

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name and the address where you live. Kindly limit your remarks to three (3) minutes.**

VILLAGE OF VILLA PARK
Village Hall, Board Room Chambers
20 S. Ardmore Avenue
Villa Park, IL 60181

Planning and Zoning Commission

May 9, 2024

7:30 PM

Chairman Jason Jarrett

Commissioners: Larry Calvert, Edward Hofstra, Kenneth Jackson, Louis LeMieux, Eric Luedtke,
Michael Orlowski, Dominick Romano, Justin Shlensky

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
 - a. Minutes from April 11, 2024 Planning and Zoning Commission Meeting
- 3. Public Hearing - New Business**
 - a. **PZ-24-02** / 600 N. Villa Avenue / Annexation, Plat of Subdivision, Zoning Map Amendment, Special Use, and Variation to allow parking in a street yard / **Petitioner:** Tomasz Rzedzian - **TO BE CONTINUED TO JUNE 13, 2024**
 - b. **PZ-24-08** / 24 E. Monroe Street / Variation / **Petitioner:** James M. Vanderheyden
 - c. **PZ-24-06** / 231 E. North Avenue / Special Use, Planned Unit Development, Subdivision, Vacation of Public Right-of-Way / **Petitioner:** Christopher Enright
- 4. Discussion Items**
- 5. Public Comments on Non-Agenda Items**
- 6. Adjournment**

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1 CHAIRMAN JARRETT: I call this
2 regular meeting of the Planning and Zoning
3 Commission to order and start with roll call:
4 Calvert?

5 COMMISSIONER CALVERT: Here.

6 CHAIRMAN JARRETT: Hofstra?

7 COMMISSIONER HOFSTRA: Here.

8 CHAIRMAN JARRETT: Jackson?

9 (No response.)

10 CHAIRMAN JARRETT: LeMieux?

11 COMMISSIONER LEMIEUX: Here.

12 CHAIRMAN JARRETT: Luedtke?

13 COMMISSIONER LUEDTKE: Here.

14 CHAIRMAN JARRETT: Orłowski?

15 (No response.)

16 CHAIRMAN JARRETT: Romano?

17 COMMISSIONER ROMANO: Here.

18 CHAIRMAN JARRETT: Shlensky?

19 COMMISSIONER SHLENSKY: Here.

20 CHAIRMAN JARRETT: I too am

21 present. With that we have a quorum.

22 We have the approval of minutes.

23 I believe they are just the minutes from
24 the past hearing; correct?

1 So is there a motion to approve the
2 minutes from last month?

3 COMMISSIONER HOFSTRA: So moved.

4 CHAIRMAN JARRETT: There is a
5 motion.

6 Is there a second?

7 COMMISSIONER ROMANO: Second.

8 CHAIRMAN JARRETT: Any questions or
9 comments?

10 (No response.)

11 CHAIRMAN JARRETT: All in favor of
12 the motion?

13 ALL PRESENT: Aye.

14 CHAIRMAN JARRETT: Any opposed?

15 (No response.)

16 CHAIRMAN JARRETT: Okay. The
17 minutes are approved.

18 (Proceedings concluded at
19 7:32 p.m.)

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1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 1st day of May, 2024.

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7	M	
7:32 3:19	meeting 2:2	
A	minutes 2:22,23 3:2,17	
approval 2:22	month 3:2	
approve 3:1	motion 3:1,5,12	
approved 3:17	moved 3:3	
Aye 3:13	O	
C	opposed 3:14	
call 2:1,3	order 2:3	
Calvert 2:4,5	Orlowski 2:14	
CHAIRMAN 2:1,6,8,10,12, 14,16,18,20 3:4,8,11,14,16	P	
comments 3:9	p.m. 3:19	
Commission 2:3	past 2:24	
COMMISSIONER 2:5,7,11, 13,17,19 3:3,7	Planning 2:2	
concluded 3:18	present 2:21 3:13	
correct 2:24	proceedings 3:18	
F	Q	
favor 3:11	questions 3:8	
H	quorum 2:21	
hearing 2:24	R	
Hofstra 2:6,7 3:3	regular 2:2	
J	response 2:9,15 3:10,15	
Jackson 2:8	roll 2:3	
JARRETT 2:1,6,8,10,12,14, 16,18,20 3:4,8,11,14,16	Romano 2:16,17 3:7	
L	S	
Lemieux 2:10,11	Shlensky 2:18,19	
Luedtke 2:12,13	start 2:3	
	Z	
	Zoning 2:2	

1 CHAIRMAN JARRETT: There is public
2 comment on non-agenda items later -- Actually, I
3 am just going to make a request that we move
4 public comments on non-agenda items up in the
5 agenda.

6 Is there a second to that motion?

7 COMMISSIONER HOFSTRA: Second.

8 CHAIRMAN JARRETT: All in favor?

9 ALL PRESENT: Aye.

10 CHAIRMAN JARRETT: Any opposed?

11 (No response.)

12 CHAIRMAN JARRETT: So we are going
13 to move public comments and non-agenda items up.

14 So what I am going to say is, this
15 Petition, 600 North Villa Avenue, if you have
16 something you want to say about it or in general,
17 that's fine.

18 No one up here has seen anything to do
19 with it, so we can't comment. We can't answer
20 questions unfortunately. It's still in Staff's
21 hands at this point. We have not been presented
22 anything.

23 So if you have a comment or whatever,
24 non-agenda items, you can do that now.

1 MR. HOLUB: James Holub, H-O-L-U-B.

2 And it was just to define what they
3 meant by outdoor equipment and material storage.

4 CHAIRMAN JARRETT: Okay.

5 MR. HOLUB: With the amount of
6 property that is listed here, what were their
7 plans on -- you know -- doing with it?

8 CHAIRMAN JARRETT: Yeah,
9 unfortunately I can't answer that because we don't
10 know. But that's being continued to the next
11 meeting, which is the second Thursday of next
12 month, so it's May 9.

13 MR. McLAUGHLIN: Correct.

14 CHAIRMAN JARRETT: Same time, same
15 place.

16 MR. HOLUB: Thank you.

17 MR. McLAUGHLIN: Chair, do you want
18 to ask for any other comments at this time?

19 CHAIRMAN JARRETT: Yeah, I should
20 do that.

21 So while we are on non-agenda items, is
22 there anybody from the public that has comments or
23 questions on any other non-agenda item?

24 MR. AMORE: Joe Amore, 309 East

1 Maple Street, Villa Park, A-M-O-R-E.

2 I have been here in the past, and you
3 know I am advocating for development around the
4 train station and always trying to encourage you
5 guys. I know there has been some snags and I know
6 it's coming.

7 But the other day I was in Elmhurst on
8 business and I just snapped a couple of pictures
9 of some of the transit oriented development around
10 there.

11 And I want to leave this for you guys to
12 look at. If you want to pass it around, I don't
13 need it back.

14 The interesting thing was the second
15 one, I hadn't seen the plans for the Union until I
16 saw that second building. It's called The Marke,
17 across from the train station in Elmhurst. It
18 almost looks like it's the same developer.

19 And if they can do that on Villa Avenue,
20 you know, I know there will be a day soon where we
21 will be able to see something like that in the
22 train station.

23 So I wanted to encourage you guys to
24 keep up the good work. Thank you for being here

1 and doing what you are doing.

2 CHAIRMAN JARRETT: All right.

3 Thank you.

4 (Proceedings concluded at
5 7:38 p.m.)

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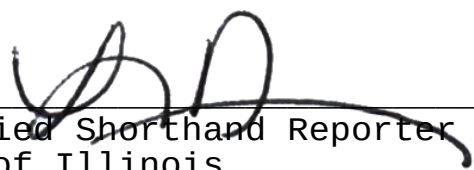
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1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 2nd day of May, 2024.

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3	Correct 3:13 couple 4:8	JARRETT 2:1,8,10,12 3:4,8, 14,19 5:2 Joe 3:24
309 3:24	D	L
6	day 4:7,20 define 3:2 developer 4:18 development 4:3,9	leave 4:11 listed 3:6
600 2:15	E	M
7	East 3:24 Elmhurst 4:7,17 encourage 4:4,23 equipment 3:3	make 2:3 Maple 4:1 Marke 4:16 material 3:3 Mclaughlin 3:13,17 meant 3:3 meeting 3:11 month 3:12 motion 2:6 move 2:3,13
7:38 5:5	F	N
9	favor 2:8 fine 2:17	non-agenda 2:2,4,13,24 3:21, 23 North 2:15
9 3:12	G	O
A	general 2:16 good 4:24 guys 4:5,11,23	opposed 2:10 oriented 4:9 outdoor 3:3
A-M-O-R-E 4:1 advocating 4:3 agenda 2:5 Amore 3:24 amount 3:5 Avenue 2:15 4:19 Aye 2:9	H	P
B	H-O-L-U-B 3:1 hands 2:21 HOFSTRA 2:7 Holub 3:1,5,16	p.m. 5:5 Park 4:1 pass 4:12 past 4:2 Petition 2:15 pictures 4:8 place 3:15
back 4:13 building 4:16 business 4:8	I	
C	interesting 4:14 item 3:23 items 2:2,4,13,24 3:21	
called 4:16 Chair 3:17 CHAIRMAN 2:1,8,10,12 3:4, 8,14,19 5:2 comment 2:2,19,23 comments 2:4,13 3:18,22 COMMISSIONER 2:7 concluded 5:4 continued 3:10	J	
	James 3:1	

plans 3:7 4:15

point 2:21

PRESENT 2:9

presented 2:21

proceedings 5:4

property 3:6

public 2:1,4,13 3:22

Q

questions 2:20 3:23

R

request 2:3

response 2:11

S

snags 4:5

snapped 4:8

Staff's 2:20

station 4:4,17,22

storage 3:3

Street 4:1

T

thing 4:14

Thursday 3:11

time 3:14,18

train 4:4,17,22

transit 4:9

U

Union 4:15

V

Villa 2:15 4:1,19

W

wanted 4:23

work 4:24

IN RE THE MATTER OF:)
)
DAVID LYON) PZ-24-01
100 SOUTH VILLA AVENUE)

7:30 P.M.

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: The next item of
2 business is PZ-24-01 at 100 South Villa Avenue,
3 Zoning Map Amendment, Plat of Subdivision,
4 Vacation of a Public Right of Way, Special Use for
5 Planned Unit Development, Petitioner David Lyon.

6 Whenever you are ready.

7 MR. McLAUGHLIN: Good evening, this
8 evening we have, as the Chair pointed out, a
9 development request including zoning map,
10 subdivision with vacation and then a special use
11 for a planned development. This project is
12 collectively referred to as The Union.

13 You guys have seen this before in the
14 past, in a previous iteration. They came before
15 you for a concept plan and then they went forward
16 with a preliminary zoning approval, where you
17 recommended approval for a slightly different look
18 and feel.

19 And then the project got stalled while
20 the creation of the TIF 7 had to happen.

21 And then since that time or essentially
22 the last year the Petitioner has been working on
23 design, engineering, architecture, all that good
24 stuff.

1 And they came to what you guys see in
2 your packet today, which goes back to the original
3 concept plan:

4 A 7 story building and 224 residential
5 units.

6 7500 square feet of commercial.

7 That rooftop amenity space which was on
8 the previous plan is still here.

9 And then 312 total parking stalls, which
10 if you recall, 94 of those are for public use.

11 And the original number was 100. We are
12 at 94 today.

13 Some of the things that changed was the
14 reconfiguration of the public parking, an increase
15 in handicap stalls in that area, and the addition
16 of EV charging stations. So those things weren't
17 part of the original one.

18 Now, it's state law to have EV, so that
19 ate up a little bit of room, so we are at 94 with
20 those additional improvements.

21 The zoning map amendment, it is
22 currently -- the lot is currently zoned two
23 different zoning districts, the MX-T and the
24 MX-R2. So it's a zoning map amendment to the

1 MX-2, getting it all under one zoning lot.

2 And the properties to the north and the
3 south are also that same MX-2 district.

4 The plat of subdivision, it's taking
5 three parcels which underneath that actually has
6 ten platted lots and that vacated right of way.

7 The vacated right of way is shown on
8 this image here in that red triangle. To anyone
9 else it would look like a parcel or a lot. It's
10 actually a right of way. So we are vacating that
11 to square off the block.

12 It is not vacating Wildwood. It is not
13 vacating Villa. It is just that anomaly right of
14 way that's there and consolidating everything I
15 just said into one single lot subdivision.

16 We have the site plan and some -- the
17 site plan which shows -- that is the overhead
18 view.

19 You see the roof and the amenity space.

20 We have the vehicular access on the
21 north. The in right there in the center of the
22 block and the out closer to the intersection.

23 The residence connection is off the
24 western edge.

1 And the front of the building on Villa
2 is all the storefront or commercial space which is
3 the lobby for the residences.

4 We discussed previous there is the EV
5 charging station locations and the reconfigured
6 public parking.

7 We believe the flow is significantly
8 better than before and this has no dead end
9 connections to this design.

10 The second floor is all parking for the
11 residences. We cared a little bit less about
12 their flow because all of these are actually
13 numbered, so they are going to their specific
14 stall.

15 We worked with the architect and the
16 Petitioner on enhancing it a little bit, but we
17 understood it was trying to get as many parking
18 stalls as we could on this floor for the number of
19 bedrooms and units they have.

20 The second one shows the amenity space a
21 little better. This is the third floor. There is
22 the pool, the outdoor areas, all the amenities
23 that I will let David and Jason and Ann speak
24 about.

1 Then the remaining floors are all
2 identical, 4, 5, 6 and 7. It's the same bedrooms
3 throughout.

4 The elevations very similar to the
5 previous, except that they are one story higher,
6 because the previous one was six, the lower level
7 parking was underground.

8 Now, the lower level is what we call the
9 first floor. So there is nothing below grade in
10 that new design.

11 Through the recent review we removed
12 some of the signage elements that -- we adjusted
13 some of the signage elements. So now there is
14 flat, channel letter signs and the relocation of
15 the garage doors that you can see on that top
16 elevation.

17 Then the renderings that they have
18 submitted:

19 The top left one is looking if you were
20 standing at the intersection of Villa and the
21 Great Western Trail, which I think is a nice
22 addition to that particular area.

23 That is essentially Staff's overview.
24 So a special use for a planned

1 development. So anything that you like on there,
2 anything that you don't like on there, call it
3 out.

4 We can potentially work with the
5 Petitioner on making some adjustments, but it's a
6 cohesive project, it's not like a variation where
7 we need to have hardship. It's, do we like this
8 project. This is one big entity.

9 And yeah, if there are any other
10 questions from the Board, I am happy to answer it,
11 but I will turn it over to the Petitioner, if you
12 are willing.

13 CHAIRMAN JARRETT: All right.
14 Whenever the team is ready.

15 MR. LYON: I think we are ready.

16 Good evening, I am David Lyon. And with
17 me tonight is Ann Reckelhoff, who is the Director
18 of Development with the Marquette Company and also
19 our Architect, Jason Core.

20 Good to see you again. It's been a
21 couple years, I think.

22 A little more history from what Marc
23 described.

24 You will recall when we initially

1 started the process, as Marc indicated, it was a
2 seven story building.

3 At that time we were concerned about
4 staying under the height limit to meet code. So
5 that's why we defaulted to a six story building,
6 pushing the development underground one story.

7 Since that point in time, since your
8 unanimous approval of the six story design, a
9 couple things happened:

10 One: Jason and Korb Architects figured
11 out a way through plank and beam construction of
12 concrete, we were able to design a seven story
13 building and stay under that height limit.

14 The other thing that we did since your
15 approval is we embarked on environmental research.

16 So we engaged the environmental team of
17 V3 Engineering, their environmental consulting
18 division, to perform a Phase I and Phase II
19 report.

20 The Phase 2 investigation, which
21 included a sonar study and also many, many soil
22 borings of the site, discovered that on the one
23 third -- roughly one third portion, western
24 portion of the site, there are existing

1 underground storage tanks.

2 There used to be a fuel facility there
3 that was vacated at some point in the past. So
4 there are existing underground storage tanks.

5 Additionally there's contaminated soils
6 that surround those tanks. As you move further
7 west of the site that contamination decreases but
8 still exists to a certain degree.

9 So our petition here is really a
10 function of trying to get to project economic
11 feasibility and try to mitigate those
12 environmental costs.

13 So despite the fact that we hope with
14 your approval we will be able to come out of the
15 ground and not excavate, we will still have to
16 remove those storage tanks, and we will still be
17 required to remove those contaminated soils around
18 those tanks.

19 But for the balance of the site we will
20 be able to encapsulate those soils because there's
21 fewer contaminants.

22 So long story short, our petition
23 tonight is really driven by economic feasibility
24 for the project.

1 And so with that, I will turn it over to
2 Jason, if you want to run through.

3 MR. KORB: Good evening, Jason
4 Korb. I think Marc did a pretty good job.

5 I think most -- I haven't been here for
6 two years but I see mostly all familiar faces.

7 So you may recall, those of you that
8 were here in 2022, I believe it was March of that
9 year, we came here with basically this proposal.

