630.969.7979

GLEN ELLYN SCHOOL
DISTRICT 41
793 North Main St
Glen Ellyn, IL 60137
(630) 790-6400
(630) 790-1867

50% CONSTRUCTION DOCUMENTS 12/22/2017

REVISED FOR VILLAGE COMMENTS 12/4/2017

DESIGN DEVELOPMENT PACKAGE 1/10/2017

VILLAGE OF GLEN ELLYN EXTERIOR APPEARANCE REVIEW 10/10/2017

REV DESCRIPTION DATE

2017 REFERENDUM PROJECTS

HADLEY JUNIOR HIGH SCHOOL
240 HAWTHORNE BLVD, GLEN IL 60137

DEMOLITION PLAN

Project Number:

5663-01

Drawn By:

KW

Sheet:

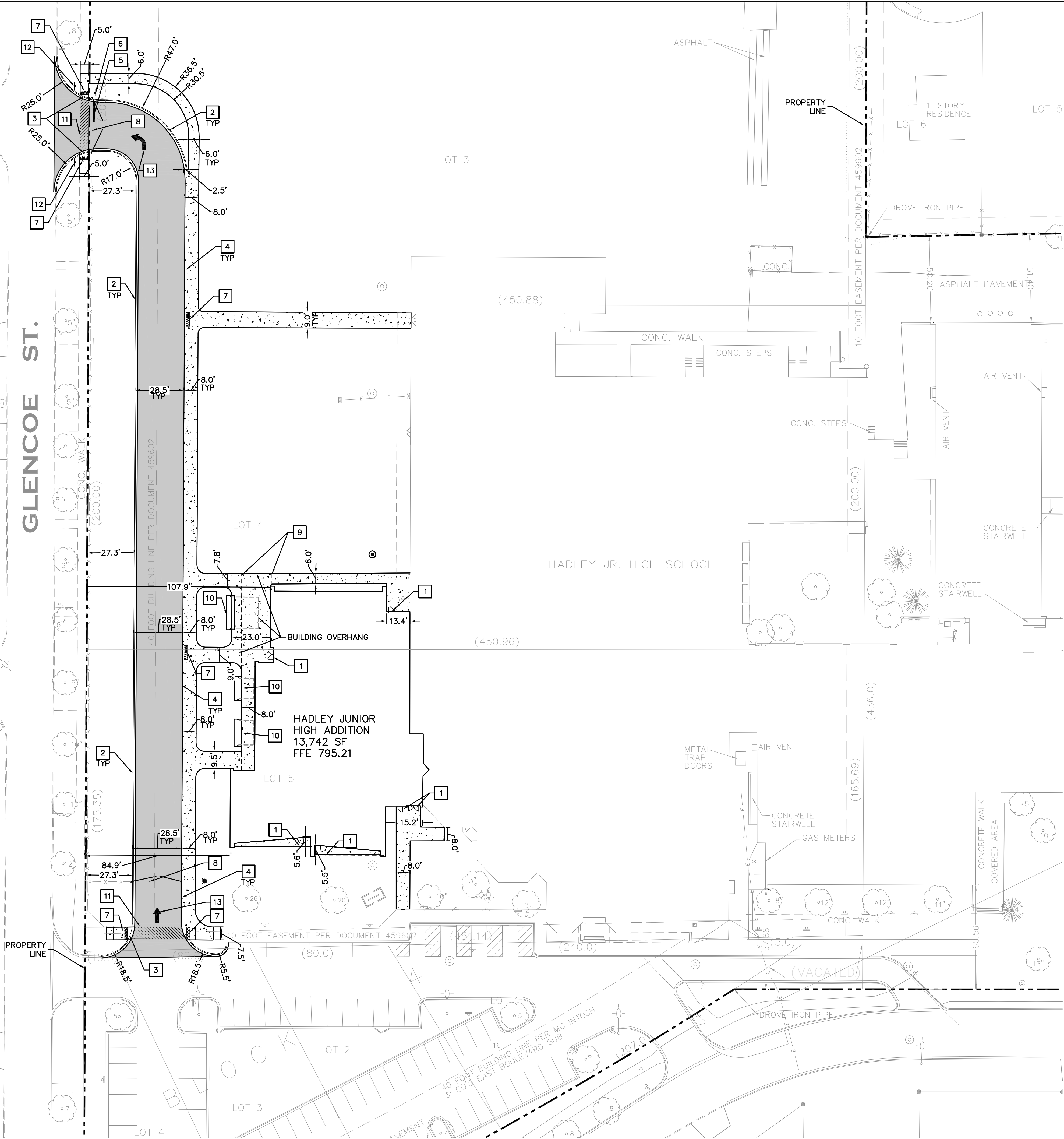
C1.00

S:\Darien\Glen Ellyn SD\5663-01& 02_Glen Ellyn 2017 Referendum Proj\01\DWG\00\C2.00 SITE PLAN.dwg kwturich Dec 22, 2017 9:06:28 am
Wight © Copyright 2017 All rights reserved. No part of these documents may be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written consent of Wight.

ASHTON COURT

MADSEN COURT

GLENCOE ST.



LEGEND

	FULL DEPTH HMA PAVEMENT
	CONCRETE/SIDEWALK
	ADA DETECTABLE WARNING
	CURB AND GUTTER
	PROPERTY LINE

KEY NOTES

- 1 FROST STOOP – SEE DETAILS
- 2 B6.12 CURB & GUTTER
- 3 DEPRESSED CURB
- 4 INTEGRAL CURB & SIDEWALK
- 5 12" STOP BAR, TRAFFIC WHITE PAINT
- 6 STOP SIGN (R1-1, 30 X 30)
- 7 ADA RAMP
- 8 4' HEIGHT, 30' DOUBLE SWING GATE & POSTS
- 9 BUILDING OVERHANG SUPPORT POLE
- 10 PLANTER BOX, SIZES VARY. SEE ARCH PLANS.
- 11 6" SOLID STRIPE, 4' O.C., 45 DEGREE ANGLE. TRAFFIC WHITE PAINT.
- 12 'DO NOT ENTER' SIGN (R5-1, 30"X30")
- 13 PAVEMENT ARROW MARKING. TRAFFIC WHITE PAINT.

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
2. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
3. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES NOT SCHEDULED FOR REMOVAL. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

LAYOUT NOTES:

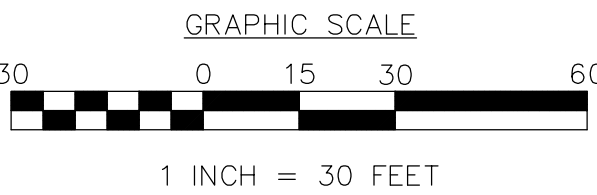
1. ALL LAYOUT FOR SITE IMPROVEMENTS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR HIRED BY THE CONTRACTOR. LAYOUT SHALL BE COMPLETED USING THE ELECTRONIC CAD FILES PROVIDED BY THE ENGINEER.

