



Agenda
Village of Glen Ellyn
Special Meeting
Monday, June 4, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Village Board Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at www.glenellyn.org prior to the meeting. Meetings are taped and also televised on WideOpenWest Channel 6, AT&T Channel 99, and Comcast Cable Services Channel 10. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Audience Participation**

1. Open:

Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

E. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

Motion to approve the following items:

1. Ordinance No. 6605 An Ordinance Amending Ordinance No. 4467, the Preliminary Planned Unit Development of the Baker Hill Shopping Center, to Allow an Addition to the Anchor Commercial Tenant Space, Amend the Previously Approved Exterior Appearance, and to Approve Variations from the Glen Ellyn Sign Code for the Baker Hill Shopping Center, Located at 840-944 Roosevelt Road (Planning and Development Director Hulseberg)
2. Ordinance No. 6606, An Ordinance Approving Variations from the Zoning Code to Allow Alterations and Additions to the Nonconforming Structure Located at 655 Pleasant Avenue (Planning & Development Director Hulseberg)

F. 2018 Sidewalk, Concrete, Roadway Patching and Parking Lot Improvement Project (Professional Engineer Daubert) (Trustee Kenwood)

1. Motion to authorize the Village Manager to execute a contract with Schroeder & Schroeder, Inc. of Skokie, Illinois in an amount of \$796,000 (including approximately 3% contingency), for the 2018 Sidewalk, Concrete Roadway Patching, and Parking Lot Improvement Project to be expensed to the Capital Projects, Water, and Sanitary Sewer Funds.

G. Zoning Code Text Amendments (Planning and Development Director Hulseberg) (Trustee Senak)

1. Ordinance No. 6607- VC, An Ordinance Approving Text Amendments to the Glen Ellyn Zoning Code and Subdivision Regulations Code.

H. Reminders

1. A Village Board Workshop is scheduled for Monday, June 18, 2018 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Monday, June 25, 2018 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.

I. Other Business

J. Adjournment



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/04/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6605

DOC ID: 3355

Ordinance No. 6605 An Ordinance Amending Ordinance No. 4467, the Preliminary Planned Unit Development of the Baker Hill Shopping Center, to Allow an Addition to the Anchor Commercial Tenant Space, Amend the Previously Approved Exterior Appearance, and to Approve Variations from the Glen Ellyn Sign Code for the Baker Hill Shopping Center, Located at 840-944 Roosevelt Road (Planning and Development Director Hulseberg)

Background: The petitioners, Phillips Edison and Company, owner of the Baker Hill shopping center, and JD Real Estate, Inc., owners of Pete's Market grocery store, future tenant in Baker Hill shopping center, are requesting an amendment to the Preliminary Planned Unit Development for the Baker Hill shopping center, approved by the Village Board on March 3, 1997 by Ordinance 4467, and for variations from the Sign Code. The requests are being made to accommodate the remodeling and expansion of a vacant commercial tenant space as well as to install new signage in the shopping center to accommodate a new Pete's Market grocery store to be located at 880 Roosevelt Road. In order to develop the property as proposed, the petitioner is requesting approval of the following:

1. Approval of an amendment to Ordinance 4467, the Preliminary PUD for the Baker Hill shopping center to allow the following:
 - a. A 4,581 square foot building expansion; and
 - b. An amendment to the previously approved Exterior Appearance to the shopping center; and
2. The following variations from the Sign Code:
 - a. A variation from Section 4-5-10(B) of the Sign Code to allow 2 wall signs in lieu of the maximum 1 wall sign permitted; and
 - b. A variation from Section 4-5-10(B) of the Sign Code to allow 1 wall sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted; and
 - c. A variation from Section 4-5-10(C)3 to allow a free-standing multi-tenant sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted; and
 - d. A variation from Section 4-5-(C)3 to allow a freestanding multi-tenant sign to have a height of 25 feet in lieu of the maximum 15 feet permitted; and
 - e. A variation from Section 4-5-15(B) to allow a message board to have an area of 96 square feet in lieu of the maximum 18 square feet permitted.

The subject site is located on the north side of Roosevelt Road, east of Baker Hill Drive, approximately one-quarter mile west of Interstate 355, commonly known as 840-944 Roosevelt

Road in the Baker Hill shopping center. The subject site is in the C6 Commercial/Multiuse Planned Development District.

JD Real Estate is proposing to remodel an existing 75,100 square foot vacant commercial space in the shopping center, previously occupied by Dominick's until 2013, for a Pete's Market grocery store. In addition to the interior remodel, JD Real Estate is proposing to construct 3 additions, totaling 4,581 square feet, on the building to accommodate the new grocer including:

1. A 1,792 square foot addition to the mechanical room on the rear of the building; and
2. A 2,219 square foot addition under the existing canopy on the front of the building; and
3. A 570 square foot enclosed patio area east of the entrance to the building.

Wall Signage: Pete's Market is proposing 2 wall signs on the front of the building, including:

1. A 300 square foot "Pete's Market" sign; and
2. An 89 square foot "Lotus Café" sign with a lotus logo.

Section 4-5-10(B) of the Sign Code allows 1 sign per establishment with a maximum surface area of 1 square foot per linear foot of establishment frontage. Although the establishment frontage is 350 feet, Section 4-5-10(B) caps the maximum surface area of an individual sign to no more than 100 square feet. The petitioner is therefore seeking a variation to allow 2 wall signs in lieu of the 1 wall sign permitted and to allow 1 of the signs to have a surface area of 300 square feet in lieu of the maximum surface area of 100 square feet permitted for each sign. As such, the petitioners are seeking variations from the Sign Code to allow this signage.

Freestanding Signage: Phillips Edison is proposing to remove an existing 10 foot tall, 50 square foot freestanding, multi-tenant sign and replace it with a 25 foot tall, 300 square foot freestanding, multi-tenant sign. The base of the sign will have a height of 4'-9" and will be constructed with masonry to match the color, brick size, mortar, and pattern of the shopping center building. The new sign is to accommodate the future Pete's Market as well as existing tenants in the shopping center. The proposed sign will be made up of the following components:

1. A 24 square foot sign identifying Baker Hill Shopping Center at the top of the sign
2. A 96 square foot Pete's Market sign below the Baker Hill sign
3. A 96 square foot electronic message board below the Pete's Market sign to be used for Pete's Market
4. Twelve (12) individual tenant panels totaling 84 square feet.

Section 4-5-10(C)3 restricts the height of freestanding multitenant signs in the C6 District to no more than 15 feet with a surface area of no more than 100 square feet. Furthermore, Section 4-5-15(B) restricts the size of electronic message boards to no more than 18 square feet in surface area. The petitioners are thus seeking variations from these requirements.

Exterior Appearance: The existing building in the shopping center is composed of red, yellow and dark brick, EIFS, and some stone. Multiple towers are located on the building each with gabled metal roofs. The overall design of the shopping center will remain the same with the towers, roof line, and columns throughout the shopping center to stay. The red brick on the two columns on the Pete's portion of the building will be painted Tavern Taupe and will contain a new storefront window system to replace the existing glass block windows in the towers. The remaining red and yellow brick on the rest of the Pete's portion will be painted a Neutral Ground color. The dark brick near the roofline will be painted a Dark Clover color with an Aged Bronze metal coping added along the roofline. The bottom three feet of the storefront will contain Indiana Limestone to replace the existing yellow brick. A 6 foot wide dark neutral plank panel will be installed above a new storefront window system spanning across the length of the Pete's tenant space, with the exception of on the towers. The yellow brick on the top middle portion of the building, where the tenant sign will be located, will have a composite panel wall system attached to it.

The remainder of the shopping center, both front and back, including the smaller out building on the western portion of the center, will be painted with the same colors to match the remodeled Pete's portion of the building. Although the 3' limestone base across the front of Pete's will not be included in the rest of the shopping center, limestone planters will be added throughout the center in front of the building to compliment this element. Phillips Edison intends to paint the non-Pete's portion of the building, including the front, sides and back, as soon as possible. The painting and work for the Pete's portion of the façade will occur at the time of the expansion for the tenant space. The Exterior Appearance appears to be in substantial conformance with the Appearance Review Guidelines. Furthermore, the exterior work proposed for Pete's will match the proposed exterior work for the balance of the shopping center. Staff, therefore, recommends approval of the Exterior Appearance for the shopping center.

Plan Commission Recommendation: The Plan Commission considered the petitioner's request for approval of an amendment to the Baker Hill shopping center and variations from the Sign Code at a public hearing on May 24, 2018. One (1) member of the public spoke at the hearing in opposition to the sign variation request for the proposed freestanding sign. By a vote of five (5) "yes" and zero (0) "no", the Plan Commission recommended approval to amend Ordinance No. 4467 to accommodate the remodeling and expansion of a vacant tenant space and approve variations from the Sign Code for new signage in the shopping center with conditions.

Village Board Action: The Village Board may approve, approve with conditions or deny the request for approval to amend Ordinance No. 4467, the Preliminary Planned Unit Development for Baker Hill to allow an expansion of a vacant commercial tenant space, to amend the previously approved exterior appearance for the shopping center and for approval of variations from the Sign Code. A draft Ordinance approving the request is attached for consideration at the June 4, 2018 Village Board meeting.

Attachments:

- Draft Ordinance
- Location Map
- Ordinance No. 4467 – Exhibit "A"
- Draft Plan Commission Meeting Minutes-May 24, 2018 – Exhibit "B"
- Proposed Site Plan – Exhibit "C"

Ordinance 6605

Meeting of June 4, 2018

- Landscape Plan –Exhibit “D”
- Building Elevation Plan – Exhibit “E”
- Wall Signs Elevation – Exhibit “F”
- Proposed Sign Site Plan – Exhibit “G”
- Sign Elevation Plan – Exhibit “H”
- Landscape Design for Proposed Monument Sign – Exhibit “I”
- Select Materials from Petitioners’ Application Packet

CC: Staci Hulseberg, Planning and Development Director
Petro Drimonas, JD Real Estate
George Evangelopoulos, GEA Architects
Tim Goyette, Phillips Edison and Company

Ordinance 6605

Meeting of June 4, 2018



Village of Glen Ellyn

Ordinance No. 6605

An Ordinance Amending Ordinance No. 4467, the Preliminary Planned Unit Development of the Baker Hill Shopping Center, to Allow an Addition to the Anchor Commercial Tenant Space, Amend the Previously Approved Exterior Appearance, and to Approve Variations from the Glen Ellyn Sign Code for the Baker Hill Shopping Center, Located at 840-944 Roosevelt Road, Glen Ellyn, Illinois 60137

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6605

An Ordinance Amending Ordinance No. 4467, the Preliminary Planned Unit Development of the Baker Hill Shopping Center, to Allow an Addition to the Anchor Commercial Tenant Space, Amend the Previously Approved Exterior Appearance, and to Approve Variations from the Glen Ellyn Sign Code for Pete's Market, Located at 840-944 Roosevelt Road, Glen Ellyn, Illinois 60137

Whereas, on March 3, 1997, the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, passed Ordinance No. 4467, attached hereto as Exhibit "A", which granted approval of, among other things, a Dominick's grocery store with sign variations and exterior appearance approval, to be located in the Baker Hill Shopping Center on the property commonly known as 840-944 Roosevelt Road; and

Whereas, JD Real Estate, Inc., owner of Pete's Market grocery store, and Phillips Edison and Company, owner of the Baker Hill shopping center, have petitioned the Village President and Board of Trustees for approval of the following:

1. Approval of an amendment to Ordinance 4467, the Preliminary PUD for the Baker Hill shopping center to allow the following:
 - a. A 4,581 square foot building expansion; and
 - b. An amendment to the previously approved Exterior Appearance to the shopping center; and
2. The following variations from the Sign Code:
 - a. A variation from Section 4-5-10(B) of the Sign Code to allow 2 wall signs in lieu of the maximum 1 wall sign permitted; and
 - b. A variation from Section 4-5-10(B) of the Sign Code to allow 1 wall sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted; and

- c. A variation from Section 4-5-10(C)3 to allow a free-standing multi-tenant sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted; and
- d. A variation from Section 4-5-(C)3 to allow a freestanding multi-tenant sign to have a height of 25 feet in lieu of the maximum 15 feet permitted and;
- e. A variation from Section 4-5-15(B) to allow a message board to have an area of 96 square feet in lieu of the maximum 18 square feet permitted.

All to accommodate the remodeling and expansion of an existing vacant commercial tenant space as well as to install new signage in the shopping center for a new Pete's Market grocery store; and

Whereas, the subject property is located on the north side of Roosevelt Road, east of Baker Hill Drive, approximately one-quarter mile west of Interstate 355, in the C6 Commercial/Multi-use Planned Development District, and

Whereas, the property is legally described as follows:

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF THE FIRST ADDITION TO ROOSEVELT GARDENS HOMESITES AND SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING SUBDIVISIONS IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS AND RECORDED OCTOBER 1, 1997 AS DOCUMENT R97-147931.

P.I.N. 05-13-330-025

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on May 24, 2018 at which hearing the Plan Commission considered the petitioner's request for approval of an amendment to Ordinance No. 4467 to allow the proposed expansion of the existing vacant commercial tenant space and approval of variations from the Sign Code for Pete's Market and the Baker Hill Shopping Center; and

Whereas, at the May 24, 2018, public hearing of the Plan Commission, the petitioners presented evidence, testimony, and exhibits in support of the requests and one (1) member of the public was opposed to the sign variation requests for the propose freestanding sign; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its recommendations and by a vote of five (5) “yes” and zero (0) “no”, the Plan Commission recommended approval of the requests with conditions as set forth in the May 24, 2018 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit “B”; and

Whereas, staff has performed the review of the application for Exterior Appearance and has determined the proposed exterior appearance is in substantial conformance with the Village’s Appearance Review Guidelines and recommends approval of the proposed exterior appearance; and

Whereas, the President and Board of Trustees have determined that granting the requested amendments to Ordinance No. 4467, the Preliminary Planned Unit Development of Baker Hill, to allow additions to the existing, vacant, anchor tenant space is consistent with the goals of the Glen Ellyn Zoning Code, that granting Variations from the Sign Code are consistent with the goals of the Glen Ellyn Sign Code, and that granting an amendment to the previously approved Exterior Appearance for the Baker Hill shopping center is consistent with the objectives of the Glen Ellyn Appearance Review Guidelines.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: Based upon the findings of fact and recommendations of the Plan Commission and, as adopted herein, the Village President and Board of Trustees hereby grant

approval of the petitioners' request to amend Ordinance No. 4467, the Preliminary Planned Unit Development of Baker Hill, to allow a additions to the vacant anchor tenant space, amend the previously approved Exterior Appearance for the Baker Hill shopping center, and grant variations from the Glen Ellyn Sign Code for the Pete's Market in the Baker Hill shopping center, located at 840-944 Roosevelt Road in the Baker Hill shopping center, Glen Ellyn, Illinois 60137.

Section Two: The granting of the aforementioned approvals is subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the May 24, 2018 public hearing before the Plan Commission and with the petitioners' application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:

- a. Application of a Preliminary PUD stamped received April 6, 2018.
- b. Application for a Sign Variation dated April 18, 2018 and May 11, 2018
- c. Existing Conditions and Renderings Cover Page, prepared by GEA Architects, Ltd., Sheet 1 of 7, dated May 3, 2018
- d. Existing Conditions Plan, prepared by GEA Architects, Ltd., Sheet PUD-2 of 7, dated May 3, 2018
- e. Proposed Site Plan, prepared by GEA Architects, Ltd., Sheet PUD-3 of 7, dated May 3, 2018, attached hereto as Exhibit "C"
- f. Landscape Plan, prepared by GEA Architects, Ltd., Sheet PUD-4 of 7, dated May 3, 2018, attached hereto as Exhibit "D"
- g. Building Elevation Plan, prepared by GEA Architects, Ltd., Sheet PUD-5 of 7, dated May 3, 2018, attached hereto as Exhibit "E"
- h. Floor Plan, Sheet PUD-6 of 7, prepared by GEA Architects, Ltd., dated May 3, 2018
- i. Wall Sign Elevations, prepared by The Holland Design Group, Sheet S-2, dated April 2, 2018, attached hereto as Exhibit "F"
- j. Rendered Elevations, prepared by Group Z Architecture, Sheet PUD-7 of 7, dated April 19, 2018
- k. Proposed Sign Site Plan titled "ALTA/ACSM Land Title Survey", prepared by U.S. Surveyor, Sheet 1 of 1, dated August 21, 2012, attached hereto as Exhibit "G"

- l. Sign Elevation plan, prepared by The Holland Design Group, Sheet S-1, dated April 10, 2018 – Exhibit “H”
 - m. Landscape Design for Proposed Monument Sign, prepared by Summer Green Landscaping & Snow Services, Inc. – Exhibit “I”
 - n. Signage Worksheet
2. The existing 10 foot tall freestanding sign located immediately west of the Roosevelt Road entrance to the shopping center be removed within 10 days of completion of the proposed 25 foot tall freestanding sign.
3. The two existing 67.5 square foot “Baker Hill” wall signs at the southeast portion of the building be removed within 14 days of completion of the proposed 25 foot tall freestanding sign.
4. No outdoor sales or storage of merchandise shall occur at Pete’s Market until such time a Special Use Permit is approved.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the amendments to Ordinance No. 4467, the Preliminary Planned Unit Development of Baker Hill, to allow an expansion to the existing vacant commercial tenant space and to amend the previously approved Exterior Appearance for the Baker Hill shopping center, and pursuant to the approved variations from the Glen Ellyn Sign Code for the Baker Hill shopping center, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this ordinance without requiring that the matter return for public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

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

Section Seven: The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Ordinance 6605

Meeting of June 4, 2018

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this
_____ day of _____.

Ayes:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		
Nays:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		
Absent:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of
_____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

Ordinance 6605

Meeting of June 4, 2018

(Published in pamphlet form and posted on the ____ day of _____, 20____.)

ATTACHMENTS:

- Location Map (PDF)
- Ordinance 4467 - Exhibit A (PDF)
- Site Plan - Exhibit C (PDF)
- Landscape Plan - Exhibit D (PDF)
- Building Elevation Plan - Exhibit E (PDF)
- Wall Signs Elevation - Exhibit F (PDF)
- Proposed Sign Site Plan - Exhibit G (PDF)
- Sign Elevation Plan - Exhibit H (PDF)
- Landscape Design - Exhibit I (PDF)
- Select Material's from Petitioners' Application Packets (PDF)



Baker Hill Aerial Photo



Map created on May 17, 2018.

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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.

EXHIBIT "A"

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 4467

AN ORDINANCE APPROVING
PRELIMINARY PLANNED UNIT DEVELOPMENT PLANS,
A PRELIMINARY PLAT OF SUBDIVISION AND
THE EXTERIOR APPEARANCE OF THE
BAKER HILL PLANNED UNIT DEVELOPMENT

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 3RD DAY OF MARCH, 1997.

Published in pamphlet form by the authority of
the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 14TH day of APRIL, 1997.

ORDINANCE NO. 4467

AN ORDINANCE APPROVING
PRELIMINARY PLANNED UNIT DEVELOPMENT PLANS,
A PRELIMINARY PLAT OF SUBDIVISION AND
THE EXTERIOR APPEARANCE OF THE
BAKER HILL PLANNED UNIT DEVELOPMENT

WHEREAS, Town & Country Homes, owner of property commonly known as Baker Hill, which is located at the northeast corner of Roosevelt Road and Illinois Route 53 and zoned C6 Commercial/Multi-Use Planned Development District, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of:

- A. Preliminary Planned Unit Development (PUD) Plans, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, to allow a mixed-use, commercial PUD consisting of an approximately 150,000-square foot shopping center and 190-unit townhome development, said request including deviations from certain Zoning Code standards for the C6 Commercial/Multi-Use Planned Development District;
- B. Preliminary Plat of Subdivision, in accordance with Section 301 of the Glen Ellyn Subdivision Regulations Ordinance, Ordinance No. 2479 as amended, said request including deviations from certain standards in said Ordinance; and
- C. The exterior appearance of the proposed development project, in accordance with Section V of the Glen Ellyn Appearance Guide and Criteria, Ordinance No. 3619, all on property legally described in Exhibit "A," which is attached hereto; and

WHEREAS, the Glen Ellyn Architectural Review Commission conducted a public meeting on June 26, 1996, in accordance with the requirements of the Appearance Guide and Criteria, at which the petitioner presented testimony and exhibits in support of the request for approval of the exterior appearance of the proposed Baker Hill Planned Unit Development project; and

WHEREAS, the Architectural Review Commission considered the testimony and exhibits presented and made its findings of fact and a positive recommendation, as set forth in the Report and Recommendation of the Glen Ellyn Architectural Review Commission, dated June 26, 1996, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted a public hearing that opened on June 27, 1996, and was continued on July 1, 11 and 25; August 8 and 22; and September 12 and 25 and concluded on October 10, at which hearing the petitioner presented evidence, testimony, and approximately 25 exhibits in support of the request for approval of Preliminary PUD Plans and a Preliminary Plat of Subdivision and at which hearing numerous persons appeared in opposition to the development project and a few in favor thereof; and

WHEREAS, the Plan Commission considered the evidence, testimony, and exhibits presented at the public hearing and made its findings of fact and recommended by a vote of six to five that the request for approval of Preliminary PUD Plans and a Preliminary Plat of Subdivision for the Baker Hill Planned Unit Development project be denied, as set forth in the Report and Recommendation of the Glen Ellyn Plan Commission, dated October 10, 1996, a copy of which is attached hereto as Exhibit "C"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the transcripts and minutes of and the testimony and exhibits presented at the aforesated public meeting and public hearing and have considered the findings of fact and recommendations of the Architectural Review Commission and the Plan Commission; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn conducted a regular Village Board meeting on December 16, 1996 in addition to special Village Board workshops on October 30 and December 5, 1996, and February 10 and February 24, 1997, for the purpose of reviewing plans for the proposed Baker Hill Planned Unit Development project and have considered the testimony and exhibits presented at said regular meetings and special workshops; and

WHEREAS, the Preliminary PUD Plans and Preliminary Plat of Subdivision that were reviewed by the Village Board at the aforementioned special Village Board workshops included a number of significant modifications to the plans reviewed earlier by the Architectural Review Commission and Plan Commission; and

WHEREAS, based on consideration of the Reports and Recommendations of the Architectural Review Commission and Plan Commission, attached hereto as Exhibits "B" and "C" respectively, and of the testimony and exhibits presented at the regular Village Board meeting on December 16, 1996, in addition to special Village Board workshops on October 30 and December 5, 1996, and February 10 and February 24, 1997, the President and Board of Trustees make the following findings of fact:

- A. Approval of the Preliminary PUD Plans and the Preliminary Plat of Subdivision is consistent with the requirements of the Glen Ellyn Zoning Code and the Glen Ellyn Subdivision Regulations Ordinance and is consistent with the goals of the Comprehensive Plan of the Village of Glen Ellyn and Resolution No. 93-17, a Resolution Adopting Development Objectives for Baker Hill.
 1. The Baker Hill Planned Unit Development will comply with the requirements of the C6 Commercial/Multi-Use Planned Development District within the Zoning Code by establishing a combination of commercial and residential uses in the form of an

integrated Planned Unit Development with coordination of land-use areas, building sites, access points, internal circulations, parking areas, flood control facilities, drainage, and open space;

2. The mixed-use commercial/residential development will be harmonious with the existing character of the general vicinity because the proposed commercial portion will front on Roosevelt Road, which is a major commercial corridor, and the townhome portion of the development will provide a logical transition from the commercial uses to the west, the existing townhome development to the south, and the existing single-family homes to the northeast;
3. The commercial portion of the development can be expected to: provide opportunities for commercial uses not currently available within the Village's commercial districts, complement existing businesses in those commercial districts, and attract additional customers, residing in the Village of Glen Ellyn and in nearby communities, for existing businesses within the Village; and
4. The positive long-term economic benefits to the Village, derived in large part from additional retail sales tax and real estate tax revenues, should far outweigh service obligations by the Village;

B. Significant modifications to the Preliminary PUD Plans and the Preliminary Plat of Subdivision for the Baker Hill Planned Unit Development project were made subsequent to review of said plans by the Architectural Review Commission and the Plan Commission. The following listing contains some of those modifications:

1. The number of townhome units has been reduced to 190, and 16 single-family houses were eliminated;

2. A two-car garage will be constructed for each of the 190 townhome units, and driveways will be combined in pairs to create common drives, resulting in additional green space;
3. Three distinct architectural designs and several exterior color alternatives will be incorporated into the townhome portion of the development project;
4. Townhome buildings will consist of either four or six units. There will be 34 four-unit buildings and 9 six-unit buildings. Those buildings situated along the east property line, which will border an area in which single-family homes are now located, will consist of four units (except one six-unit building), as will buildings situated on the cul-de-sac in the central portion of the residential development;
5. Setbacks have been increased between the residential and commercial portions of the development, between townhome buildings within the development, and between buildings within the development and existing single-family homes located northeast of the development;
6. Dwelling units were eliminated and shifted throughout the residential area to allow more open space and make possible the preservation of additional mature trees;
7. Public rights-of-way within the residential portion of the development will remain at 50 feet in width, and the roadways will be reduced from 27 feet to a width of 21 feet, thus providing additional green space for the planting of parkway trees;
8. The petitioner will participate in the Village's Parkway Tree Program and will contribute an amount not to exceed \$325 toward the cost of each tree to be planted by the Village on parkways within the development;

9. Retaining walls, landscaped terraces, and additional landscaping will be installed to provide more substantial buffering between the commercial development and the existing single-family homes to the northeast; and
 10. Sidewalks will generally be installed on both sides of public roadways within the development, along the north side of Roosevelt Road, and along the west side of Route 53 and Bryant Avenue between DuPage Boulevard and Fairview Avenue.
- C. The petitioner will install and preserve new and existing landscaping materials in accordance with landscape and tree preservation plans approved by the Village. These plans will reflect the following:
1. Efforts will be made to preserve as many as possible of those mature trees, considered "legacy" trees, found primarily in stands located generally in the southeast section of the subject property and in the central/western section of the property near the Philip J. Rock Center and School;
 2. The petitioner will work with the Village Forester to identify those trees that are most deserving of preservation and most probably responsive to preservation efforts, as well as methods by which those trees might best be preserved;
 3. The water retention area to be located in the southeast section of the subject property will be shaped in a naturalistic design, with appropriate wetland vegetation and trees planted around the perimeter; and
 4. Additional landscaping will be installed throughout the residential and commercial portions of the development as well as along the periphery of the development;

- D. The proposed exterior appearance of the Baker Hill Planned Unit Development is consistent with the recommendations of the Glen Ellyn Appearance Guide and Criteria, Ordinance No. 3619;
- E. The petitioner has submitted a Stormwater Management Plan which meets standards within all Village ordinances as well as standards within the DuPage County Countywide Stormwater and Flood Plain Ordinance and which has been approved by the Village Engineer; and
- F. All required on-site and off-site roadway improvements associated with this development will be constructed by the petitioner, including but not limited to: construction of new on-site roadways and access drives, installation of traffic signals at Roosevelt Road and Illinois Route 53 access points to the site, construction of additional westbound lanes on Roosevelt Road, widening of the existing bridge over Illinois Route 53, and modification of the Illinois Route 53/Bryant Avenue intersection;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION ONE: The Reports and Recommendations of the Glen Ellyn Architectural Review Commission and the Glen Ellyn Plan Commission, attached hereto as Exhibits "B" and "C," respectively, are hereby received, and the findings of fact and conclusions set forth in the introductory paragraphs above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: Based upon the findings of fact and conclusions set forth in the introductory paragraphs above, the President and Board of Trustees hereby approve the Preliminary PUD Plans,

the Preliminary Plat of Subdivision, and the proposed exterior appearance of the Baker Hill Planned Unit Development for the property legally described in Exhibit "A" attached hereto to allow the construction of a mixed-use commercial PUD consisting of an approximately 150,000-square foot shopping center and a 190-unit townhome development. Furthermore, the President and Board of Trustees also grant the following requested deviations:

A. Deviations from the strict application of certain Zoning Code standards for the C6 Commercial/Multi-Use Planned Development District:

1. Section 10-4-14(A)5 - to allow a PUD which is predominantly residential rather than predominantly commercial/mixed-use;
2. Section 10-4-14(C) - to allow a minimum rear yard setback of 9 feet at certain specified locations in lieu of the required 40 feet; and
3. Section 10-5-8(H) - to allow drive aisles within the commercial portion of the development to be 24 feet wide in lieu of the minimum required width of 25 feet;

B. Deviations from the strict application of certain standards in the Glen Ellyn Subdivision Regulations Ordinance:

1. Section 403.4 - to allow street right-of-way widths of 50 feet in lieu of the 66 feet required for minor streets;
2. Section 403.4 - to allow street right-of way widths of 50 feet in lieu of the 66 feet required for cul-de-sacs;
3. Section 403.9a to allow a cul-de-sac that is 480 feet long in lieu of the maximum permitted length of 300 feet; and

4. Section 403.5 - to allow a pavement width of 19 feet on Lombard Avenue west of Spring Avenue and to allow other road widths as represented on the plans, except that residential streets shall have a width of 21 feet, in lieu of a width of 27 feet.

SECTION THREE: Approval of the Preliminary PUD Plans, the Preliminary Plat of Subdivision, and the proposed exterior appearance of the Baker Hill Planned Unit Development is subject to the following conditions:

- A. Phasing, construction, and maintenance of the Baker Hill Planned Unit Development shall be in substantial conformance with the plans listed below, referenced herein as though they were attached hereto. Attachments 11 and 12 were approved by the Village Board at the special Village Board meeting of March 3, 1997. Wherever any of the attachments differ from attachments 11 and 12, all shall conform to 11 and 12 when submitted with the Final Planned Unit Development application. These plans shall be filed with and made a part of the permanent records of the Glen Ellyn Architectural Review Commission and Plan Commission.

1. Title: Preliminary PUD Plan
Last Revised: February 20, 1997
Prepared By: Balsamo/Olson Group, Inc.
2. Title: Preliminary Plat of Subdivision and Phasing Schedule/Plan (Sheets 2)
Last Revised: February 20, 1997
Prepared By: Cowhey, Gudmundson Leder, Ltd.
3. Title: Preliminary Engineering Improvement Plans (Sheets 1) - Residential street light to be approved by Commonwealth Edison.
Last Revised: February 20, 1997
Prepared By: Cowhey, Gudmundson Leder, Ltd.
4. Title: Route 38 (Roosevelt Road) Preliminary Design A6
Last Revised: February 7, 1997
Prepared By: Civiltech Engineering
5. Title: Plat of Vacation (Sheets 1 - 2)
Last Revised: February 24, 1997
Prepared By: Midwest Technical Consultants, Inc.

6. Title: Landscape Development Plans (Sheets 1 - 13) including Tree Preservation Plan
Last Revised: February 19, 1997
Prepared By: Wehler Peterson & Associates, Ltd.
 7. Title: Baker Hill Shopping Center (Building Elevations and Cross Sections)
(Sheets 1 - 5, last revised December 16, 1996) (Sheets 6 - 7, revised February 6, 1997)
Prepared By: Stewart Nosky Architects, Ltd.
 8. Title: Baker Hill Shopping Center Photometric Plan
Last Revised: June 3, 1996
Prepared By: Stewart Nosky Architects, Ltd.
 9. Title: Baker Hill Townhomes (Floor Plans and Elevation Drawings)
(Sheets 1 - 3)
Last Revised: February 25 and 26, 1997
Prepared By: Town & Country
 10. Title: Baker Hill Exterior Color and Material Packages (Townhomes)
Last Revised: November 30, 1995
Prepared By: Town & Country Homes
 11. Site Plan - Concept
Last Revised: February 28, 1997
Prepared by Stewart Nosky Architects, Ltd.
 12. Cross Sections (A-A, B-B & C-C), dated February 26, 1997
- B. The petitioner shall return to the Architectural Review Commission for review of Final PUD Plans;
- C. A Final PUD Plan for the commercial building identified as "Commercial B" on the Preliminary Planned Unit Development Plat shall be submitted for review within two years of the date of this Ordinance;
- D. Removal of snow and ice on all sidewalks on the subject property and in public rights-of-way adjacent to the commercial development shall be the responsibility of the property owner. Stockpiles of snow shall be placed or removed so as to ensure safe ingress, egress, and circulation on the site by vehicles and pedestrians at all times;

- E. Landscaping improvements and existing vegetation along Roosevelt Road in front of the commercial development, including the parkway, shall be maintained by the property owner in accordance with the approved tree preservation and landscape plans;
- F. After Final PUD Plan approval, a temporary construction access plan must be submitted for Village review and approval prior to the issuance of a building permit for a footing or foundation in the commercial and residential areas of the development. The plan must, at a minimum, include access points to and from public roads, staging areas, haul roads, and parking areas for construction workers;
- G. Roadway improvements on Roosevelt Road and Baker Hill Drive, including the installation of a permanent or temporary traffic signal at the intersection (pending Illinois Department of Transportation approval), shall be completed in accordance with approved plans prior to the issuance of a certificate of occupancy for any commercial use. Before Final PUD approval, the petitioner shall present an IDOT-signed Final Plat of Subdivision and, if required, an IDOT highway construction permit in general conformance with the plans referenced in Section Three-A of this ordinance or other documentation or assurances satisfactory to the Village;
- H. Baker Hill Drive shall be accessible and substantially complete, as determined by the Village Engineer, and access and related improvements to Illinois Route 53 shall be completed in accordance with a permit issued by the Illinois Department of Transportation prior to the issuance of a certificate of occupancy for any residential dwelling unit;
- I. Lombard Avenue shall be constructed, according to a design approved by the Village Engineer, to serve as an emergency access roadway that will incorporate the following: a width of 19 feet measured from back-of-curb-to-back-of-curb, drains that will direct storm water into the existing storm sewer system located in the Lombard Avenue right-of-way, and

a combination of posts, chains, locks, and signage at both entrances to said roadway to prevent unauthorized passage;

- J. Prior to approval of the Final Planned Unit Development Ordinance, the Developer shall provide a letter of credit/performance bond in the amount of \$100,000, to be extended for a period of five years following the approval of said ordinance, to assist with the construction and other related costs of Carleton Avenue between DuPage Boulevard and Fairview Avenue. The letter of credit/performance bond must be in a form approved by the Village Attorney. The letter of credit/performance bond may be drawn down by the Village to pay for 25 percent of the costs associated with the construction of Carleton Avenue if said construction by the Village should begin within the five-year period;
- K. Plans for the construction and maintenance of the storm water management system, the retaining wall system, and all landscaping shall be reviewed by the Village and modified until approved prior to acceptance of a Final PUD. The design of the storm water management and retaining wall system shall be approved by the Village Engineer, and the landscaping design and maintenance plan shall be approved by the Village Arborist. The nature of the security to guarantee the continued maintenance of the storm water management system, the retaining wall system and the landscaping plan shall be approved by the Village Attorney;
- L. The Developer shall provide to the Village with the Final PUD application an executed final copy of the agreement with the Philip J. Rock Center and School which is in substantial conformance with the approved Preliminary PUD Plans;
- M. The Developer shall provide to the Village before Final PUD approval a letter of credit/performance bond equal to 125 percent of the amount of the donations made to the School Districts, which will be utilized to guarantee additional donations to the School

Districts if it is found by School District pupil count that the new townhome development generates more children than indicated by population projections. Said letter of credit/performance bond will be in the form approved by the Village Attorney and shall be kept in place for a period of one (1) year after the townhome development shall be fully occupied. The obligation of the Developer to make donations to the School Districts shall be initially computed under the formula generally utilized by the School Districts, but if additional funds are due and payable, such amounts shall be paid to the School Districts within sixty (60) days after an audit is performed of students actually generated by the development, which audit shall take place not more than one year after all of the units are occupied;

- N. The fire safety standards for townhomes will be as directed by the Village Board, including two-hour masonry walls;
- O. The Village Attorney will review and approve the townhome owners' association covenants prior to Final PUD approval;
- P. The townhome sump pumps shall be connected to the underground storm drainage system;
- Q. The developer will provide a performance bond and/or letter of credit which will be used to guarantee the installation of the public improvements, the language of which will be subject to approval by the Village Attorney;
- R. The Developer shall build in a generally equal number the three types of townhome designs shown in the plans referenced in Section Three-A of this ordinance. All end chimneys will be brick veneer; and
- S. The petitioner may be required to submit additional documents and plans that reflect the plans and conditions referenced above as a part of the Final PUD submitted.

SECTION FOUR: This approval of the Preliminary PUD Plans, Preliminary Plat of Subdivision, and proposed exterior appearance of the Baker Hill Planned Unit Development provides the developer with the following authorizations:

- A. To proceed with the design and construction of stairs (specifically the ratio of riser to tread height) and doorways (associated with stairs) throughout the development in compliance with Sections 1014.6 and 1014.6.8 of the 1993 BOCA Code;
- B. To obtain a building permit for the model building(s) prior to the completed installation of underground improvements, as well as curbs and final road pavement surface. However, access and layout of appropriate drives and walkways to the model building(s) shall be required and shall only be permitted with advance written approval by Village staff, including the approval of the Police Chief and the Chief of the Glen Ellyn Volunteer Fire Company; and
- C. To create access to a residential model building from the existing curb cuts on Illinois Route 53.

SECTION FIVE: A Final Planned Unit Development Plan and Final Plat of Subdivision shall be submitted for Village review and approval within six months after approval of the Preliminary PUD Plan in accordance with all other provisions of the Glen Ellyn Village Code. Because of the large size and complexity of the development, many of the approved plans submitted in order to achieve approval of the Preliminary PUD will need to be significantly expanded and clarified at the stage at which Final PUD approval is sought. It would be impractical, at this stage of preliminary approval, to cause the Developer to expend the funds necessary to fully satisfy the Village regarding the final appropriate design details of the Project. For that reason, the Village retains to itself a broader exercise of its legislative discretion in reviewing and approving such plans as would ordinarily be the case where the documents submitted with a Preliminary PUD would have fully dealt with all

developmental issues. Without limiting the generality thereof, the Village anticipates the necessity to review with great care and determine the effectiveness and applicability of the following items:

- A. The drainage plan for the project, especially in relationship to an assurance that the project will improve rather than harm the drainage of the site to the east, especially in relationship to territory occupied with residences;
- B. The final design of the retaining wall system and landscaping plan so as to create an attractive visual image for persons entering Glen Ellyn, which will, both in the short term and the long term, retain its attractive appearance, be structurally sound, and will be maintainable with the nature of and security of that maintenance program being established;
- C. The final site lines and landscaping placement between the commercial buildings and the nearest homes on Spring Avenue will not adversely affect the value or peaceful enjoyment of those homes, or those homes will be occupied by persons who accept the commercial development; and
- D. The final landscaping plan will carefully identify and make provision for retaining those trees of significant size which can reasonably be preserved in a way consistent with the development, along with a formula, accepted by the Developer, whereby death or serious damage to such preservable trees will result in a significant financial detriment to the Developer. In choosing those trees which will be subject to preservation, the Village shall reasonably consider the current life expectancy and condition of existing trees and the relationship between the preservation of trees and the ability of the Developer to create an aesthetically pleasing design with adequate areas for parking and service drives.

The effectiveness of this ordinance and the requirement that the Village proceed to approve Final PUD plans are contingent upon the petitioner gaining ownership or control over all of the land in the areas shown within the Baker Hill Planned Unit Development.

SECTION SIX: Prior to approval of the Final Planned Unit Development Plan and Final Plat of Subdivision, the owner shall provide the Village with: (No. 1) a performance bond or letter of credit (satisfactory to the Village Attorney) in the amount of 125 percent of an approved cost estimate for the rough grading and erosion control and, if determined necessary by the Village Engineer, the seeding/sodding and installation of selected underground utilities for the entire Planned Unit Development, including stormwater detention facilities. The owner/developer shall be required to submit additional performance bonds or letters of credit for each phase of development shown on the Preliminary Plat of Subdivision for all other public improvements not identified in (No. 1) above. The remaining four performance bonds or letters of credit relate to: (No. 2) Commercial Phase I; (No. 3) Commercial Phase II; (No. 4) Residential Phase I; and (No. 5) Residential Phase II upon approval of a Final Plat of Subdivision for the Phase(s). However, the total amount of assurance held by the Village shall equal or exceed 125 percent of the cost estimates for construction for each complete phase of development as approved by the Village Engineer.

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

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

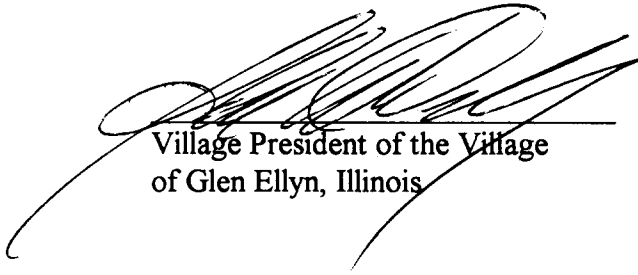
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 3RD day of MARCH, 1997, on first reading, second reading not being requested.

AYES: POEPPEL, MATTHEWS, PASULES, HASE, RENERO, RENNARD

NAYS: -0-

ABSENT: -0-

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 10TH day of MARCH, 1997.

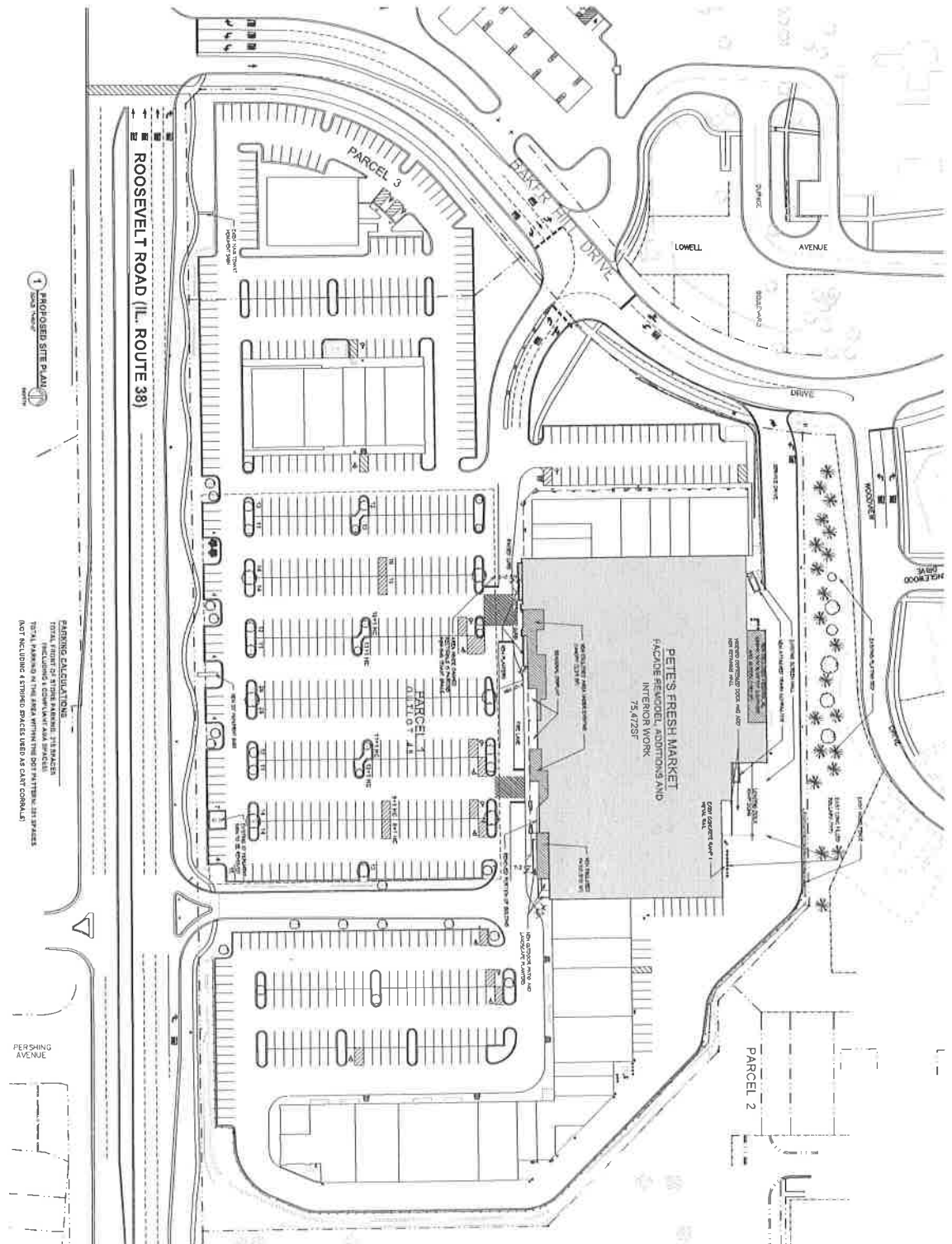

Village President of the Village
of Glen Ellyn, Illinois

ATTEST:


Village Clerk of the Village
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 14TH day of APRIL, 1997.)

EXHIBIT "C"



ALTERATIONS TO:

PETE'S MARKETBAKER HILL CENTER
880 ROOSEVELT ROAD
GLEN ELLYN, IL 60137

PUD-3

PROPOSED SITE PLAN



gea
architecte ltd.
34 ENTERPRISE DRIVE
SUITE 100
OAK BROOK, ILLINOIS 60452
PH: 847.572.0222 F: 847.572.0222
INFO@GEAARCHITECT.COM
PROFESSIONAL DESIGN FIRM LICENSE
NUMBER: 04-000006

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DATE	DESCRIPTION
1/20/2007	OWNER REVIEW SC-1
1/20/2007	OWNER REVIEW SC-2
1/20/2007	OWNER REVIEW SC-3
1/20/2007	OWNER REVIEW SC-4
1/20/2007	OWNER REVIEW SC-5
1/20/2007	OWNER REVIEW SC-6
1/20/2007	OWNER REVIEW SC-7
1/20/2007	OWNER REVIEW SC-8
1/20/2007	OWNER REVIEW SC-9
1/20/2007	OWNER REVIEW SC-10
1/20/2007	OWNER REVIEW SC-11
1/20/2007	OWNER REVIEW SC-12
1/20/2007	OWNER REVIEW SC-13
1/20/2007	OWNER REVIEW SC-14
1/20/2007	OWNER REVIEW SC-15
1/20/2007	OWNER REVIEW SC-16
1/20/2007	OWNER REVIEW SC-17
1/20/2007	OWNER REVIEW SC-18
1/20/2007	OWNER REVIEW SC-19
1/20/2007	OWNER REVIEW SC-20

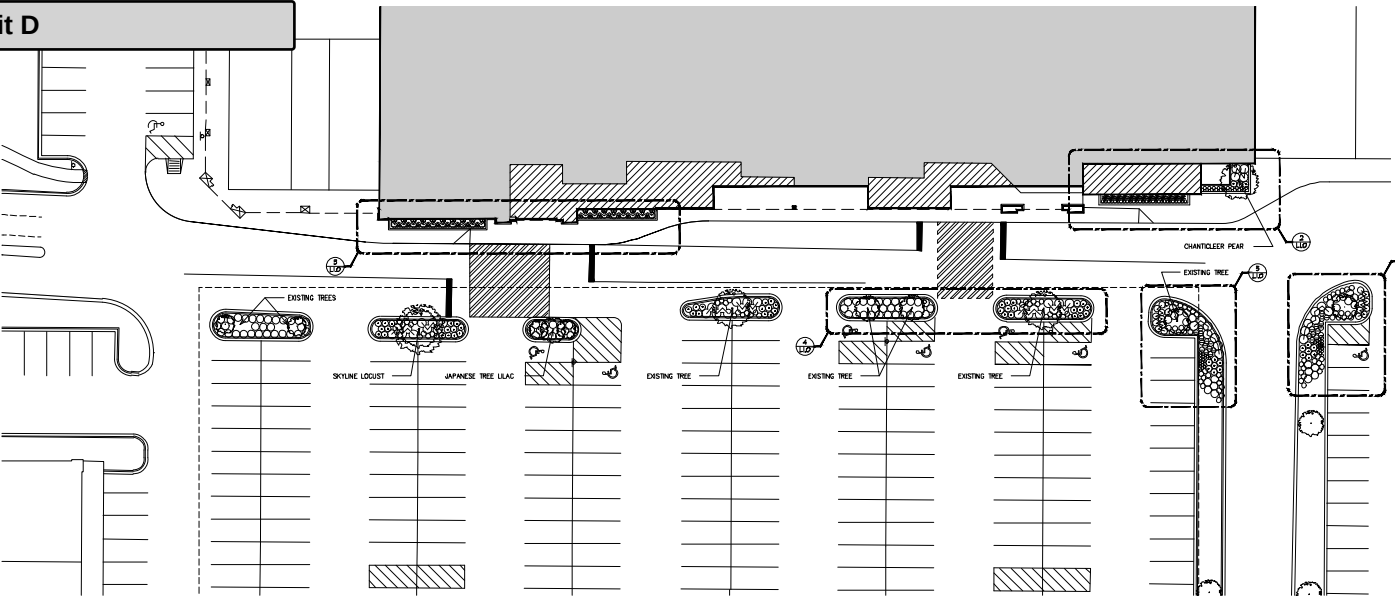
THIS IS TO CERTIFY THAT THESE
DRAWINGS HAVE BEEN PREPARED
UNDER MY DIRECT SUPERVISION AND TO
THE BEST OF MY KNOWLEDGE AND
BELIEF THEY COMPLY WITH THE CODES AND
REQUIREMENTS OF THE STATE OF ILLINOIS.
LICENSE EXPIRES: NOVEMBER 30, 2009

ALTERATIONS TO:
PETE'S MARKET
BAKERS HILL CENTER
880 ROOSEVELT ROAD
GLEN ELLYN, IL 60137

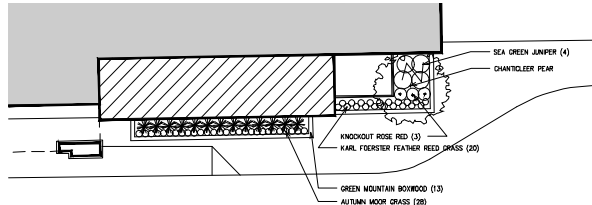
DATE	BY	REVISION
08/20/07	MS	08/20/07
08/20/07	MS	08/20/07

PUD-4
LANDSCAPE PLAN

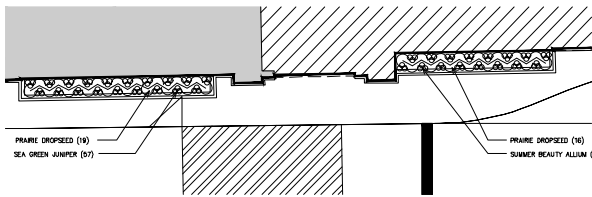
EXHIBIT "D"



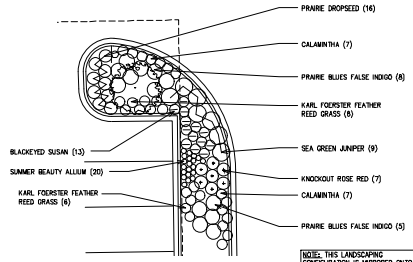
1 LANDSCAPE PLAN
SCALE: 1/32"=1'-0"



2 RAISED PLANTER EAST
SCALE: 1/8"=1'-0"

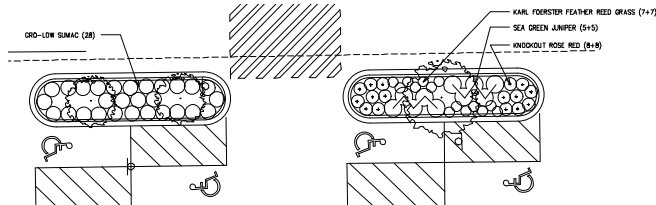


3 RAISED PLANTER WEST
SCALE: 1/8"=1'-0"



5 ENTRANCE PLANTINGS
SCALE: 1/8"=1'-0"

PLANT LIST	
SPECIES / QTY / SIZE	
CHANTRELLE PEAR <i>Pyrus calleryana</i> "Dorland Select"	(1) 2.5"
SKYLINE LOCUST <i>Gleditsia triacanthos</i> var. <i>inermis</i> "Skyline"	(1) 2.5"
JAPANESE TREE LILAC <i>Syringa reticulata</i>	(1) 7"
SEA GREEN JUNIPER <i>Juniperus chinensis</i> "Sea Green"	(30) 30"
GREEN MOUNTAIN BOXWOOD Buxus x "Green Mountain"	(13) 2.5"
KNOCKOUT ROSE <i>Rosa "Knockout"</i>	(33) 3 GAL
ORIO-LIN SIMAC <i>Rhus aromatica</i> "Toyo-tan"	(28) 5 GAL
PRAIRIE DROPSOED <i>Sporobolus heterostachys</i>	(97) 1 GAL
AUTUMN MOOR GRASS <i>Setaria autumnalis</i>	(28) 1 GAL
FEATHER REED GRASS <i>Calamagrostis canedens</i> "Feather Reed"	(82) 1 GAL
SUMMER BEAUTY ALLIUM <i>Allium longicaule</i> "Summer Beauty"	(145) 1 GAL
PRAIRIE BLUES FALSE INDIGO <i>Baptisia x hetero</i> "Sundance"	(26) 2 GAL
BLACK-EYED SUSAN <i>Rudbeckia fulgida</i> "Goldstrum"	(26) 1 GAL
CALAMINTHA <i>Calamagrostis canadensis</i>	(28) 1 GAL



4 PARKING ISLAND PLANTINGS
SCALE: 1/8"=1'-0"

Pete's Market Glen Ellyn - Material / Color / Finish					
Tag	Name	Color / Finish	Manufacturer	Contact	
Stone:					
ST-1	Indiana Limestone	Standard Bu-T	Ground Face		
Paint:					
PT-1	Paint	Neutral to warm, SW 7508	Ser/Gloss	Sweeney Williams	
PT-2	Paint	Dark Olive, SW 9183	SemiGloss	Sweeney Williams	
PT-3	Paint	Lightest Taupe, SW 7508	Ser/Gloss	Sweeney Williams	
Glass:					
GL-1	Glaing	Evergreen 12.5M-568-JA*	3600 #3 thermal-panel	Oldcastle	Euro Architectural Products Leo Vangel
GL-2	Glaing	Evergreen 12.5M-568-JA*	3600 #3 thermal-panel	Oldcastle	Euro Architectural Products Leo Vangel
MR-1	Mullion	Clear Anodized	Thermally Broken	Euro Architectural Products	Euro Architectural Products www.euroalights.com
Metal Panels:					
CP-1	Composite Panel	Ordnance MFCs	Colorbond 550	Reynobond	All Amer Scan Michael Underwood
PP-1	Plank Panel	Timber GRT 2004WD	Aluminum	Alpaca	All Amer Scan 87-438-4131
MC-1	Metal Cladding	Algal Bronze	24ga Steel	Pac-Clad	All Amer Scan www.pacclad.com
MR-1	Metal Roofing	Algal Bronze	24ga Steel	Pac-Clad	All Amer Scan

E.1.e

gea architecta llc
1818 WILSON DRIVE
CHICAGO, ILLINOIS 60622
PH: 800-372-2222 / 773-462-1234
INFO@GEAARCHITECTA.COM
PROFESSIONAL DESIGN FIRM LICENSE
NUMBER: 04-000000

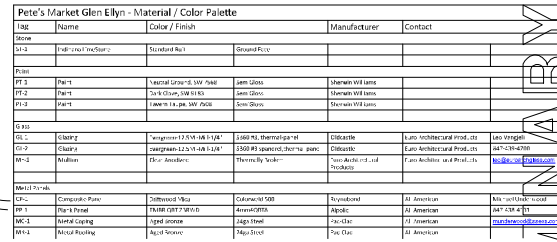
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DATE	REVISION
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1/26/2007	OWNER REVIEW SC-6
1/28/2007	OWNER REVIEW SC-7
1/30/2007	OWNER REVIEW SC-8
2/1/2007	OWNER REVIEW SC-9
2/3/2007	OWNER REVIEW SC-10
2/5/2007	OWNER REVIEW SC-11
2/7/2007	OWNER REVIEW SC-12
2/9/2007	OWNER REVIEW SC-13
2/11/2007	OWNER REVIEW SC-14
2/13/2007	OWNER REVIEW SC-15
2/15/2007	LANDSCAPE REVIEW
2/17/2007	OWNER REVIEW SC-16
2/19/2007	OWNER REVIEW SC-17
2/21/2007	OWNER REVIEW SC-18
2/23/2007	OWNER REVIEW SC-19
2/25/2007	OWNER REVIEW SC-20
2/27/2007	OWNER REVIEW SC-21
2/29/2007	OWNER REVIEW SC-22

ALTERATIONS TO:
PETE'S MARKET
BAKER HILL CENTER
100 WEST RIVER ROAD
GLEN ELLYN, IL 60137

DATE: 2/27/2007
BY: JVS
CHECKED: JVS
DATE: 3/1/2007
BY: JVS
CHECKED: JVS

PUD-5
BUILDING ELEVATION



Attachment: Sign Elevation Plan - Exhibit H

DOUBLE FACE, BACK TO BACK, PYLON, GROUND SIGN, DECORATIVE METAL & PLEXIGLAS
EXTERIOR CABINETS W/ MASONRY BASE, TOP HEADER W/ PROJECT
IDENTIFICATION, SECOND CABINET (MANCHOR TENANT LOGO,
THIRD CABINET (WATCHFIRE EMC) COLOR MESSAGE CENTER,
FOURTH CABINET (INDIVIDUAL TENANT IDENTIFICATION CABINETS,
BASE: CONCRETE FOUNDATION W/ FINISH BRICK & LIMESTONE CAP
LED ILLUMINATION (EXTERIOR SIGN, SIGN MODULES & GLOW TRANSFORMERS,
TOTAL ELECTRICAL LOAD 120 AMPERES AT 120 VOLT SINGLE PHASE,
2-10'-0" EARTH GROUNDING RODS W/ TAG & CLAMP.

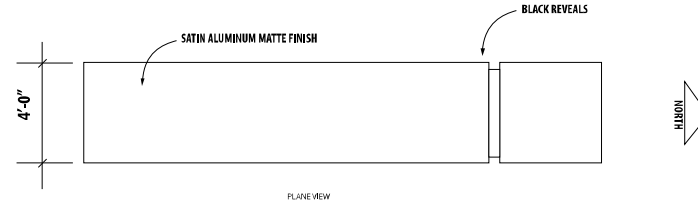
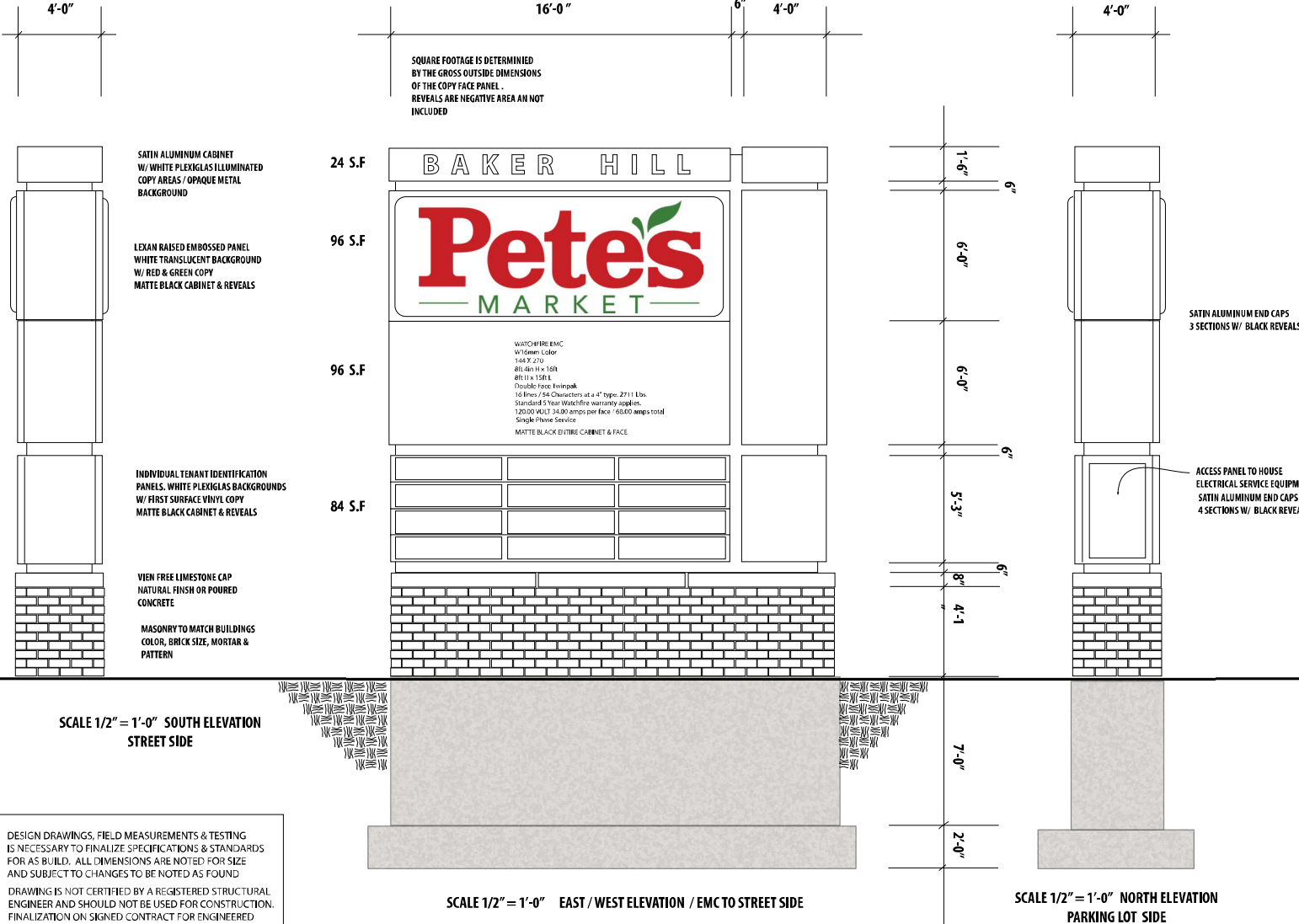


EXHIBIT "H"

25'-0" ±



DESIGN DRAWINGS, FIELD MEASUREMENTS & TESTING IS NECESSARY TO FINALIZE SPECIFICATIONS & STANDARDS FOR AS BUILT. ALL DIMENSIONS ARE NOTED FOR SIZE AND SUBJECT TO CHANGES TO BE NOTED AS FOUND. DRAWING IS NOT CERTIFIED BY A REGISTERED STRUCTURAL ENGINEER AND SHOULD NOT BE USED FOR CONSTRUCTION. FINALIZATION ON SIGNED CONTRACT FOR ENGINEERED DRAWINGS.

CUSTOMERS APPROVAL OF DRAWING
DATE: _____
SIGNATURE: _____
ALL DIMENSIONS (RENDERED EFFECTS, COLORS SHOWN ARE DIGITALLY PRODUCED AND ARE NOT FINAL. PRODUCT DEFINITION OF ACTUAL PRODUCT. SIZES ARE SCALED AND WILL BE FINALIZED WITH FINAL FIELD DIMENSIONS TO FULL SIZE.



SIGN TYPE: PYLON / GROUND DOUBLE FACE BACK TO BACK / INTERNALLY ILLUMINATION LED

LOCATION: 870 ROOSEVELT ROAD FRONTAGE, GLEN ELLEN, IL.

JOB NO. 04102018 REVISIONS 04-30-2018 ATH / HEIGHT / S.F.

THESE DRAWINGS ARE THE PROPERTY OF THE HOLLAND DESIGN GROUP, INC. AND ANY USE OR DUPLICATION OF THE DESIGNS OR ARTWORK ARE SUBJECT TO THE REGULATION AND CONTROL OF THE ORIGINATOR, THE HOLLAND DESIGN GROUP, INC.

PETE'S MARKET
4333 S. PULASKI ROAD
CHICAGO, IL.

DATE: 04-10-2018
DRAWN BY: ATH
SCALE: AS NOTED

E.1.h
1090 BROWN STREET
WAUCONDA, ILLINOIS 60084-11
PHONE 847 526-8848
FAX 847 526-8945
email: artsign5@aol.com



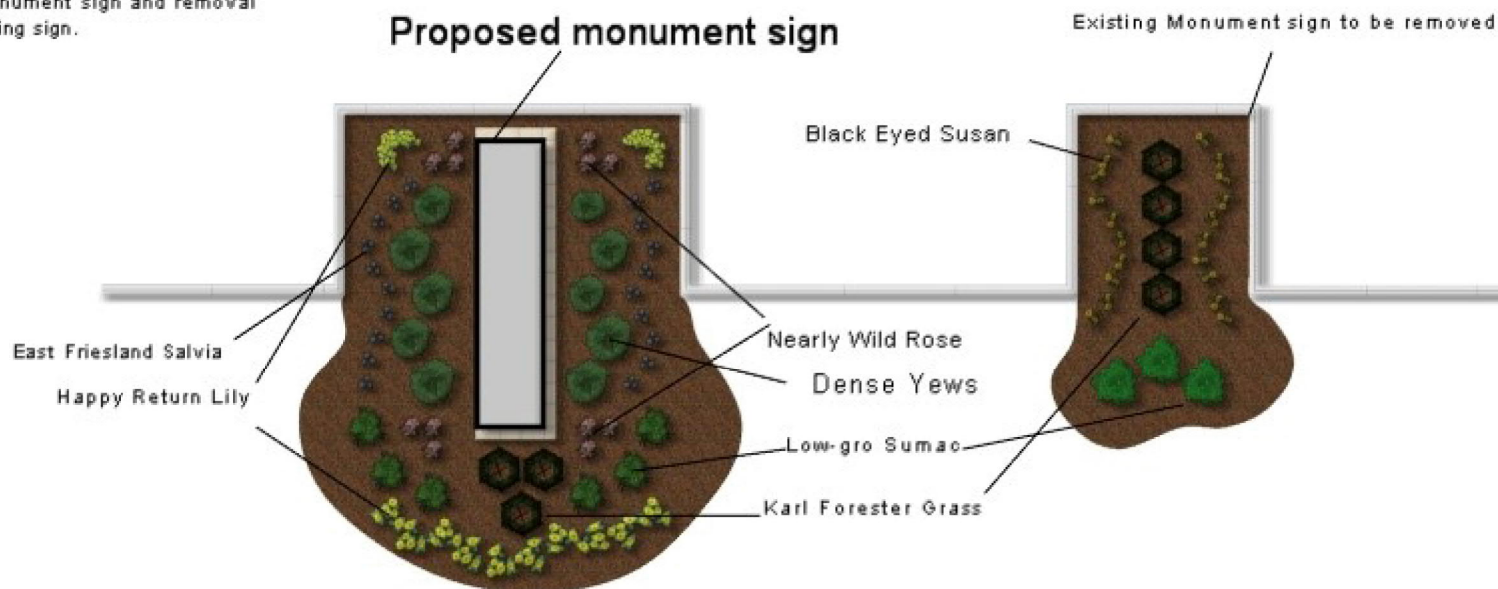
S-1



SHEET NUMBER

Baker Hill Plaza
800 Roosevelt Road
Glen Ellyn, IL 60137

Landscape design for Proposed
new monument sign and removal
of existing sign.



Simmer Green Landscaping & Snow Services, Inc
10134 Glow Creek Road
Plainfield, IL 60585
630.776.4170

Plant List:
Dense Yews- 24-30" (10)
Nearly Wild Rose- 3 Gallons (12)
East Friesland Salvia- 1 Gallon (18)
Happy Return Lily- 1 Gallon (17)
Low Gro Sumac- 3 Gallons (9)
Black Eyed Susan- 1 Gallon (18)
Karl Forester Grass- 1 Gallon (8)

EXHIBIT "I"

**APPLICATION FOR APPROVAL OF
PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN**

CLEAR PAGE

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider this Application for approval of a Preliminary Planned Unit Development Plan (PUD), as described below.

Date Filed: _____ Application No. _____

Type of PUD: COMMERCIAL PUD
(Residential, Commercial, Other)

Name of Applicant: JD REAL ESTATE INC.

Address of Applicant: 4393 S. PULASKI RD.

Business Phone: 773-843-1900 (Mobile): 708-655-2829

Email: petro@petesfresh.com (Fax): 773-843-9090
Stephanie@petesfresh.com

Property Interest of Applicant: DEVELOPMENT RETAIL SUPERMARKET.
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): PHILLIPS EDISON + COMPANY

Address: 880 Roosevelt Road

Legal Description of Property:

(PLAT OF SURVEY)

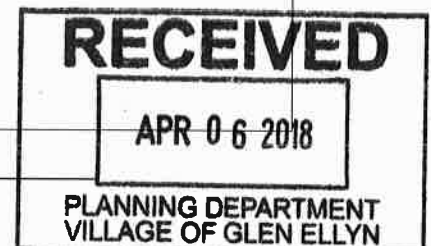
Zoning Classification: C-6 Property Size/Area: 125,638

Present Use: VACANT BUILDING

Requested Use/Construction:

RETAIL SUPERMARKET

Estimated Date to Start Construction: 5-1-2018



CLEAR PAGE

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

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

Pete's Market going into the old unused Dominick will boost the economical effects of the adjoining spaces and properties, by bringing more people into an area that has died down considerably since Dominick's departure. The proposed space is an existing grocery store and it will remain a grocery store. The use and activities will be the same as before and will have the same impact on the neighborhoods as the prior approved use.

The existing structure will be modified with the following proposed additions: Rear Mechanical Addition (1,792 sf), Front Additions under Existing Canopy (2,219 sf), and Front Outdoor Patio Addition (570 sf). The total additional square footage is 4,581 sf.

Describe How the PUD:

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

The PUD change request is to add a small amount of additional square footage to the building. These changes have a very minor affect to the comprehensive Plan and / or this Zoning code and do not affect the general objectives.

CLEAR PAGE

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

The construction, operation and maintenance of the building are not changing from the current approved use. The Design while changing will be harmonious with the existing facility.

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

The proposed space is an existing grocery store and it will remain a grocery store. The use and activities will be the same as before and will have the same impact on the neighborhoods.

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

Since the existing use is not changing, we do not see a change or an impact in the essential public facilities and services required.

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

Since the use of the space is not changing, as well as the updating happening to the facilities by the tenant and building owner we see no excessive additional requirements at the public's cost.

CLEAR PAGE

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

The proposed space is an existing grocery store and it will remain a grocery store. Since the activities in the space will be the same as before we see no change in the procedures of the facility or concerns for those listed above

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

The vehicular approach shall be the same as before and it is our understanding that an additional light will be added to help relieve any existing traffic issues.

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

The proposed work does not increase the impervious area at the site and will not increase the potential for flood damage.

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

The proposed work does not result in the destruction, loss or damage of natural, scenic or historical features to the community.

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

4/2/18 PETRO DIMONAKIS P. DIMONAKIS
Date Print Name Signature of Applicant

Date
Print Name
Signature of Applicant

Date	Print Name	Signature of Applicant

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

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

APPLICATION FOR SIGN VARIATION

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village 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 Sign Code, as described in this application.

I. APPLICANT INFORMATION

CLEAR PAGE

Name: Tim Goyette

Address: 11501 North Lake Drive, Cincinnati, OH 45249

Phone No.: 513-338-2802 Fax No.: _____

E-mail: tgoyette@phillipsedison.com

Ownership Interest in the Property in Question: N/A

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

Baker Hill Station LLC
11501 North Lake Drive,
Cincinnati, OH 45249

II. PROPERTY INFORMATION

Common address: 880 Roosevelt Rd., Glen Ellyn, IL 60137

Permanent tax index number: 27-1449019 Zoning classification: C6: Commerical/Multi

Present use: C6: Commercial/Multi

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

CLEAR PAGE

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

A variation from Section 4-5-10(C)3 to allow a free-standing multi-tenant sign to have a sign surface area of 300 square feet in lieu of the maximum 100 square feet permitted.

A variation from Section 4-5-10(C)3 to allow a free-standing multi-tenant sign to have a height of 25 feet in lieu of the maximum 15 feet permitted.

A variation from Section 4-5-15 to allow a message board to have an area of 96 square feet in lieu of maximum 18 square feet permitted.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

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

A. Standards Applicable to All Variations Requested

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

The requested variance applies to the primary purpose of the sign code by making it easier for pedestrians and passerbys to determine the business offerings. Additionally, the signage allows for a central focal point and aesthetically pleasing sign that ties the new and existing finishes of the center together.

CLEAR PAGE

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

Due to an elevation change that occurs just to the east of the subject property, a retaining wall has been installed that prevents a line of site into the center from Roosevelt Road. The variance request for a taller monument sign would remedy the lack of visibility by allowing signage that can be seen traveling westbound on Roosevelt Road.

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

The proposed variance is in support of a larger project to bring a new high-end grocer into the Glen Ellyn area. The proposed monument sign will not negatively affect any of the surrounding property values, and will allow for increased visibility of a number of local business establishments.

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

The proposed design incorporates many of the architectural elements featured in the existing center, ensuring that the character of the surrounding area remains in tact.

CLEAR PAGE

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

The variance for the proposed monument, if granted, would create a more visible sign that allows for passing traffic to view the goods and services that the center offers, which aides to traffic safety.

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

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

The existing monument sign is located at a lower elevation and the smaller sign, in reference to the center, makes it more difficult to see the visibility of the goods and services that the center offers. The proposed monument is intended to provide a safer solution to identifying businesses located in the center, and does not directly stem from a desire to make money out of the property.

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

The retaining wall that was constructed due to the natural topographic change has negatively impact the visibility of the center and is not in the interest of the applicant.

CLEAR PAGE

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

The proposed variance provides the minimum monument size to allow for clear and concise visibility for the public's use.

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

The existing monument does not allow for showcasing the existing tenants and is a challenge from a leasing standpoint as there is no available tenant signage placards.

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

Please consider this variance to allow for greater tenant exposure, better patron visibility, and to tie together the finishes of the new anchor and the existing center's architectural features.

CLEAR PAGE

VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

4/18/18
Date

TIM GOYETTE
Print Name

[Signature]
Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

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

APPLICATION FOR SIGN VARIATION

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village 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 Sign Code, as described in this application.

I. APPLICANT INFORMATION

CLEAR PAGE

Name: **JD Real Estate, Inc.**

Address: **4333 South Pulaski Road**

Phone No.: **773-843-1400** Fax No.: **773-843-9090**

E-mail: **petro@petesfresh.com**

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

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

**Phillips Edison & Company
11501 Northlake Drive
Cincinnati, OH 45249**

II. PROPERTY INFORMATION

Common address: **880 Roosevelt Road**

Permanent tax index number: **05-13-330-026** Zoning classification: **C6**

Present use: **Former Grocery Store**

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

CLEAR PAGE

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

**Section 4-5-10(B) to allow 2 signs in lieu of the maximum 1 sign permitted.
Section 4-5-10(B) to allow 1 sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted.**

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

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

A. Standards Applicable to All Variations Requested

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

The primary purpose of signage is to help people find what they need without difficulty or confusion. Since Pete's Market not only offers the function of a grocery store, but also the Lotus Cafe as an extension of their hot foods section, secondary signage will help locate this area without difficulty. Two signs will clearly indicate the different entrances as they relate to the two functions.

CLEAR PAGE

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

The Pete's Market storefront spans 350' of the parking lot, and the main entrance is far from the main drive aisle to the parking areas. The second Lotus Cafe sign would allow signage to be clearly visible upon entering the parking lot.

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

The additional sign and increased size will not have a negative impact, as it will draw in the community to shop at a high-end grocery store that also has the additional benefit of a connected cafe.

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

The proposed variation does not change the architectural style of the building and also matches the scale of the respective materials that each sign is attached to.

CLEAR PAGE

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

The proposed variation provides more visibility and clarity as to what the business provides, which makes it easier to see and therefore safer for passing traffic.

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

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

The increased signage is not exclusively for the intent to make more money because it provides awareness to the community of a business (Pete's Market) who's belief is to provide the best quality products for the best value.

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

The layout of the entrances and parking lot was existing.

CLEAR PAGE

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

The Lotus Cafe sign minimally shows only the logo of the establishment. No other lettering or embellishment has been included on the signage.