10 It was to be -- We weren't asking for a
11 vote that night. We were trying to take the
12 temperature of the Board and the public.

13 So there was some public comment
14 expressing concerns on the height of the building,
15 which we took to heart, and that's why we started
16 examining the idea of this basement.

17 But as David -- And then we came back
18 with the six story version in, I believe, May of
19 that year.

20 But as David indicated, the site proved
21 to be more contaminated than we knew at that time,
22 and so the difficulty in hauling that nature --
23 the nature of those contaminants is such that the
24 removal method for them is extremely challenging.

1 So we were directed to go back to the
2 seven story building. But this plan is very
3 similar to the one that you saw in 2022.

4 We started out with this podium level of
5 parking, the first hearing. Basically took that
6 level, moved it down two floors to a floor
7 underground, and now we have come back to you,
8 having put it back in its original location.

9 But this is basically the building that
10 you saw in March of 2022.

11 The only updates we did to these
12 renderings were we made two changes other than the
13 ones that you were mentioned by Marc:

14 One was to get Staff comfortable with
15 the circulation in the public parking.

16 And then we had blade signs. They were
17 going over the property line. It's not allowed.
18 So the only other real change is that we changed
19 the signage.

20 And I apologize, the third change is we
21 have elected to make the second floor parking
22 enclosed and tempered, so it serves as a buffer.

23 Those of you in the business know that
24 otherwise we would have to have a heated plenum.

1 It's a maintenance nightmare.

2 So the second floor becomes enclosed and
3 heated. But architecturally made to look like the
4 floors above.

5 MR. LYON: So we have maintained a
6 commitment to provide gross about 8,000 square
7 feet of space there that fronts Villa Avenue.

8 When you net out service function spaces
9 there at the corner, some offices, leasing
10 offices, etc., I think we will have about 7,500
11 square feet of space, which potentially provides
12 up to 2 tenants, probably targeting food and
13 beverage for those locations.

14 So that you see the entrance there at
15 the trailhead with a nice plaza outside that will
16 be part of the construction.

17 Did we want to address materiality at
18 all? I know you brought samples.

19 MR. KORB: We did bring the
20 samples. They are the exact same samples you saw
21 two years ago.

22 CHAIRMAN JARRETT: We do have at
23 least one new person up here, so if you have them
24 it wouldn't hurt to start them down here at this

1 end here.

2 MR. KORB: That is the screening at
3 the ground level parking which will be open air
4 but the openings are infilled with a perforated
5 metal to allow air to circulate through that
6 parking.

7 This is our proposed face-brick for most
8 of the building.

9 This is a high quality cement board
10 siding. So any of the dark material you see in
11 these is some variant of that material.

12 Generally flat panel on street facades.

13 And then again, that is our storefront
14 window frame.

15 And this is both our accent metals and
16 our unit windows will match that color as well.

17 MR. LYON: While you are looking at
18 those, I worked with V3 Engineering. We went back
19 and reviewed the minutes, notes and questions that
20 came up and followed up, as you requested that we
21 do.

22 One of those items was to update the
23 traffic impact analysis to reflect the fact that
24 the rec center is going to be coming online, just

1 in advance of this building coming online, so we
2 in fact did that.

3 So I can give you sort of the executive
4 summary of that, if you would like?

5 CHAIRMAN JARRETT: That would be
6 helpful.

7 MR. LYON: I will have to read some
8 of it because it comes from the engineers.

9 CHAIRMAN JARRETT: We have all been
10 there.

11 MR. LYON: So V3 did the analysis
12 and it was based on real conservative traffic
13 data, in their opinion.

14 As it was requested by the Village, it
15 includes assumptions of the new rec center, as I
16 stated.

17 Obviously the proposed project, our
18 project, and the rec center result in increased
19 traffic to the area.

20 However Villa Avenue will still function
21 as it currently does, with limited traffic
22 impacts, as Villa Avenue is not stoplight
23 controlled at the main project intersection, which
24 is really Wildwood and Villa Avenue.

1 They did indicate that the added vehicle
2 trips result in some delay time for eastbound
3 traffic there, but the added trips and increased
4 delays of that eastbound traffic at Wildwood do
5 not result, in their opinion, of necessitating a
6 traffic light there; okay.

7 However, one of the recommendations they
8 made to us and to the Village is that during the
9 p.m. peak hours the eastbound queue along Wildwood
10 may back up past the exit from our building.

11 And so what they are recommending is
12 that we provide signage that instructs motorists
13 not to block that means of ingress and egress, if
14 they can avoid it.

15 So that's the high level summary of that
16 report.

17 CHAIRMAN JARRETT: Okay.

18 MR. LYON: That was made available
19 to the planning department.

20 CHAIRMAN JARRETT: Okay. Thank
21 you.

22 Do you guys have anything else?
23 Any public comment or questions?

24 MS. WHERLEY: Yeah, I had one.

1 CHAIRMAN JARRETT: Please.

2 MS. WHERLEY: Judy Wherley, 625
3 East VanBuren in Villa Park.

4 And my question was just about the
5 mitigation for containment for the contaminated
6 soils and the -- you know, when that is uncovered
7 and then how long does that part of the process
8 take?

9 CHAIRMAN JARRETT: Okay.

10 MR. KORB: So the purpose of
11 removing the basement will be to disturb as little
12 of that soil as possible. So we would, as is
13 required, basically be excavating a four-foot
14 trench around the perimeter of the building for an
15 exterior frost wall.

16 So any contamination in those areas
17 around the perimeter will have to be hauled to an
18 approved landfill. That process happens very
19 quickly.

20 And then once the interior foundations
21 are protected by that frost wall they only need to
22 go down like a foot or two, so they can dig one of
23 these footing holes in a matter of hours. That
24 would immediately be loaded up to a truck and

1 taken to an approved landfill.

2 Then the way the balance of the soil is
3 mitigated, it's capped with a concrete slab.

4 Underneath that concrete slab will be
5 likely installed vapor mitigation systems, because
6 these contaminants off-gas, so there is a
7 mitigation system that gets whatever minor amounts
8 of off-gassing up and out away from people. And
9 so that's sort of the three part strategy.

10 CHAIRMAN JARRETT: Okay.

11 MS. WHERLEY: Do you anticipate
12 smells, odors?

13 MR. KORB: No.

14 You may smell gasoline when the tanks
15 come out.

16 MS. WHERLEY: The nasoline (SIC)
17 was also in the report. Why?

18 MR. KORB: That I don't know. I
19 honestly don't know.

20 But again, the point of the system is to
21 get it up and above where people would have to
22 smell and also breathe it because it's not
23 healthy.

24 CHAIRMAN JARRETT: I am sure

1 whatever is done there is better than what's
2 happening there.

3 MR. KORB: Nothing good is
4 happening there right now.

5 CHAIRMAN JARRETT: Any questions
6 from the -- any other public comment, I should
7 ask?

8 (No response.)

9 CHAIRMAN JARRETT: Okay. Questions
10 from the Commission or Staff or for the Applicant?

11 COMMISSIONER LEMIEUX: Jason, I
12 have one question.

13 On the parking, you know, the exit for
14 the public parking, I did note the proximity to
15 the White Hen exit and just wondering if there is
16 going to be any modifications to the exits from
17 the White Hen. It seems like --

18 COMMISSIONER ORLOWSKI: It's
19 7-Eleven.

20 CHAIRMAN JARRETT: You are dating
21 yourself. I knew what he was talking about.

22 MR. KORB: I don't understand the
23 question.

24 MR. McLAUGHLIN: I got it.

1 COMMISSIONER LeMIEUX: It's
2 actually for Marc.

3 MR. McLAUGHLIN: Yeah.

4 What we are referring to is the access
5 on the north side of the road.

6 No, there are no proposed improvements
7 to the access points in the existing conditions.

8 I would like to remind though, the
9 Tri-Trail connector is actually coming down this
10 block and is going to be put on the south side of
11 the road, nearest the building that we are talking
12 about right now, which was not the original
13 design. So I do want to point that out.

14 So through that construction project we
15 are talking about there are no new improvements to
16 those access points. They will be in their
17 current location that you see now.

18 COMMISSIONER LeMIEUX: Thank you.

19 MR. McLAUGHLIN: Uh huh.

20 MR. LYON: A couple things I left
21 out of the presentation that might be of interest
22 to you:

23 The other things we will be doing is we
24 will be returning a swap of land that -- well,

1 sorry.

2 The site currently encroaches upon the
3 Great Western Trail, so we will be returning green
4 space to that area.

5 And additionally, we will be -- we have
6 been working with Marc and his team, who is
7 helping us work with ComEd to relocate the
8 powerlines on the north of our site across
9 Wildwood to the northern side.

10 And then there are three overhead poles,
11 overhead lines -- one overhead line with three
12 poles will be bearing those. Those will be
13 removed and the line will be buried underground.

14 So currently the one line on the
15 southwest corner encroaches the air space of the
16 site. So hopefully ComEd will take that into
17 consideration and be cooperative with us in that
18 effort.

19 MS. WHERLEY: Could I ask one more
20 thing?

21 CHAIRMAN JARRETT: Yes, please go
22 ahead.

23 MS. WHERLEY: So is there going to
24 be a change to Villa at all, like a turn lane

1 there or a widening for more traffic?

2 Is there going to be like a traffic and
3 safety meeting after this one to talk about any
4 changes?

5 CHAIRMAN JARRETT: Go ahead, if you
6 can answer that, Marc.

7 MR. McLAUGHLIN: Sure.

8 There are proposed improvements to
9 Villa. They include the additional parallel
10 parking and the one additional handicap stall on
11 Villa.

12 There are no intersection changes
13 proposed at this particular location. So there is
14 no --

15 MS. WHERLEY: No, like left-turn
16 lane?

17 MR. McLAUGHLIN: No.

18 And the traffic study that David had
19 cited earlier has already gone through engineering
20 review. That's why we asked for some additional
21 analysis.

22 MS. WHERLEY: And then no concern
23 going over the prairie path, with the additional
24 traffic?

1 MR. McLAUGHLIN: Correct.

2 MS. WHERLEY: Nothing. Okay.

3 Thank you.

4 CHAIRMAN JARRETT: Any questions
5 from the Commission?

6 COMMISSIONER SHLENSKY: With
7 regards to the environmental work that you have
8 already taken with Phase I and Phase II, knowing
9 you are going to have to remove the UST and plans
10 to do so, is the intent to apply for the NFR as
11 well?

12 MR. LYON: Absolutely. That's
13 required.

14 COMMISSIONER SHLENSKY: Just making
15 sure.

16 COMMISSIONER LUEDTKE: I have a
17 question, Marc.

18 Given the fact we are going through the
19 map amendment to an MX-2, as well as the fact of
20 the PUD, but the PUD sort of follows the
21 underlying zoning to the best that it can, what --
22 what adjustments -- what are the discrepancies
23 between what's being proposed and what's sort of
24 allowed within the MX-2?

1 MR. McLAUGHLIN: Sure.

2 Deviations, that's the word you are
3 looking for.

4 So the biggest one obviously is the
5 number of stories. So four is the MX-2.

6 And then there is the ability to do a
7 special use only to get an additional two stories,
8 which gets to six, which is what they were talking
9 about originally.

10 By going the planned development route
11 you can to go essentially whatever number you like
12 but clearly they are asking for seven. That is
13 the biggest deviation by far; right?

14 Aside from that it's very close to the
15 guidelines within the MX-2:

16 Appropriate uses on the ground level
17 facing the primary street, rear access to the
18 garage and parking.

19 Obviously we have side access but it's
20 not the main. So it's technically a deviation but
21 it's how it should be designed. So it's those
22 kind of things.

23 Transparency windows along -- meaning
24 70 percent along the front. We really went down

1 the line to try and hit as many as we could.

2 We don't itemize a list of deviations
3 through planned development because it's a
4 complete package. If you like it, love it or not,
5 we would look for amendments to it.

6 But it's really, really close to the
7 MX-2 standards besides the height. Clearly that's
8 the biggest one.

9 COMMISSIONER LUEDTKE: Because I
10 recall back when this was sort of happening two
11 years ago, and the memory is foggy, but in the
12 whole zoning change we were bouncing back and
13 forth whether we could maybe be in MX-T which
14 would have allowed that but that introduces a
15 whole another set of different density
16 restrictions.

17 MR. McLAUGHLIN: It is different,
18 yeah. The MX-T is significantly different than
19 the MX-2. It made sense to go MX-2 for the
20 complete project that we are looking at today.

21 I would like to point out the site plan
22 we are looking at right now, the top left is
23 actually the to-be-constructed curb line for the
24 new rec center, so it's showing --

1 COMMISSIONER LUEDTKE: In context?

2 MR. McLAUGHLIN: Yes, exactly, in
3 context to what is going to be built.

4 We had them update that instead of what
5 we had remembered of what was the White Hen
6 access. Now we know what is going to be built as
7 opposed to what was built.

8 So looking at the future in its
9 entirety, which is why the crosswalk is a slight
10 angle because it's matching those things up, and
11 then the dropoff is, yes, right there. Just to
12 point that out.

13 COMMISSIONER LUEDTKE: We are just
14 11 feet taller; is that essentially -- or another
15 floor taller?

16 MR. KORB: Exactly.

17 COMMISSIONER LUEDTKE: We didn't
18 make any adjustments to floor height?

19 MR. KORB: No, because our overall
20 height is dictated by the building code, so we
21 could not increase floor heights.

22 COMMISSIONER LUEDTKE: Well, no,
23 not increase.

24 I know we pulled ourselves out another

1 12 feet. I didn't know if we were trying to sort
2 of --

3 CHAIRMAN JARRETT: What is the
4 difference in height between this proposal and the
5 previously approved proposal?

6 MR. KORB: The top of this
7 proposal's roof is 84 feet.

8 The six story was 72 feet and change.

9 CHAIRMAN JARRETT: Okay.

10 COMMISSIONER LUEDTKE: It's 11 feet
11 plus.

12 MR. KORB: 11 plus.

13 We still need to have a transition zone
14 at the lid of the podium, so even though our
15 ceiling height in the parking needs to be 8' 2, we
16 still need another 2 feet for structure for
17 plumbing.

18 MR. McLAUGHLIN: Only because we
19 are talking about it, even though it's not really
20 your guys' purview, they are constructing this to
21 the new building code in effect now, not when they
22 first came in front of you.

23 COMMISSIONER LUEDTKE: Well, they
24 would have to.

1 MR. KORB: Of course.

2 MR. McLAUGHLIN: Not just height,
3 all the other --

4 COMMISSIONER LUEDTKE: I
5 understand.

6 MR. McLAUGHLIN: Just
7 informational.

8 MR. KORB: Generally we try to
9 comply with the building code.

10 MR. McLAUGHLIN: Yeah.

11 COMMISSIONER LUEDTKE: Generally.

12 MR. McLAUGHLIN: Only because that
13 changed since the last time we were here am I
14 bringing that up.

15 MR. KORB: But the update in the
16 code did not change the rules for this class of
17 construction.

18 COMMISSIONER ROMANO: I have a
19 question for you out of curiosity.

20 Trash pickup, where is that? Northwest
21 corner of this building? Is it a dumpster?

22 MR. KORB: So there is a trash and
23 recycling shoot in that corner of the building, so
24 residents can just take their trash and recycling

1 to the shoot. It goes down into the trash room
2 that has doors on to Wildwood.

3 And this is pretty typical, a building
4 this size, probably three times a week.

5 MS. RECKELHOFF: If not more.

6 MR. KORB: Yeah, three to four
7 times a week a truck will pull up on the curb,
8 they roll the dumpsters out, they thrown them in
9 the truck. They are there for ten minutes three
10 to four times a week. And then they go on their
11 way.

12 COMMISSIONER ROMANO: Is that
13 shared garbage with the commercial space too or do
14 they have their own trash pickup ...

15 MR. KORB: We are still working
16 through that.

17 MS. RECKELHOFF: Ann Reckelhoff.

18 Typically the trash shoot for the
19 residents will have trash and recycling, two
20 shoots for each of those. We typically have a
21 compactor in those to help with those trash
22 pickup.

23 Our service team will pull them out,
24 pull them back in. So they manage all of that.

1 We manage Ovaltine across the street.
2 They have trash pickup three, four times a week as
3 well. It will be handled very similarly to that.

4 Retail will have their own trash
5 service. They handle that separately. We will
6 help them with that but they will typically have
7 their own trash service for that.

8 COMMISSIONER SHLENSKY: 81
9 residential stalls; is that right?

10 COMMISSIONER LUEDTKE: On the first
11 floor.

12 MS. RECKELHOFF: Then there is the
13 second floor as well.

14 COMMISSIONER SHLENSKY: What was
15 the count on the second?

16 CHAIRMAN JARRETT: 231.

17 MR. KORB: In the presentation I
18 think the number was too low.

19 MR. LYON: So there are 312
20 residential parking, all reserved.

21 There are 94 public spaces, as we said
22 for a total of 406.

23 As it relates to 312, as it relates to
24 ratios, the 312 -- this is important, especially

1 for Ann -- it's a little over 1 parking spot per
2 bedroom count because it's important.