SITE DATA SUMMARY

ZONING:	R2
OWNER TYPE:	SPECIAL DISTRICT
PIN:	0510202003, 0510202004, 0510202012, 0510205011, 0510400006
DISTURBED AREA:	1.30 AC
IMPERVIOUS AREA:	0.88 AC
PERVIOUS AREA:	0.42 AC
BUILDING HEIGHT:	30'6"
PARKING STALLS (ENTIRE SITE):	118 SPACES 6 ADA SPACES 124 TOTAL SPACES

N

Wight



GLEN ELLYN SCHOOL
DISTRICT 41

Wight

Wight & Company

wightco.com

2500 North Frontage Road

Darien, IL 60561

P 630.969.7000

F 630.969.7979

GLEN ELLYN SCHOOL
DISTRICT 41
793 North Main St
Glen Ellyn, IL 60137
(630) 790-6400
(630) 790-1867

50% CONSTRUCTION DOCUMENTS 12/22/2017

REVISED FOR VILLAGE COMMENTS 12/4/2017

DESIGN DEVELOPMENT PACKAGE 1/10/2017

VILLAGE OF GLEN ELLYN EXTERIOR APPEARANCE REVIEW 10/10/2017

REV DESCRIPTION DATE

2017 REFERENDUM
PROJECTS

HADLEY JUNIOR HIGH SCHOOL
240 HAWTHORNE BLVD, GLEN IL 60137

SITE PLAN

Project Number:

5663-01

Drawn By:

KN

Sheet:

C2.00

S:\Darlen\Glen Ellyn SD\5663-01& 02_Glen Ellyn 2017 Referendum Proj\01\DWG\CD\C3.00 GRAD PLAN.dwg kwuthrich Dec 22, 2017 8:57:16 am

Wight © Copyright 2017 All rights reserved. No part of these documents may be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written consent of Wight.

ASHTON COURT

MADSEN COURT

GLENCOE ST.

HADLEY JUNIOR HIGH ADDITION
13,742 SF
FFE 795.21

HADLEY JR. HIGH SCHOOL

LEGEND

ME	MATCH EXISTING ELEVATION
	PAVEMENT/PAVERS ELEVATION
	TOP OF CURB ELEVATION
	GROUND ELEVATION
	SIDEWALK ELEVATION
	DEPRESSED CURB ELEVATION
	FLUSH CURB ELEVATION
	RIM ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	REVERSE PITCH CURB
	SLOPE
	OVERFLOW
	CATCH BASIN
	MANHOLE
	INLET PROTECTION
	SILT FENCE
	TREE PROTECTION

NOTES

1. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS OF NEW PARKING LOT/ROADWAY TO DRAINAGE STRUCTURES AND/OR DOWNSTREAM WATERSHED.
2. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
3. IF PARKWAYS IS DISTURBED OR DAMAGED DURING CONSTRUCTION, IT SHALL BE RESTORED TO A ROUGH GRADE AND UPON COMPLETION THE CONTRACTOR SHALL PROVIDE FULL RESTORATION OF THE PARKWAY WITH A MINIMUM OF 6 INCHES BLACK PULVERIZED TOP SOIL COVERED WITH SOD.
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH), PERMANENT GRASS SEEDING (IDOT CLASS 2A) W/NORTH AMERICAN GREEN SC 150 BLANKET.
5. ALL PROPOSED PLANTING BED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH) PRIOR TO PERENNIAL AND SHRUB INSTALLATION. SEE L1.00 FOR SOIL AMENDMENTS TO PROPOSED LANDSCAPE BEDS. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES EITHER SHOWN OR NOT SHOWN

N

Wight

GRAPHIC SCALE



1 INCH = 30 FEET



GLEN ELLYN SCHOOL
DISTRICT 41



Wight & Company
wightco.com

2500 North Frontage Road

Darien, IL 60561

P 630.969.7000

F 630.969.7979

GLEN ELLYN SCHOOL
DISTRICT 41

793 North Main St

Glen Ellyn, IL 60137

(630) 790-6400

(630) 790-1867

50% CONSTRUCTION DOCUMENTS 12/22/2017

REVISED FOR VILLAGE COMMENTS 12/4/2017

DESIGN DEVELOPMENT PACKAGE 1/10/2017

VILLAGE OF GLEN ELLYN EXTERIOR APPEARANCE REVIEW 10/10/2017

REV DESCRIPTION DATE

2017 REFERENDUM
PROJECTS

HADLEY JUNIOR HIGH SCHOOL
240 HAWTHORNE BLVD, GLEN IL 60137

GRADING PLAN

Project Number:

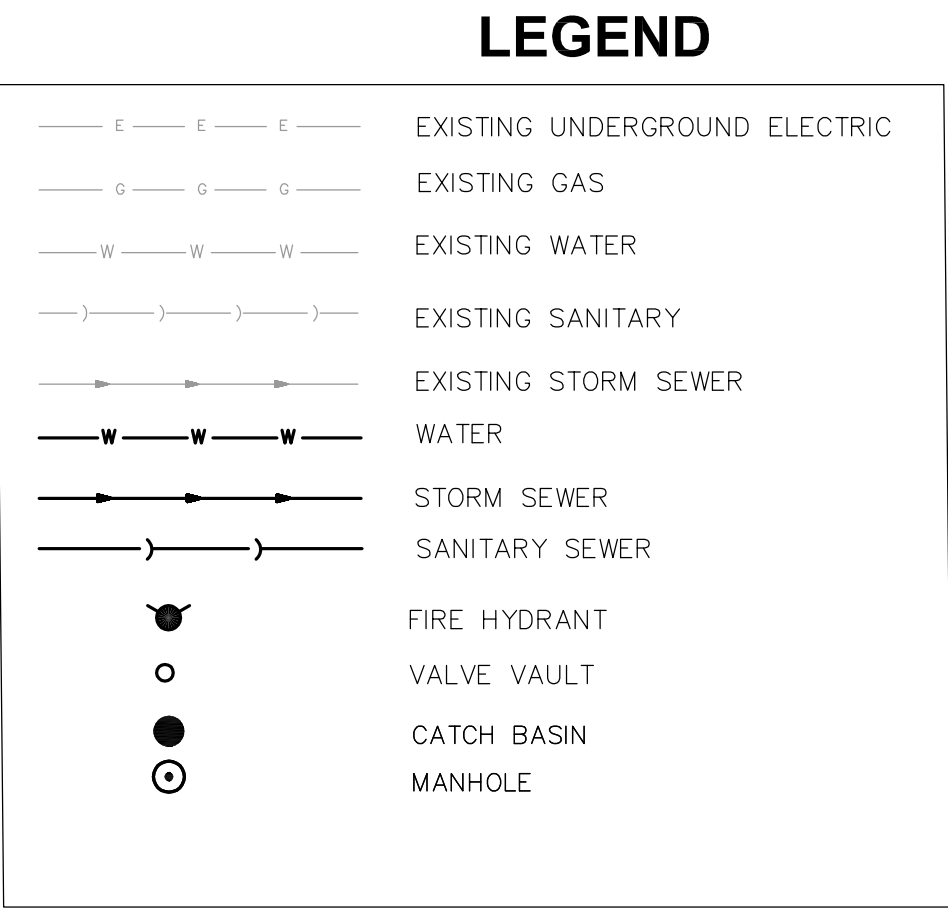
5663-01

Drawn By:

KN

Sheet:

C3.00



1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, INVERTS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS/DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR TO COORDINATE WITH MEP PLANS AND UTILITY PROVIDER FOR LOCATION AND ROUTING OF ELEC/TELE/GAS.



Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561
.....
P 630.969.7000
F 630.969.7979

**GLEN ELLYN SCHOOL
DISTRICT 41**
793 North Main St
Glen Ellyn, IL 60137
(630) 790-6400
(630) 790-1867

	50% CONSTRUCTION DOCUMENTS	12/22/2017
	REVISED FOR VILLAGE COMMENTS	12/4/2017
	DESIGN DEVELOPMENT PACKAGE	11/0/2017
	VILLAGE OF GLEN ELLYN	
	EXTERIOR APPEARANCE REVIEW	10/10/2017
REV	DESCRIPTION	DATE

2017 REFERENDUM PROJECTS

HADLEY JUNIOR HIGH SCHOOL
240 HAWTHORNE BLVD, GLEN IL 60

UTILITY PLAN

Project Number:
5663-01
KW
Drawn By:

Sheet:

C4.00

ASHTON COURT

MADSEN COURT

GLENCOE ST.

CONC. WALK

HADLEY JUNIOR HIGH ADDITION
13,742 SF
FFE 795.21

HADLEY JR. HIGH SCHOOL

METAL TRAP DOORS

GAS METERS

DROVE IRON PIPE

AIR VENT

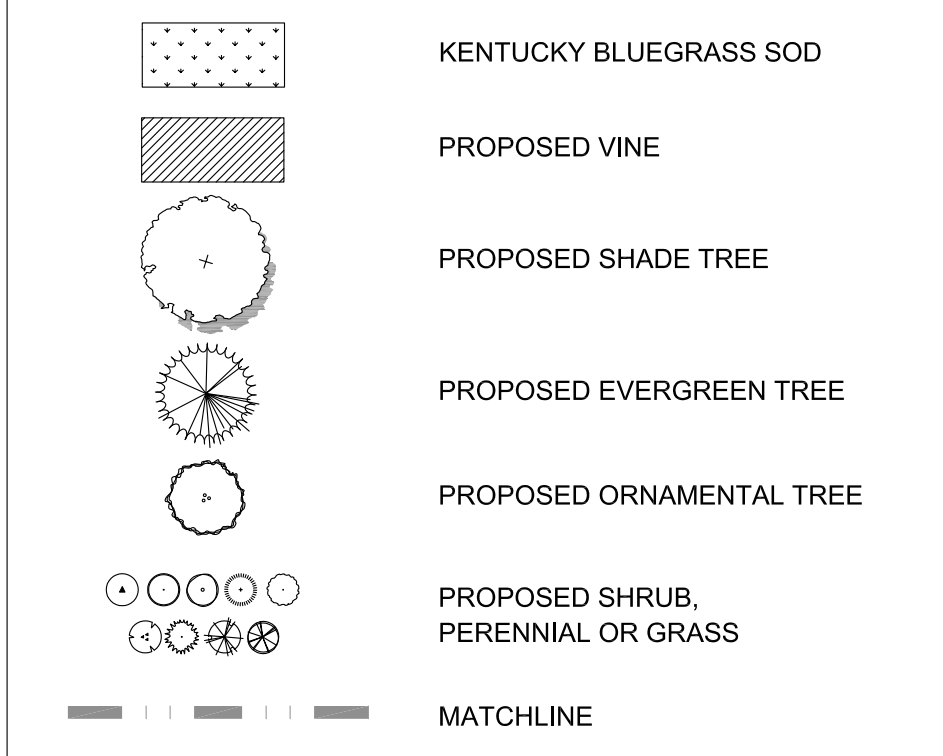
CONCRETE STAIRWELL

CONCRETE STAIRWELL

CONCRETE WALK

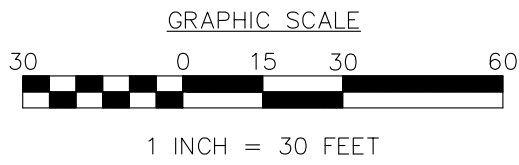
CONC. WALK

LEGEND



LANDSCAPE NOTES:

- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH), BLACK BEAUTY GRASS SEED MIX, AND EROSION CONTROL BLANKET.
- THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO HIS OPERATIONS. MINIMUM PROTECTION FOR TREES SHALL BE 4' SNOW FENCE. INSTALL ALONG THE DRIP LINE OF TREES AS SHOWN ON THE PLANS.
- THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
- ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AND AS DETAILED ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- PERMANENT GRASS SEEDING SHALL BE PROPERLY COVERED IMMEDIATELY AFTER SEEDING WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET TO MANUFACTURER'S SPECIFICATIONS.
- TREES SHALL BE INSTALLED A MINIMUM OF 5' HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES.
- TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
- ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
- QUANTITIES ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY TOTAL QUANTITIES FROM PLAN.



GLEN ELLYN SCHOOL
DISTRICT 41

Wight

Wight & Company

wightco.com

2500 North Frontage Road

Darien, IL 60561

P 630.969.7000

F 630.969.7979

GLEN ELLYN SCHOOL
DISTRICT 41

793 North Main St
Glen Ellyn, IL 60137
(630) 790-6400
(630) 790-1867

50% CONSTRUCTION DOCUMENTS	12/22/2017
REVISED FOR VILLAGE COMMENTS	12/4/2017
DESIGN DEVELOPMENT PACKAGE	11/0/2017
VILLAGE OF GLEN ELLYN EXTERIOR APPEARANCE REVIEW	10/10/2017

REV	DESCRIPTION	DATE
-----	-------------	------

2017 REFERENDUM PROJECTS

HADLEY JUNIOR HIGH SCHOOL
240 HAWTHORNE BLVD, GLEN IL 60137

OVERALL LANDSCAPE PLAN

Project Number:
5663-01
Drawn By:
LR
Sheet:

L1.00

ASHTON COURT

GLENCOE ST.