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

Restriction of a secondary sign limits the function of the connected Lotus Cafe, as there would be minimal awareness of its presence.

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

CLEAR PAGE

VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

5/11/18
Date

Petro Drimonas
Print Name

P. Drimonas
Signature of Applicant

Date

Print Name

Signature of Applicant

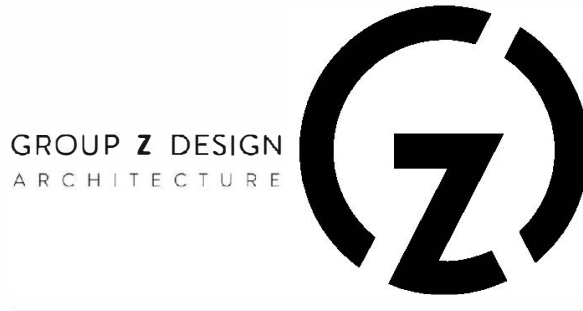
Date

Print Name

Signature of Applicant

EXTERIOR FINISH SCHEDULE				
TAG	NAME	COLOR	MANUFACTURER	NOTES
PT-1	PAINT	SW7568 NEUTRAL GROUND	SHERWIN WILLIAMS	COLOR TO MATCH PETE'S FRESH MARKET SPECIFICATION
PT-2	PAINT	SW9183 DARK CLOVE	SHERWIN WILLIAMS	COLOR TO MATCH PETE'S FRESH MARKET SPECIFICATION
PT-3	PAINT	SW7508 TAVERN TAUPE	SHERWIN WILLIAMS	COLOR TO MATCH PETE'S FRESH MARKET SPECIFICATION
PT-4	PAINT	SW7006 EXTRA WHITE	SHERWIN WILLIAMS	
PT-5	PAINT			COLOR TO MATCH PETE'S FRESH MARKET METAL ROOF SPEC.
MC-1	METAL COPING			COLOR TO MATCH PETE'S FRESH MARKET METAL ROOF SPEC.

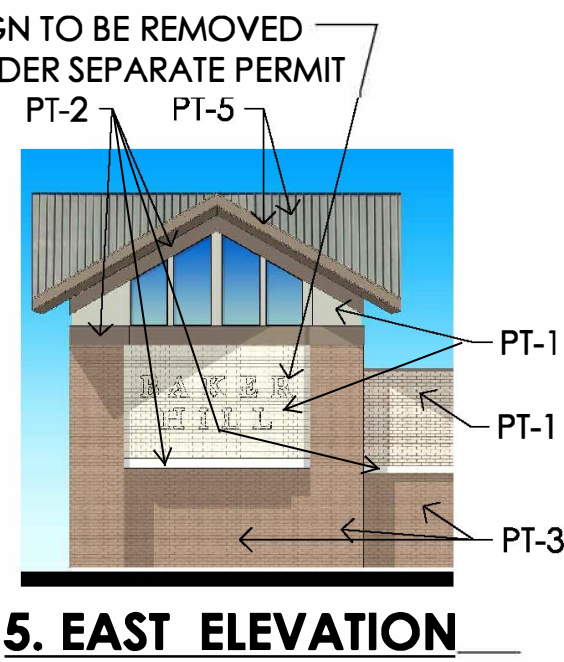
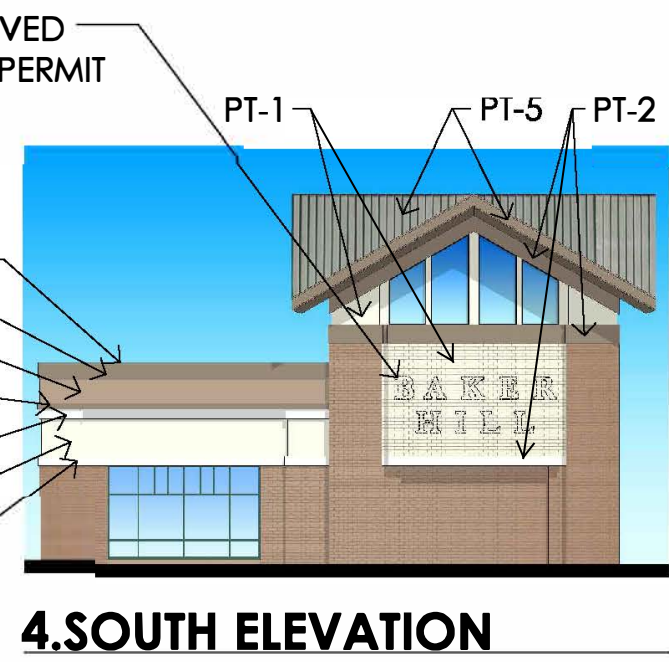
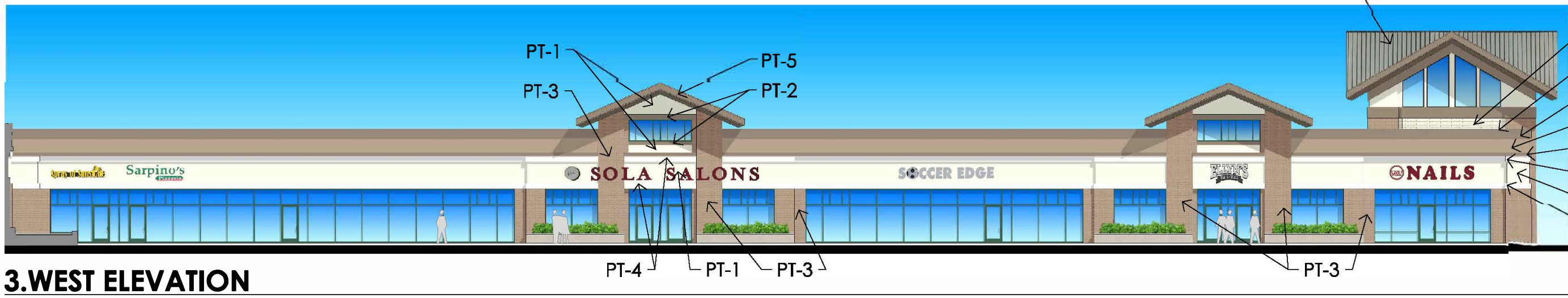
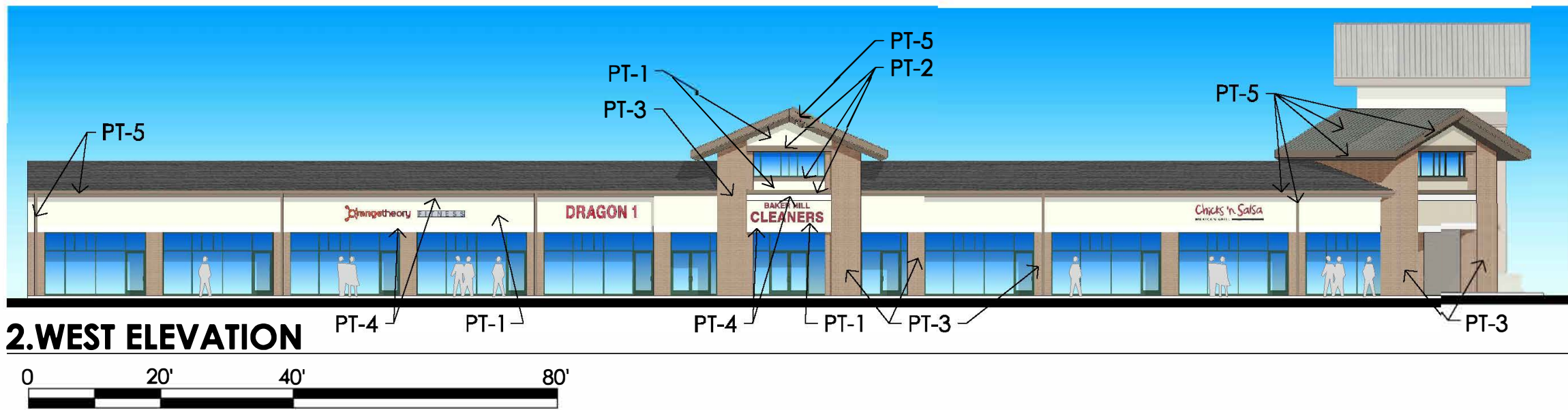
NOTES:
Paint Specification for Existing Metal Roofing:
Surface Preparation and Application Procedures as recommended by manufacturer for painted metal roof siding, with 1 coat SW DTM Bonding Primer + 2 coats SW BOND PLEX coating.
Remove any loose material and abrade smooth, hard or glossy surfaces. Clean per SPC-SP1.



ARCHITECT
GZD LLC
GROUP Z DESIGN
212 N Sangamon St, Suite 4A
Chicago, Illinois 60607
312-997-9911
Contact: Peter Zelenko

CONSULTANT

CONSULTANT

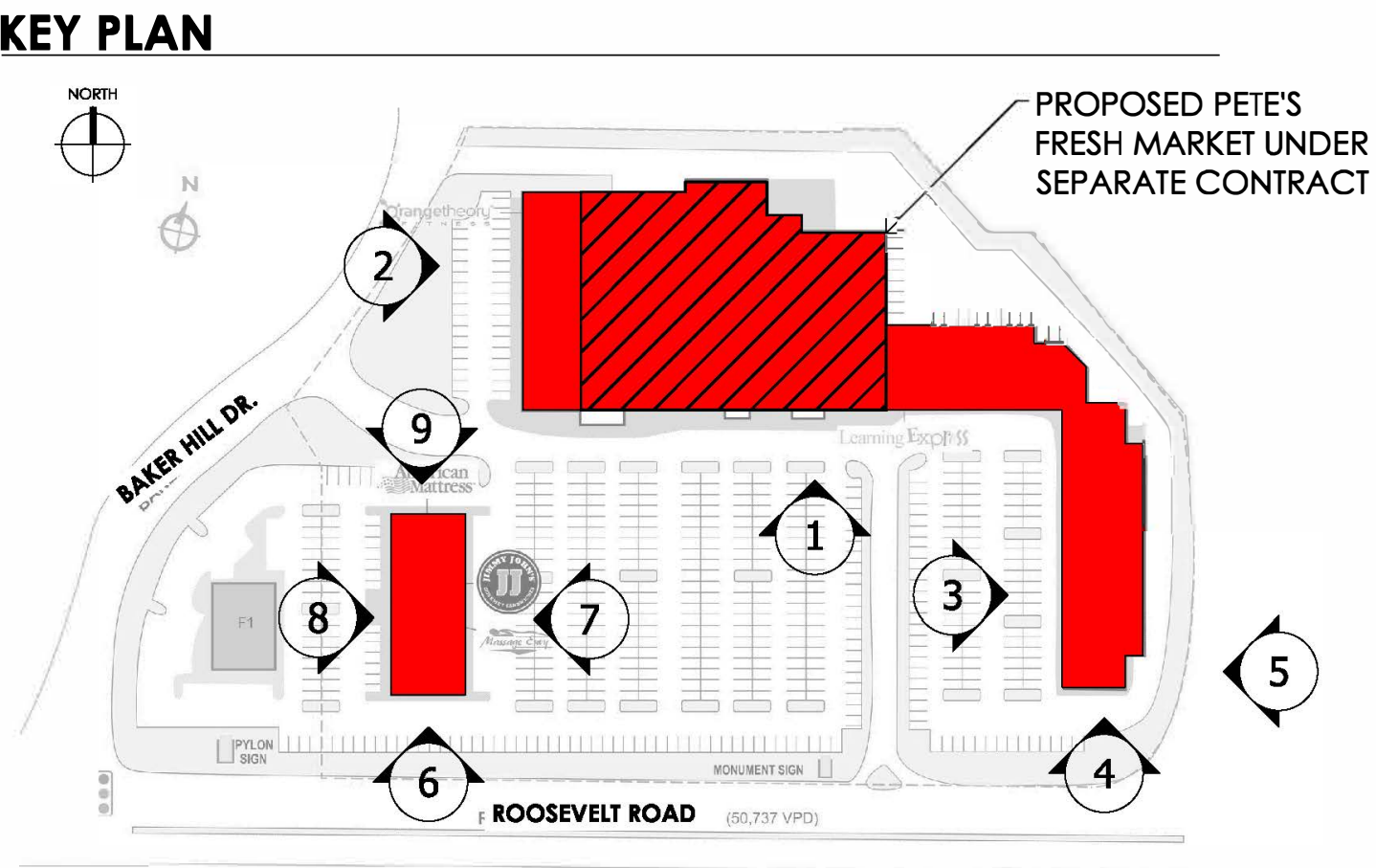


BAKER HILL
SHOPPING CENTER
FACADE IMPROVEMENTS
800 ROOSEVELT RD.
GLEN ELLYN, IL



Rear Elevations Not Shown

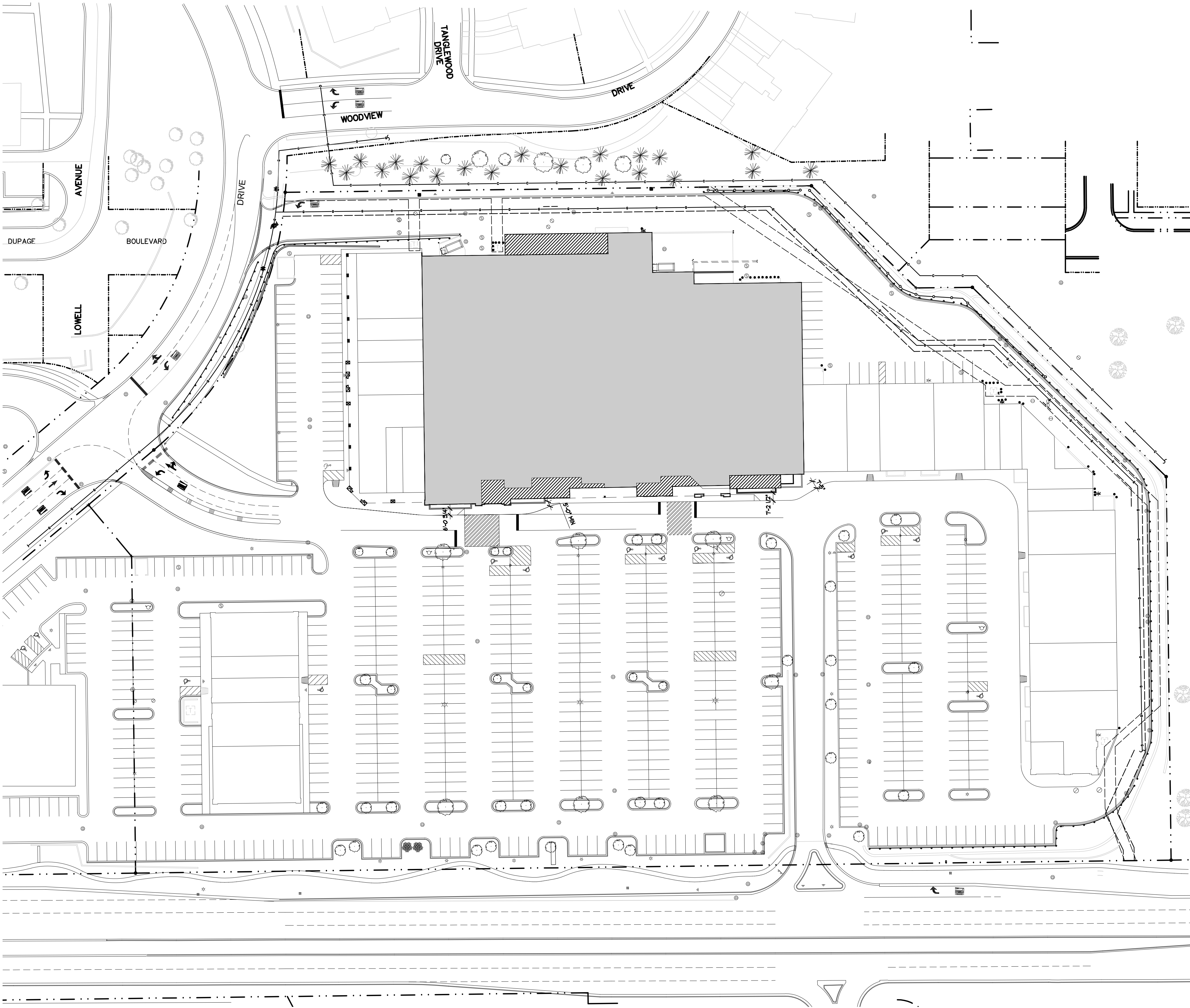
- *Paint Rear Elevations to match fron facade paint scheme.
- *Red masonry to be painted PT-3
- *Light color masonry to be painted PT-1
- *Horizontal banding to be painted PT-2



REVISION	4-19-2018
REVIEW	4-4-2018
NO. ISSUE	DATE

RENDERED
ELEVATIONS

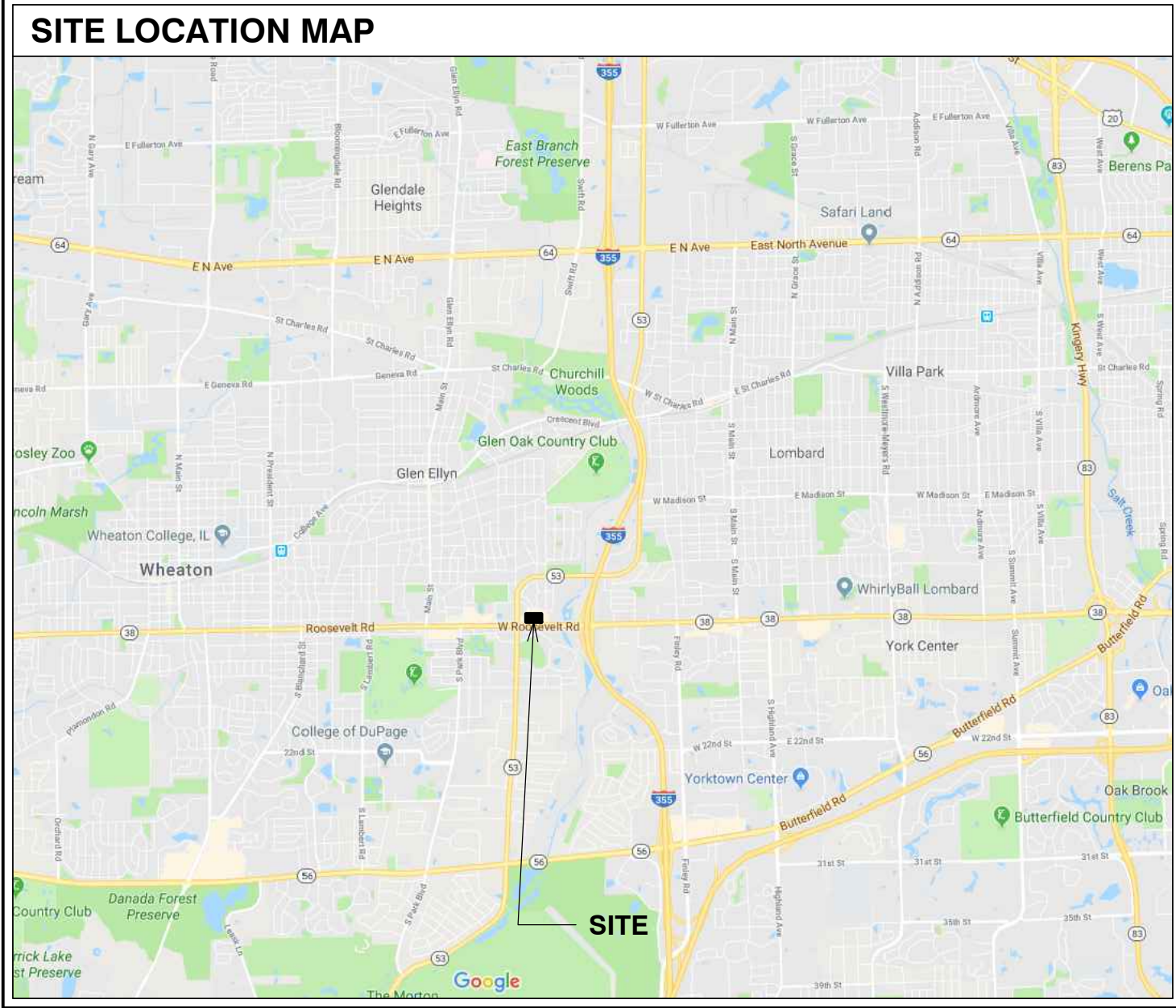
PUD-7



5 SITE LOCATION
SCALE: N.T.S.



2 LOTUS CAFE ENTRANCE EXISTING CONDITIONS
SCALE: N.T.S.



GENERAL INFORMATION

SCOPE OF WORK

SCOPE OF WORK INCLUDES THE BUILD OUT OF A FORMER GROCERY STORE SPACE INTO A GROCERY STORE. THE REMOVAL AND REPLACEMENT OF PORTIONS OF THE EXISTING FRONT FACADE AT THE MAIN ENTRANCE TOWERS AND UNDER THE EXISTING CANOPY, AT THE REAR OF THE BUILDING THE EXISTING WALLED ENCLOSURE IS BE RAISED AND ROOFED FOR NEW UTILITY WALLS. APPROXIMATELY 16,953 SF IN MEZZANINE.

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF GOVERNING BODIES HAVING JURISDICTION INCLUDING WHEATON APPLICABLE CODES. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO:

THE VILLAGE OF GLEN ELLYN, IL

APPLICABLE CODES

- ICC 2009 INTERNATIONAL BUILDING CODE
- ICC 2009 INTERNATIONAL FIRE CODE
- ICC 2009 INTERNATIONAL MECHANICAL CODE 2012
- ICC 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE
- ICC 2009 INTERNATIONAL FUEL GAS CODE
- NEC 2011 NATIONAL ELECTRIC CODE
- DUPAGE COUNTY COUNTYWIDE STORMWATER FLOODPLAIN ORDINANCE, 2015
- ILLINOIS STATE PLUMBING CODE 2014
- ILLINOIS NFPA-101 LIFE SAFETY CODE 2009
- ICC ENERGY CONSERVATION CODE 2015
- ILLINOIS ACCESSIBILITY CODE 1981
- GLEN ELLYN VILLAGE CODE AND ORDINANCES

SITE INFORMATION

ZONE	C-6 COMMERCIAL / MULTI-USE PLANNED DEVELOPMENT DISTRICT
PERMITTED USE	MULTI-USE PLANNED DEVELOPMENT DISTRICT
PARKING	321 SPACES (INCLUDING 6 HANDICAP)
AREA OF EXISTING SPACE	10,841 SF
AREA OF ADDITIONS	4,581 SF
TOTAL AREA	75,472 SF



4 MAIN ENTRANCE EXISTING CONDITIONS
SCALE: N.T.S.



3 MAIN ENTRANCE RENDERING
SCALE: N.T.S.



1 LOTUS CAFE ENTRANCE RENDERING
SCALE: N.T.S.

gea architects ltd.

114 ENTERPRISE DRIVE
SUITE 100
OAK BROOK, ILLINOIS 60521
TEL: 630.472.1000 FAX: 630.472.1002
INFO@GEA-ARCHITECTS.COM
PROFESSIONAL DESIGN FIRM LICENSE
NUMBER: 184-005243

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CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION, AND NOTIFYING ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF PROPERLY SIZED AND ENGINEERED SYSTEMS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL OR CONFORMANCE TO ARCHITECTURAL DESIGN INTENT PRIOR TO INSTALLATION.

DATE	DRAWING ISSUE
11/03/2017	OWNER REVIEW SK-4
11/07/2017	OWNER REVIEW SK-5
11/20/2017	OWNER REVIEW SK-6
11/21/2017	OWNER REVIEW SK-7
12/14/2017	OWNER REVIEW SK-8
12/15/2017	OWNER REVIEW SK-9
12/18/2017	OWNER REVIEW SK-10
12/20/2017	OWNER REVIEW SK-11
12/27/2017	OWNER REVIEW SK-12
01/02/2018	OWNER REVIEW SK-13
01/16/2018	OWNER REVIEW SK-14
02/01/2018	OWNER REVIEW SK-15
02/12/2018	LANDLORD REVIEW
02/11/2018	OWNER REVIEW SK-16
02/15/2018	OWNER REVIEW SK-17
03/01/2018	OWNER REVIEW SK-18
03/24/2018	OWNER REVIEW SK-19
04/01/2018	OWNER REVIEW SK-20

THIS IS TO CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE ARE IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE STATE OF ILLINOIS.

LICENSE EXPIRES: NOVEMBER 30, 2018

ALTERATIONS TO:

PETE'S MARKET

BAKER HILL CENTER
880 ROOSEVELT ROAD
GLEN ELLYN, IL 60137

DATE STARTED:	DRAWN BY:
06/2017	RSE
JOB NO:	PLOT DATE:
17616	05/05/18

SHEET NO:

PUD-1

Packet Pg. 60



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/04/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6606

DOC ID: 3359

Ordinance No. 6606, An Ordinance Approving Variations from the Zoning Code to Allow Alterations and Additions to the Nonconforming Structure Located at 655 Pleasant Avenue (Planning & Development Director Hulseberg)

Background

Petitioners, Tim and Jennifer O'Shea, are interested in purchasing the property at 655 Pleasant Avenue from Ray Whalen Builder, Inc. They are requesting approval of variations from the Glen Ellyn Zoning Code which would allow additions and alterations to the non-conforming principal structure in order to update the home for their family to move into.

The property is a corner lot, located in the R2 Zoning District on the northeast corner of Linden Street and Pleasant Avenue. The zoning and land use immediately surrounding the property is R2 single-family residential. Notice of the public hearing was published in the Daily Herald on May 7, 2018. The Zoning Board of Appeals conducted a public hearing on the requested variations on May 22, 2018.

The existing structure is non-conforming to the corner side yard setback at 23.97 feet in lieu of the required 30 foot setback. There are also two existing encroachments into the non-conforming side yard; a bay window encroaching 1.77 feet and a chimney encroaching 1.07 feet. In 1927, when the home was constructed, all side yards, (including corner side yards) were only required to be 10% of the lot width (or 8 feet in this case). Today's Code requires a minimum of 30 feet for a corner side yard setback, making the home at 655 Pleasant Avenue a non-conforming structure. The Village Code limits the amount of alteration and addition to non-conforming structures and in most cases does not allow additions to non-conforming parts of a structure.

At the ZBA public hearing on May 22, 2018, Mrs. O'Shea and the petitioners' architect, Steve Poteraki, presented plans for a complete renovation to the existing 1-story structure (Mr. O'Shea was not present at the public hearing). Alterations to the property would include removal of the entire roof, demolition of the mud room at the rear of the home, and demolition of the 2-car detached garage. A second story addition would be constructed over the first floor and would extend the footprint of the home easterly toward the rear yard. The southeast corner (the non-conforming side) of the remodeled home would have a 1-story screened room addition that would match the existing wall line of the principal structure. A chimney is proposed on this side of the house as well, which would encroach an additional 1.5 feet into the corner side yard. A new detached 3-car garage would be constructed in the rear of the home and the front porch would be reconstructed to run the length of the front façade (approximately 42.5 feet).

Mr. Poteraki provided that from the front of the home, it would appear to be a 1.5-story structure to keep the home in scale with the surrounding neighborhood. He also stated that the screened

room addition would be kept at 1-story, to avoid unnecessary bulk on the non-conforming side of the home. He stated that no part of the proposed structure would encroach further into the non-conforming side yard than the existing structure.

Mrs. O'Shea stated that her family lives down the street from this home. They are looking to downsize and would like to restore the charm of this older home for their family. She stated that several of the neighbors she spoke to about the project were happy with the proposed plans.

Property owners from six surrounding properties signed a petition in support of the variations requested. An adjacent property owner was in attendance at the meeting to see what was being proposed on the site. After seeing the plans, he spoke in favor of granting the variation and stated that he and his wife would rather see the home remodeled than demolished. No members of the public spoke against the granting of these variations.

In order for the project to move forward as proposed, variations would need to be granted to allow a corner side yard setback of 23.97 feet in lieu of the required setback of 30 feet; to allow the chimney to encroach into the corner side yard resulting in a setback of 22 feet 5-1/2 inches in lieu of the permitted setback of 28 feet; and to allow a class II alteration to a non-conforming structure where the addition to the non-conforming structure will not meet the setback requirements.

Issues

All members of the Zoning Board in attendance were in support of the granting of the variations. They felt that the proposed plans for the home would be compatible with the neighborhood and they appreciated that the rear addition on the non-conforming side of the property would only be 1-story. They also recognized that the new additions would not further encroach into the non-conforming side yard and that the petitioners had taken the time to get the support of surrounding property owners. A couple of the ZBA members mentioned that they wanted to ensure that staff would be reviewing the project for proper drainage. Staff provided that prior to the issuance of a permit for this project, it would be reviewed for compliance with the DuPage County Stormwater Ordinance.

The Zoning Board members felt that a hardship existed due to the original placement of the home on the lot (which conformed to the Code when it was constructed) which now makes it difficult to update the home without a variation or completely tearing the home down to construct new.

Recommendation

At the public hearing on May 22, 2018, the Zoning Board of Appeals voted on a motion to recommend approval of the requested variations to allow alterations and additions to the non-conforming principal structure at 655 Pleasant Avenue, which carried with four (4) yes and zero (0) no votes. In accordance with this recommendation for approval, staff has prepared an ordinance to **approve** the requested variations.

Action Requested

It is requested that the Village Board consider the petitioners' requests, the recommendations offered by the Zoning Board of Appeals and any further evidence or testimony presented at the Village Board Meeting and grant, deny or amend the requested variations.

Attachments

- Ordinance
- Draft Minutes of May 22, 2018 ZBA meeting - Exhibit "A"
- Location/Zoning Map
- Aerial View
- Existing Conditions -Floor Plans and Elevations
- Proposed Conditions - Site Plan, Floor Plan, Elevations & Garage Plan
- Petition in Support of the Variation

CC: Staci Hulseberg, Director of Planning & Development
Steve Witt, Building & Zoning Official
Paula Moritz, Plans Examiner
Tim & Jennifer O'Shea, Petitioners
Ray Whalen Builders, Inc., Property Owner

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Ordinance 6606

Meeting of June 4, 2018



Village of Glen Ellyn

Ordinance No. 6606

**An Ordinance Approving Variations from the
Zoning Code to Allow Alterations and Additions to the
Nonconforming Structure Located at
655 Pleasant Avenue,
Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance 6606

Meeting of June 4, 2018

Ordinance No. 6606

**An Ordinance Approving Variations from the
Zoning Code to Allow Alterations and Additions to the
Nonconforming Structure Located at
655 Pleasant Avenue,
Glen Ellyn, IL 60137**

Whereas, Tim and Jennifer O'Shea, parties interested in the purchase of the property at 655 Pleasant Avenue, Glen Ellyn, Illinois, which is legally described as follows:

THE SOUTH 80 FEET OF LOT 2 AND THE WEST ½ OF VACATED ALLEY ADJOINING TO THE EAST OF SAID LOT IN BLOCK 14 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-115-009

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for the following variations from the Zoning Code:

1. Section 10-4-8(D)4 to allow the construction of an addition resulting in a corner side yard setback of 23.97 feet in lieu of the required 30 foot corner side yard setback; and
2. Section 10-5-5(B)4 to allow a chimney to encroach into the corner side yard setback resulting in a setback of 22 feet 5-1/2 inches in lieu of the permitted setback of 28 feet; and
3. Section 10-8-6(B)3 to allow a Class II alteration to a single family dwelling that is non-conforming due to zoning bulk controls, where the addition to the non-conforming structure will not meet the corner side yard setback;

all to accommodate additions and alterations to the non-conforming principal structure at 655 Pleasant Avenue, Glen Ellyn, Illinois; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject

property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on May 22, 2018, at which the petitioners presented evidence, testimony, and exhibits in support of the variation requests and one (1) person appeared in favor of the variation requests and zero (0) persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on May 22, 2018 the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the requested variations, which carried by vote of four (4) “yes” and zero (0) “no”, resulting in a recommendation for approval as set forth in its draft minutes dated May 22, 2018, appended hereto as Exhibit “A”; and

Whereas, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

Whereas, the President and Board of Trustees make the following findings of fact:

- A. That the plight of the petitioners is due to the original placement of the home on the lot, which conformed to zoning regulations when the home was constructed, but is now non-conforming due to changes to the Zoning Code; and
- B. That the variations, if granted, will not alter the essential character of the locality as the variations will allow for the construction of additions which will not further encroach into the non-conforming corner side yard than the existing structure and the alterations to the structure will allow updates to the existing structure that will prevent it from being torn down, keeping the character of the neighborhood; and
- C. That the conditions upon which the variations are based would not be applicable generally to other property within the same zoning district since the placement of the home is unique to this lot; and

- D. That the purpose of the variations is not based exclusively upon a desire to make more money out of the property since the applicants intend to construct the additions on the home for their own personal use and have no desire to sell the property or move from the home; and
- E. That the practical difficulty or particular hardship has not been created by any persons presently having an interest in the property; and
- F. That the variations will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the use is permitted in the zoning district and the additions will be constructed in accordance with all applicable zoning code regulations other than the variations granted; and
- G. That the variations will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the additions will be constructed in accordance with all applicable building code regulations; and
- H. That the variations will not diminish or impair property values within the neighborhood since the variations allow property improvements to update the existing structure; and
- I. That the variations will not unduly increase traffic congestion in the public streets and highways, as the use is not changing and the traffic pattern on site will remain the same; and
- J. That the variations will not result in an increase in public expenditures or create a nuisance since the proposed construction is for a single family residential use in a residential zoning district; and
- K. That the variations are the minimum variations that will make possible the reasonable use of the land, building or structure; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variations as recommended by the Zoning Board of Appeals.

Now, Therefore, Be It Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The draft Minutes of the May 22, 2018, Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A", appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve the following variations from the Zoning Code:

1. Section 10-4-8(D)4 to allow the construction of an addition resulting in a corner side yard setback of 23.97 feet in lieu of the required 30 foot corner side yard setback; and
2. Section 10-5-5(B)4 to allow a chimney to encroach into the corner side yard setback resulting in a setback of 22 feet 5-1/2 inches in lieu of the permitted setback of 28 feet; and
3. Section 10-8-6(B)3 to allow a Class II alteration to a single family dwelling that is non-conforming due to zoning bulk controls, where the addition to the non-conforming structure will not meet the corner side yard setback;

all to accommodate additions and alterations to the non-conforming principal structure at 655 Pleasant Avenue, Glen Ellyn, Illinois which is legally described as follows:

THE SOUTH 80 FEET OF LOT 2 AND THE WEST ½ OF VACATED ALLEY ADJOINING TO THE EAST OF SAID LOT IN BLOCK 14 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-115-009

Section Three: The granting of these variations is conditioned upon the additions being constructed in substantial compliance with the plans and the application for variation signed and dated on April 30, 2018,

and the testimony and exhibits provided at the May 22, 2018 Zoning Board of Appeals public hearing.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variations granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. The granting of these variations shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on these variations is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

Section Five: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variations to be recorded with the DuPage County Recorder of Deeds.

Section Six: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this ____ day of

_____.

Ayes:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Ordinance 6606

Meeting of June 4, 2018

Nays:	☐	Diane McGinley	☐	Pete Ladesic	☐	Mark Senak
	☐	Craig Pryde	☐	Bill Enright	☐	Gary Fasules
	☐	John Kenwood				
Absent:	☐	Diane McGinley	☐	Pete Ladesic	☐	Mark Senak
	☐	Craig Pryde	☐	Bill Enright	☐	Gary Fasules
	☐	John Kenwood				

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENTS:

- Exhibit A - Draft Minutes of the May 22, 2018 Zoning Board of Appeals Meeting (PDF)
- Zoning & Location (PDF)
- Aerial View (PDF)

Ordinance 6606

Meeting of June 4, 2018

- Existing Conditions - Floor Plan & Elevations (PDF)
- Proposed Conditions- Site Plan, Floor Plans, Elevations, Garage Plans (PDF)
- Petition in Support (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
MINUTES
MAY 22, 2018

The meeting was called to order by Chairperson Greg Constantino at 7:02 p.m. ZBA Members Steve Lucchesi, Chip Miller and Reed Panther were present. ZBA Members Matthew Jones, John Micheli, Thomas Whalls and Student ZBA Member Madeleine Greenleaf were excused. Also present were Planner Kelly Purvis, Recording Secretary Debbie Solomon and Recording Secretary Karin Kietzman.

Chairperson Constantino explained the procedures of the Zoning Board of Appeals (ZBA).

MINUTES

ZBA Member Miller moved, seconded by ZBA Member Panther, to approve the minutes of the March 13, 2018 meeting, the minutes of the March 27, 2018 meeting and the minutes of the April 10, 2018 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 655 Pleasant Avenue.

Chairperson Constantino stated all members of the Zoning Board of Appeals have visited the property and are aware of the proposed plans.

PUBLIC HEARING – 655 PLEASANT AVENUE

TIM AND JENNIFER O'SHEA ARE REQUESTING APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS TO ALLOW ALTERATIONS AND ADDITIONS TO A NON-CONFORMING PRINCIPAL STRUCTURE ON THE PROPERTY LOCATED AT 655 PLEASANT AVENUE: 1. SECTION 10-4-8(D)4 TO ALLOW THE CONSTRUCTION OF AN ADDITION RESULTING IN A CORNER SIDE YARD SETBACK OF 23.97 FEET IN LIEU OF THE REQUIRED 30 FOOT CORNER SIDE YARD SETBACK. 2. SECTION 10-5-5(B)4 - TO ALLOW A CHIMNEY THAT WILL ENCROACH INTO THE CORNER SIDE YARD SETBACK RESULTING IN A SETBACK OF 22 FEET 5-1/2 INCHES IN LIEU OF THE PERMITTED SETBACK OF 28 FEET. 3. SECTION 10-8-6(B)3 TO ALLOW A CLASS II ALTERATION TO A SINGLE FAMILY DWELLING THAT IS NON-CONFORMING DUE TO ZONING BULK CONTROLS, WHERE THE ADDITION TO THE NON-CONFORMING STRUCTURE WILL NOT MEET THE CORNER SIDE YARD SETBACK. 4. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Tim and Jennifer O'Shea, interested parties in purchasing the property at 655 Pleasant Avenue)

Staff Presentation

Planner Kelly Purvis was present to speak regarding the proposed variation request. Planner Purvis stated petitioners Tim and Jennifer O'Shea are the parties interested in the purchase of 655 Pleasant Avenue, and the current owner of the property is Ray Whalen Builders, Inc. Planner Purvis stated the petitioners are proposing variations from the Glen Ellyn Zoning Code to allow alterations and additions on a non-conforming principal structure as follows:

1. Section 10-4-8(D)4 to allow the construction of an addition resulting in a corner side yard setback of 23.97 feet in lieu of the required 30 foot corner side yard setback; and
2. Section 10-5-5(B)4 to allow a chimney to encroach into the corner side yard setback resulting in a setback of 22 feet 5-1/2 inches in lieu of the permitted setback of 28 feet; and
3. Section 10-8-6(B)3 to allow a class II alteration to a single family dwelling that is non-conforming due to zoning bulk controls, where the addition to the non-conforming structure will not meet the corner side yard setback; and
4. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Planner Purvis stated that the subject property is a corner lot, located in the R2 Zoning District on the northeast corner of Linden Street and Pleasant Avenue, and the land use immediately surrounding the subject property is R2 single-family residential.

Planner Purvis stated notice of the public hearing was published in the May 7, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property. Planner Purvis showed the Certificate which verifies the notice was published in the Daily Herald.

Planner Purvis stated, Village records indicate that there were no prior variations granted for this property, and Village records indicate that the following permits have been issued for this property: Electrical Service in 1960 and Front Porch Addition in 1964.

Planner Purvis showed an overview picture of the property and stated Tim and Jennifer O'Shea are interested in purchasing the property at 655 Pleasant Avenue and are proposing to update the house with a remodel and an addition for their family to move into. Planner Purvis stated

alterations to the one-story house will include removal of the roof and the addition of a second story (approximately 1505 sf), demolition of the mud room at the rear of the home and the addition of a one-story screened room addition (approximately 231 sf) on the back of the house. Planner Purvis stated the existing detached 2 car garage will be demolished and replaced with a detached 3 car garage (approximately 655 sf), and the existing 12 foot wide front porch/entrance will be removed and a new front porch (approximately 297 sf) will be added, which will span the length of the front of the home (42.5 feet).

Planner Purvis stated the existing structure is non-conforming to the corner side yard setback at 23.97 feet in lieu of the required 30 foot setback. Planner Purvis stated there is also a bay window which encroaches an additional 1.77 feet (which will be removed), and a chimney which encroaches an additional 1.07 feet into the non-conforming side yard. Planner Purvis stated in 1927, when the home was constructed, all side yards (including corner side yards) were only required to be 10% of the lot width (8 feet in this case). Planner Purvis stated today's Code requires a minimum of 30 feet for a corner side yard setback, making the home at 655 Pleasant Avenue a non-conforming structure. Planner Purvis stated the Village Code limits the amount of alteration and addition to non-conforming structures and does not allow additions to non-conforming parts of a structure.

Planner Purvis stated the proposed additions would match the existing wall line of the home, with an added 1.5 foot encroachment of the chimney. Planner Purvis stated chimneys are allowed to encroach up to 2 feet into the required setback (on a conforming structure), but due to the structure's non-conforming setback, the chimney will encroach further than permitted. Planner Purvis stated no part of the new structure will encroach further into the required side yard setback than the existing structure.

Planner Purvis stated since the entire roof of the structure will be removed to add the second story, the project will require a variation for a class II alteration to a nonconforming structure. Planner Purvis stated the demolition of the mud room and bay window is factored into the calculation of the alteration class as well. Planner Purvis stated the addition is a class I and would be a permitted amount of added square footage to a non-conforming structure.

Planner Purvis stated in order to move forward with the project as proposed the petitioners will need to be granted a variation to allow a class II alteration to the nonconforming home, where the additions will not meet the setback requirements of the Code and will be 23.97 feet from the corner side property line in lieu of the 30 foot requirement. Planner Purvis stated a variation for the chimney encroachment to 22 feet 5-1/2 inches in lieu of the 28 feet permitted will also be required.

Planner Purvis showed elevations of all sides of the existing home and the proposed home with the new additions and alterations.

Questions from the Zoning Board of Appeals

ZBA Member Miller questioned if the Lot Coverage Ratio (LCR) is not a problem even though the petitioners are proposing to add an addition? Planner Purvis stated that is correct. ZBA Member Miller stated the corner side yard setback is the same. Planner Purvis stated it is the same or slightly diminished as the bay window will be removed. ZBA Member Miller stated the front yard setback which is also non-compliant is the same. Planner Purvis stated the front yard setback is the same, and the porch encroachment after reconstruction is permitted.

Chairperson Constantino stated the total project will alter beyond 50% of the existing structure, so this pushes the project to a Class II alteration. Planner Purvis stated that is correct, if the structure was not non-conforming, the changes to the home as proposed would be permitted. Chairperson Constantino stated they are not seeking any LCR change to which Planner Purvis stated the LCR will be 17.39%, below the 20% LCR permitted by Code. Chairperson Constantino asked if due to the amount of proposed work, there will be a drainage study done? Planner Purvis stated a drainage study will need to be approved. Chairperson Constantino stated in the packet, there is a copy of a petition from several neighbors to the property giving their approval for this proposed project and asked if any negative comments about this proposed project have come to the Planning and Development Department? Planner Purvis stated there was a woman who came in and asked to see the plans. Planner Purvis stated the woman asked about the parkway trees on the property. Planner Purvis stated that she told the woman that the trees would not be removed as the trees are in the public right-of-way. Planner Purvis stated the woman was also curious about the coverage of the lot which does not require a variation. Planner Purvis stated there has been no other feedback on this project.

ZBA Members Panther and Lucchesi had no questions for Planner Purvis.

Petitioners' Presentation

Jennifer O'Shea, one of the interested persons in purchasing 655 Pleasant Avenue and current resident at 619 Euclid Avenue, stated they currently live in a home about seven doors down from the 655 Pleasant home. Mrs. O'Shea stated they are looking to downsize to this home, but wanted to make some changes to the home and restore the charm of the home. Mrs. O'Shea stated they do not want to tear down the home, and the proposed improvements to the home will last a long time.

Steve Poteracki, architect with Studio 1 Architects in Western Springs, Illinois, stated the property was originally platted in the 1920's, and at that time, this property was a conforming piece of property with conforming setbacks. Mr. Poteracki stated the proposed project will not encroach any further into the non-conforming side yard, and they are proposing to not make the mass of the home too tall. Mr. Poteracki stated they would like to keep the charm of the

home and are proposing to make the home 1 ½ stories from the front with 2 stories on the northeast corner of the home. Mr. Poteracki stated the goal is to keep the setbacks of the home as it was originally platted and to keep the home fitting with the fabric of the neighborhood.

Ray Whalen from Ray Whalen Builders, Inc. was also present as the current owner of 655 Pleasant Avenue, but Mr. Whalen did not speak at the public hearing.

Additional Questions from the Zoning Board of Appeals

ZBA Member Panther asked if any consideration was given to the keeping the screened porch within the setbacks. Mr. Poteracki stated this would make awkward spaces. He stated they did look at orienting the garage differently, but this would impact too many existing trees on the property.

ZBA Member Miller asked, in order to stay compliant with today's code, they would need to tear down half the home or the whole home. Mr. Poteracki stated due to the classifications, once you remove the roof and the porch in the back, you would already be over the alteration numbers. Mr. Poteracki stated the porch in the back needs to be replaced. Mr. Poteracki stated once you remove the roof, the gable ends and the mudroom, you would already be into a variation. ZBA Member Miller stated the petitioners cannot update the home unless it is torn down or get a variation to which Mr. Poteracki stated this is correct.

Chairperson Constantino asked in Mr. Poteracki's professional opinion, if there would be any drainage issues on the property and if these were considered on the plans. Mr. Poteracki stated the lot grades well from west to east and some to the south, and the proposed addition should not impede any water drainage. Planner Purvis stated there will need to be a full stormwater review done for the project, and the project will have to meet DuPage County's Stormwater Ordinance.

Mrs. O'Shea stated she did survey the neighbors surrounding the property as much as possible. Mrs. O'Shea stated once she explained the proposed project, the neighbors were positive and happy about the project as the neighbors were concerned the home would be torn down, or there might be drainage issues. Mrs. O'Shea stated there has been approval from the Village that no sidewalks will ever be installed on the Linden Avenue side of the property.

Persons in Favor of or in Opposition to the Variation Requests

Richard Schowalter, who resides at 645 Pleasant Avenue, was sworn in and stated he lives across the street. Mr. Schowalter stated they were worried about what would happen if the home was torn down or if the home would come closer to the street. Mr. Schowalter stated this proposed project seems it should be fine.

ZBA Member Miller asked how long the home was for sale. Mr. Schowalter stated the home was for sale for a few months last summer.

Findings of Fact

ZBA Member Panther presented that petitioners Tim and Jennifer O'Shea are the parties interested in the purchase of 655 Pleasant Avenue, and the current owner of the property is Ray Whalen Builders, Inc. ZBA Member Panther stated the petitioners are proposing variations from the Glen Ellyn Zoning Code to allow alterations and additions on a non-conforming principal structure as follows:

1. Section 10-4-8(D)4 to allow the construction of an addition resulting in a corner side yard setback of 23.97 feet in lieu of the required 30 foot corner side yard setback; and
2. Section 10-5-5(B)4 to allow a chimney to encroach into the corner side yard setback resulting in a setback of 22 feet 5-1/2 inches in lieu of the permitted setback of 28 feet; and
3. Section 10-8-6(B)3 to allow a Class II alteration to a single family dwelling that is non-conforming due to zoning bulk controls, where the addition to the non-conforming structure will not meet the corner side yard setback; and
4. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZBA Member Panther stated that the subject property is a corner lot, located in the R2 Zoning District on the northeast corner of Linden Street and Pleasant Avenue, and the land use immediately surrounding the subject property is R2 single-family residential. ZBA Member Panther stated Village records indicate that there were no prior variations granted for this property, and Village records indicate that the following permits have been issued for this property: Electrical Service in 1960 and Front Porch Addition in 1964.

ZBA Member Panther stated Tim and Jennifer O'Shea are interested in purchasing the property at 655 Pleasant Avenue and are proposing to update the house with a remodel and an addition for their family to move into. ZBA Member Panther stated alterations to the one-story house will include removal of the roof and the addition of a second story, demolition of the mud room at the rear of the home and the addition of a one-story screened room addition on the back of the house. ZBA Member Panther stated the existing detached 2-car garage will be demolished

and replaced with a detached 3 car garage, and the existing 12- foot wide front porch/entrance will be removed and a new front porch will be added, which will span the length of the front of the home. ZBA Member Panther stated no part of the new structure will encroach further into the required side yard setback than the existing structure.

ZBA Member Panther stated since the entire roof of the structure will be removed to add the second story, the project will require a variation for a Class II alteration to a nonconforming structure as the alterations to the home are proposed to be greater than 50% of the structure. ZBA Member Panther stated a drainage study will be required due to the changes to the structure.

ZBA Member Panther stated the ZBA heard from petitioner Jennifer O'Shea and architect Steve Poteracki, and Mrs. O'Shea indicated they are interested in restoring this home. ZBA Member Panther stated Mrs. O'Shea has indicated that in talking with the neighbors, they seem happy the home will not be torn down ZBA Member Panther stated Mrs. O'Shea indicated the Village has approved that no sidewalks will be installed on the Linden side of the property.

ZBA Member Panther stated Mr. Poteracki indicated that the property was conforming when constructed in the 1920's, and they are trying to minimize the addition to the non-conforming portion of the setback by placing a one-story screened porch along that portion of the property. ZBA Member Panther stated Mr. Poteracki indicated it would be difficult to update the home without a variance as removing the roof and mudroom alone would be a Class II alteration.

ZBA Member Panther stated the ZBA heard from Richard Schowalter, of 645 Pleasant Avenue, that he is in favor of the improvements.

Motion

ZBA Member Miller moved, seconded by ZBA Member Lucchesi, that the Zoning Board of Appeals recommended approval of the Findings of Fact.

The motion carried unanimously with a voice vote.

Additional Comments from the Zoning Board of Appeals

ZBA Member Miller stated he was worried about the size of the setback, but it seems the petitioner has done everything to minimize the effect of the smaller setback. ZBA Member Miller stated on the same street, there is another home that would need the same relief from the Zoning Code, as it is non-conforming to the corner side yard setback, but is already a 2-story structure. ZBA Member Miller stated this proposed home will fit in with the neighborhood, and he is fully in favor of this project. ZBA Member Miller stated this is a nice way to save an

older home in Glen Ellyn.

ZBA Member Panther stated he is in favor of this project. ZBA Member Panther stated they have done a good job in keeping with the context of the neighborhood. ZBA Member Panther stated he would rather see the home saved.

Chairperson Constantino stated he is in favor of the variances. Chairperson Constantino stated the situation is not caused by the petitioners. Chairperson Constantino stated the hardship is a Class I alteration could be possible, but given the nature of the roof removal pushes this project to a Class II alteration. Chairperson Constantino stated there is no increased encroachment into the side yards, and there will be no adverse effect to the surrounding neighbors who have signed a petition showing their support of the proposed project. Chairperson Constantino stated the proposal is compatible with the surrounding area, and the plan maintains the character of the neighborhood. Chairperson Constantino stated there appear to be no drainage issues.

ZBA Member Lucchesi stated the petitioners have done their homework, and the proposed home will fit within the surrounding neighborhood. ZBA Member Lucchesi stated the benefit is that the petitioners will be modifying an older home instead of knocking the home down. ZBA Member Lucchesi stated he is concerned about possible drainage issues, but he is ok with it, because this will be checked out before the project is permitted.

Motion

A motion was made by ZBA Member Panther and seconded by ZBA Member Lucchesi to close the public hearing for 655 Pleasant Avenue at 7:38 p.m.

The motion carried unanimously with a voice vote.

A motion was made by ZBA Member Miller and seconded by ZBA Member Panther that the Zoning Board of Approvals recommend approval of the variances as requested by petitioners Tim and Jennifer O'Shea for the property located at 655 Pleasant Avenue to allow alterations and additions on a non-conforming principal structure due to the fact that the initial plat of survey for the home when it was built was conforming and that the petitioners and owner cannot update the home without a variation or tearing the home down and starting over. The recommended variances are as follows:

1. Section 10-4-8(D)4 to allow the construction of an addition resulting in a corner side yard setback of 23.97 feet in lieu of the required 30 foot corner side yard setback; and

2. Section 10-5-5(B)4 to allow a chimney to encroach into the corner side yard setback resulting in a setback of 22 feet 5-1/2 inches in lieu of the permitted setback of 28 feet; and
3. Section 10-8-6(B)3 to allow a Class II alteration to a single family dwelling that is non-conforming due to zoning bulk controls, where the addition to the non-conforming structure will not meet the corner side yard setback; and
4. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The motion carried unanimously with four (4) "yes" votes as follows: ZBA Members Miller, Panther and Lucchesi and Chairperson Constantino voted yes.

Chairperson Constantino stated the ZBA has voted to recommend approval, and this proposed project will go to the Village Board for approval. Planner Purvis stated this should be on the next available agenda for the June 25, 2018 Village Board Meeting.

Village Board Trustee Report

No Village Trustee Report was given.

Staff Report

Planner Purvis stated they will have a ZBA meeting on June 12, 2018, regarding a Public Hearing for 864 Bemis Road.

Planner Purvis stated for a point of clarification, that any case that receives unanimous support from the ZBA may not necessarily go on the Consent Agenda for the Village Board meeting. The Village President and Village Manager select the items that go on the Consent Agenda, and may wish to further discuss a project, even though it received unanimous support. She asked that in the future, if a project receives a unanimous recommendation from the ZBA that it be stated that the project may go on the Consent Agenda. Staff will reach out with further clarification.

Adjournment

At 7:44 p.m., a motion was made by ZBA Member Miller and seconded by ZBA Member Panther to adjourn the meeting. The motion carried unanimously by a voice vote.

ZONING BOARD OF APPEALS

-10-

MAY 22, 2018

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed by,

Kelly Purvis
Planner



Zoning & Location Map



Map created on March 29, 2018.

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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

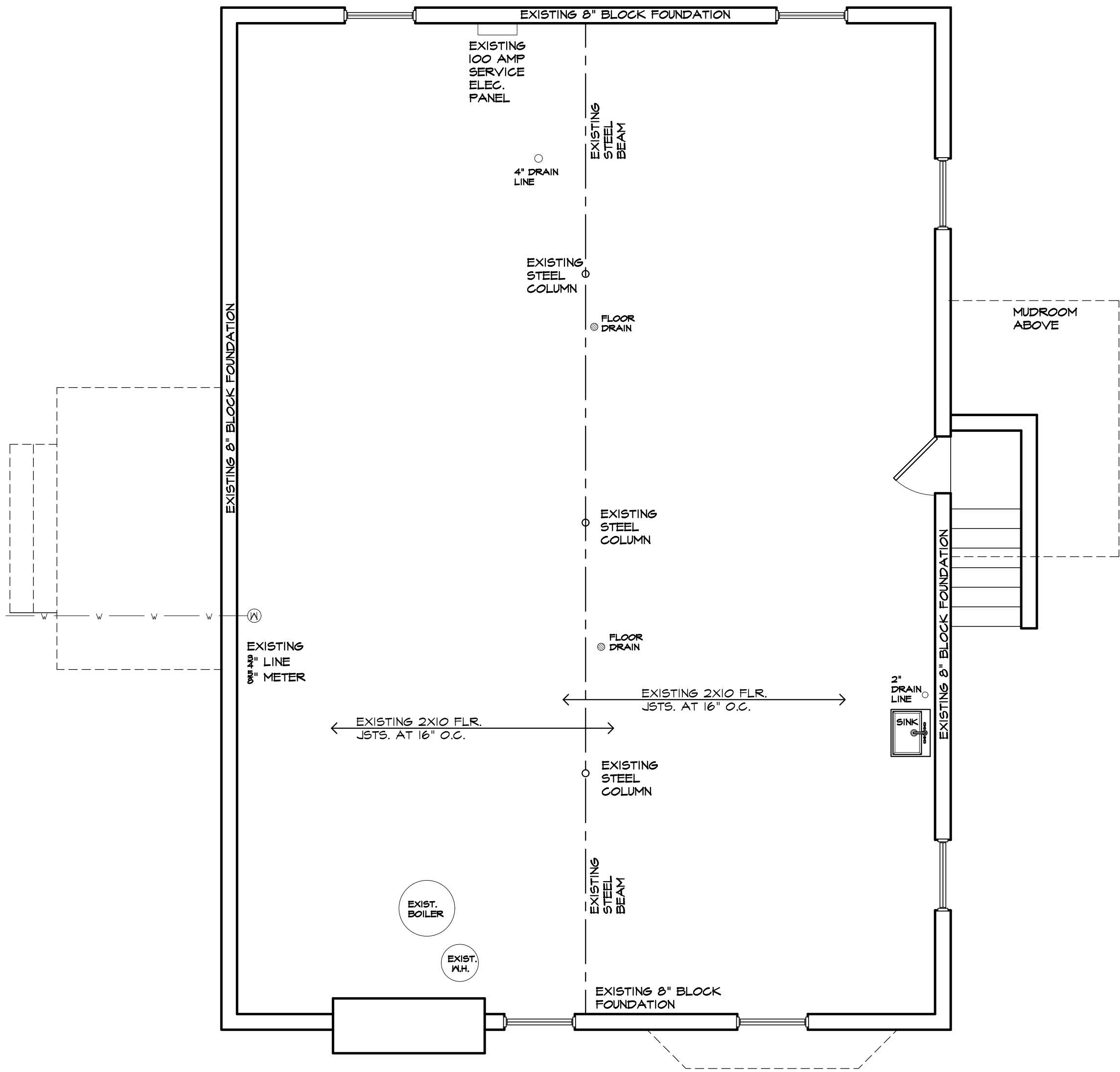
*Aerial View*

Map created on March 29, 2018.

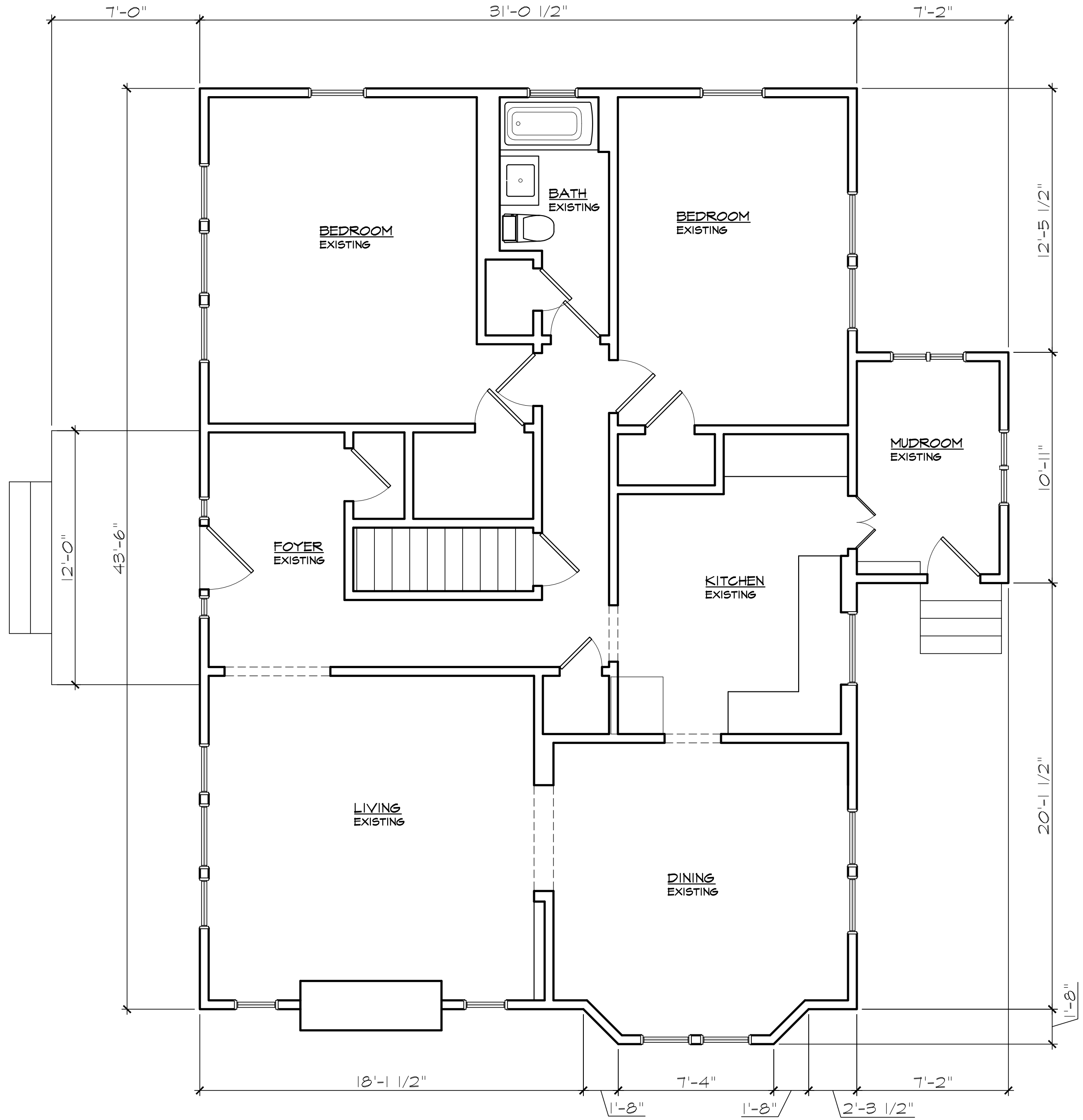
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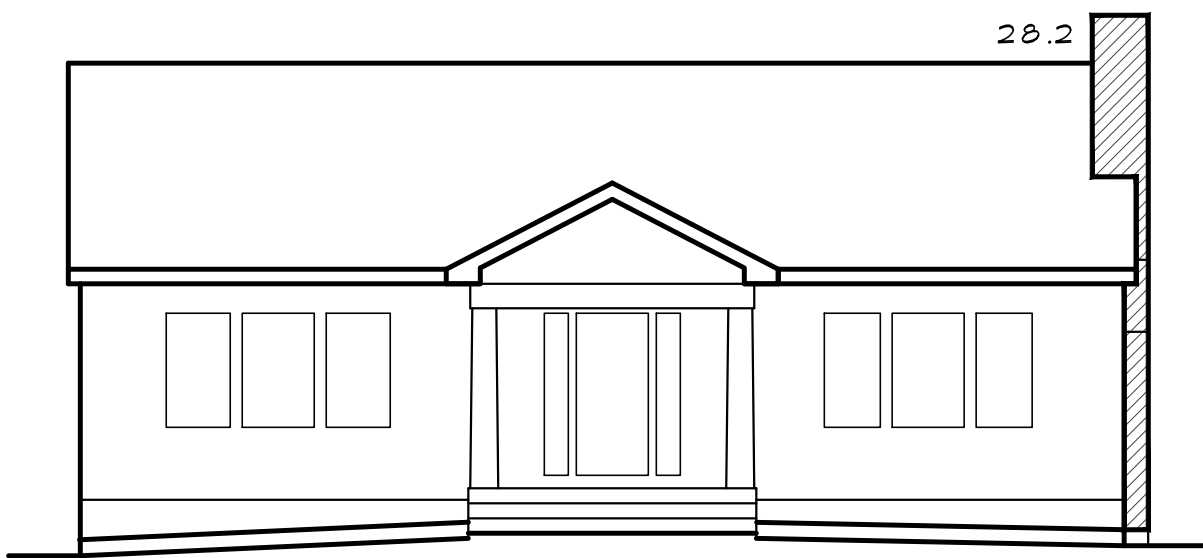
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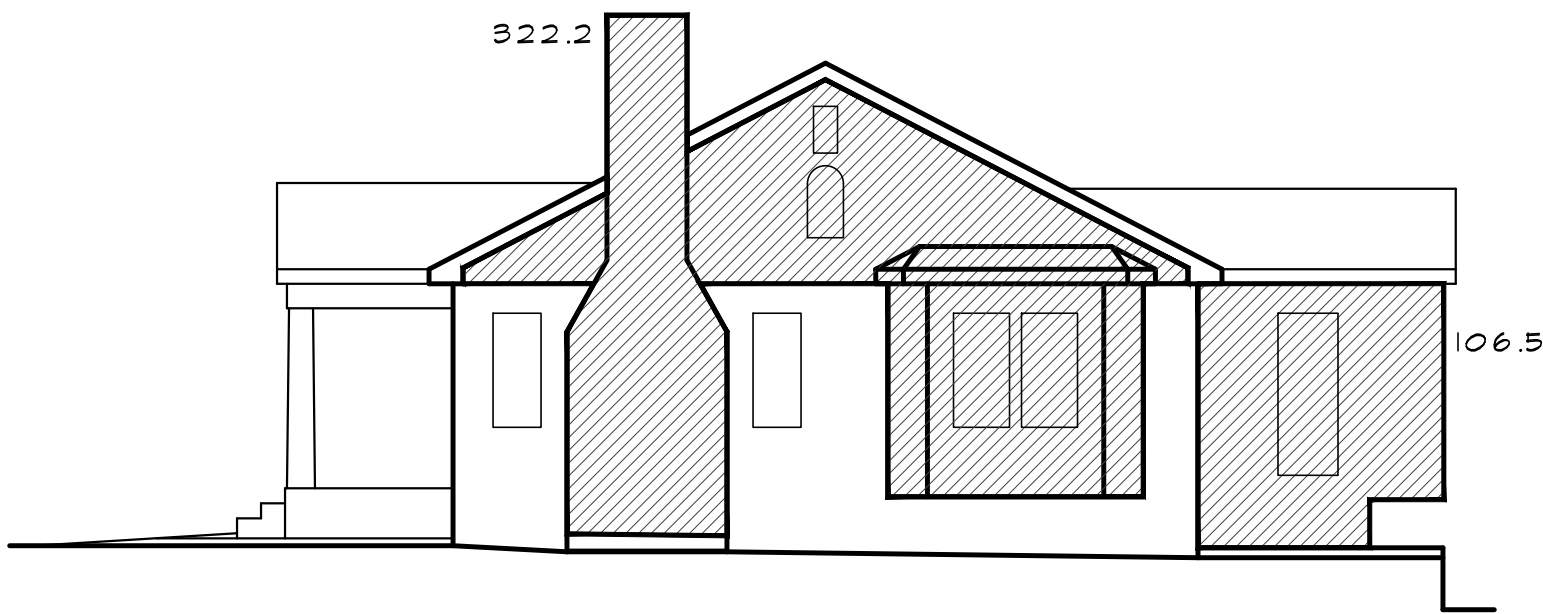
BASEMENT PLAN
N SCALE: 1/4" = 1'-0"



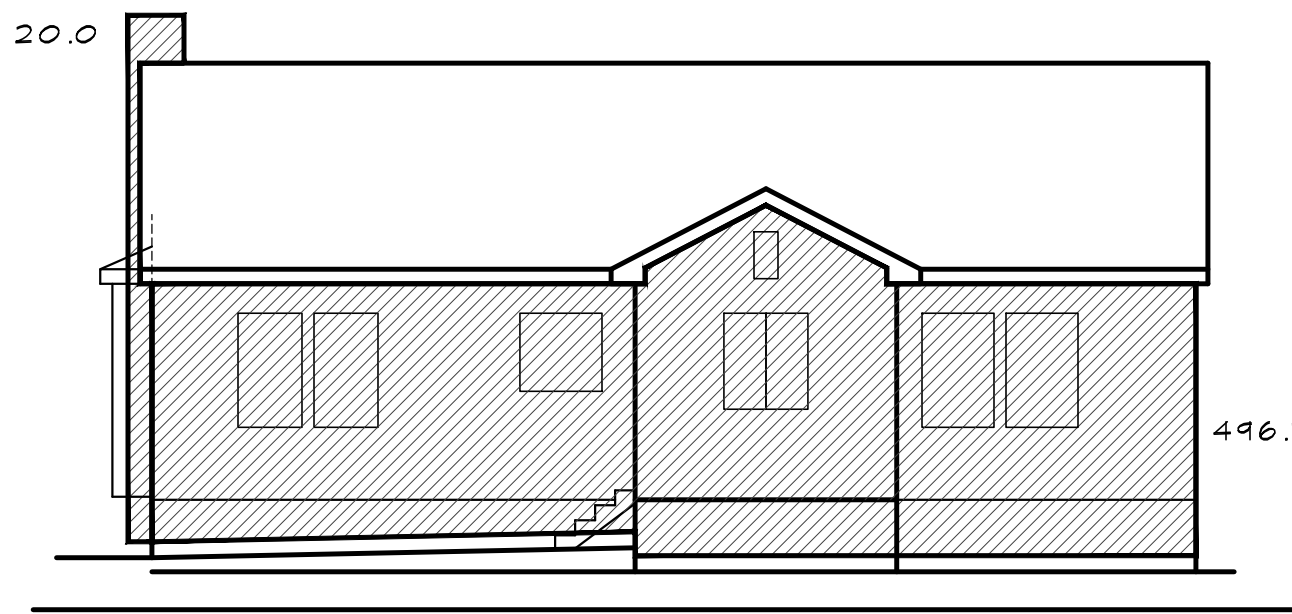
FIRST FLOOR PLAN
N SCALE: 1/4" = 1'-0"



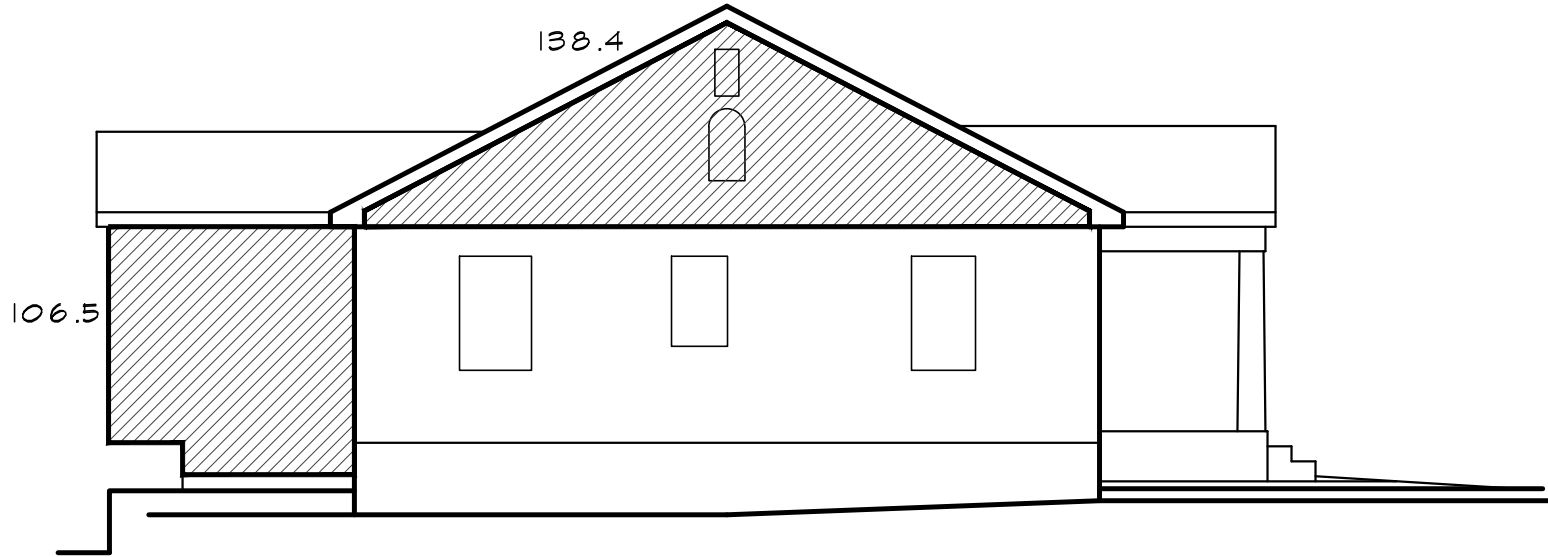
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
Existing Total: 469.0
Existing Altered: 28.2



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
Existing Total: 593.2
Existing Altered: 428.7



REAR ELEVATION
SCALE: 1/4" = 1'-0"
Existing Total: 516.7
Existing Altered: 516.7



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
Existing Total: 587.5
Existing Altered: 244.9

STUDIO 1
ARCHITECTS

1105 Burlington Avenue
Western Springs, IL
P 708.783.1124
F 708.746.0640
studio1architects.com

THE O'SHEA RESIDENCE
PLEASANT AVENUE GLEN ELLYN, ILLINOIS

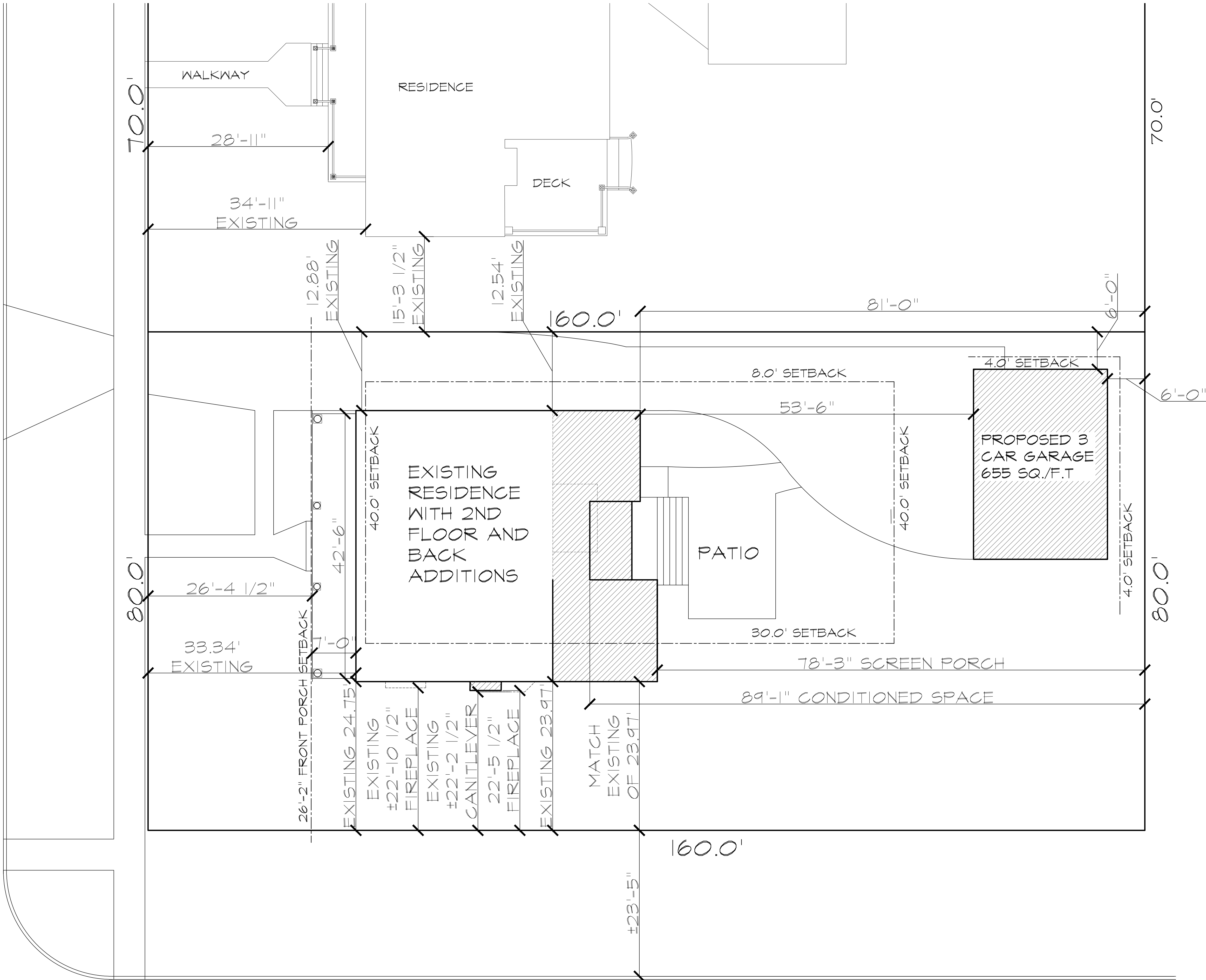
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PLEASANT AVENUE



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1105 Burlington Avenue
Western Springs, IL

P 708.783.1124
F 708.746.0640

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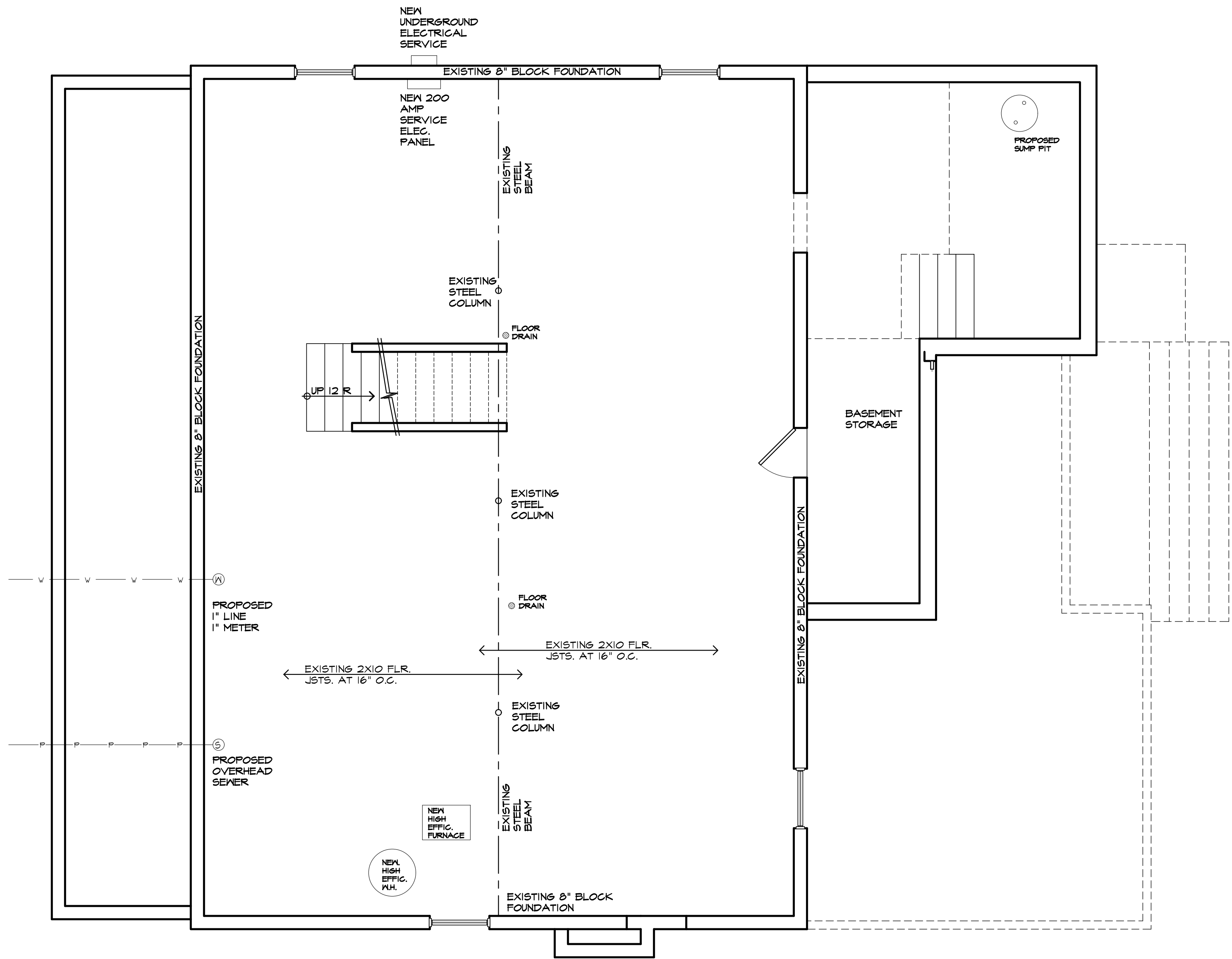
DATE MARCH 20, 2018

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PROJECT NUMBER 171248

SHEET NO.