3 COMMISSIONER LUEDTKE: Which is our
4 formula.

5 MR. LYON: Yeah. The ratio is
6 almost 1.4 spots per unit. That's just on the
7 reserved residential parking.

8 CHAIRMAN JARRETT: That's what I
9 was going to ask.

10 COMMISSIONER SHLENSKY: The reason
11 that I bring that up -- and thank you for
12 clarifying -- the just over 1 or whatever the 1
13 point percentage point is going to be over per
14 bedroom is because we have previously had
15 submissions with bedrooms versus dens, and I don't
16 want to get into that issue of what is actually
17 truly called a bedroom versus the intent for a
18 room to potentially escape the definition of a
19 bedroom.

20 MR. McLAUGHLIN: That was an error
21 in our petition.

22 I said including 94. That is in
23 addition too. So that's on us. I apologize.

24 COMMISSIONER ORLOWSKI: I guess I

1 will bring up the question that I have. I had
2 looked through this the other day and I didn't see
3 anything in there.

4 Seeing that we do have some water issues
5 on both sides of the trail, one that goes all the
6 way down Wildwood from Jewel, that's where it
7 starts, and it ends at that property, is the
8 Village and public works -- are they going to take
9 steps necessary to make sure we don't have any
10 water issues?

11 MR. McLAUGHLIN: Yeah, so through
12 the permitting process they will be doing a fee in
13 lieu for storm water to help us fund any of the
14 improvements that are attributed to this
15 particular site.

16 COMMISSIONER ORLOWSKI: Because I
17 know on the other side of the trail also they get
18 by the park there about three feet of water over
19 there.

20 MR. McLAUGHLIN: Yeah.

21 MR. KORB: So these are notes from
22 our engineer, who was unable to be here tonight.

23 But with the land that's being sort of
24 set back through the Great Western Trail it's

1 currently previously impervious. Will become
2 completely pervious.

3 Our engineer estimates that just with
4 that there is a net decrease of 771 square feet of
5 pervious cover.

6 And any green roofs that we have on
7 other third floor amenity will be in addition to
8 that.

9 But more importantly, right now the
10 water hits that parking lot and it just sheets
11 right to the east.

12 MR. LYON: With contaminants in it.

13 MR. KORB: Yes.

14 So our engineer has been working with
15 Village engineering.

16 So this will better control the flow of
17 storm water, because we are required to, it's not
18 negotiable. So we believe that the storm water
19 problem will be actually greatly improved by this
20 project.

21 And engineering has analyzed the volumes
22 that would come off of this property, and existing
23 sewer can handle it. So that's what I know about
24 the water.

1 So any of that green roof would be in
2 addition -- it would be actually considered
3 additional pervious surface. And the design of
4 that roof is not finalized obviously.

5 COMMISSIONER ORLOWSKI: I am not
6 looking to hold you but I am looking to hold the
7 Village --

8 MR. LYON: They in turn hold us.

9 COMMISSIONER ORLOWSKI: -- to make
10 sure they take care of the water conditions.

11 I liked the first proposal. I like this
12 proposal.

13 CHAIRMAN JARRETT: Other questions
14 before we move into discussion?

15 (No response.)

16 CHAIRMAN JARRETT: If other
17 questions arise we can always ask.

18 I know when we discussed this before --
19 I believe Commissioner LeMieux is the only new
20 person -- the original proposal we saw was seven
21 stories.

22 I am not going to lie, I like the six
23 story better, but I also understand the realties
24 that brought seven stories back.

1 I appreciate the effort to add glazing
2 on the second floor and particularly along the
3 street frontages, as opposed to the open mesh
4 systems, which don't ever really read as
5 transparency.

6 I understand why you have them at the
7 ground level on the side streets though, for
8 circulation and so on.

9 Anybody else have comments, discussion,
10 any particular issues anyone is noting or
11 anything?

12 COMMISSIONER SHLENSKY: This seem
13 palatable. It's an attractive plan. I would like
14 to see environmental remediation move forward.

15 CHAIRMAN JARRETT: The only other
16 comment that I would have kind of from the design
17 standpoint -- and I don't feel that I necessarily
18 need to tie this to a condition. I am just going
19 to say it.

20 That the south elevation on the ground
21 two floors, that's a lot of blank wall along the
22 Great Western Trail.

23 So I am not looking to add a ton of
24 money to this project, because I want to see it

1 happen, but I would be mindful of treatments that
2 are used along there.

3 Anything that could break that up
4 beyond -- I mean, it looks like you've got some
5 relief and some small windows, but it's probably
6 not going to really read.

7 So whether it's a change in materials
8 or --

9 MR. KORB: So I can speak to that.

10 A lot of that wall is close enough to
11 the south property line that's being moved up that
12 by code we are not allowed to have a lot of
13 opening.

14 The theory is they don't want fire
15 jumping. It wouldn't happen here but the code is
16 not that site specific. They limit your opening
17 because they don't want fire jumping from one
18 structure to the next.

19 So for instance, if you were between
20 zero and three feet from a property line you are
21 allowed zero openings.

22 If you are between three and five feet,
23 it's 15 percent, and then the further you get away
24 it goes up.

1 One thing we did discuss two years
2 ago -- and I don't know if ownership is still open
3 to it -- there was potential for art on this wall.

4 CHAIRMAN JARRETT: I was going to
5 say, some type of art or -- I mean, I guess it's
6 private art technically but viewable to the
7 public.

8 COMMISSIONER SHLENSKY: We could
9 plant trees in front of it; right?

10 CHAIRMAN JARRETT: Trees probably
11 not because --

12 COMMISSIONER SHLENSKY: Oh,
13 three feet --

14 MR. KORB: I mean, you would have
15 to plant trees in the area that's being given back
16 to the trail which is a whole different
17 conversation; right?

18 COMMISSIONER SHLENSKY: We as the
19 Village.

20 CHAIRMAN JARRETT: Yes. But is
21 that property going to the Village or to the
22 county?

23 MR. McLAUGHLIN: DuPage.

24 We would have to work with them for them

1 to be willing to accept the trees that would go in
2 that location.

3 But yes, there is no landscaping shown
4 in front of that.

5 If you guys recall there is the
6 butterfly gardens, some existing trees now, that
7 didn't reflect any of that.

8 But I am not opposed to working with
9 DuPage, can we get a couple more trees, but they
10 have to sign off on it.

11 MR. KORB: On the ground floor plan
12 we call out restoring the butterfly garden. This
13 drawing doesn't show it.

14 CHAIRMAN JARRETT: You have the
15 elevation precast concrete, which limits what you
16 can do, in terms of changes in materials obviously
17 or things like that.

18 MR. KORB: But you can paint it.

19 CHAIRMAN JARRETT: Yes, there are
20 things that can be done to break that up.

21 MR. KORB: The other function it
22 serves, which is why precast is used in parking
23 structures on our second floor, we actually have a
24 crash barrier. They don't want cars driving out

1 of multiple floor parking structures.

2 So the exterior wall has to have a
3 certain level of strength, which is again dictated
4 by the code, and precast is the cost effective way
5 to achieve that.

6 CHAIRMAN JARRETT: Otherwise, I am
7 a big fan of the plan as a whole.

8 MR. LYON: Your suggestions are
9 duly noted and we will work them over and see...

10 CHAIRMAN JARRETT: All right. Any
11 other comments, discussion?

12 And if there is none then --

13 COMMISSIONER ORLOWSKI: I just have
14 one.

15 If it's approved tonight how soon until
16 it goes to the Board?

17 MR. McLAUGHLIN: There will be a
18 gap in between your guys' recommendation and
19 Village Board approval.

20 As I mentioned earlier TIF 7 was created
21 while they were working out their deal.

22 There is an economic incentive tied to
23 this particular project and we need to have that
24 document wrapped up before we take forward the

1 zoning approval. It will be one entire approval;
2 zoning, economic incentive and the redevelopment
3 agreement.

4 COMMISSIONER ORLOWSKI: Do we have
5 a date?

6 MR. McLAUGHLIN: We are minimum a
7 month out, yeah.

8 COMMISSIONER ORLOWSKI: Okay.

9 MR. McLAUGHLIN: We are still
10 shooting for this construction season. We are
11 trying to work as quickly as possible but we do
12 have to dot those I's and cross those T's.

13 CHAIRMAN JARRETT: All right. All
14 right. If there's no other comments or discussion
15 then it would be time for a motion.

16 COMMISSIONER SHLENSKY: I make a
17 motion to recommend approval of PZ-24-01 for a
18 special use for a planned unit development per
19 Exhibit C, a zoning map amendment for Mixed
20 Transitional District MX-T and Mixed Residential
21 District 2, MX-R2, to Mixed Use Main Street
22 District, MX-2, and a final plat of subdivision
23 with vacation of public right of way, per Exhibit
24 B, for the project commonly known as The Union.

1 CHAIRMAN JARRETT: We have a
2 motion.

3 Is there a second?

4 COMMISSIONER ORLOWSKI: I will
5 second that.

6 CHAIRMAN JARRETT: Motion is
7 seconded.

8 Any questions or comments on the motion?
9 (No response.)

10 CHAIRMAN JARRETT: Okay. Roll call
11 vote:

12 Calvert?

13 COMMISSIONER CALVERT: Yes.

14 CHAIRMAN JARRETT: Hofstra?

15 COMMISSIONER HOFSTRA: Yes.

16 CHAIRMAN JARRETT: LeMieux?

17 COMMISSIONER LEMIEUX: Yes.

18 CHAIRMAN JARRETT: Luedtke?

19 COMMISSIONER LUEDTKE: Yes.

20 CHAIRMAN JARRETT: Orłowski?

21 COMMISSIONER ORLOWSKI: Yes.

22 CHAIRMAN JARRETT: Romano?

23 COMMISSIONER ROMANO: Yes.

24 CHAIRMAN JARRETT: Shlensky?

1 COMMISSIONER SHLENSKY: Yes.

2 CHAIRMAN JARRETT: I too vote yes.

3 With that our recommendation will pass to the
4 Village Board.

5 MR. LYON: Thank you.

6 CHAIRMAN JARRETT: Thank you very
7 much. Good luck.

8 (Proceedings concluded at
9 8:40 p.m.)

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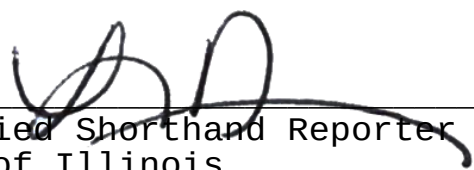
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1	8	amounts 17:7
1 30:1,12	8' 26:15	analysis 13:23 14:11 21:21
1.4 30:6	8,000 12:6	analyzed 32:21
100 2:2 3:11	81 29:8	angle 25:10
11 25:14 26:10,12	84 26:7	Ann 5:23 7:17 28:17 30:1
12 26:1	8:40 41:9	anomaly 4:13
15 35:23		anticipate 17:11
2	9	apologize 11:20 30:23
2 8:20 12:12 26:15,16 39:21	94 3:10,12,19 29:21 30:22	Applicant 18:10
2022 10:8 11:3,10	A	apply 22:10
224 3:4	ability 23:6	approval 2:16,17 8:8,15 9:14 38:19 39:1,17
231 29:16	Absolutely 22:12	approved 16:18 17:1 26:5 38:15
3	accent 13:15	architect 5:15 7:19
312 3:9 29:19,23,24	accept 37:1	Architects 8:10
4	access 4:20 19:4,7,16 23:17,19 25:6	architecturally 12:3
4 6:2	achieve 38:5	architecture 2:23
406 29:22	add 34:1,23	area 3:15 6:22 14:19 20:4 36:15
5	added 15:1,3	areas 5:22 16:16
5 6:2	addition 3:15 6:22 30:23 32:7 33:2	arise 33:17
6	additional 3:20 21:9,10,20,23 23:7 33:3	art 36:3,5,6
6 6:2	additionally 9:5 20:5	assumptions 14:15
625 16:2	address 12:17	ate 3:19
7	adjusted 6:12	attractive 34:13
7 2:20 3:4 6:2 38:20	adjustments 7:5 22:22 25:18	attributed 31:14
7,500 12:10	advance 14:1	Avenue 2:2 12:7 14:20,22,24
7-eleven 18:19	agreement 39:3	avoid 15:14
70 23:24	ahead 20:22 21:5	B
72 26:8	air 13:3,5 20:15	back 3:2 10:17 11:1,7,8 13:18 15:10 24:10,12 28:24 31:24 33:24 36:15
7500 3:6	allowed 11:17 22:24 24:14 35:12,21	balance 9:19 17:2
771 32:4	amendment 2:3 3:21,24 22:19 39:19	barrier 37:24
	amendments 24:5	based 14:12
	amenities 5:22	basement 10:16 16:11
	amenity 3:7 4:19 5:20 32:7	basically 10:9 11:5,9 16:13
		beam 8:11
		bearing 20:12

bedroom 30:2,14,17,19 bedrooms 5:19 6:2 30:15 beverage 12:13 big 7:8 38:7 biggest 23:4,13 24:8 bit 3:19 5:11,16 blade 11:16 blank 34:21 block 4:11,22 15:13 19:10 board 7:10 10:12 13:9 38:16, 19 41:4 borings 8:22 bouncing 24:12 break 35:3 37:20 breathe 17:22 bring 12:19 30:11 31:1 bringing 27:14 brought 12:18 33:24 buffer 11:22 building 3:4 5:1 8:2,5,13 10:14 11:2,9 13:8 14:1 15:10 16:14 19:11 25:20 26:21 27:9, 21,23 28:3 built 25:3,6,7 buried 20:13 business 2:2 11:23 butterfly 37:6,12 C call 6:8 7:2 37:12 40:10 called 30:17 Calvert 40:12,13 capped 17:3 care 33:10 cared 5:11 cars 37:24 ceiling 26:15 cement 13:9 center 4:21 13:24 14:15,18 24:24 Chair 2:8	CHAIRMAN 2:1 7:13 12:22 14:5,9 15:17,20 16:1,9 17:10, 24 18:5,9,20 20:21 21:5 22:4 26:3,9 29:16 30:8 33:13,16 34:15 36:4,10,20 37:14,19 38:6,10 39:13 40:1,6,10,14, 16,18,20,22,24 41:2,6 challenging 10:24 change 11:18,20 20:24 24:12 26:8 27:16 35:7 changed 3:13 11:18 27:13 channel 6:14 charging 3:16 5:5 circulate 13:5 circulation 11:15 34:8 cited 21:19 clarifying 30:12 class 27:16 close 23:14 24:6 35:10 closer 4:22 code 8:4 25:20 26:21 27:9,16 35:12,15 38:4 cohesive 7:6 collectively 2:12 color 13:16 Comed 20:7,16 comfortable 11:14 comment 10:13 15:23 18:6 34:16 comments 34:9 38:11 39:14 40:8 commercial 3:6 5:2 28:13 Commission 18:10 22:5 Commissioner 18:11,18 19:1, 18 22:6,14,16 24:9 25:1,13, 17,22 26:10,23 27:4,11,18 28:12 29:8,10,14 30:3,10,24 31:16 33:5,9,19 34:12 36:8, 12,18 38:13 39:4,8,16 40:4, 13,15,17,19,21,23 41:1 commitment 12:6 commonly 39:24 compactor 28:21	Company 7:18 complete 24:4,20 completely 32:2 comply 27:9 concept 2:15 3:3 concern 21:22 concerned 8:3 concerns 10:14 concluded 41:8 concrete 8:12 17:3,4 37:15 condition 34:18 conditions 19:7 33:10 connection 4:23 connections 5:9 connector 19:9 conservative 14:12 consideration 20:17 considered 33:2 consolidating 4:14 constructing 26:20 construction 8:11 12:16 19:14 27:17 39:10 consulting 8:17 containment 16:5 contaminants 9:21 10:23 17:6 32:12 contaminated 9:5,17 10:21 16:5 contamination 9:7 16:16 context 25:1,3 control 32:16 controlled 14:23 conversation 36:17 cooperative 20:17 Core 7:19 corner 12:9 20:15 27:21,23 Correct 22:1 cost 38:4 costs 9:12 count 29:15 30:2 county 36:22
---	---	---