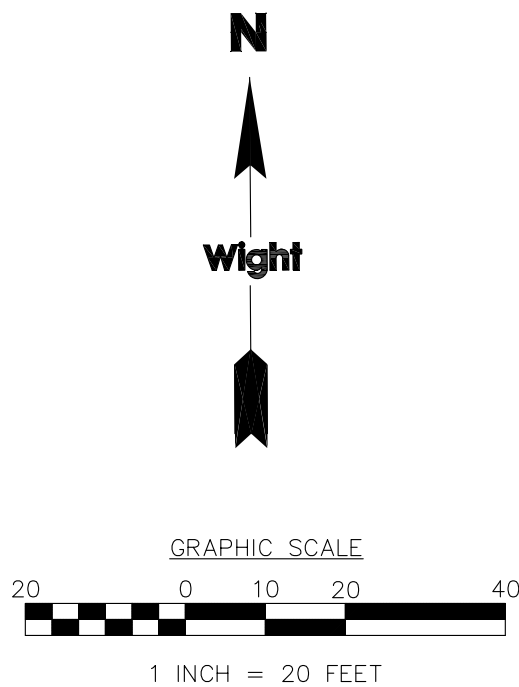
CONC. WALK

PLANT LIST						
CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	QUANTITY
SHADE TREES						
ACMY	<i>Acer miyabei</i> 'Morton'	Miyabei State Street Maple	3" CALIPER	AS SHOWN	30'	7
GLSK	<i>Gleditsia triacanthos f. inermis</i> 'Skycole'	Skyline Thornless Honeylocust	3" CALIPER	AS SHOWN	40'-45'	4
GYDI	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	3" CALIPER	AS SHOWN	60'-80"	4
QUBI	<i>Quercus bicolor</i>	Swamp White Oak	3" CALIPER	AS SHOWN	50'-60'	6
SHADE TREE TOTALS						21
INTERMEDIATE TREES						
SYPE	<i>Syringa pekinensis</i> 'Morton'	Peking Lilac China Snow	3" CALIPER	AS SHOWN	15'-20'	3
INTERMEDIATE TREE TOTALS						3
EVERGREEN TREES						
ABCO	<i>Abies concolor</i>	White Fir	6' HT.	AS SHOWN	30'-50'	5
PIPG	<i>Picea pungens</i> 'Glaucia'	Colorado Blue Spruce	8' HT.	AS SHOWN	30'-60'	3
EVERGREEN TREE TOTALS						8
SHRUBS						
COAP	<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	5 GALLON	AS SHOWN	24"-36"	43
ITVS	<i>Itea virginica</i> 'Sprich'	Little Henry Virginia Sweetpire	3 GALLON	AS SHOWN	24"-36"	64
CLAL	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet Cleft	5 GALLON	AS SHOWN	2'-3'	50
RHGL	<i>Rhus aromatica</i> 'Gro Low'	Gro Low Fragrant Sumac	3 GALLON	AS SHOWN	1.5'-2'	15
SHRUB TOTALS						172
EVERGREEN SHRUBS						
JUKC	<i>Juniperus chinensis</i> 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	5 GALLON	AS SHOWN	24"-36"	39
TXDE	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	5 GALLON	AS SHOWN	3'-4'	50
THCO	<i>Thuja occidentalis</i> 'Congabe'	Fire Chief Arborvitae	5 GALLON	AS SHOWN	3'-4'	6
THLI	<i>Thuja occidentalis</i> 'Linesville'	Linesville Arborvitae	5 GALLON	AS SHOWN	24"-36"	21
EVERGREEN SHRUB TOTALS						116
ORNAMENTAL GRASS						
CAID	<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	1 GALLON	AS SHOWN	8"-12"	14
PBLB	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	1 GALLON	AS SHOWN	8"-12"	115
SPHE	<i>Sporobolus heterolepis</i>	Prairie Dropseed	3 GALLON	AS SHOWN	24"-36"	17
ORNAMENTAL GRASS TOTALS						146
PERENNIALS						
ASFA	<i>Astilbe arendsi</i> 'Fanal'	Fanal Astilbe	1 GALLON	AS SHOWN	18"-24"	10
DRER	<i>Dryopteris erythrosora</i> 'Brilliance'	Brilliance Autumn Fern	1 GALLON	AS SHOWN	18"-24"	12
HUFA	<i>Heuchera</i> 'Fire Alarm'	Fire Alarm Alumroot	1 GALLON	AS SHOWN	8"-12"	42
HURI	<i>Heuchera richardsonii</i>	Prairie Alumroot	1 GALLON	AS SHOWN	18"-24"	40
HEAS	<i>Heucherella</i> 'Alabama Sunrise'	Foamy Bells	1 GALLON	AS SHOWN	12"-18"	31
HOFG	<i>Hosta</i> 'Blue Angel'	Hosta	1 GALLON	AS SHOWN	24"-36"	13
HOWF	<i>Hosta</i> 'Frances Williams	Hosta	1 GALLON	AS SHOWN	24"-36"	6
RUVL	<i>Rudbeckia fulgida</i> 'viette's Little Suzy'	Little Suzy Black-Eyed Susan	1 GALLON	AS SHOWN	12"-18"	15
PERENNIAL TOTALS						169
VINES						
LOMN	<i>Lonicera sempervirens</i> 'Major Wheeler'	Major Wheeler Honeysuckle Vine	2 GALLON	18" O.C.	6'-8'	29
VINE TOTALS						29

	KENTUCKY BLUEGRASS SOD
	PROPOSED VINE
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUB, PERENNIAL OR GRASS
	MATCHLINE

1. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH), BLACK BEAUTY GRASS SEED MIX, AND EROSION CONTROL BLANKET.
2. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLAN TO BE SAVED FROM DAMAGE DUE TO HIS OPERATIONS. MINIMUM PROTECTION FOR TREES SHALL BE 4' SNOW FENCE, INSTALL ALONG THE Drip LINE OF TREES AS SHOWN ON THE PLANS.
3. THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
4. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AND SHALL BE INSTALLED ON THE SITE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
5. PERMANENT GRASS SEEDING SHALL BE PROPERLY COVERED IMMEDIATELY AFTER SEEDING WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET TO MANUFACTURER'S SPECIFICATIONS.
6. TREES SHALL BE INSTALLED A MINIMUM OF 5' HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES.
7. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
8. ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
9. QUANTITIES ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY TOTAL QUANTITIES FROM PLAN.