A1.1



 **BASEMENT PLAN**
SCALE: 1/4" = 1'-0"

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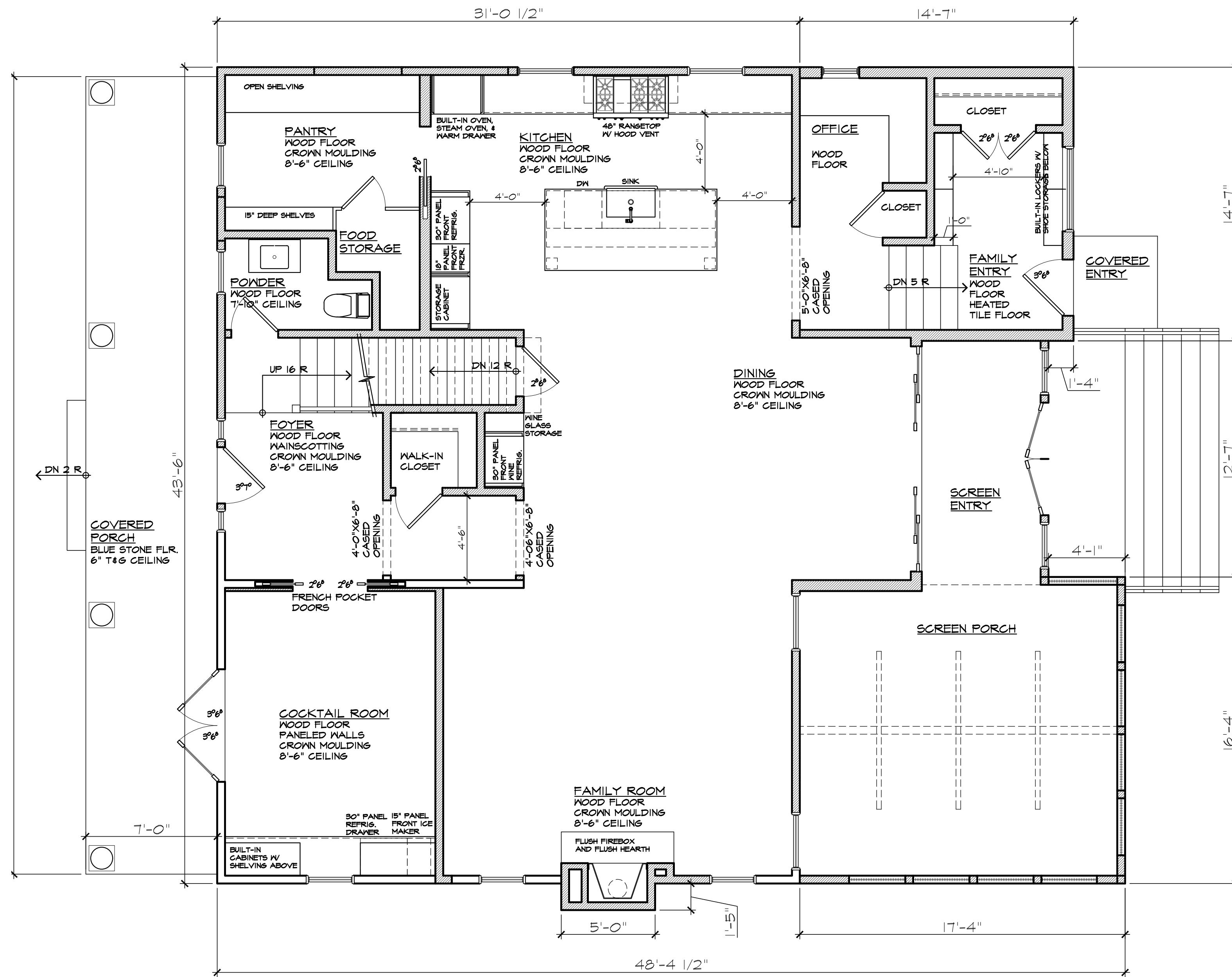
DATE MARCH 20, 2018

REVISIONS

PROJECT NUMBER 171248

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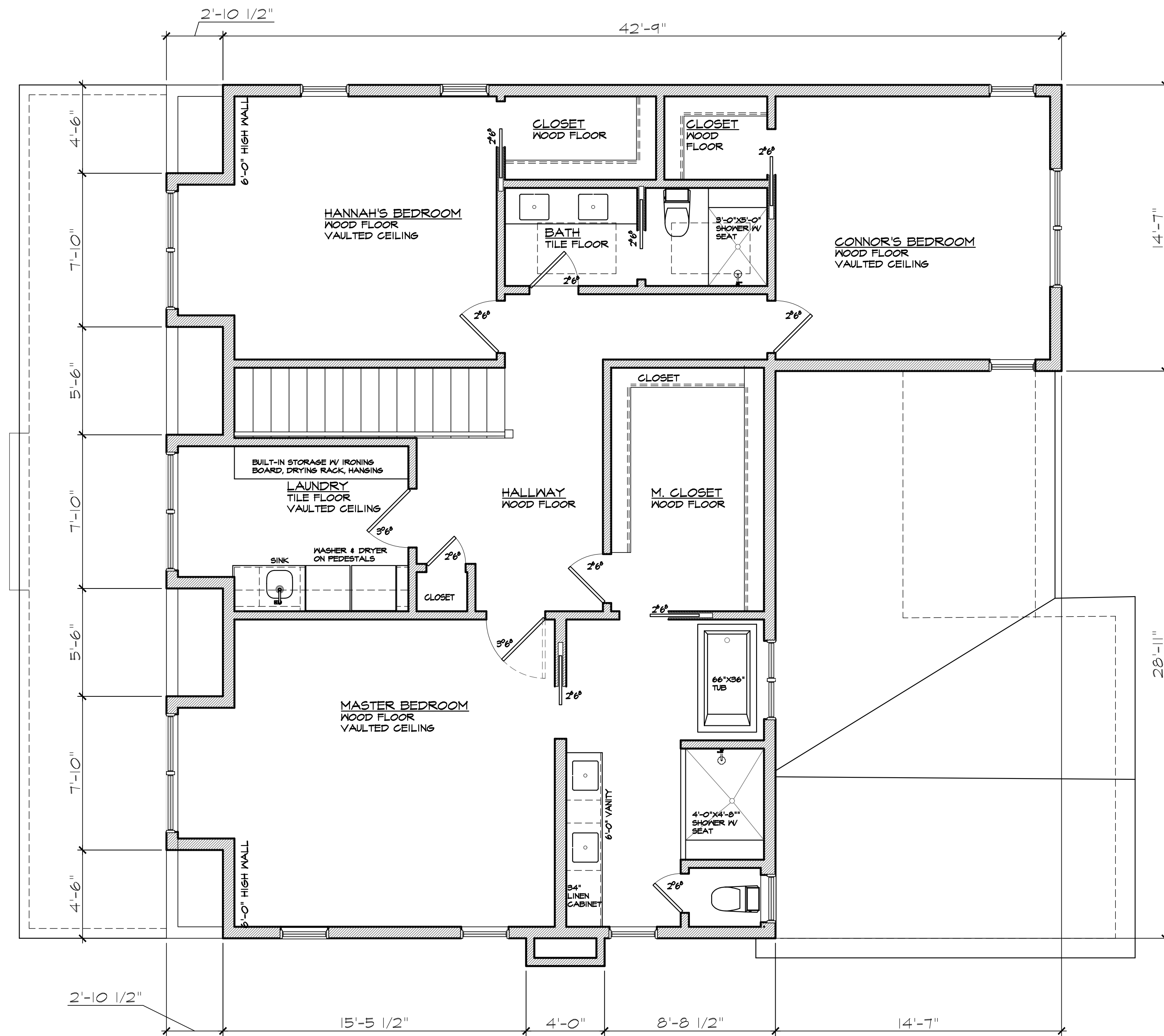
A1.1



FIRST FLOOR PLAN

N SCALE: 1/4" = 1'-0"

662 SQ./FT. NEW AREA
INCLUDES SCREEN PORCH



SECOND FLOOR PLAN

N SCALE: 1/4" = 1'-0"

1,505 SQ./FT. NEW AREA

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1105 Burlington Avenue
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P 708.783.1124
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DATE MARCH 20, 2018

REVISIONS

PROJECT NUMBER 171249

SHEET NO.

A2.1



WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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Western Springs, IL

P 708.783.1124
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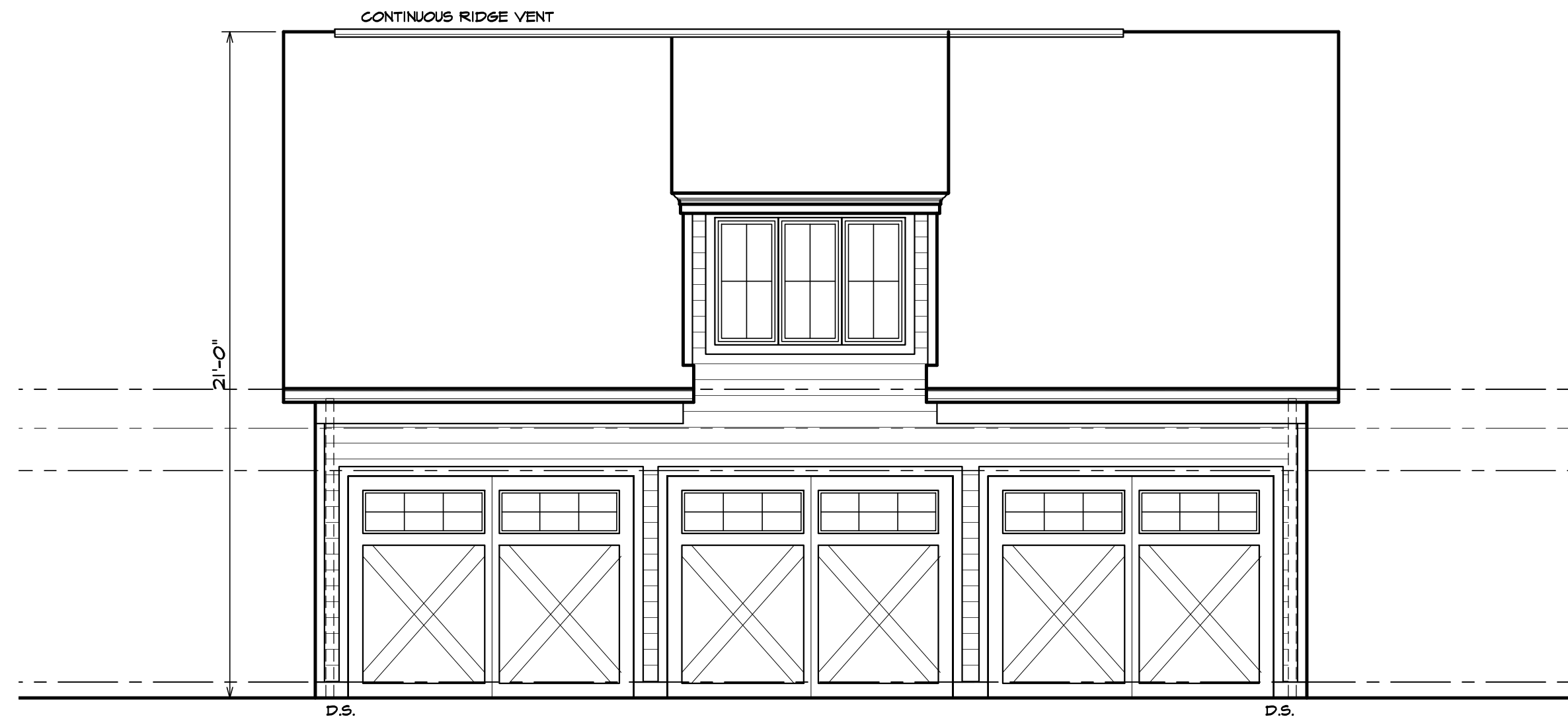
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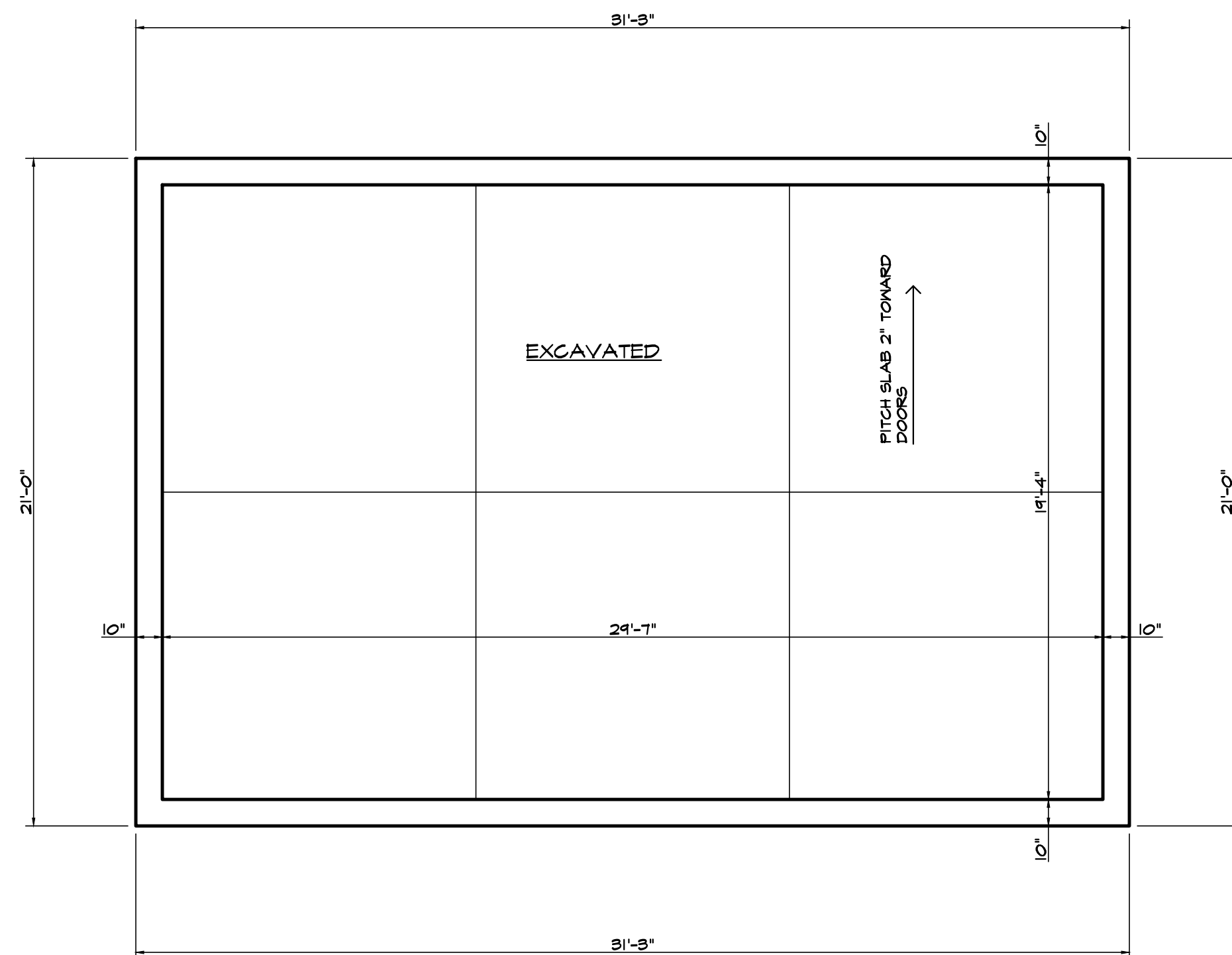
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SHEET NO.	

A3.1

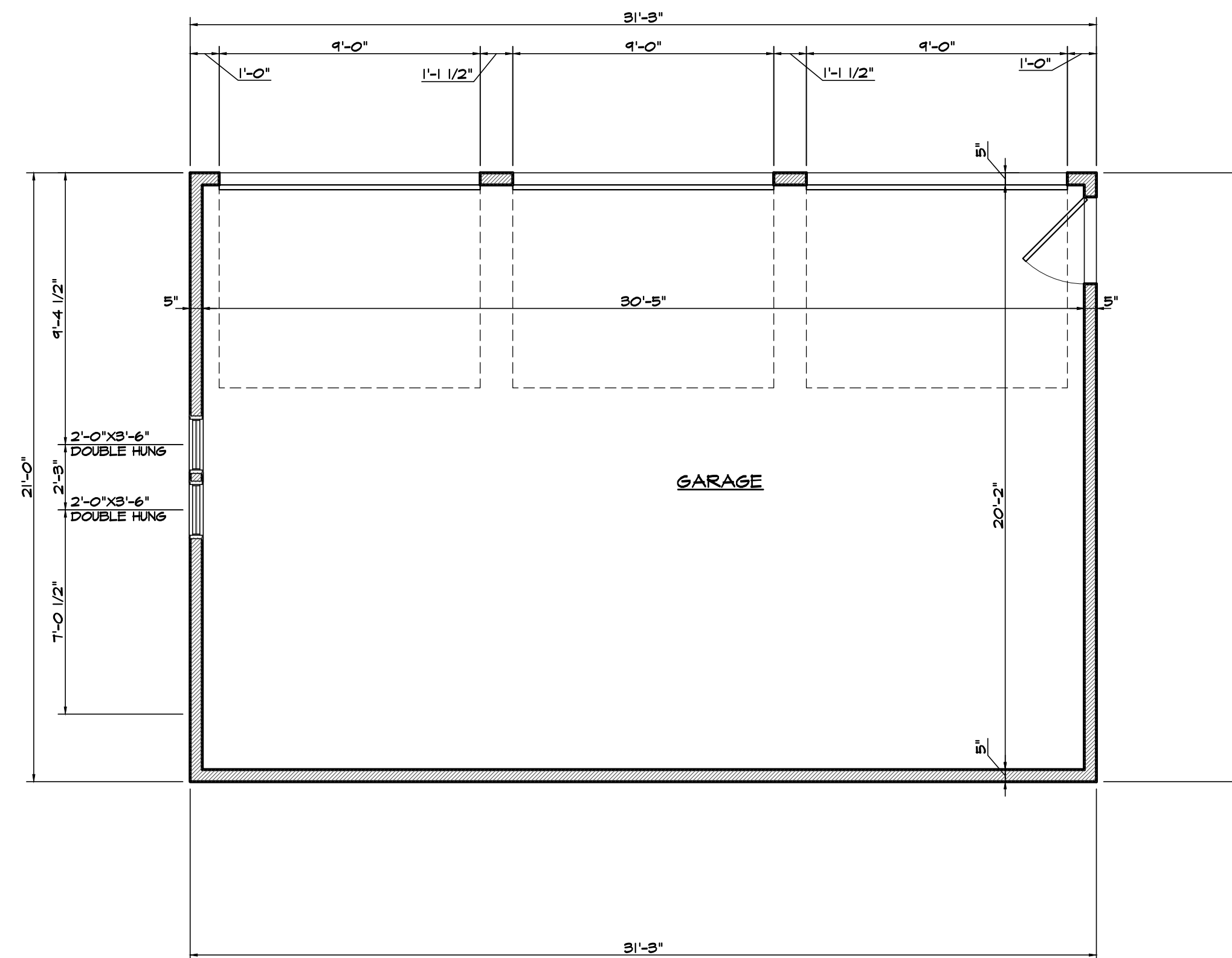


WEST ELEVATION

SCALE: 1/4" = 1'-0"



△ FOUNDATION PLAN



△ GROUND FLOOR PLAN

Neighborhood Signature Petition In support of Variation Requests:

"I understand that the property at 655 Pleasant Avenue is a non-conforming structure with a corner side yard setback of 23.97 feet in lieu of the required 30 foot setback. I understand that the petitioners would like to construct a two-story addition on the existing home that will not meet the requirements of the Zoning Code due to the non-conforming corner side yard setback and the amount of alteration being proposed to the existing structure. I have had the opportunity to view the plans for the project. I am aware and in support of the requests for zoning variations that would allow the construction of a two-story addition on the existing non-conforming structure located at 655 Pleasant Avenue."

Signature	Date	Address
Eric Anderson	5/1/18	654 Euclid, Glen Ellyn, IL
Liz Minogue	5/2/18	660 Euclid G.E.
	5/2/18	666 EUCLID AVE
Melissa McClellan	5/3/18	665 Pleasant Ave
Jori O'Bray	5/3/18	663 Pleasant ave
Sammy Dawie	5/4/18	668 Pleasant Ave



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/04/18 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Contract
Prepared By: Steve Warner

SCHEDULED

AGENDA ITEM (ID # 3358)

DOC ID: 3358

Motion to authorize the Village Manager to execute a contract with Schroeder & Schroeder, Inc. of Skokie, Illinois in an amount of \$796,000 (including approximately 3% contingency), for the 2018 Sidewalk, Concrete Roadway Patching, and Parking Lot Improvement Project to be expensed to the Capital Projects, Water, and Sanitary Sewer Funds.

INTRODUCTION

The purpose of this memorandum is to provide a recommendation for the award of a construction contract for the 2018 Sidewalk, Concrete Roadway Patching, and Parking Lot Improvement Project in the Village of Glen Ellyn. Staff is recommending award to Schroeder & Schroeder, Inc. of Skokie, Illinois in an amount of \$796,000 (including approximately 3% contingency) from various funds. All inspection and construction engineering associated with the project will be completed in-house by Engineering Division staff.

BACKGROUND

Program Scope

The Village conducts an annual sidewalk rehabilitation program that addresses tripping hazards and other defects identified throughout the previous year, as well as the installation of new sidewalks, when planned for construction. In addition to sidewalk, the program includes repairs to the Village's concrete streets, damaged curbs, utility dig repairs, and other miscellaneous items. The 2018 repair program includes approximately 100 repair locations involving approximately 15,000 square feet of sidewalk replacement, 300 square yards of concrete roadway patching, and 750 feet of curb replacement. This year's scope will also include installing new sidewalk along Ellyn Avenue adjacent to Glenbard West, along Lenox Road adjacent to Lake Ellyn Park, along Lake Road (Alternate Bid A), and along the southern shore of Lake Ellyn (Alternate Bid B). A Location Map for new sidewalk installation is attached for reference. Candidate sections for concrete pavement repairs include Main Street and Kenilworth Avenue (both north of Anthony and not conflicting with the Park/Main project).

Bidding Process

The project was initially advertised for bid in the Daily Herald on April 20, 2018. Unfortunately, the Village did not receive any bids at a bid opening on May 3, 2018. Consequently, staff gathered feedback from plan holders and chose to re-bid the project with minor revisions. The project was then re-advertised for bid in the Daily Herald on May 9, 2018. A revised bid package was distributed to eleven (11) contractors and four (4) companies specializing in preconstruction management services. A voluntary pre-bid meeting was offered on May 21, 2018, with no contractors attending. Three (3) bid

proposals were received and publicly opened on May 23, 2018. Bid tabulations were completed by staff and a summary of the as-calculated bids follows:

Bidder	Base Bid	Alternate Bid A	Alternate Bid B	Grand Total*
Schroeder & Schroeder, Skokie, IL	\$610,075	\$105,136	\$57,272	\$772,482
A Lamp Concrete Contractors, Schaumburg, IL	\$663,108	\$102,992	\$53,737	\$819,837
Triggi Construction, West Chicago, IL	\$667,305	\$155,757	\$80,107	\$903,168

*Grand Total is the sum of the Base Bid and both Alternates. Bid amounts are rounded to nearest dollar

The low bid was approximately 21% higher than the engineer's estimate of \$637,474. Based on staff's review, project timing, schedule, and complexity are believed to be the reasons for project bids exceeding the engineer's estimate. The project also requires variety of components and various locations of work, which also likely caused higher than anticipated bids. While the costs are higher than originally anticipated, staff recommends that the bids received for the project are indicative of the true project costs. In addition, needed sidewalk and street repairs along with the desire to implement the new sidewalk segments in and around Lake Ellyn Park and Glenbard West are somewhat time sensitive in nature. Anticipated costs for individual components of work are further broken down by location in the following table:

Summary of Costs By Location		
Work Location	Low Bid	Anticipated Cost*
Sidewalk Program/Concrete Roadway Patching (Base Bid)	\$273,593	\$282,000
Glenbard West Parking Lot/Sidewalk (Base Bid)	\$199,708	\$206,000
Lenox Road Sidewalk (Base Bid)	\$136,774	\$141,000
Lake Road Sidewalk (Alternate A)	\$105,136	\$108,000
Lake Ellyn South Shore Side (Alternate B)	\$57,272	\$59,000
Total	\$772,482	\$796,000

*Anticipated cost includes approximately 3% contingency added to the low bid amount.

Contractor References

The low, responsible and responsive bidder for the project is deemed to be Schroeder & Schroeder, Inc of Skokie. After completing reference checks, Schroeder & Schroeder received positive recommendations based on similar work completed for the communities of Rolling Meadows, Mount Prospect, and Glenview. A construction contract with Schroeder & Schroeder which includes approximately 3% contingency is recommended, with a total award amount equaling \$796,000.

Construction Schedule and Inspection

Construction is anticipated to commence by late June, beginning with concrete spot repairs to be

substantially completed in advance of Fourth of July festivities. All sidewalk installation around Lake Ellyn and Glenbard West High School is scheduled begin the following week, with a completion date of August 3rd for Glenbard West Parking Lot work, and August 10th for all other sidewalk work around Lake Ellyn and in Lake Ellyn park. Final project completion including restoration and punch list items is specified for November 21, 2018.

BUDGET IMPACT

The annual sidewalk and concrete street repair program is typically funded by a combination of capital project and water/sewer restoration monies. The Capital Project Fund contains an annual element for sidewalk replacement and concrete repairs; in addition to three project items for concrete street patching, Glenbard West parking/sidewalk improvements, and Lake Ellyn Park sidewalk improvements. The Water and Sanitary Sewer Funds also contain annual elements for concrete restoration expenses associated with Village utility repairs. It should be noted that the cost of Alternate Bid B will be provided by the Glen Ellyn Park District. Resulting funding for the 2018 contract is shown in the following table:

2018 Sidewalk, Concrete Roadway Patching, and Parking Lot Improvement Project Recommended Funding for Construction			
Project Item	Funding Source	Account No.	Amount
2018 Concrete Street Patching	Capital Project Fund	40000-520990-18004	\$43,000
2018 Sidewalk Improvements	Capital Project Fund	40000-580155-18003	\$219,000
Lake Ellyn Park Sidewalk	Capital Project Fund	40000-580155-16010	\$249,000
Glenbard West Parking/Sidewalk	Capital Project Fund	40000-580155-16007	\$206,000
Concrete Restoration Contract	Water Fund	50100-520985	\$10,000
Concrete Restoration Contract	Sanitary Sewer Fund	50200-520985	\$10,000
Lake Ellyn South Shore Sidewalk	Park District*	N/A	\$59,000
Total Recommended Funding			\$796,000

*The Park district has submitted a letter of commitment to reimburse the Village for all construction expenses related to the Lake Ellyn South Shore Sidewalk (Alternate Bid B).

Staff recommends funding of the 2018 contract at the above budget amounts (including approximately 3% contingency) to account for any unexpected contingency work associated with parking lot and new sidewalk work.

RECOMMENDATION AND ACTION REQUESTED

Engineering staff recommends the Village Board of Trustees consider the following motion at the June 4, 2018 Village Board Meeting:

Motion to authorize the Village Manager to execute a contract with Schroeder & Schroeder, Inc of Skokie, Illinois in an amount of \$796,000 (including approximately 3% contingency), for the 2018 Sidewalk, Concrete Roadway Patching, and Parking Lot

Improvement Project to be expensed to the Capital Projects, Water, and Sanitary Sewer Funds.

Engineering staff will be present at the June 4, 2018 Village Board of Trustees Meeting to answer any questions regarding the project.

ATTACHMENTS

Project Location Map
Glenbard West Parking Lot and Sidewalk Improvements Plans
Lenox Road Sidewalk Improvements Plans
Lake Ellyn Sidewalk Improvements Plans
Park District Letter of Commitment

ATTACHMENTS:

- Project Location Map (PDF)
- Glenbard West Parking Lot and Sidewalk Improvements Plans (PDF)
- Lenox Road Sidewalk Improvements Plans (PDF)
- Lake Ellyn Sidewalk Improvements Plans (PDF)
- Park District Letter of Commitment (PDF)



Location Map



Map created on April 27, 2018.

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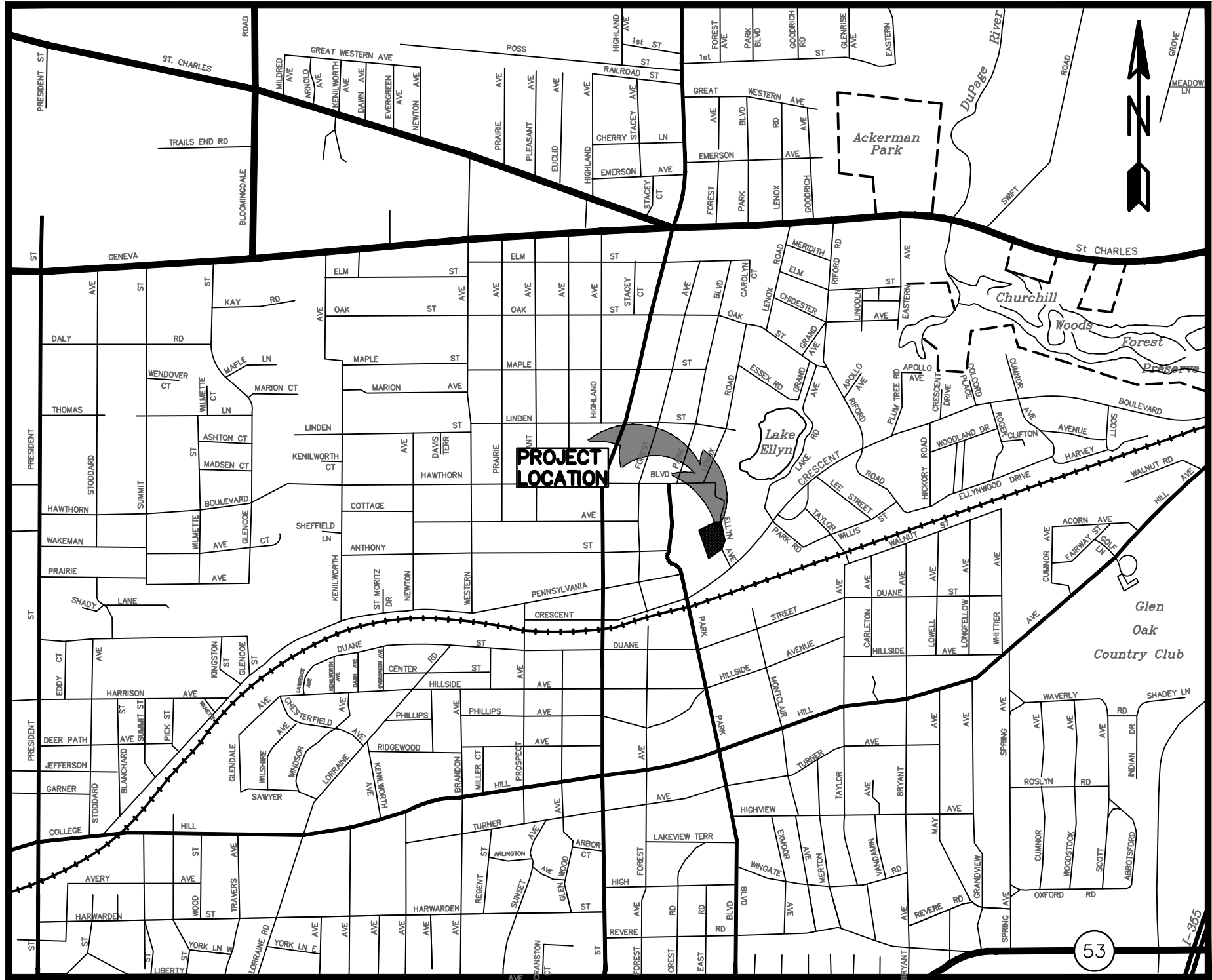
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- Base Bid
- Alternate Bid A
- Alternate Bid B

GLENBARD WEST PARKING LOT AND SIDEWALK IMPROVEMENTS VILLAGE OF GLEN ELLYN, ILLINOIS

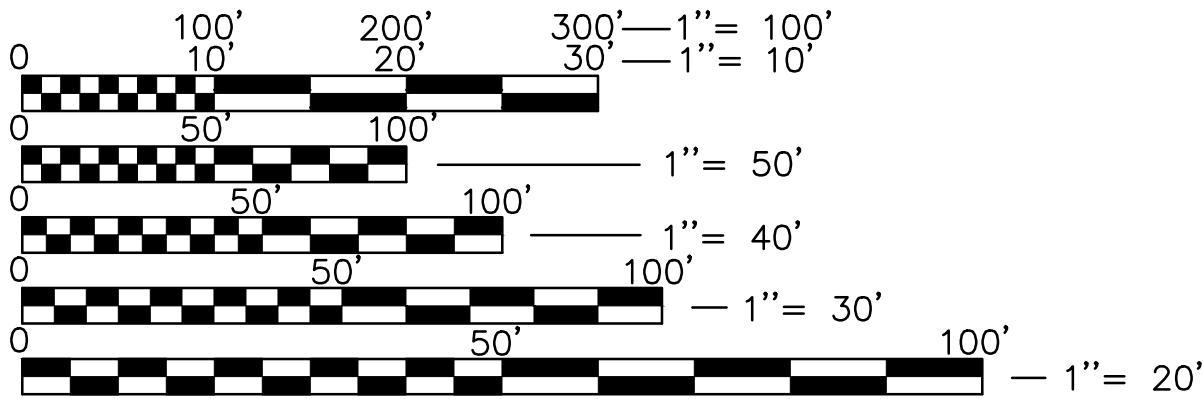
INDEX TO DRAWINGS

- 1. COVER
- 2. GENERAL NOTES AND LEGEND
- 3. EXISTING CONDITIONS AND DEMOLITION PLAN
- 4. GEOMETRY AND UTILITY PLAN
- 5. GRADING PLAN
- 6. DETAILS



LOCATION MAP

PREPARED FOR:
VILLAGE OF GLEN ELLYN, ILLINOIS
535 DUANE STREET
GLEN ELLYN, ILLINOIS 60137
PHONE: (630) 469-5000



FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.

It's smart

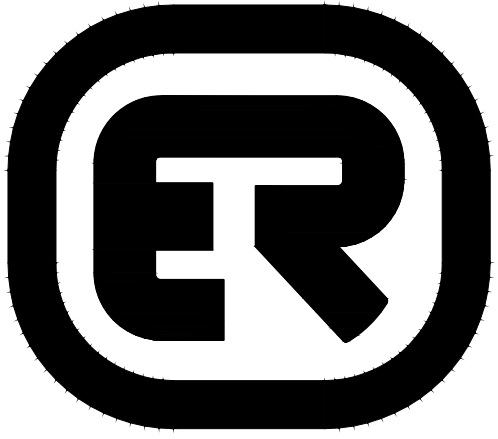


It's free

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you dig

It's the law

800.892.0123



ENGINEERING
RESOURCE ASSOCIATES

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

90% SUBMITTAL: APRIL 18, 2018
ORIGINAL SUBMITTAL: APRIL 06, 2018

Brian J. Dusak, P.E.

IL. P.E. NO. 062-062144

Expires November 30, 2019

ERA JOB NO.: 121102.FD

GENERAL NOTES:

1. AT LEAST FIVE WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING:
ENGINEERING RESOURCE ASSOC.: (630) 393-3060
VILLAGE OF GLEN ELLYN PUBLIC WORKS:(630) 547-5512
(630) 469-6756
2. UTILITY INFORMATION IS BASED UPON FIELD MEAUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY J.U.L.I.E. (1-800-892-0123) 48 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.
4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS:

"STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

"STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION.

"ILLINOIS URBAN MANUAL", LATEST EDITION
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, SHALL BE CONSULTED. APPROPRIATE CONTROL METHODS SHOULD BE APPLIED TO THE SPECIFIC SITUATIONS AND TYPES OF CONSTRUCTION OPERATIONS BEING PERFORMED.
6. UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE PROJECT MANAGER, ALL OPENINGS IN ANY PAVEMENT OR TRAVELED WAY SHALL BE BACKFILLED PRIOR TO THE END OF THE WORKING DAY.
7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF THE "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SAME.
9. CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.
10. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO, AND THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
11. THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS, AND SPECIFICATIONS TO HAVE BEEN PROMULGATED ON CONDITIONS GENERALLY ENCOUNTERED WITHIN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER, WITH RESPECT TO THE DESIGN, RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNER'S/BIDDER'S RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.
12. ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMAINS, WATER SERVICE PIPES AND IN EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS, AND OTHER APPURTENANCES WHICH OCCUR WITHIN TWO FEET OF THE LIMITS OF EXISTING AND PROPOSED IMPROVEMENTS, SIDEWALKS, AND CURB AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL (AS DEFINED IN SECTION 208 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.)
13. ANY DAMAGE TO PAVEMENT, PATHWAY APRON, STORM SEWER SYSTEM, CURB AND GUTTER AS PART OF THIS CONSTRUCTION SHALL BE REPAIRED PER VILLAGE OF GLEN ELLYN SPECIFICATIONS AND REQUIREMENTS.
14. ANY DEWATERING NECESSARY FOR THE INSTALLATION OF THE IMPROVEMENTS AS SHOWN ON THE PLANS SHALL BE THE CONTRACTORS RESPONSIBILITY. THE COST FOR DEWATERING SHALL BE INCLUDED IN THE INSTALLATION OF THE IMPROVEMENTS.
15. ANY LARGE BOULDERS ENCOUNTERED DURING EARTHWORK OPERATIONS SHALL BE REMOVED TO AT LEAST ONE-FOOT (1') BELOW GRADE IN LANDSCAPED AREAS AND TO PAVEMENT SUBGRADE IN PAVED AREAS. THIS WORK SHALL BE INCIDENTAL TO THE RESPECTIVE PAY ITEMS.
16. ANY POOR SOILS ENCOUNTERED UNDER AREAS TO BE PAVED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
17. THE CONTRACTOR SHALL TAKE CARE TO PROTECT ADJACENT LAND TO THE PROJECT BY NOT DISTURBING THE SOIL BY DRIVING VEHICLES ON IT.
18. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL OR SOILS OUTSIDE THE CONSTRUCTION LIMITS.
19. CONSTRUCTION STAGING AREAS - THE LOCATION OF CONSTRUCTION STAGING AND STOCKPILING OF MATERIALS SHALL BE DEFINED WITH OWNER APPROVAL
20. SITE CONDITIONS ARE SHOWN BASED UPON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL WALK AND DO HIS OWN INVESTIGATIONS AT THE SITE PRIOR TO SUBMITTING A BID TO BE FULLY FAMILIAR WITH SITE CONDITIONS.
21. ANY REMOVAL ITEMS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE SPECIFICATIONS.
22. ALL TREES ARE DESIGNATED TO BE SAVED UNLESS OTHERWISE NOTED ON PLANS, AND SHALL BE PROTECTED IN ACCORDANCE WITH VILLAGE OF GLEN ELLYN REQUIREMENTS.
23. ALL CLEARING AND REMOVAL OF BUSHES, HEDGES AND TREES UNDER 6" IN DIAMETER SHALL BE INCIDENTAL TO THE CONTRACT
24. THE QUANTITIES SHOWN IN THE PROJECT SPECIFICATIONS WERE ESTIMATED AT THE TIME OF BID. THE CONTRACTOR SHALL CAREFULLY REVIEW THESE QUANTITIES PRIOR TO SUBMITTAL OF A BID. IF THE CONTRACTOR DISCOVERS ANY INCONSISTENCIES BETWEEN THESE QUANTITIES AND THE FINAL ENGINEERING PLANS THEY SHALL IMMEDIATELY BRING IT TO THE ATTENTION OF THE ENGINEER PRIOR TO ANY WORK ON THE ITEM IN QUESTION.

TRAFFIC CONTROL AND MAINTENANCE:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS, BARRICADES, FLAGGERS, AND OTHER TRAFFIC CONTROL DEVICES AS REQUIRED TO PERFORM THE WORK. ALL TRAFFIC CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS, LATEST EDITION.

GRADING:

1. FINISHED SURFACES TO BE SMOOTH AND EVEN WITH NO ABRUPT OR AWKWARD CHANGES IN GRADE. PAVING AND SEED AREAS ARE TO MEET FLUSH AND SMOOTH.
2. NEW PAVEMENT TO MATCH EXISTING PAVEMENT SMOOTH AND FLUSH.
3. CONTRACTOR SHALL RESTORE (WITH TOPSOIL AND SEEDING) ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITY. TOPSOIL AND SEEDING RESTORATION OUTSIDE OF CONSTRUCTION LIMITS WILL BE AT CONTRACTOR'S EXPENSE.
4. THE OWNER RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS IN LINES AND GRADES AS THE WORK PROGRESSES WHENEVER SUCH CHANGES ARE CONSIDERED NECESSARY TO BETTER ACCOMPLISH THE INTENT OF THE DRAWINGS OR TO OBTAIN A CLOSER BALANCE BETWEEN CUT AND FILL.
5. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS REQUIRED TO ELIMINATE SEDIMENTATION INTO NON-CONSTRUCTION AREAS.
6. EROSION CONTROL BLANKET IS TO BE PLACED ON ALL SLOPES GRADED 3:1 OR GREATER.

STORM SEWER:

1. REINFORCED CONCRETE PIPE STORM SEWER SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C-76 CLASS AS SPECIFIED.
2. SEWER PIPE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS. WATER MAIN QUALITY PIPE JOINTS SHALL BE "O-RING" TYPE, ASTM C-443 AND ASTM C-361.
3. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND ASTM C-443 CONFORMING TO THE FOLLOWING MINIMUM SIZE CRITERIA UNLESS SPECIFIED OTHERWISE: A.) FOR SEWER EIGHTEEN (18) INCH DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY-EIGHT (48) INCH INSIDE DIAMETER. B.) FOR SEWER TWENTY-ONE (21) INCH TO THIRTY-SIX (36) INCH IN DIAMETER, MANHOLE SHALL HAVE A SIXTY (60) INCH INSIDE DIAMETER. C.) FOR SEWER GREATER THAN THIRTY-SIX (36) INCH DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT (48) INCH INSIDE DIAMETER.
4. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF 8 INCHES SHALL BE ALLOWED.
5. INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478.
6. FOUR INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE AGGREGATE SHALL BE USED AS BEDDING UNDER THE PIPE. THE BEDDING STONE SHALL BE GRADED ALONG THE ENTIRE LENGTH OF PIPE TO PROVIDE FULL BEARING. THE BEDDING STONE SHALL EXTEND TO THE SPRINGLINE OF THE PIPE.
7. RIM GRADES IN CURB AND GUTTER ARE EDGE OF PAVEMENT ELEVATIONS.
8. ALL EXISTING FIELD TILE AND/OR DRAIN PIPES ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH A NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND GRADE AND PUT INTO AN ACCEPTABLE OPERATING CONDITION. THE COST OF THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
9. ANY PIPES OR MANHOLES CONTAINING SEDIMENT SHALL BE CLEANED OUT PRIOR TO FINAL ACCEPTANCE.
10. STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH "O-RING" GASKETS OR MASTIC MATERIAL.

PAVEMENT AND CURB & GUTTER:

1. THE CURB AND GUTTER BASE COURSE SHALL BE CA-6, TRIMMED OR FILLED AS NECESSARY TO PROVIDE A FULL-DEPTH CURB AND GUTTER. PRIOR TO CONCRETE PLACEMENT, THE BASE COURSE SHALL BE COMPACTED AND PROOF-ROLLED.
2. EXPANSION JOINTS ARE TO BE CONSTRUCTED AT 60' MAXIMUM SPACING, ALL PC'S AND PT'S OF INTERSECTION RETURNS (RADI) AND ALL OTHER SHORT RADI, AND 4' EACH SIDE OF CURB AND GUTTER FRAMES. TWO NO. 4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY BETWEEN EXPANSION JOINTS. EXPANSION JOINTS SHALL BE DOWELED AND SPACED NO MORE THAN SIXTY FEET ON CENTER.
3. CONTRACTION JOINTS SHALL BE SAWCUT AT 10-FOOT MAXIMUM INTERVALS TO A DEPTH OF 2.5 INCHES. CONTRACTION JOINT SPACES SHALL BE SEALED WITH A COLD-POURED JOINT COMPOUND. CONCRETE CURING COMPOUND SHALL BE APPLIED AS FINISHING WORK PROCEEDS.
4. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY-LOADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNSTABLE AREAS HAVE BEEN REPAIRED. NO PAVEMENT MATERIAL IS TO BE PLACED ON A WET OR SOFT SUBGRADE. DEVELOPER'S/OWNER'S MATERIAL TESTING AGENT SHALL ALSO WITNESS PROCEDURE TO MAKE AND CERTIFY REPAIRS IN WRITING.
5. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAT EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN. ALL SAW CUTTING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

EROSION CONTROL NOTES:

1. SOIL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ARTICLES 280.04 AND 280.05 OF THE IDOT STANDARD SPECIFACATONS.
2. ALL STREETS ADJACENT TO THE PROJECT SHALL BE KEPT FREE OF DIRT, MUD, AND DEBRIS. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT STREETS ARE CLEAN AT THE END OF EACH WORKING DAY. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL THE PROJECT IS COMPLETE AND ADEQUATE VEGETATION IS ESTABLISHED.
4. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL MATERIAL OFF SITE UPON THE ESTABLISHMENT OF AN ADEQUATE STAND OF GRASS.
5. PAYMENT FOR EROSION CONTROL ITEMS NOT INCLUDED ON THE BID FORM SHALL BE CONSIDERED INCIDENTAL TO THE WORK AND WILL NOT BE PAID FOR SEPARATELY.
6. SEQUENCE OF INSTALLATION OF EROSION CONTROL ITEMS SHALL BE AS FOLLOWS:

- SILT FENCE AND CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO ANY EARTHWORK OR GRADING AT THE SITE.

- TEMPORARY SEEDING SHALL BE PLANTED WEEKLY ON ALL SLOPED AREAS DURING SEASONS WHEN PERMANENT SEEDING IS NOT POSSIBLE.
7. THE SOIL EROSION CONTROL PLANS SHALL BE MAINTAINED BY THE CONTRACTOR AND MADE AVAILABLE AT THE SITE AT ALL TIMES.
8. ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE ANY WORK BEGINS ON SITE.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.
10. TOPSOIL STOCK PILES SHALL BE PROTECTED. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT & EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
11. IF GROUNDWATER IS ENCOUNTERED ON-SITE PRIOR TO OR DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A DEWATERING SYSTEM PLAN TO THE COUNTY FOR REVIEW. THE PLAN SHALL FOLLOW AT A MINIMUM THE STANDARDS CONTAINED IN ILLINOIS URBAN MANUAL CODE 813 "DEWATERING".
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL THE SEDIMENTATION CONTROL MEASURES. INSPECTIONS SHALL BE CONDUCTED AFTER A RAIN EVENT, AND IF MAINTENANCE OF THE STRUCTURES IS NECESSARY, INCLUDING REPAIR OF DAMAGE AND REMOVAL OF DEPOSITS OR SEDIMENT FROM VEGETATIVE FILTERS, IT SHALL BE DONE BY THE CONTRACTOR.

STATE STANDARDS:

- | | |
|-----------|---|
| 424001-10 | PERPENDICULAR CURB RAMPS FOR SIDEWALKS |
| 424006-03 | DIAGONAL CURB RAMPS FOR SIDEWALKS |
| 424011-03 | CORNER PARALLEL CURB RAMPS FOR SIDEWALKS |
| 424016-04 | MID-BLOCK CURB RAMPS FOR SIDEWALKS |
| 424026-02 | ENTRANCE / ALLEY PEDESTRIAN CROSSING |
| 701006-05 | OFF ROAD OPERATIONS, 2L, 2W, 15' (4.5m) TO 24" (600mm) FROM PAVEMENT EDGE |
| 701301-04 | LANE CLOSURE, 2L, 2W, SHORT TIME OPERATIONS |
| 701901-07 | TRAFFIC CONTROL DEVICES |

LEGEND

EXISTING

PROPOSED

CURB & GUTTER		
BARRIER CURB		
EDGE OF PAVEMENT		
SANITARY SEWER		
STORM SEWER		
DRAIN TILE		
UNDERDRAIN		
SILT FENCE		
ELECTRIC		
CABLE		
ELECTRIC		
GAS		
TELEPHONE		
WATER		
OVERHEAD WIRE		
MANHOLE		
CATCH BASIN		
INLET		
FLARED END SECTION (FES)		
FILL STRUCTURE		
REMOVE STRUCTURE		
RECONSTRUCT STRUCTURE		
ADJUST STRUCTURE		
VALVE VAULT		
VALVE & BOX		
BUFFALO BOX		
HYDRANT		
GAS VALVE		
HANDHOLE		
UTILITY PEDESTAL		
UTILITY POLE		
UTILITY POLE W/STREET LIGHT		
STREET LIGHT		
WALKWAY LIGHT		
YARD LIGHT		
SPOT LIGHT		
STREET LIGHT CONTROLLER		
BORING LOCATION		
BASKETBALL HOOP		
MAIL BOX		
SIGN		
FENCE		
REMOVE TREE		
TREE(DECIDUOUS)		
TREE(CONIFEROUS)		
SIDEWALK REMOVAL		
PROPOSED SIDEWALK		

REVISIONS:						DRAWN BY: RT
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	
4/18/18	EW	SEW COMMENTS				



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

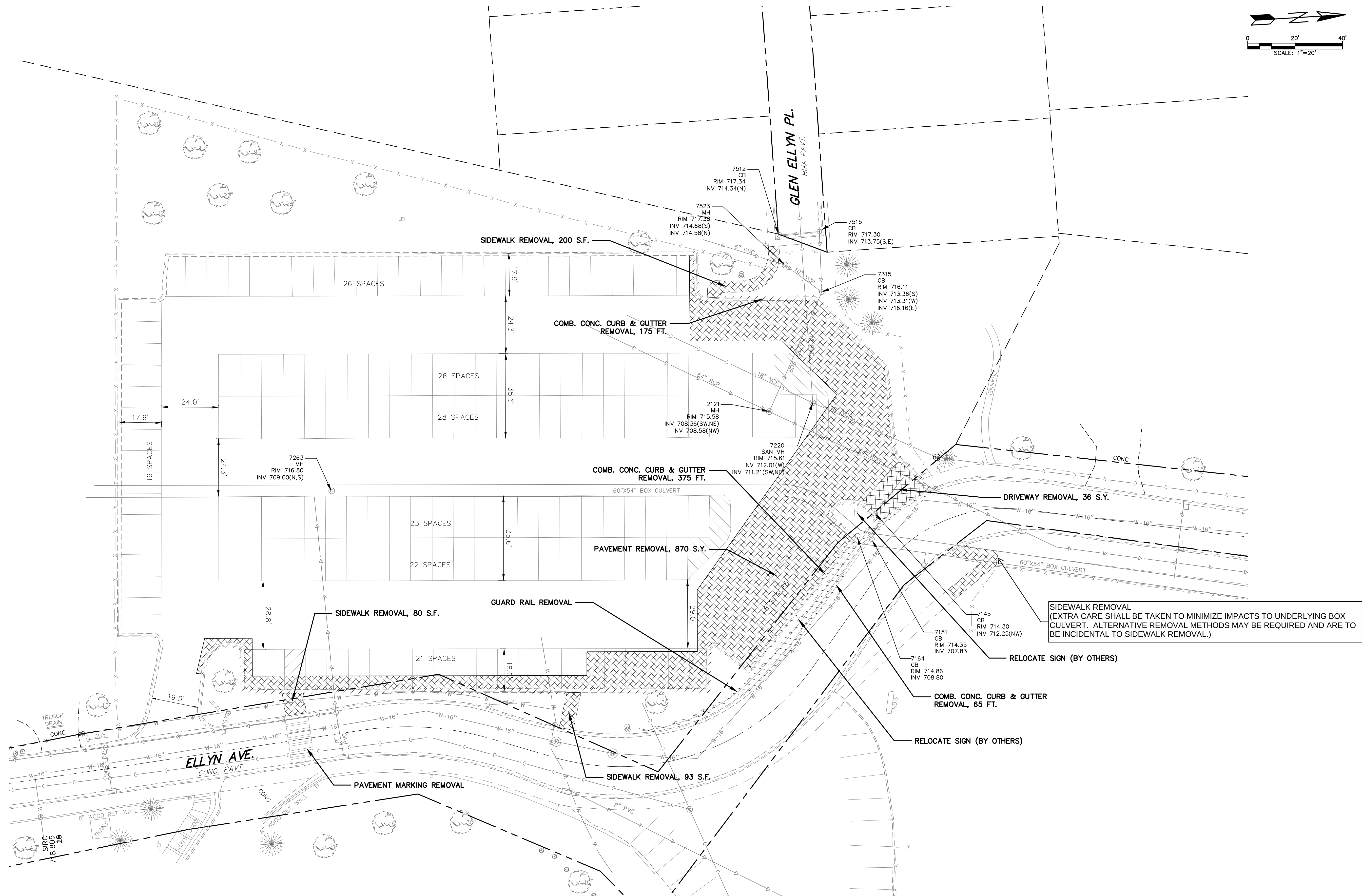
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

GLENBARD WEST PARKING LOT
AND SIDEWALK IMPROVEMENTS
VILLAGE OF GLEN ELLYN, ILLINOIS

TITLE:

GENERAL NOTES AND LEGEND

SCALE:	1"=10'
DATE:	April, 2018
JOB NO:	170309
SHEET	2 OF 6



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: RT
CHECKED BY: PK
APPROVED BY: BD



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

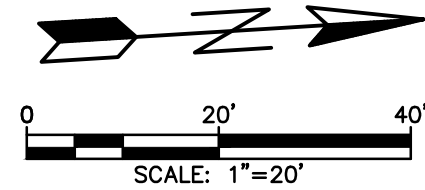
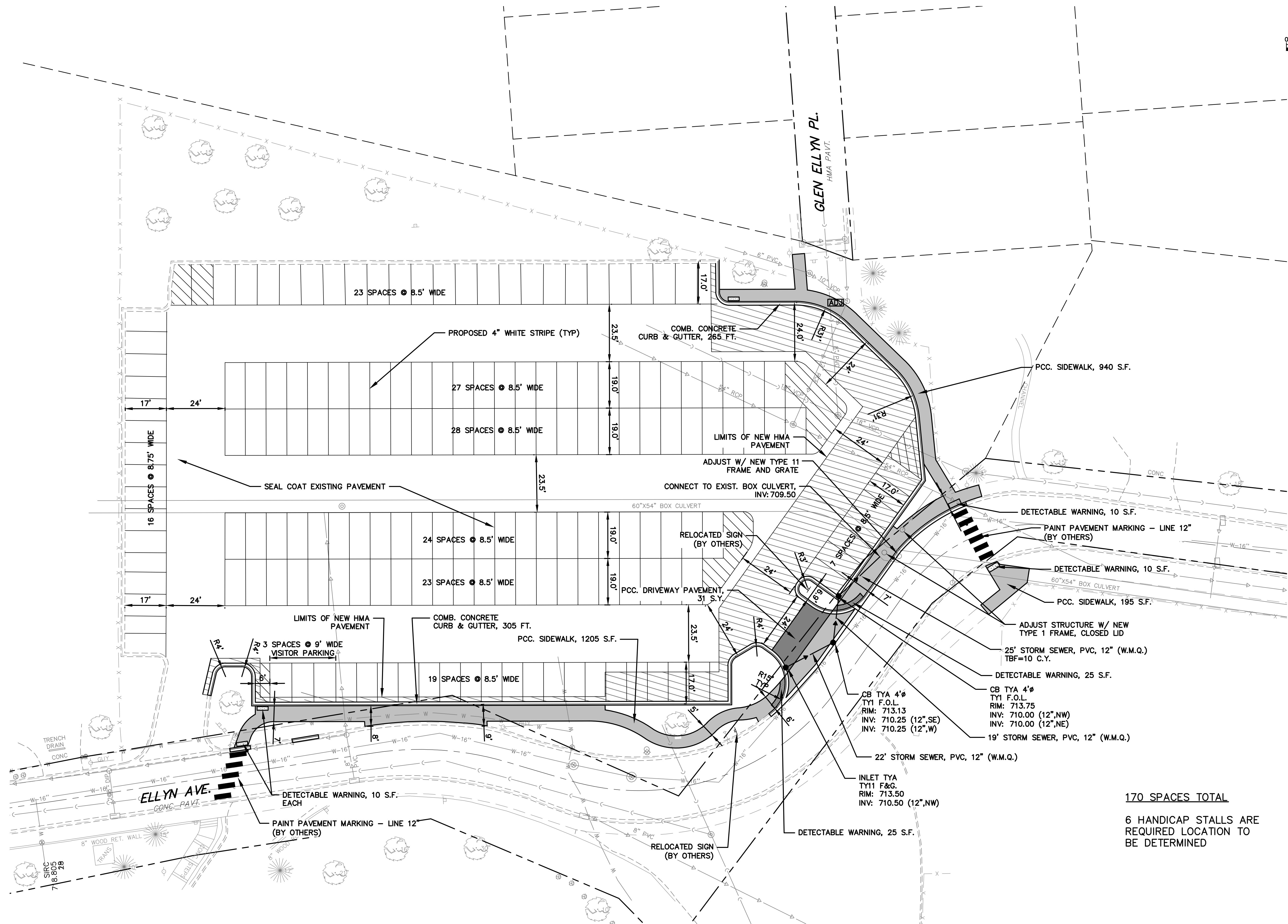
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**GLENBARD WEST PARKING LOT
AND SIDEWALK IMPROVEMENTS
VILLAGE OF GLEN ELLYN, ILLINOIS**

TITLE: **EXISTING CONDITIONS
AND
DEMOLITION PLAN**

SCALE:	1"=20'
DATE:	April, 2018
JOB NO:	121102.FD
SHEET	3 OF 6



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: RT
CHECKED BY: PK
APPROVED BY: BD



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

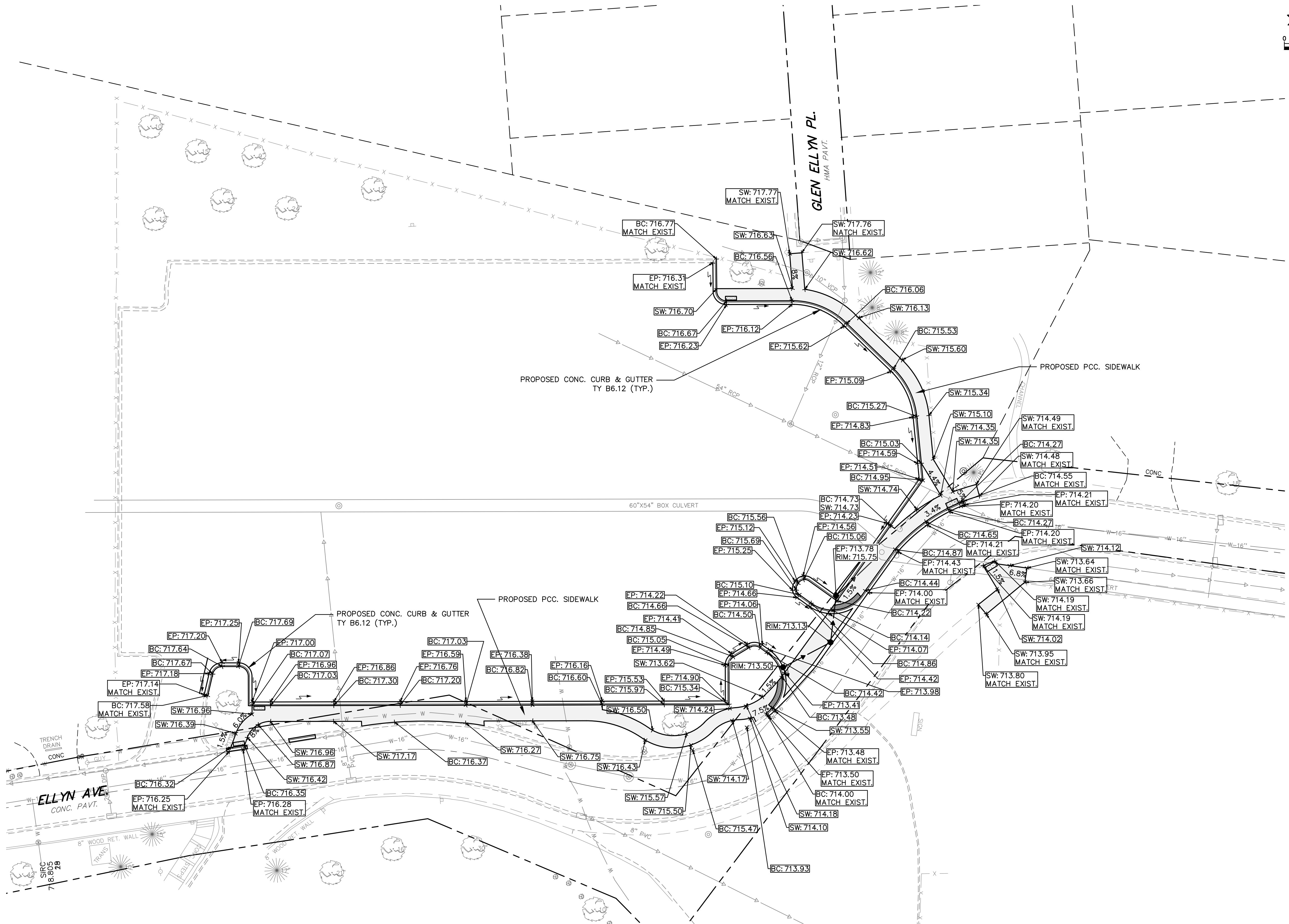
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**GLENBARD WEST PARKING LOT
AND SIDEWALK IMPROVEMENTS
VILLAGE OF GLEN ELLYN, ILLINOIS**

TITLE:

GEOMETRY AND UTILITY PLAN

SCALE: 1"=20'
DATE: April, 2018
JOB NO: 121102.FD
SHEET 4 OF 6



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: RT
CHECKED BY: PK
APPROVED BY: BD



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

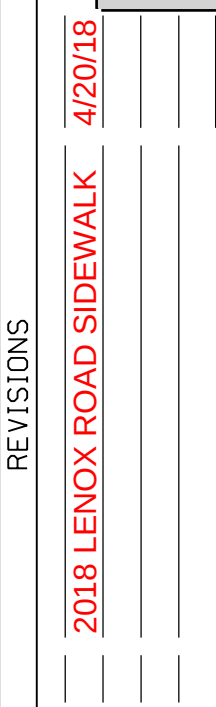
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**GLENBARD WEST PARKING LOT
AND SIDEWALK IMPROVEMENTS
VILLAGE OF GLEN ELLYN, ILLINOIS**

TITLE:
GRADING PLAN

SCALE: 1"=20'
DATE: April, 2018
JOB NO: 121102.FD
SHEET 5 OF 6



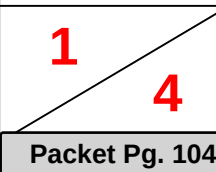
2014 LENOX ROAD IMPROVEMENTS

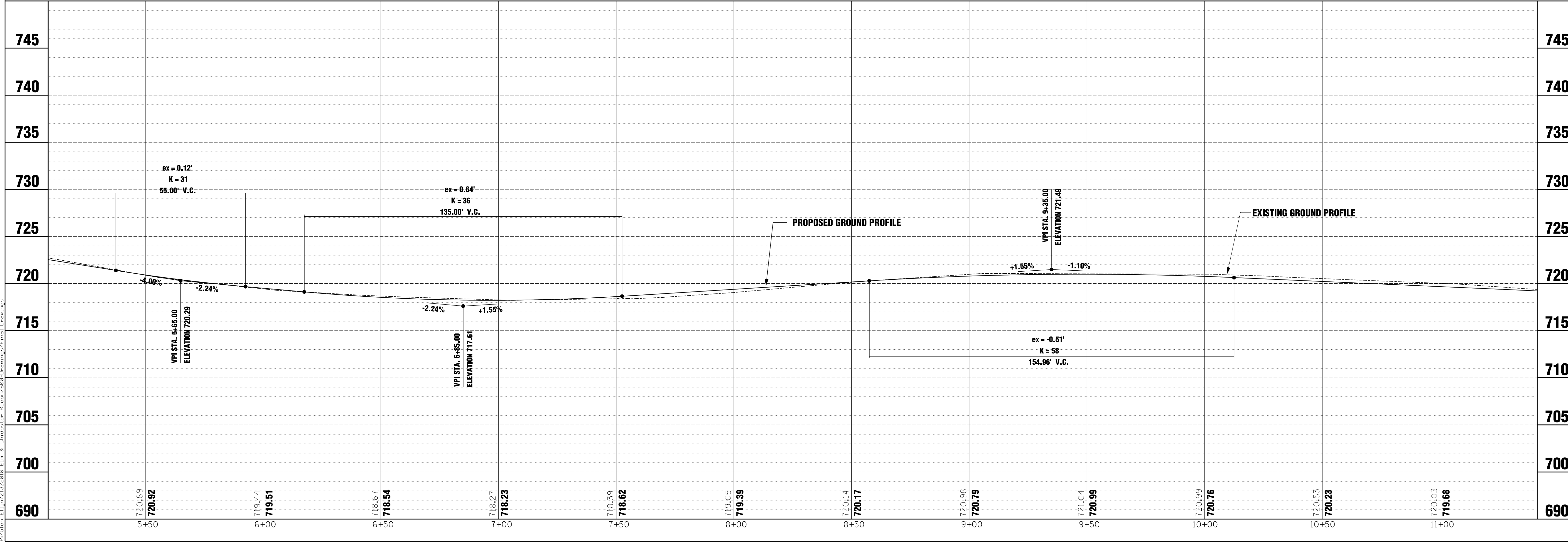
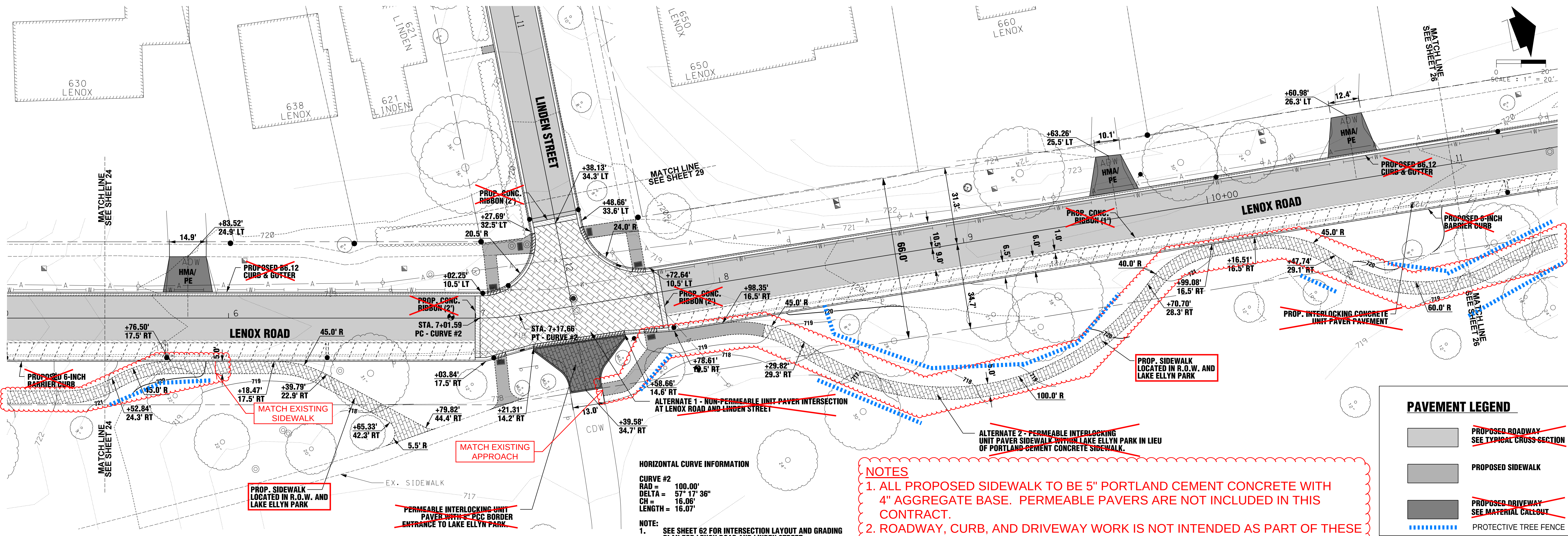
RHMG

www.rhmg.com
rhmg@rhmg.com

DATE
JANUARY, 2014
PROJECT NO.
21322010
SHEET

1
4
Packet Pg. 104





2018 LENOX ROAD SIDEWALK

4/20/18

F.1.c

LENOX ROAD

ROADWAY PLAN AND PROFILE

STA. 5+00 TO 11+00

2014 LENOX ROAD IMPROVEMENTS

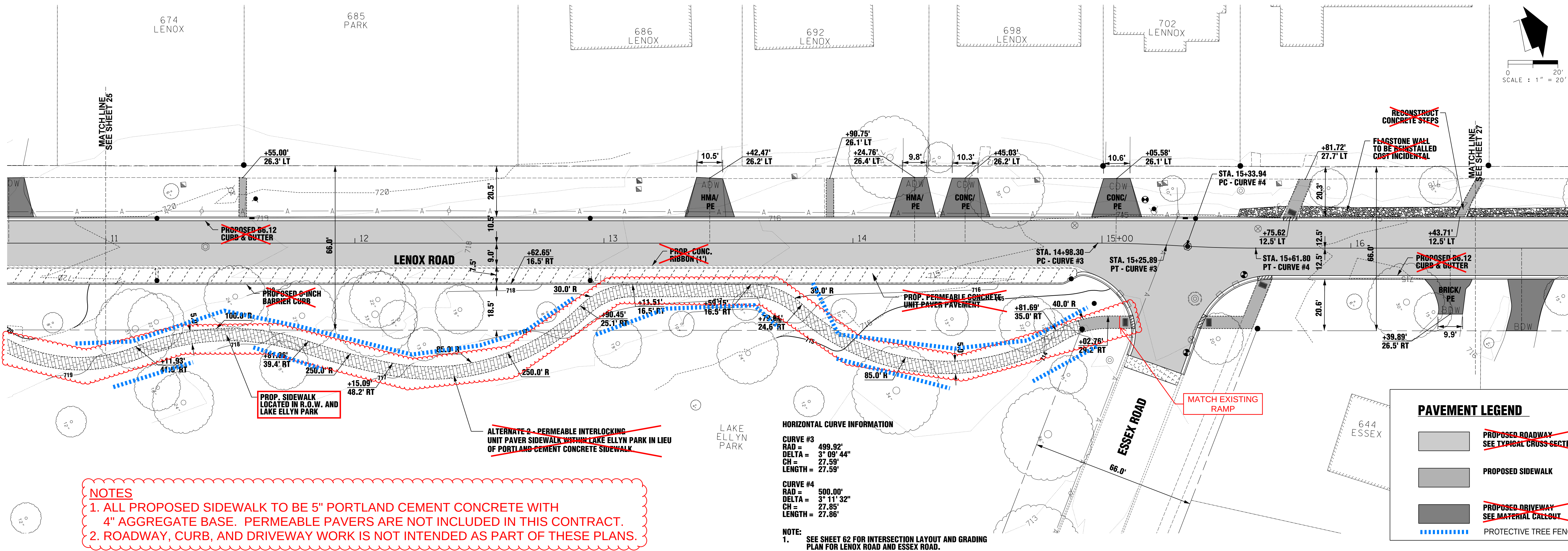
RHMG ENGINEERS, INC.