couple 7:21 8:9 19:20 37:9 cover 32:5 crash 37:24 created 38:20 creation 2:20 cross 39:12 crosswalk 25:9 curb 24:23 28:7 curiosity 27:19 current 19:17 D dark 13:10 data 14:13 date 39:5 dating 18:20 David 2:5 5:23 7:16 10:17,20 21:18 day 31:2 dead 5:8 deal 38:21 decrease 32:4 decreases 9:7 defaulted 8:5 definition 30:18 degree 9:8 delay 15:2 delays 15:4 dens 30:15 density 24:15 department 15:19 design 2:23 5:9 6:10 8:8,12 19:13 33:3 34:16 designed 23:21 development 2:5,9,11 7:1,18 8:6 23:10 24:3 39:18 deviation 23:13,20 deviations 23:2 24:2 dictated 25:20 38:3 difference 26:4 difficulty 10:22	dig 16:22 directed 11:1 Director 7:17 discovered 8:22 discrepancies 22:22 discuss 36:1 discussed 5:4 33:18 discussion 33:14 34:9 38:11 39:14 district 4:3 39:20,21,22 districts 3:23 disturb 16:11 division 8:18 document 38:24 doors 6:15 28:2 dot 39:12 drawing 37:13 driven 9:23 driving 37:24 dropoff 25:11 duly 38:9 dumpster 27:21 dumpsters 28:8 Dupage 36:23 37:9 E earlier 21:19 38:20 east 16:3 32:11 eastbound 15:2,4,9 economic 9:10,23 38:22 39:2 edge 4:24 effect 26:21 effective 38:4 effort 20:18 34:1 egress 15:13 elected 11:21 elements 6:12,13 elevation 6:16 34:20 37:15 elevations 6:4 embarked 8:15 encapsulate 9:20	enclosed 11:22 12:2 encroaches 20:2,15 end 5:8 13:1 ends 31:7 engaged 8:16 engineer 31:22 32:3,14 engineering 2:23 8:17 13:18 21:19 32:15,21 engineers 14:8 enhancing 5:16 entire 39:1 entirety 25:9 entity 7:8 entrance 12:14 environmental 8:15,16,17 9:12 22:7 34:14 error 30:20 escape 30:18 essentially 2:21 6:23 23:11 25:14 estimates 32:3 EV 3:16,18 5:4 evening 2:7,8 7:16 10:3 exact 12:20 examining 10:16 excavate 9:15 excavating 16:13 executive 14:3 Exhibit 39:19,23 existing 8:24 9:4 19:7 32:22 37:6 exists 9:8 exit 15:10 18:13,15 exits 18:16 expressing 10:14 exterior 16:15 38:2 extremely 10:24 F facades 13:12 face-brick 13:7
---	--	--

faces 10:6 facility 9:2 facing 23:17 fact 9:13 13:23 14:2 22:18,19 familiar 10:6 fan 38:7 feasibility 9:11,23 fee 31:12 feel 2:18 34:17 feet 3:6 12:7,11 25:14 26:1,7,8,10,16 31:18 32:4 35:20,22 36:13 fewer 9:21 figured 8:10 final 39:22 finalized 33:4 fire 35:14,17 flat 6:14 13:12 floor 5:10,18,21 6:9 11:6,21 12:2 25:15,18,21 29:11,13 32:7 34:2 37:11,23 38:1 floors 6:1 11:6 12:4 34:21 flow 5:7,12 32:16 foggy 24:11 food 12:12 foot 16:22 footing 16:23 formula 30:4 forward 2:15 34:14 38:24 foundations 16:20 four-foot 16:13 frame 13:14 front 5:1 23:24 26:22 36:9 37:4 frontages 34:3 fronts 12:7 frost 16:15,21 fuel 9:2 function 9:10 12:8 14:20 37:21 fund 31:13 future 25:8	G gap 38:18 garage 6:15 23:18 garbage 28:13 garden 37:12 gardens 37:6 gasoline 17:14 Generally 13:12 27:8,11 give 14:3 glazing 34:1 good 2:7,23 7:16,20 10:3,4 18:3 41:7 grade 6:9 Great 6:21 20:3 31:24 34:22 greatly 32:19 green 20:3 32:6 33:1 gross 12:6 ground 9:15 13:3 23:16 34:7,20 37:11 guess 30:24 36:5 guidelines 23:15 guys 2:13 3:1 15:22 37:5 guys' 26:20 38:18	height 8:4,13 10:14 24:7 25:18,20 26:4,15 27:2 heights 25:21 helpful 14:6 helping 20:7 Hen 18:15,17 25:5 high 13:9 15:15 higher 6:5 history 7:22 hit 24:1 hits 32:10 Hofstra 40:14,15 hold 33:6,8 holes 16:23 honestly 17:19 hope 9:13 hours 15:9 16:23 hurt 12:24
	H handicap 3:15 21:10 handle 29:5 32:23 handled 29:3 happen 2:20 35:1,15 happened 8:9 happening 18:2,4 24:10 happy 7:10 hardship 7:7 hailed 16:17 hauling 10:22 healthy 17:23 hearing 11:5 heart 10:15 heated 11:24 12:3	I I's 39:12 idea 10:16 identical 6:2 II 8:18 22:8 image 4:8 immediately 16:24 impact 13:23 impacts 14:22 impervious 32:1 important 29:24 30:2 importantly 32:9 improved 32:19 improvements 3:20 19:6,15 21:8 31:14 incentive 38:22 39:2 include 21:9 included 8:21 includes 14:15 including 2:9 30:22 increase 3:14 25:21,23 increased 14:18 15:3

infilled 13:4 informational 27:7 ingress 15:13 initially 7:24 installed 17:5 instance 35:19 instructs 15:12 intent 22:10 30:17 interest 19:21 interior 16:20 intersection 4:22 6:20 14:23 21:12 introduces 24:14 investigation 8:20 issue 30:16 issues 31:4,10 34:10 item 2:1 itemize 24:2 items 13:22 iteration 2:14	16:10 17:13,18 18:3,22 25:16, 19 26:6,12 27:1,8,15,22 28:6, 15 29:17 31:21 32:13 35:9 36:14 37:11,18,21	Luedtke 22:16 24:9 25:1,13, 17,22 26:10,23 27:4,11 29:10 30:3 40:18,19 Lyon 2:5 7:15,16 12:5 13:17 14:7,11 15:18 19:20 22:12 29:19 30:5 32:12 33:8 38:8 41:5
J	L	M
JARRETT 2:1 7:13 12:22 14:5,9 15:17,20 16:1,9 17:10, 24 18:5,9,20 20:21 21:5 22:4 26:3,9 29:16 30:8 33:13,16 34:15 36:4,10,20 37:14,19 38:6,10 39:13 40:1,6,10,14, 16,18,20,22,24 41:2,6 Jason 5:23 7:19 8:10 10:2,3 18:11 Jewel 31:6 job 10:4 Judy 16:2 jumping 35:15,17	land 19:24 31:23 landfill 16:18 17:1 landscaping 37:3 lane 20:24 21:16 law 3:18 leasing 12:9 left 6:19 19:20 24:22 left-turn 21:15 Lemieux 18:11 19:1,18 33:19 40:16,17 letter 6:14 level 6:6,8 11:4,6 13:3 15:15 23:16 34:7 38:3 lid 26:14 lie 33:22 lieu 31:13 light 15:6 limit 8:4,13 35:16 limited 14:21 limits 37:15 lines 20:11 list 24:2 loaded 16:24 lobby 5:3 location 11:8 19:17 21:13 37:2 locations 5:5 12:13 long 9:22 16:7 looked 31:2 lot 3:22 4:1,9,15 32:10 34:21 35:10,12 lots 4:6 love 24:4 low 29:18 lower 6:6,8 luck 41:7	made 11:12 12:3 15:8,18 24:19 main 14:23 23:20 39:21 maintained 12:5 maintenance 12:1 make 11:21 25:18 31:9 33:9 39:16 making 7:5 22:14 manage 28:24 29:1 map 2:3,9 3:21,24 22:19 39:19 Marc 7:22 8:1 10:4 11:13 19:2 20:6 21:6 22:17 March 10:8 11:10 Marquette 7:18 match 13:16 matching 25:10 material 13:10,11 materiality 12:17 materials 35:7 37:16 matter 16:23 Mclaughlin 2:7 18:24 19:3,19 21:7,17 22:1 23:1 24:17 25:2 26:18 27:2,6,10,12 30:20 31:11,20 36:23 38:17 39:6,9 meaning 23:23 means 15:13 meet 8:4 meeting 21:3 memory 24:11 mentioned 11:13 38:20 mesh 34:3 metal 13:5 metals 13:15
K		
kind 23:22 34:16 knew 10:21 18:21 knowing 22:8 Korb 8:10 10:3,4 12:19 13:2		

method 10:24 mindful 35:1 minimum 39:6 minor 17:7 minutes 13:19 28:9 mitigate 9:11 mitigated 17:3 mitigation 16:5 17:5,7 Mixed 39:19,20,21 modifications 18:16 money 34:24 month 39:7 motion 39:15,17 40:2,6,8 motorists 15:12 move 9:6 33:14 34:14 moved 11:6 35:11 multiple 38:1 MX-2 4:1,3 22:19,24 23:5,15 24:7,19 39:22 MX-R2 3:24 39:21 MX-T 3:23 24:13,18 39:20	number 3:11 5:18 23:5,11 29:18 numbered 5:13	7 32:10 37:22 38:1 part 3:17 12:16 16:7 17:9 pass 41:3 past 2:14 9:3 15:10 path 21:23 peak 15:9 people 17:8,21 percent 23:24 35:23 percentage 30:13 perforated 13:4 perform 8:18 perimeter 16:14,17 permitting 31:12 person 12:23 33:20 pervious 32:2,5 33:3 petition 9:9,22 30:21 Petitioner 2:5,22 5:16 7:5,11 Phase 8:18,20 22:8 pickup 27:20 28:14,22 29:2 plan 2:15 3:3,8 4:16,17 11:2 24:21 34:13 37:11 38:7 plank 8:11 planned 2:5,11 6:24 23:10 24:3 39:18 planning 15:19 plans 22:9 plant 36:9,15 plat 2:3 4:4 39:22 platted 4:6 plaza 12:15 plenum 11:24 plumbing 26:17 podium 11:4 26:14 point 8:7 9:3 17:20 19:13 24:21 25:12 30:13 pointed 2:8 points 19:7,16 poles 20:10,12 pool 5:22 portion 8:23,24 potential 36:3
N nasoline 17:16 nature 10:22,23 nearest 19:11 necessarily 34:17 necessitating 15:5 negotiable 32:18 net 12:8 32:4 NFR 22:10 nice 6:21 12:15 night 10:11 nightmare 12:1 north 4:2,21 19:5 20:8 northern 20:9 Northwest 27:20 note 18:14 noted 38:9 notes 13:19 31:21 noting 34:10	O odors 17:12 off-gas 17:6 off-gassing 17:8 offices 12:9,10 online 13:24 14:1 open 13:3 34:3 36:2 opening 35:13,16 openings 13:4 35:21 opinion 14:13 15:5 opposed 25:7 34:3 37:8 original 3:2,11,17 11:8 19:12 33:20 originally 23:9 Orlowski 18:18 30:24 31:16 33:5,9 38:13 39:4,8 40:4,20, 21 outdoor 5:22 Ovaltine 29:1 overhead 4:17 20:10,11 overview 6:23 ownership 36:2	
	P p.m. 15:9 41:9 package 24:4 packet 3:2 paint 37:18 palatable 34:13 panel 13:12 parallel 21:9 parcel 4:9 parcels 4:5 park 16:3 31:18 parking 3:9,14 5:6,10,17 6:7 11:5,15,21 13:3,6 18:13,14 21:10 23:18 26:15 29:20 30:1,	

potentially 7:4 12:11 30:18 powerlines 20:8 prairie 21:23 precast 37:15,22 38:4 preliminary 2:16 presentation 19:21 29:17 pretty 10:4 28:3 previous 2:14 3:8 5:4 6:5,6 previously 26:5 30:14 32:1 primary 23:17 private 36:6 problem 32:19 proceedings 41:8 process 8:1 16:7,18 31:12 project 2:11,19 7:6,8 9:10,24 14:17,18,23 19:14 24:20 32:20 34:24 38:23 39:24 properties 4:2 property 11:17 31:7 32:22 35:11,20 36:21 proposal 10:9 26:4,5 33:11, 12,20 proposal's 26:7 proposed 13:7 14:17 19:6 21:8,13 22:23 protected 16:21 proved 10:20 provide 12:6 15:12 proximity 18:14 public 2:4 3:10,14 5:6 10:12, 13 11:15 15:23 18:6,14 29:21 31:8 36:7 39:23 PUD 22:20 pull 28:7,23,24 pulled 25:24 purpose 16:10 purview 26:20 pushing 8:6 put 11:8 19:10 PZ-24-01 2:2 39:17	Q quality 13:9 question 16:4 18:12,23 22:17 27:19 31:1 questions 7:10 13:19 15:23 18:5,9 22:4 33:13,17 40:8 queue 15:9 quickly 16:19 39:11 R ratio 30:5 ratios 29:24 read 14:7 34:4 35:6 ready 2:6 7:14,15 real 11:18 14:12 realties 33:23 rear 23:17 reason 30:10 rec 13:24 14:15,18 24:24 recall 3:10 7:24 10:7 24:10 37:5 recent 6:11 Reckelhoff 7:17 28:5,17 29:12 recommend 39:17 recommendation 38:18 41:3 recommendations 15:7 recommended 2:17 recommending 15:11 reconfiguration 3:14 reconfigured 5:5 recycling 27:23,24 28:19 red 4:8 redevelopment 39:2 referred 2:12 referring 19:4 reflect 13:23 37:7 relates 29:23 relief 35:5 relocate 20:7	relocation 6:14 remaining 6:1 remediation 34:14 remembered 25:5 remind 19:8 removal 10:24 remove 9:16,17 22:9 removed 6:11 20:13 removing 16:11 renderings 6:17 11:12 report 8:19 15:16 17:17 request 2:9 requested 13:20 14:14 required 9:17 16:13 22:13 32:17 research 8:15 reserved 29:20 30:7 residence 4:23 residences 5:3,11 residential 3:4 29:9,20 30:7 39:20 residents 27:24 28:19 response 18:8 33:15 40:9 restoring 37:12 restrictions 24:16 result 14:18 15:2,5 Retail 29:4 returning 19:24 20:3 review 6:11 21:20 reviewed 13:19 road 19:5,11 roll 28:8 40:10 Romano 27:18 28:12 40:22,23 roof 4:19 26:7 33:1,4 roofs 32:6 rooftop 3:7 room 3:19 28:1 30:18 roughly 8:23 route 23:10 rules 27:16 run 10:2
--	---	--

S safety 21:3 samples 12:18,20 screening 13:2 season 39:10 seconded 40:7 sense 24:19 separately 29:5 serves 11:22 37:22 service 12:8 28:23 29:5,7 set 24:15 31:24 sewer 32:23 shared 28:13 sheets 32:10 Shlensky 22:6,14 29:8,14 30:10 34:12 36:8,12,18 39:16 40:24 41:1 shoot 27:23 28:1,18 shooting 39:10 shoots 28:20 short 9:22 show 37:13 showing 24:24 shown 4:7 37:3 shows 4:17 5:20 SIC 17:16 side 19:5,10 20:9 23:19 31:17 34:7 sides 31:5 siding 13:10 sign 37:10 signage 6:12,13 11:19 15:12 significantly 5:7 24:18 signs 6:14 11:16 similar 6:4 11:3 similarly 29:3 single 4:15 site 4:16,17 8:22,24 9:7,19 10:20 20:2,8,16 24:21 31:15 35:16	size 28:4 slab 17:3,4 slight 25:9 slightly 2:17 small 35:5 smell 17:14,22 smells 17:12 soil 8:21 16:12 17:2 soils 9:5,17,20 16:6 sonar 8:21 sort 14:3 17:9 22:20,23 24:10 26:1 31:23 south 2:2 4:3 19:10 34:20 35:11 southwest 20:15 space 3:7 4:19 5:2,20 12:7,11 20:4,15 28:13 spaces 12:8 29:21 speak 5:23 35:9 special 2:4,10 6:24 23:7 39:18 specific 5:13 35:16 spot 30:1 spots 30:6 square 3:6 4:11 12:6,11 32:4 Staff 11:14 18:10 Staff's 6:23 stall 5:14 21:10 stalled 2:19 stalls 3:9,15 5:18 29:9 standards 24:7 standing 6:20 standpoint 34:17 start 12:24 started 8:1 10:15 11:4 starts 31:7 state 3:18 stated 14:16 station 5:5 stations 3:16 stay 8:13 staying 8:4	steps 31:9 stoplight 14:22 storage 9:1,4,16 storefront 5:2 13:13 stories 23:5,7 33:21,24 storm 31:13 32:17,18 story 3:4 6:5 8:2,5,6,8,12 9:22 10:18 11:2 26:8 33:23 strategy 17:9 street 13:12 23:17 29:1 34:3 39:21 streets 34:7 strength 38:3 structure 26:16 35:18 structures 37:23 38:1 study 8:21 21:18 stuff 2:24 subdivision 2:3,10 4:4,15 39:22 submissions 30:15 submitted 6:18 suggestions 38:8 summary 14:4 15:15 surface 33:3 surround 9:6 swap 19:24 system 17:7,20 systems 17:5 34:4 T taking 4:4 talk 21:3 talking 18:21 19:11,15 23:8 26:19 taller 25:14,15 tanks 9:1,4,6,16,18 17:14 targeting 12:12 team 7:14 8:16 20:6 28:23 technically 23:20 36:6 temperature 10:12 tempered 11:22
---	--	---