MATCHLINE L1.02



**GLEN ELLYN SCHOOL
DISTRICT 41**

Wight

Wight & Company

wightco.com

2500 North Frontage Road

Darien, IL 60561

P 630.969.7000

F 630.969.7979

**GLEN ELLYN SCHOOL
DISTRICT 41**

793 North Main St
Glen Ellyn, IL 60137
(630) 790-6400
(630) 790-1867

50% CONSTRUCTION DOCUMENTS	12/22/2017
REVISED FOR VILLAGE COMMENTS	12/4/2017
DESIGN DEVELOPMENT PACKAGE	11/10/2017
VILLAGE OF GLEN ELLYN	
EXTERIOR APPEARANCE REVIEW	10/10/2017

REV	DESCRIPTION	DATE
-----	-------------	------

2017 REFERENDUM PROJECTS

HADLEY JUNIOR HIGH SCHOOL
240 HAWTHORNE BLVD, GLEN IL 60

LANDSCAPE PLAN

Project Number:
5663-01
Drawn By:
LR
Sheet:

L1.01



Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

**GLEN ELLYN SCHOOL
DISTRICT 41**
793 North Main St
Glen Ellyn, IL 60137
(630) 790-6400
(630) 790-1867

	50% CONSTRUCTION DOCUMENTS	12/22/2017
	REVISED FOR VILLAGE COMMENTS	12/4/2011
	DESIGN DEVELOPMENT PACKAGE	11/0/2017
	VILLAGE OF GLEN ELLYN	
	EXTERIOR APPEARANCE REVIEW	10/10/2017
REV	DESCRIPTION	DATE

2017 REFERENDUM PROJECTS

HADLEY JUNIOR HIGH SCHOOL
240 HAWTHORNE BLVD, GLEN IL 60

LANDSCAPE PLAN

Project Number:
5663-01
Drawn By:
LR
Sheet:

L1.02



D-Series Size 0 LED Area Luminaire

Catalog
Number

Notes

Type

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

A+ Capable Luminaire

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

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

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

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

Specifications

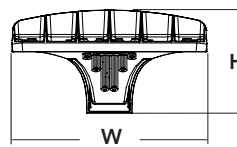
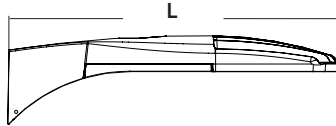
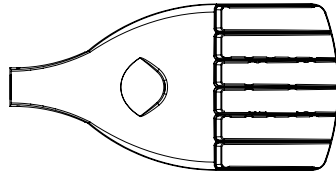
EPA: 0.95 ft²
(.09 m²)

Length: 26"
(66.0 cm)

Width: 13"
(33.0 cm)

Height: 7"
(17.8 cm)

Weight (max): 16 lbs
(7.25 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBX1

DSX0 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	30K 3000 K	T1S Type I short	T5S Type V short	MVOLT ⁴
	P1 P4 P7	40K 4000 K	T2S Type II short	T5M Type V medium	120 ⁵
	P2 P5	50K 5000 K	T2M Type II medium	T5W Type V wide	208 ⁵
	P3 P6	AMBPC Amber phosphor converted ²	T3S Type III short	BLC Backlight control ^{2,3}	240 ⁵
	Rotated optics		T3M Type III medium	LCCO Left corner cutoff ^{2,3}	277 ⁵
	P10 ¹ P12 ¹		T4M Type IV medium	RCCO Right corner cutoff ^{2,3}	347 ^{5,6}
	P11 ¹ P13 ¹		TFTM Forward throw medium		480 ^{5,6}
			T5VS Type V very short		
Shipped included					
					SPA Square pole mounting
					RPA Round pole mounting
					WBA Wall bracket
					SPUMBA Square pole universal mounting adaptor ⁷
					RPUMBA Round pole universal mounting adaptor ⁷
Shipped separately					
					KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸

Control options		Other options	Finish (required)
Shipped installed		Shipped installed	
PER NEMA twist-lock receptacle only (control ordered separate) ⁹		HS House-side shield ¹⁷	DDBXD Dark bronze
PER5 Five-wire receptacle only (control ordered separate) ^{9,10}		SF Single fuse (120, 277, 347V) ⁵	DBLXD Black
PER7 Seven-wire receptacle only (control ordered separate) ^{9,10}		DF Double fuse (208, 240, 480V) ⁵	DNAXD Natural aluminum
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)		L90 Left rotated optics ¹	DWHXD White
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{11,12}		R90 Right rotated optics ¹	DDBTXD Textured dark bronze
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{11,12}		DDL Diffused drop lens ¹⁷	DBLBXD Textured black
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{11,12}		Order separately	DNATXD Textured natural aluminum
		BS Bird spikes	DWHGXD Textured white
		EGS External glare shield	
	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{11,12}		
	BL30 Bi-level switched dimming, 30% ^{13,14}		
	BL50 Bi-level switched dimming, 50% ^{13,14}		
	PNMTDD3 Part night, dim till dawn ¹⁵		
	PNMT5D3 Part night, dim 5 hrs ¹⁵		
	PNMT6D3 Part night, dim 6 hrs ¹⁵		
	PNMT7D3 Part night, dim 7 hrs ¹⁵		
	FAO Field adjustable output ¹⁶		



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2011-2017 Acuity Brands Lighting, Inc. All rights reserved.

DSX0-LEU
Rev. 10/25/17
Page 1 of 7

Packet Pg. 182

Ordering Information

Accessories

Ordered and shipped separately.

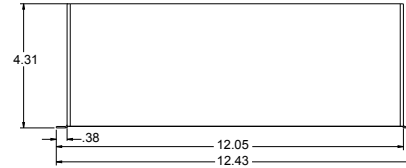
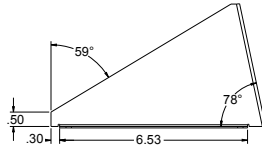
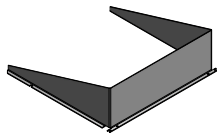
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸
DSX0HS 20C U	House-side shield for 20 LED unit ¹⁷
DSX0HS 30C U	House-side shield for 30 LED unit ¹⁷
DSX0HS 40C U	House-side shield for 40 LED unit ¹⁷
DSX0DDL U	Diffused drop lens (polycarbonate) ¹⁷
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ¹⁹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷

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

NOTES

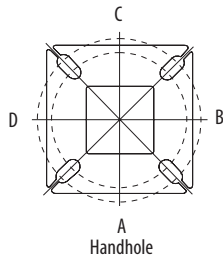
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 to see functionality.
- Requires (2) separately switched circuits.
- Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3.
- Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

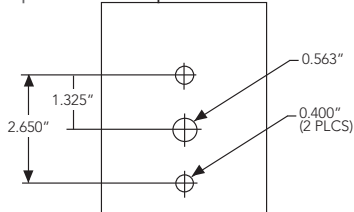
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Template #8

Top of Pole



Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @ 120 require round pole top/tenon.