535 TOLWAY ROAD, SUITE F
MUNDELEIN, ILLINOIS 60060
847-382-5589

www.rhmg.com
rhmg@rhmg.com

DESIGNED BY: BWM
DRAWN BY: NAT
CHECKED BY: WRR
SCALE: 1" = 20'
DATE: JANUARY, 2014
PROJECT NO.: 21322010
SHEET: 2
4

Packet Pg. 105



NOTES

1. ALL PROPOSED SIDEWALK TO BE 5" PORTLAND CEMENT CONCRETE WITH 4" AGGREGATE BASE. PERMEABLE PAVERS ARE NOT INCLUDED IN THIS CONTRACT.
2. ROADWAY, CURB, AND DRIVEWAY WORK IS NOT INTENDED AS PART OF THESE PLANS.

HORIZONTAL CURVE INFORMATION

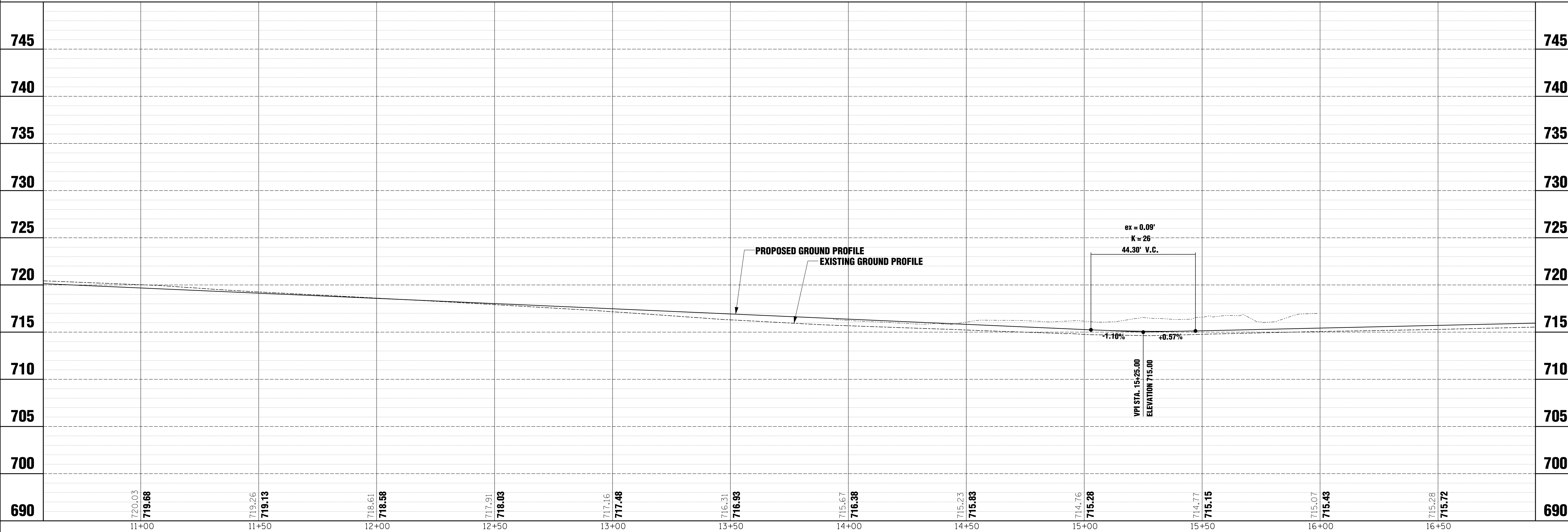
CURVE #3
RAD = 499.92'
DELTA = 3° 09' 44"
CH = 27.59'
LENGTH = 27.59'

CURVE #4
RAD = 500.00'
DELTA = 3° 11' 32"
CH = 27.85'
LENGTH = 27.86'

NOTE:
1. SEE SHEET 62 FOR INTERSECTION LAYOUT AND GRADING PLAN FOR LENOX ROAD AND ESSEX ROAD.

PAVEMENT LEGEND

- PROPOSED ROADWAY
SEE TYPICAL CROSS SECTION
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY
SEE MATERIAL CALLOUT
- PROTECTIVE TREE FENCE



REVISIONS	2018 LENOX ROAD SIDEWALK	4/20/18

LENOX ROAD
ROADWAY PLAN AND PROFILE
STA. 11+00 TO 16+50

2014 LENOX ROAD IMPROVEMENTS

RHMG ENGINEERS, INC.
535 TOLWAY ROAD, SUITE F
ELGIN, ILLINOIS 60123
847-742-5959

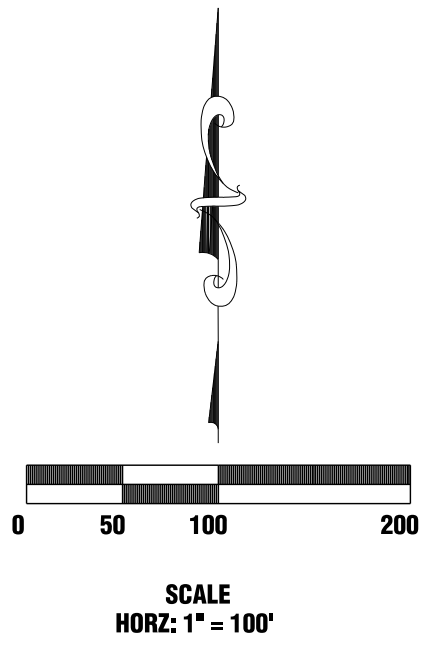
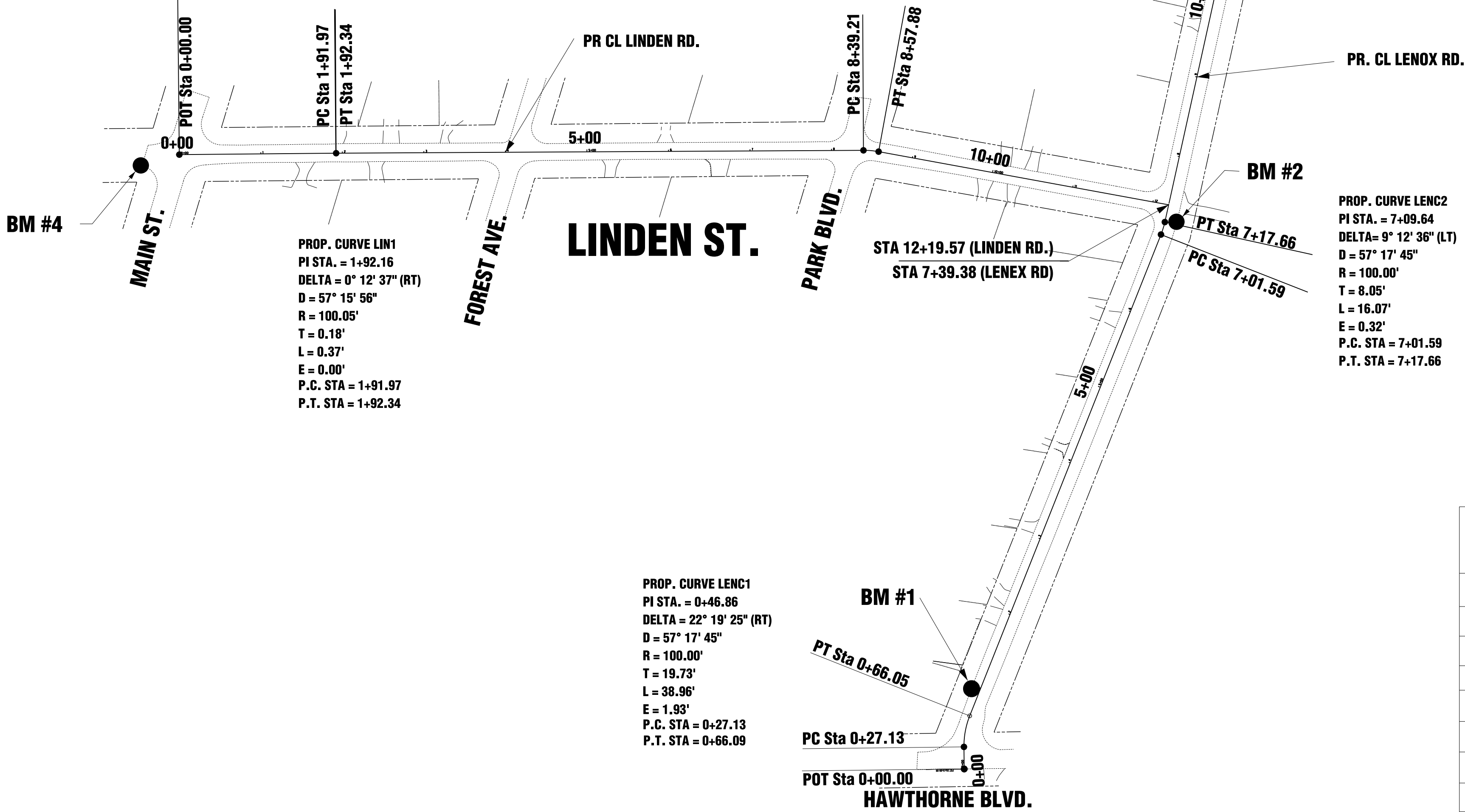
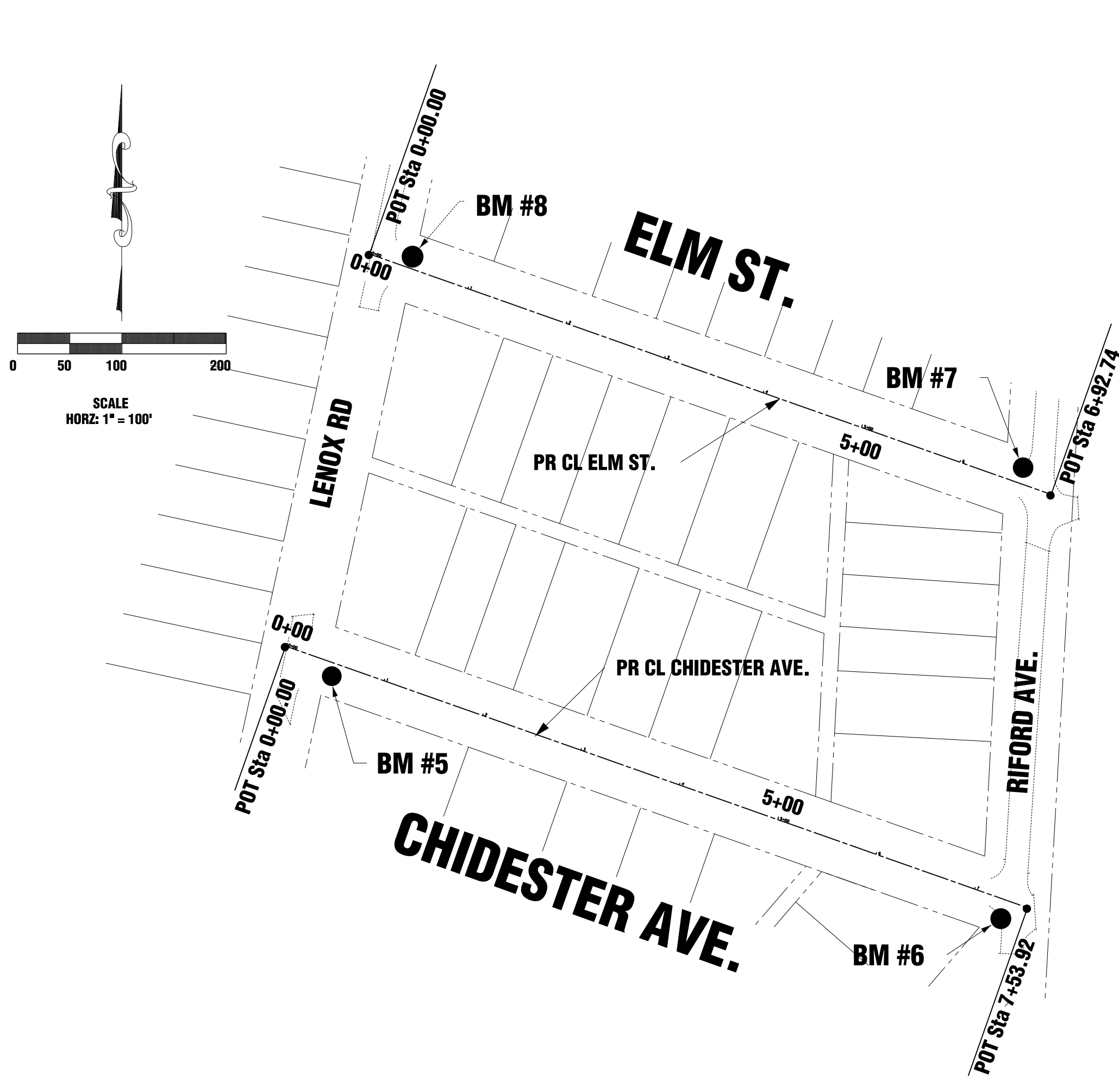


DESIGNED BY: RWM
DRAWN BY: NAT
CHECKED BY: WRR
SCALE: 1" = 20'

DATE: JANUARY, 2014
PROJECT NO.: 21322010
SHEET: 3

4

P:\Glen_Ellyn\213222018_Ellyn & Chidester_Recon\688-Drawings\Final Drawings



PROP. CURVE LENC3
PI STA. = 15+12.09
DELTA = 3° 09' 44" (RT)
D = 11° 27' 40"
R = 499.92'
T = 13.80'
L = 27.59'
E = 0.19'
P.C. STA = 14+98.30
P.T. STA = 15+25.89

PROP. CURVE LENC4
PI STA. = 15+47.87
DELTA = 3° 11' 32" (LT)
D = 11° 27' 33"
R = 500.00'
T = 13.93'
L = 27.86'
E = 0.18'
P.C. STA = 15+33.94
P.T. STA = 15+61.80

PROP. CURVE LIN2
PI STA. = 8+48.57
DELTA = 10° 41' 40" (RT)
D = 57° 17' 45"
R = 100.00'
T = 9.36'
L = 18.67'
E = 0.44'
P.C. STA = 8+39.21
P.T. STA = 8+57.88

PROP. CURVE LENC2
PI STA. = 7+09.64
DELTA = 9° 12' 36" (LT)
D = 57° 17' 45"
R = 100.00'
T = 8.05'
L = 16.07'
E = 0.32'
P.C. STA = 7+01.59
P.T. STA = 7+17.66

PROP. CURVE LIN1
PI STA. = 1+92.16
DELTA = 0° 12' 37" (RT)
D = 57° 15' 56"
R = 100.05'
T = 0.18'
L = 0.37'
E = 0.00'
P.C. STA = 1+91.97
P.T. STA = 1+92.34

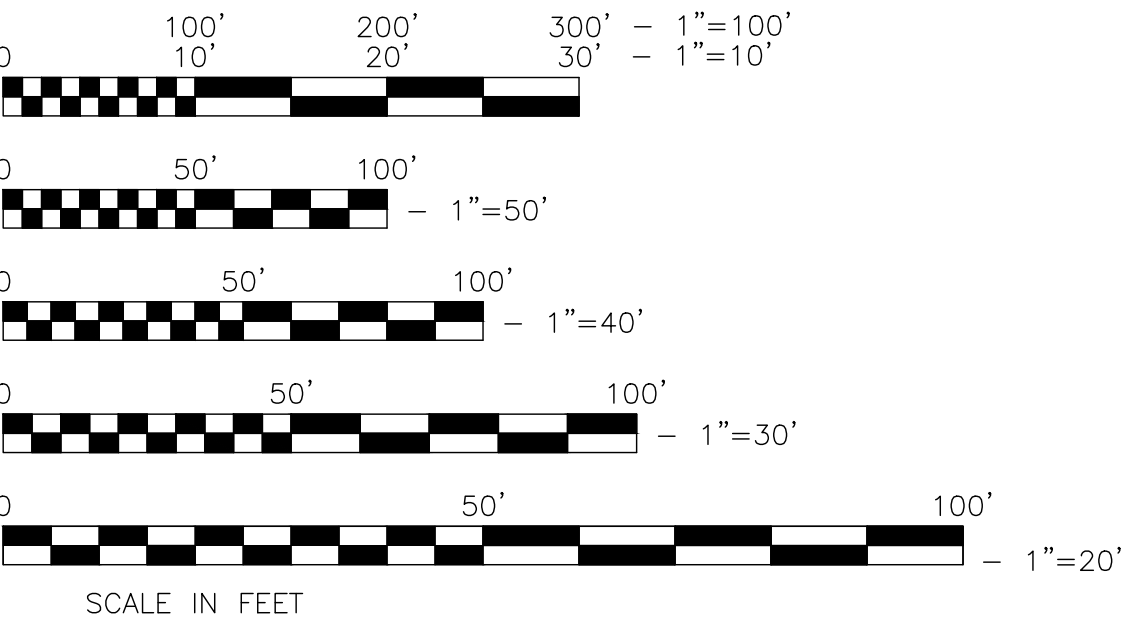
PROP. CURVE LENC1
PI STA. = 0+46.86
DELTA = 22° 19' 25" (RT)
D = 57° 17' 45"
R = 100.00'
T = 19.73'
L = 38.96'
E = 1.93'
P.C. STA = 0+27.13
P.T. STA = 0+66.09

STATIONING			
ROADWAY/ STATION	NORTHING	EASTING	DESCRIPTION
LENOX 0+00	1,899,403.7055	1,058,047.4797	BACK OF CURB SOUTH SIDE HAWTHORNE
21+04.26	1,901,428.3295	1,058,594.5872	
LINDEN 0+00	1,900,157.6261	1,057,084.7154	CENTERLINE-CENTERLINE AT INT. OF MAIN STREET AND LINDEN STREET
12+19.57	1,900,096.0511	1,058,298.2464	
CHIDESTER 0+00	1,901,687.1142	1,058,917.3137	BACK OF CURB WEST SIDE OF LENOX
7+53.92	1,901,436.4116	1,059,628.3269	
ELM 0+00	1,902,062.8417	1,058,997.6438	BACK OF CURB WEST SIDE OF LENOX
6+92.74	1,901,832.4817	1,059,650.9636	

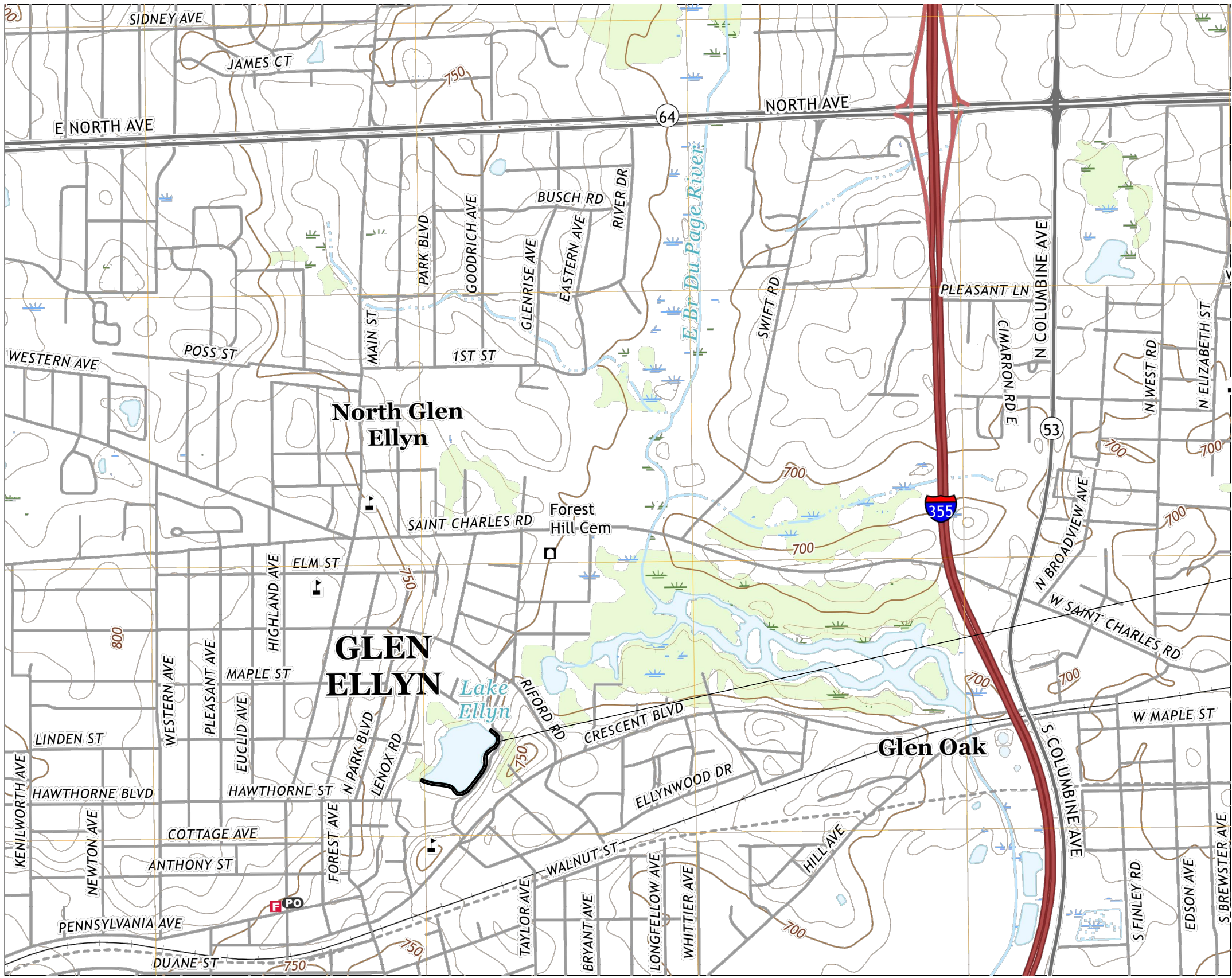
LIST OF BENCHMARKS				
BENCH MARK	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM #1	1,899,501.3470	1,058,059.1888	718.53	"X" CUT TOP OF CURB
BM #2	1,900,075.1968	1,058,309.50	718.18	"X" CUT IN APRON OF PARK ENTRANCE, SOUTH WEST CORNER
BM #3	1,901,421.85	1,058,587.31	722.79	"X" CUT TOP OF CURB
BM #4	1,900,144.37	1,057,037.64	768.63	"X" CUT TOP OF CURB
BM #5	1,901,658.49	1,058,957.00	716.40	"X" CUT TOP OF CURB
BM #6	1,901,426.47	1,059,600.44	702.68	"X" CUT TOP OF CURB
BM #7	1,901,858.69	1,059,619.14	717.03	"X" CUT TOP OF CURB
BM #8	1,902,060.87	1,059,036.62	718.32	"X" CUT TOP OF CURB

PLANS FOR PROPOSED
LAKE ELLYN SIDEWALK IMPROVEMENTS
PROJECT: 16010
VILLAGE OF GLEN ELLYN
DU PAGE COUNTY

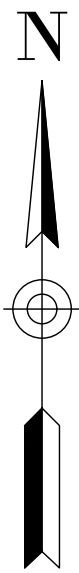
SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	SUMMARY OF QUANTITES
4	TYPICAL SECTIONS
5	REMOVAL PLAN – STA. 0+00 TO STA. 5+00
6	REMOVAL PLAN – STA. 5+00 TO STA. 10+00
7	REMOVAL PLAN – STA. 10+00 TO STA. 15+00
8	REMOVAL PLAN – STA. 15+00 TO STA. 19+00
9	PLAN & PROFILE – STA. 0+00 TO STA. 5+00
10	PLAN & PROFILE – STA. 5+00 TO STA. 10+00
11	PLAN & PROFILE – STA. 10+00 TO STA. 15+00
12	PLAN & PROFILE – STA. 15+00 TO STA. 19+00
13	CROSS SECTIONS (SHEET 1 OF 18)
14	CROSS SECTIONS (SHEET 2 OF 18)
15	CROSS SECTIONS (SHEET 3 OF 18)
16	CROSS SECTIONS (SHEET 4 OF 18)
17	CROSS SECTIONS (SHEET 5 OF 18)
18	CROSS SECTIONS (SHEET 6 OF 18)
19	CROSS SECTIONS (SHEET 7 OF 18)
20	CROSS SECTIONS (SHEET 8 OF 18)
21	CROSS SECTIONS (SHEET 9 OF 18)
22	CROSS SECTIONS (SHEET 10 OF 18)
23	CROSS SECTIONS (SHEET 11 OF 18)
24	CROSS SECTIONS (SHEET 12 OF 18)
25	CROSS SECTIONS (SHEET 13 OF 18)
26	CROSS SECTIONS (SHEET 14 OF 18)
27	CROSS SECTIONS (SHEET 15 OF 18)
28	CROSS SECTIONS (SHEET 16 OF 18)
29	CROSS SECTIONS (SHEET 17 OF 18)
30	CROSS SECTIONS (SHEET 18 OF 18)
31	EARTHWORK TABLES
32	VILLAGE OF GLEN ELLYN DETAILS



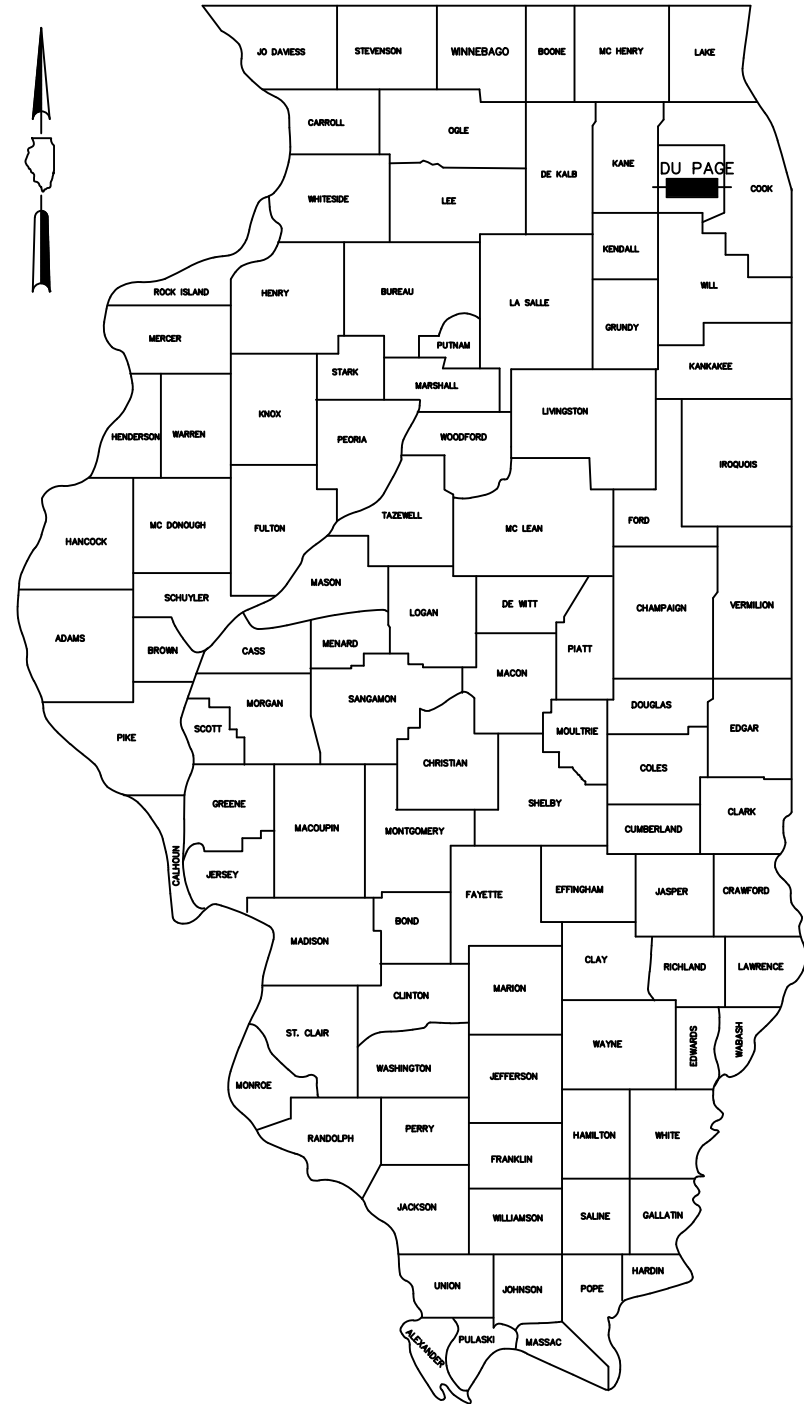
FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZE PLANS WILL NOT CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS ON REDUCED PLANS, THE ABOVE SCALES CAN BE USED



LOCATION MAP
LENGTH OF PROJECT = 1,758 FT. (0.33 MILES)
(NOT TO SCALE)



PROJECT LOCATION



LOCATION OF SECTION INDICATED THUS: — ■ —

J. U. L. I. E.
JOINT UTILITY INFORMATION
FOR EXCAVATION



CALL 811

CONTACT INFORMATION

VILLAGE OF GLEN ELLYN
30 SOUTH LAMBERT ROAD
GLEN ELLYN, IL 60137
CONTACT: STEVEN WARNER, CIVIL ENGINEER
PHONE: (630) 547-5512

COMMONWEALTH EDISON

REPORT DAMAGE: (800) 334-7661
LOCATING: (312) 744-7000
DAMAGE PREVENTION: (630) 333-2230

AT&T

REPORT DAMAGE: (888) 611-4466
LOCATING: (800) 762-0592
DAMAGE PREVENTION: (708) 709-2523

NICOR

LOCATING SERVICES
PHONE: (630) 918-0817

COMCAST CABLE

PHONE: (800) 266-2278

PROFESSIONAL ENGINEER SEAL

VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

COVER SHEET

PROJ NO:
16010
DATE:
4-20-2018

DWN.	SEW
CHK.	RFD
APPD.	RFD

SHEET NO.
1 of 32

RICHARD F. DAUBERT
ILLINOIS LICENSE NO. 062-065156
DATE OF EXPIRATION 11/30/2019
APPLIES TO SHEETS 1-32

SCHEDULE OF QUANTITIES

ALTERNATE BID A - LAKE ROAD SIDEWALK			
ITEM NO.	PAY ITEM	UNIT	QUANTITY
SP-1	TRAFFIC CONTROL AND PROTECTION	L SUM	1
SP-2	STREET SWEEPING	DAY	3
SP-3	CONSTRUCTION LAYOUT	LSUM	1
SP-4	INLET AND PIPE PROTECTION	EACH	3
28000400	PERIMETER EROSION BARRIER	FOOT	100
SP-6A	TREE ROOT PRUNING	FOOT	780
SP-6B	INSTALLATION AND MAINTENANCE OF PROTECTIVE TREE FENCE	FOOT	925
20100110	TREE REMOVAL (6 TO 15 UNITS)	UNIT	18
SP-10	PARKWAY RESTORATION, SEEDING (SPECIAL)	SQ YD	1950
20101700	SUPPLEMENTAL WATERING	UNIT	5
SP-11	SPECIAL EXCAVATION	CU YD	15
SP-12	EMBANKMENT, SPECIAL	CU YD	5
SP-13	NON-SPECIAL WASTE DISPOSAL	CU YD	10
SP-14	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CU YD	22
SP-15	POROUS GRANULAR EMBANKMENT, SPECIAL	CU YD	22
21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	66
SP-20B	SIDEWALK REMOVAL	SQ FT	250
SP-26	NEW PORTLAND CEMENT CONCRETE SIDEWALK	SQ FT	5950
SP-27	PROTECTIVE COAT	SQ YD	662
SP-28	DETECTABLE WARNINGS (SPECIAL)	SQ FT	10
SP-35A	CATCH BASINS, MANHOLES, INLETS, VALVE VAULTS TO BE ADJUSTED	EACH	1
SP-38	CHAIN LINK FENCE TO BE REMOVED AND RE-ERECTED	FOOT	0
SP-42	SEGMENTAL CONCRETE BLOCK WALL REMOVAL	SQ FT	195

ALTERNATE BID B - LAKE ELLYN SOUTH SHORE SIDEWALK			
ITEM NO.	PAY ITEM	UNIT	QUANTITY
SP-1	TRAFFIC CONTROL AND PROTECTION	L SUM	1
SP-2	STREET SWEEPING	DAY	3
SP-3	CONSTRUCTION LAYOUT	LSUM	1
SP-4	INLET AND PIPE PROTECTION	EACH	2
28000400	PERIMETER EROSION BARRIER	FOOT	100
SP-6A	TREE ROOT PRUNING	FOOT	0
SP-6B	INSTALLATION AND MAINTENANCE OF PROTECTIVE TREE FENCE	FOOT	0
20100110	TREE REMOVAL (6 TO 15 UNITS)	UNIT	0
SP-10	PARKWAY RESTORATION, SEEDING, (SPECIAL)	SQ YD	1100
20101700	SUPPLEMENTAL WATERING	UNIT	5
SP-11	SPECIAL EXCAVATION	CU YD	0
SP-12	EMBANKMENT, SPECIAL	CU YD	25
SP-13	NON-SPECIAL WASTE DISPOSAL	CU YD	10
SP-14	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CU YD	13
SP-15	POROUS GRANULAR EMBANKMENT, SPECIAL	CU YD	13
21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	38
SP-20B	SIDEWALK REMOVAL	SQ FT	304
SP-26	NEW PORTLAND CEMENT CONCRETE SIDEWALK	SQ FT	3429
SP-27	PROTECTIVE COAT	SQ YD	381
SP-28	DETECTABLE WARNINGS (SPECIAL)	SQ FT	10
SP-35A	CATCH BASINS, MANHOLES, INLETS, VALVE VAULTS TO BE ADJUSTED	EACH	0
SP-38	CHAIN LINK FENCE TO BE REMOVED AND RE-ERECTED	FOOT	15
SP-42	SEGMENTAL CONCRETE BLOCK WALL REMOVAL	SQ FT	0

DATE

REV NO

DESCRIPTION

XX-XX-XX

LAKE ELLYN SIDEWALK IMPROVEMENTS

SUMMARY OF QUANTITES

PROJ NO:
16010

DATE:
4-20-2018

DWN.

SEW

CHK.

RFD

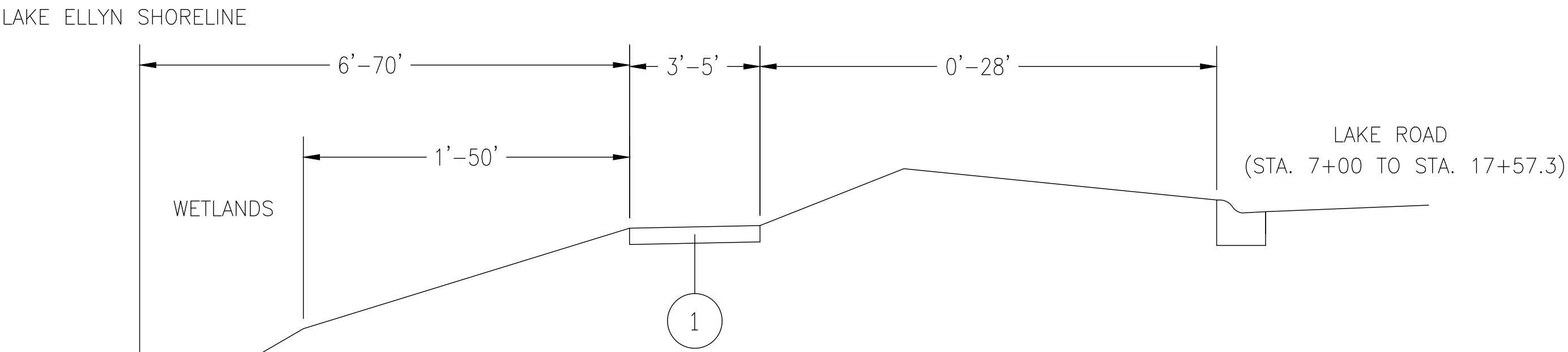
APPD.

RFD

SHEET NO.
3 of 32

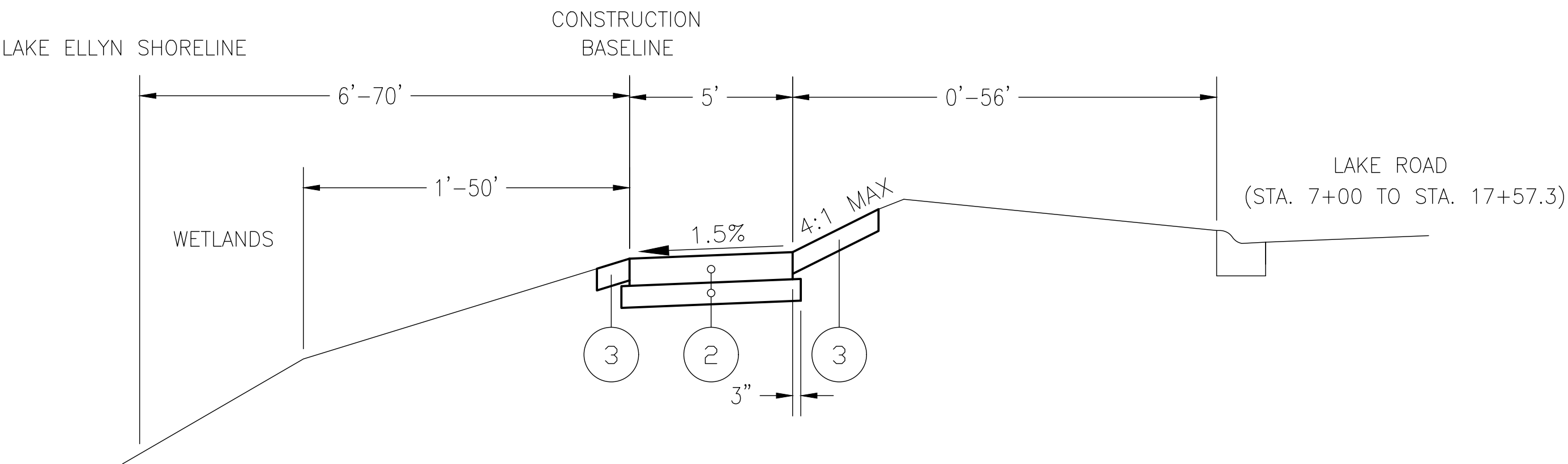
VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756





TYPICAL SECTION - EXISTING PATH

STA. 0+00 TO STA. 17+57.3



TYPICAL SECTION - PROPOSED SIDEWALK

STA. 0+00 TO STA. 17+57.3

LEGEND

- ① EXISTING AGGREGATE PATH
- ② NEW PORTLAND CEMENT CONCRETE SIDEWALK (5" CONCRETE WITH 4" AGGREGATE BASE)
- ③ PARKWAY RESTORATION, SEEDING (SPECIAL)

NOTES

- CONSTRUCTION BASELINE IS DEFINED AS LAKEWARD EDGE OF PROPOSED SIDEWALK. ALL PROFILES AND HORIZONTAL ALIGNMENTS ARE REPRESENTATIVE OF THE CONSTRUCTION BASELINE.
- CONSTRUCTION BASELINE IS INTENDED TO MATCH EXISTING GRADE AS MUCH AS POSSIBLE EXCEPT FOR INSTANCES OF PROFILE ADJUSTMENTS FOR ADA COMPLIANCE OR DRAINAGE. SEE PLAN AND PROFILE SHEETS FOR MORE INFORMATION.
- LIMITS OF TOPSOIL, SEED, AND BLANKET SHALL BE SHOWN ON THE PLANS OR WHERE DIRECTED BY THE ENGINEER.

REV. NO. DESCRIPTION		DATE	
			XX-XX-XX

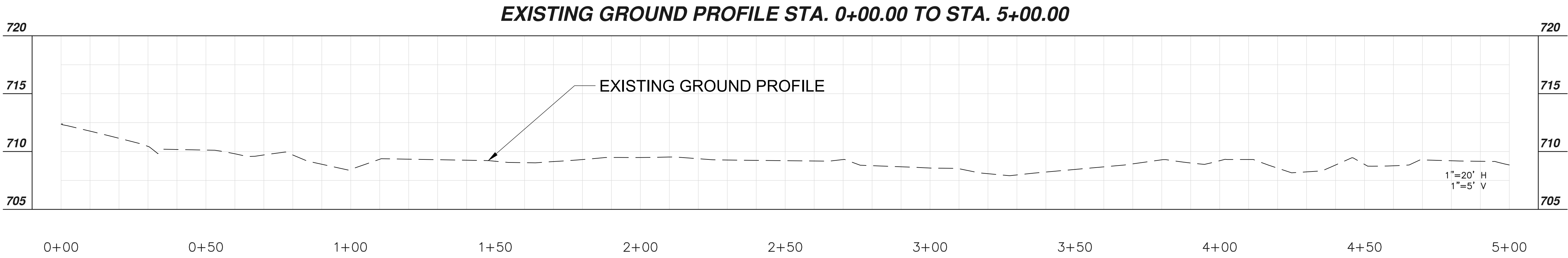
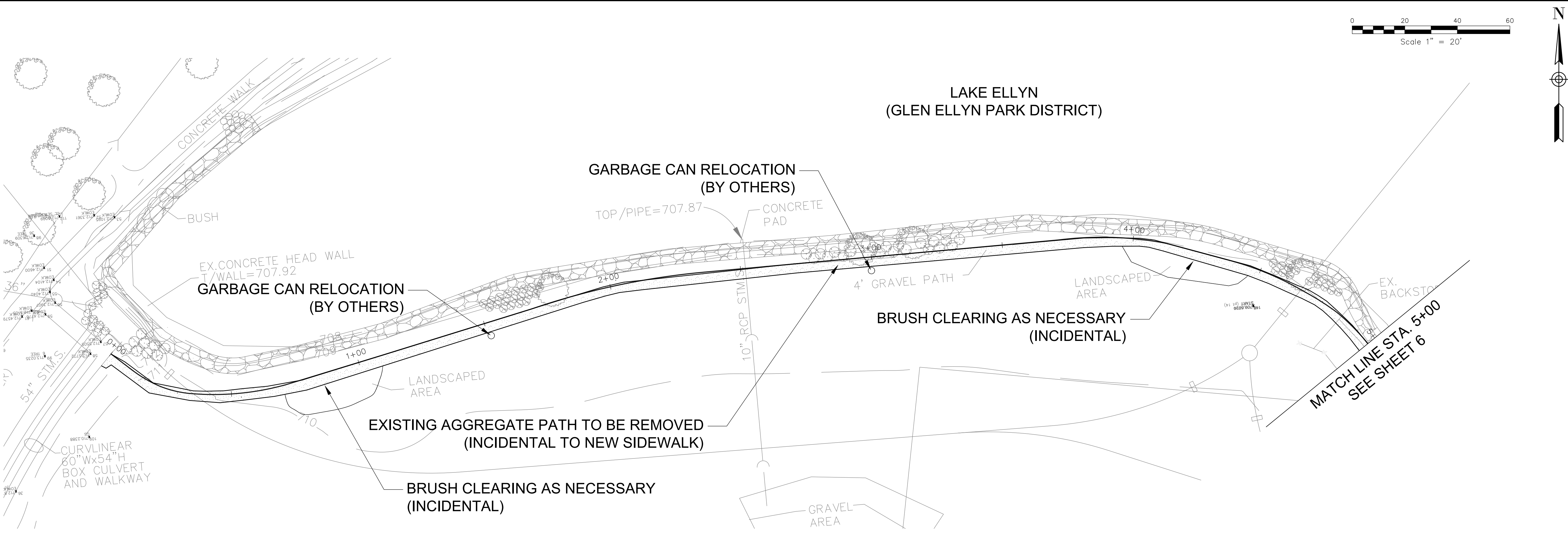
VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS	
TYPICAL SECTIONS	

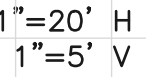
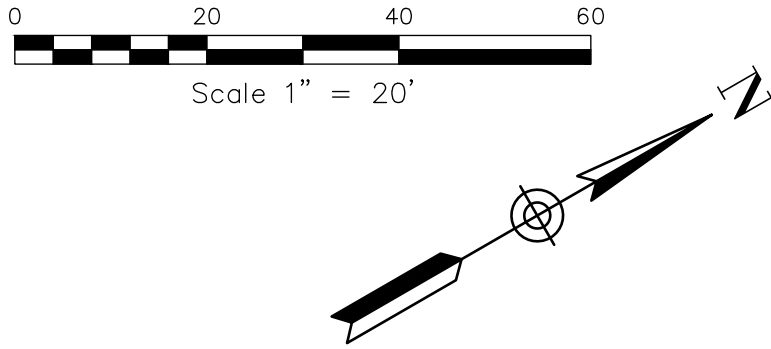
PROJ NO: 16010	
DATE: 4-20-2018	
DWN.	SEW
CHK.	RFD
APPD.	RFD

SHEET NO.
4 of 32

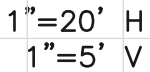
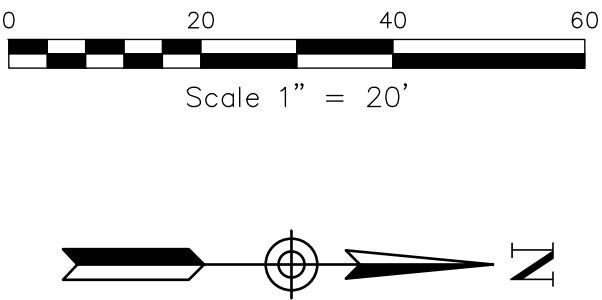


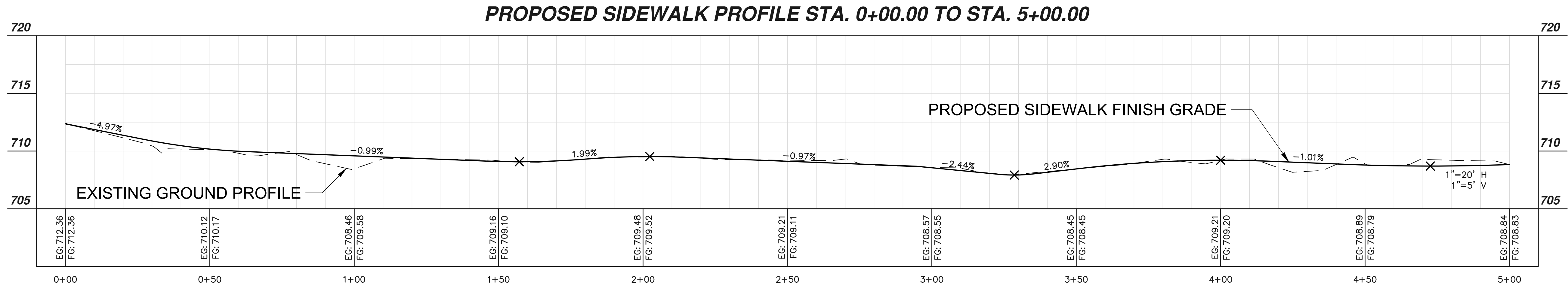
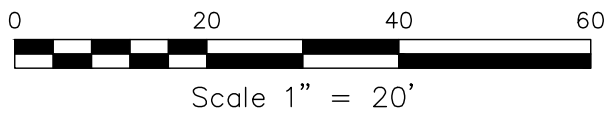
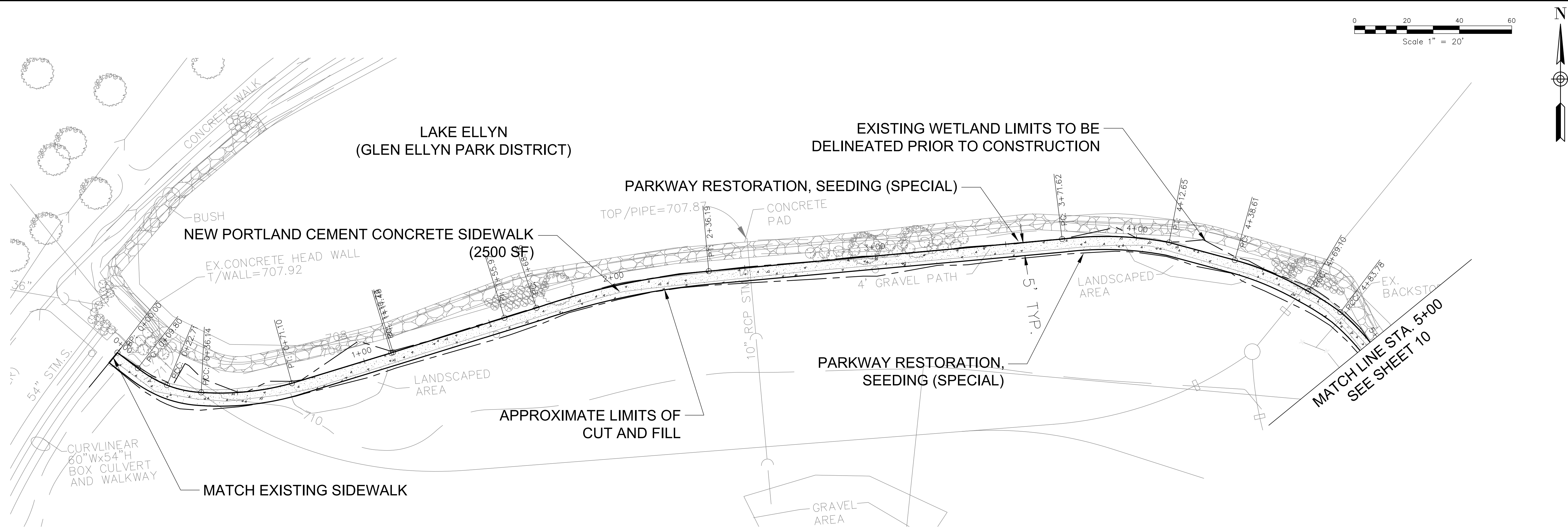
LAKE ELLYN SIDEWALK IMPROVEMENTS REMOVAL PLAN - STA. 0+00 TO STA. 5+00		 VILLAGE OF GLEN ELLYN PUBLIC WORKS - ENGINEERING 30 SOUTH LAMBERT ROAD GLEN ELLYN, ILLINOIS 60137 PH. (630) 469-6756		REV. NO.	DESCRIPTION	DATE
PROJ NO:		16010				
DATE:		4-20-2018				
DWN	SEW					
CHK	RFD					
APPD.	RFD					
SHEET NO.		5 of 32				



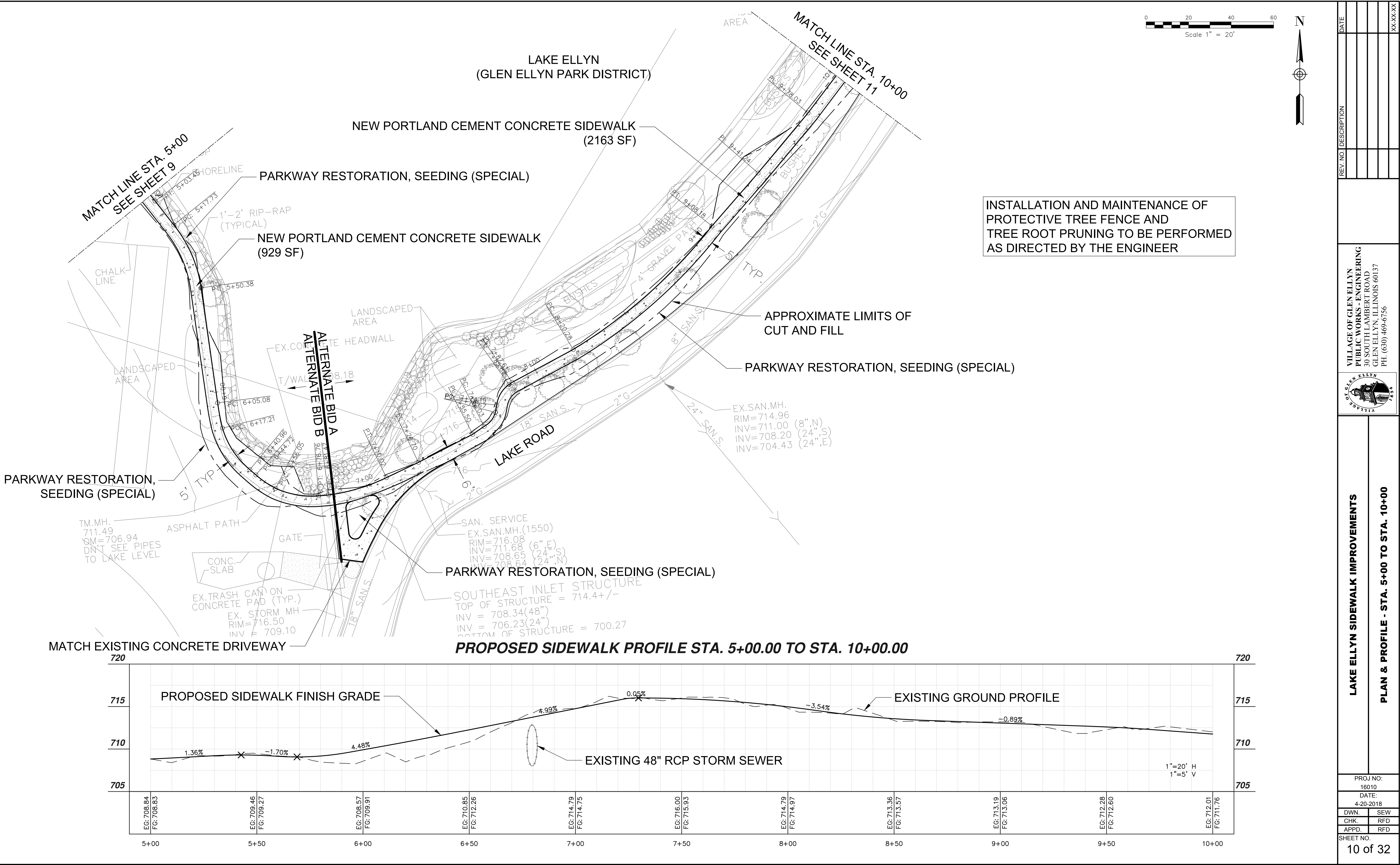


DWN.	SEW
CHK.	RFD
APPD.	RFD

Packet Pg. 115



LAKE ELLYN SIDEWALK IMPROVEMENTS		VILLAGE OF GLEN ELLYN PUBLIC WORKS - ENGINEERING 30 SOUTH LAMBERT ROAD GLEN ELLYN, ILLINOIS 60137 PH. (630) 469-6756		REV. NO.	DESCRIPTION	DATE
PLAN & PROFILE - STA. 0+00 TO STA. 5+00						
PROJ NO: 16010						
DATE: 4-20-2018						
DWN.	SEW					
CHK.	RFD					
APPD.	RFD					
SHEET NO. 9 of 32						
		XX-XX-XX				

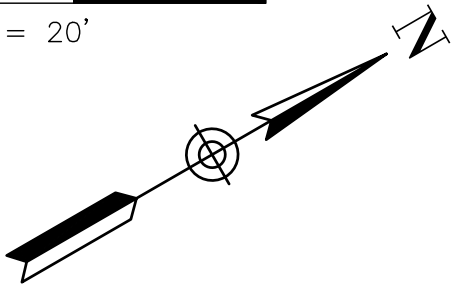


VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756

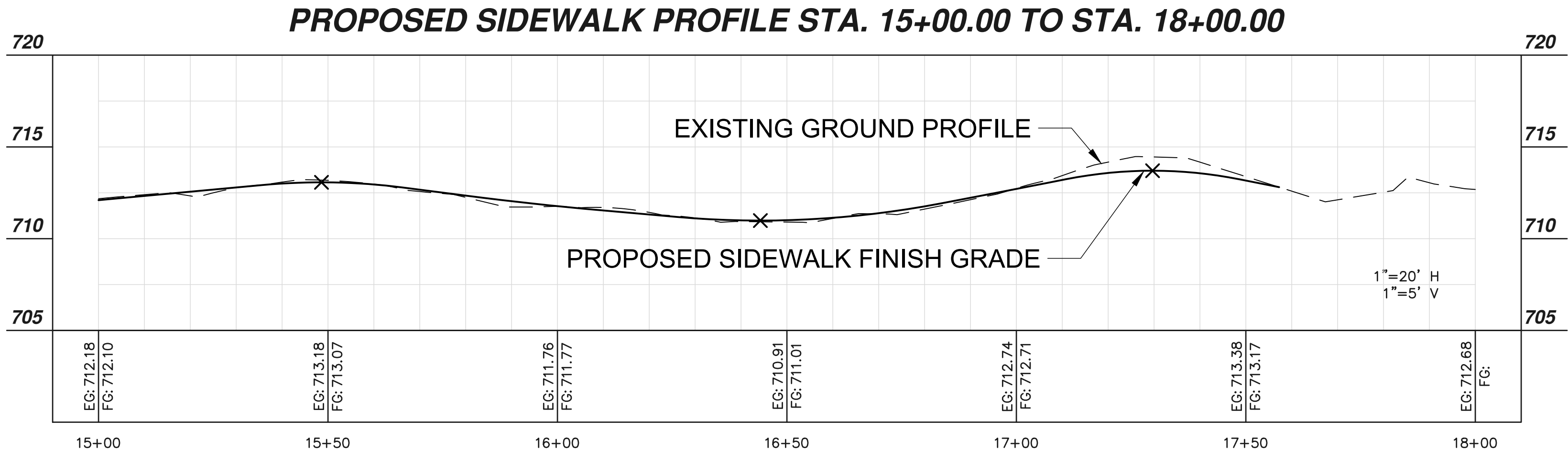
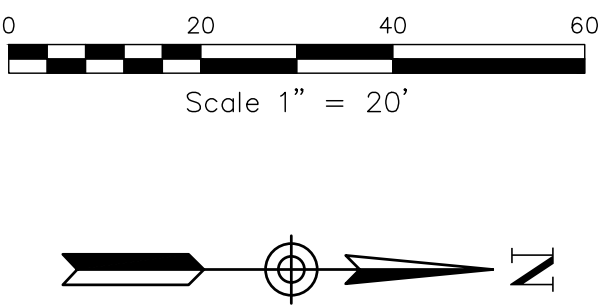
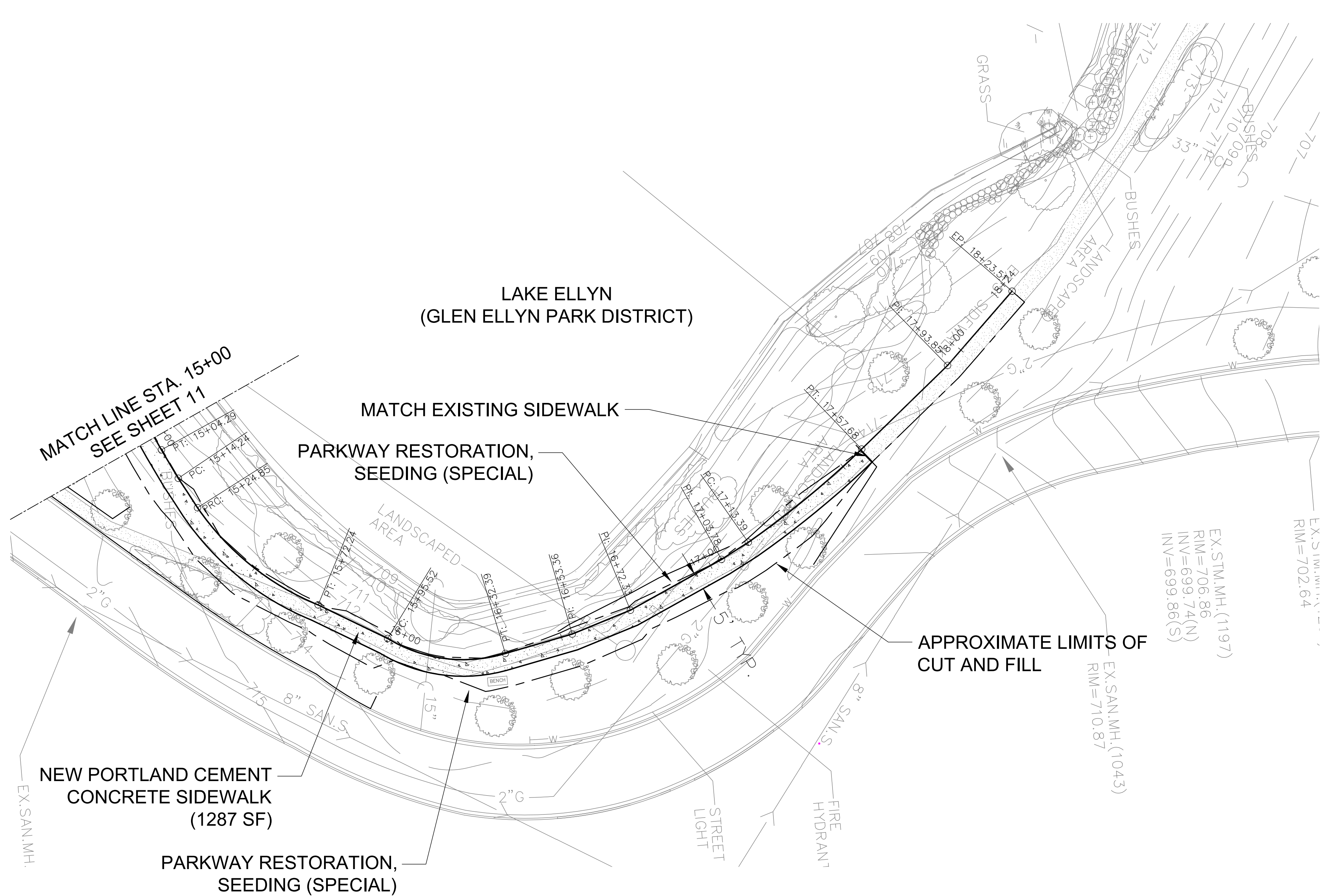


LAKE ELLYN SIDEWALK IMPROVEMENTS
PLAN & PROFILE - STA. 5+00 TO STA. 10+00

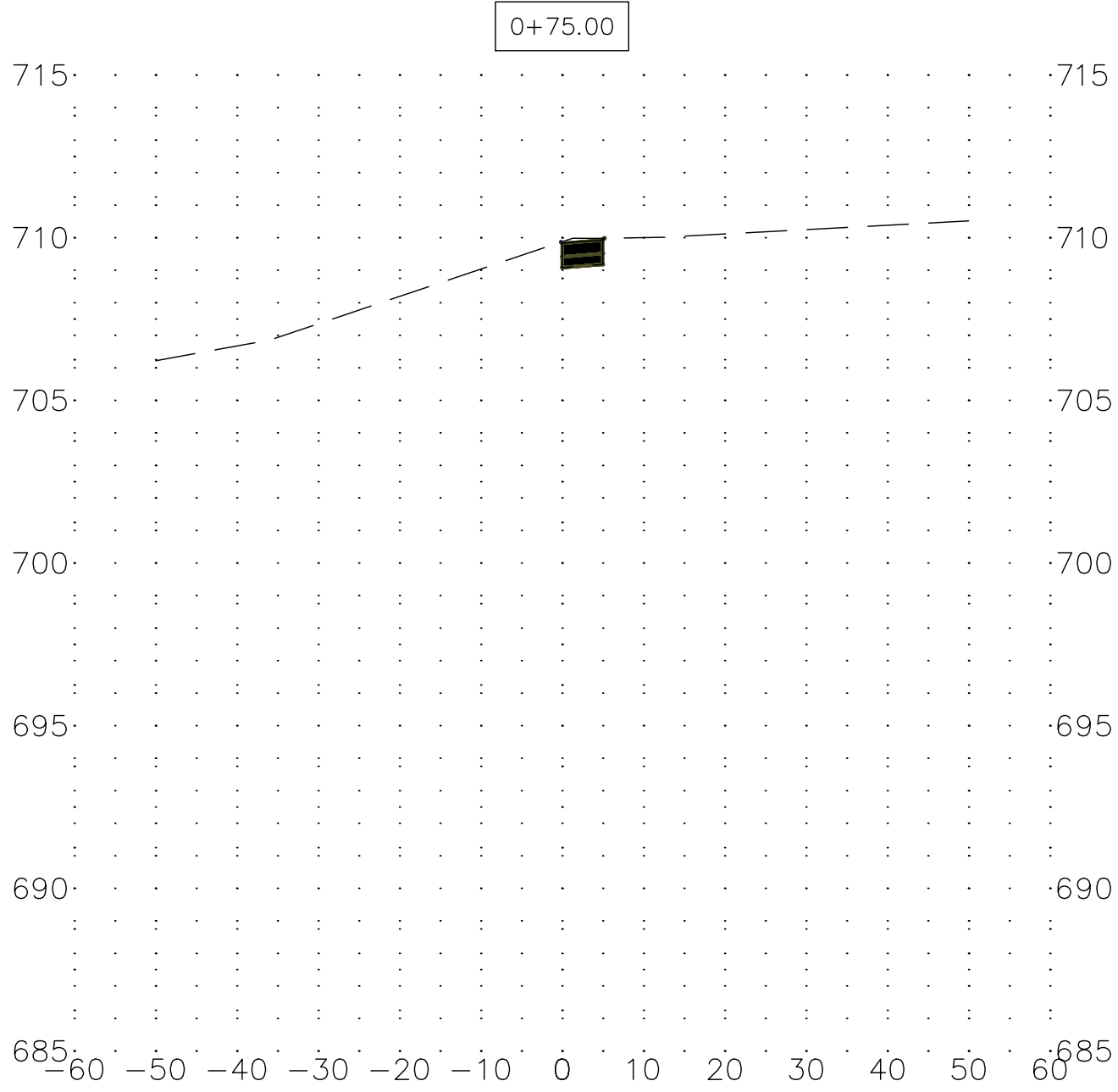
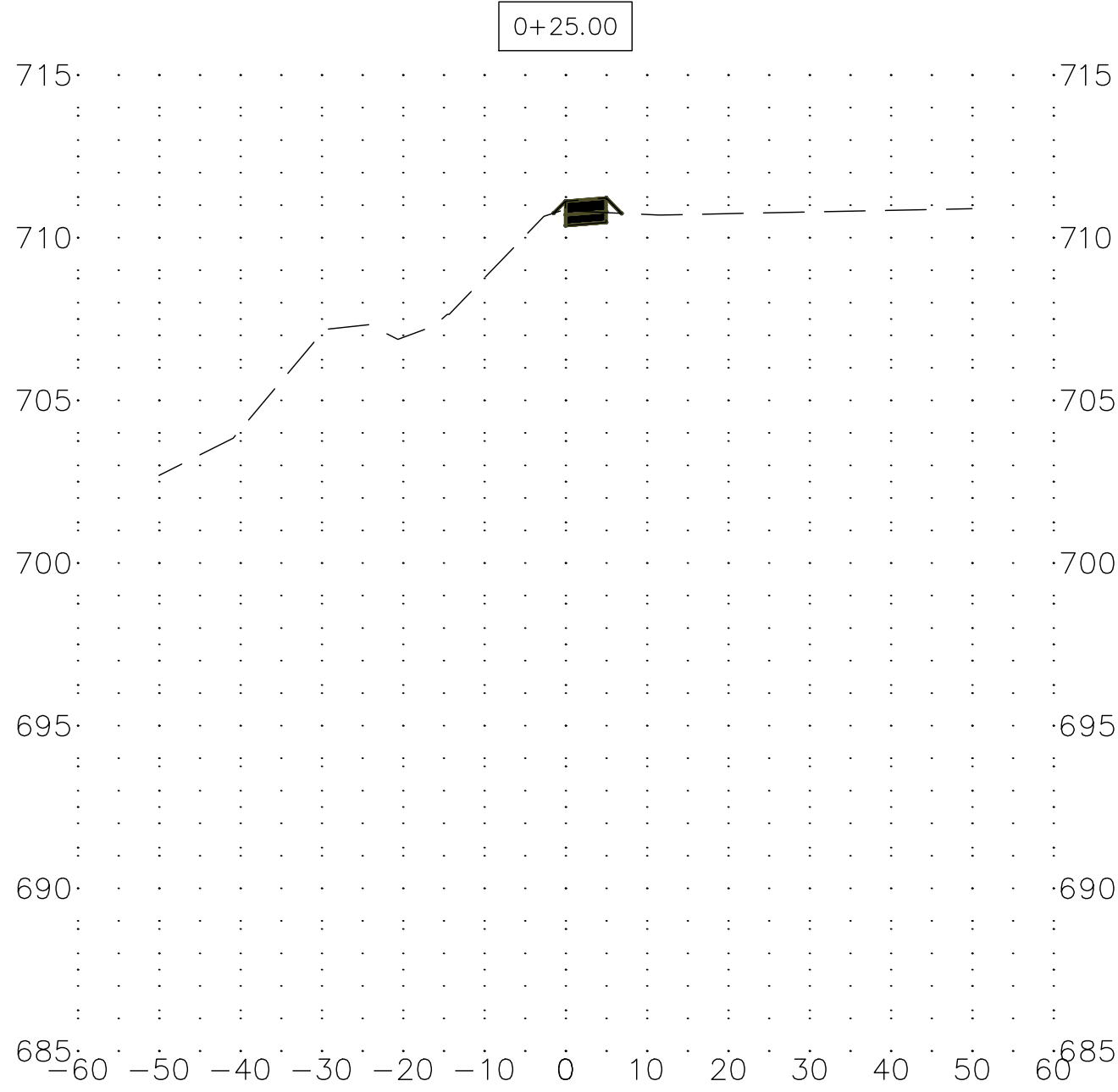
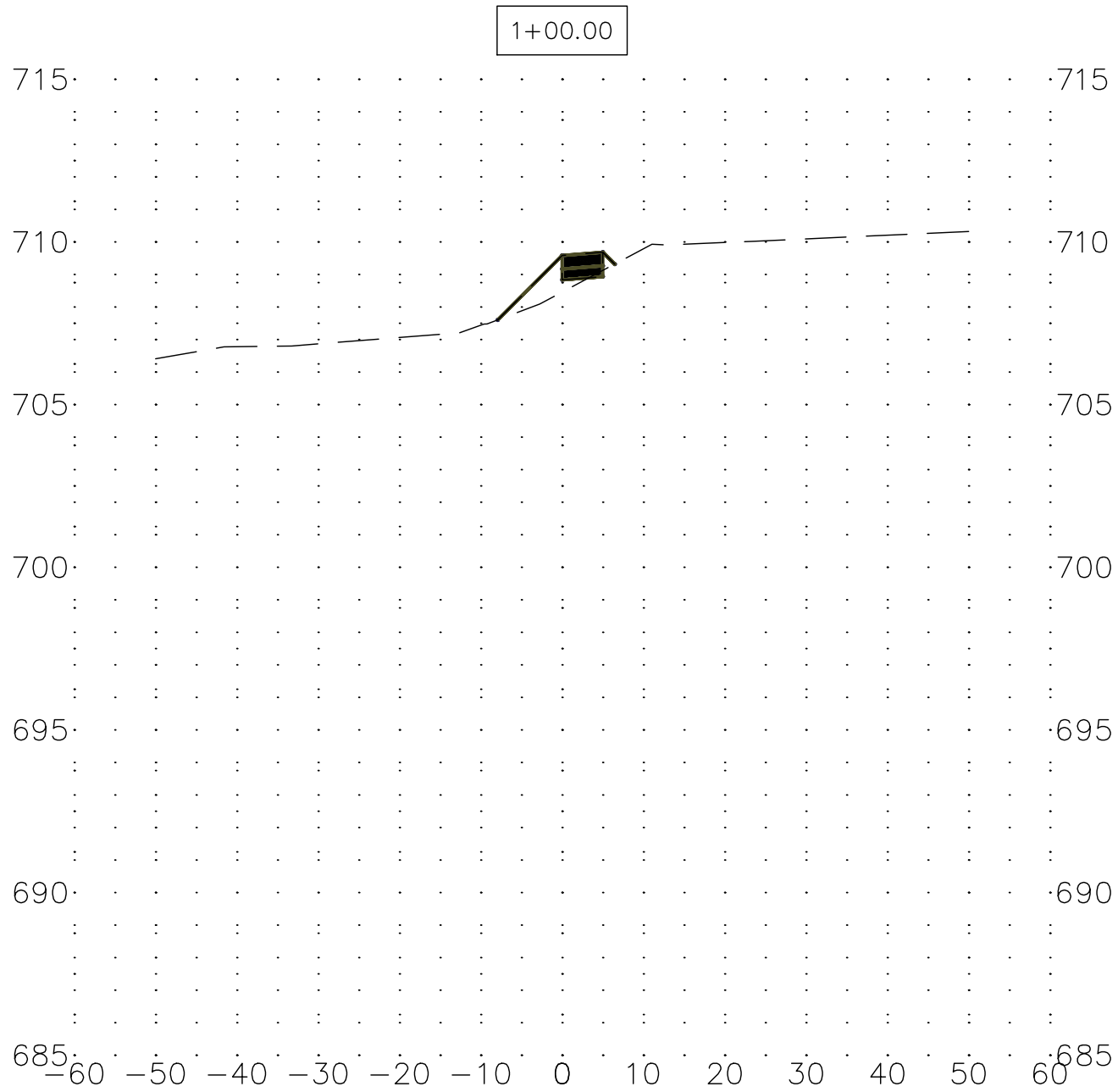
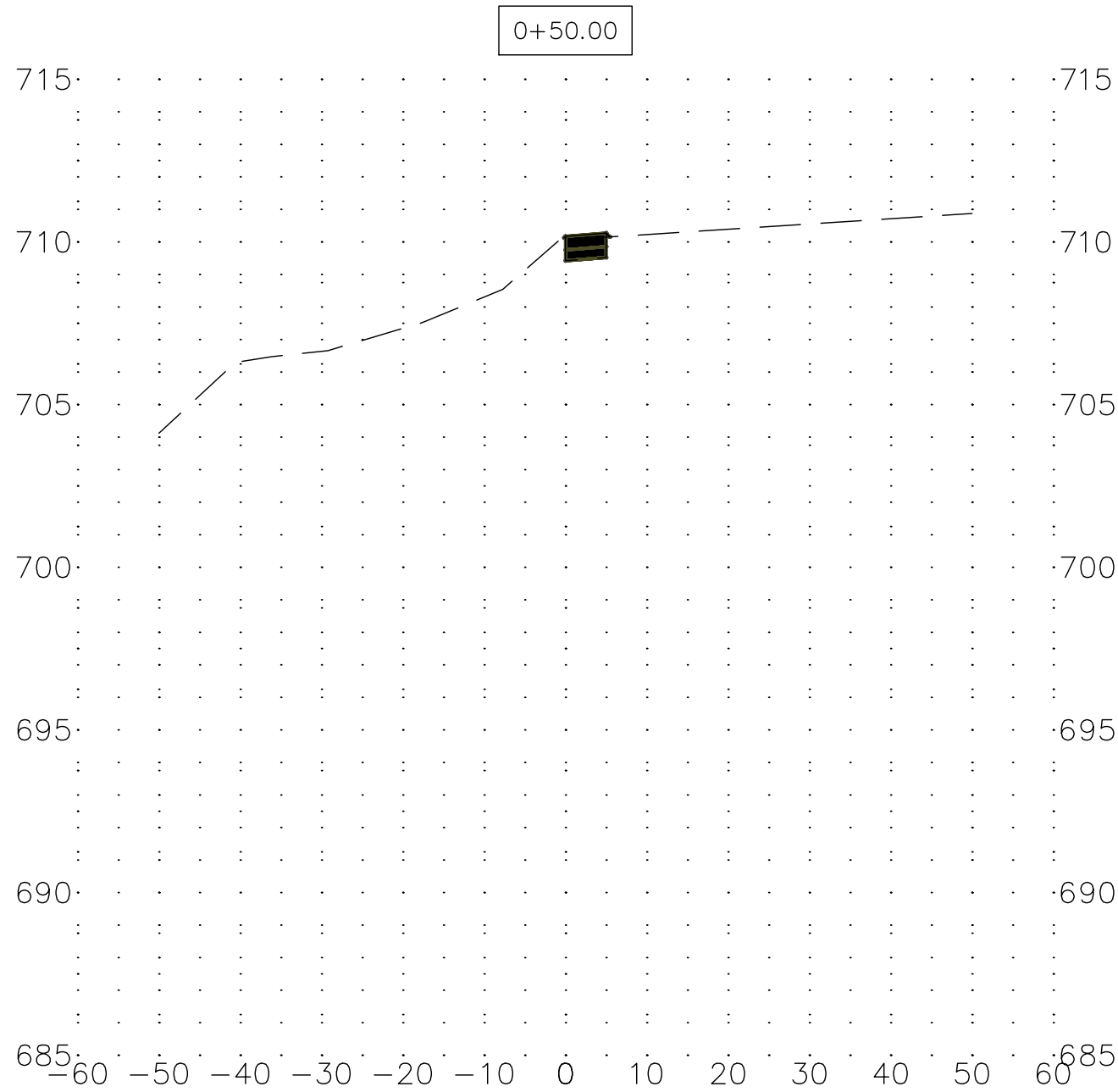
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DATE: 4-20-2018	
DWN.	SEW
CHK.	RFD
APPD.	RFD
SHEET NO. 10 of 32	