ten 4:6 28:9		vote 10:11 40:11 41:2
tenants 12:12	U	W
terms 37:16		
theory 35:14	unable 31:22	wall 16:15,21 34:21 35:10
thing 8:14 20:20 36:1	unanimous 8:8	36:3 38:2
things 3:13,16 8:9 19:20,23	uncovered 16:6	water 31:4,10,13,18 32:10,17,
23:22 25:10 37:17,20	underground 6:7 8:6 9:1,4	18,24 33:10
thrown 28:8	11:7 20:13	week 28:4,7,10 29:2
tie 34:18	underlying 22:21	west 9:7
tied 38:22	underneath 4:5 17:4	western 4:24 6:21 8:23 20:3
TIF 2:20 38:20	understand 18:22 27:5 33:23	31:24 34:22
time 2:21 8:3,7 10:21 15:2	34:6	Wherley 15:24 16:2 17:11,16
27:13 39:15	understood 5:17	20:19,23 21:15,22 22:2
times 28:4,7,10 29:2	Union 2:12 39:24	White 18:15,17 25:5
to-be-constructed 24:23	unit 2:5 13:16 30:6 39:18	widening 21:1
today 3:2,12 24:20	units 3:5 5:19	Wildwood 4:12 14:24 15:4,9
ton 34:23	update 13:22 25:4 27:15	20:9 28:2 31:6
tonight 7:17 9:23 31:22 38:15	updates 11:11	window 13:14
top 6:15,19 24:22 26:6	UST 22:9	windows 13:16 23:23 35:5
total 3:9 29:22	V	wondering 18:15
traffic 13:23 14:12,19,21 15:3,		word 23:2
4,6 21:1,2,18,24	V3 8:17 13:18 14:11	work 7:4 20:7 22:7 36:24 38:9
trail 6:21 20:3 31:5,17,24	vacated 4:6,7 9:3	39:11
34:22 36:16	vacating 4:10,12,13	worked 5:15 13:18
trailhead 12:15	vacation 2:4,10 39:23	working 2:22 20:6 28:15
transition 26:13	Vanburen 16:3	32:14 37:8 38:21
Transitional 39:20	vapor 17:5	works 31:8
transparency 23:23 34:5	variant 13:11	wrapped 38:24
trash 27:20,22,24 28:1,14,18,	variation 7:6	
19,21 29:2,4,7	vehicle 15:1	Y
treatments 35:1	vehicular 4:20	
trees 36:9,10,15 37:1,6,9	version 10:18	year 2:22 10:9,19
trench 16:14	versus 30:15,17	years 7:21 10:6 12:21 24:11
Tri-trail 19:9	view 4:18	36:1
triangle 4:8	viewable 36:6	
trips 15:2,3	Villa 2:2 4:13 5:1 6:20 12:7	Z
truck 16:24 28:7,9	14:20,22,24 16:3 20:24 21:9,	
turn 7:11 10:1 20:24 33:8	11	zone 26:13
type 36:5	Village 14:14 15:8 31:8 32:15	zoned 3:22
typical 28:3	33:7 36:19,21 38:19 41:4	zoning 2:3,9,16 3:21,23,24 4:1
typically 28:18,20 29:6	volumes 32:21	22:21 24:12 39:1,2,19

IN RE THE MATTER OF:)
)
TOMASZ RZEDZIAN) PZ-24-02
600 NORTH VILLA)

7:30 P.M.

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: We have four
2 items of business on the agenda this evening.
3 Just to kind of explain how things will go:

4 For each agenda item there will be a
5 chance for public comment. If you plan to speak
6 on any of them or you think you might I will ask
7 everybody at once to stand up and get sworn in, in
8 a minute.

9 But we will start with Staff
10 presentation for that item.

11 Then a presentation from the Petitioner,
12 if they have one.

13 Then there will be a point for public
14 comment.

15 And then any questions from the
16 Commission, our discussion and a motion, if we
17 have one this evening.

18 That's how each petition will go.

19 If you think you are going to speak on
20 an agenda item tonight, I will ask that you stand
21 now, raise your right hand, and we will get
22 everybody sworn in at once; otherwise we will have
23 to do it for you individually later.

24 Anybody who thinks they might speak?

1 (Whereupon said witnesses were
2 duly sworn).

3 CHAIRMAN JARRETT: Thank you.

4 All right. So our first item of
5 business is PZ 24-02, 600 North Villa Avenue,
6 annexation, plat of subdivision, zoning map
7 amendment, special use and variation to allow
8 parking in the street yard. Petitioner is Tomasz
9 Rzedzian.

10 MR. McLAUGHLIN: Yes, we are asking
11 for a continuation to the next planning and zoning
12 of May 19, 2024 -- May 9 -- sorry -- May 9, 2024.

13 CHAIRMAN JARRETT: Okay. Is there
14 anyone here that was wanting to speak on that,
15 given that nothing has been presented at this
16 time?

17 MR. HOLUB: Yeah.

18 CHAIRMAN JARRETT: Okay. So we
19 will go ahead and take public comment on it, since
20 you are here. I don't have -- What I will say is,
21 I can't answer any questions because I have not
22 seen anything about it so...

23 MR. McLAUGHLIN: We are not
24 requesting to open the public hearing. Straight

1 continuance.

2 CHAIRMAN JARRETT: Okay.

3 MR. McLAUGHLIN: But obviously
4 there is still public comment available on the
5 agenda later.

6 CHAIRMAN JARRETT: Yeah, that is
7 true.

8 (Whereupon public comment was
9 had).

10 CHAIRMAN JARRETT: Okay. A couple
11 of things:

12 First, let the record show that
13 Commissioner Orlowski has arrived.

14 And then we didn't actually continue
15 this first item. We didn't take a vote on that.
16 So we should do that, before we move the agenda
17 around.

18 MR. McLAUGHLIN: Please.

19 CHAIRMAN JARRETT: So is there a
20 motion to continue PZ-24-02 to a date certain of
21 May 9, 2024?

22 COMMISSIONER ORLOWSKI: I will make
23 that motion.

24 CHAIRMAN JARRETT: Motion.

1 Second?

2 COMMISSIONER HOFSTRA: Second.

3 CHAIRMAN JARRETT: Motion seconded.

4 All in favor?

5 ALL PRESENT: Aye.

6 CHAIRMAN JARRETT: Any opposed?

7 (No response.)

8 CHAIRMAN JARRETT: So the motion is
9 continued to May 9, 2024.

10 MR. McLAUGHLIN: Thank you.

11 (Proceedings concluded at
12 7:39 p.m.)

13 ///

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23 ///

24 ///

1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 2nd day of May, 2024.

16
17
18
19 
20 Certified Shorthand Reporter
21 State of Illinois
22 CSR License No. 084-003037
23
24

1	concluded 5:11 continuance 4:1 continuation 3:11 continue 4:14,20 continued 5:9 couple 4:10	M
19 3:12		make 4:22 map 3:6 McLaughlin 3:10,23 4:3,18 5:10 minute 2:8 motion 2:16 4:20,23,24 5:3,8 move 4:16
2	D	N
2024 3:12 4:21 5:9 24-02 3:5	date 4:20 discussion 2:16 duly 3:2	North 3:5
6	E	O
600 3:5	evening 2:2,17 explain 2:3	open 3:24 opposed 5:6 Orlowski 4:13,22
7	F	P
7:39 5:12	favor 5:4	p.m. 5:12 parking 3:8 petition 2:18 Petitioner 2:11 3:8 plan 2:5 planning 3:11 plat 3:6 point 2:13 PRESENT 5:5 presentation 2:10,11 presented 3:15 proceedings 5:11 public 2:5,13 3:19,24 4:4,8 PZ 3:5 PZ-24-02 4:20
9 3:12 4:21 5:9	H	
A	hand 2:21 hearing 3:24 HOFSTRA 5:2 HOLUB 3:17	
agenda 2:2,4,20 4:5,16 ahead 3:19 amendment 3:7 annexation 3:6 arrived 4:13 Avenue 3:5 Aye 5:5	I	
B	individually 2:23 item 2:4,10,20 3:4 4:15 items 2:2	
business 2:2 3:5	J	
C	JARRETT 2:1 3:3,13,18 4:2, 6,10,19,24 5:3,6,8	
CHAIRMAN 2:1 3:3,13,18 4:2,6,10,19,24 5:3,6,8 chance 2:5 comment 2:5,14 3:19 4:4,8 Commission 2:16 Commissioner 4:13,22 5:2	K	Q
	kind 2:3	questions 2:15 3:21

R	Y	
raise 2:21 record 4:12 requesting 3:24 response 5:7 Rzedzian 3:9	yard 3:8	
S	Z	
seconded 5:3 show 4:12 speak 2:5,19,24 3:14 special 3:7 Staff 2:9 stand 2:7,20 start 2:9 Straight 3:24 street 3:8 subdivision 3:6 sworn 2:7,22 3:2	zoning 3:6,11	
T		
things 2:3 4:11 thinks 2:24 time 3:16 Tomasz 3:8 tonight 2:20 true 4:7		
V		
variation 3:7 Villa 3:5 vote 4:15		
W		
wanting 3:14 witnesses 3:1		

IN RE THE MATTER OF:)
)
SCOTT & RENEE BLONDIN) PZ-24-04
806 SOUTH MICHIGAN)

7:30 P.M.

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. STEPHANIE BARAJAS, Community Planner
MS. MICHELLE HOUSE, Deputy Director

Page 74 of 156

1 CHAIRMAN JARRETT: So our next item
2 of business is PZ-24-04, for 806 South Michigan
3 Avenue, variation for side yard setback.

4 Petitioner Scott and Renee Blondin.

5 We will start with the presentation from
6 Staff, whenever you are ready.

7 MS. BARAJAS: Yes, I am ready.

8 So the Petitioner is requesting approval
9 of a variation to allow the encroachment of a deck
10 into the minimum 15 foot required corner side yard
11 setback. This would be 5.5 feet.

12 We are looking at a residential single
13 dwelling district for the property.

14 They are on a corner lot with some
15 unique characteristics:

16 They have a nonconforming anterior side
17 yard setback and rear yard setback and an existing
18 deck in the corner side yard that is in need of
19 repair.

20 So they are requesting the variation to
21 allow them to reconstruct the deck in the corner
22 side yard setback. The same location as it is
23 now.

24 The deck would be 12 x 23 feet and it

1 would be set back from the property line by
2 9.69 feet.

3 So the zoning ordinance allows for
4 residences specifically to request a variation in
5 order to grant relief for a strict compliance with
6 the regulations of the zoning ordinance.

7 They have to prove what it's intended
8 for, practical difficulty or practical hardship
9 caused by the literal enforcement of the Zoning
10 Ordinance.

11 So while there is an existing deck at
12 the location, which was actually permitted in
13 1998, they lose their nonconforming status if a
14 deck is fully demolished and they wouldn't be able
15 to reestablish the deck unless in complete
16 compliance with the current zoning ordinance.

17 So because of the specific location of
18 the house there is no ability to construct a deck
19 elsewhere on the property. So we think the
20 request meets the intent of the code.

21 CHAIRMAN JARRETT: Okay. Does the
22 Petitioner have anything they want to say this
23 evening?

24 Just please, name and address for the

1 record.

2 MS. BLONDIN: My name is Renee
3 Blondin, 806 South Michigan Avenue, Villa Park.

4 We just really -- We wanted to repair it
5 at first, but since code changed since Tom
6 Dalassandro built it for us in 1998, and we wanted
7 to just rebuild it or redo it, but as Stephanie
8 said, we had to go to the variation because of
9 code change and different things.

10 And she informed us that our front of
11 our house is really on Madison, which we never
12 knew. Our deed doesn't say that, you know, the
13 county doesn't say that, nobody says that.

14 So where our front door is where we
15 always thought was our front yard. So I guess
16 it's our side yard.

17 So that's all we are requesting is that
18 we -- You know, it's 25 years old, almost 26 years
19 old, and it needs repair and different things, and
20 since the code change we want to bring it up to
21 code.

22 CHAIRMAN JARRETT: Okay. Sounds
23 good. Thank you very much.

24 Anyone from the public wishing to

1 comment or question on this agenda item?

2 Yes, please come up.

3 MR. DALASSANDRO: Tom Dalassandro,
4 843 South Michigan.

5 As Renee mentioned, yes, back in 1998 I
6 was the original builder of that deck. And
7 underneath that current deck is a concrete patio,
8 which was in existence.

9 So when we pulled the permit at that
10 time to build a deck it was just basically to
11 build over the existing concrete and put new
12 stairs and everything.

13 So like now, as Renee mentioned about,
14 you know, the deck is 25 years old, structure-wise
15 I think the underside is all still intact because
16 of the way that I built it, but yes, the boards
17 and handrails can be redone because they are 25
18 years old.

19 But back then when I pulled the permits
20 for it and everything, everything was -- you know,
21 no problems. We had it inspected, we did 48-inch
22 holes and everything.

23 So I think, you know, for them to have
24 it refurbished-wise, I don't see any major issues

1 on that. I don't see why it would have to change
2 size or anything like that. So that's all I
3 wanted to say.

4 CHAIRMAN JARRETT: Okay. Thank
5 you.

6 Anyone else from the public wishing to
7 speak on this agenda item?

8 All right. Seeing none, any questions
9 from the Commission?

10 COMMISSIONER LUEDTKE: Just a point
11 of clarification for Marc and Stephanie.

12 When the code says that existing --
13 nonconforming can be repaired and maintained, why
14 doesn't that -- why doesn't that qualify in this
15 or is it because of the --

16 MR. McLAUGHLIN: The extent.

17 COMMISSIONER LUEDTKE: The extent
18 of it encroaching into the corner side yard?

19 MR. McLAUGHLIN: Yeah, and the
20 extent of the repair.

21 So it's still under permit review, so
22 there may be additional changes and corrections to
23 bring it up to today's building code.

24 As we noted it was permitted, but now

1 that we are looking at it under the 2024 code,
2 there may be additional requirements, stair
3 height.

4 COMMISSIONER LUEDTKE: It kicks it
5 into a different category, beyond the repair of
6 existing nonconforming.

7 MR. McLAUGHLIN: Yeah.

8 And then to clarify, to make it so there
9 is no ambiguity, applying for the variation,
10 getting approved locks it in indefinitely.

11 MS. BARAJAS: And there is an
12 increase of one foot for construct-ability
13 purposes, as Marc pointed out during our review --

14 MR. McLAUGHLIN: Sure.

15 MS. BARAJAS: -- so that was the
16 increase in the one foot, if that makes it easier.

17 CHAIRMAN JARRETT: Are there any
18 other questions?

19 (No response.)

20 CHAIRMAN JARRETT: Any discussion?

21 (No response.)

22 CHAIRMAN JARRETT: And if there is
23 no discussion then I would entertain a motion to
24 approve PZ-24-04, 806 South Michigan, if somebody

1 wants to make that motion.

2 COMMISSIONER ORLOWSKI: I would
3 like to make a motion.

4 I would like to recommend approval of
5 PZ-24-04 for the variation from Section 14.1.9 to
6 allow the deck to encroach into the 15 foot
7 requirement corner side yard setback of 5.5 at 806
8 South Michigan Avenue.

9 CHAIRMAN JARRETT: We have a
10 motion.

11 Is there a second?

12 COMMISSIONER HOFSTRA: Second.

13 CHAIRMAN JARRETT: Motion is
14 seconded.

15 Are there any questions or comments on
16 the motion?

17 (No response.)

18 CHAIRMAN JARRETT: All right. Roll
19 call vote:

20 Calvert?

21 COMMISSIONER CALVERT: Yes.

22 CHAIRMAN JARRETT: Hofstra?

23 COMMISSIONER HOFSTRA: Yes.

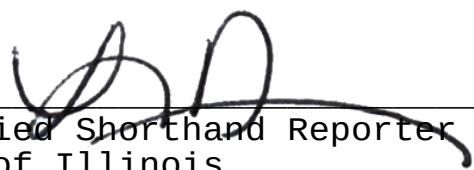
24 CHAIRMAN JARRETT: LeMieux?

1 COMMISSIONER LeMIEUX: Yes.
2 CHAIRMAN JARRETT: Luedtke?
3 COMMISSIONER LUEDTKE: Yes.
4 CHAIRMAN JARRETT: Orłowski?
5 COMMISSIONER ORLOWSKI: Yes.
6 CHAIRMAN JARRETT: Romano?
7 COMMISSIONER ROMANO: Yes.
8 CHAIRMAN JARRETT: Shlensky?
9 COMMISSIONER SHLENSKY: Yes.
10 CHAIRMAN JARRETT: I too vote yes.
11 With that our recommendation will pass
12 to the Village Board. They can accept, reject or
13 modify as they see fit.
14 Thanks and good luck.
15 (Proceedings concluded at
16 7:47 p.m.)
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1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 2nd day of May, 2024.