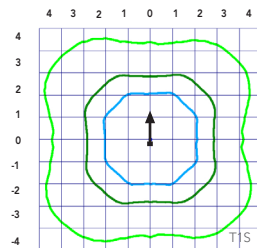
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 0 homepage](#).

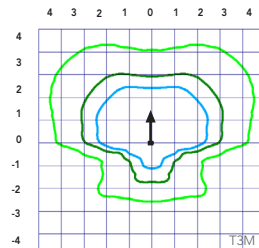
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

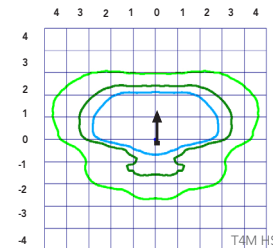
0.1 fc
0.5 fc
1.0 fc



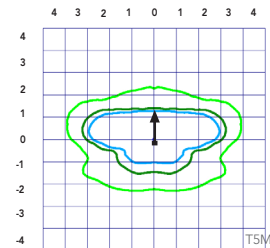
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2011-2017 Acuity Brands Lighting, Inc. All rights reserved.

DSX0-LEU
Rev. 10/25/17
Page 2 of 7

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

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

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

Operating Hours	25000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

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

*for use with Inline Dusk to Dawn or timer.

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

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

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20	530	P1	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125	2,541	1	0	1	73
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125	2,589	1	0	1	74
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126	2,539	1	0	1	73
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122	2,558	1	0	1	73
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	2,583	1	0	1	74
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123	2,570	1	0	1	73
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126	2,540	1	0	1	73
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131	2,650	1	0	0	76
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131	2,690	1	0	0	77
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130	2,658	2	0	0	76
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131	2,663	2	0	1	73
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103					
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
20	700	P2	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124	3,144	1	0	1	70
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	71
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125	3,141	1	0	1	70
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1	70
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124	3,196	1	0	1	71
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122	3,179	1	0	1	71
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124	3,143	1	0	1	70
				TSVS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129	3,278	2	0	0	73
				TSS	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129	3,328	2	0	0	74
				TSM	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129	3,288	2	0	1	73
				TSW	5,834	3	0	2	119	6,283	3	0	2	128	6,364	3	0	2	130	3,295	2	0	1	73
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102					
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
20	1050	P3	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120					
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120					
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121					
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117					
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121					
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118					
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120					
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125					
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125					
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125					
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126					
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99					
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
20	1400	P4	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116					
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116					
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117					
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113					
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116					
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114					
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116					
				TSVS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121					
				TSS	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121					
				TSM	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121					
				TSW	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122					
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95					
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					

Performance Data

Lumen Output

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

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	700	P5	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133					
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133					
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133					
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129					
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133					
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130					
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133					
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138					
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138					
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138					
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139					
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109					
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
40	1050	P6	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121	6,206	2	0	2	68
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120	6,322	2	0	2	69
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121	6,201	2	0	2	68
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117	6,247	1	0	2	69
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121	6,308	2	0	2	69
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118	6,275	1	0	2	69
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121	6,203	1	0	2	68
				TSVS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125	6,671	2	0	0	73
				TSS	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126	6,569	2	0	0	72
				TSM	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125	6,491	3	0	1	71
				TSW	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126	6,504	3	0	2	71
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99					
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
40	1300	P7	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112					
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112					
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112					
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109					
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112					
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110					
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112					
				TSVS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116					
				TSS	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117					
				TSM	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116					
				TSW	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117					
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92					
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					

Performance Data

Lumen Output

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

Rotated Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P10	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138					
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138					
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140					
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136					
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140					
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137					
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141					
				TSVS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142					
				TSS	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141					
				TSM	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141					
				TSW	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139					
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116					
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83					
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83					
30	700	P11	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130					
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129					
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132					
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127					
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132					
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129					
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133					
				TSVS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134					
				TSS	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132					
				TSM	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132					
				TSW	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131					
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109					
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78					
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78					
30	1050	P12	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127					
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127					
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129					
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125					
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129					
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126					
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130					
				TSVS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131					
				TSS	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130					
				TSM	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130					
				TSW	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128					
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107					
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76					
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76					
30	1300	P13	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123					
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122					
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125					
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120					
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124					
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122					
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125					
				TSVS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126					
				TSS	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125					
				TSM	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125					
				TSW	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124					
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67					
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44					
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44					

Attachment: GlenEllyn_20171204_Site Light Specs (3078 : 240 Hawthorne Blvd ZV)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