SHEET NO.
11 of 32



LAKE ELLYN SIDEWALK IMPROVEMENTS PLAN & PROFILE - STA. 15+00 TO STA. 19+00		 VILLAGE OF GLEN ELLYN PUBLIC WORKS - ENGINEERING 30 SOUTH LAMBERT ROAD GLEN ELLYN, ILLINOIS 60137 PH. (630) 469-6756		REV. NO.	DESCRIPTION	DATE
PROJ NO:		16010				
DATE:		4-20-2018				
DWN	SEW					
CHK	RFD					
APPD.	RFD					
SHEET NO.		12 of 32				



REV. NO. DESCRIPTION		DATE
		XX-XX-XX



VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756

LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 1 OF 18)

PROJ NO:
16010

DATE:
4-20-2018

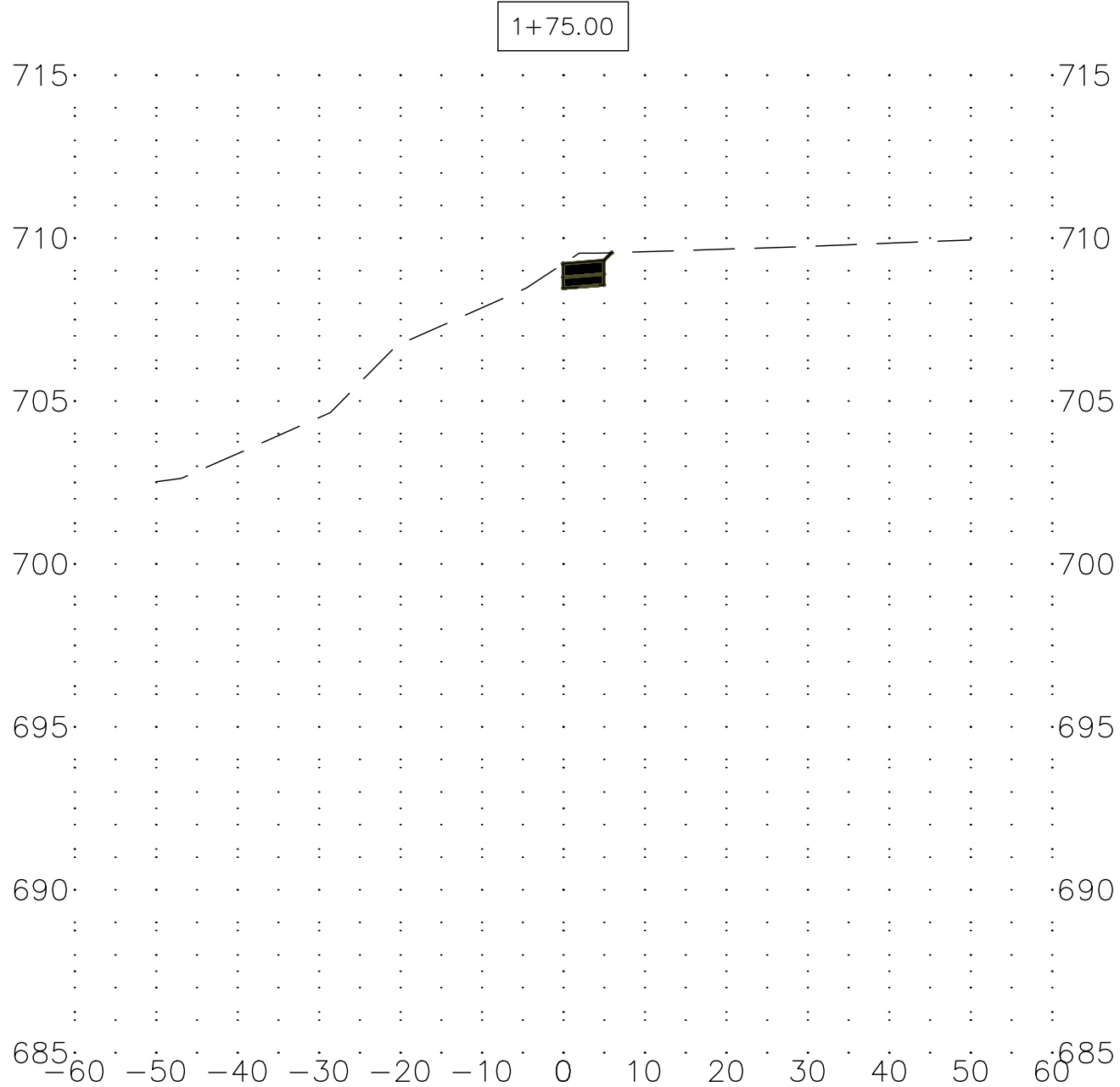
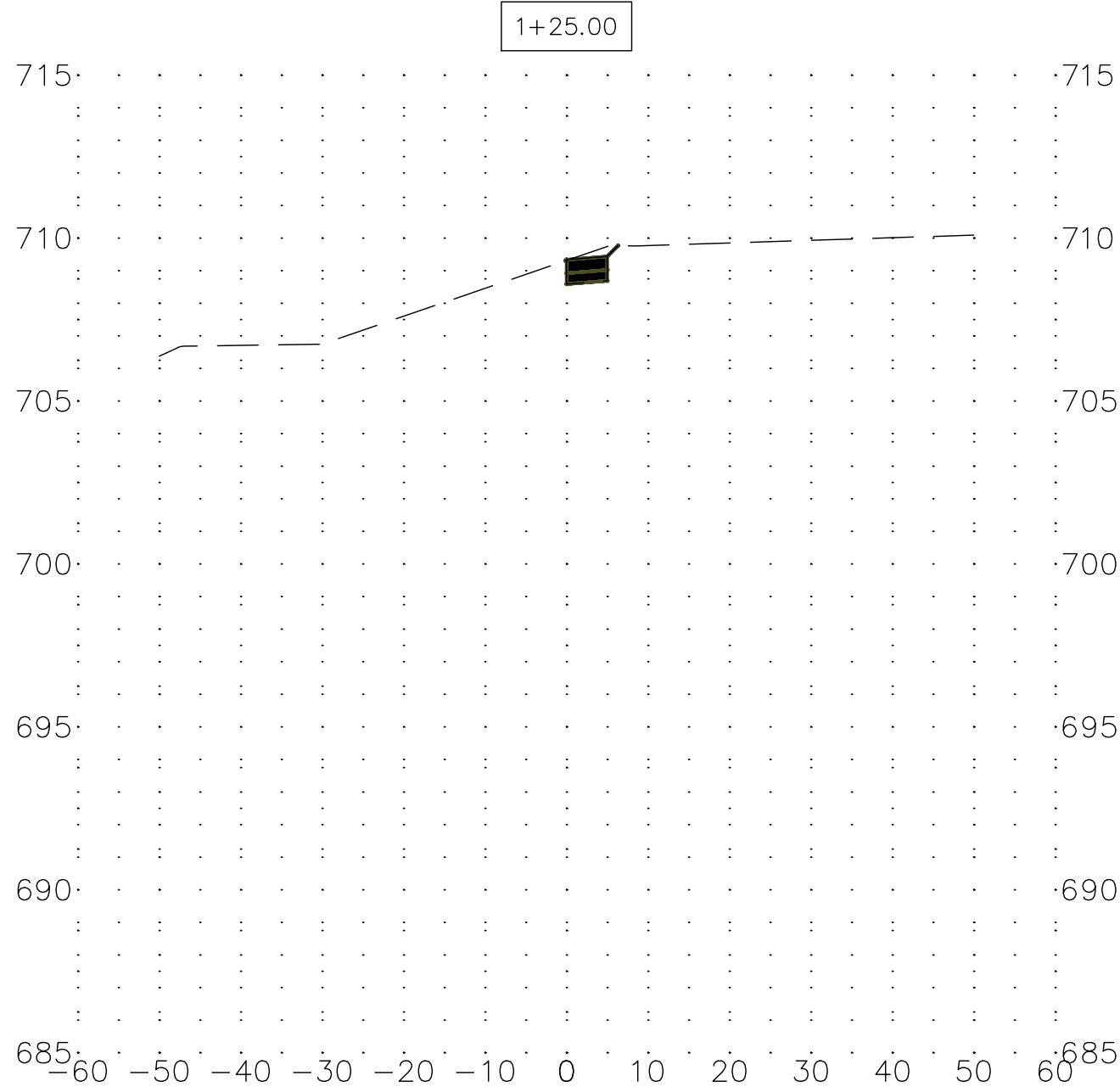
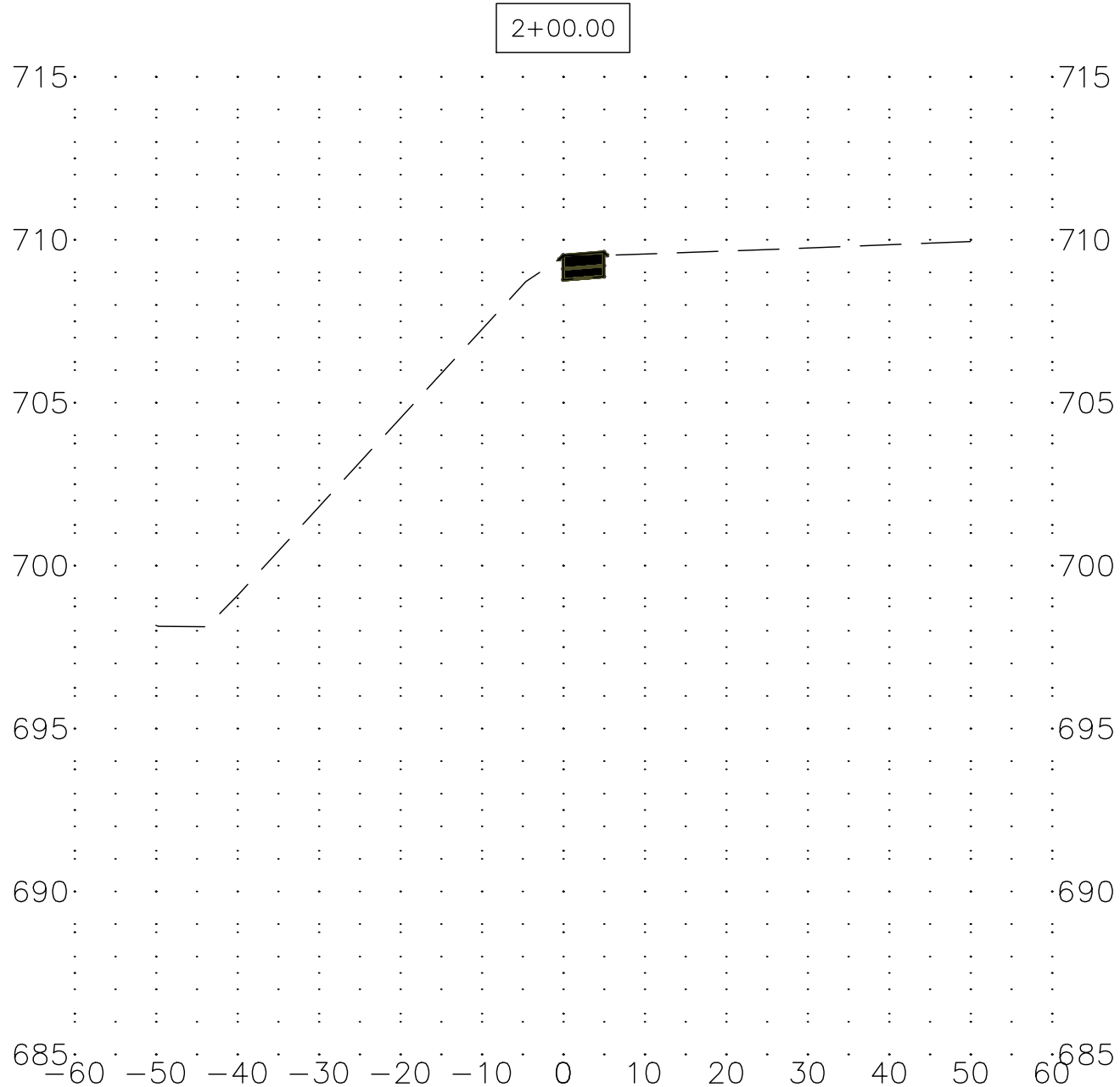
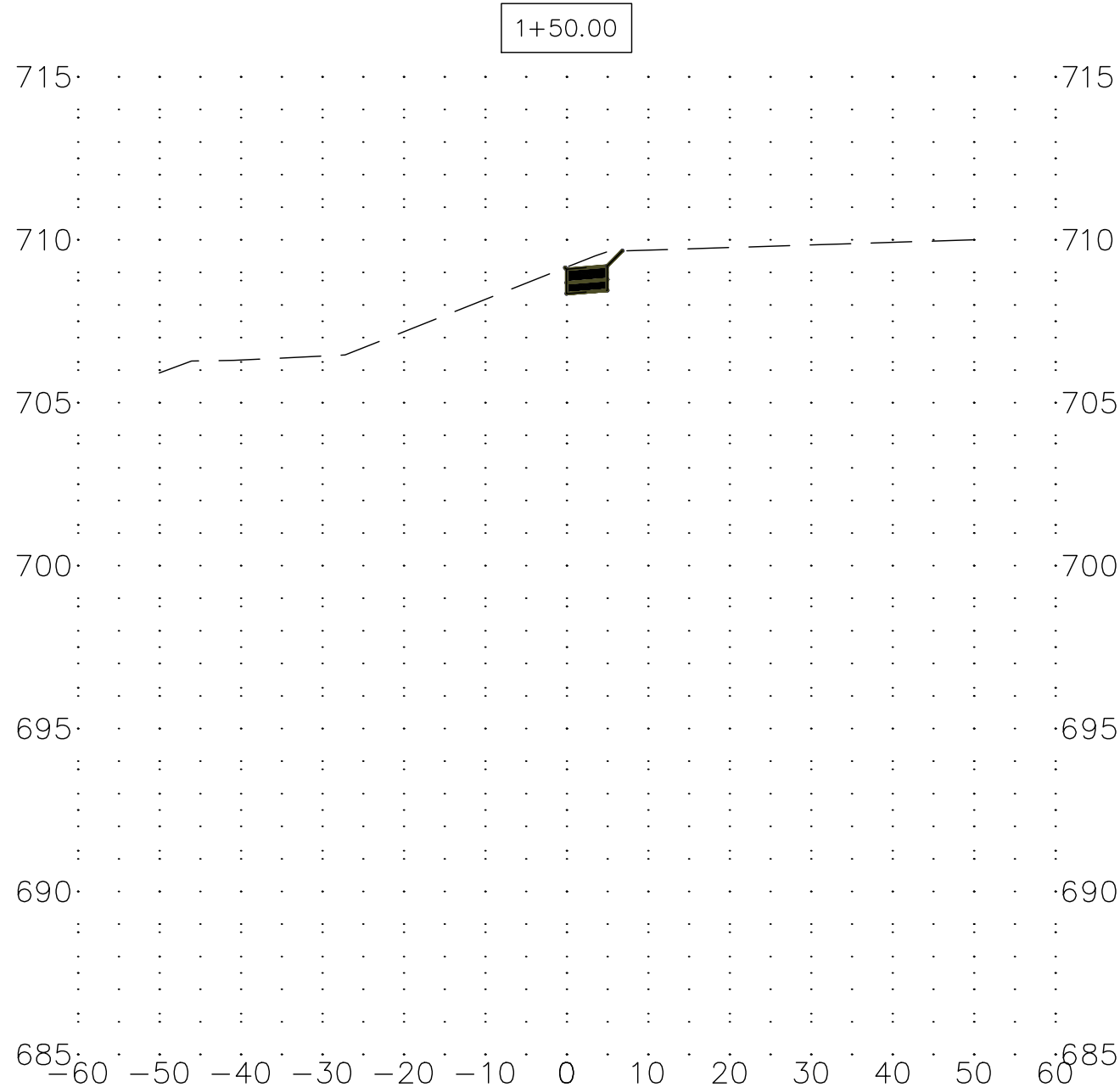
DWN.
CHK.

SEW
RFD

APPD.

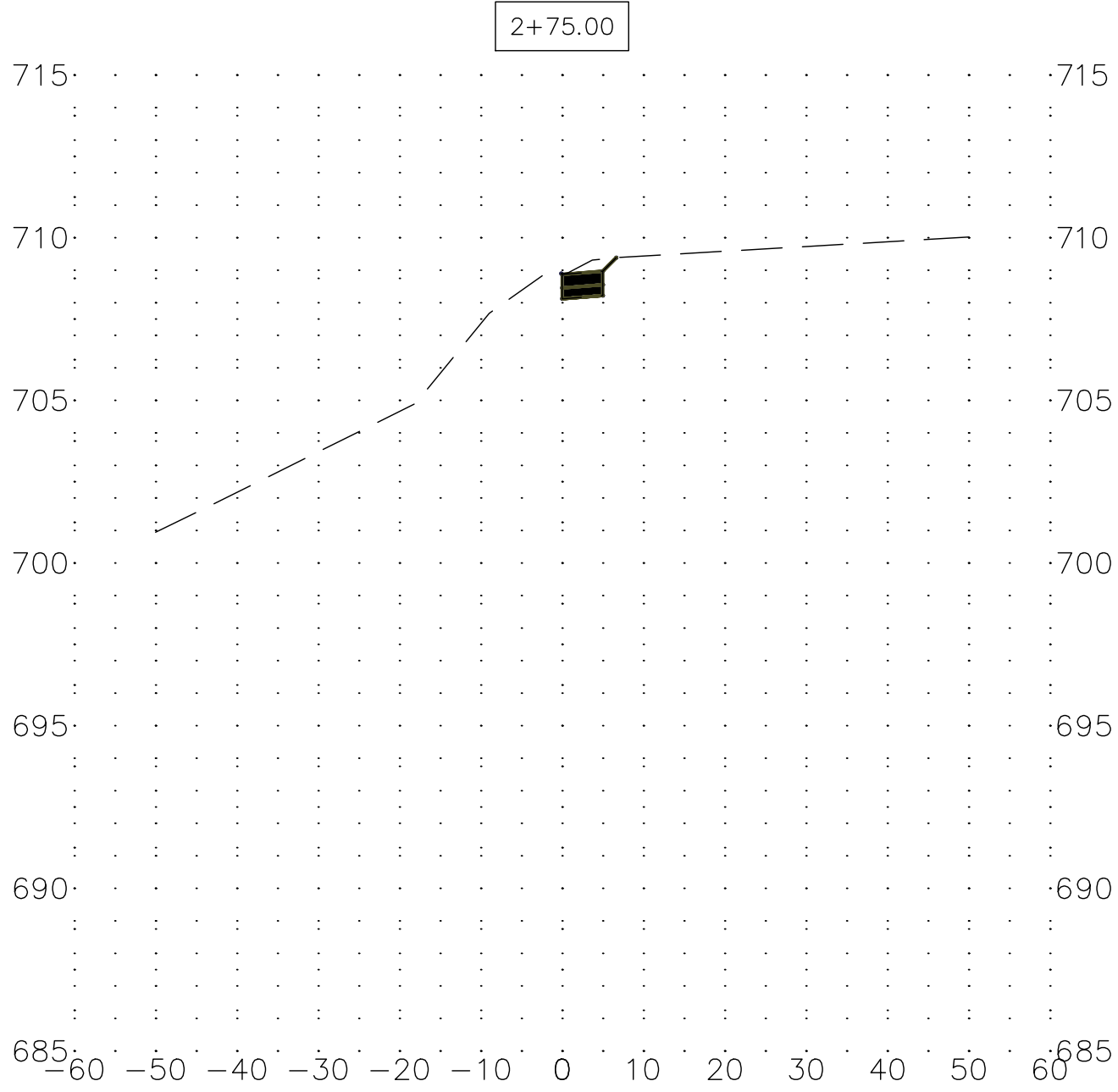
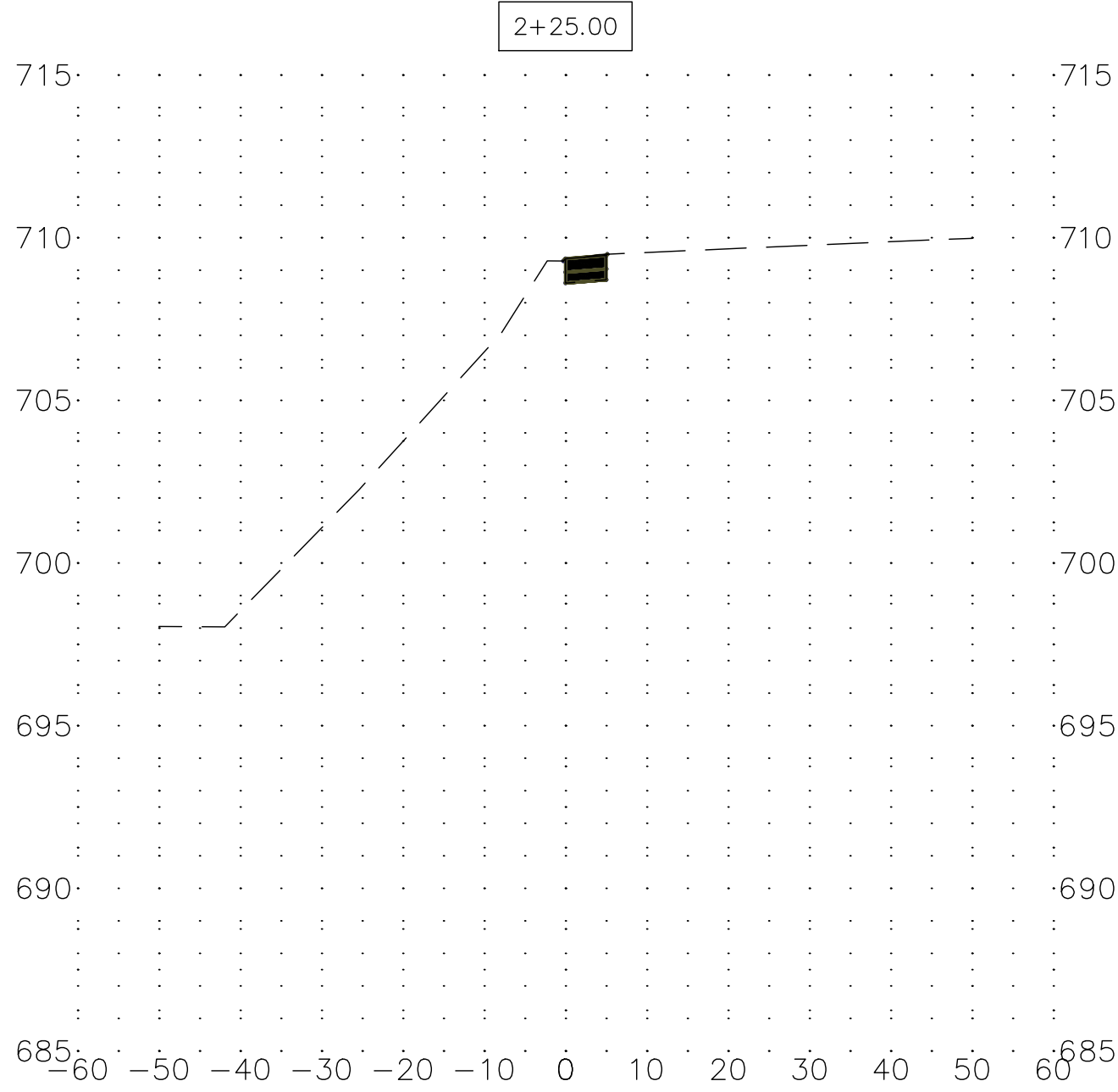
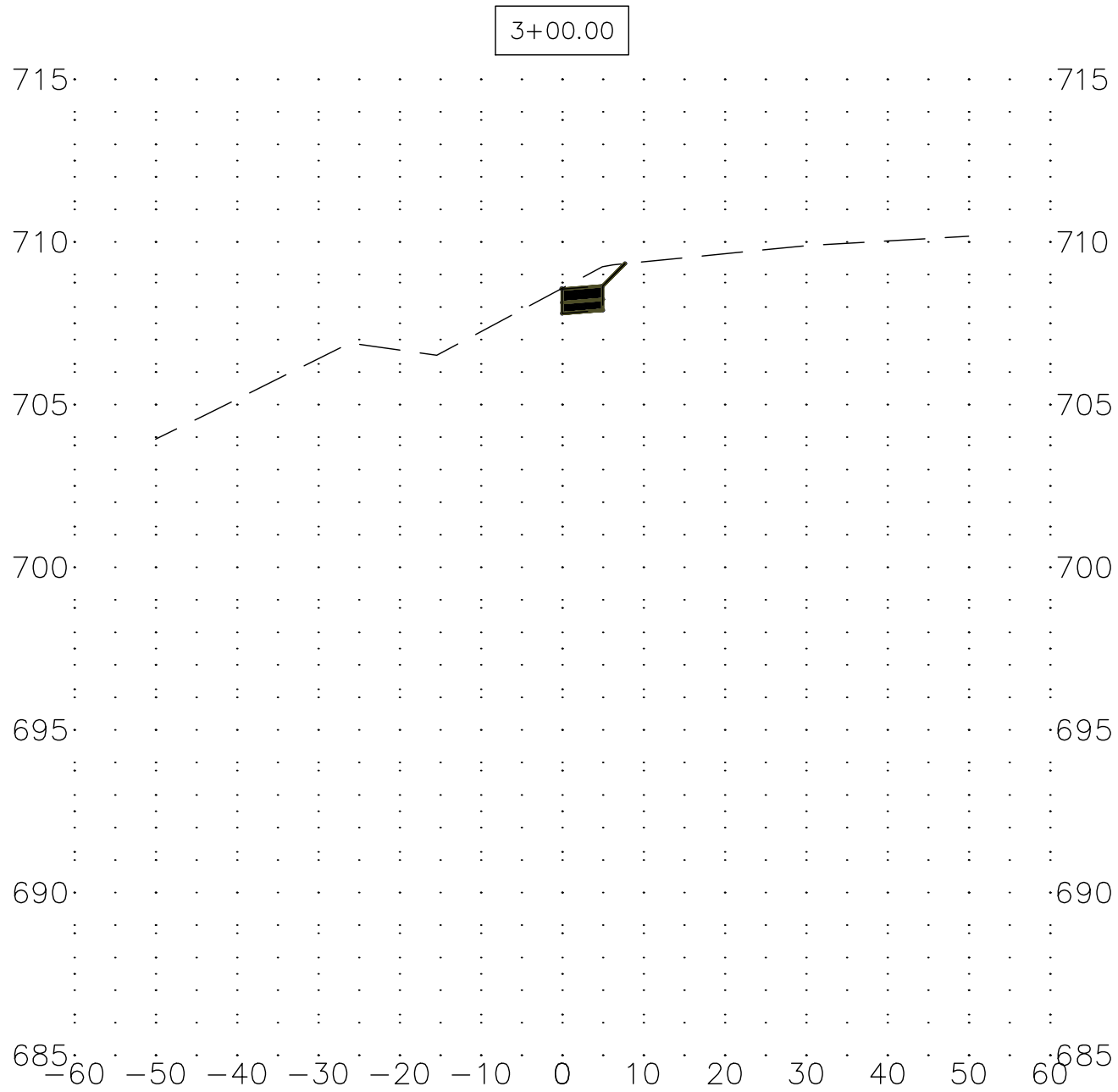
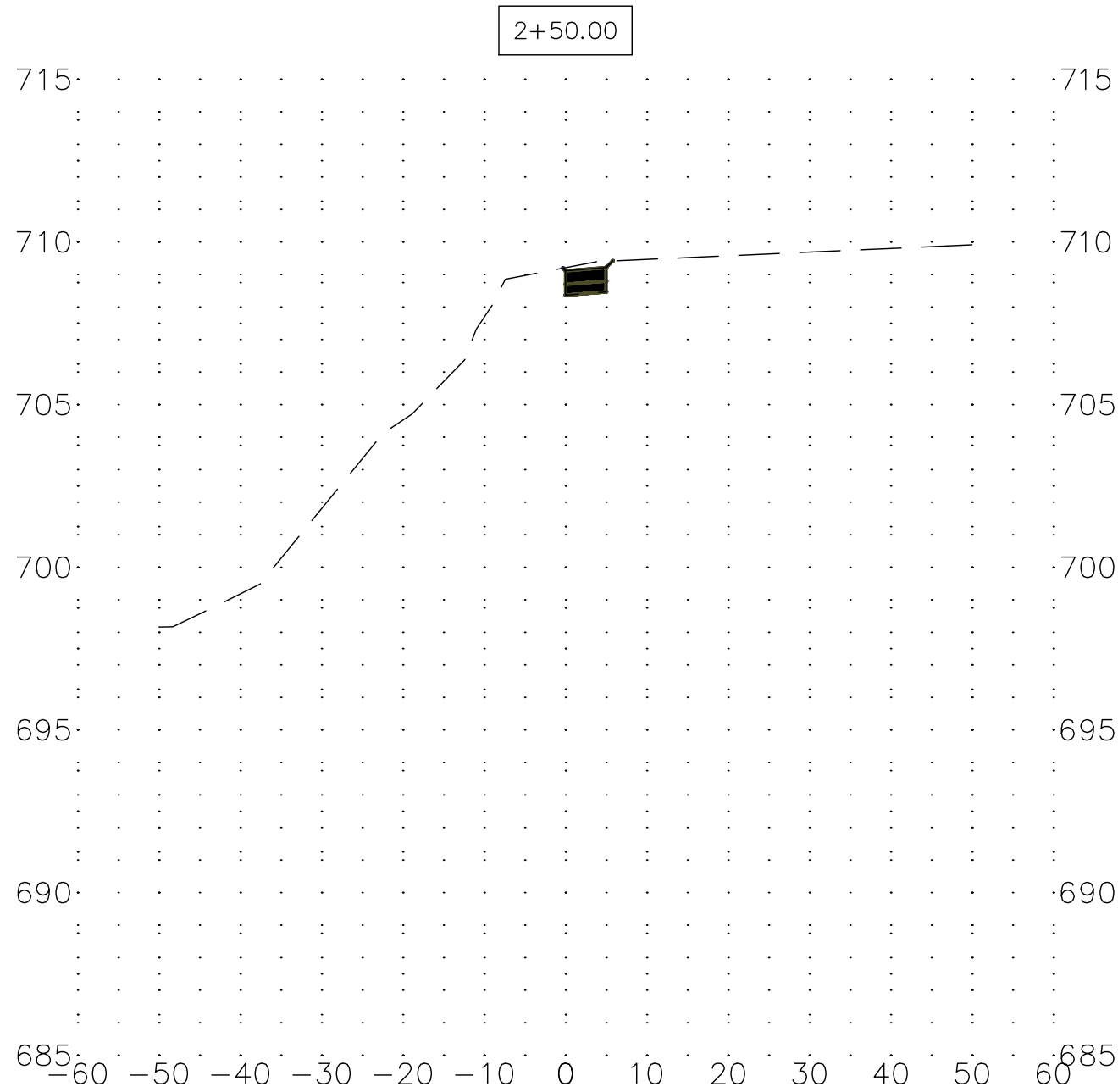
RFD

SHEET NO.
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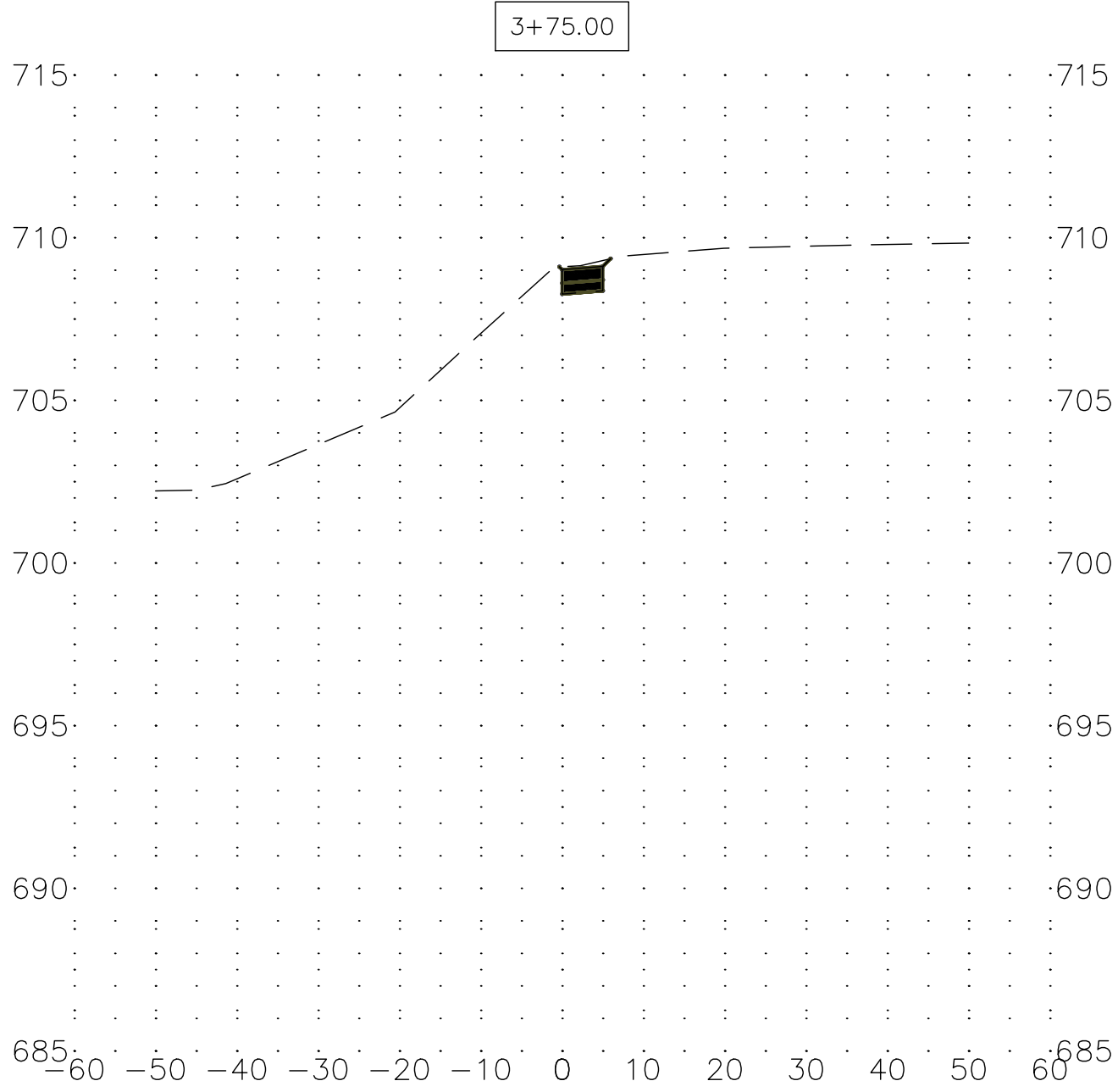
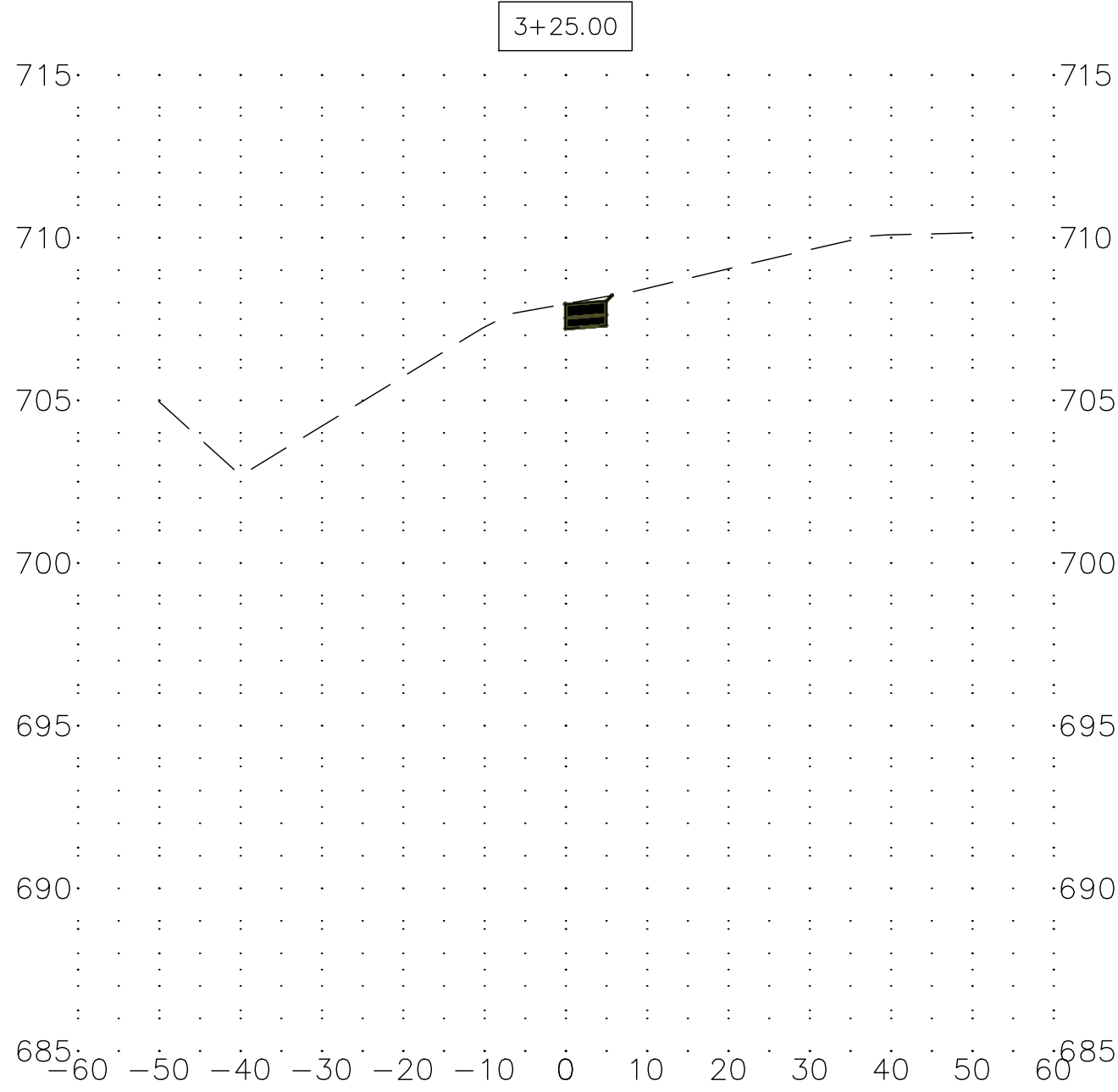
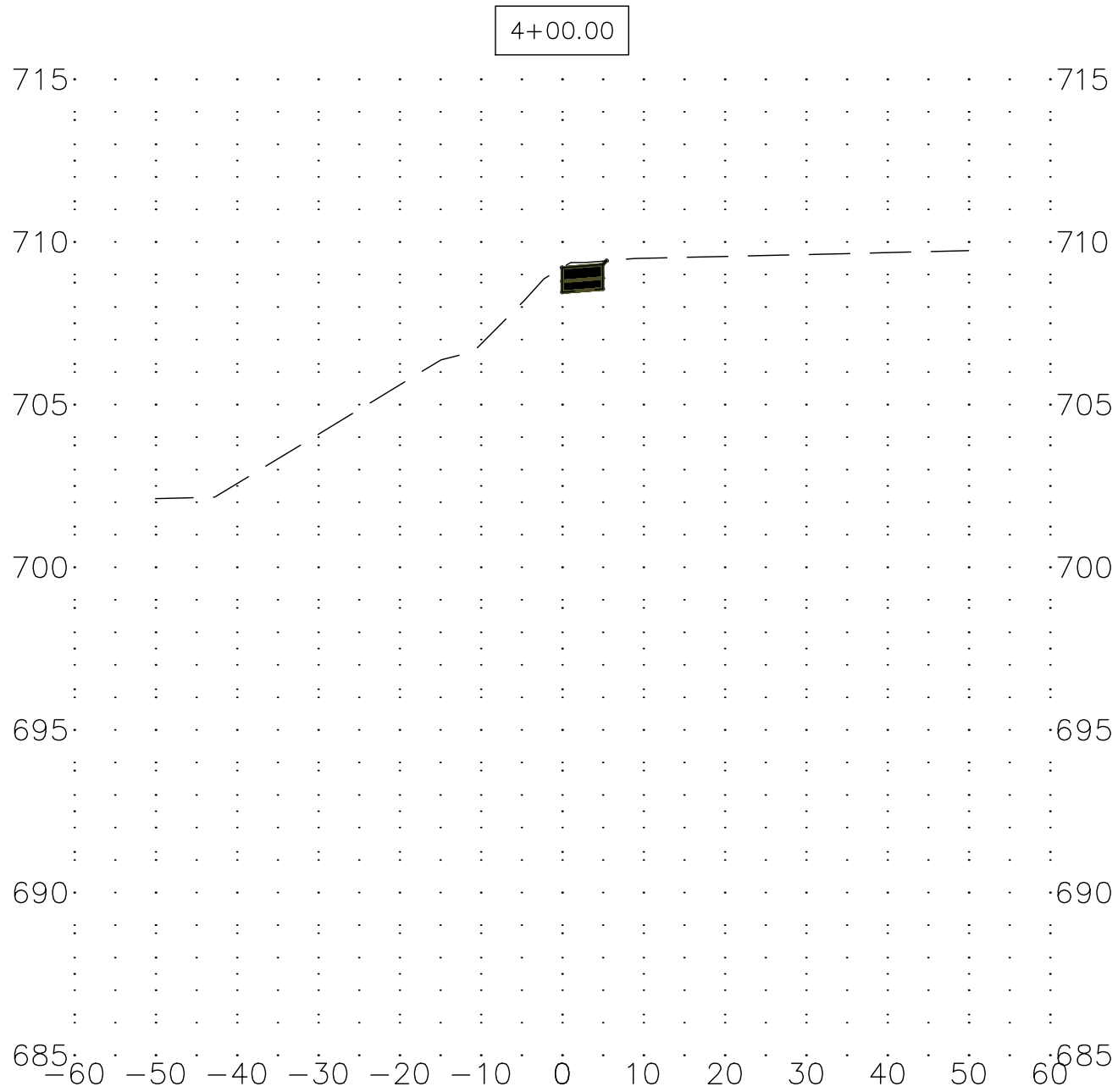
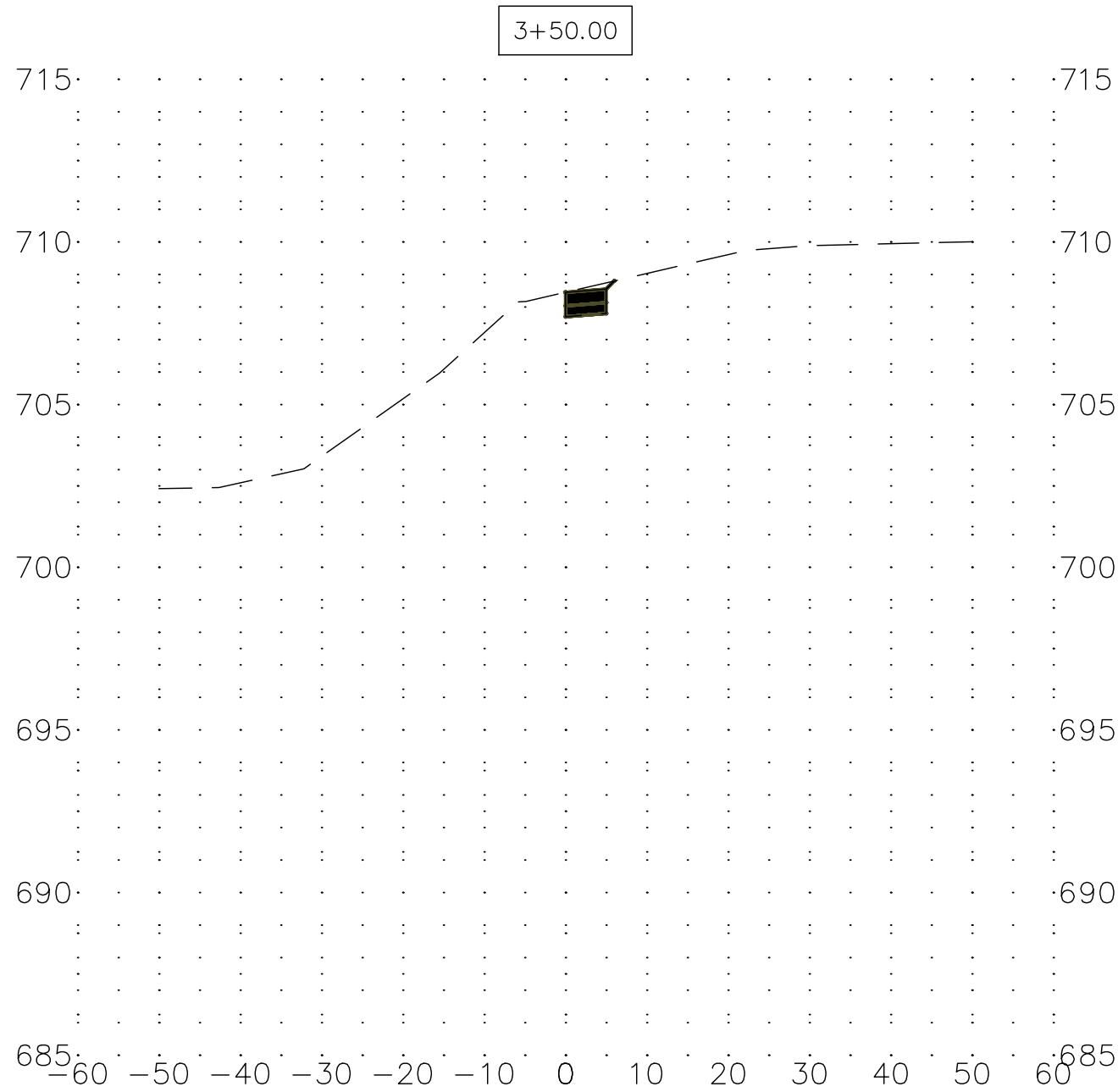
REV. NO. DESCRIPTION		DATE
		XX-XX-XX

VILLAGE OF GLEN ELLYN PUBLIC WORKS - ENGINEERING 30 SOUTH LAMBERT ROAD GLEN ELLYN, ILLINOIS 60137 PH: (630) 469-6756		
LAKE ELLYN SIDEWALK IMPROVEMENTS		
CROSS SECTIONS (SHEET 2 OF 18)		
PROJ NO: 16010		
DATE: 4-20-2018		
DWN.	SEW	
CHK.	RFD	
APPD.	RFD	
SHEET NO. 14 of 32		



REV. NO. DESCRIPTION		DATE
		XX-XX-XX

VILLAGE OF GLEN ELLYN PUBLIC WORKS - ENGINEERING 30 SOUTH LAMBERT ROAD GLEN ELLYN, ILLINOIS 60137 PH: (630) 469-6756	
	
LAKE ELLYN SIDEWALK IMPROVEMENTS	
CROSS SECTIONS (SHEET 3 OF 18)	
PROJ NO: 16010	
DATE: 4-20-2018	
DWN.	SEW
CHK.	RFD
APPD.	RFD
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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 4 OF 18)

PROJ NO:
16010

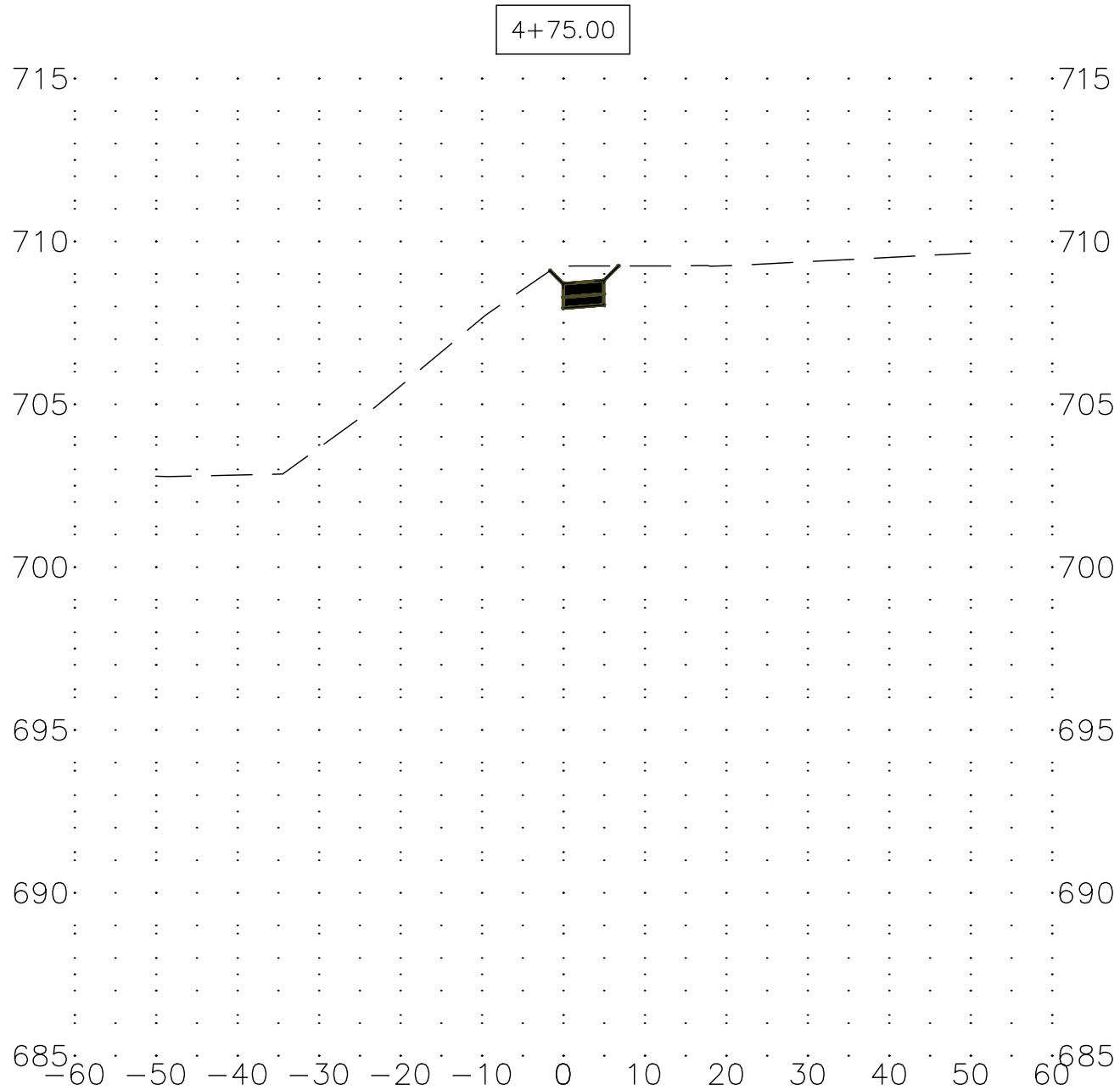
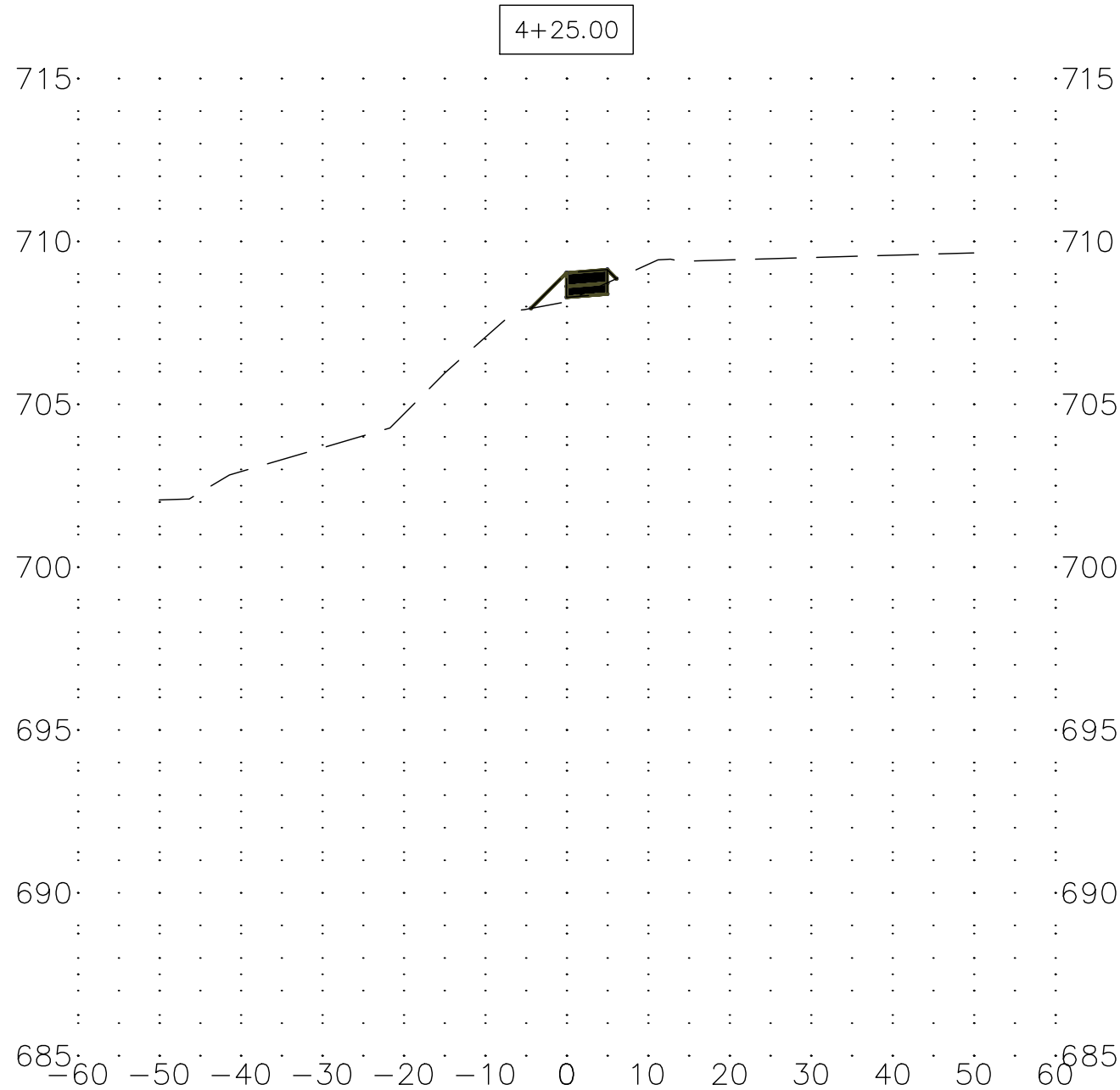
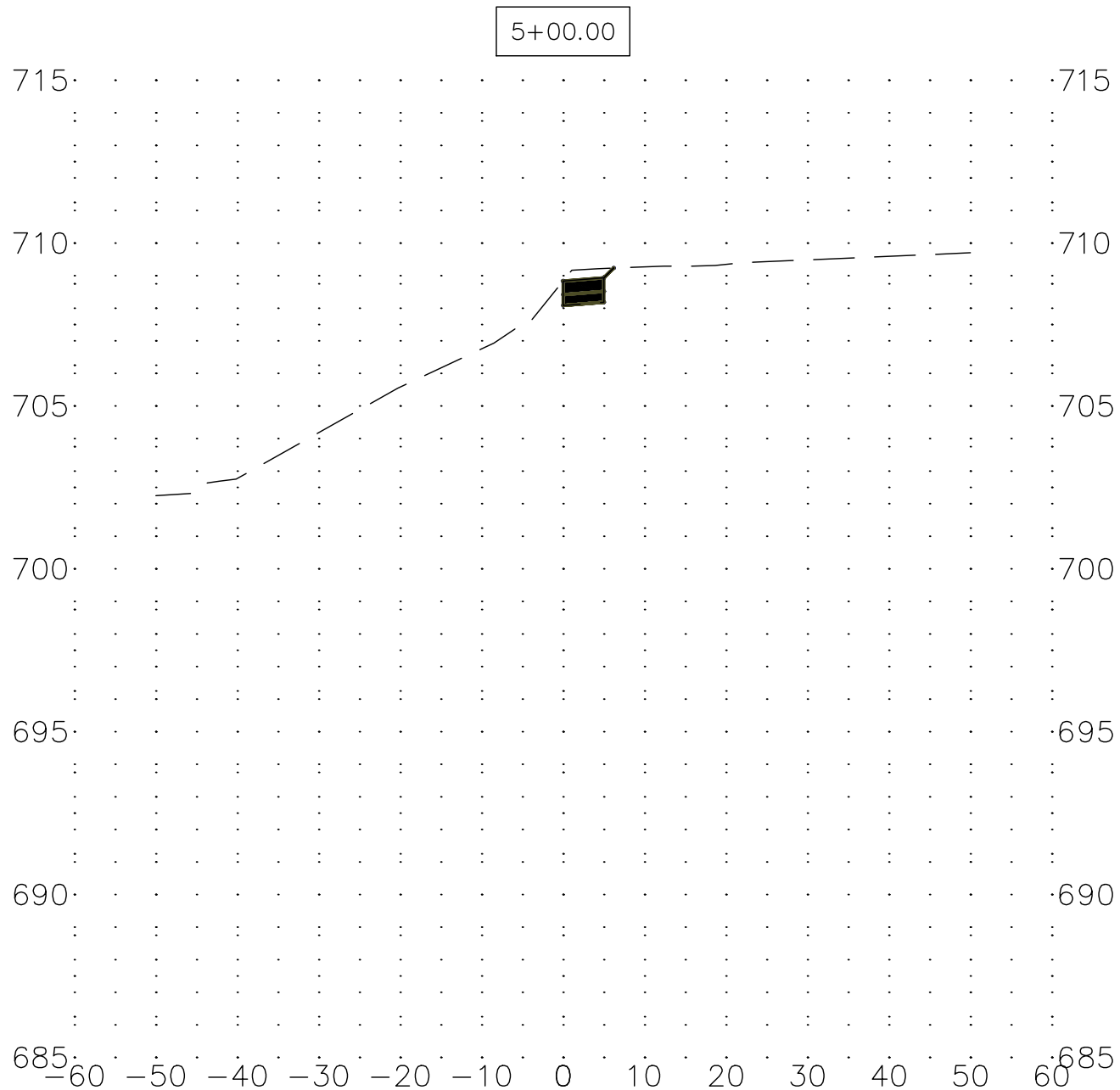
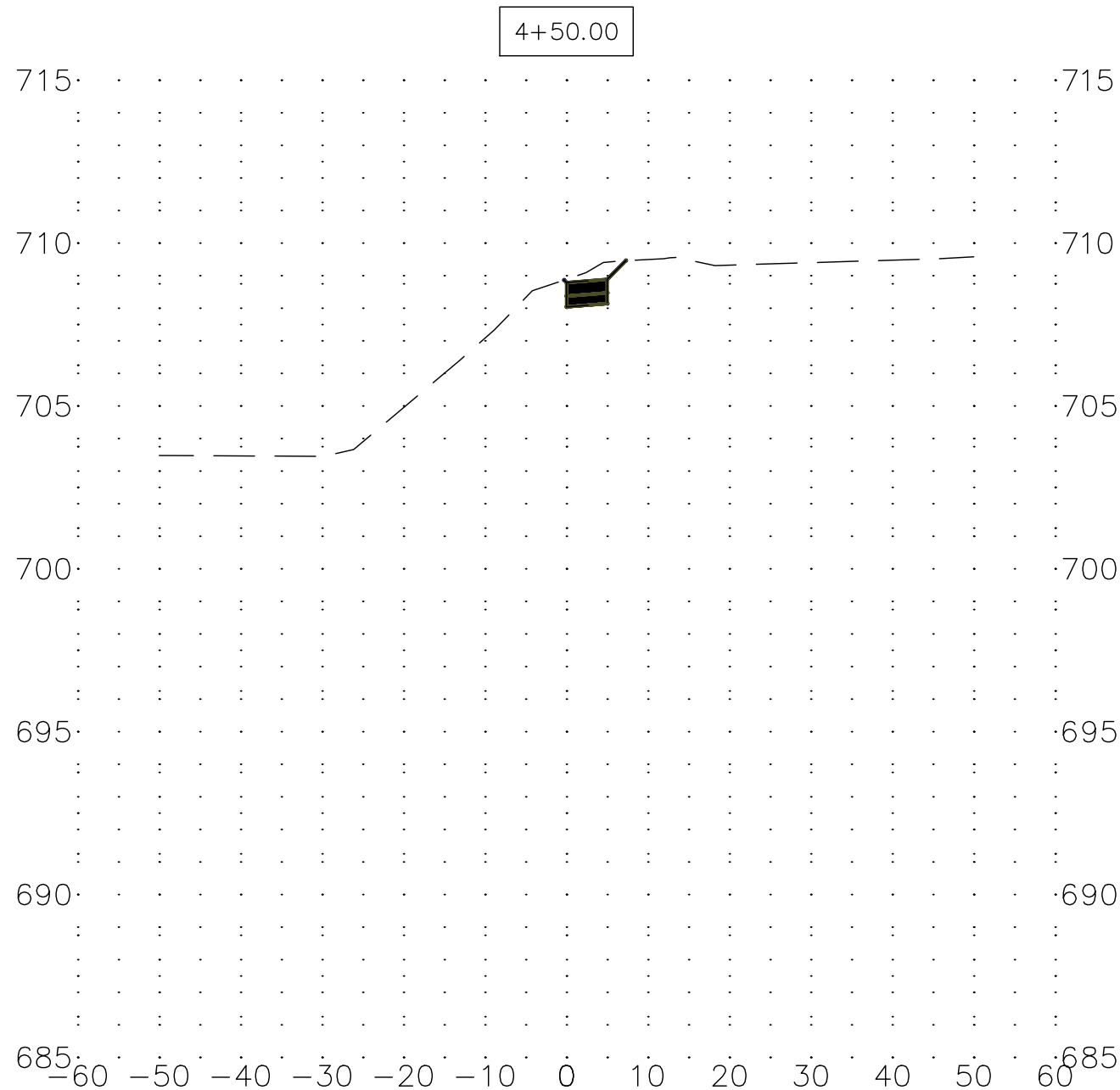
DATE:
4-20-2018

DWN. SEW

CHK. RFD

APPD. RFD

SHEET NO.
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REV. NO. DESCRIPTION		DATE
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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 5 OF 18)

PROJ NO:
16010

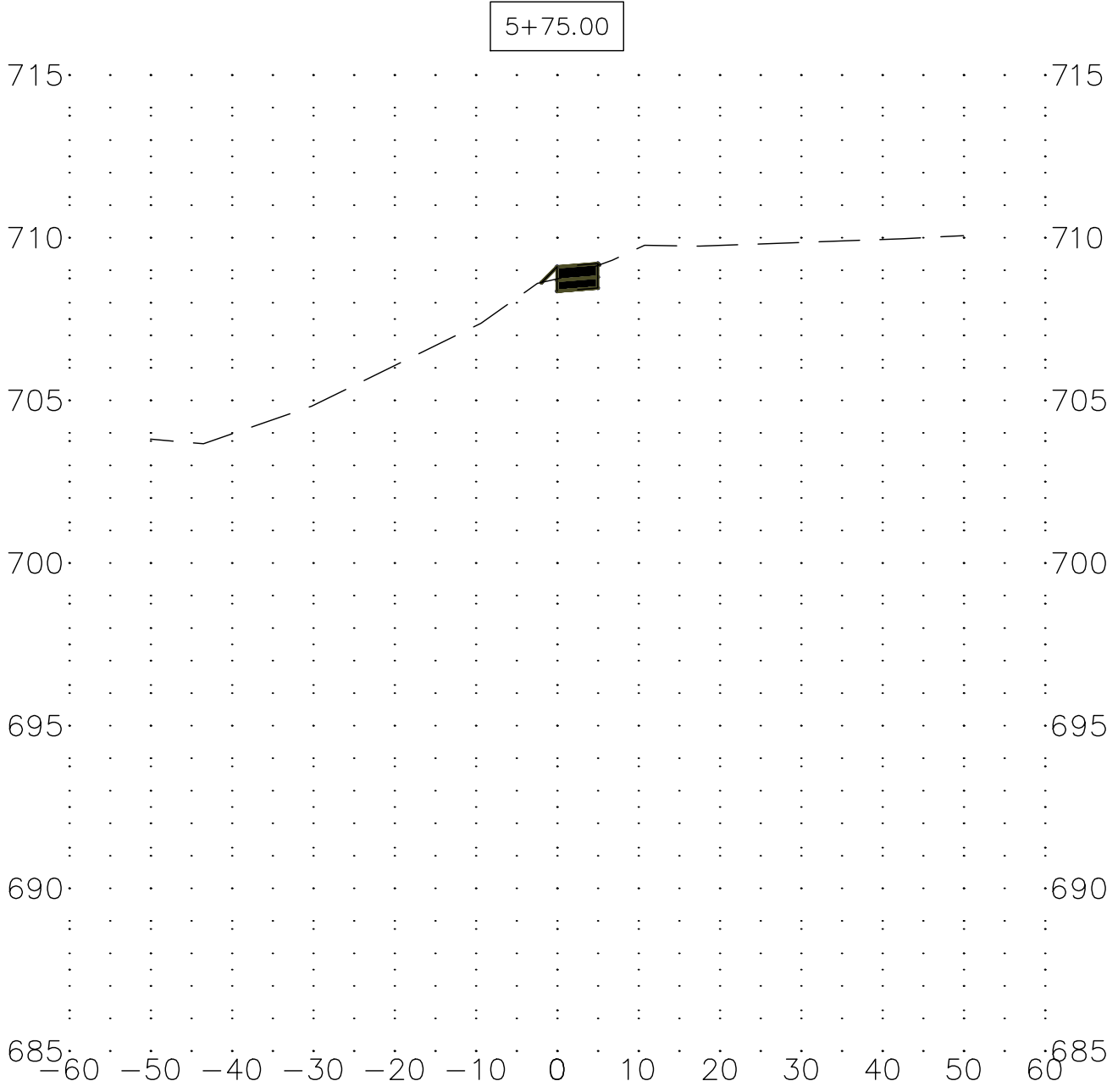
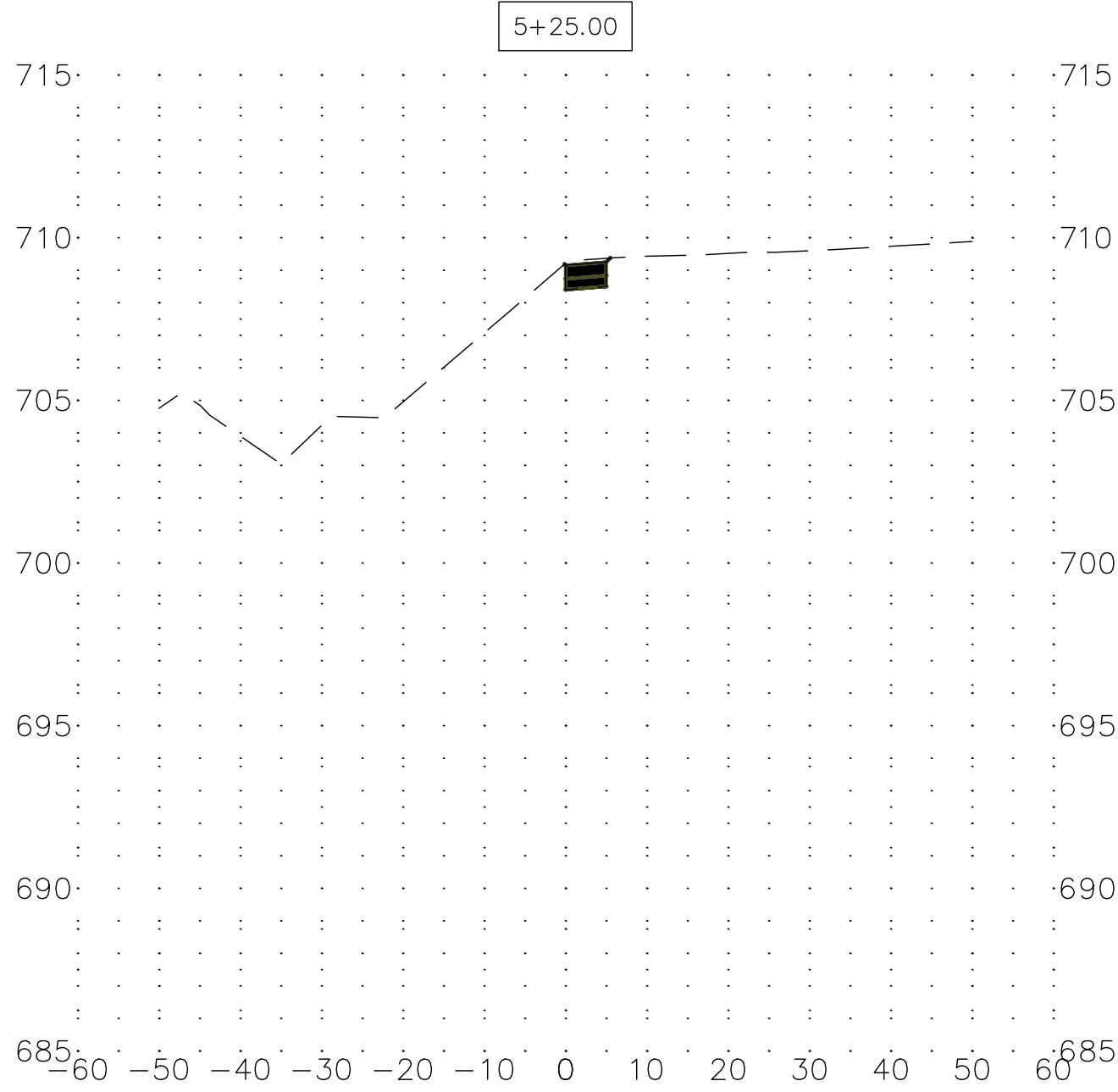
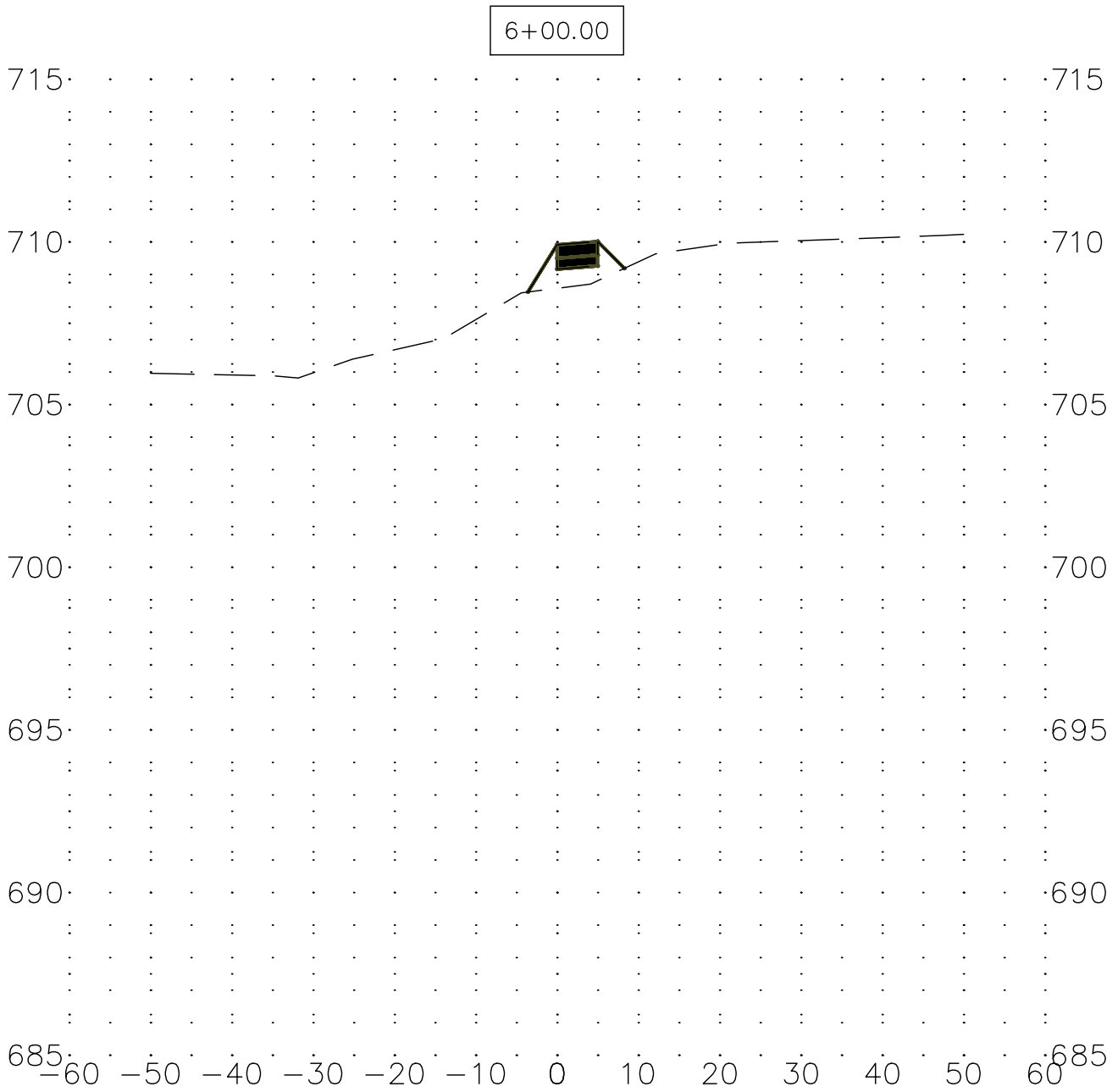
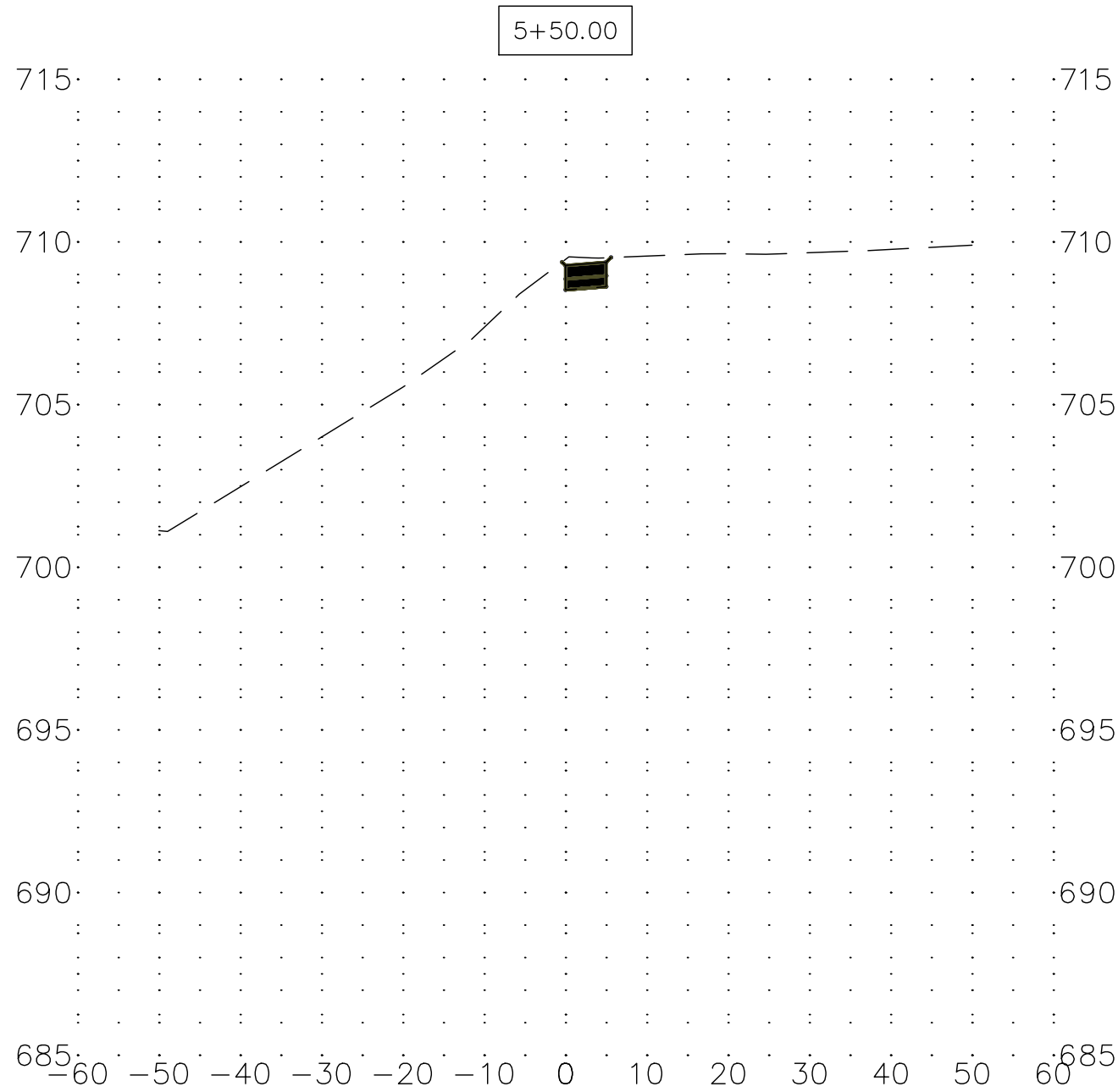
DATE:
4-20-2018