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1	anterior 2:16 applying 7:9 approval 2:8 8:4 approve 7:24 approved 7:10 Avenue 2:3 4:3 8:8	complete 3:15 compliance 3:5,16 concluded 9:15 concrete 5:7,11 construct 3:18 construct-ability 7:12 corner 2:10,14,18,21 6:18 8:7 corrections 6:22 county 4:13 current 3:16 5:7
2	B	D
2024 7:1 23 2:24 25 4:18 5:14,17 26 4:18	back 3:1 5:5,19 BARAJAS 2:7 7:11,15 basically 5:10 Blondin 2:4 4:2,3 Board 9:12 boards 5:16 bring 4:20 6:23 build 5:10,11 builder 5:6 building 6:23 built 4:6 5:16 business 2:2	Dalassandro 4:6 5:3 deck 2:9,18,21,24 3:11,14,15, 18 5:6,7,10,14 8:6 deed 4:12 demolished 3:14 difficulty 3:8 discussion 7:20,23 district 2:13 door 4:14 dwelling 2:13
4	C	E
48-inch 5:21	call 8:19 Calvert 8:20,21 category 7:5 caused 3:9 CHAIRMAN 2:1 3:21 4:22 6:4 7:17,20,22 8:9,13,18,22, 24 9:2,4,6,8,10 change 4:9,20 6:1 changed 4:5 characteristics 2:15 clarification 6:11 clarify 7:8 code 3:20 4:5,9,20,21 6:12,23 7:1 comment 5:1 comments 8:15 Commission 6:9 COMMISSIONER 6:10,17 7:4 8:2,12,21,23 9:1,3,5,7,9	easier 7:16 encroach 8:6 encroaching 6:18 encroachment 2:9 enforcement 3:9 entertain 7:23 evening 3:23 existence 5:8 existing 2:17 3:11 5:11 6:12 7:6 extent 6:16,17,20
5		F
5.5 2:11 8:7		feet 2:11,24 3:2 fit 9:13
7		
7:47 9:16		
8		
806 2:2 4:3 7:24 8:7 843 5:4		
9		
9.69 3:2		
A		
ability 3:18 accept 9:12 additional 6:22 7:2 address 3:24 agenda 5:1 6:7 ambiguity 7:9		

foot 2:10 7:12,16 8:6 front 4:10,14,15 fully 3:14 G good 4:23 9:14 grant 3:5 guess 4:15 H handrails 5:17 hardship 3:8 height 7:3 Hofstra 8:12,22,23 holes 5:22 house 3:18 4:11 I increase 7:12,16 indefinitely 7:10 informed 4:10 inspected 5:21 intact 5:15 intended 3:7 intent 3:20 issues 5:24 item 2:1 5:1 6:7 J JARRETT 2:1 3:21 4:22 6:4 7:17,20,22 8:9,13,18,22,24 9:2,4,6,8,10 K kicks 7:4 knew 4:12	L Lemieux 8:24 9:1 literal 3:9 location 2:22 3:12,17 locks 7:10 lose 3:13 lot 2:14 luck 9:14 Luedtke 6:10,17 7:4 9:2,3 M Madison 4:11 maintained 6:13 major 5:24 make 7:8 8:1,3 makes 7:16 Marc 6:11 7:13 Mclaughlin 6:16,19 7:7,14 meets 3:20 mentioned 5:5,13 Michigan 2:2 4:3 5:4 7:24 8:8 minimum 2:10 modify 9:13 motion 7:23 8:1,3,10,13,16 N nonconforming 2:16 3:13 6:13 7:6 noted 6:24 O order 3:5 ordinance 3:3,6,10,16 original 5:6 Orlowski 8:2 9:4,5	P p.m. 9:16 Park 4:3 pass 9:11 patio 5:7 permit 5:9 6:21 permits 5:19 permitted 3:12 6:24 Petitioner 2:4,8 3:22 point 6:10 pointed 7:13 practical 3:8 presentation 2:5 problems 5:21 proceedings 9:15 property 2:13 3:1,19 prove 3:7 public 4:24 6:6 pulled 5:9,19 purposes 7:13 put 5:11 PZ-24-04 2:2 7:24 8:5 Q qualify 6:14 question 5:1 questions 6:8 7:18 8:15 R ready 2:6,7 rear 2:17 rebuild 4:7 recommend 8:4 recommendation 9:11 reconstruct 2:21 record 4:1 redo 4:7 redone 5:17
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reestablish 3:15 refurbished-wise 5:24 regulations 3:6 reject 9:12 relief 3:5 Renee 2:4 4:2 5:5,13 repair 2:19 4:4,19 6:20 7:5 repaired 6:13 request 3:4,20 requesting 2:8,20 4:17 required 2:10 requirement 8:7 requirements 7:2 residences 3:4 residential 2:12 response 7:19,21 8:17 review 6:21 7:13 Roll 8:18 Romano 9:6,7	Stephanie 4:7 6:11 strict 3:5 structure-wise 5:14	
S	T	
Scott 2:4 seconded 8:14 Section 8:5 set 3:1 setback 2:3,11,17,22 8:7 Shlensky 9:8,9 side 2:3,10,16,18,22 4:16 6:18 8:7 single 2:12 size 6:2 Sounds 4:22 South 2:2 4:3 5:4 7:24 8:8 speak 6:7 specific 3:17 specifically 3:4 Staff 2:6 stair 7:2 stairs 5:12 start 2:5 status 3:13	things 4:9,19 thought 4:15 time 5:10 today's 6:23 Tom 4:5 5:3	
	U	
	underneath 5:7 underside 5:15 unique 2:15	
	V	
	variation 2:3,9,20 3:4 4:8 7:9 8:5 Villa 4:3 Village 9:12 vote 8:19 9:10	
	W	
	wanted 4:4,6 6:3 wishing 4:24 6:6	
	Y	
	yard 2:3,10,17,18,22 4:15,16 6:18 8:7 years 4:18 5:14,18	
	Z	
	zoning 3:3,6,9,16	

IN RE THE MATTER OF:)
)
BARRY SAN) PZ-24-07
626 NORTH ADDISON ROAD)

7:30 P.M.

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: So the next item
2 is PZ-24-07 for 626 North Addison Road, a special
3 use. Petitioner Barry San.

4 We will start with Staff presentation
5 then it will be your chance. They are going to
6 fill us in first, thanks.

7 MS. BARAJAS: So the next petition
8 is for the consideration of a special use for body
9 art service at 626 North Addison Road.

10 The zoning district for this property is
11 Convenience Business District, C1, normally
12 intended for small scale convenience businesses.

13 So the request is for body art service
14 to operate a tattoo business.

15 The zoning ordinance specifically allows
16 for the right to request a special use per Section
17 11.4.

18 While this requested use is not allowed
19 by right in this district, it may be allowed only
20 if reviewed and approved in accordance with the
21 special use procedures.

22 Per Section 6.4.4 body art service is
23 defined as tattoo and body piercing
24 establishments, as defined in 410 ILCS 54/1.

1 They must be established in accordance
2 with Chapter 13 of the Village ordinances.

3 As part of our staff review we looked at
4 the site, shown on Exhibit A.

5 The subject property is in a shopping
6 center with various different uses and there is an
7 existing shared parking lot that has sufficient
8 parking for the business.

9 So on the site plan on the screen it's
10 the one in red.

11 And we are only requesting the special
12 use approval for that specific unit, which is 626,
13 not the full shopping center.

14 CHAIRMAN JARRETT: That's it?

15 All right. Petitioner, if you have
16 something to say, please come up now and your name
17 and address for the record.

18 MR. TUAZON: My name is Albarico
19 Tuazon, II, 626 North Addison Road, Villa Park,
20 60181.

21 I am here for the petition for the
22 zoning for the first tattoo shop in that area.

23 I do believe that if I put that shop in
24 there I would bring more business towards the

1 other tenants, especially for the 7-Eleven and the
2 chiropractor. Those are two businesses that
3 really need our clients as well too.

4 CHAIRMAN JARRETT: Before you sit
5 down I have a quick question.

6 How long have you been doing body art
7 and are you moving from another location?

8 MR. TUAZON: I started in 2013 and
9 then my mentor and I put up the shop Tattoo
10 Boulevard in Elston and then I decided to put up
11 my own because I have been having my own
12 clientele.

13 And it's pretty much the same thing,
14 when I was at Tattoo Boulevard I was by myself, so
15 I want to have my own tattoo shop and then promote
16 more like Islander tattoo. So that's what we are
17 trying to tell other people that, especially like
18 Filipinos and Samoans, that we do have our own
19 here in Illinois.

20 CHAIRMAN JARRETT: Okay. Thank
21 you.

22 Any public comment on this agenda item?

23 (No response.)

24 CHAIRMAN JARRETT: I asked my

1 question early, but any other questions from the
2 Commission or Staff or for the Applicant?

3 COMMISSIONER ORLOWSKI: No. I
4 actually went by there yesterday and the plaza
5 could use some business.

6 COMMISSIONER SHLENSKY: I
7 appreciate the consideration of -- as your artists
8 will be leaning over quite a bit -- the
9 consideration for bringing potential business to a
10 neighboring business.

11 MR. TUAZON: The day that I went to
12 check the place I went to 7-Eleven right away, so
13 that person putting business already in their spot
14 and then when I saw the chiropractor it's way
15 better for me to move in that spot rather than to
16 drive 30 minutes away.

17 COMMISSIONER SHLENSKY: It's a
18 smart move. I appreciate it. And sure, sales
19 revenue from the 7-Eleven will go up, yeah, that's
20 fine.

21 CHAIRMAN JARRETT: Are there any
22 other questions or discussion?

23 I know 20 or 30 years ago tattoo
24 parlors, as they were called, had a bit of a

1 stigma, but today I am probably kind of an oddball
2 because I don't have one so ...

3 COMMISSIONER HOFSTRA: You didn't
4 play enough supports.

5 CHAIRMAN JARRETT: Yeah, didn't
6 join military or play enough supports, yeah. So
7 now it's kind of the norm.

8 Okay. If there's no other questions or
9 discussions I will entertain a motion.

10 COMMISSIONER HOFSTRA: I will make
11 a motion to recommend approval of PZ-24-07 for a
12 special use of body art service at 626 North
13 Addison Road.

14 CHAIRMAN JARRETT: Motion.

15 Is there a second?

16 COMMISSIONER ORLOWSKI: Second.

17 CHAIRMAN JARRETT: Questions or
18 comments on the motion?

19 (No response.)

20 CHAIRMAN JARRETT: Roll call vote:
21 Calvert?

22 COMMISSIONER CALVERT: Yes.

23 CHAIRMAN JARRETT: Hofstra?

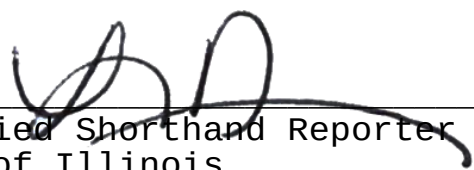
24 COMMISSIONER HOFSTRA: Yes.

1 CHAIRMAN JARRETT: LeMieux?
2 COMMISSIONER LeMIEUX: Yes.
3 CHAIRMAN JARRETT: Luedtke?
4 COMMISSIONER LUEDTKE: Yes.
5 CHAIRMAN JARRETT: Orłowski?
6 COMMISSIONER ORLOWSKI: Yes.
7 CHAIRMAN JARRETT: Romano?
8 COMMISSIONER ROMANO: Yes.
9 CHAIRMAN JARRETT: Shlensky?
10 COMMISSIONER SHLENSKY: Yes.
11 CHAIRMAN JARRETT: I too vote yes.
12 And with that our recommendation will
13 pass to the Village Board. Good luck.
14 MR. TUAZON: Thank you.
15 (Proceedings concluded at
16 7:54 p.m.)
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1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 2nd day of May, 2024.

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1	approved 2:20 area 3:22 art 2:9,13,22 4:6 6:12 artists 5:7	convenience 2:11,12
11.4 2:17 13 3:2		D
2	B	day 5:11 decided 4:10 defined 2:23,24 discussion 5:22 discussions 6:9 district 2:10,11,19 drive 5:16
20 5:23 2013 4:8	BARAJAS 2:7 Barry 2:3 bit 5:8,24 Board 7:13 body 2:8,13,22,23 4:6 6:12 Boulevard 4:10,14 bring 3:24 bringing 5:9 business 2:11,14 3:8,24 5:5,9, 10,13 businesses 2:12 4:2	E
3		early 5:1 Elston 4:10 entertain 6:9 established 3:1 establishments 2:24 Exhibit 3:4 existing 3:7
30 5:16,23	C	F
4	C1 2:11 call 6:20 called 5:24 Calvert 6:21,22 center 3:6,13 CHAIRMAN 2:1 3:14 4:4,20, 24 5:21 6:5,14,17,20,23 7:1,3, 5,7,9,11 chance 2:5 Chapter 3:2 check 5:12 chiropractor 4:2 5:14 clientele 4:12 clients 4:3 comment 4:22 comments 6:18 Commission 5:2 COMMISSIONER 5:3,6,17 6:3,10,16,22,24 7:2,4,6,8,10 concluded 7:15 consideration 2:8 5:7,9	G
5		Good 7:13
54/1 2:24		H
6		Hofstra 6:3,10,23,24
6.4.4 2:22 60181 3:20 626 2:2,9 3:12,19 6:12		I
7		II 3:19 ILCS 2:24 Illinois 4:19 intended 2:12
7-eleven 4:1 5:12,19 7:54 7:16		
A		
accordance 2:20 3:1 Addison 2:2,9 3:19 6:13 address 3:17 agenda 4:22 Albarico 3:18 allowed 2:18,19 Applicant 5:2 approval 3:12 6:11		

Islander 4:16	operate 2:14	recommendation 7:12
item 2:1 4:22	ordinance 2:15	record 3:17
	ordinances 3:2	red 3:10
J	Orlowski 5:3 6:16 7:5,6	request 2:13,16
		requested 2:18
JARRETT 2:1 3:14 4:4,20,24	P	requesting 3:11
5:21 6:5,14,17,20,23 7:1,3,5,		response 4:23 6:19
7,9,11		revenue 5:19
join 6:6	p.m. 7:16	review 3:3
	Park 3:19	reviewed 2:20
K	parking 3:7,8	Road 2:2,9 3:19 6:13
	parlors 5:24	Roll 6:20
kind 6:1,7	part 3:3	Romano 7:7,8
	pass 7:13	
L	people 4:17	S
	person 5:13	
leaning 5:8	petition 2:7 3:21	sales 5:18
Lemieux 7:1,2	Petitioner 2:3 3:15	Samoans 4:18
location 4:7	piercing 2:23	San 2:3
long 4:6	place 5:12	scale 2:12
looked 3:3	plan 3:9	screen 3:9
lot 3:7	play 6:4,6	Section 2:16,22
luck 7:13	plaza 5:4	service 2:9,13,22 6:12
Luedtke 7:3,4	potential 5:9	shared 3:7
	presentation 2:4	Shlensky 5:6,17 7:9,10
M	pretty 4:13	shop 3:22,23 4:9,15
	procedures 2:21	shopping 3:5,13
make 6:10	proceedings 7:15	shown 3:4
mentor 4:9	promote 4:15	sit 4:4
military 6:6	property 2:10 3:5	site 3:4,9
minutes 5:16	public 4:22	small 2:12
motion 6:9,11,14,18	put 3:23 4:9,10	smart 5:18
move 5:15,18	putting 5:13	special 2:2,8,16,21 3:11 6:12
moving 4:7	PZ-24-07 2:2 6:11	specific 3:12
		specifically 2:15
N	Q	spot 5:13,15
		staff 2:4 3:3 5:2
neighboring 5:10	question 4:5 5:1	start 2:4
norm 6:7	questions 5:1,22 6:8,17	started 4:8
North 2:2,9 3:19 6:12	quick 4:5	stigma 6:1
		subject 3:5
O	R	sufficient 3:7
oddball 6:1	recommend 6:11	

supports 6:4,6

T

tattoo 2:14,23 3:22 4:9,14,15,
16 5:23

tenants 4:1

thing 4:13

today 6:1

Tuazon 3:18,19 4:8 5:11 7:14

U

unit 3:12

V

Villa 3:19

Village 3:2 7:13

vote 6:20 7:11

Y

years 5:23

yesterday 5:4

Z

zoning 2:10,15 3:22

IN RE THE MATTER OF:)
)
COMMISSION DISCUSSION)

7:30 P.M.

REPORT OF PROCEEDINGS had before the
VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois,
commencing at 7:30 o'clock p.m., on Thursday, the
11th day of April, 2024.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. EDWARD HOFSTRA, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. STEPHANIE BARAJAS, Community Planner
MS. MICHELLE HOUSE, Deputy Director

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: So the next item
2 on the agenda is specific discussion items.

3 Are there specific discussion items?

4 MR. McLAUGHLIN: I don't have any
5 specific discussion items.

6 But I did want to formally introduce
7 Michelle House. She is the new Deputy Director of
8 Community and Economic Development.

9 Say hi, Michelle.

10 MS. HOUSE: Hi.

11 MR. McLAUGHLIN: That's all.

12 CHAIRMAN JARRETT: All right.

13 Anyone else?

14 Any questions, comments from the
15 Commission, for Staff, or generally speaking? No?

16 (No response.)