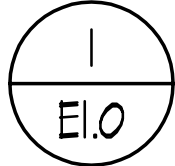
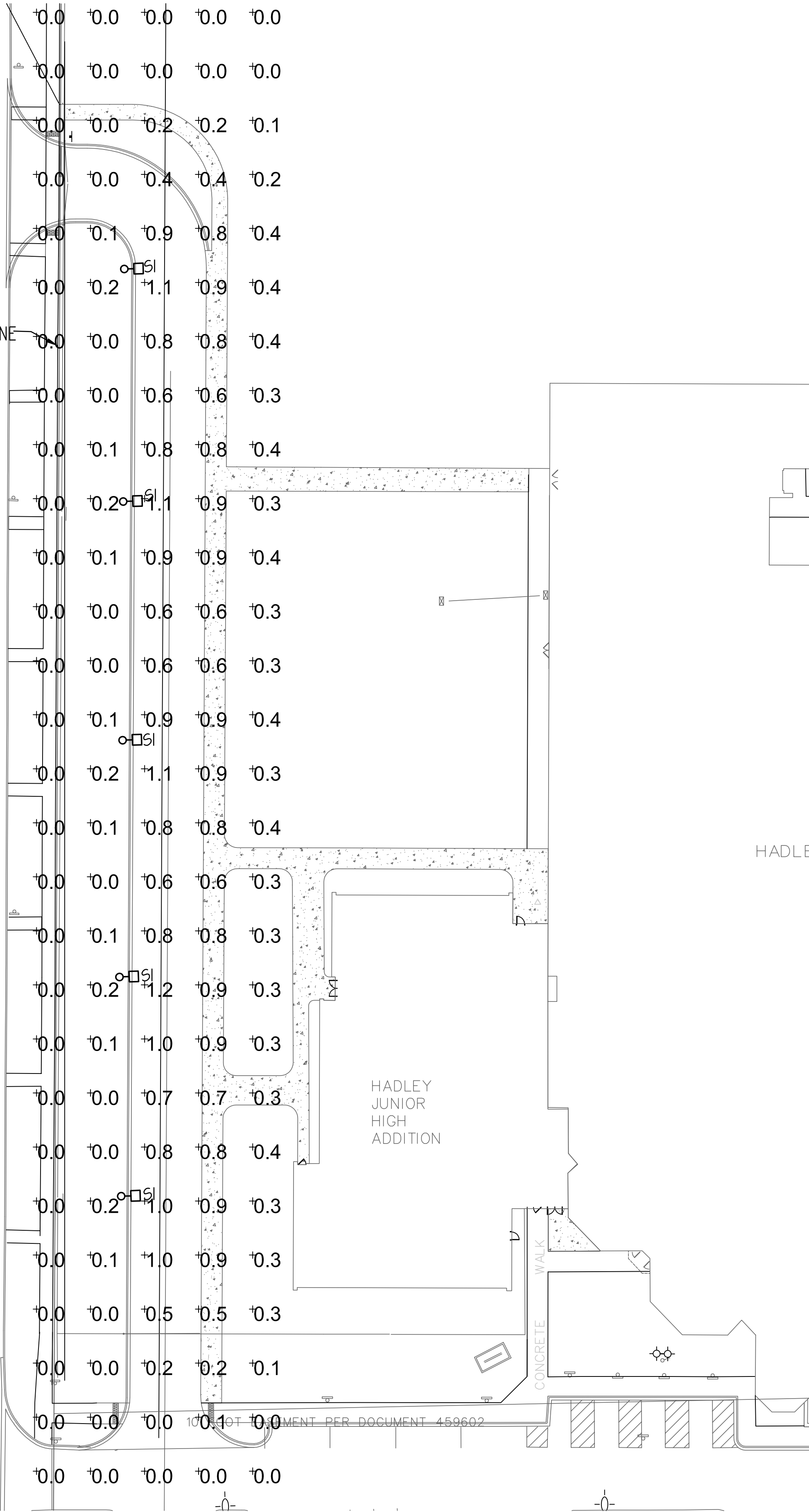


C:\Users\sjadhav\Desktop\Glen Ellen headley Photometrics.dwg sjadhav Oct 10, 2017 2:27:05 pm
Wight © Copyright 2017 All rights reserved. No part of these documents may be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written consent of Wight.

ASHTON
COURT

MADSEN
COURT

GLENCOE ST.



1
E0.0

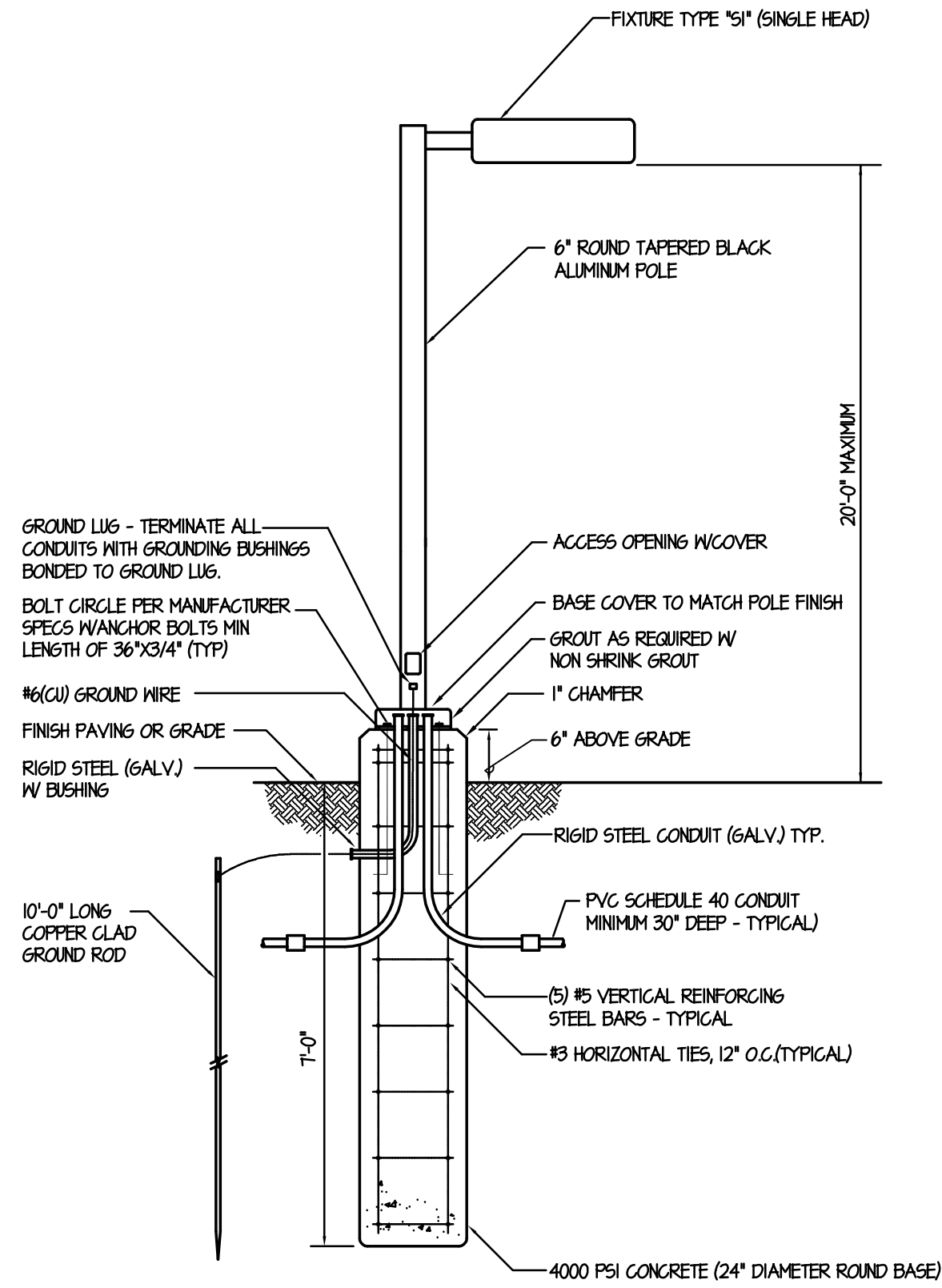
SITE PHOTOMETRIC PLAN - ENTRANCE STREET

SCALE: 1" = 30'-0"

HADLEY

HADLEY
JUNIOR
HIGH
ADDITION

CONCRETE
WALK



1
E0.1

LANDSCAPE POLE BASE DETAIL

SCALE: NONE

NEW CONCRETE PIER SHALL BE ANCHORED INTO THE SOIL TO PROVIDE EXTRA LATERAL STABILITY. DO NOT EXCAVATE AND CAST CONCRETE PIERS.

LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Lamp	OPTIONS	Watts
	S1	DSX1 LED 40C 530 30K T4M MVOLT HS	DSX1 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 530mA WITH HOUSE SIDE SHIELD	LED	PROVIDE WITH DIMMING, OCCUPANCY SENSORS, IN THE FIXTURES AND ROAM CONTROL - PERS DCR PIRH RFD, REN27 DV DV1 A.	68

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	1.2 fc	0.0 fc	N/A	N/A

Luminaire Locations

		Location				
No.	Label	X	Y	MH	Orientation	Tilt
1	S1	57.00	381.00	20.00	90.00	0.00
2	S1	56.00	465.00	20.00	90.00	0.00
3	S1	57.00	555.00	20.00	90.00	0.00
4	S1	57.00	646.00	20.00	90.00	0.00
5	S1	58.00	735.00	20.00	90.00	0.00



GLEN ELLYN SCHOOL
DISTRICT 41



Wight & Company

wightco.com

2500 North Frontage Road

Darien, IL 60561

P 630.969.7000

F 630.969.7979

GLEN ELLYN SCHOOL
DISTRICT 41
793 North Main St
Glen Ellyn, IL 60137
(630) 790-6400
(630) 790-1867

VILLAGE OF GLEN ELLYN

EXTERIOR APPEARANCE REVIEW

10/10/2017

REV DESCRIPTION DATE

2017 REFERENDUM PROJECTS

HADLEY JUNIOR HIGH SCHOOL

SITE PHOTOMETRIC PLAN

Project Number:

5663-01

Drawn By:

Sheet:

E0.1



SECTION 108200 (2011) / 10240 (1995)

GRILLES AND SCREENS
ECONOSPAN® 22.5° PITCHED LOUVER

[ATTENTION SPECIFIER: DISPLAY HIDDEN NOTES FOR BEST RESULTS]

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Econospan 22.5° Pitched Louvered aluminum screens for concealing rooftop equipment.

1.2 RELATED SECTIONS

- A. Section 05500 - Metal Fabrications: Superstructure support and bracing of rooftop screens and grilles.
- B. Section 07510 - Built-Up Bituminous Roofing: Treating penetrations for support of rooftop screens.
- C. Section 07530 - Elastomeric Membrane Roofing: Treating penetrations for support of rooftop screens.
- D. Section 10210 - Wall Louvers.

1.3 REFERENCES

- A. ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2000.
- B. ASTM B 209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate (Metric); 2000.
- C. ASTM B 221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2000.
- D. ASTM B 221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2000.
- E. ASTM C 578 - Standard Specification for Rigid, Cellular Polystyrene Thermal

Insulation; 2000.

1.4 PERFORMANCE REQUIREMENTS

- A. Wind Load: Design grilles and screens, including superstructure support system, to withstand positive and negative wind loading in accordance with applicable building code.
- B. Wind Load: Design grilles and screens, including superstructure support system, to withstand wind loading as follows:
 - 1. Positive wind load: _____ lbf/sq ft (_____ Pa).
 - 2. Negative wind load: _____ lbf/sq ft (_____ Pa).
 - 3. Safety factor: 1.5 times design loads.

1.5 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Storage and handling requirements and recommendations.
 - 2. Installation methods.
- C. Shop Drawings: Include plans, sections, and details of connections and bracing.
 - 1. Include structural calculations indicating compliance with wind loading requirements.
- D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
- E. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.

1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products of the type specified in this section, with not less than ten years of documented experience.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Comply with manufacturer's instructions for handling of grille and screen products.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Willard Shutter Company, Inc.; 4420 N.W. 35th Court, Miami, Florida 33142. ASD. Tel: 800-826-4530 or 305-633-0162. Fax: 305-638-8634. E-mail: info@willardshutterco.com web: www.willardshutterco.com.
- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.2 PITCHED LOUVERED SCREENS

- A. Construction: Individual roll-formed aluminum blades snapped onto reinforced aluminum stringers spaced at 24 in (610 mm) on center, which in turn are supported by custom superstructure.
 - 1. Vertical Stringers: Stamped aluminum members formed into a U-shape in plan, alloy 3003-H25, per ASTM B 209 (ASTM B 209M), 2.625 in (66.7 mm) deep, and configured for 22.5 degree louver pitch, allowing 30 percent free air flow.
 - 2. Vertical Stringers: Stamped aluminum members formed into a U-shape in plan, alloy 3003-H25, per ASTM B 209 (ASTM B 209M), 4.0 in (101.6 mm) deep, and configured for 45 degree louver pitch, allowing 60 percent free air flow.
 - 3. Louver Blades: Alloy 3005-H26, per ASTM B 209 (ASTM B 209M), 3.375 in (85.7 mm) aluminum slats roll-formed into shallow channel shape and designed to snap onto vertical stringers.
- B. Aluminum Finish: Low gloss polyester enamel paint, roller coated over pretreated aluminum and baked at 400 degrees F (204 degrees C).
 - 1. Color: As selected from manufacturer's standard colors.
 - 2. Color: _____.

2.3 ACCESSORIES

- A. Miscellaneous Trim: Aluminum sheet formed to shapes indicated and finished to match grilles and screens.
- B. Superstructure: As specified in Section 05500.
- C. Superstructure: As specified in Section _____.
- D. Fasteners: Self-tapping stainless steel screws, as approved by manufacturer of grilles and screens.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

- A. Install grilles and screens in accordance with approved shop drawings and manufacturer's printed instructions.

3.4 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION



Standard Color Selection Chart

Islander® & EconoSpan® Products

Low Gloss Polyester Enamel Finish



Arctic White



Colonial White



Dove Grey



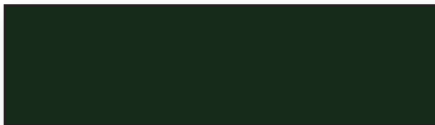
Charcoal Grey



Brilliant Blue



Forest Green



Savannah Green



Desert Beige



Avocado Green



Cordovan Brown



Dark Bronze *



Clear over Mill Finish Aluminum *



Space Black

Notes on Standard Colors:

Colors demonstrated on this page are for general reference only and may vary from actual color provided on manufactured product. Sample color swatches of on-hand, standard color material may be provided for client approval upon request. Standard colors are subject to availability at time of order and may change without notice.

* (Asterisk) Denotes metallic finish which is not demonstrated on this page. All colors are shown in low-gloss, non-metallic finish.