DWN. SEW

CHK. RFD

APPD. RFD

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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 6 OF 18)

PROJ NO:
16010

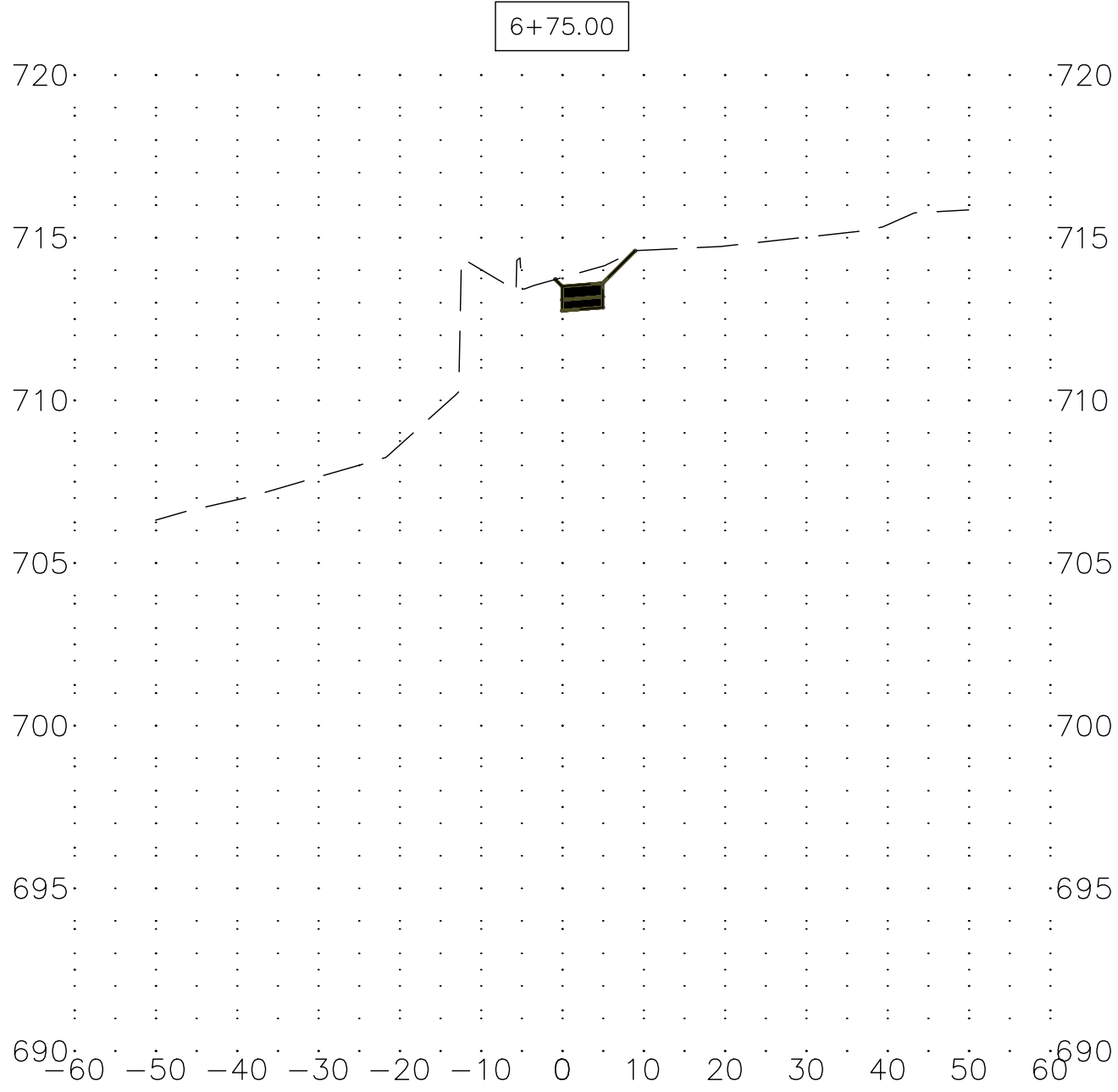
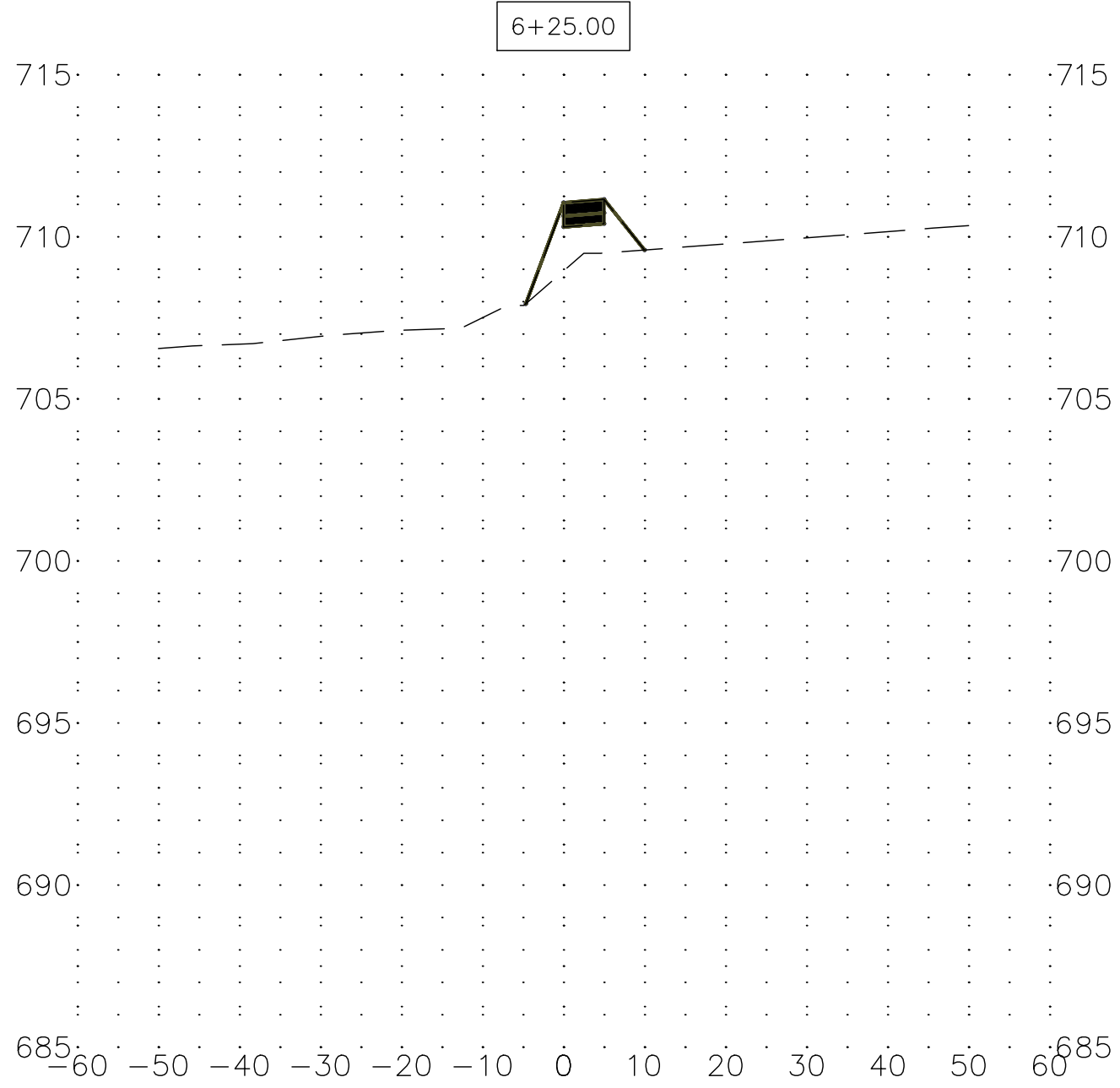
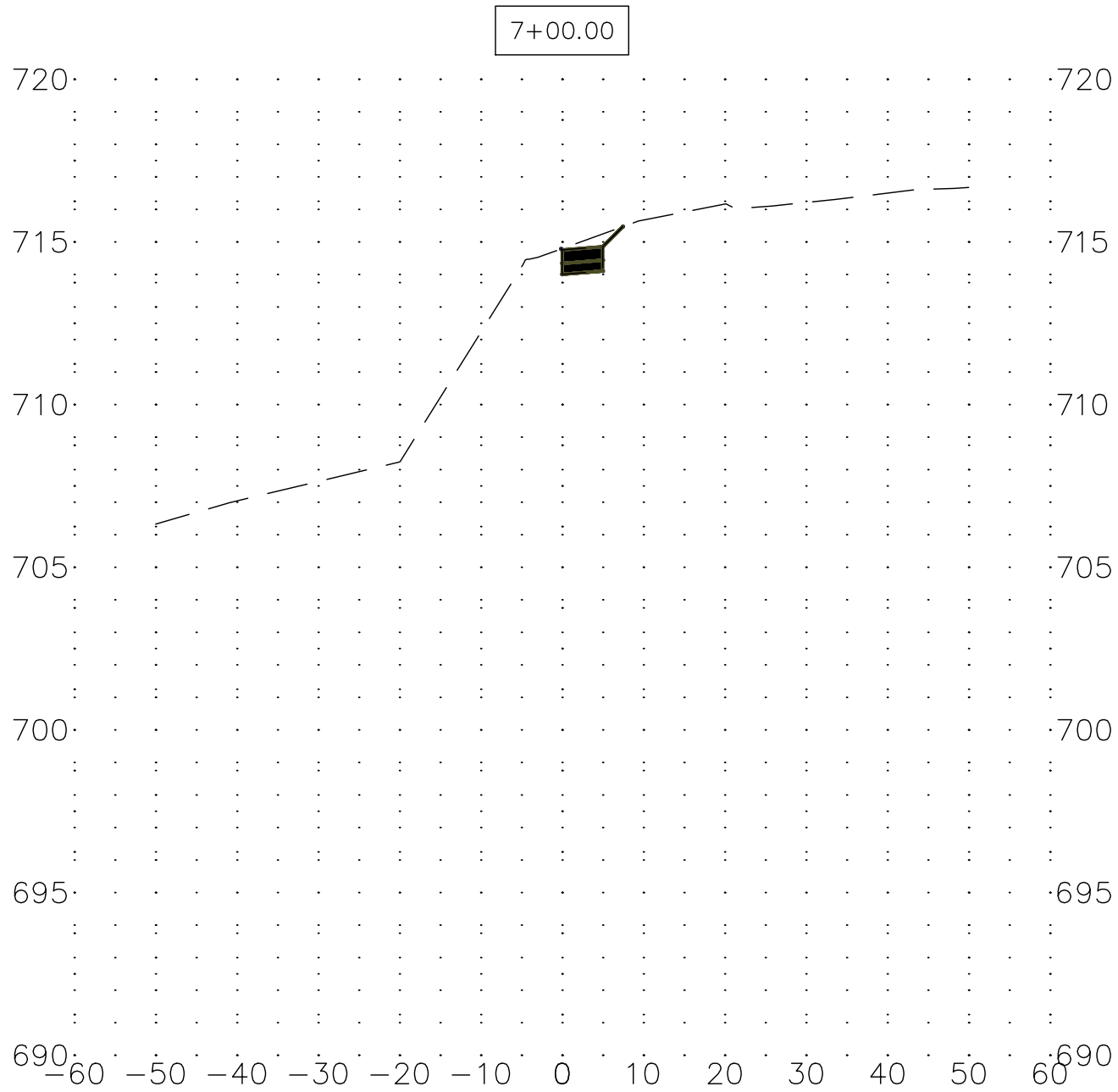
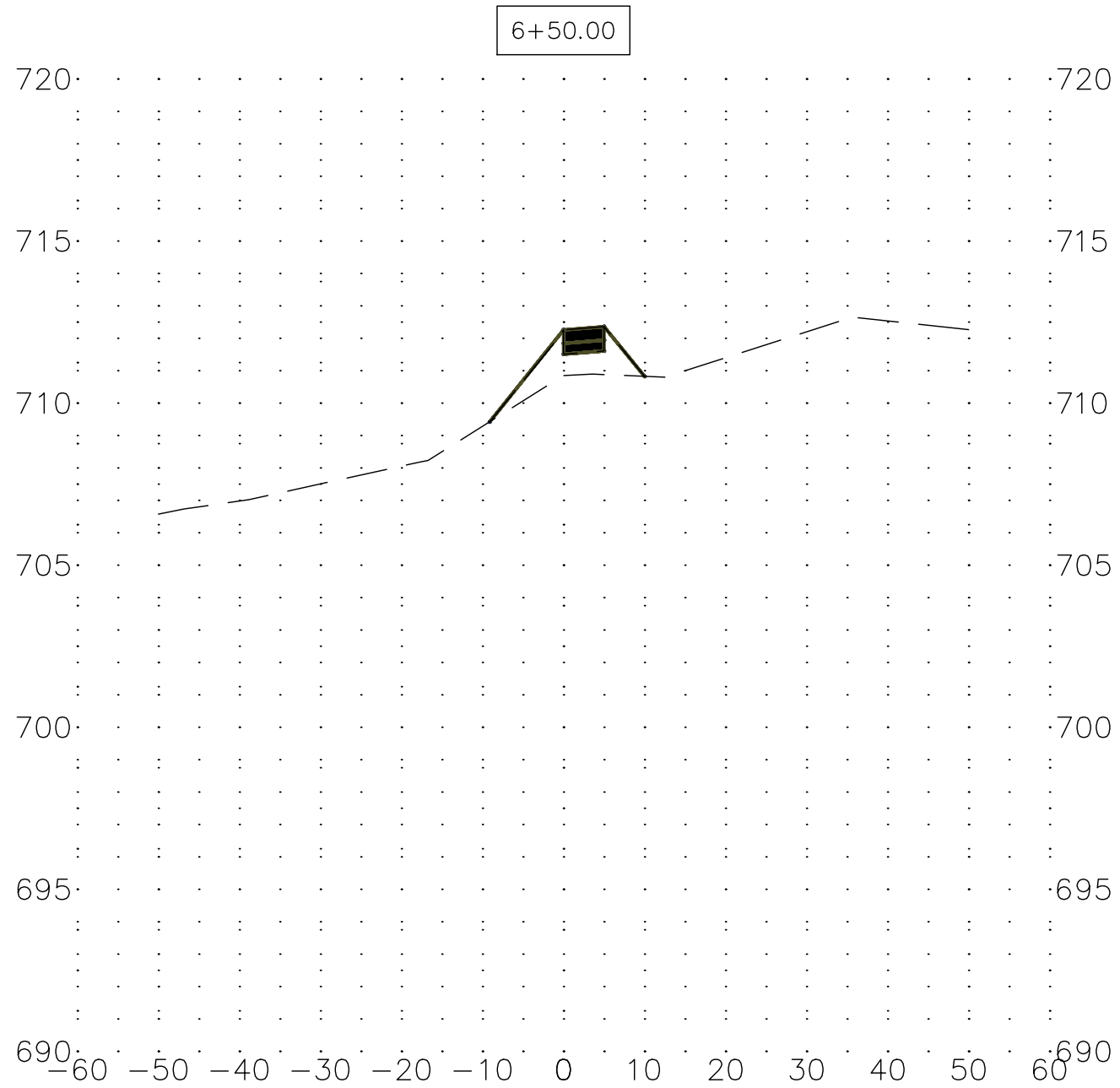
DATE:
4-20-2018

DWN. SEW

CHK. RFD

APPD. RFD

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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 7 OF 18)

PROJ NO:
16010

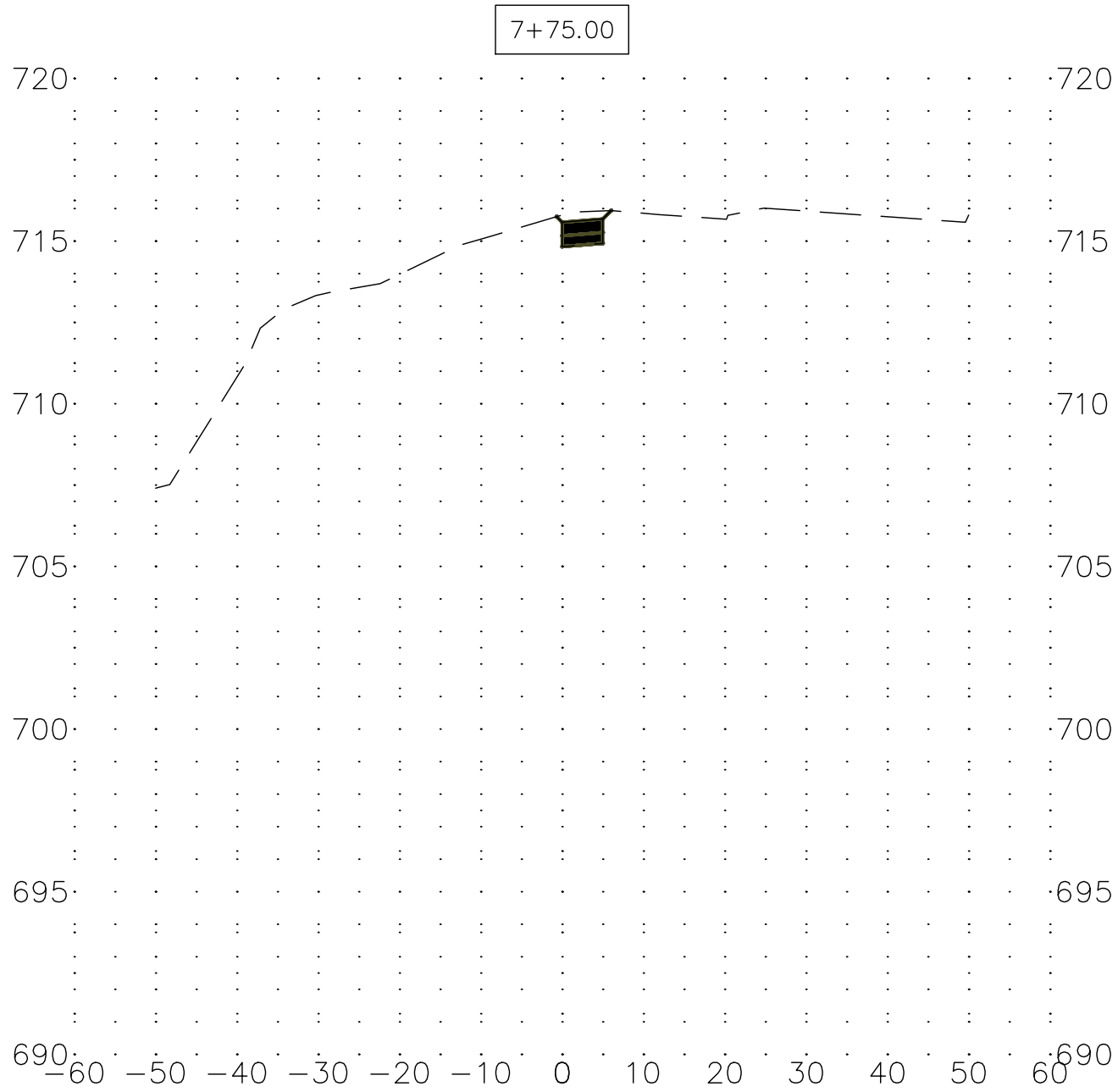
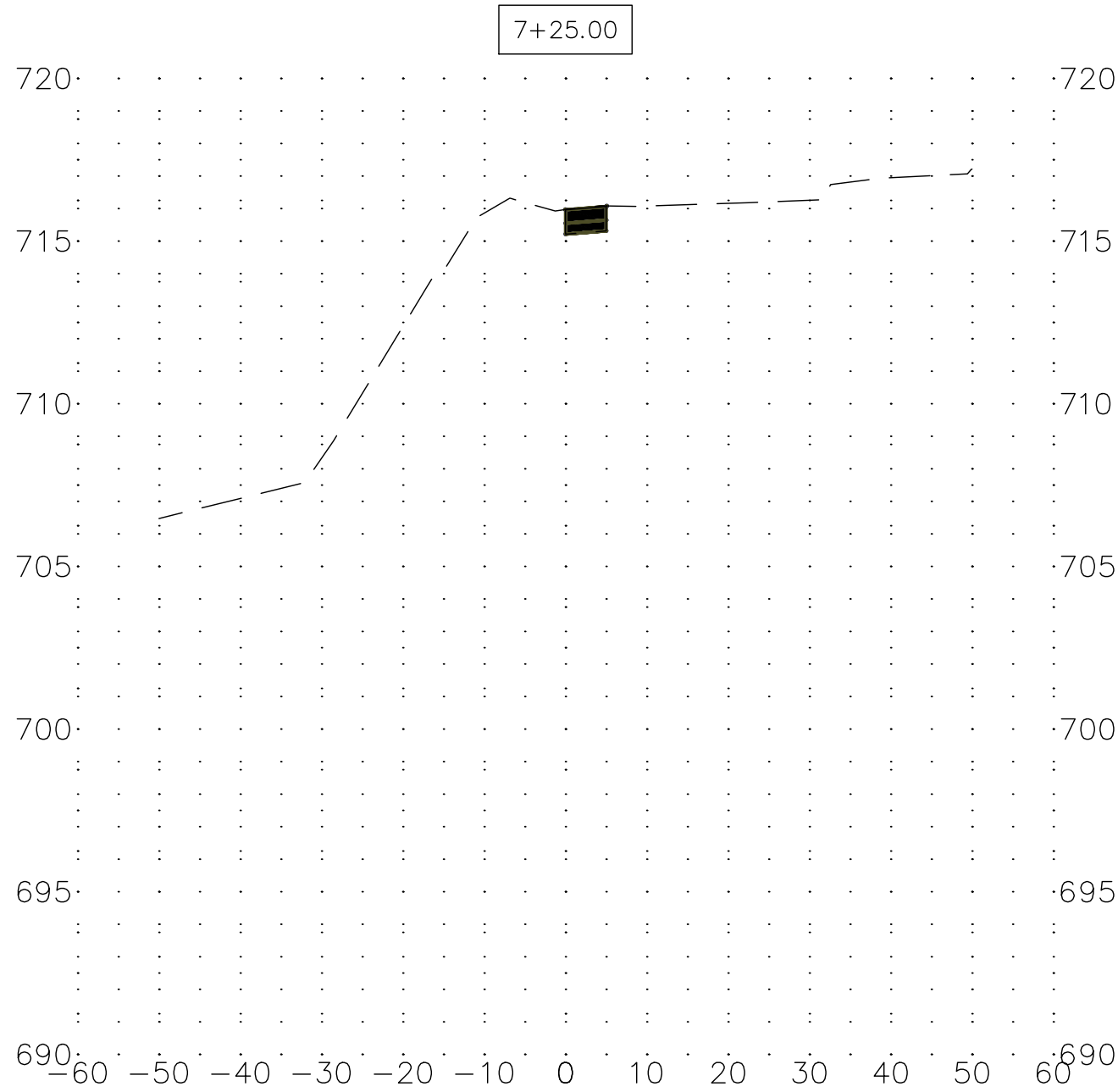
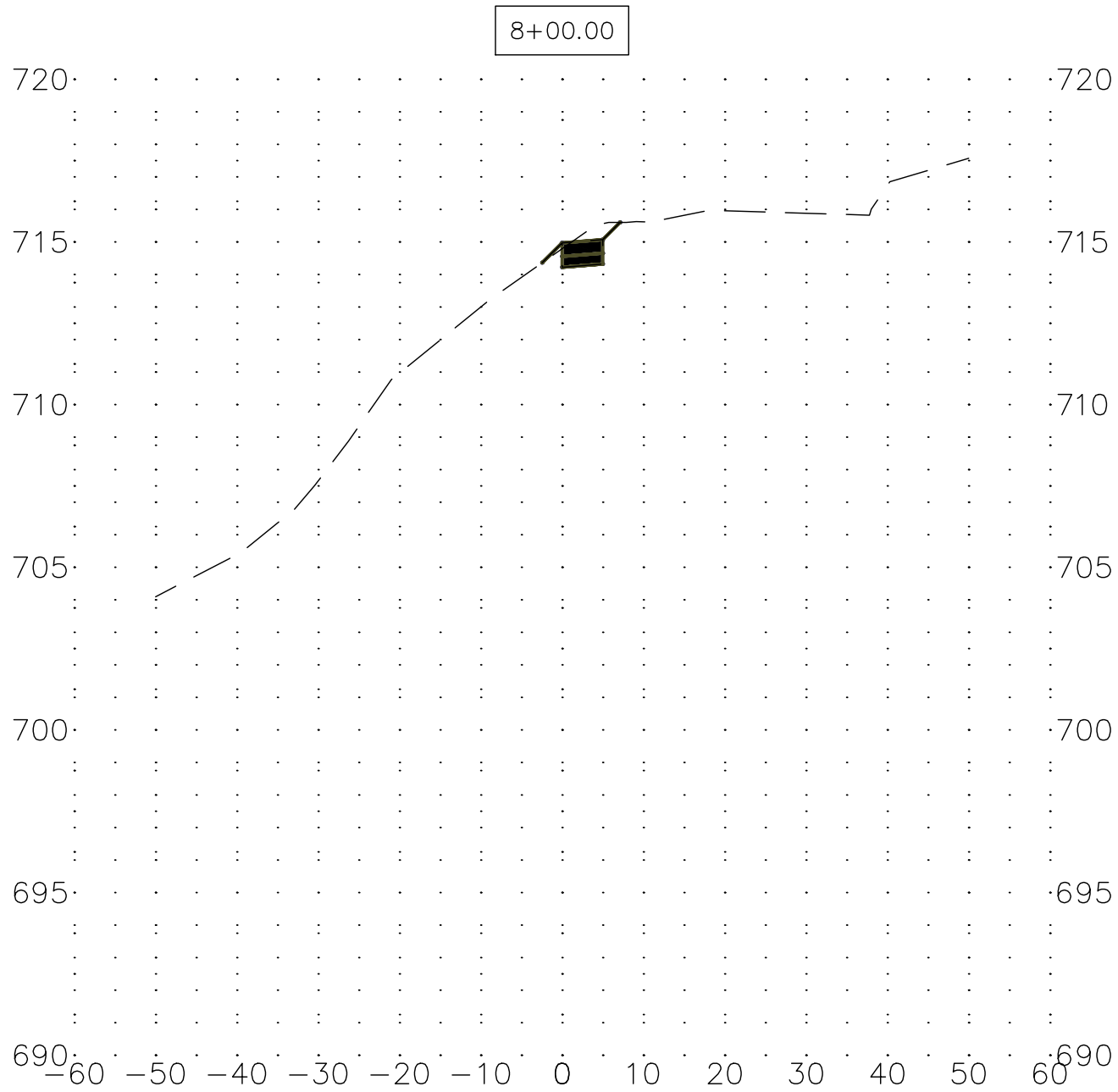
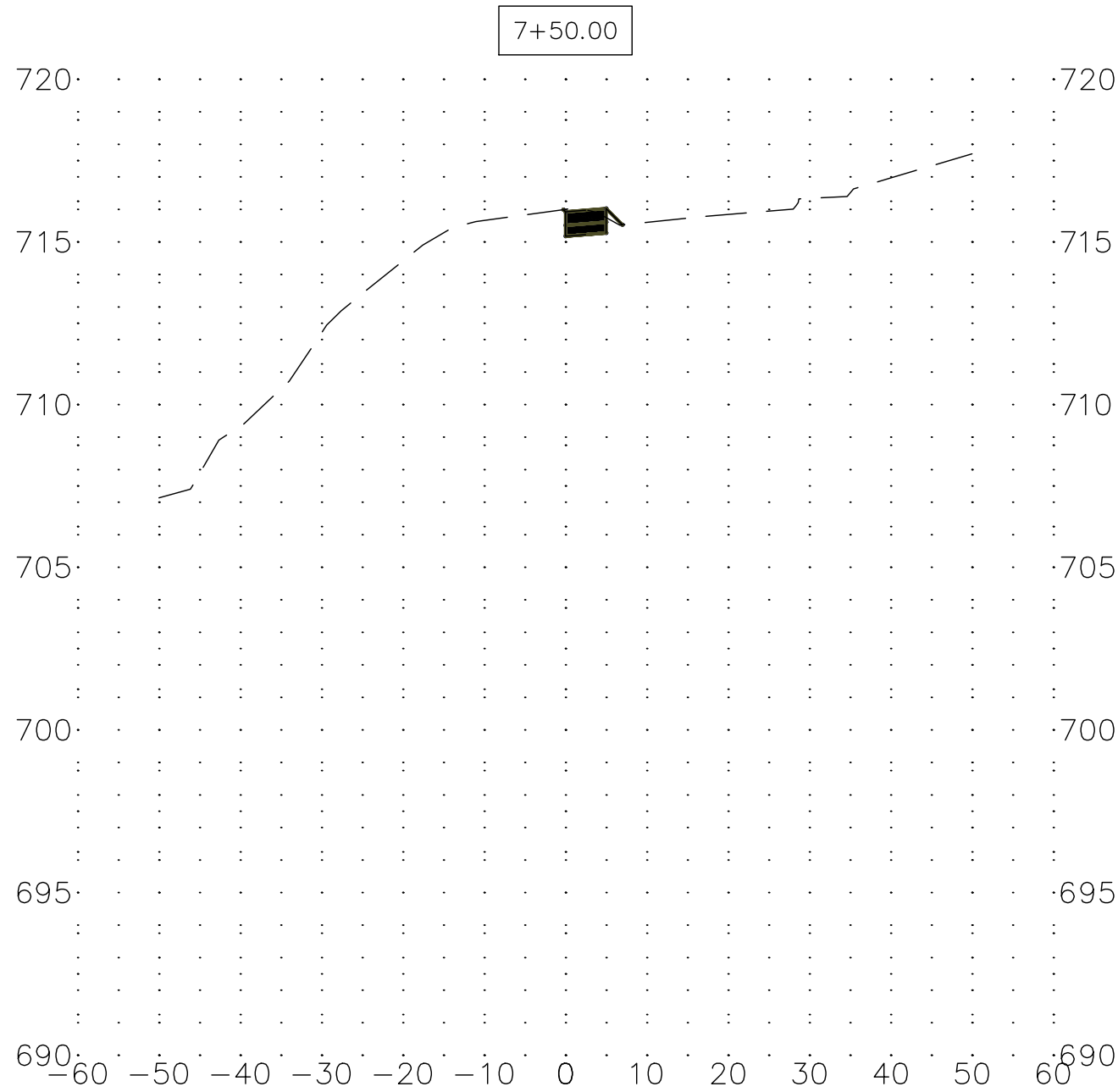
DATE:
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DWN. SEW

CHK. RFD

APPD. RFD

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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
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LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 8 OF 18)

PROJ NO:
16010

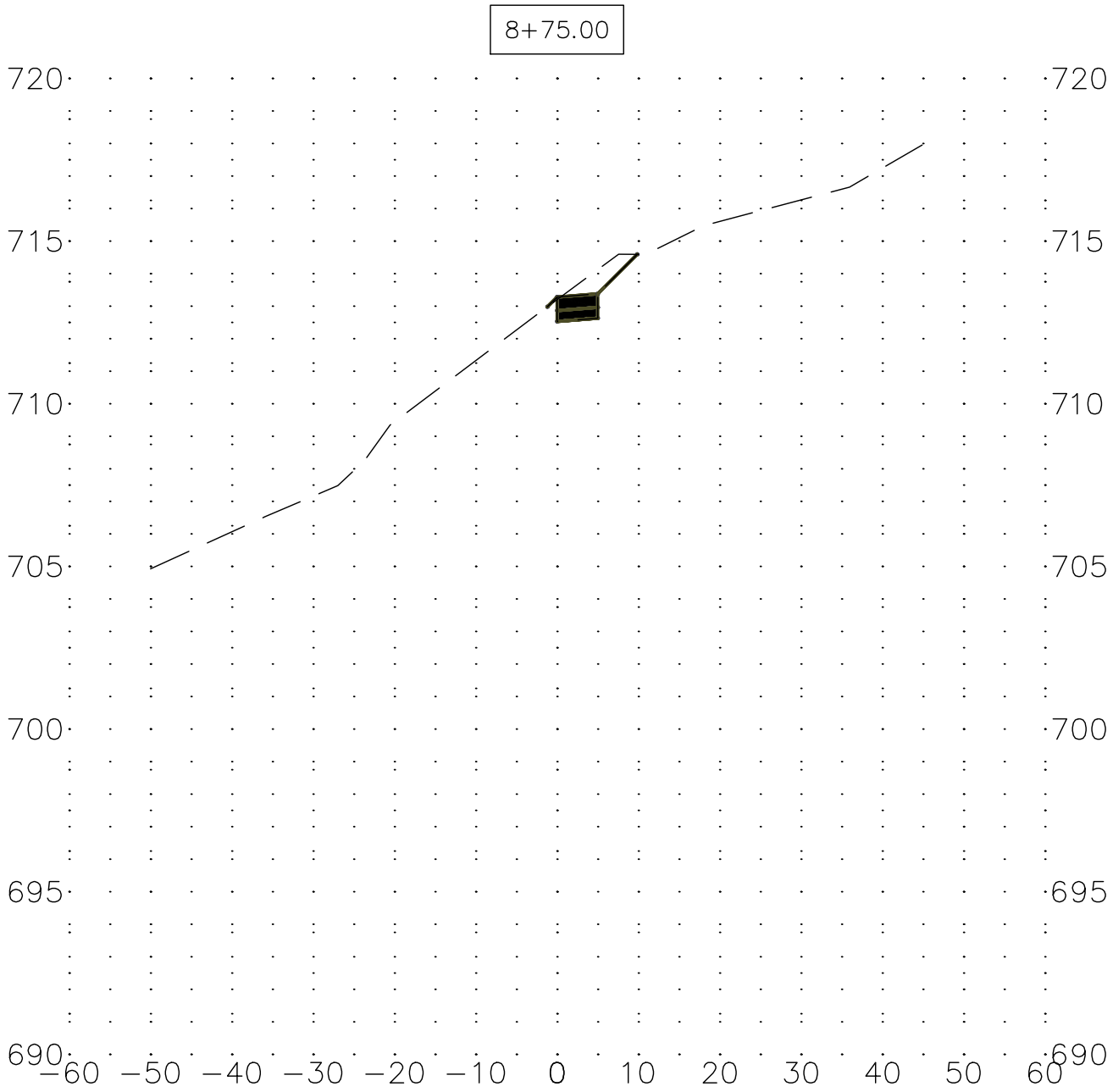
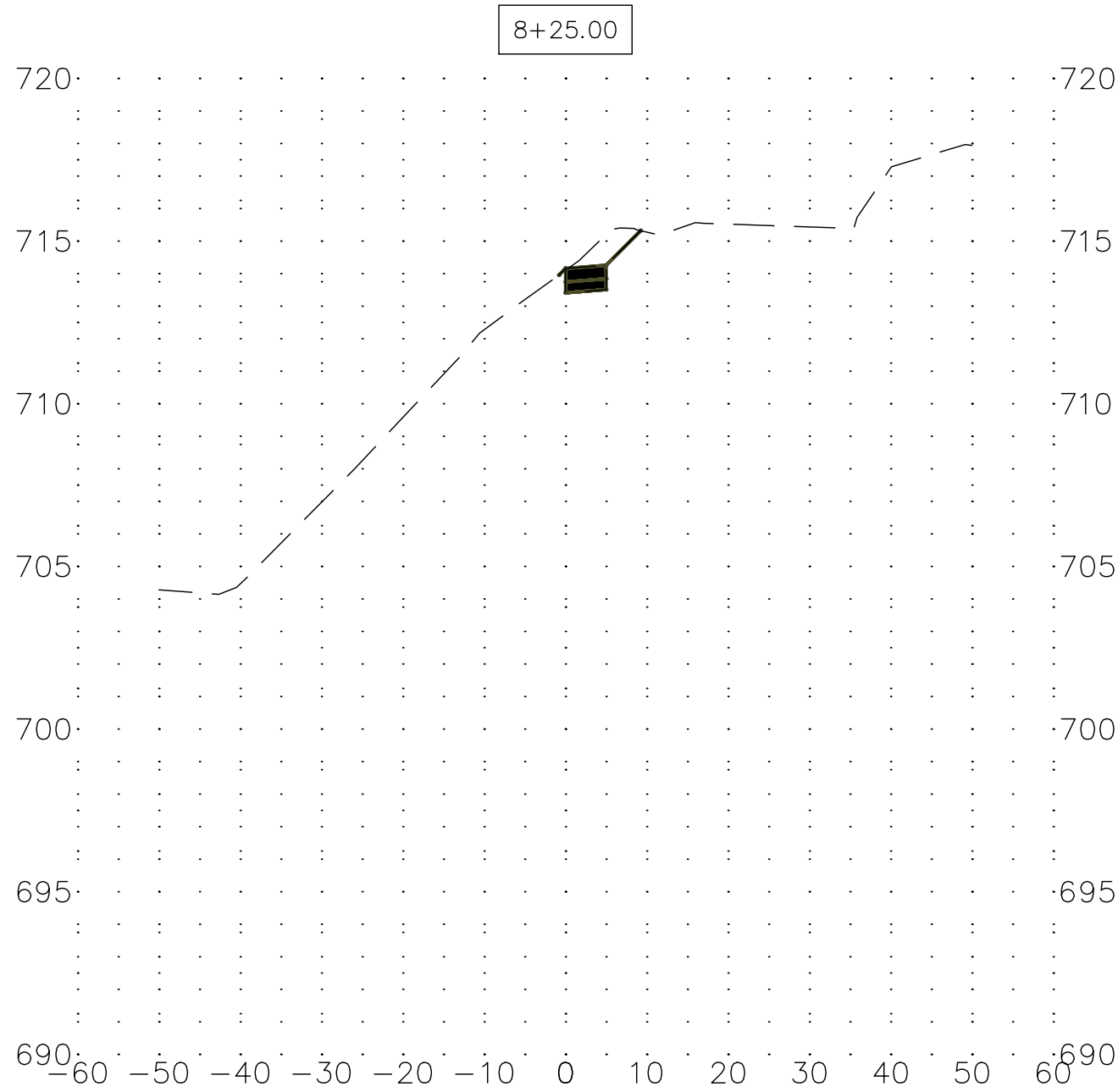
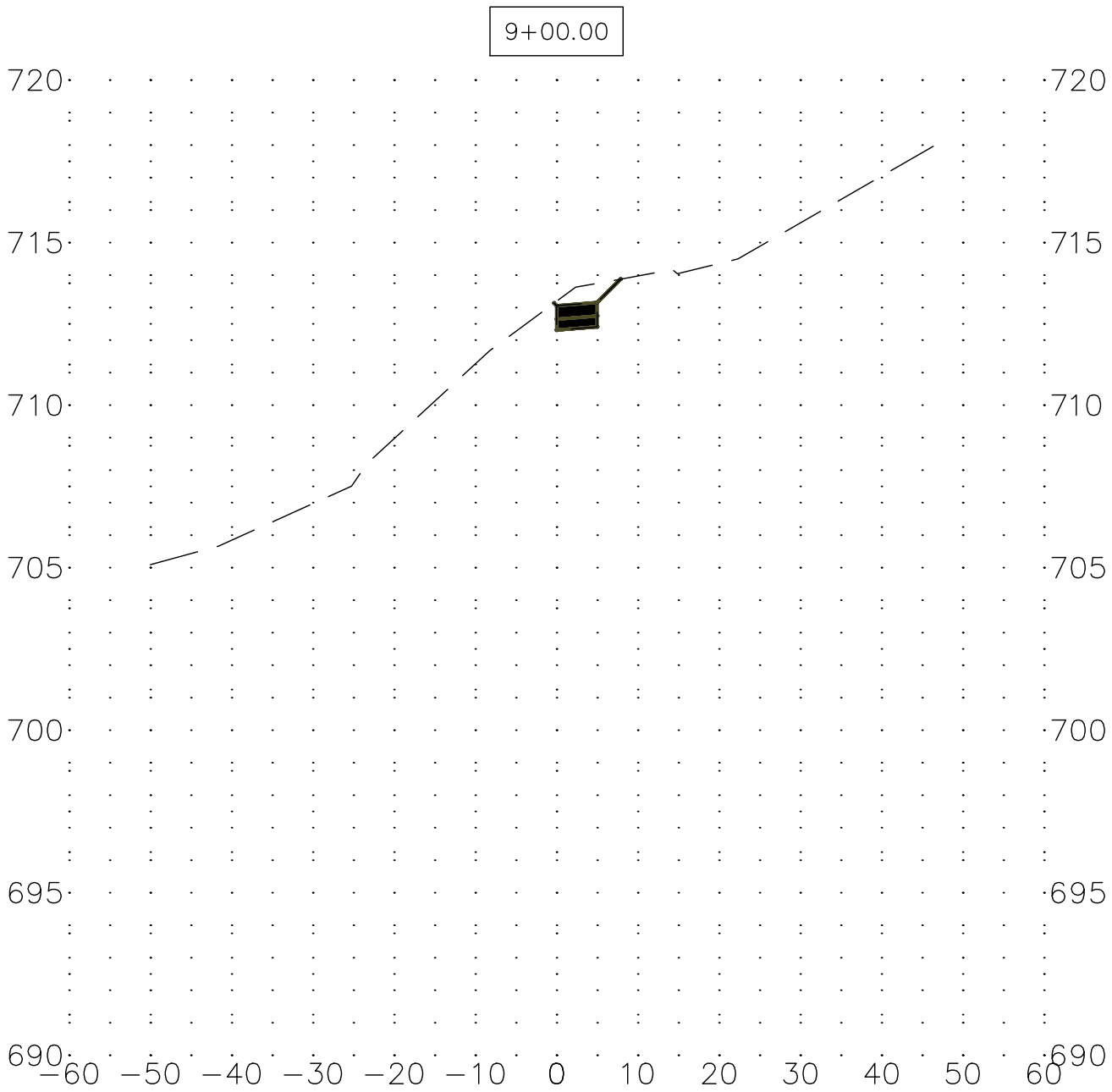
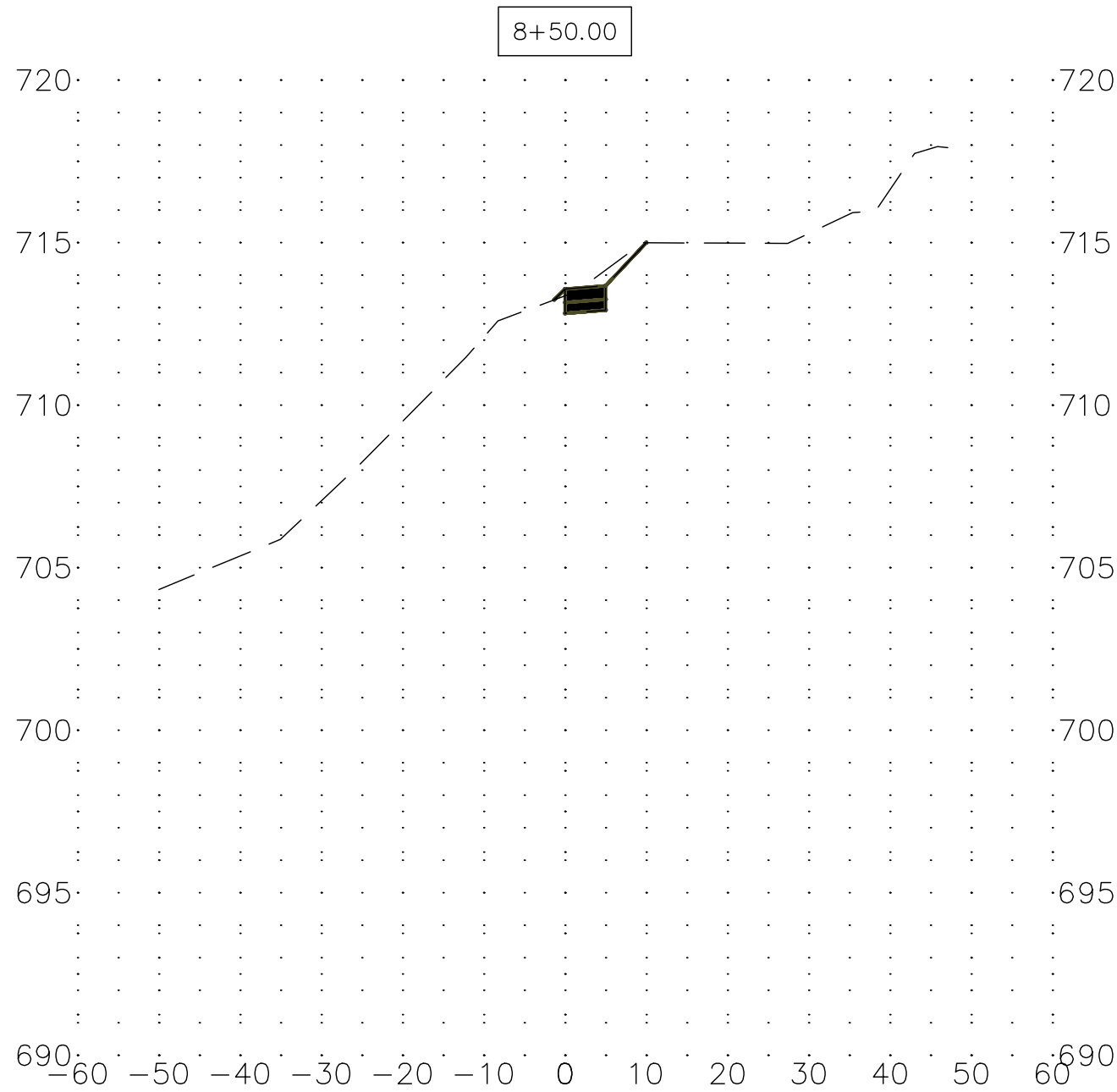
DATE:
4-20-2018

DWN. SEW

CHK. RFD

APPD. RFD

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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 9 OF 18)

PROJ NO:
16010

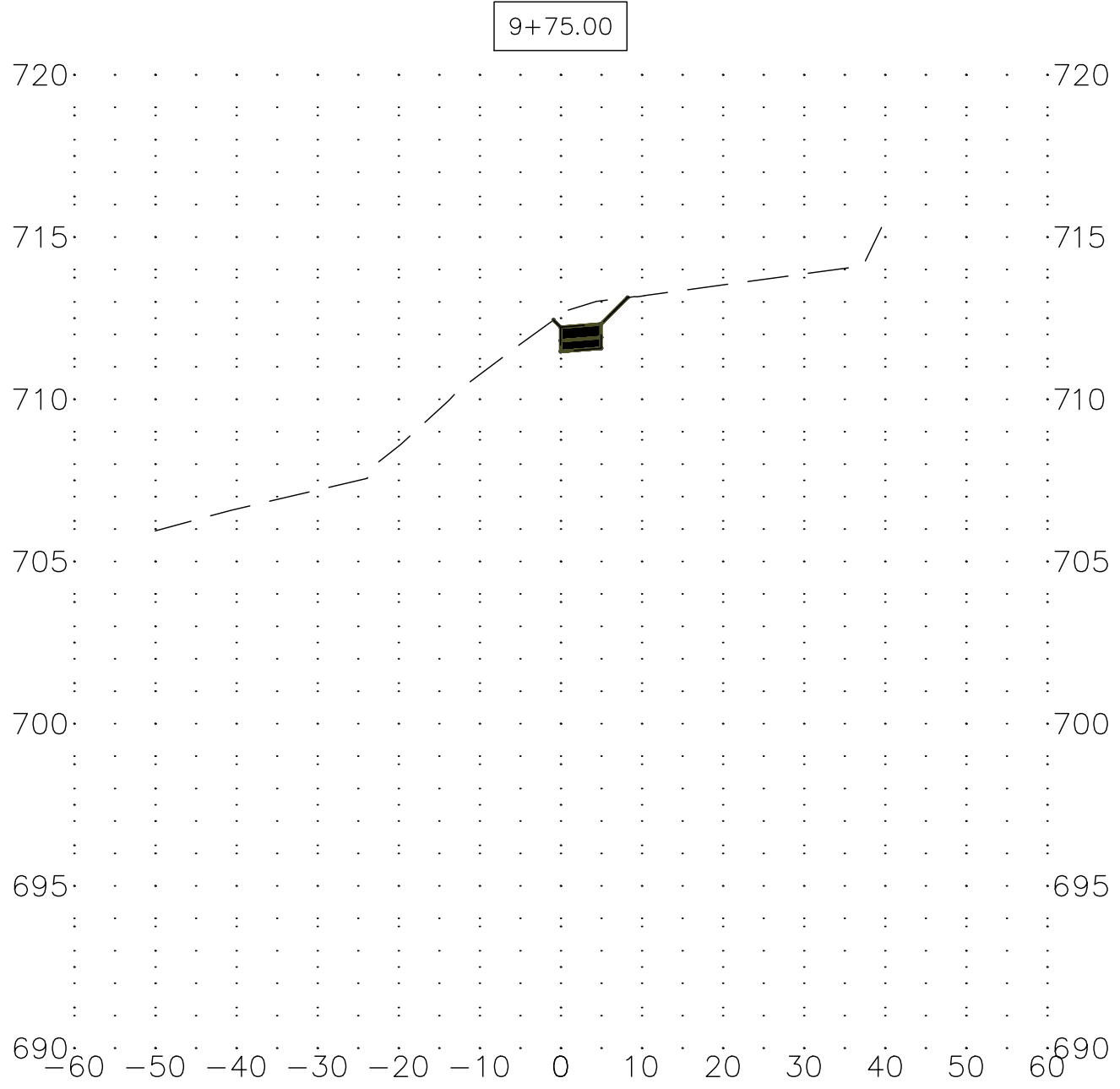
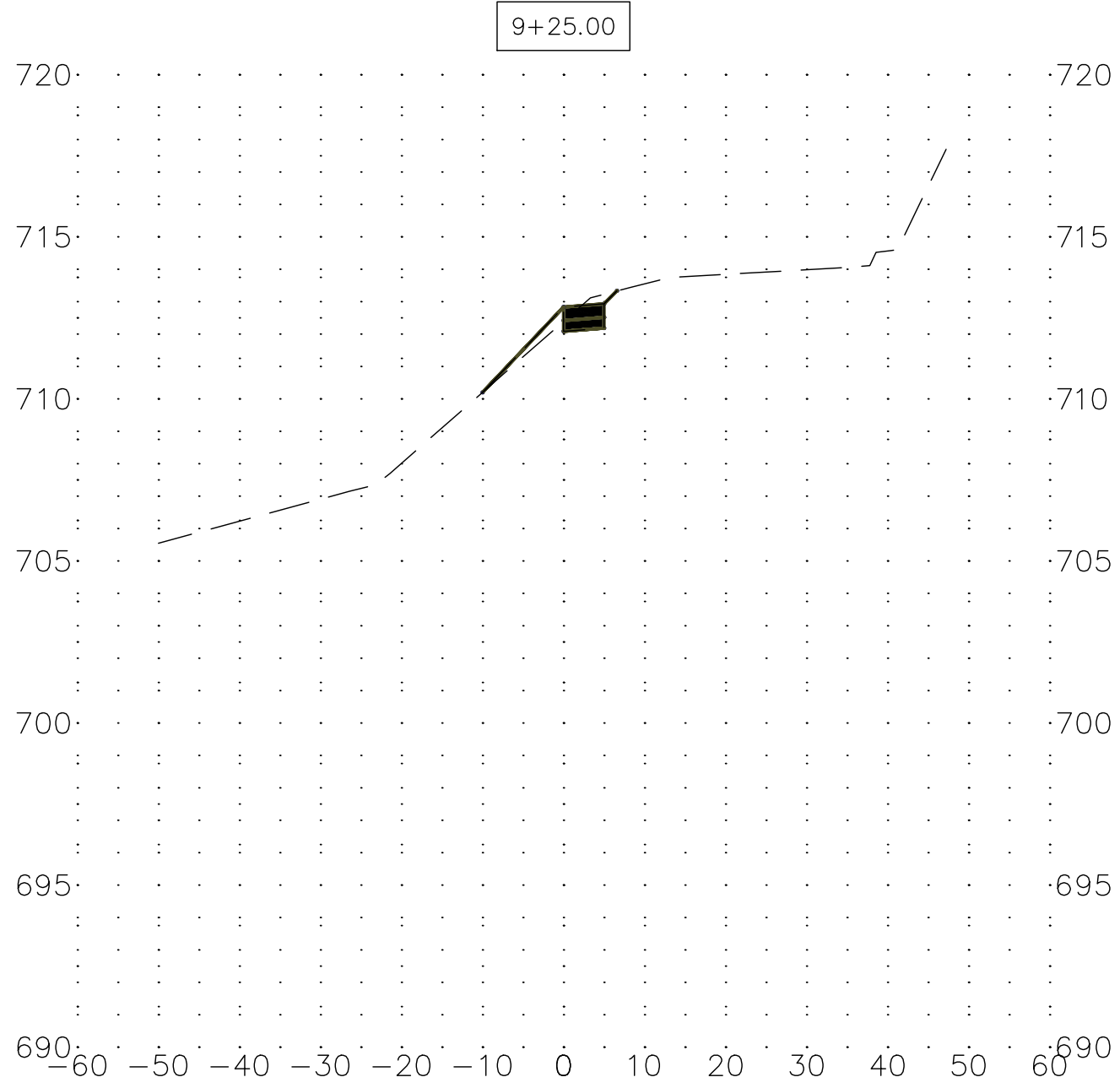
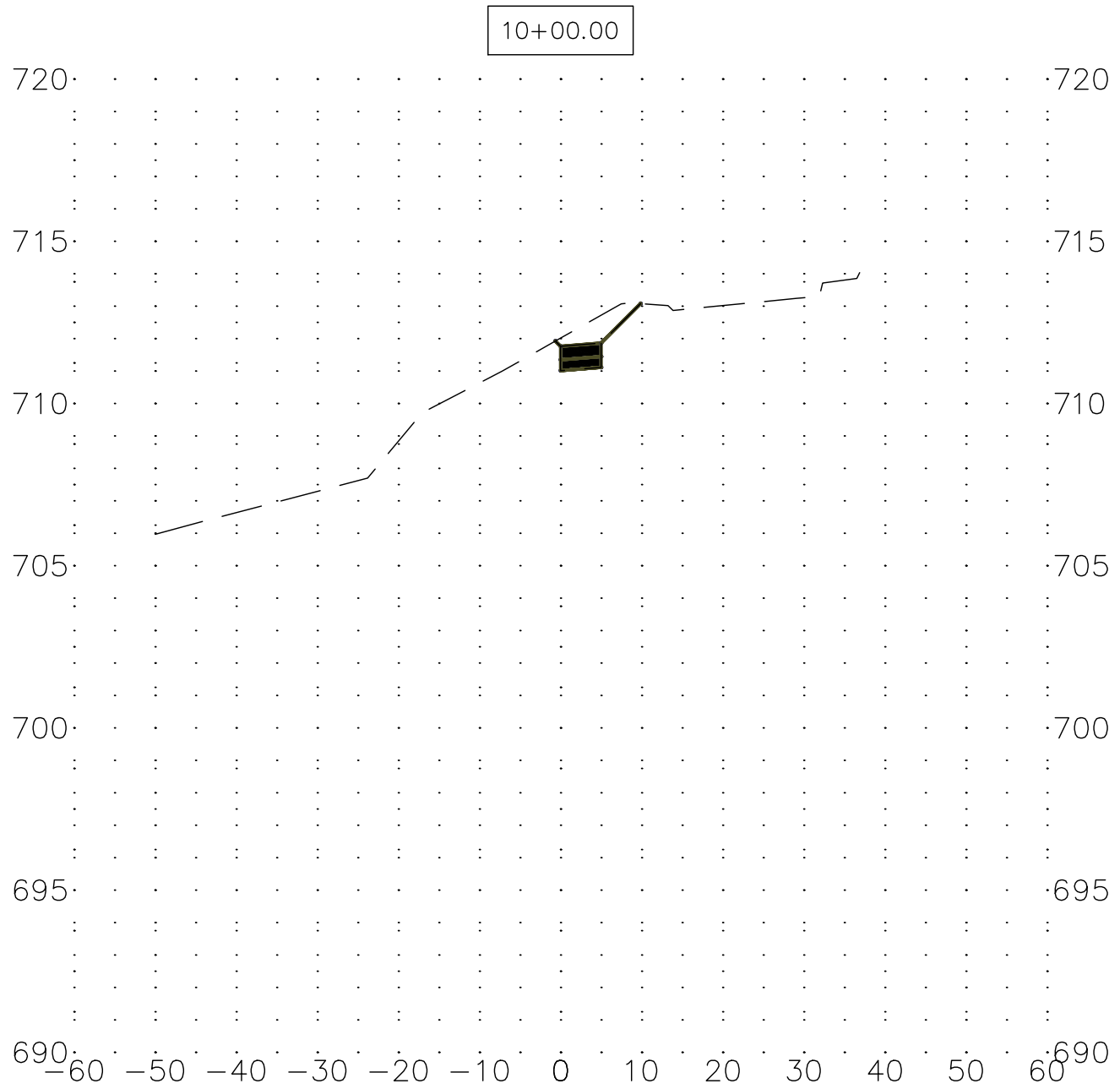
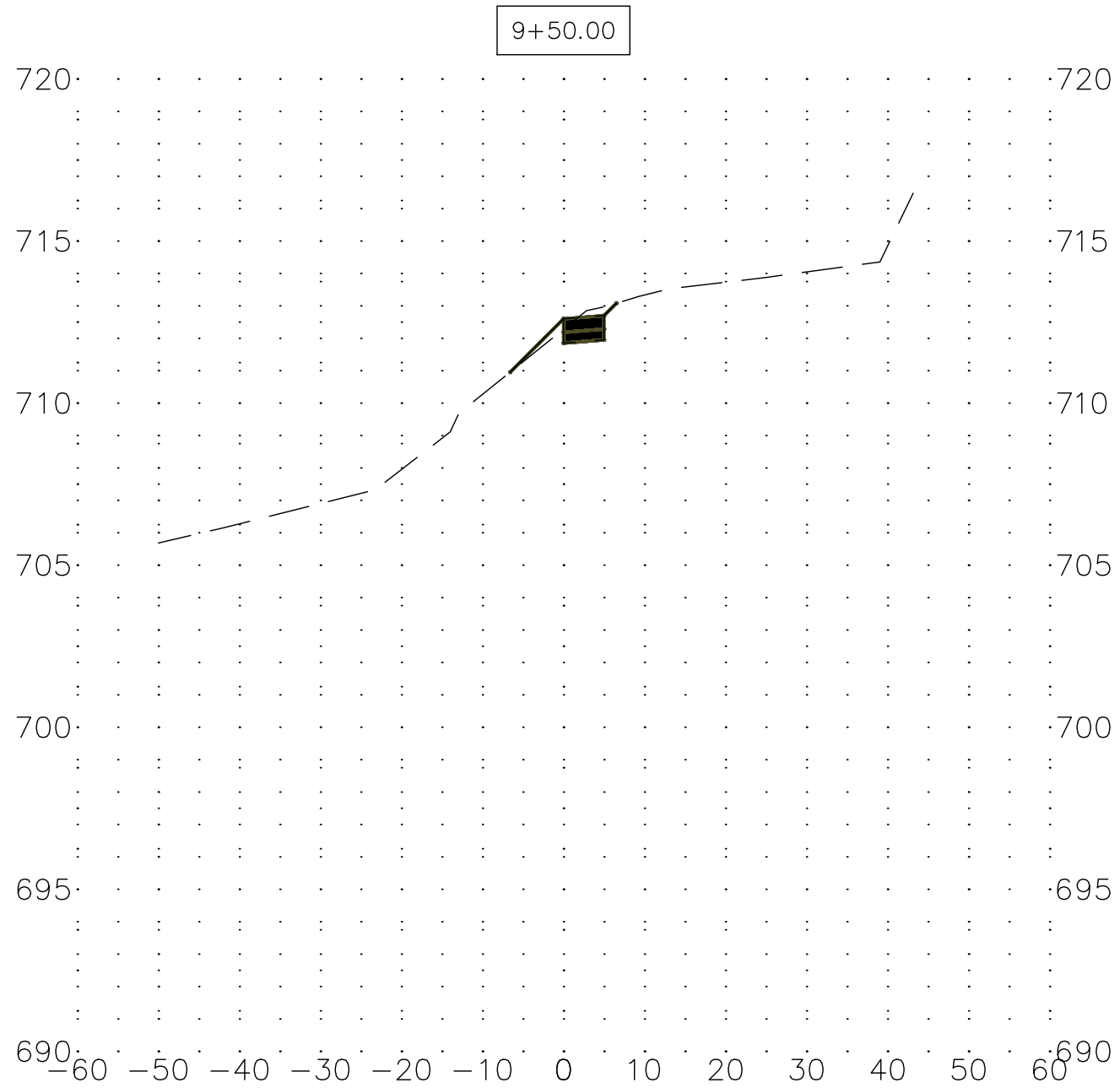
DATE:
4-20-2018

DWN. SEW

CHK. RFD

APPD. RFD

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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 10 OF 18)

PROJ NO:
16010

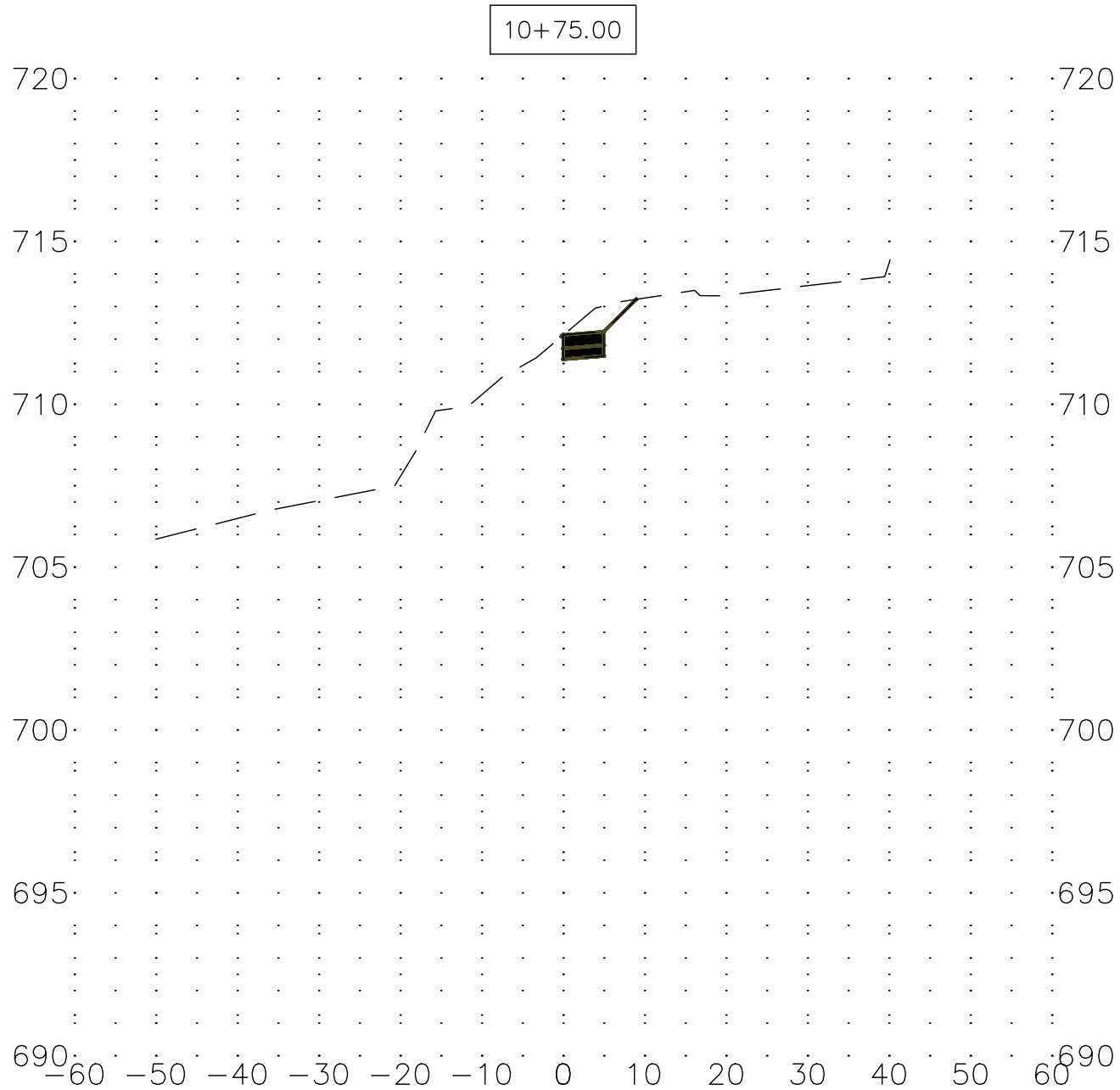
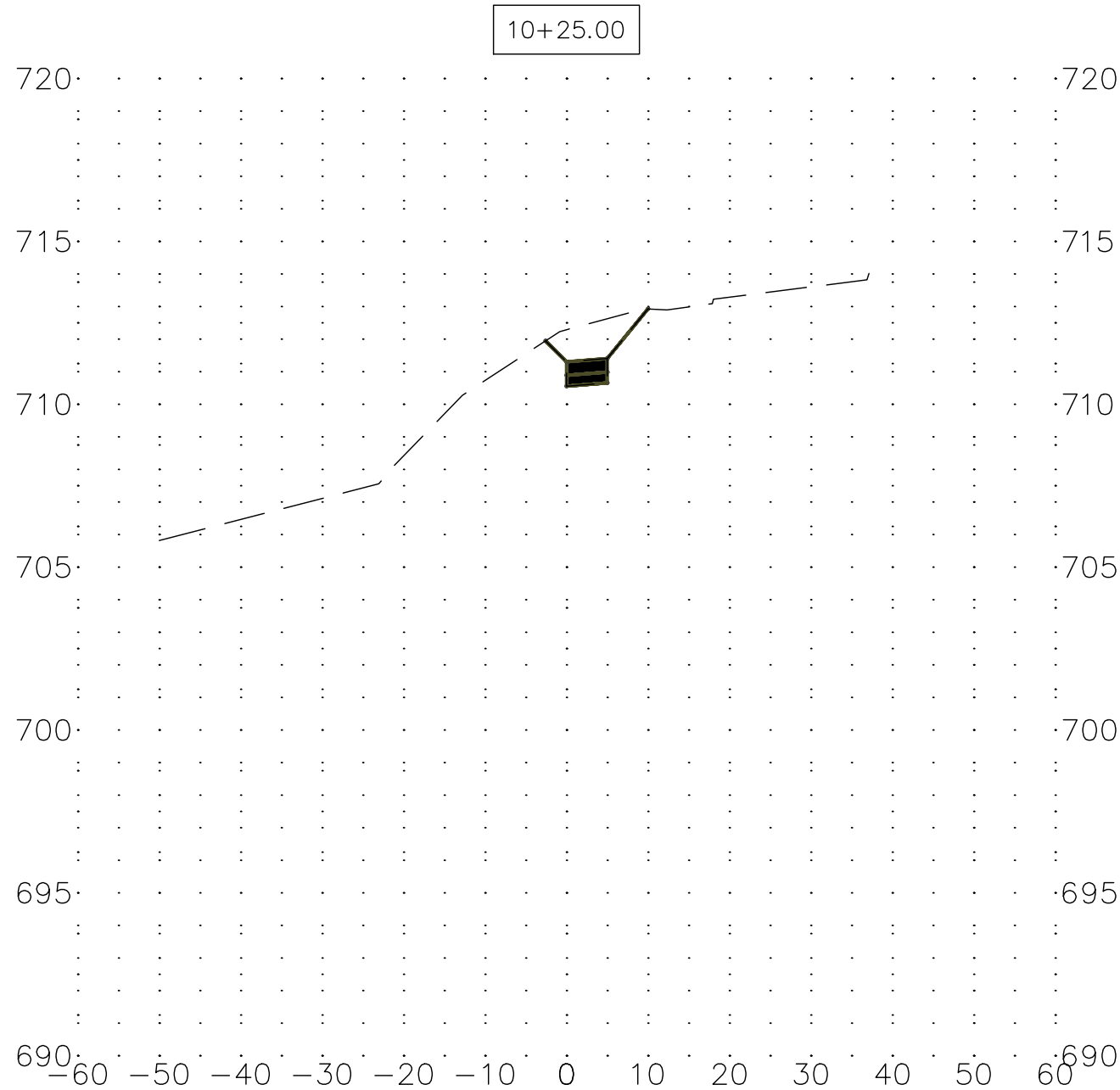
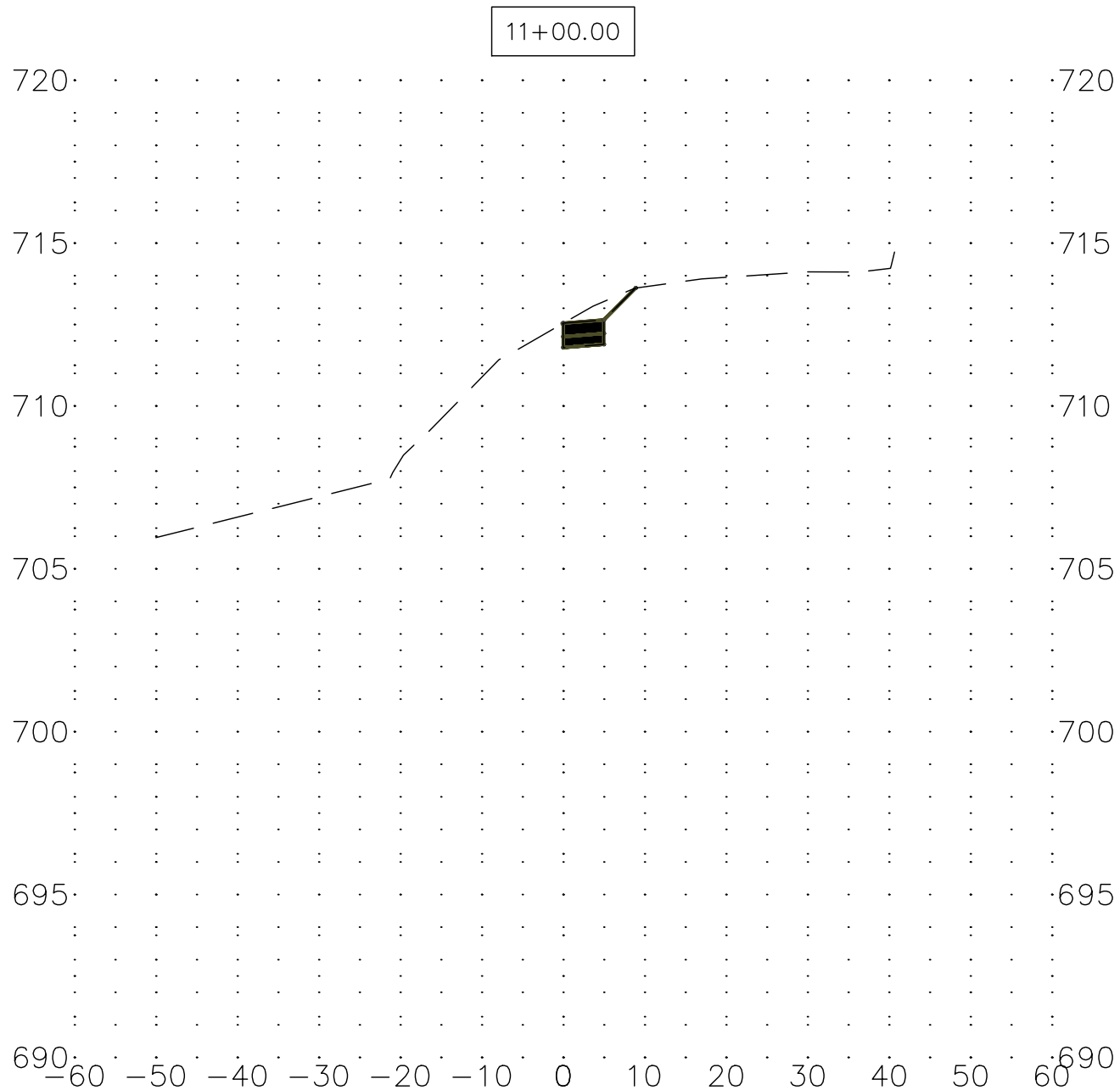
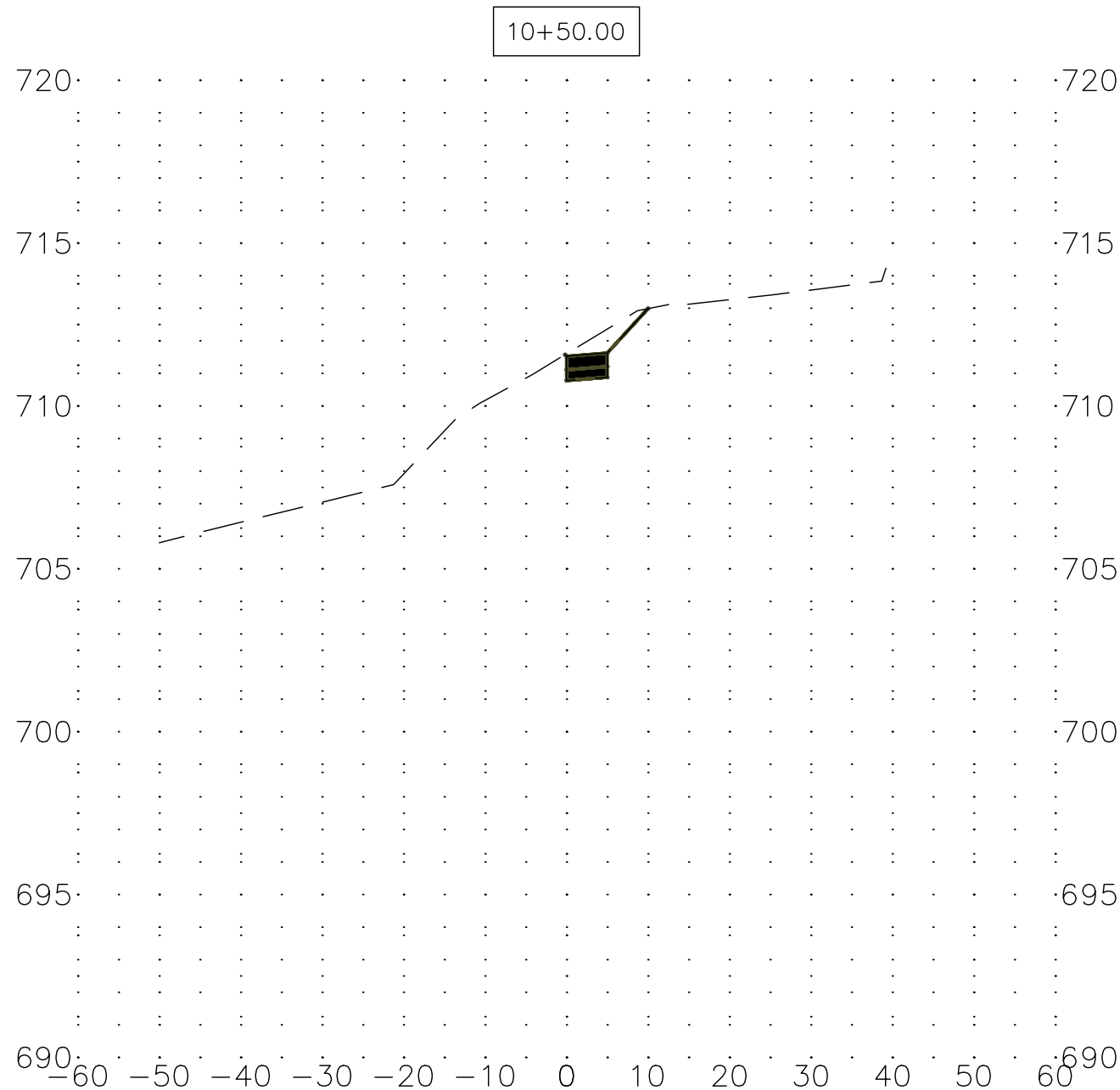
DATE:
4-20-2018

DWN. SEW

CHK. RFD

APPD. RFD

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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
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LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 11 OF 18)

PROJ NO:
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DATE:
4-20-2018

DWN.