17 CHAIRMAN JARRETT: I don't see
18 anyone else, so no additional public comments on
19 non-agenda items.

20 So I move that we adjourn.

21 COMMISSIONER ORLOWSKI: So be.

22 CHAIRMAN JARRETT: Motion is
23 seconded.

24 All in favor?

1 ALL PRESENT: Aye.

2 CHAIRMAN JARRETT: We are

3 adjourned.

4 (Proceedings adjourned at
5 8:42 p.m.)

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1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 2nd day of May, 2024.

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23
24


Certified Shorthand Reporter
State of Illinois
CSR License No. 084-003037

8	I	speaking 2:15 specific 2:2,3,5 Staff 2:15
8:42 3:5	introduce 2:6 item 2:1 items 2:2,3,5,19	
A	J	
additional 2:18 adjourn 2:20 adjourned 3:3,4 agenda 2:2 Aye 3:1	JARRETT 2:1,12,17,22 3:2	
C	M	
CHAIRMAN 2:1,12,17,22 3:2 comments 2:14,18 Commission 2:15 COMMISSIONER 2:21 Community 2:8	Mclaughlin 2:4,11 Michelle 2:7,9 Motion 2:22 move 2:20	
D	N	
Deputy 2:7 Development 2:8 Director 2:7 discussion 2:2,3,5	non-agenda 2:19	
E	O	
Economic 2:8	ORLOWSKI 2:21	
F	P	
favor 2:24 formally 2:6	p.m. 3:5 PRESENT 3:1 proceedings 3:4 public 2:18	
G	Q	
generally 2:15	questions 2:14	
H	R	
House 2:7,10	response 2:16	
	S	
	seconded 2:23	



Village of Villa Park

Community & Economic Development

11 W Home Avenue, Villa Park, IL 60181

TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: May 9, 2024
RE: **Petition PZ-24-08 | 24 E. Monroe Street | Variation**

PETITIONER	OWNER
James M. Vanderheyden, Architectural Dynamics Inc 627 Ritter Drive Batavia, IL 60510	Steve & Amanda Malok 24 E. Monroe Street Villa Park, IL 60181

Request Summary

The Petitioner is requesting a Public Hearing to consider approval of a Variation for an interior side yard setback reduction.

Background

The Subject Property is an interior residential lot with a nonconforming principal structure due to an interior side yard setback of less than 6.0 feet.

Site Information

Present Zoning: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
Present Land Use: Single Dwelling Residential
Property Size: 8,526 sq. ft. / 0.196 acres
PINs: 06-15-100-014

Surrounding Zoning

North: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
West: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
East: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
South: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5

Surrounding Land Use

Single Dwelling Residential
Single Dwelling Residential
Single Dwelling Residential
Single Dwelling Residential

Comprehensive Plan Designation – Single-Family Residential

This land use category is intended for detached single-family residential dwellings of generally one to two stories in height. This classification encompasses most of the Village's established residential neighborhoods.

Zoning Request

The Petitioner is requesting approval of a Variation from Table 2-3 of Article 2, Section 2.3. – Lot and Building Regulations of the Zoning Ordinance to reduce the required minimum side yard setback from 6.0 feet to 4.0 feet to allow the construction of a second-story addition.

Internal Staff Review

Variation

The Zoning Ordinance specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical

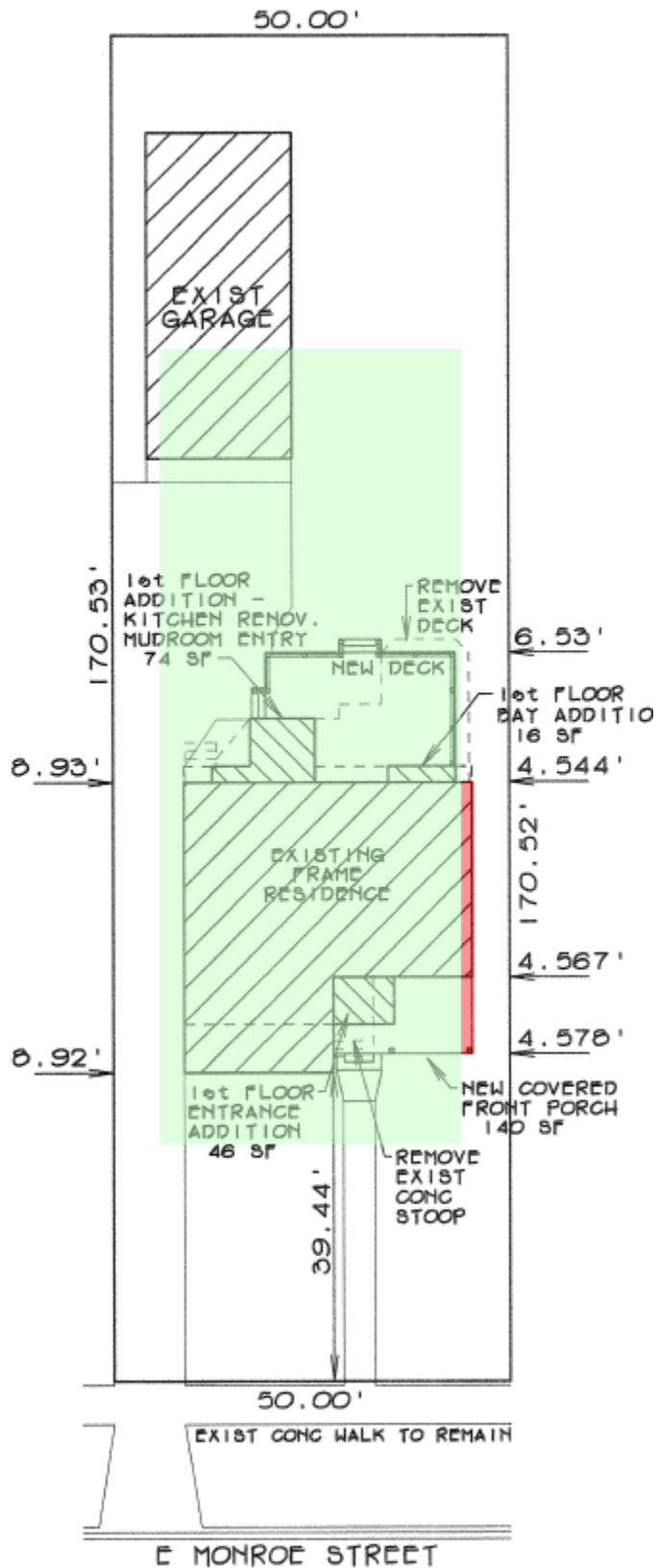
difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

The proposed addition may not be constructed by right due to the existing nonconforming interior side yard setback of 4.5 feet. Per Article 13 of the Zoning Ordinance, a structure with a nonconforming setback may not be expanded horizontally or vertically within the required setback area.

A second-story addition is allowed by the building code and Zoning Ordinance by right. Sheet A1 of Exhibit A shows that the setback encroachment would not increase horizontally, only vertically. The Plat of Survey which is Exhibit B shows the existing conditions. The only change in footprint is the proposed bay and mudroom additions, but neither would encroach into the minimum required side yard setback as they are in the rear yard of the residence.

Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
 - a. The existing structure encroaches into the interior side yard setback by 1.5 feet on the east elevation.
 - b. All other proposed building setbacks are to Code.
2. Building scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. A second story addition to the existing single story single dwelling building is proposed.
 - b. The proposed total height of the residence with the proposed second floor addition would be 22.42 feet. A total height of 28.0 feet is permitted per Code.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. Maximum lot coverage = 60%; Proposed lot coverage = 47.7%.
4. Completeness - If the Planning and Zoning Commission requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the Petitioner to furnish additional information and evidence that may provide clarity regarding their concerns.



Permitted Principal Building Envelope:	
Variation Required:	

Findings

Per Sec. 11.5.6.8. The Planning and Zoning Commission's recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. *The Petitioner has submitted the following justification for a Variation from Article 2, Section 2.3, Table 2-3 of the Zoning Ordinance:*

1. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:

If the 2nd floor addition was shortened by 17" at the east side construction costs due to more complicated structural design would increase and floor area of bedroom spaces would decrease. The existing house was built prior to the adoption of the current zoning ordinance. Its placement of 17" too close to the east lot line is no fault of the owner.

2. A reasonable return or use of your property is not possible under the existing regulations because:

Increasing the construction cost by complicating the structural design and decreasing floor area and reducing bedroom sizes will make the feasibility for this project doubtful.

3. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:

The existing house was built prior to the adoption of the current zoning ordinance. Its placement is 17" too close to the east lot line. The violation of the current zoning ordinance side yard setback requirement is unique to this lot and is no fault of the owner.

4. The variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:

The proposed addition is a very logical and attractive improvement to the existing residence. It is setback from the front façade, softening the scale of the street façade. A 17" difference of the side façade will be negligible in changing light or air movement. There is no greater risk of fire considering the existing house position. It's an attractive addition and will only increase property values.

Notification

Legal Notice was published in the Daily Herald on April 23, 2024, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Staff Recommendation

Village staff has reviewed the petition and is supportive of the request.

Recommended Action

To recommend approval of PZ-24-08 for a Variation from Table 2-3 of Article 2 Section 2.3. – Lot and Building Regulations of the Zoning Ordinance to reduce the minimum interior side yard setback requirement to 4.0 feet along the east property line as depicted on Exhibit B for 24 E. Monroe Street.

Exhibit List

- A. Site Plan and Architectural Plans
- B. Plat of Survey

KEY TO ABBREVIATIONS

A/C	AIR CONDITIONING
A.F.F.	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
BD	BOARD
B.O.	BOTTOM OF
CAR	CARPET
CB	CATCH BASIN
CLG	CEILING
CLOS	CLOSET
CNTR	CENTER
CO	CLEANOUT
CONC	CONCRETE
CT	CERAMIC TILE
CU	CONDENSING UNIT
DIA	DIAMETER
DN	DOWN
DN	DOWNPOUT
EL	ELEVATION
ELEC	ELECTRICAL
EX	EXISTING
FD	FLOOR DRAIN
GYP	GYPSONUM
HORIZ	HORIZONTAL
LAV	LAVATORY
LIN	LINEN
MECH	MECHANICAL
O.C.	ON CENTER
PLUMB	PLUMBING
PNL	PANEL
REF	REFRIGERATOR
SAN	SANITARY SEWER
SH	SHOWER HEAD
SK	SINK
T.O.	TOP OF
TUB	BATH TUB
TYP	TYPICAL
V	VINYL
VB	VAPOR BARRIER
V.I.F.	VERIFY IN FIELD
W	WITH
WC	WATER CLOSET
WD	WOOD
W/D	WASHER & DRYER
WH	WATER HEATER

INDEX TO DRAWINGS

ARCHITECTURAL DRAWINGS

- A1 SITE PLAN
- ROOF PLAN
- GENERAL REQUIREMENTS
- A2 FIRST FLOOR PLAN
- 1st FLOOR REFLECTED CEILING
- A3 SECOND FLOOR PLAN
- 2nd FLOOR REFLECTED CEILING
- A4 SOUTH ELEVATION
- NORTH ELEVATION
- WINDOW & DOOR ELEVATIONS
- A5 WEST ELEVATION
- EAST ELEVATION
- A6 TYPICAL WALL SECTIONS

STRUCTURAL DRAWINGS

- S1 FOUNDATION PLAN
- 1st FLOOR FRAMING PLAN
- S2 2nd FLOOR FRAMING PLAN
- 2nd FLOOR CEILING FRAMING PLAN
- S3 ROOF FRAMING PLAN
- STRUCTURAL DETAILS

MECHANICAL DRAWINGS

- M1 1st FLOOR HVAC SYSTEM DIAGRAM
- 2nd FLOOR HVAC SYSTEM DIAGRAM

ELECTRICAL DRAWINGS

- E1 1st FLOOR ELECTRICAL
- E2 2nd FLOOR ELECTRICAL

PLUMBING DRAWINGS

- P1 PLUMBING RISER DIAGRAMS

GENERAL NOTES:

- A. IT IS THE OWNER'S INTENTION TO SELECT A GENERAL CONTRACTOR WHO SHALL PERFORM AND COORDINATE THE FOLLOWING WORK:
DEMOLITION: INTERIOR ALTERATIONS - 1st FLOOR BEDROOMS
EXCAVATION & CONCRETE WORK
CARPENTRY - 1st FLOOR ALTERATIONS - 2nd FLOOR ADDITION
ROOFING WORK
WINDOW & DOOR INSTALLATION
EXTERIOR SIDING & TRIM WORK
GUTTER & DOWNSPOUT INSTALLATION
INSTALLATION OF REAR DECK
NEW HVAC SYSTEM INSTALLATION
ELECTRICAL WORK
PLUMBING WORK
INSULATION & DRYWALL
FLOOR FINISHES - 1st & 2nd FLOORS
BUILT-INS, CABINETS, COUNTERTOPS, & APPLIANCES
INTERIOR TRIM - BASE, DOOR, & WINDOW - 1st & 2nd FLOORS
- B. EACH CONTRACTOR SHALL VISIT THE SITE IN ARRANGEMENT WITH THE OWNER TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO THE SUBMITTAL OF PROPOSALS TO THE OWNER.
- C. EACH CONTRACTOR SHALL EXAMINE THE CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT EXIST IN CONFLICT WITH THE DRAWINGS PRESENTED. ANY ADDITIONS TO, OR CHANGES TO THE DOCUMENTS SHALL BE MADE IN THE FORM OF AN ADDENDUM ISSUED BY THE ARCHITECT AND SHALL BECOME PART OF THE CONTRACT DOCUMENTS. IF NOTIFICATION IS NOT MADE AND AN ADDENDUM IS NOT ISSUED, THE CONTRACTOR REPRESENTS THAT THE DOCUMENTS ADEQUATELY REPRESENT THE WORK TO BE PERFORMED AND THAT HE UNDERSTANDS THE DESIGN INTENT.
- D. EACH CONTRACTOR BY SUBMITTING A PROPOSAL, REPRESENTS THAT HE IS FAMILIAR WITH ADDITION/RENOVATION WORK AND HAS MADE EVERY EFFORT GENERALLY ACCEPTED IN THE INDUSTRY TO INCLUDE ALL INCIDENTAL WORK REQUIRED TO PROVIDE A COMPLETE PROJECT.
- E. ALL CONTRACTOR'S SHALL CALL FOR & SCHEDULE INSPECTIONS BY BUILDING DEPARTMENT TO GUARANTEE COMPLIANCE WITH ALL CODES OUTLINED AND INDEXED ON THIS SHEET.
- F. ALL MATERIALS AND FIXTURES INSTALLED BY THE CONTRACTORS SHALL BE NEW, UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS OR APPROVED OF BY THE OWNER IN WRITING.
- G. ALL WORK SHALL BE PERFORMED IN AN ORDERLY AND WORKMAN-LIKE MANNER. ALL DEBRIS SHALL BE CLEANED UP ON A DAILY BASIS. DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR IN A LEGALLY AND ORDERLY MANNER. MATERIALS TO BE INSTALLED SHALL BE PROTECTED AGAINST THEFT OR DAMAGE FROM WEATHER CONDITIONS.
- H. ALL WORK PERFORMED, INCLUDING MATERIALS AND LABOR, SHALL BE GUARANTEED FREE OF DEFECT FOR A MINIMUM PERIOD OF ONE YEAR. THE CONTRACTOR SHALL AGREE TO CORRECT ANY DEFECT IN MATERIALS AND WORKMANSHIP WITHOUT COST TO THE OWNER DURING THIS PERIOD.

ELECTRICAL REQUIREMENTS:

GENERAL NOTES:

- A. IT IS THE INTENTION OF THIS DESIGN TO MODIFY 1st FLOOR ELEC. ONLY WHERE INTERIOR ALTERATIONS ARE PLANNED. SEE SHEET E1 FOR SCOPE OF WORK AND PLANNED LIGHTING AND POWER ALTERATIONS.
- B. CEILING MOUNTED BOXES - WHETHER FOR LIGHTS OR FANS - SHALL BE RATED FOR CEILING FANS.
- C. LIGHTING LOCATED ABOVE SHOWERS AND TUBS WITH SHOWERS SHALL BE MARKED BY MFR AS SUITABLE FOR WET LOCATIONS. LIGHTING LOCATED WITHIN 3 FEET OF THE EDGE OF THE TUB RIM SHALL BE MARKED BY MFR AS SUITABLE FOR DAMP LOCATIONS.
- D. ALL LIGHT FIXTURES INSTALLED IN CEILINGS WITH INSULATION SHALL HAVE TYPE IC BOXES.
- E. PROVIDE SMOKE DETECTORS WIRED IN ACCORDANCE WITH ALL CODES AND REGULATIONS OF THE VILLAGE OF VILLA PARK BUILDING DEPARTMENT AND THE VILLAGE FIRE DEPARTMENT AS FOLLOWS:
1. ONE (1) IN EACH BEDROOM
2. ONE (1) IN HALLWAY WITHIN 15' OF EACH BEDROOM
3. MINIMUM OF ONE (1) ON EACH LEVEL
- F. PROVIDE ONE (1) CARBON MONOXIDE DETECTOR ON EACH LEVEL.
- G. COMBINATION CARBON MONOXIDE/SMOKE DETECTORS MAY BE USED TO SATISFY REQUIREMENTS E2, E3, & F ABOVE.
- H. ANY NEW SMOKE OR CO DETECTORS THAT ARE HARD WIRED SHALL ALSO BE INTERCONNECTED WITH BATTERY BACKUP.
- I. A MINIMUM OF 90 PERCENT OF THE LAMPS IN NEW PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY "LED".