SEW

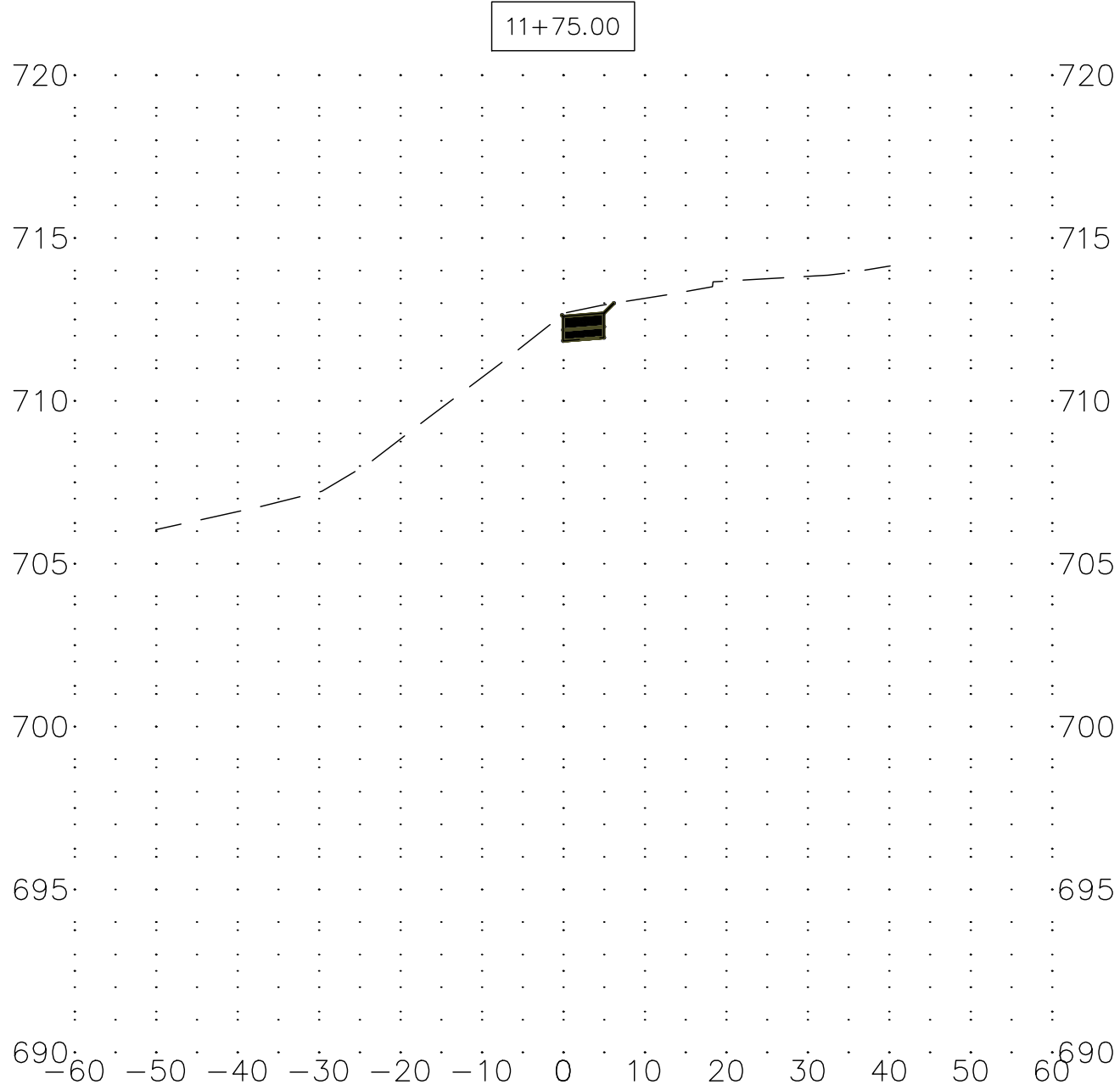
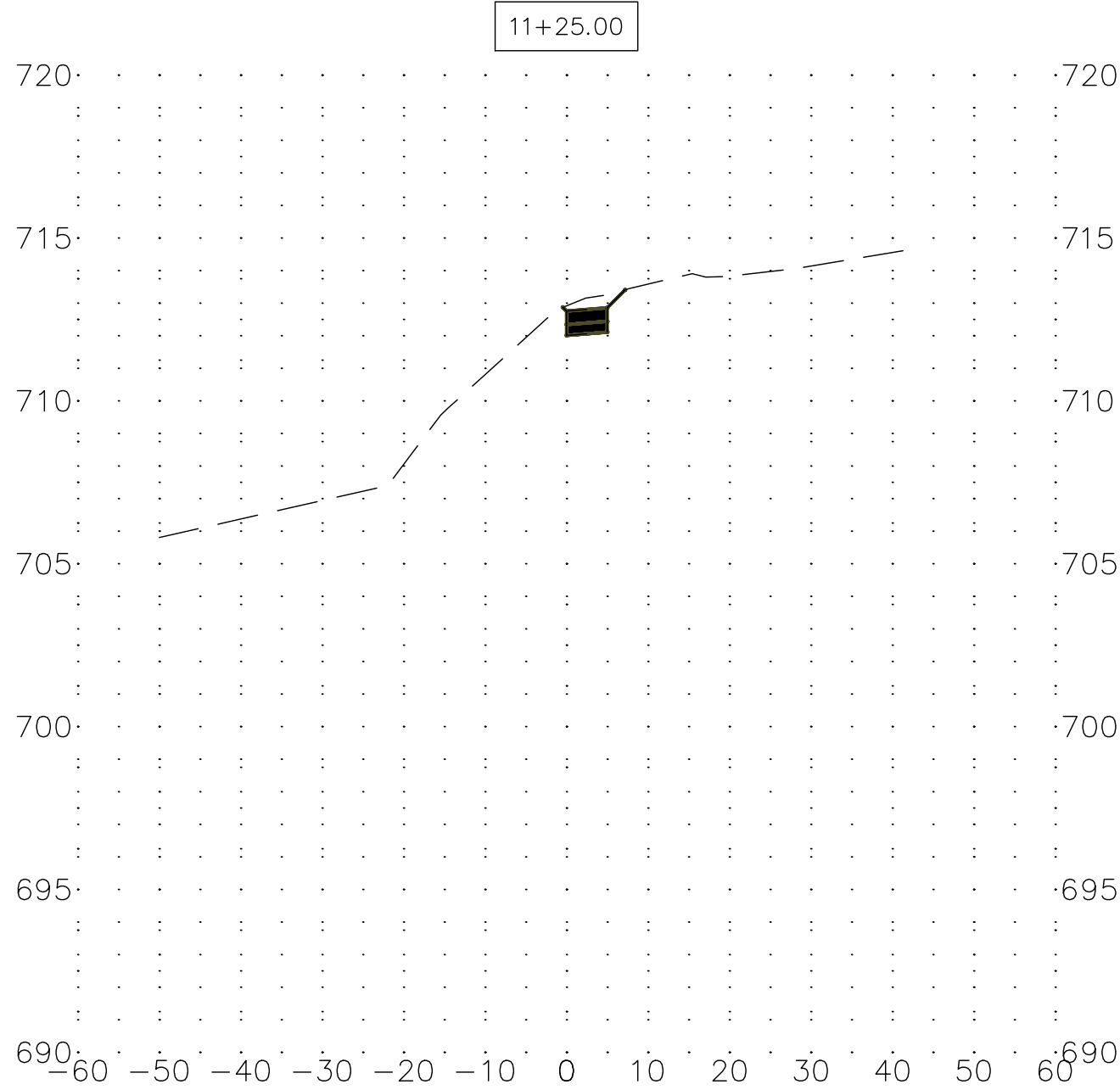
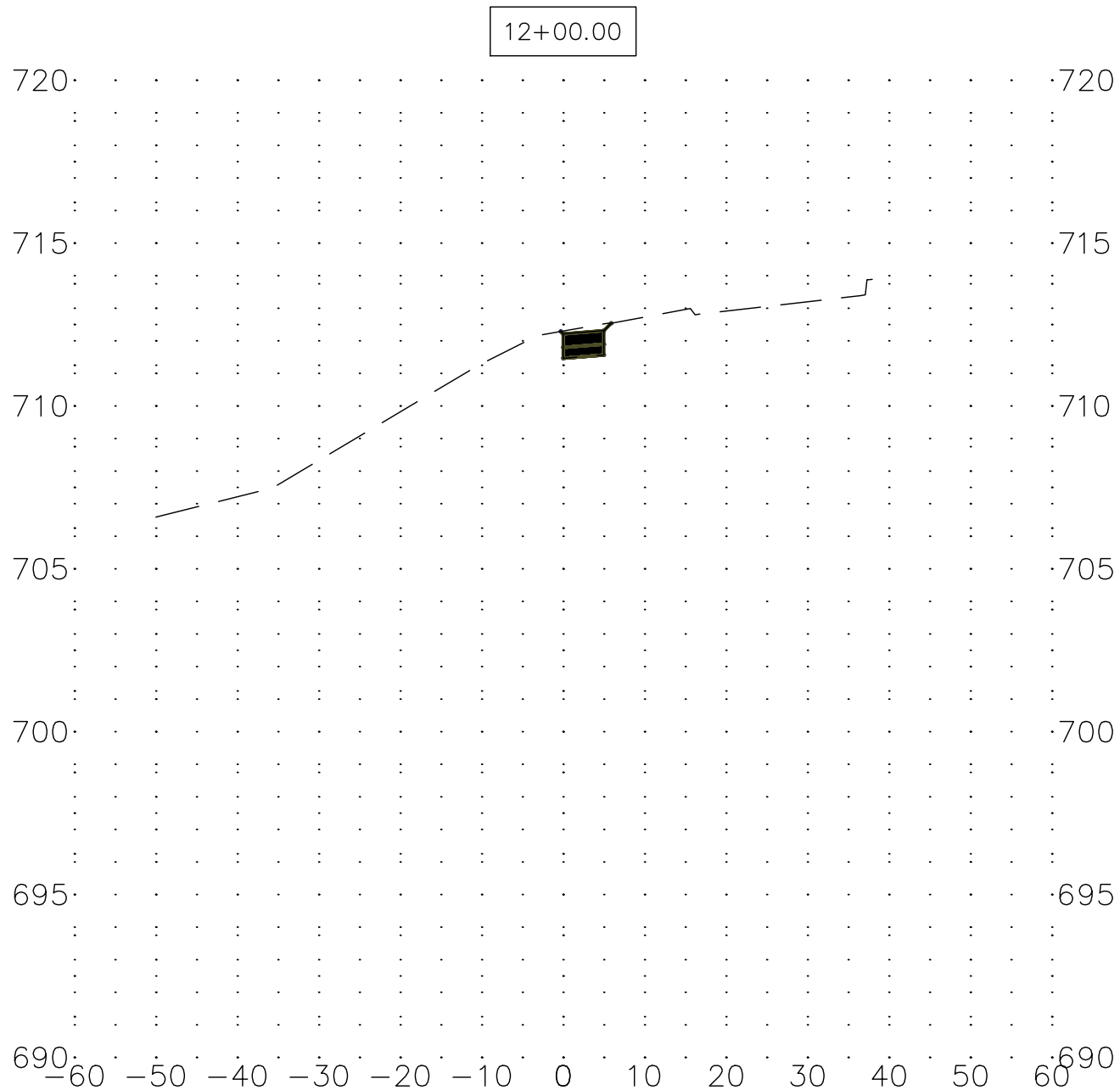
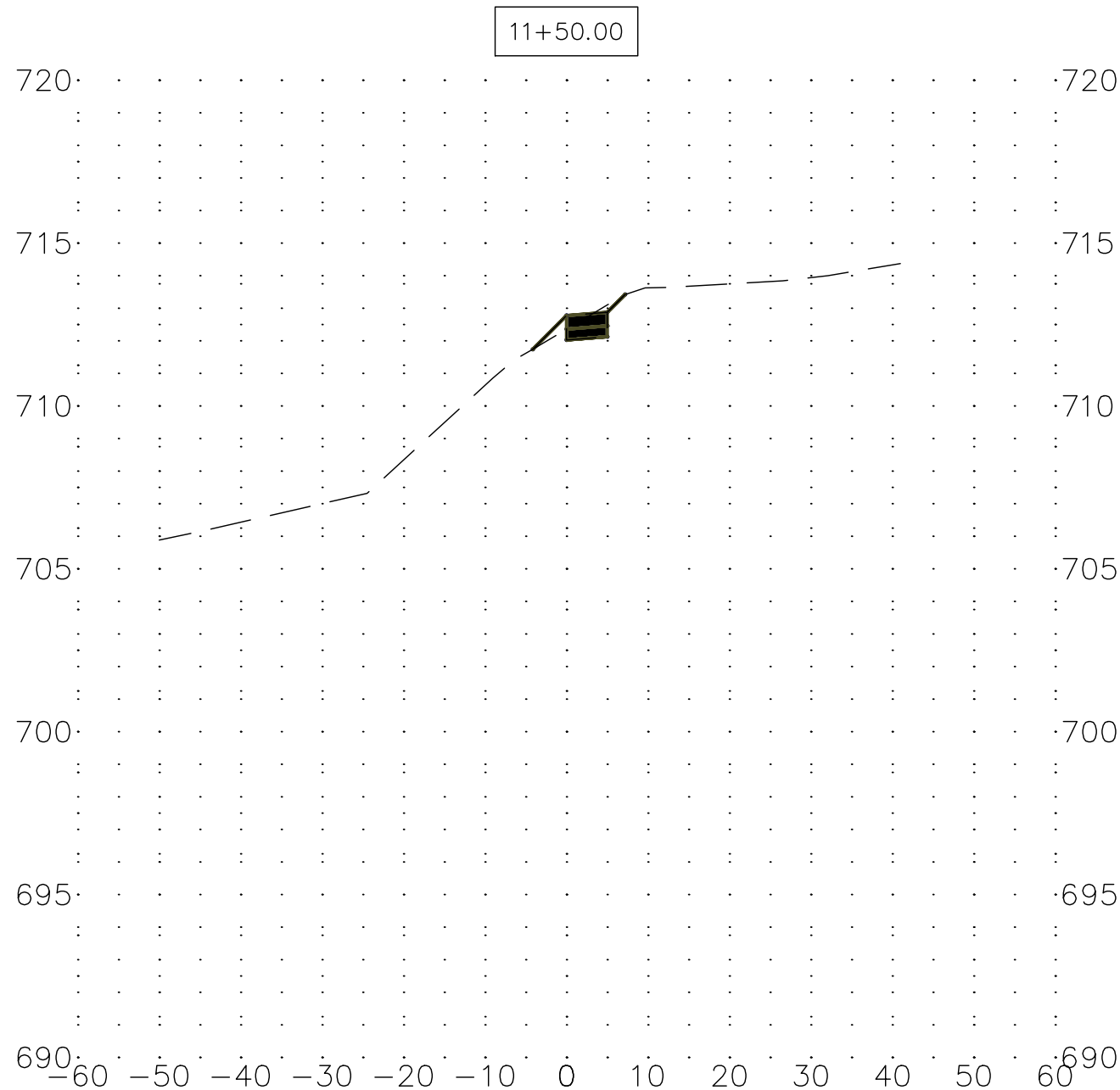
CHK.

RFD

APPD.

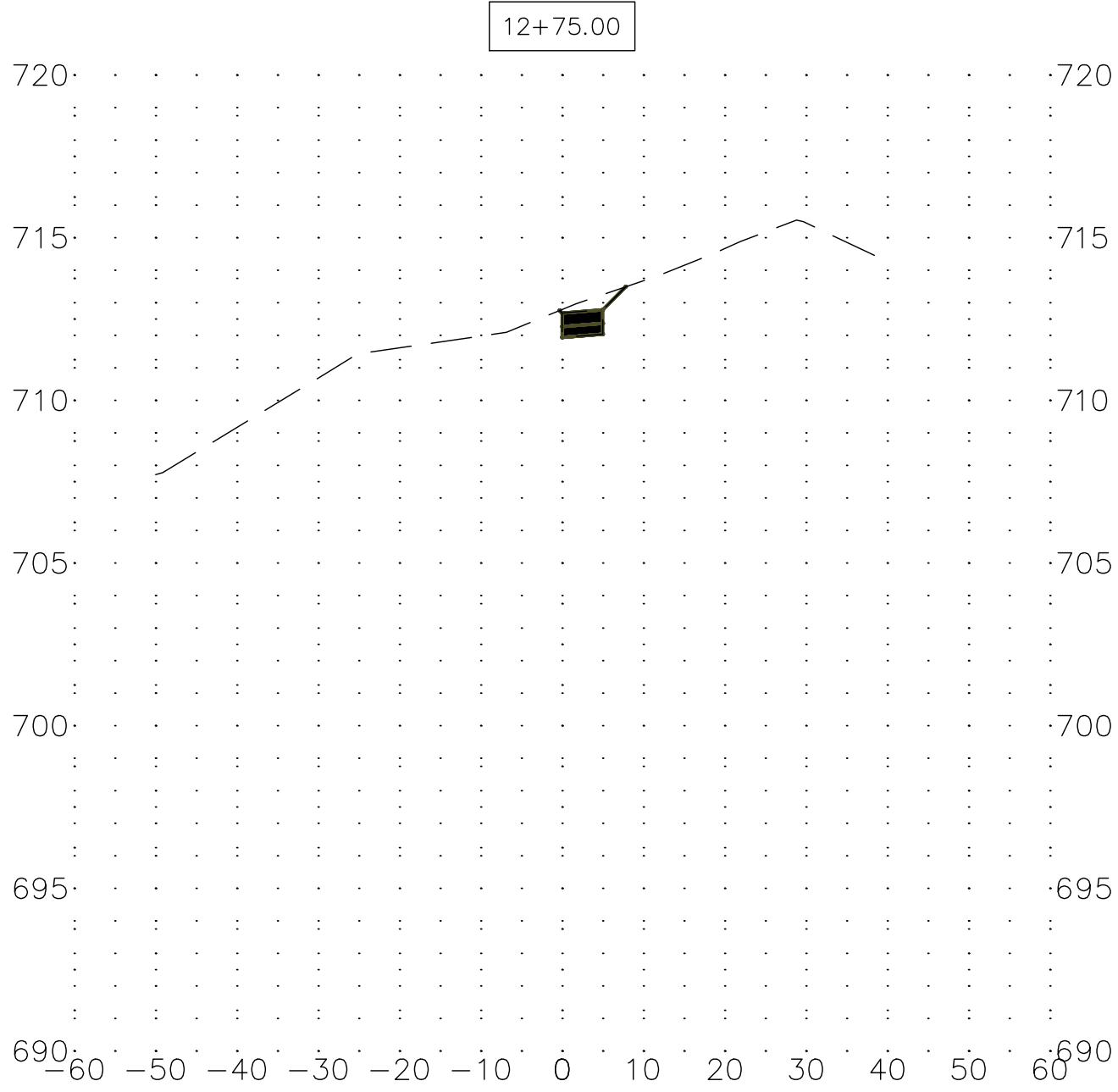
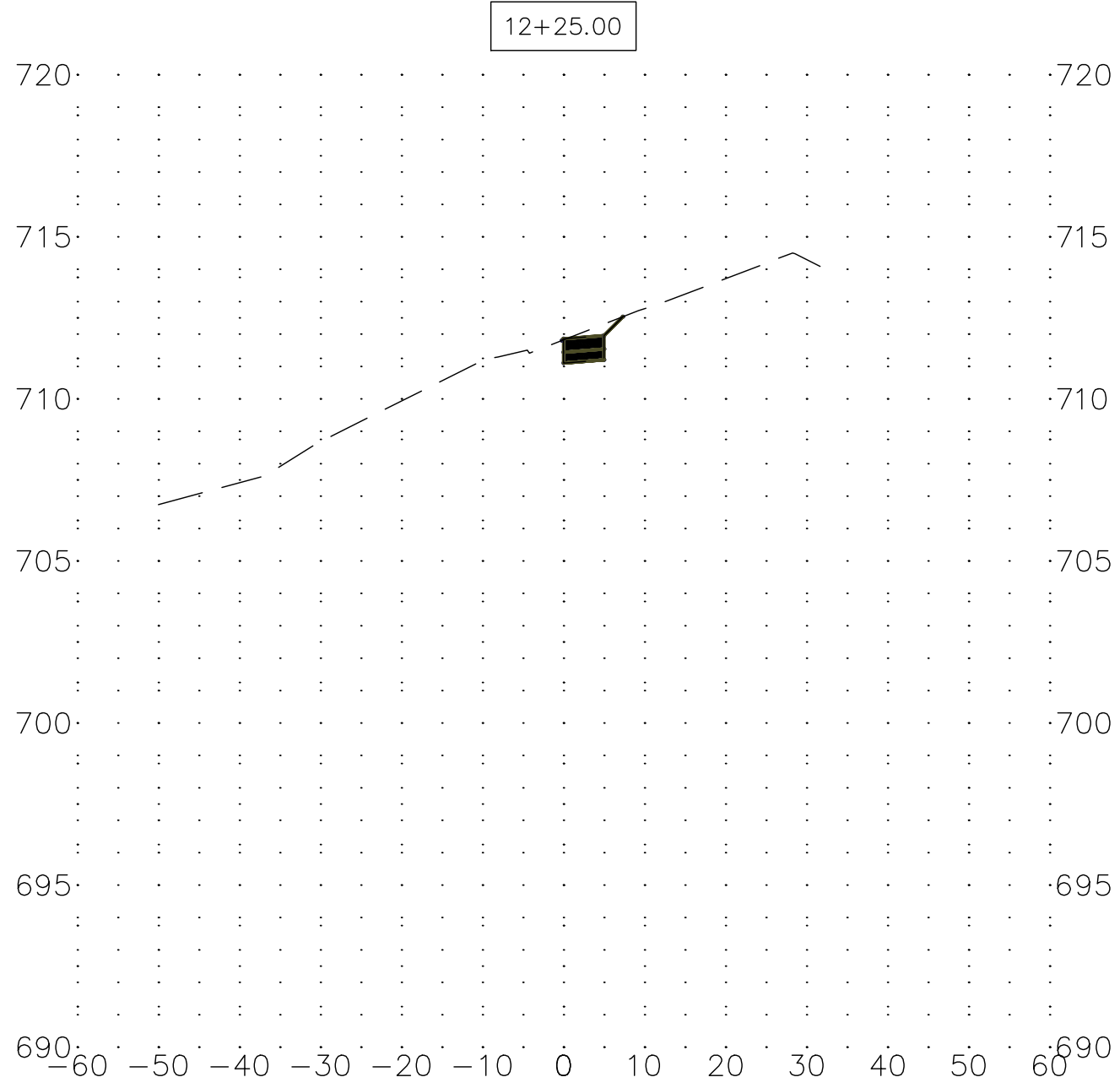
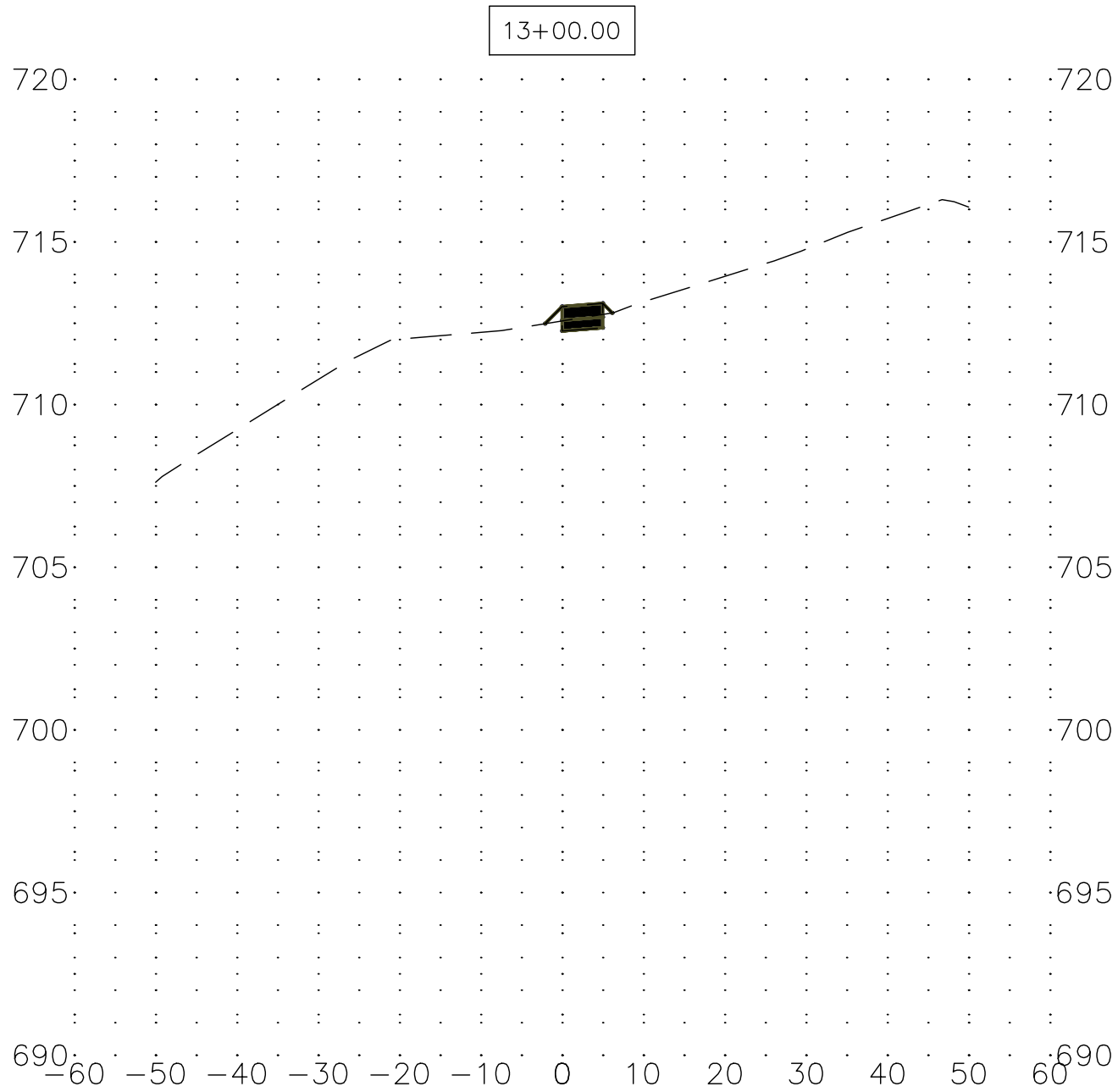
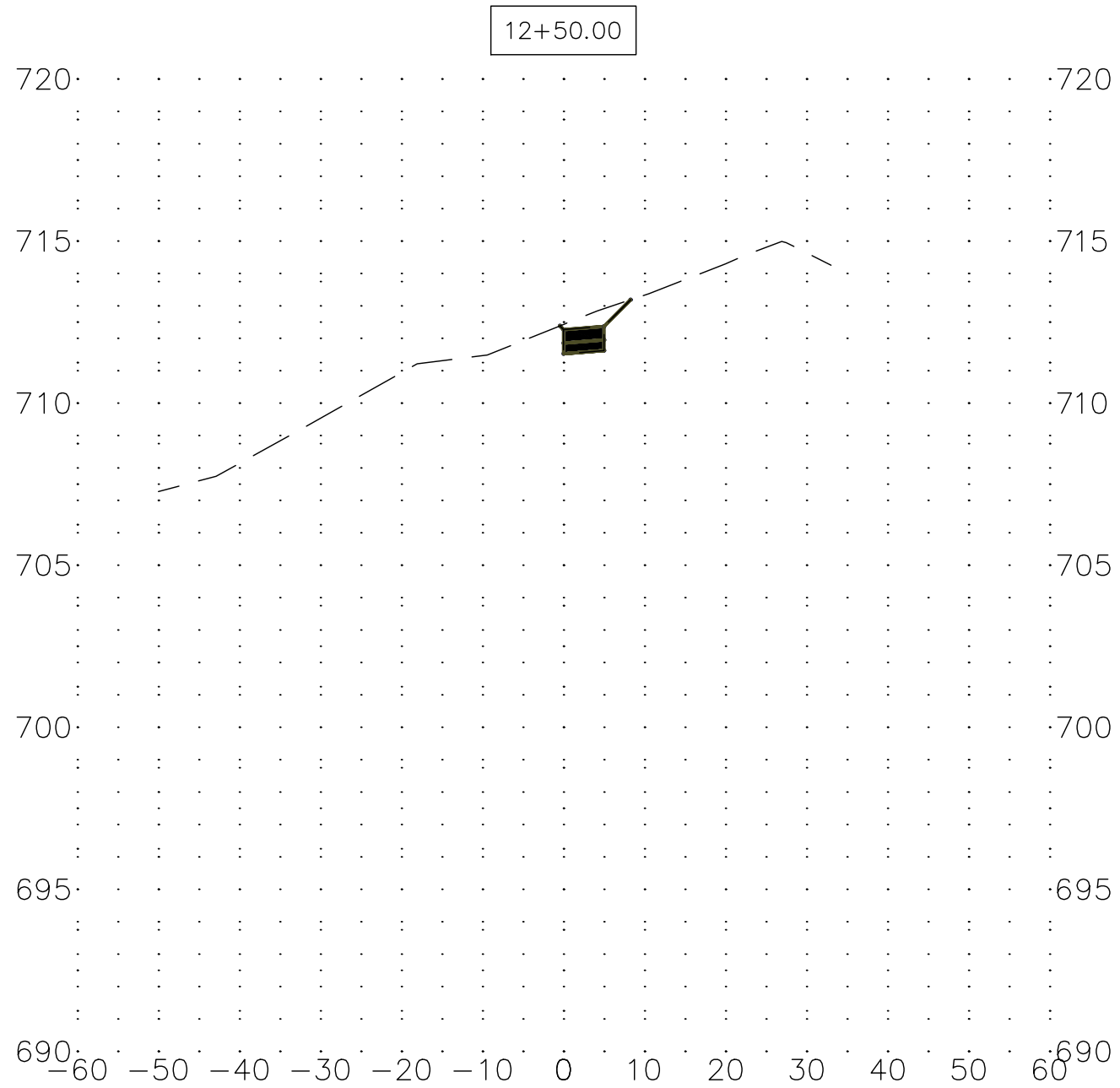
RFD

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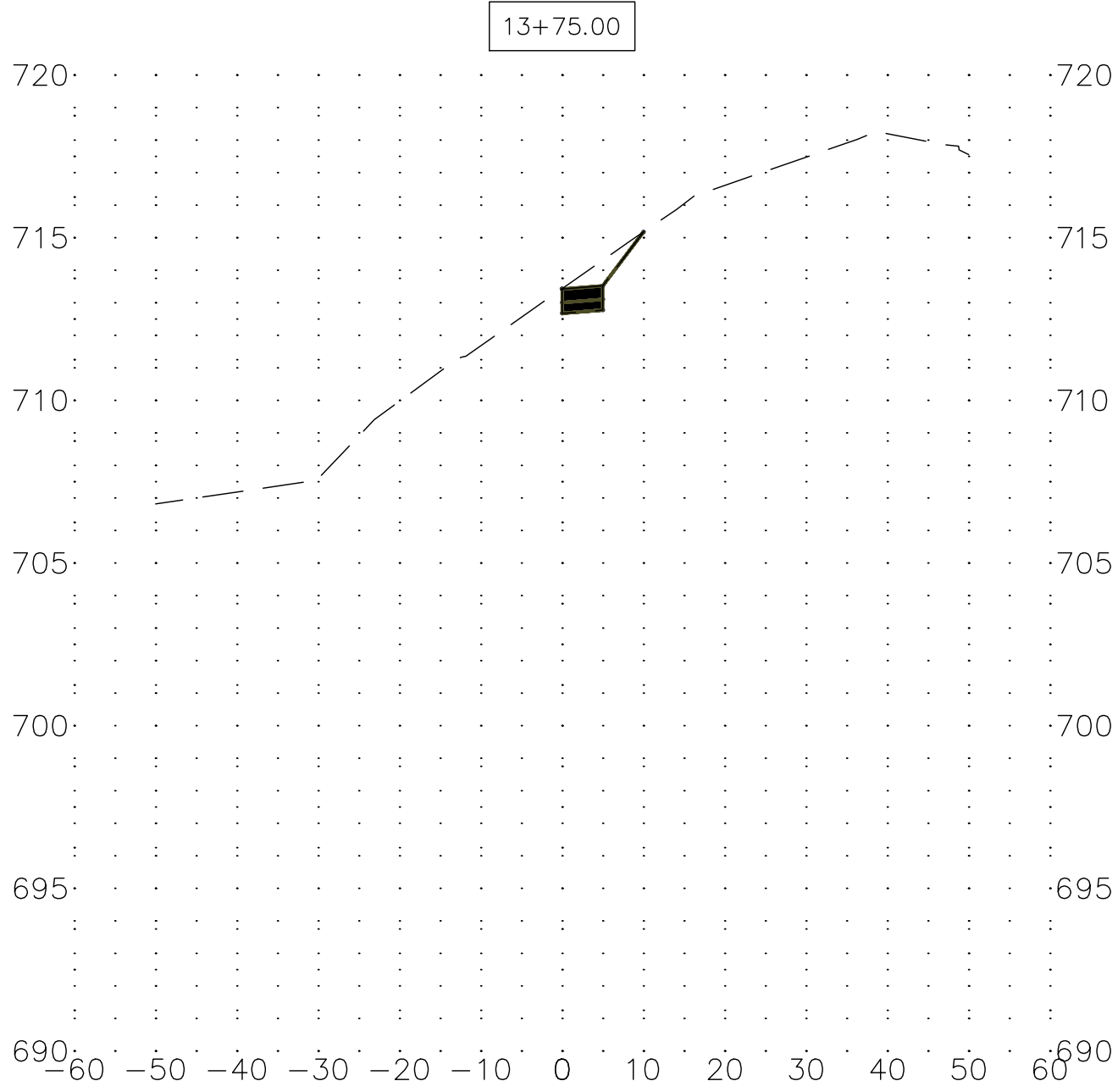
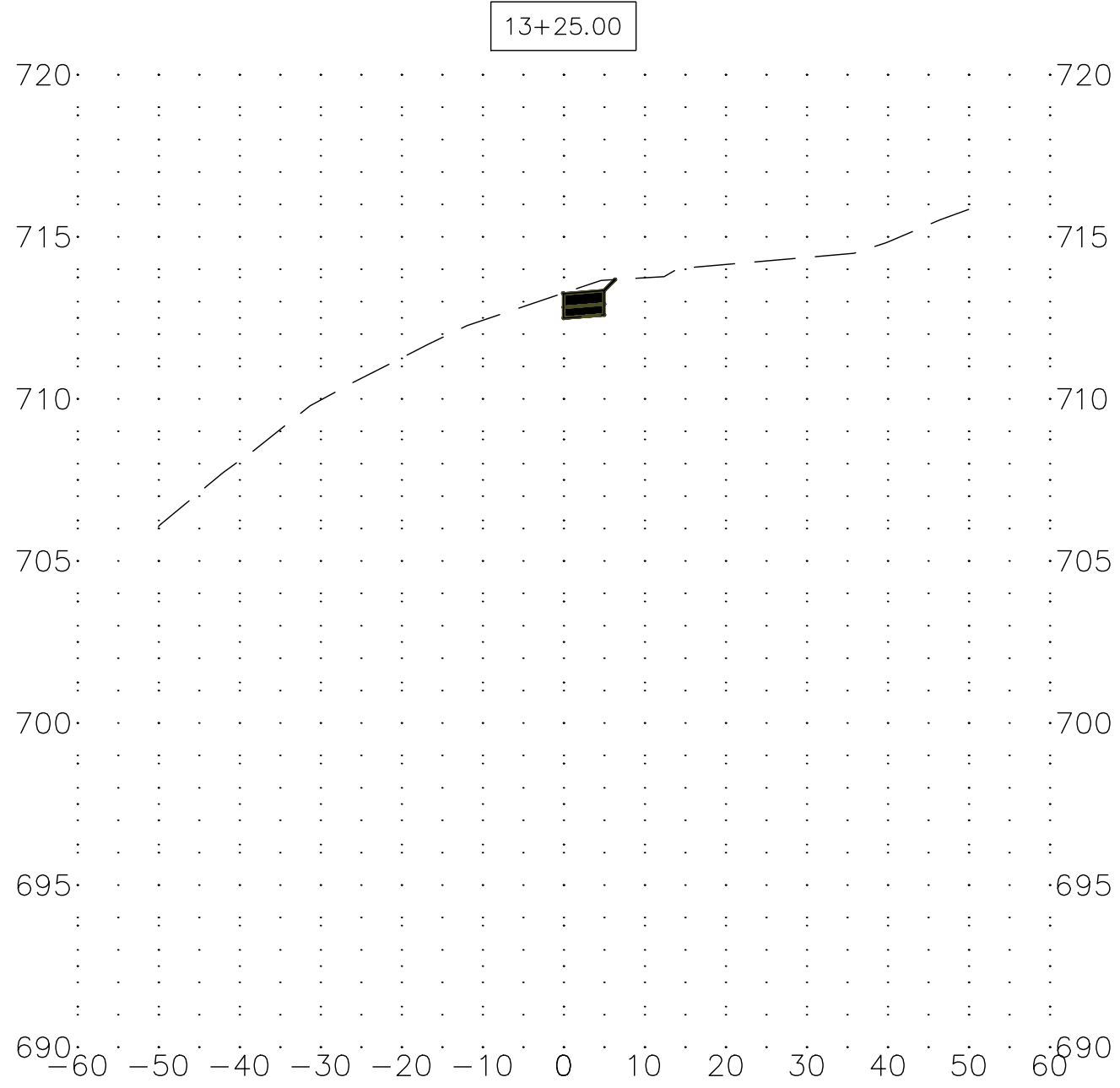
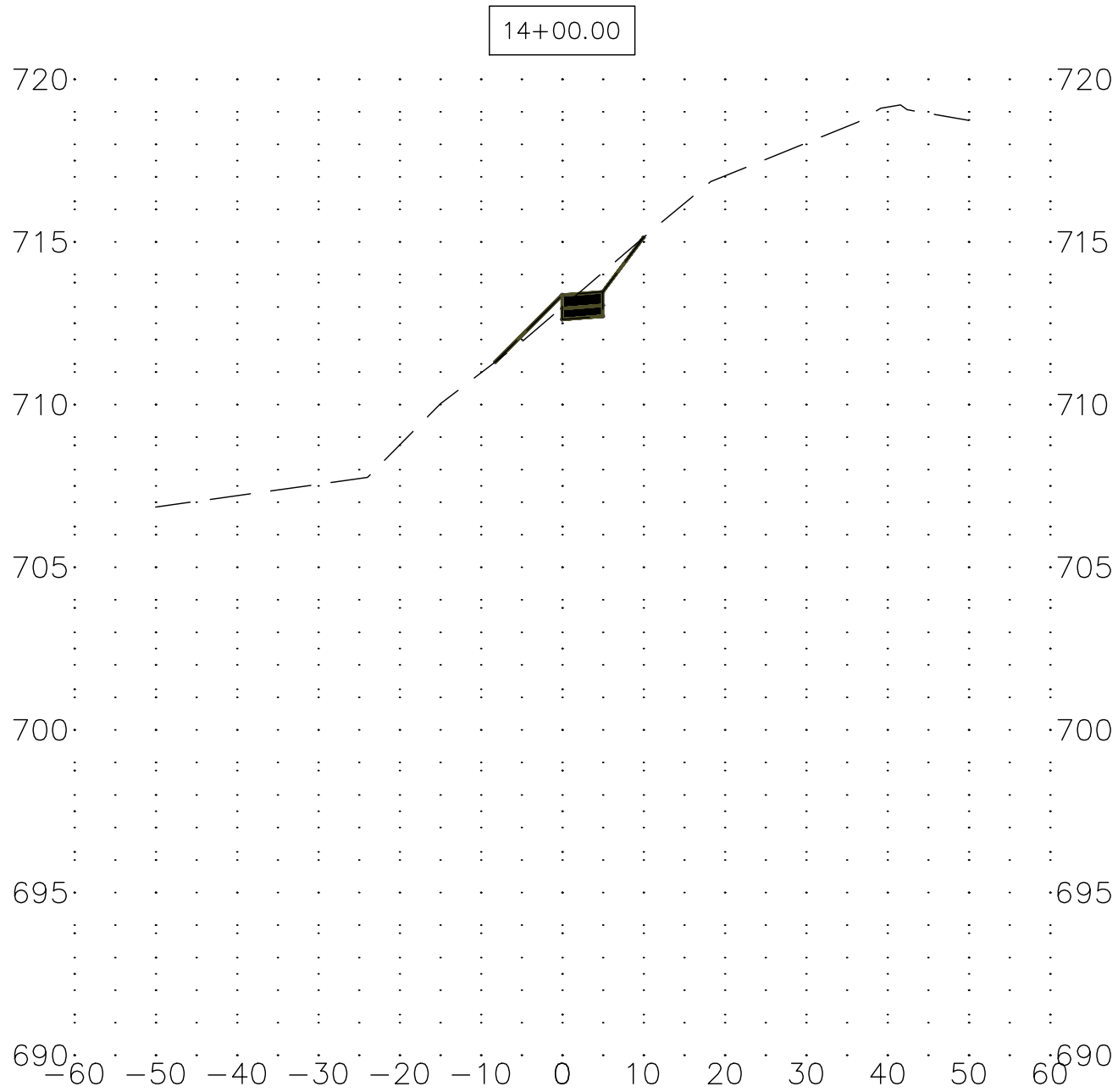
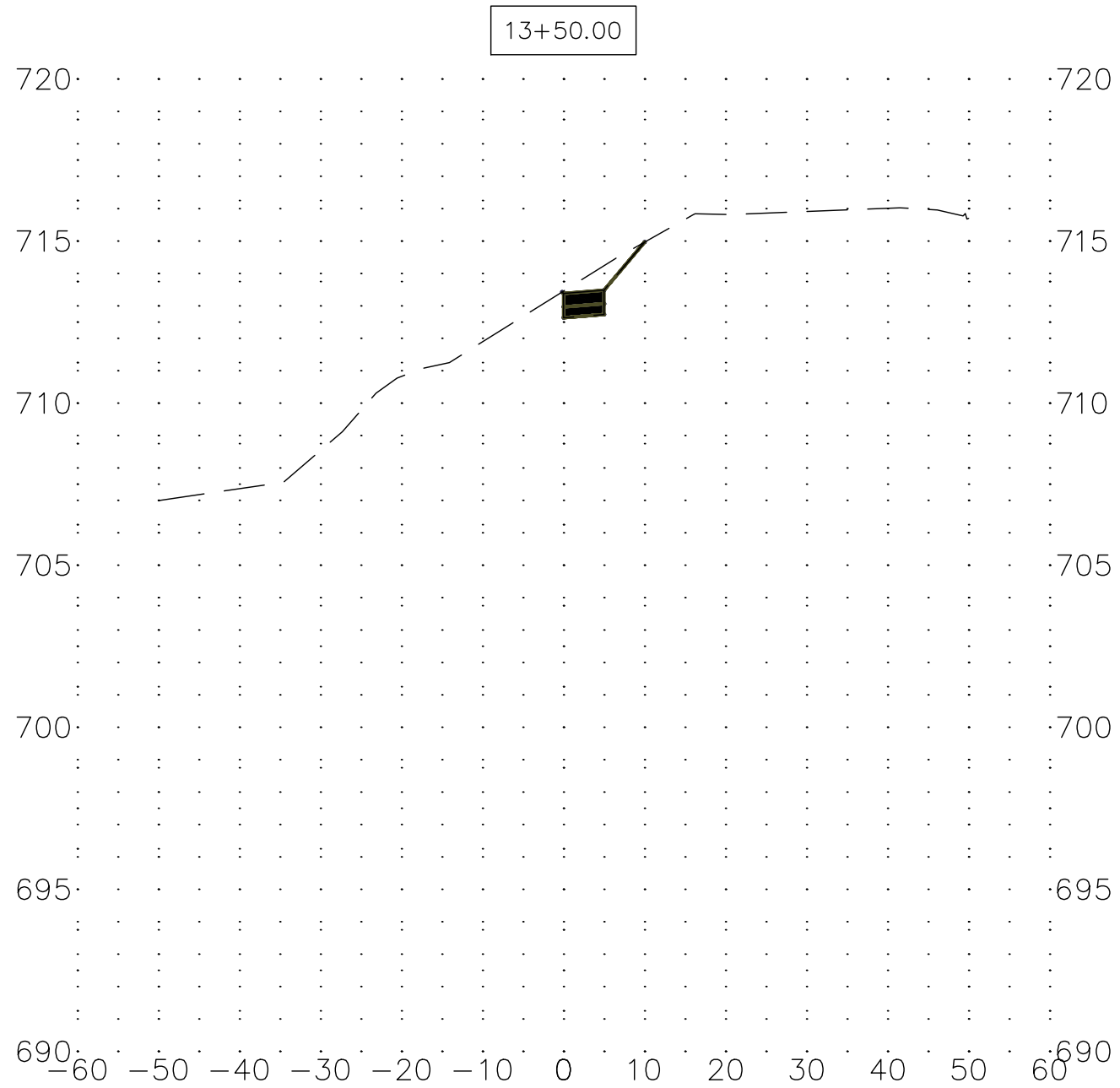


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VILLAGE OF GLEN ELLYN PUBLIC WORKS - ENGINEERING 30 SOUTH LAMBERT ROAD GLEN ELLYN, ILLINOIS 60137 PH: (630) 469-6756		
LAKE ELLYN SIDEWALK IMPROVEMENTS		
CROSS SECTIONS (SHEET 12 OF 18)		
PROJ NO: 16010		
DATE: 4-20-2018		
DWN.	SEW	
CHK.	RFD	
APPD.	RFD	
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VILLAGE OF GLEN ELLYN PUBLIC WORKS - ENGINEERING 30 SOUTH LAMBERT ROAD GLEN ELLYN, ILLINOIS 60137 PH: (630) 469-6756 		
LAKE ELLYN SIDEWALK IMPROVEMENTS		
CROSS SECTIONS (SHEET 13 OF 18)		
PROJ NO: 16010		
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DWN.	SEW	
CHK.	RFD	
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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 14 OF 18)

PROJ NO:
16010

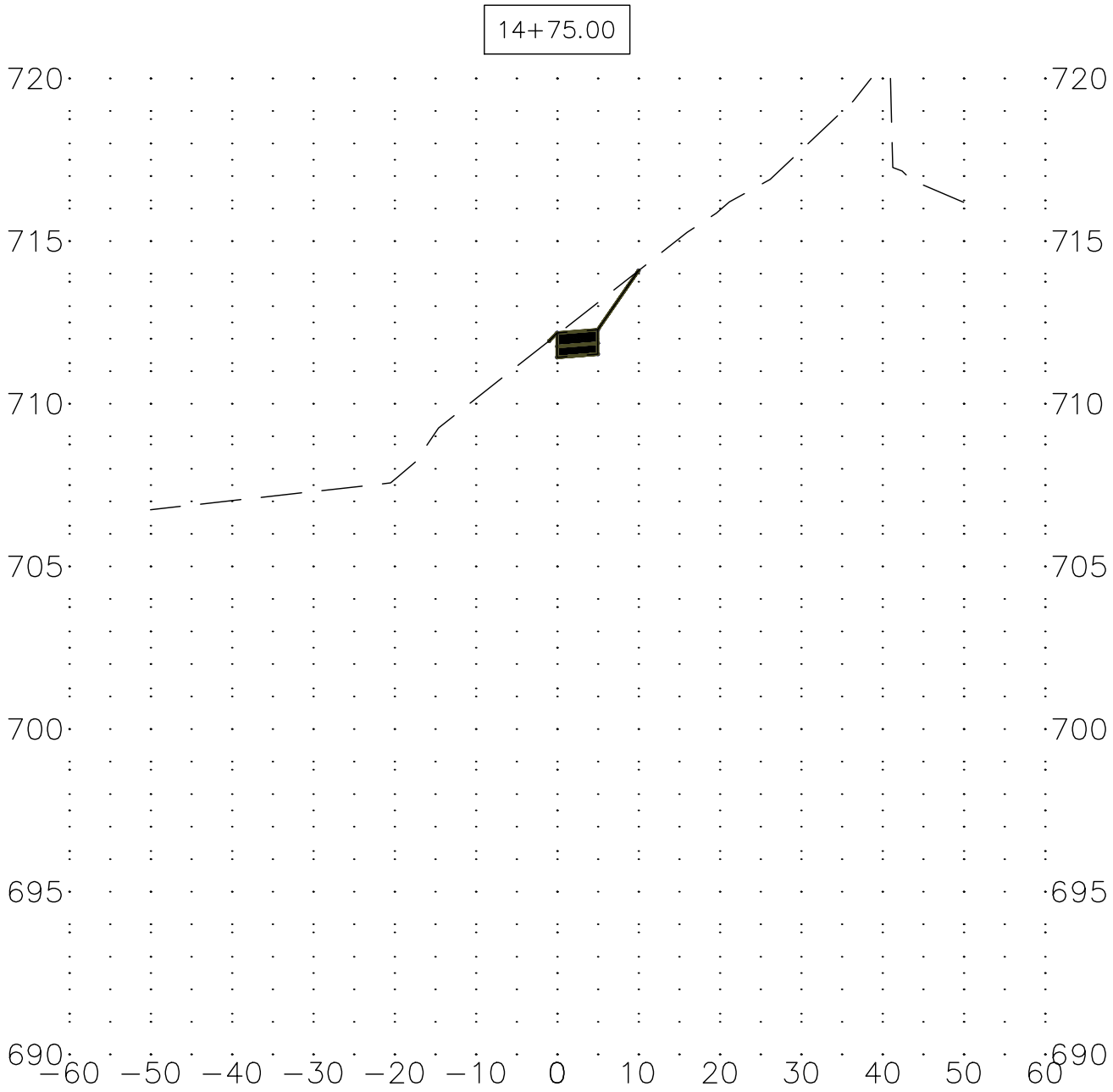
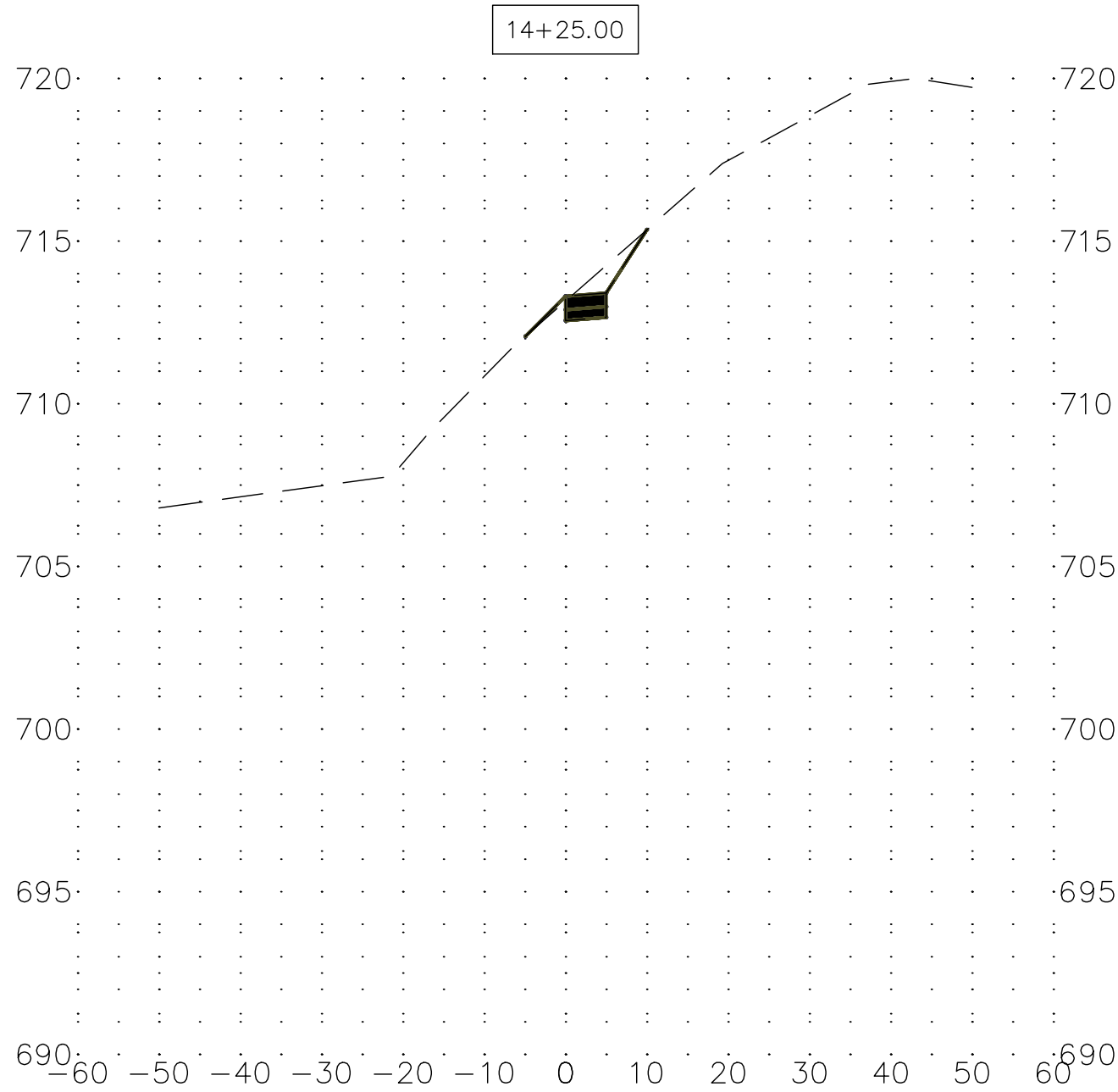
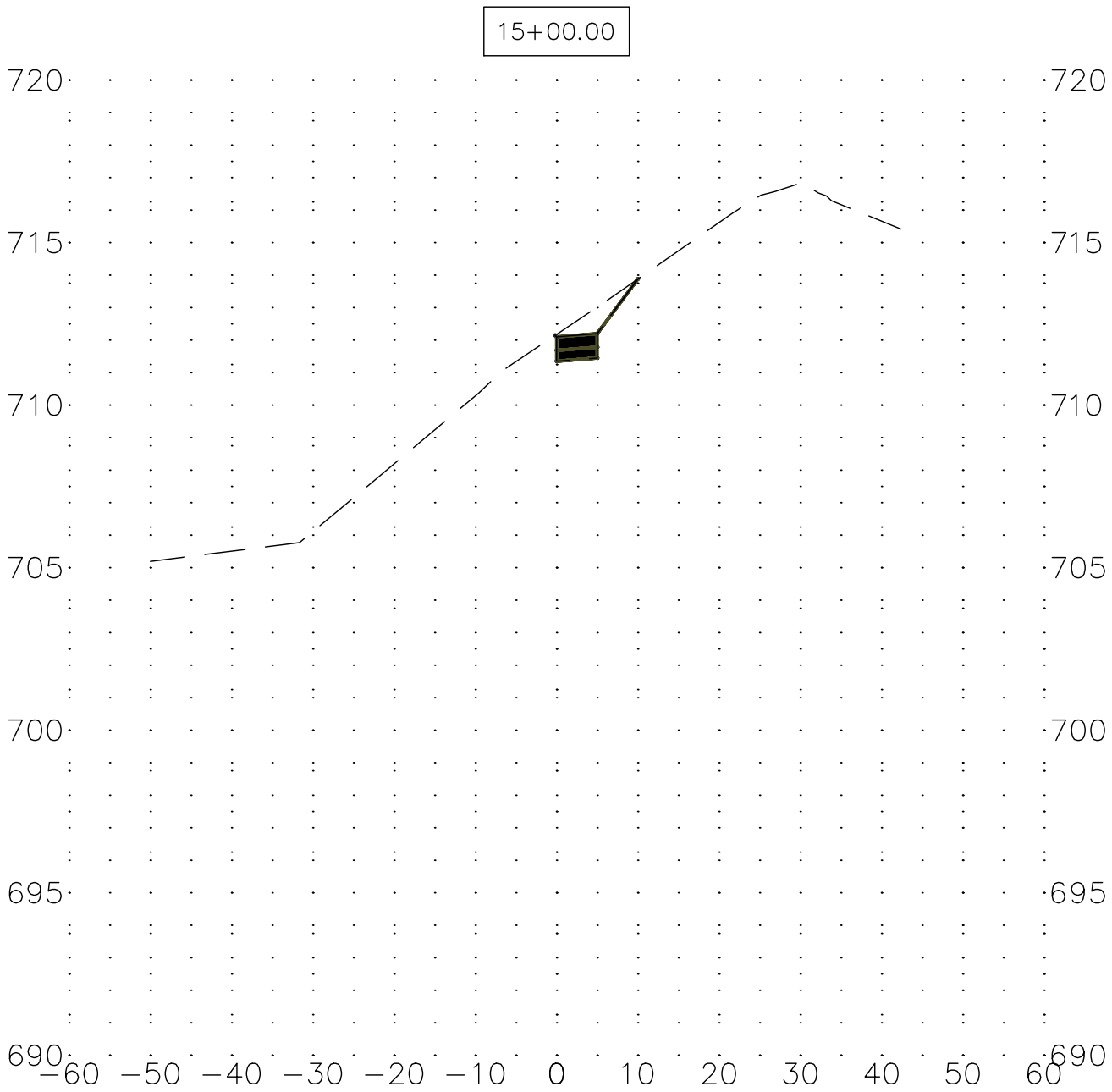
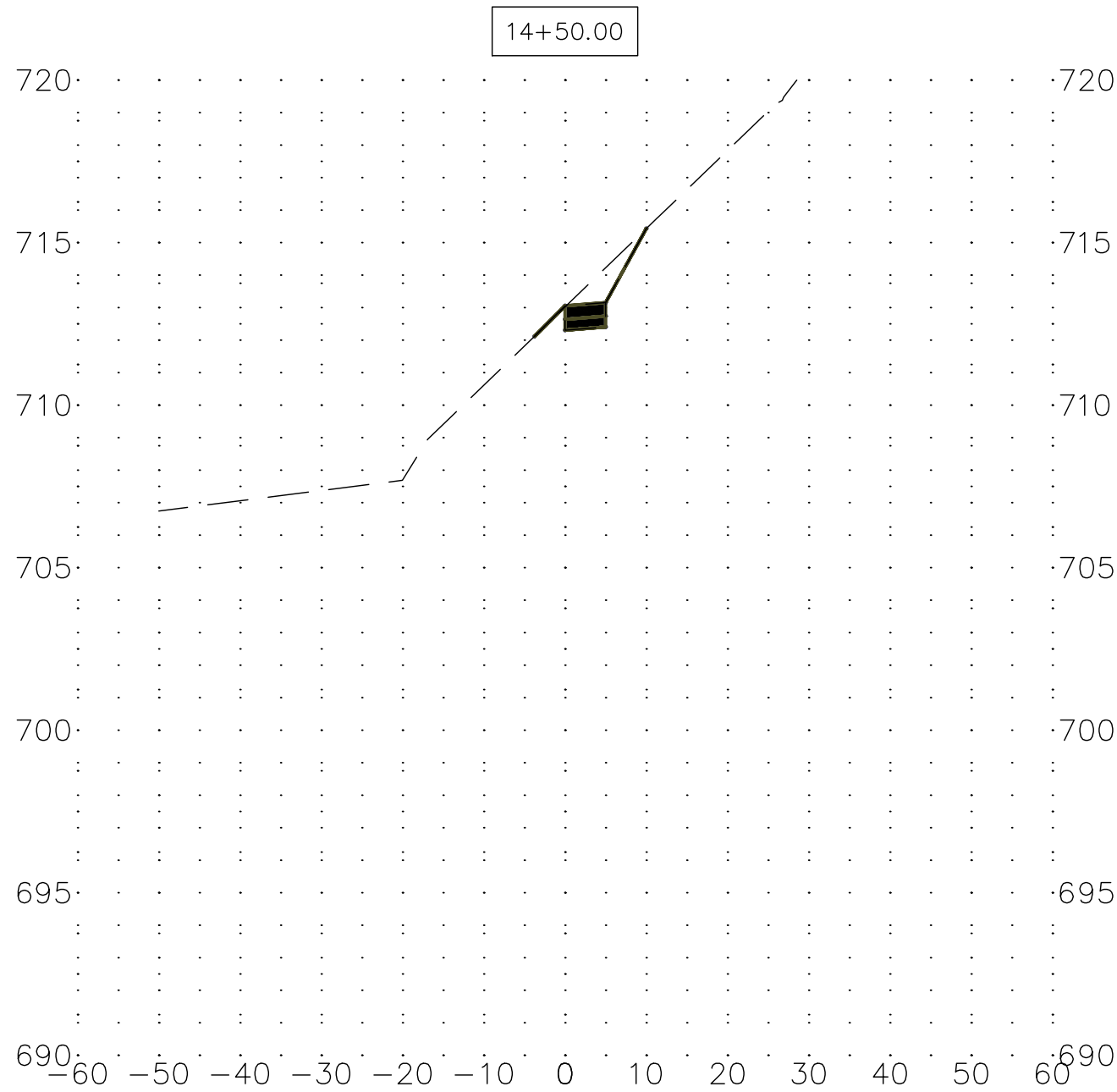
DATE:
4-20-2018

DWN. SEW

CHK. RFD

APPD. RFD

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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 15 OF 18)

PROJ NO:
16010

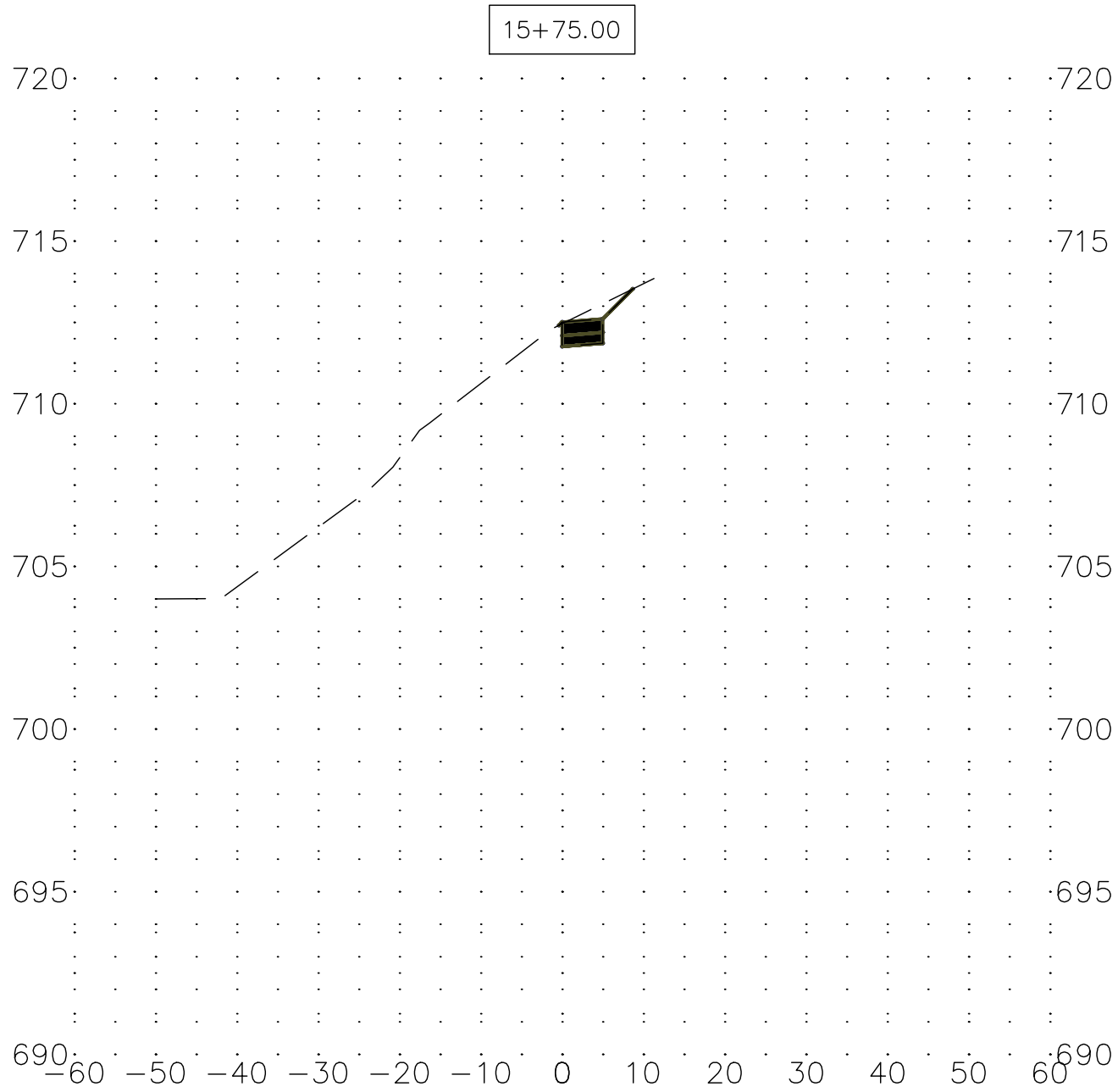
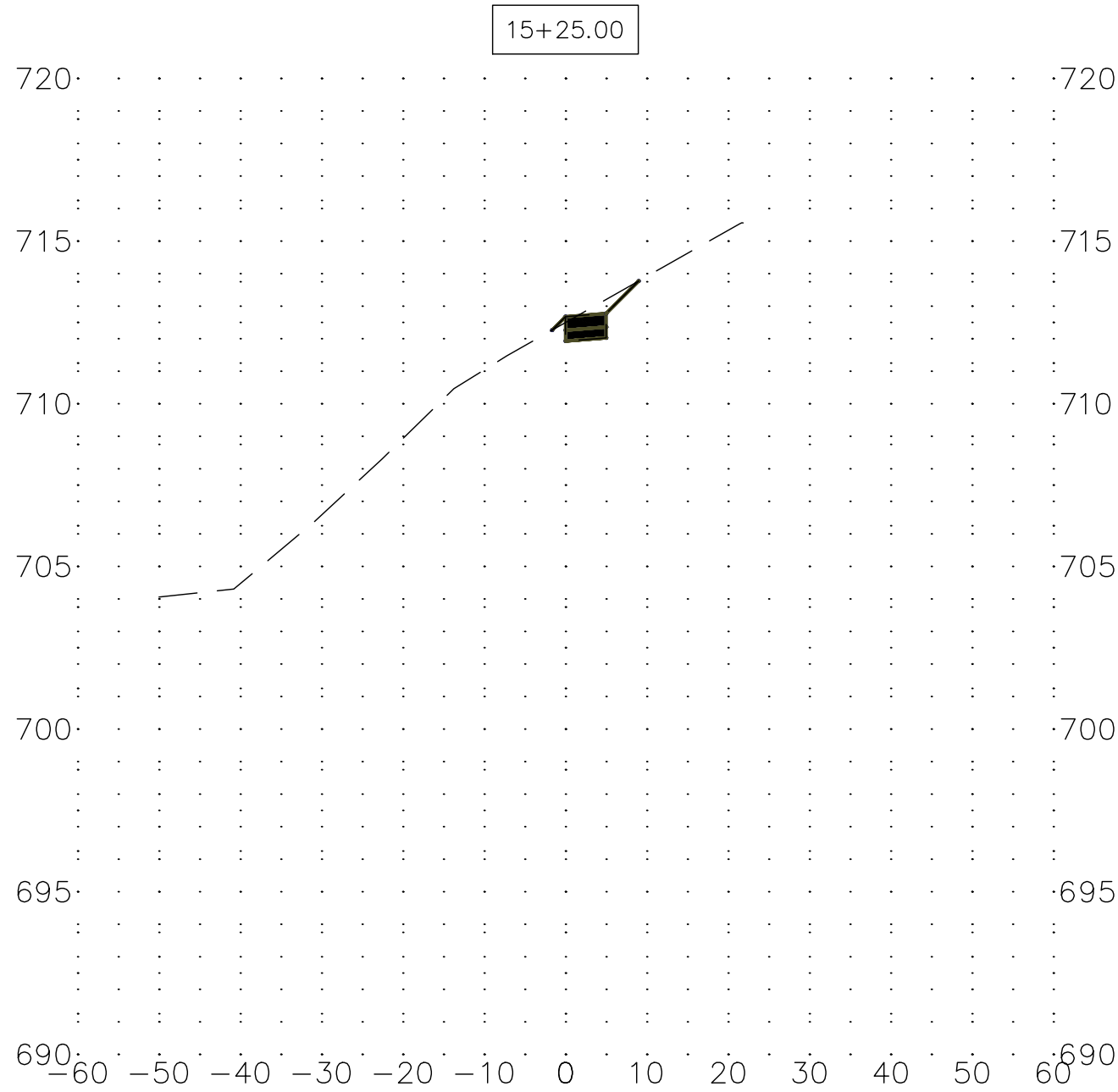
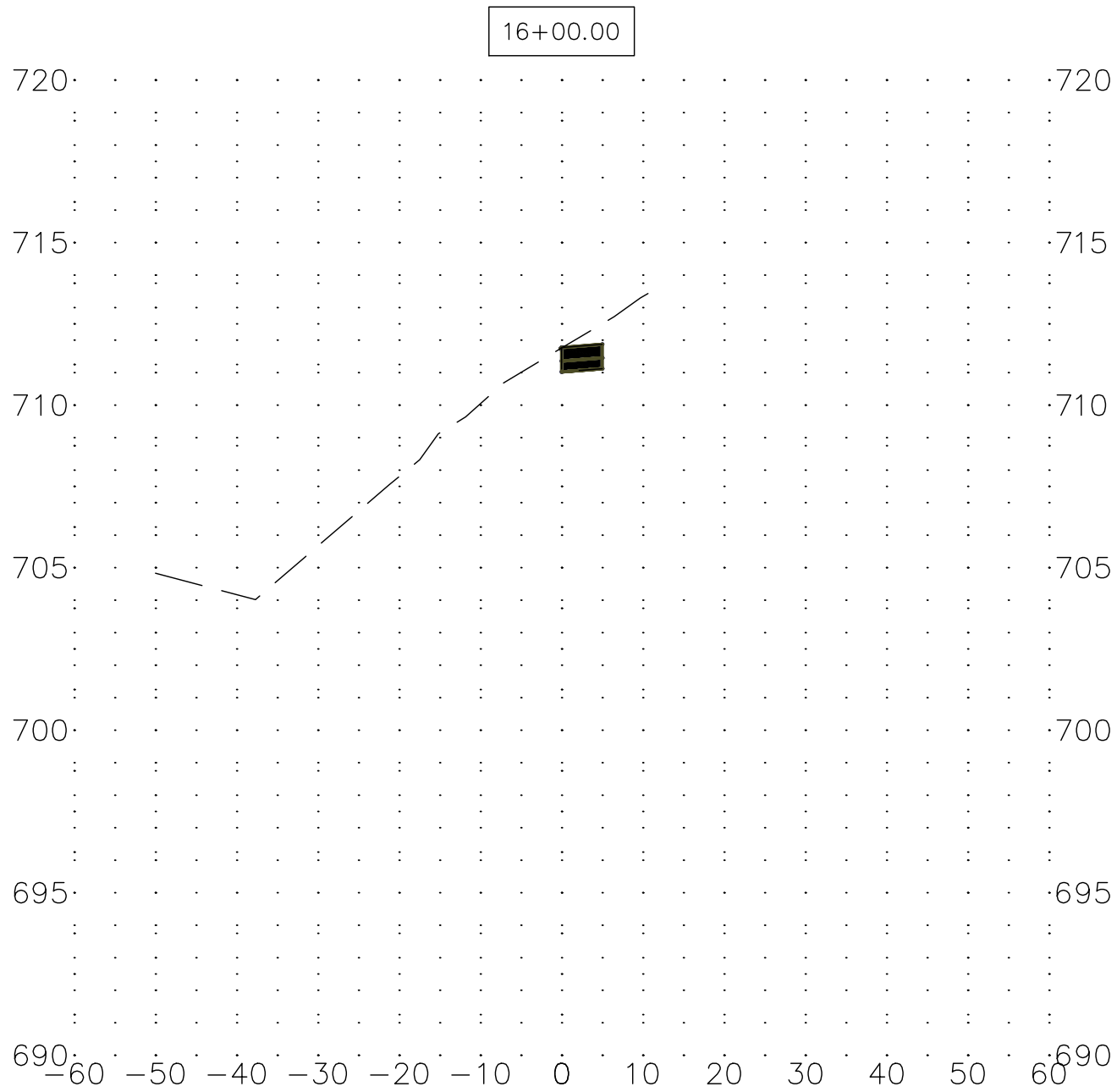
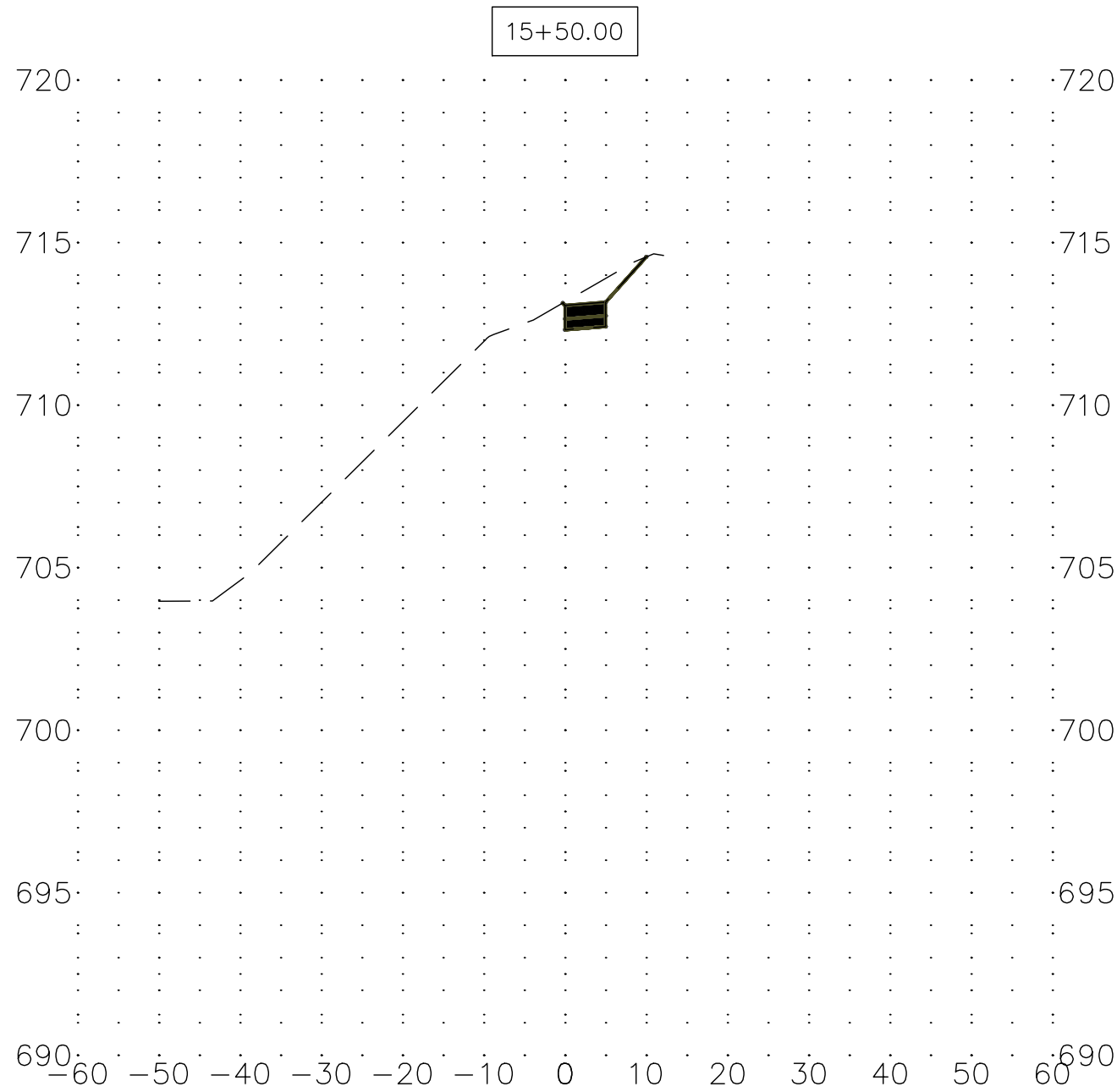
DATE:
4-20-2018

DWN. SEW

CHK. RFD

APPD. RFD

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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 16 OF 18)

PROJ NO:
16010

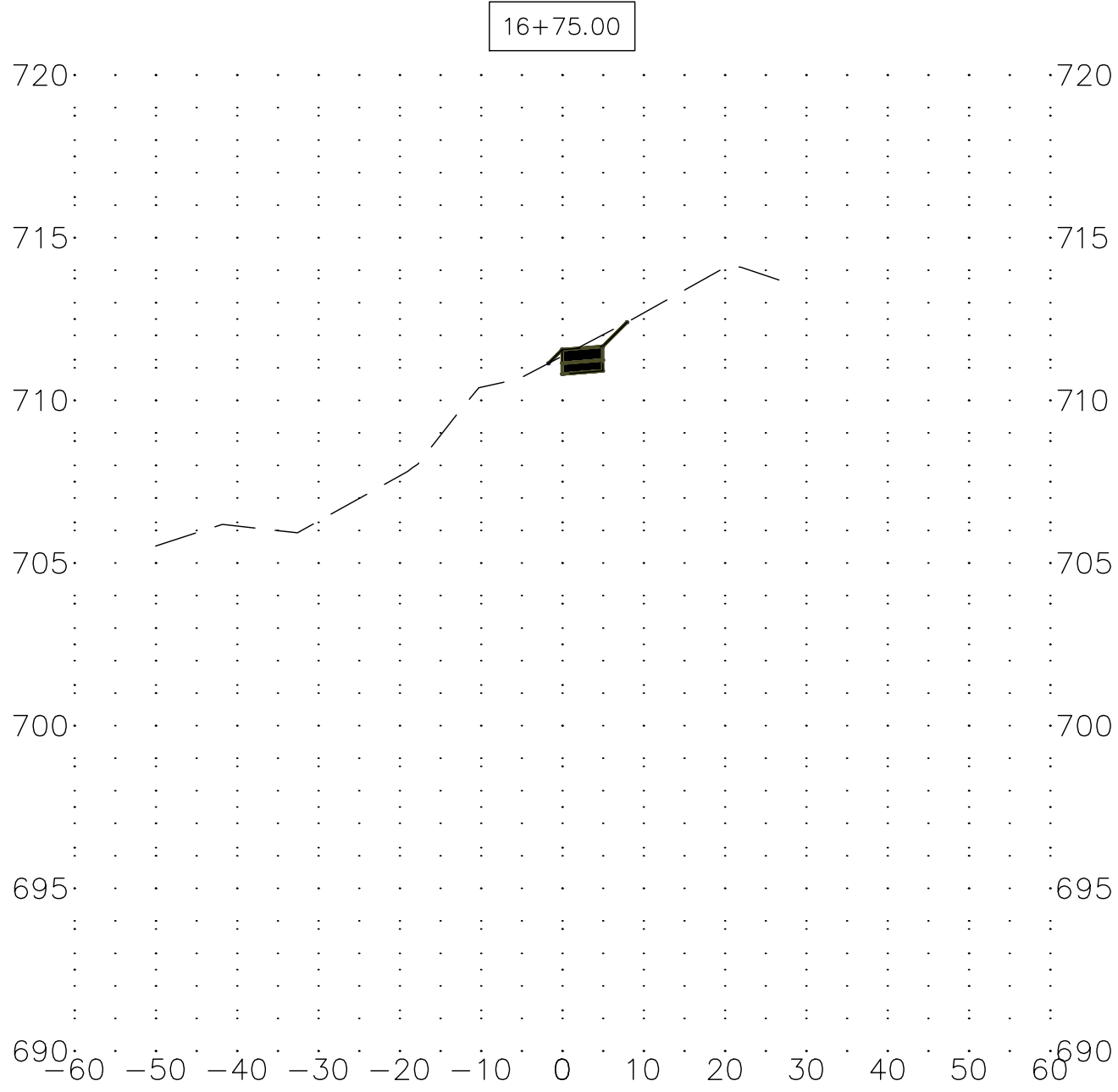
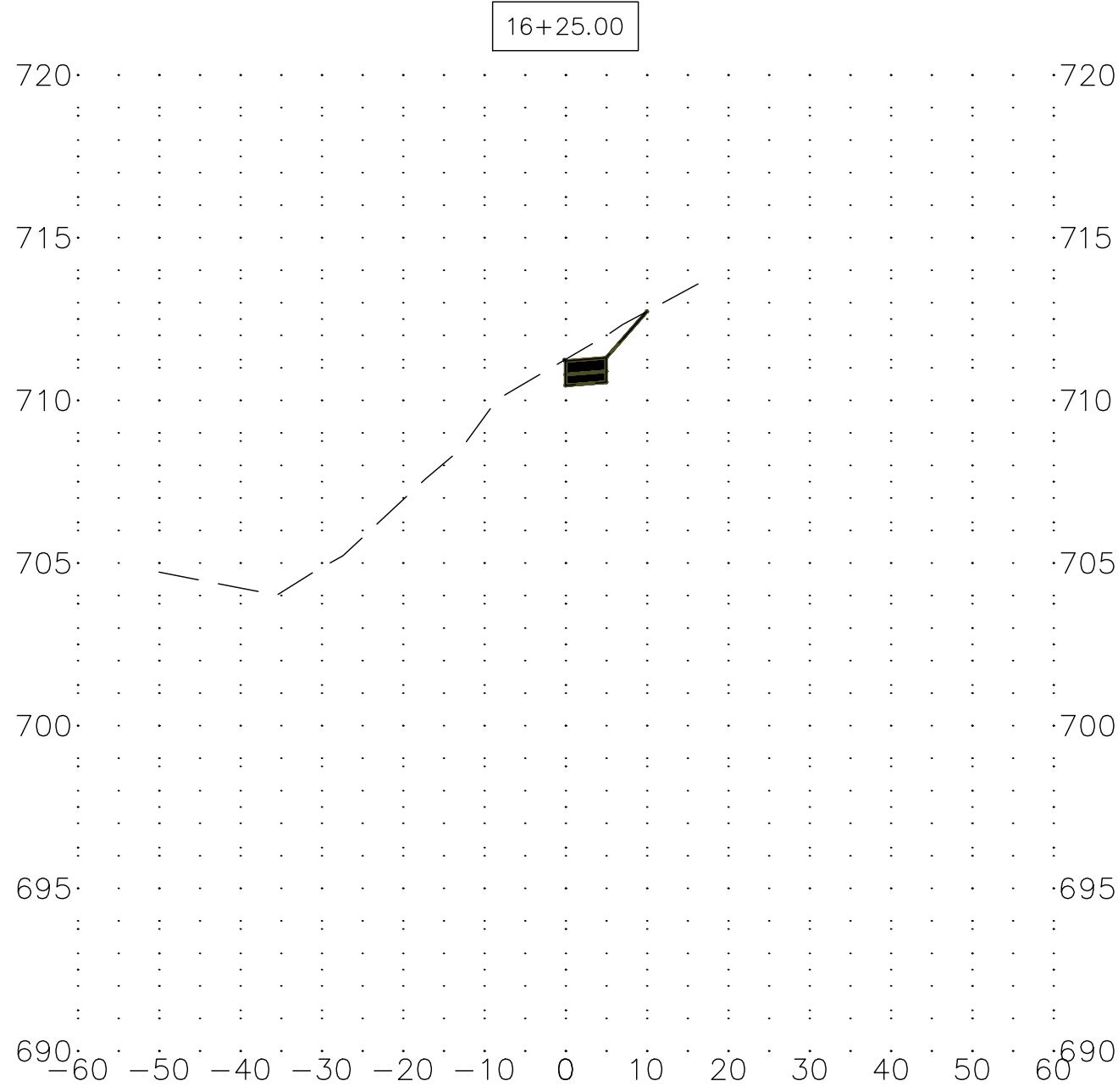
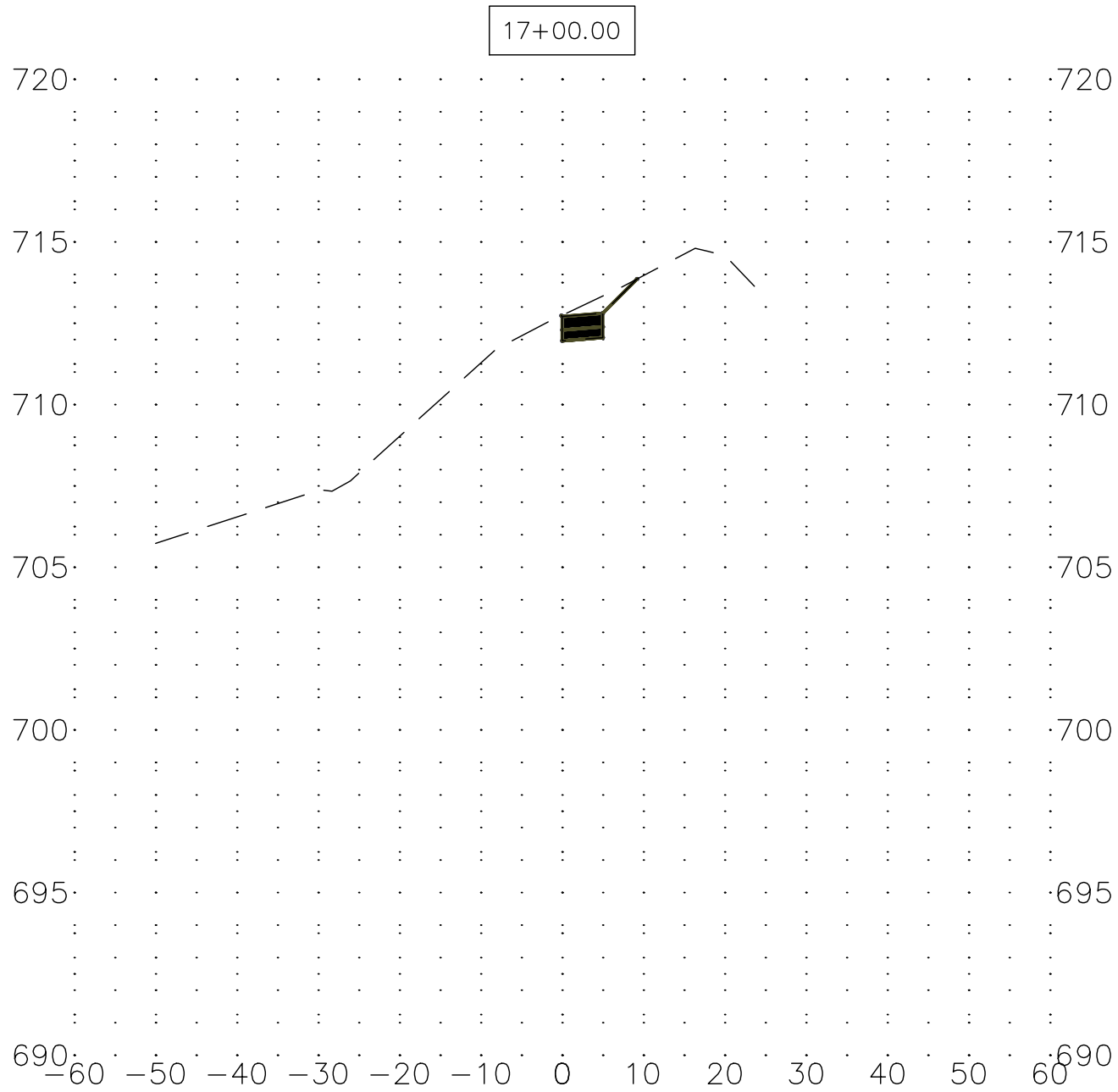
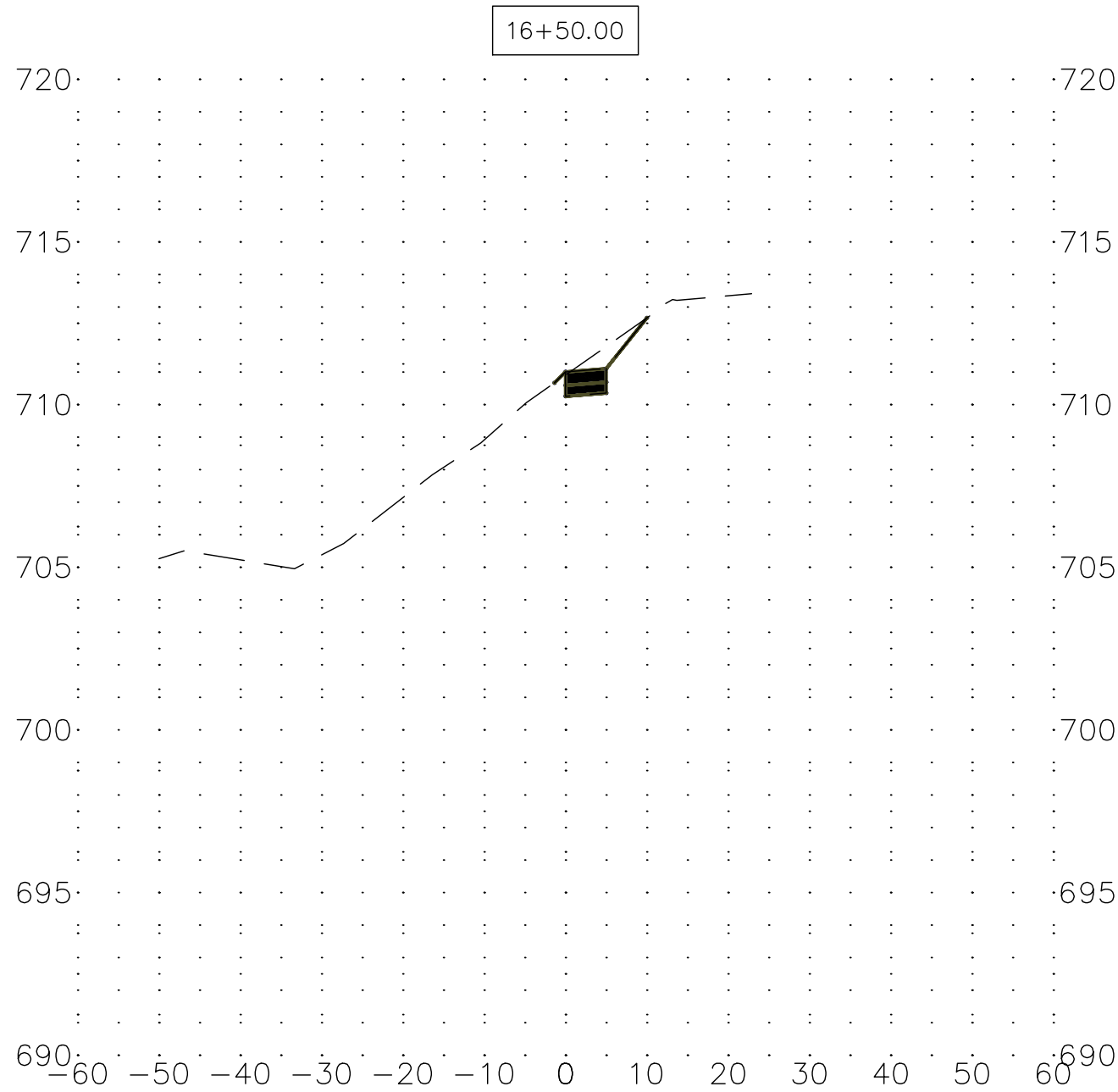
DATE:
4-20-2018

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CHK. RFD

APPD. RFD

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VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

CROSS SECTIONS (SHEET 17 OF 18)

PROJ NO:
16010

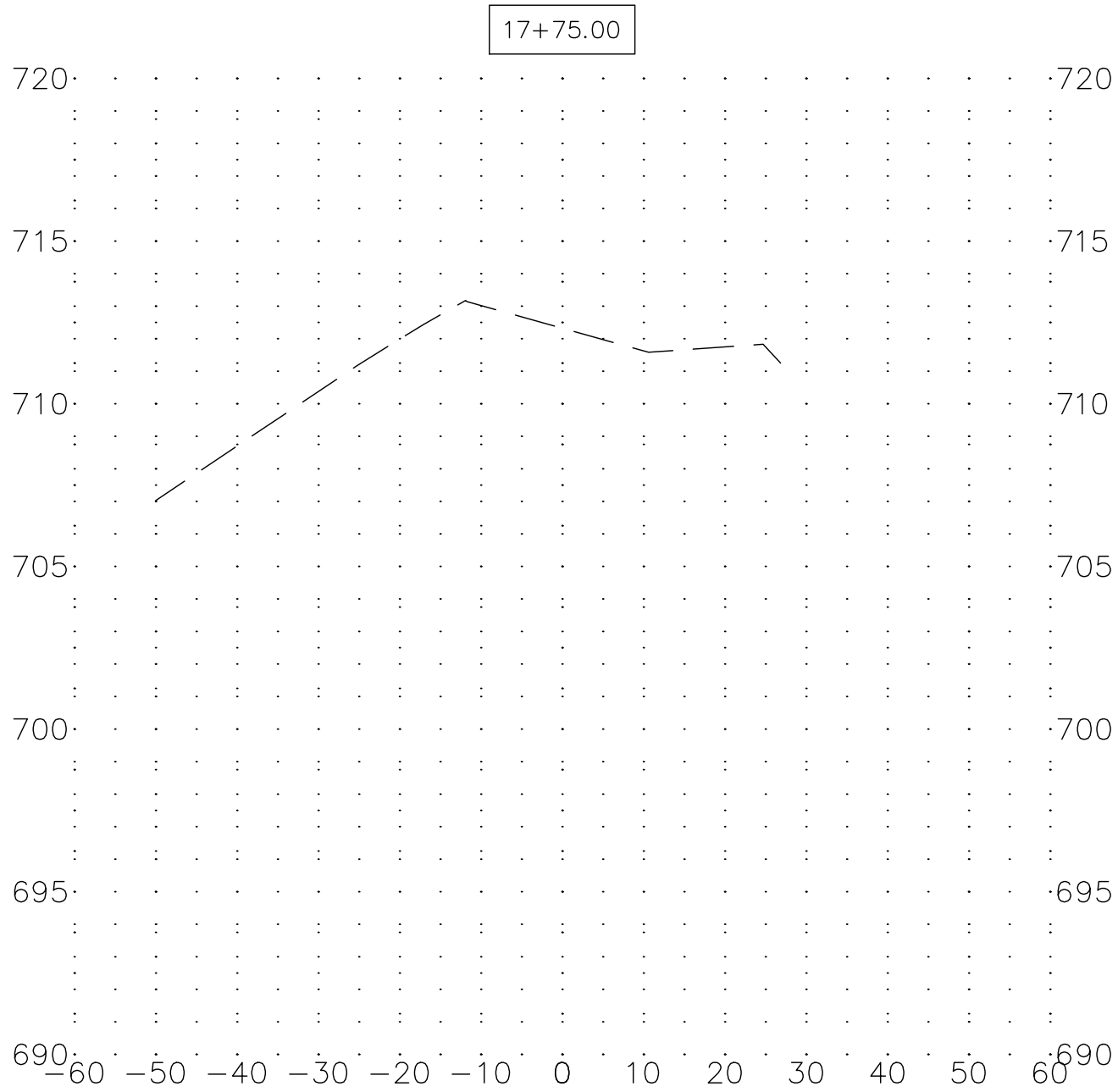
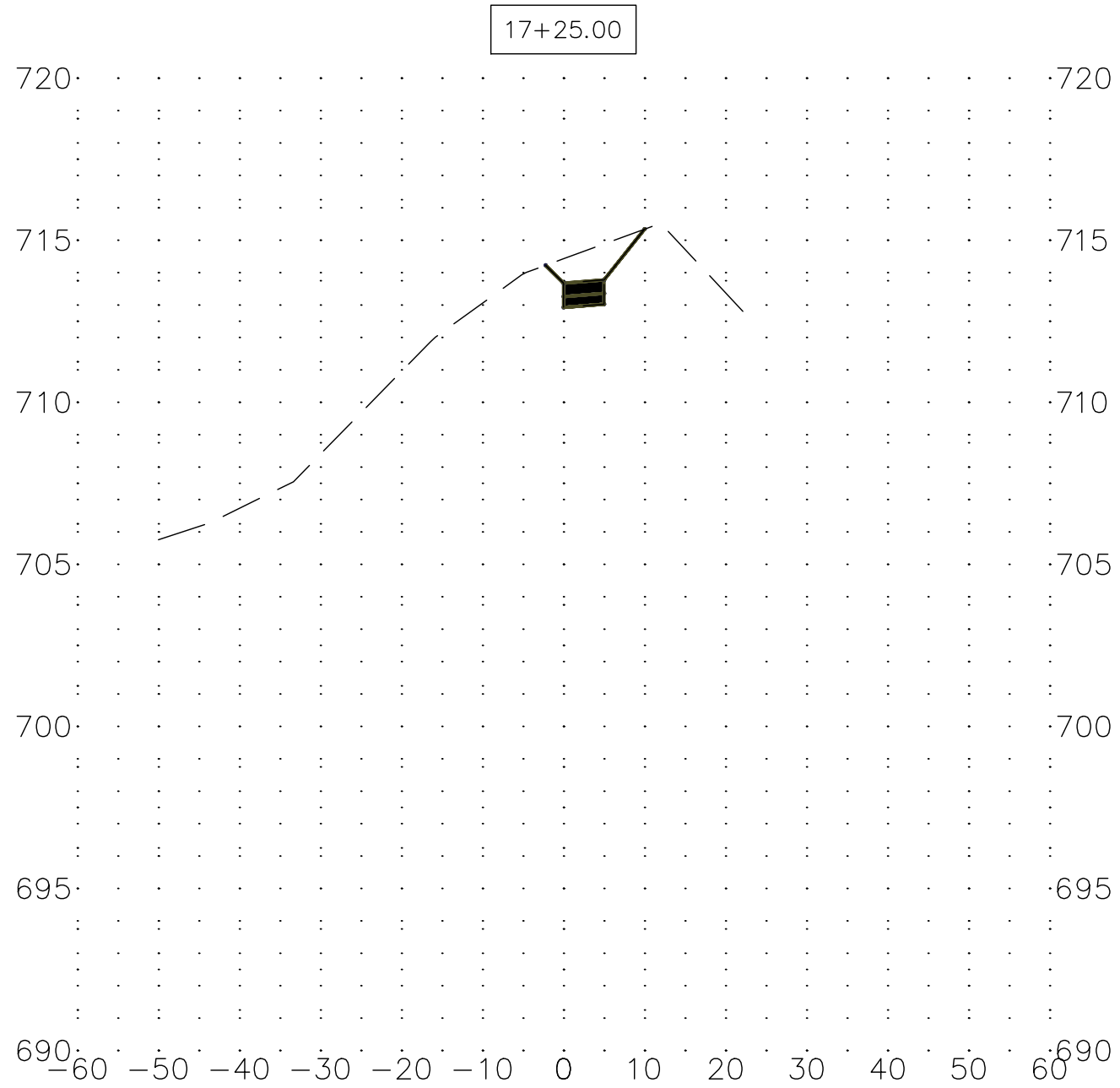
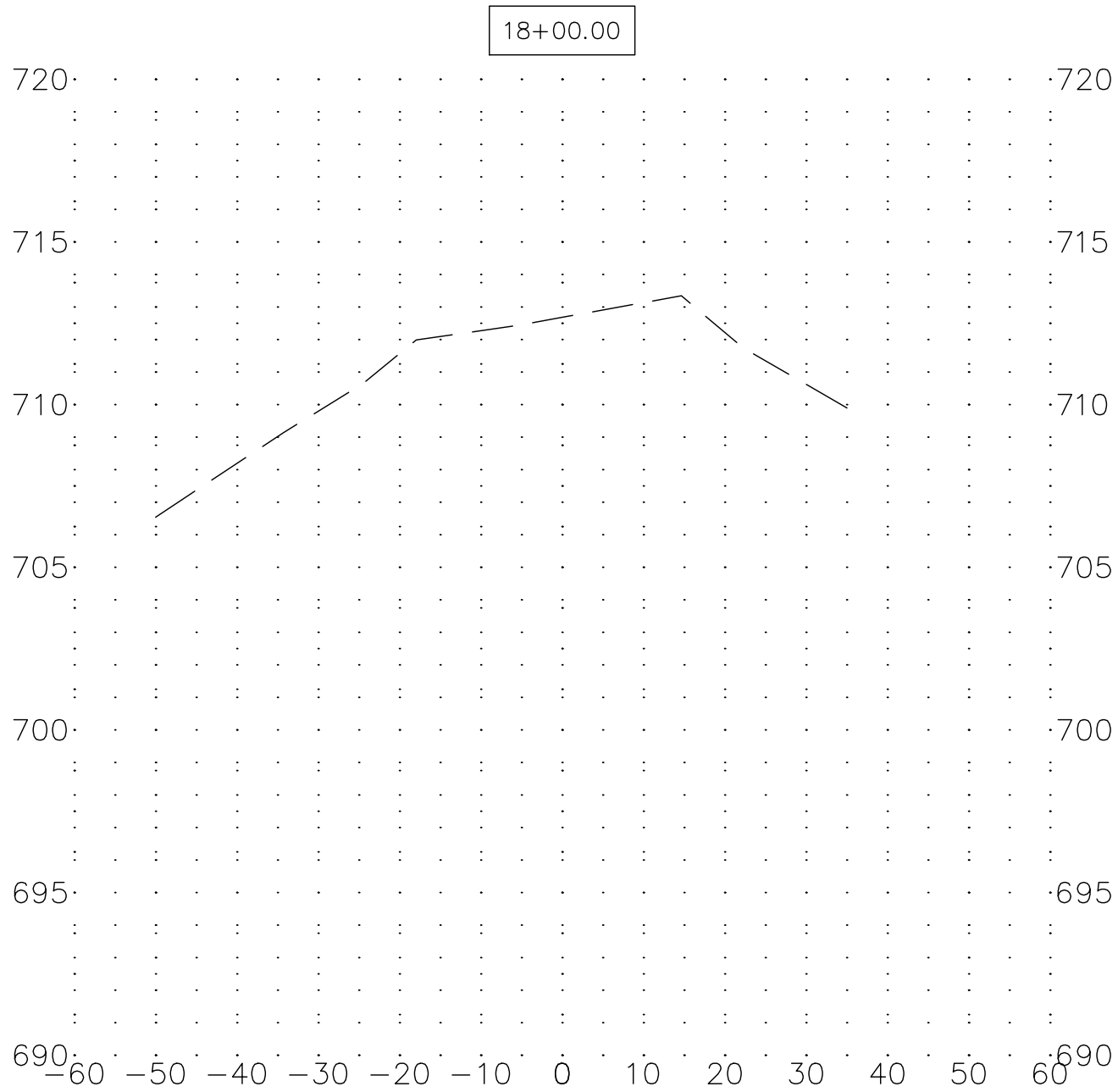
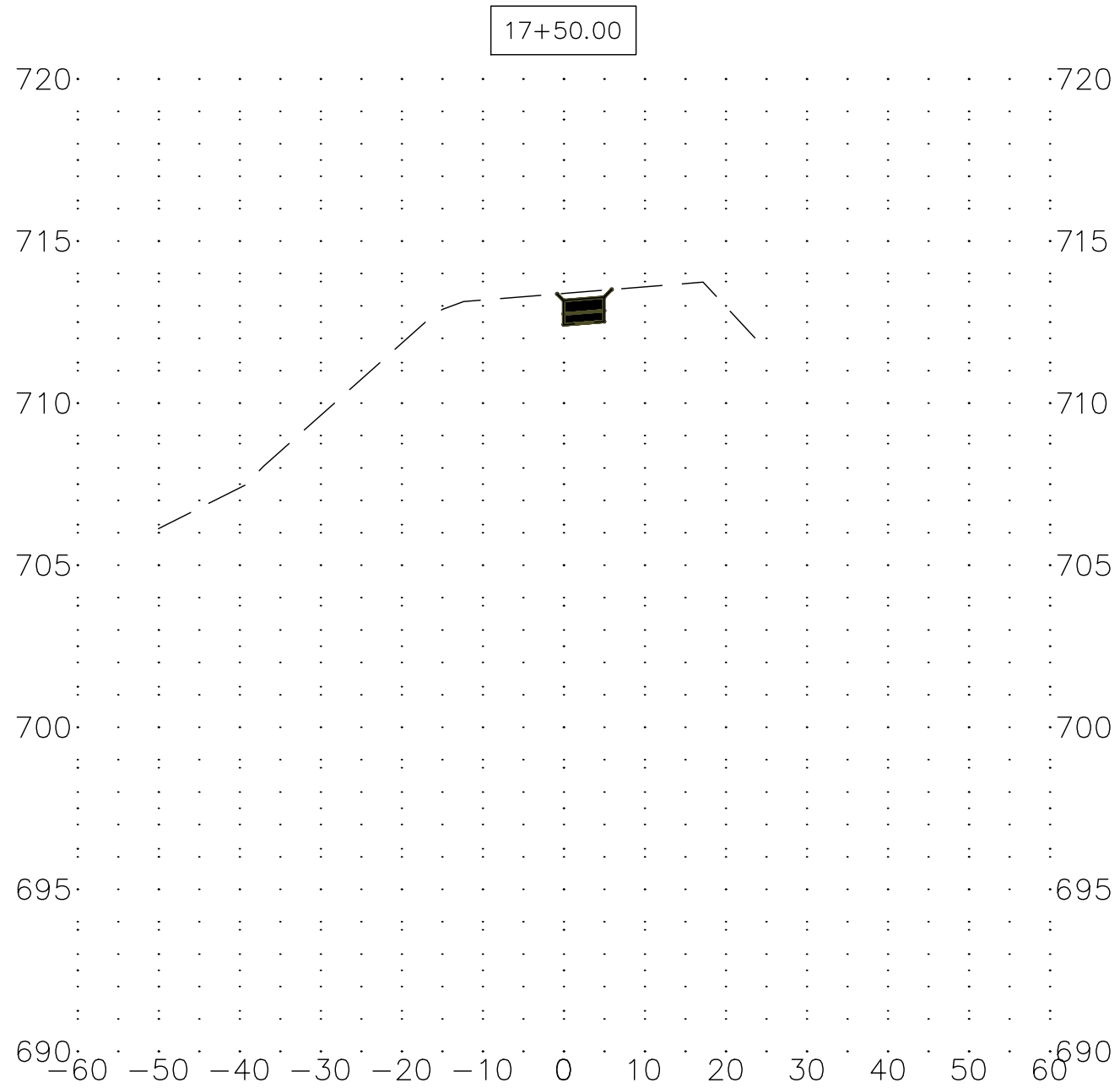
DATE:
4-20-2018

DWN. SEW

CHK. RFD

APPD. RFD

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VILLAGE OF GLEN ELLYN PUBLIC WORKS - ENGINEERING 30 SOUTH LAMBERT ROAD GLEN ELLYN, ILLINOIS 60137 PH: (630) 469-6756	
	
LAKE ELLYN SIDEWALK IMPROVEMENTS	
CROSS SECTIONS (SHEET 18 OF 18)	
PROJ NO: 16010	
DATE: 4-20-2018	
DWN.	SEW
CHK.	RFD
APPD.	RFD
SHEET NO. 30 of 32	

Total Volume Table						
Station	Fill Area	Cut Area	Fill Volume	Cut Volume	Cumulative Fill Vol	Cumulative Cut Vol
0+25.00	2.45	1.92	0.00	0.00	0.00	0.00
0+50.00	0.50	3.29	1.43	2.50	1.43	2.50
0+75.00	0.00	4.20	0.24	3.54	1.66	6.04
1+00.00	9.37	0.16	4.34	2.02	6.00	8.06
1+25.00	0.00	4.68	4.34	2.24	10.34	10.30
1+50.00	0.00	5.44	0.00	4.69	10.34	14.98
1+75.00	0.00	4.91	0.00	4.79	10.34	19.78
2+00.00	0.36	3.42	0.16	3.82	10.51	23.60
2+25.00	0.10	3.73	0.21	3.28	10.72	26.88
2+50.00	0.00	4.64	0.05	3.86	10.76	30.74
2+75.00	0.00	5.15	0.00	4.53	10.76	35.27
3+00.00	0.00	6.10	0.00	5.21	10.76	40.49
3+25.00	0.00	4.21	0.00	4.77	10.76	45.26
3+50.00	0.00	4.32	0.00	3.95	10.76	49.21
3+75.00	0.00	4.40	0.00	4.04	10.76	53.24
4+00.00	0.00	4.29	0.00	3.95	10.76	57.19
4+25.00	5.37	0.63	2.47	2.23	13.23	59.42
4+50.00	0.00	5.87	2.48	2.97	15.71	62.39
4+75.00	0.00	7.10	0.00	5.88	15.71	68.27
5+00.00	0.00	5.28	0.00	5.54	15.71	73.82

Total Volume Table						
Station	Fill Area	Cut Area	Fill Volume	Cut Volume	Cumulative Fill Vol	Cumulative Cut Vol
10+25.00	0.00	13.72	0.00	10.74	65.74	172.26
10+50.00	0.00	7.85	0.00	9.98	65.74	182.24
10+75.00	0.00	7.62	0.00	7.10	65.74	189.34
11+00.00	0.00	6.34	0.00	6.46	65.74	195.80
11+25.00	0.00	5.79	0.00	5.62	65.74	201.42
11+50.00	1.55	3.51	0.72	4.28	66.46	205.70
11+75.00	0.00	4.79	0.72	3.81	67.18	209.51
12+00.00	0.00	4.58	0.00	4.34	67.18	213.84
12+25.00	0.01	4.97	0.00	4.57	67.18	218.42
12+50.00	0.00	6.46	0.00	5.35	67.19	223.77
12+75.00	0.00	5.90	0.00	5.89	67.19	229.66
13+00.00	2.61	1.80	1.25	3.73	68.43	233.39
13+25.00	0.00	4.88	1.19	3.05	69.63	236.44
13+50.00	0.00	7.76	0.00	5.62	69.63	242.06
13+75.00	0.00	7.72	0.00	6.97	69.63	249.03
14+00.00	2.09	5.80	0.99	6.02	70.62	255.05
14+25.00	0.43	7.59	1.19	5.96	71.81	261.01
14+50.00	0.07	9.02	0.23	7.50	72.04	268.52
14+75.00	0.03	7.77	0.05	7.69	72.09	276.21
15+00.00	0.00	8.00	0.02	7.23	72.10	283.44

Total Volume Table						
Station	Fill Area	Cut Area	Fill Volume	Cut Volume	Cumulative Fill Vol	Cumulative Cut Vol
5+25.00	0.00	4.40	0.00	4.42	15.71	78.24
5+50.00	0.00	4.80	0.00	4.09	15.71	82.33
5+75.00	1.51	2.60	0.70	3.43	16.41	85.75
6+00.00	10.89	0.00	5.74	1.21	22.14	86.96
6+25.00	17.67	0.00	13.63	0.00	35.78	86.96
6+50.00	17.07	0.00	16.67	0.00	52.44	86.96
6+75.00	0.00	6.84	8.19	3.42	60.63	90.38
7+00.00	0.00	5.33	0.00	5.84	60.63	96.22
7+25.00	0.00	3.86	0.00	4.30	60.63	100.52
7+50.00	0.59	3.66	0.28	3.49	60.91	104.02
7+75.00	0.00	5.27	0.33	4.50	61.23	108.52
8+00.00	0.32	5.30	0.15	4.40	61.39	112.92
8+25.00	0.03	8.25	0.16	6.34	61.55	119.26
8+50.00	0.39	5.59	0.20	6.51	61.75	125.77
8+75.00	0.07	7.76	0.21	6.28	61.96	132.05
9+00.00	0.00	6.87	0.03	6.87	61.99	138.92
9+25.00	2.71	4.04	1.26	5.04	63.24	143.96
9+50.00	1.34	4.27	1.87	3.86	65.11	147.82
9+75.00	0.00	8.03	0.62	5.69	65.74	153.51
10+00.00	0.00	9.14	0.00	8.00	65.74	161.51

Total Volume Table						
Station	Fill Area	Cut Area	Fill Volume	Cut Volume	Cumulative Fill Vol	Cumulative Cut Vol
15+25.00	0.27	5.24	0.13	6.21	72.23	289.65
15+50.00	0.00	7.78	0.13	6.29	72.36	295.94
15+75.00	0.02	5.64	0.01	6.40	72.37	302.34
16+00.00	0.00	5.29	0.01	5.06	72.38	307.40
16+25.00	0.00	7.38	0.00	6.31	72.38	313.71
16+50.00	0.10	6.89	0.05	6.76	72.43	320.47
16+75.00	0.35	4.65	0.21	5.51	72.63	325.98
17+00.00	0.00	6.23	0.16	5.04	72.80	331.02
17+25.00	0.00	12.01	0.00	8.61	72.80	339.63
17+50.00	0.00	5.02	0.00	7.97	72.80	347.60

DATE

XX-XX-XX

REV. NO.

DESCRIPTION

VILLAGE OF GLEN ELLYN
PUBLIC WORKS - ENGINEERING
30 SOUTH LAMBERT ROAD
GLEN ELLYN, ILLINOIS 60137
PH: (630) 469-6756



LAKE ELLYN SIDEWALK IMPROVEMENTS

EARTHWORK TABLES

PROJ NO:
16010

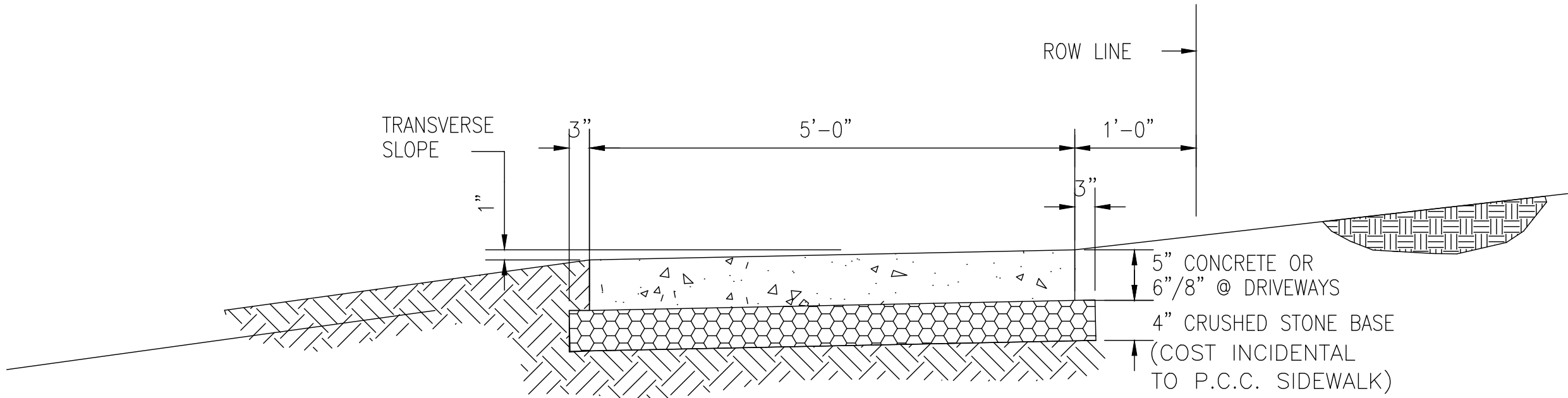
DATE:
4-20-2018

DWN. SEW

CHK. RFD

APPD. RFD

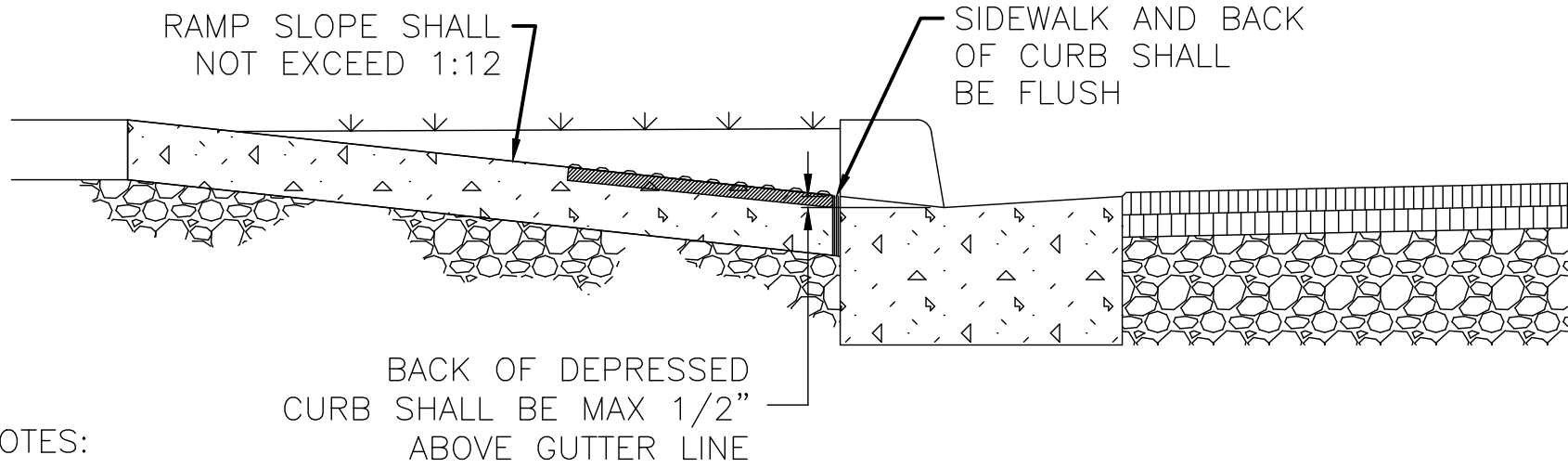
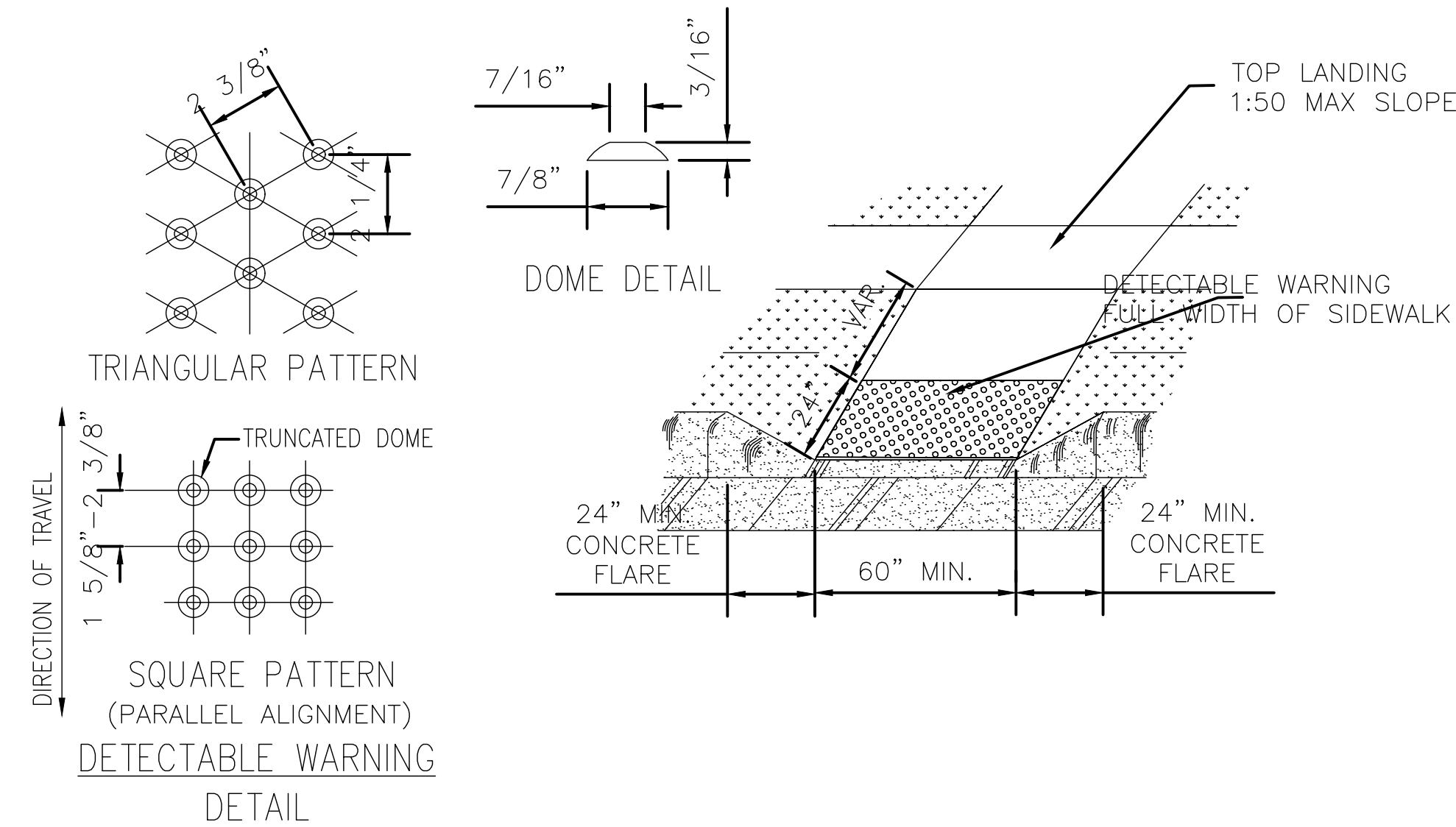
SHEET NO.
31 of 32



NOTES:

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

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



NOTES:

1. RAMPS SHALL BE LOCATED AS SHOWN ON PLANS IN ALIGNMENT WITH NORMAL SIDEWALK AND/OR CROSSWALK AND SHALL HAVE SUFFICIENT CURB LENGTH AT CORNER RADIUS TO PREVENT VEHICULAR ENCROACHMENT.
2. RAMPS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH ARTICLE 624 OF THE STANDARD SPECIFICATIONS EXCEPT DETECTABLE WARNING POLYMER CONCRETE PANELS.
3. THICKNESS OF RAMP SHALL WILL BE THE SAME AS THE ADJACENT SIDEWALK WITH A MIN. OF 6 INCHES.
4. THE DETECTABLE WARNINGS SHALL CONSIST OF AN AREA OF TRUNCATED DOMES THAT PROVIDE BOTH VISUAL AND TACTILE CUES TO PEDESTRIANS.
5. THE DETECTABLE WARNING PANELS SHALL BE BRICK RED IN COLOR AS MANUFACTURED BY ADA SOLUTIONS, ARMOR-TILE, OR APPROVED EQUAL.

SIDEWALK RAMP DETAIL
NOT TO SCALE

REV. NO. DESCRIPTION		DATE
		XX-XX-XX

VILLAGE OF GLEN ELLYN PUBLIC WORKS - ENGINEERING 30 SOUTH LAMBERT ROAD GLEN ELLYN, ILLINOIS 60137 PH: (630) 469-6756	
	
LAKE ELLYN SIDEWALK IMPROVEMENTS	VILLAGE OF GLEN ELLYN DETAILS
PROJ NO: 16010	
DATE: 4-20-2018	
DWN.	SEW
CHK.	RFD
APPD.	RFD
SHEET NO. 32 of 32	



April 30, 2018

Mr. Rich Daubert
Professional Engineer
Reno Public Works Facility
30 S. Lambert Rd.
Glen Ellyn, IL 60137

Dear Mr. Daubert:

The purpose of this letter is to acknowledge the Glen Ellyn Park District's commitment to the construction of a concrete sidewalk along the south shoreline of Lake Ellyn, as part of the Village's 2018 Sidewalk Improvements Plan. A portion of this sidewalk will be constructed on School District 87's property and the Park District has entered into a formal Intergovernmental agreement with District 87 to allow the use of their property for this purpose. The Park District will be responsible for all related construction costs for the sidewalk section that runs from the southeast inlet structure to the southwest inlet structure. The Village of Glen Ellyn will be responsible for the construction of sidewalks along Lake Road and Lenox Road.

The 2018 Lake Ellyn Sidewalk Improvements will be initially be paid for by the Village of Glen Ellyn. The Park District will reimburse the Village for its share after construction within 60 days upon receipt of an invoice from the Village.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Hopkins', with a long horizontal line extending to the right.

Dan Hopkins
Superintendent of Parks & Planning
Glen Ellyn Park District
(630) 942-7265



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/04/18 07:00 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: John Sterrett

SCHEDULED

ORDINANCE 6607

DOC ID: 3356

Ordinance No. 6607- VC, An Ordinance Approving Text Amendments to the Glen Ellyn Zoning Code and Subdivision Regulations Code.

Background: The Plan Commission is charged with reviewing and making recommendations to the Village Board on potential amendments to the Zoning Code and Subdivision Regulations Code. The Commission recently reviewed 6 proposed amendments to both the Zoning Code and Subdivision Regulations Code at a public hearing on May 24, 2018. Most of these proposed amendments were follow up items after the recent round of Zoning Code text amendments approved by the Village Board on May 14, 2018. A couple were based on Village Board direction and a couple had been selected by staff for consideration based on an ongoing list of potential amendments that staff has maintained over many years. Staff has historically picked “manageable” groups of amendments to bring forward for consideration at one time.

A description of the proposed amendments and the reasoning for each is below. Proposed text to be added has been underlined and proposed text to be deleted has been stricken.

Proposed Zoning Code Text Amendments:

1. Require a Special Use Permit for banks and financial institutions in the C5A Central Retail Core Subdistrict.

Amend Section 10-4-17-1(A) (C5A Central Retail Core Subdistrict – Permitted uses) to read as follows:

~~5. Bank and financial institution.~~

Amend Section 10-4-17-1(B) (C5A Central Retail Core Subdistrict – Special uses) to read as follows:

46. Bank and financial institution.

Reasoning: Concerns have been raised about prime retail space in the C5A District being used for banks and financial institutions. This results in the elimination of valuable space that could be used for retail and restaurant uses. The C5A Central Retail Core Subdistrict permits uses that are generally associated with retail or restaurants and requires a Special Use Permit for many service oriented uses. Even though banks and financial institutions are service oriented uses, they are currently permitted uses in the C5A District. This text amendment would require a Special Use Permit for banks and financial institutions in the C5A District. The C5B Central Service Subdistrict is intended for service-related uses. Banks and financial institutions are currently permitted uses in the C3, C4, and C5B districts and will continue as permitted uses in these districts.

2. Clarify the definition for a Reversed Frontage Lot to clearly define a Reversed Corner Lot.

Amend Section 10-2-2 (Terms Defined) to read as follows:

LOT TYPES: Terminology used in this title with reference to corner lots, interior lots, through lots, and reversed corner lots is as follows:

- (A) A ~~“corner lot” is defined as~~ a lot located at the intersection of two or more streets. A lot abutting on a curved street shall be considered a corner lot if straight lines projected tangent to the curve from the points of intersection between the curve and the side lot lines meet at an interior angle of less than 135 degrees.
- (B) An interior lot is a lot other than a corner lot with only one frontage on a street.
- (C) A through lot is a lot which fronts on two improved streets which do not intersect at the boundary of the lot.
- (D) A ~~reversed frontage corner~~ lot is a corner lot where the corner side lot line is substantially a continuation of the front lot line of the adjacent lot. See Section 10-11-2 – Figure 1, on which frontage is at right angles to the general pattern in the area. ~~A reversed frontage lot may also be a corner lot.~~

Reasoning: The Village Board approved a Zoning Text Amendment in May 2018 that prohibits the placement of an accessory structure in a required corner side yard when located on a reversed corner lot. The Zoning Code clearly illustrates the difference between a corner lot and a reversed corner lot in Section 10-11-2 (see attached). The definition of reversed corner lot, however, is not consistent with the illustration and does not clearly describe what a reversed corner lot is. It is also improperly categorized as a reversed *frontage* lot. The Zoning Code makes no reference to a reversed frontage lot other than within the definitions section. For consistency and clarity, staff is proposing amending the definition of a reversed frontage lot to clearly define it as a reversed corner lot and categorize it as a corner lot rather than a frontage lot.

3. Allow a six foot fence to be placed on the rear lot line of a through lot, rather than maintaining a setback of four feet, and to not require the installation and maintenance of landscaping between the fence and the property line.

Amend Table 10-5-5(B)4 (Yards – Permitted Obstructions and Accessory Structures in Required Setbacks Table) to read as follows:

Obstruction	Front (Corner)	Side	Rear	Regulations
-------------	-------------------	------	------	-------------

11. Fence	X	X	X	(a) Limitations: (1) 33.3% open in front and corner side yard setbacks (2) Material (such as barbed wire, electrified, or any matter) that creates a system that inherently dangerous to a pedestrian using the public sidewalks or public rights-of-way is prohibited (3) Exposed structural elements shall face toward the property on which the fence is constructed (4) In the residential estate district, chain-link fences shall be prohibited in the front yard and corner side yard (b) Height: (1) Measured from ground level on the inside of the fence to the highest point of the fence (2) 3' maximum in visibility triangle (3) 6' maximum for fence located no closer to the street than the principal structure (4) 4' maximum all other areas of the lot (c) Additional allowances: (1) On lots fronting on 2 nonintersecting streets, a 6' tall fence shall be permitted if a "no access" provision has been recorded for that frontage and if the rear of the homes on both adjacent lots are facing the same street. <u>Unless the fence will be located along a street that is under the jurisdiction of either DuDOT or IDOT, or is a public alleyway, sSuch fence</u>
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				shall be positioned 4' inside the property and maintained with viable shrubs planted 4' on center along the outside of the fence in perpetuity. (2) Masonry columns no greater than 2' x 2' in size and placed no closer than 8' on center (3) Fence posts and top caps may extend up to 6" above the fence height. The height of a cap located on top of a masonry column shall be no higher than the height of the column or a maximum of 9' tall measured from ground level (4) The bottom of the fence may be located up to 4" above ground level. Such distance shall not be counted toward the fence height
--	--	--	--	---

Reasoning: A variation was recently requested and approved by the Village Board to allow a six foot fence to be installed on the rear lot line of a through lot. Such rear yard fences are common along Geneva Road and St. Charles Road and variations for these fences have been granted in the past. When this variation was discussed by the Village Board, staff was instructed to amend the Zoning Code to allow a through lot to install a six foot fence on the rear lot line without the need to maintain a four foot setback or to install the required shrubs between the fence and the lot line. The Plan Commission, in their recommendation of this amendment, modified the language so that only fences along County or State roadways, or public alleyways, need not setback the fence four feet nor install landscaping outside the fence. All through lots that have a rear yard adjacent to a Village street would still be required to set the fence back at least four feet with landscaping installed outside the fence.

Proposed Subdivision Regulations Code Text Amendments:

4. Prohibit private streets in new subdivisions and re-subdivisions.

Amend Section 11-4-4(C) (Roads and streets) to read as follows:

- (C) *Private streets:* Private streets are prohibited. ~~discouraged but may be permitted by the Village Board in conjunction with planned unit developments. Such streets shall be~~

~~constructed in accordance with the public street specifications and construction materials contained within this title unless modified by variance and subject to inspection by the Village Engineer. The street area may not be used to calculate lot size. All private streets shall be constructed to ensure the proper ingress and egress of police, fire and other public service vehicles.~~

Reasoning: Private streets in new subdivisions are discouraged but are still permitted if approved by the Village Board as part of a Planned Unit Development and built to Village roadway standards. Allowing private streets in subdivisions creates perpetual maintenance issues for the residents located on a private street. The Village does not salt, plow, or repair private streets. This responsibility falls on the homeowners association of the development. If the homeowners association does not perform adequate maintenance residents within the development are negatively impacted and will often look to the Village for assistance. The Village regularly hears from residents frustrated that the Village does not maintain their private streets. The developer of the subdivision usually requests private streets so they can be constructed at a lower cost and not in conformity with Village regulations. They also usually gain greater density and reduce development setbacks because there is no right-of-way line. Therefore, the developer gains the benefits and the residents pay the costs. The Village has not allowed a private street in a subdivision development is several years. There are 18 private streets in the Village and the staff regularly hears from residents about their dissatisfaction with the cost to maintain their own streets while the Village handles the remainder of the streets. To avoid this potential issue altogether, all streets in a proposed subdivision should be public and not private. Staff sees no benefit of allowing private streets and therefore recommends they be prohibited.

-
- 5. Clarify that all new and existing utilities within a proposed subdivision or re-subdivision and within the adjacent right(s)-of-way are required to be placed underground. Exempt residential Land Transfers, Lot Consolidations, and Two-Lot Subdivisions from the requirement to place existing overhead utility lines within adjacent right(s)-of-way underground.**

Amend Section 11-4-8 (Communication, electric, gas and other utilities) to read as follows:

- (A) In all new subdivisions and in subdivisions platted and recorded prior to the effective date hereof, all proposed and existing communication lines, electric lines, and other similar utilities or entities which have received a franchise from the Village or the County in the subdivision and in the rights-of-way adjacent to the subdivision shall be placed underground at the subdivider's expense. Such utilities shall be located within easements, preferably in the rear yards, or in dedicated public ways, and shall be placed in locations deemed appropriate by the Public Works Director and in a manner, which will not conflict with other underground services. All transformer boxes shall be located so as not be unsightly or hazardous to the public.

Exceptions to this requirement: All land transfers, lot consolidations, and two-lot subdivisions, that are administratively approved by the Planning and Development

Department and do not require the review of the Plan Commission, on property zoned residential and used for single-family residential purposes shall be exempt from the requirement to place existing overhead utilities located in the adjacent rights-of-way underground. This exception does not exempt a land transfer, lot consolidation, or two-lot subdivision from the requirement to place all proposed and existing utilities located within the subdivision underground nor from the requirement to place all proposed utilities in the adjacent rights-of-way underground.

Reasoning:

The Village requires that all proposed subdivisions bury all existing and proposed utility lines on the property and within the adjacent right(s)-of-way. The language in the Subdivision Code is vague and does not clearly state if the provision applies to only new lines, existing lines, or both. The proposed amendment will clearly indicate that all proposed and existing lines are required to be buried to reflect the standard the Village has been implementing.

Two-lot subdivisions, land transfers, and lot consolidations are defined as subdivisions and are required to bury all existing and proposed utility lines on the property and within the adjacent right(s)-of-way. The requirement for a subdivision to bury all existing overhead utilities within an adjacent right-of-way is part of the Village's long term goal of burying all overhead lines in the Village. This goal is more easily pursued with larger scale developments, not just one or two lot divisions. Requiring undergrounding for such small subdivisions would be cost prohibitive and would not have a meaningful impact on the Village's goal of burying all existing overhead utilities in the Village.

-
- 6. Clarify the approval process for of land transfers, lot consolidations and two-lot subdivisions. Allow all land transfers, lot consolidations and two lot subdivisions to be reviewed administratively, regardless if the property was part of a previous land transfer, major, minor, or two-lot subdivision within five years of the current proposal.**

Amend Section 11-3-9 (Land transfers, lot consolidations, and two-lot subdivisions) to read as follows:

- (A) The applicant shall be required to submit to the Director of Planning and Development a map in the form required by the Village, which shall demonstrate that the request fully complies with all Zoning Ordinance requirements, with the following exceptions:

1. Any pre-existing nonconformities;
2. For land transfers, only the lot transferring the land shall be required to comply with the provisions of the Zoning Ordinance following the transfer of land; and
3. For lot consolidations, the consolidated lot shall not be required to comply with the provisions of the Zoning Ordinance;

all provided that any new building, structure or impervious surface area that may be proposed on any lots subject to the requirements of this section complies with all Zoning Ordinance requirements or a zoning variation for such has been granted.

- (B) If the Director of Planning and Development finds that the requirement of conformity to the Village's Zoning Ordinance has been satisfied as set forth above and that the request in no way violates the policy and purpose of this Subdivision Ordinance as set forth in sections 11-1-3 and 11-1-4 herein, an approval letter ~~certificate of compliance~~ shall, upon request and payment of the required fee, be issued to the applicant and, if applicable, to the owner of the lot or parcel.
- (C) If the standards set forth above have not been satisfied, then the Director of Planning and Development shall deny the request of the applicant and shall require the application to be reviewed by the Plan Commission and Village Board in accordance with the procedures for review of a Minor Subdivision set forth in section 11-3-7.
- (D) Once a land transfer, lot consolidation or two-lot subdivision is approved, the applicant, within 90 days of the date of the approval letter, shall prepare and submit to the Planning and Development Department a reproducible plat showing the land transfer, lot consolidation, or two-lot subdivision. The Planning and Development Director shall sign the submitted plat and have the plat recorded with the DuPage County Recorder of Deeds. If no plat is submitted to the Planning and Development Department within 90 days of the date of the approval letter, the approval shall be considered null and void. ~~record a plat with the county showing the land transfer, lot consolidation or two-lot subdivision as approved by the certificate of compliance granted by the Village and shall submit a copy of such recorded plat to the Planning and Development Department within 30 days of recordation.~~
- (E) No public hearing or action by the Plan Commission shall be required in the case of an application for an adjacent land transfer, lot consolidation or two-lot subdivision, which complies with the provision of this Section.
- (F) The above provisions shall not apply to ~~land transfers and~~ two-lot subdivisions if the subject lot(s) ~~were~~ was part of a major, minor or two-lot subdivision ~~or a land transfer~~ approved within five years of the current subdivision proposal. In such a case, the proposed subdivision shall be considered and reviewed as a Minor Subdivision.

Reasoning:

Staff does not issue certificates of compliance for proposed two-lot subdivisions, land transfers, or lot consolidations but rather, an approval letter. The text should be changed to reflect this standard practice.

Approvals from the Department should not be open ended without a deadline to record the plat. A time limit should be placed on an approval to ensure that the recording is completed in a timely manner. This requirement is consistent with Village Board approved ordinances which requires a project to be completed within a certain timeframe from the date of approval. The Department records all other plats. This process should be extended to these administratively approved plats to ensure recording is done within a reasonable timeframe and the Village obtains copies of the final document.

Land transfers and two-lot subdivisions are required to be reviewed as minor subdivisions if they were part of a previously approved land transfer, major, minor, or two-lot subdivision within five years of the current proposal. This includes review by the Plan Commission and submittal of preliminary engineering plans. Land transfers do not result in additional lots and therefore there is little, if any, impact to the surrounding area. Furthermore, two-lot subdivisions on property that had a previously approved land transfer have no more impact on the surrounding area than if the previous land transfer had not occurred.

Staff recommends that land transfers be exempt from the five year limitation provision Staff also recommends that two-lot subdivisions be exempt from the five year limitation provision when involving property having had a land transfer occur within five years. Two-lot subdivisions proposed on property that had a major, minor, or two-lot subdivision within five years would still be required to be reviewed as a minor subdivision. This is to prevent a “loophole” which would allow someone to circumvent the minor/major subdivision process by proposing a two-lot subdivision repeatedly on the same property to create several lots.

Plan Commission Recommendation. The proposed amendments were reviewed by the Plan Commission at a public hearing on May 24, 2018. By a vote of five (5) “yes” and zero (0) “no” the Plan Commission recommended approval of the amendments at the May 24, 2018 public hearing. During the public hearing, two (2) people spoke in favor of the proposed amendments.

Action Requested. The Village Board may approve, approve with changes or deny the proposed Zoning Code and Subdivision Regulations Code Text Amendments. In accordance with the recommendations of the Plan Commission, an ordinance approving the proposed amendments has been prepared for consideration at the June 4, 2018 Village Board meeting.

Attachments.

- Draft Plan Commission Meeting Minutes, May 24, 2018 – Exhibit “A”
- Zoning Code Text Amendments and Subdivision Regulations Code Text Amendments – Exhibit “B”

Cc: Steve Witt, Building & Zoning Official
Kelly Purvis, Planner



Village of Glen Ellyn

Ordinance No. 6607-VC

**An Ordinance Approving Text Amendments
to the Glen Ellyn Zoning Code and Subdivision Regulations Code**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6607-VC**An Ordinance Approving Text Amendments
to the Glen Ellyn Zoning Code and Subdivision Regulations Code**

Whereas, the Plan Commission is charged with periodically reviewing and making recommendations to the Village Board on text amendments to the Zoning Code and Subdivision Regulations Code; and

Whereas, in accordance with this responsibility, following due and proper publication of notice in the *Daily Herald* not less than fifteen (15) nor more than thirty (30) days prior thereto, the Glen Ellyn Plan Commission conducted a public hearing on May 24, 2018 to consider a variety of proposed Zoning Code and Subdivision Regulations Code Text Amendments; and

Whereas, two (2) members of the public spoke in support to the proposed text amendments; and

Whereas, based upon the evidence, testimony, and exhibits presented at the May 24, 2018 Plan Commission public hearing, by a vote of five (5) “yes” and zero (0) “no”, the Glen Ellyn Plan Commission recommended approval of the proposed Zoning Code and Subdivision Regulations Code Text Amendments, as set forth in the minutes of the May 24, 2018 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “A”; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the minutes from the aforementioned Plan Commission public hearing and find that it is in the best interest of the Village to accept the recommendations of the Plan Commission and to amend the Glen Ellyn Zoning Code and Subdivision Regulation Code as set forth in Exhibit “B” attached hereto.

Now, Therefore, Be It Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The minutes from the May 24, 2018 Plan Commission public hearing, attached hereto as Exhibit “A”, are hereby accepted by the Village President and Board of Trustees.

Section Two: The Glen Ellyn Zoning Code and Subdivision Regulations Code shall be and are hereby amended as set forth in Exhibit “B”, attached hereto.

Section Three: The Planning and Development Director is hereby directed to cause the text of the Glen Ellyn Zoning Code and Subdivision Regulations Code to be amended as approved by this Ordinance and said amendments shall be inserted in proper order into the Zoning Code and Subdivision Regulations Code and shall be published and made available for inspection and purchase by the general public.

Section Four: This Ordinance shall be published in pamphlet form within thirty (30) days after its approval in the manner provided by law.

Section Five: The amendments approved herein shall become effectively immediately.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this ____ day of _____, 20____.

Ayes: ☐ Diane McGinley ☐ Pete Ladesic ☐ Mark Senak
☐ Craig Pryde ☐ Bill Enright ☐ Gary Fasules
☐ John Kenwood

Ordinance 6607

Meeting of June 4, 2018

Nays:	☐	Diane McGinley	☐	Pete Ladesic	☐	Mark Senak
	☐	Craig Pryde	☐	Bill Enright	☐	Gary Fasules
	☐	John Kenwood				
Absent:	☐	Diane McGinley	☐	Pete Ladesic	☐	Mark Senak
	☐	Craig Pryde	☐	Bill Enright	☐	Gary Fasules
	☐	John Kenwood				

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENTS:

- Zoning Code Text Amendments and Subdivision Regulations Code Text Amendments – Exhibit “B” (PDF)

EXHIBIT "B"

ZONING CODE AND SUBDIVISION REGULATIONS CODE TEXT AMENDMENTS

June 4, 2018

Underline = New Text; ~~Strikethrough~~ = Deleted Text

ZONING CODE

Chapter 2 DEFINITIONS

1. Amend Section 10-2-2 (Terms defined) to read as follows:

LOT TYPES: Terminology used in this title with reference to corner lots, interior lots, through lots, and reversed corner lots is as follows:

- (A) A "corner lot" is ~~defined as~~ a lot located at the intersection of two or more streets. A lot abutting on a curved street shall be considered a corner lot if straight lines projected tangent to the curve from the points of intersection between the curve and the side lot lines meet at an interior angle of less than 135 degrees.
- (B) An interior lot is a lot other than a corner lot with only one frontage on a street.
- (C) A through lot is a lot which fronts on two improved streets which do not intersect at the boundary of the lot.
- (D) A reversed ~~frontage~~ corner lot is a corner lot where the corner side lot line is substantially a continuation of the front lot line of the adjacent lot. See Section 10-11-2 – Figure 1, on which frontage is at right angles to the general pattern in the area. ~~A reversed frontage lot may also be a corner lot.~~

Chapter 4 DISTRICT REGULATIONS

2. Amend Section 10-4-17-1(A) (C5A Central Retail Core Subdistrict – Permitted uses) to delete the following:

~~5. Bank and financial institution.~~

3. Amend Section 10-4-17-1(B) (C5A Central Retail Core Subdistrict – Special uses) to add the following:

46. Bank and financial institution.

Chapter 5
SUPPLEMENTARY REGULATIONS

4. Amend Table 10-5-5(B)4 (Yards – Permitted Obstructions and Accessory Structures in Required Setbacks Table) to read as follows:

Obstruction	Front (Corner)	Side	Rear	Regulations
11. Fence	X	X	X	(a) Limitations: (1) 33.3% open in front and corner side yard setbacks (2) Material (such as barbed wire, electrified, or any matter) that creates a system that inherently dangerous to a pedestrian using the public sidewalks or public rights-of-way is prohibited (3) Exposed structural elements shall face toward the property on which the fence is constructed (4) In the residential estate district, chain-link fences shall be prohibited in the front yard and corner side yard (b) Height: (1) Measured from ground level on the inside of the fence to the highest point of the fence (2) 3' maximum in visibility triangle (3) 6' maximum for fence located no closer to the street than the principal structure (4) 4' maximum all other areas of the lot (c) Additional allowances: (1) On lots fronting on 2 nonintersecting streets, a 6' tall fence shall be permitted if a

				“no access” provision has been recorded for that frontage and if the rear of the homes on both adjacent lots are facing the same street. <u>Unless the fence will be located along a street that is under the jurisdiction of either DuDOT or IDOT, or is a public alleyway,</u> sSuch fence shall be positioned 4’ inside the property and maintained with viable shrubs planted 4’ on center along the outside of the fence in perpetuity. (2) Masonry columns no greater than 2’ x 2’ in size and placed no closer than 8’ on center (3) Fence posts and top caps may extend up to 6” above the fence height. The height of a cap located on top of a masonry column shall be no higher than the height of the column or a maximum of 9’ tall measured from ground level (4) The bottom of the fence may be located up to 4” above ground level. Such distance shall not be counted toward the fence height
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SUBDIVISION REGULATIONS CODE

Chapter 3
SUBDIVISION PROCEDURE

5. Amend Section 11-3-9 (Land transfers, lot consolidations, and two-lot subdivisions) to add the following:

- (A) The applicant shall be required to submit to the Director of Planning and Development a map in the form required by the Village, which shall demonstrate that the request fully complies with all Zoning Ordinance requirements, with the following exceptions:
1. Any pre-existing nonconformities;
 2. For land transfers, only the lot transferring the land shall be required to comply with the provisions of the Zoning Ordinance following the transfer of land; and
 3. For lot consolidations, the consolidated lot shall not be required to comply with the provisions of the Zoning Ordinance;
- all provided that any new building, structure or impervious surface area that may be proposed on any lots subject to the requirements of this section complies with all Zoning Ordinance requirements or a zoning variation for such has been granted.
- (B) If the Director of Planning and Development finds that the requirement of conformity to the Village's Zoning Ordinance has been satisfied as set forth above and that the request in no way violates the policy and purpose of this Subdivision Ordinance as set forth in sections 11-1-3 and 11-1-4 herein, ~~an approval letter~~ certificate of compliance shall, upon request and payment of the required fee, be issued to the applicant and, if applicable, to the owner of the lot or parcel.
- (C) If the standards set forth above have not been satisfied, then the Director of Planning and Development shall deny the request of the applicant and shall require the application to be reviewed by the Plan Commission and Village Board in accordance with the procedures for review of a Minor Subdivision set forth in section 11-3-7.
- (D) Once a land transfer, lot consolidation or two-lot subdivision is approved, the applicant, within 90 days of the date of the approval letter, shall prepare and submit to the Planning and Development Department a reproducible plat showing the land transfer, lot consolidation, or two-lot subdivision. The Planning and Development Director shall sign the submitted plat and have the plat recorded with the DuPage County Recorder of Deeds. If no plat is submitted to the Planning and Development Department within 90 days of the date of the approval letter, the approval shall be considered null and void. ~~record a plat with the county showing the land transfer, lot consolidation or two-lot subdivision as approved by the certificate of compliance granted by the Village and shall submit a copy of such recorded plat to the Planning and Development Department within 30 days of recordation.~~
- (E) No public hearing or action by the Plan Commission shall be required in the case of an application for an adjacent land transfer, lot consolidation or two-lot subdivision, which complies with the provision of this Section.
- (F) The above provisions shall not apply to ~~land transfers and~~ two-lot subdivisions if the subject lot(s) ~~were~~ was part of a major, minor or two-lot subdivision ~~or a land transfer~~ approved within five years of the current subdivision proposal. In such a case, the proposed subdivision shall be considered and reviewed as a Minor Subdivision.

6. Amend Section 11-4-4(C) (Roads and streets) to read as follows:

- (C) *Private streets:* Private streets are ~~prohibited, discouraged but may be permitted by the Village Board in conjunction with planned unit developments. Such streets shall be constructed in accordance with the public street specifications and construction materials contained within this title unless modified by variance and subject to inspection by the Village Engineer. The street area may not be used to calculate lot size. All private streets shall be constructed to ensure the proper ingress and egress of police, fire and other public service vehicles.~~

7. Amend Section 11-4-8 (Communication, electric, gas and other utilities) to read as follows:

- (A) In all new subdivisions and in subdivisions platted and recorded prior to the effective date hereof, all proposed and existing communication lines, electric lines, and other similar utilities or entities which have received a franchise from the Village or the County in the subdivision and in the rights-of-way adjacent to the subdivision shall be placed underground at the subdivider's expense. Such utilities shall be located within easements, preferably in the rear yards, or in dedicated public ways, and shall be placed in locations deemed appropriate by the Public Works Director and in a manner, which will not conflict with other underground services. All transformer boxes shall be located so as not be unsightly or hazardous to the public.

Exceptions to this requirement: All land transfers, lot consolidations, and two-lot subdivisions, that are administratively approved by the Planning and Development Department and do not require the review of the Plan Commission, on property zoned residential and used for single-family residential purposes shall be exempt from the requirement to place existing overhead utilities located in the adjacent rights-of-way underground. This exception does not exempt a land transfer, lot consolidation, or two-lot subdivision from the requirement to place all proposed and existing utilities located within the subdivision underground nor from the requirement to place all proposed utilities in the adjacent rights-of-way underground.

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