KEY TO ELECTRICAL SYMBOLS:

SEE SHEETS E1 & E2 FOR ELECTRICAL SYMBOL LIST

PLUMBING REQUIREMENTS:

GENERAL NOTES:

- A. IT IS THE INTENTION OF THIS DESIGN TO UNGRADE THE WATER SERVICE SIZE TO ACCOMMODATE THE 2nd FLOOR ADDITION, INCLUDING TWO (2) NEW BATHROOMS ON THE 2nd FLOOR - SEE PLUMBING RISER DIAGRAMS - SHEET P1 - NEW PLUMBING & MODIFICATION TO EXIST PLUMBING SHALL COMPLY WITH 2014 ILLINOIS STATE PLUMBING CODE
- B. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY GAS PIPING ADDED DURING RENOVATION WORK. VERIFY WITH THE RADIANT HEATING SYSTEM CONTRACTOR ANY NEW EQUIPMENT THAT REQUIRES GAS PIPING.

NEW HVAC SYSTEM

GENERAL NOTES:

- A. IT IS THE INTENTION OF THIS DESIGN TO REUSE THE EXIST HVAC SYSTEM IN THE BASEMENT TO HEAT AND COOL ALL 1st FLOOR LIVING SPACE. MODIFY AND EXTEND EXISTING DUCTWORK AS REQUIRED TO ACCOMMODATE ENTRY VESTIBULE ADDITION & MUDROOM ADDITION.
- B. IT IS THE INTENTION OF THIS DESIGN TO INSTALL A NEW COMBINED HVAC SYSTEM ON THE 2nd FLOOR TO HEAT-COOL THE NEW 2nd FLOOR ADDITION. HVAC SYSTEM DESIGN, SHOP DRAWINGS, EQUIPMENT SCHEDULES, AND CUT SHEETS SHALL BE SUBMITTED BY THE HVAC CONTRACTOR FOR REVIEW AND APPROVAL BY THE BUILDING DEPT.
- C. ALL HVAC EQUIPMENT SHALL BE INSTALLED PER MFR INSTRUCTIONS. MFR. INSTRUCTIONS & OPERATING MANUALS SHALL BE PRESENT ON THE JOBSITE FOR BUILDING DEPARTMENT INSPECTORS TO EXAMINE.

ENERGY CONSERVATION CODE:

- A. PRIOR TO FINAL INSPECTION, BUILDER SHALL POST A STATEMENT NEAR THE FURNACE & ELECTRICAL PANEL BOX. THIS STATEMENT SHALL LIST THE PREDOMINANT R-VALUES OF ALL INSULATED SYSTEMS INSTALLED IN THE ADDITION-RENOVATION AREAS - INCLUDING U-VALUES OF NEW WINDOWS INSTALLED.

ARCHITECT'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THE FOLLOWING DRAWINGS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING, COMPLY WITH ALL CODES AND REGULATIONS OF THE VILLAGE OF VILLA PARK, ILLINOIS.

James M. Vanderheyden 3/27/2024
JAMES MICHAEL VANDERHEYDEN, ARCHITECT
LICENSE NO. 001-009054 EXPIRES 11/30/24
ARCHITECTURAL DYNAMICS, PROFESSIONAL DESIGN FIRM
LICENSE NO. 104-005026 EXPIRES 04/30/25

REVISION #1: 03/25/2024 - ZONING APPEAL

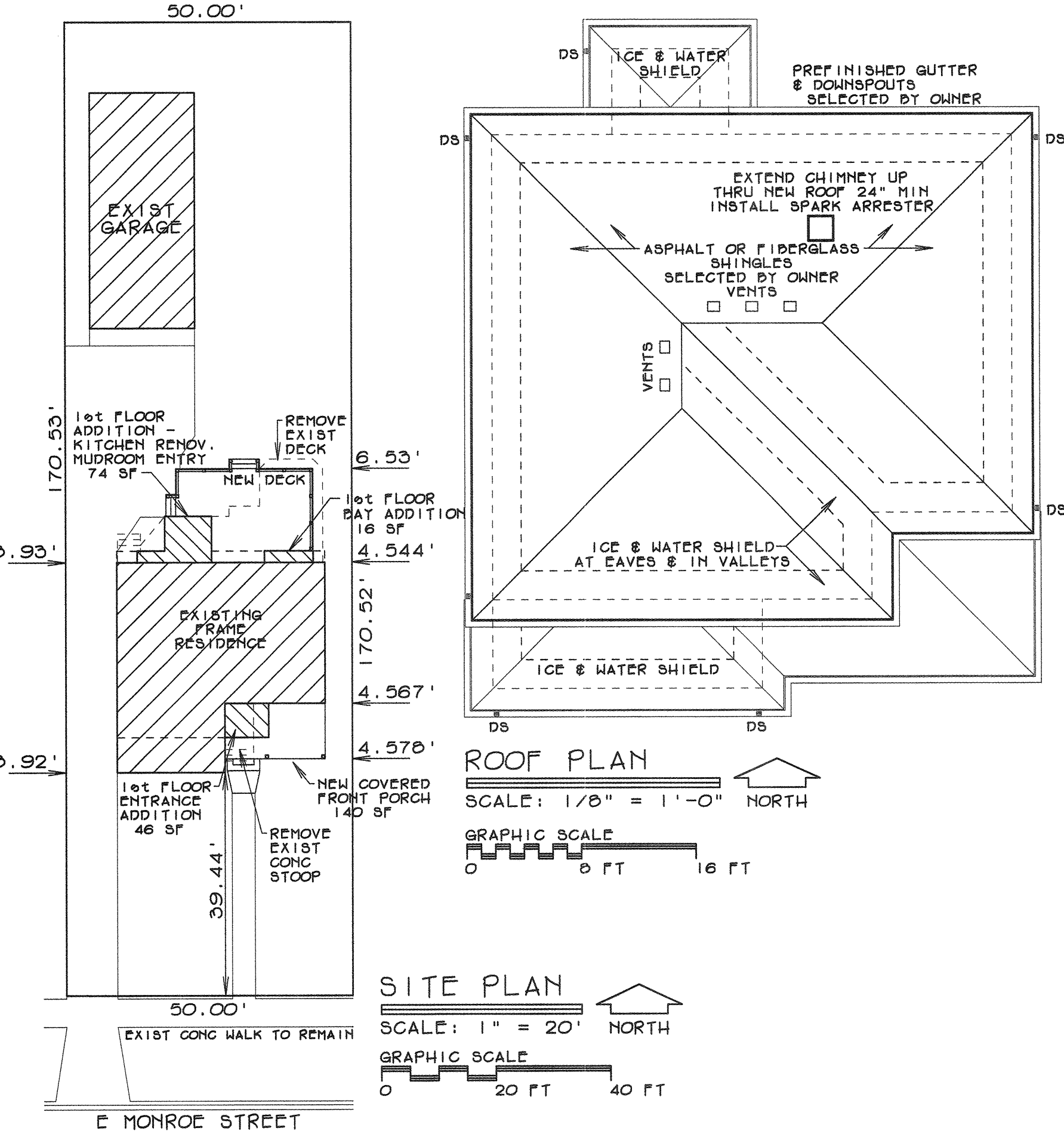
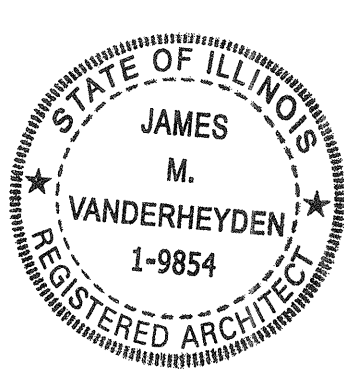
SITE PLAN, ROOF PLAN, & GENERAL REQUIREMENTS

2-STORY ADDITION-RENOVATION
STEVE & AMANDA MALOK
24 E. MONROE STREET
VILLA PARK, ILLINOIS 60181

ARCHITECTURAL DYNAMICS
JAMES MICHAEL VANDERHEYDEN
827 RITTER DRIVE
BATAVIA, ILLINOIS 60510
PHONE: (708) 278-2891

JOB NO:
2308
DATE:
01/30/2024
SHEET:

A1
OF: SIX



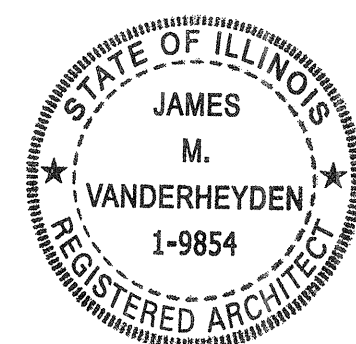
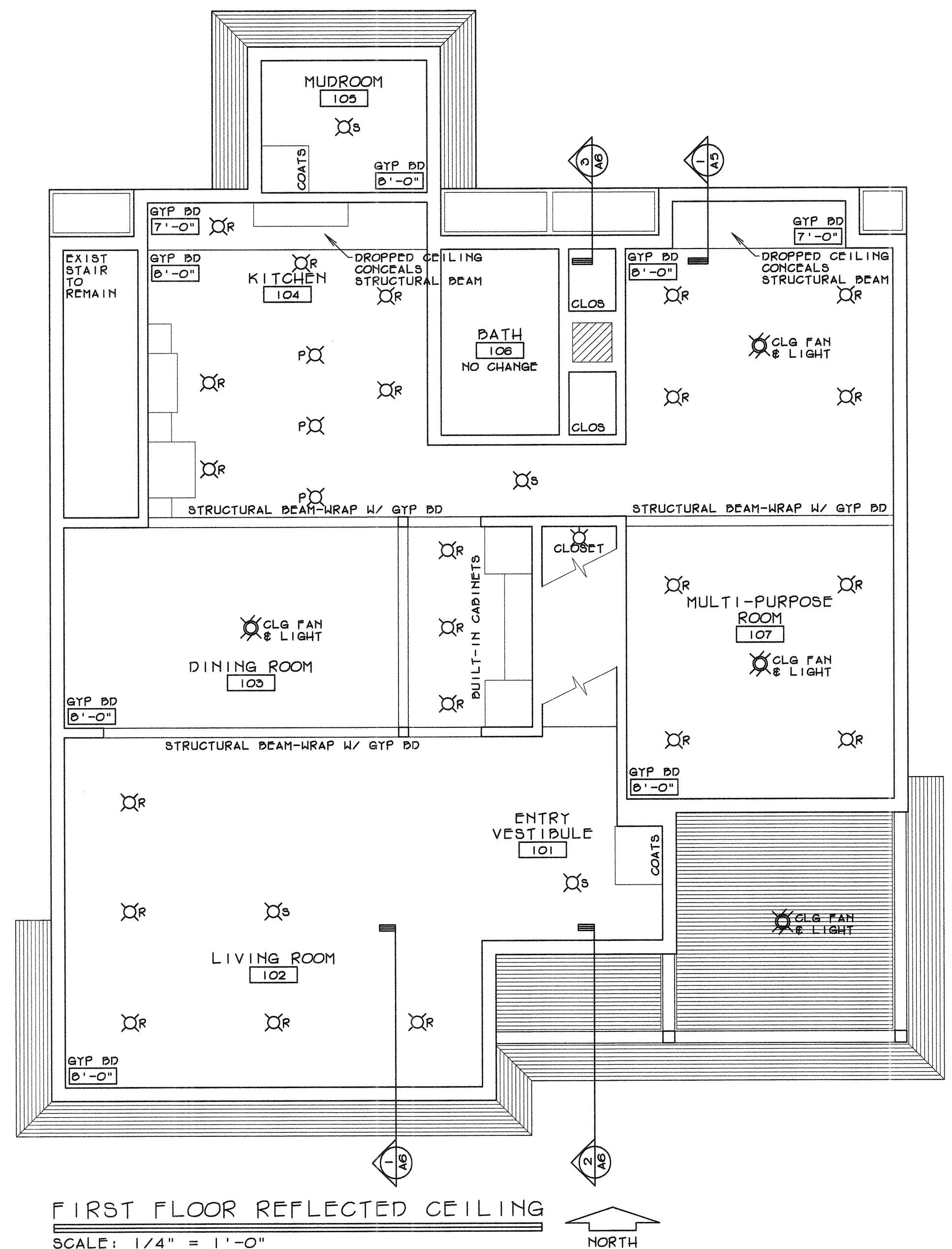
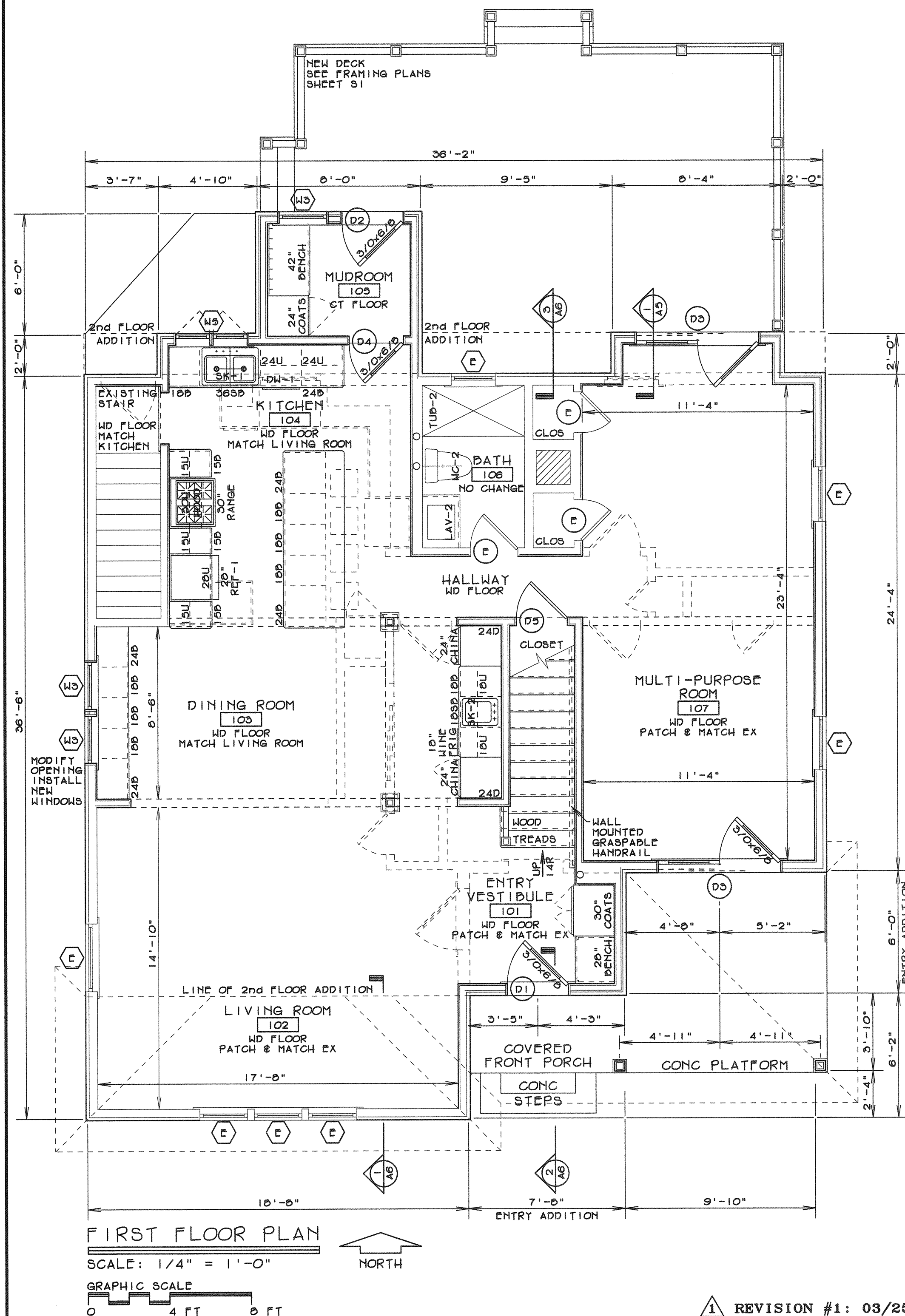
FIRE STOPPING:

INSTALL FIRE STOPPING AT ANY SHAFT OPENINGS, DUCTS, & PIPING THAT PENETRATES THE STRUCTURAL PLATFORM BETWEEN FLOORS USING APPROVED METHODS AND MATERIALS - i.e. ROCKWOOL OR CAULKING.

CODE COMPLIANCE:

IT IS THE INTENTION OF THESE DRAWINGS TO CONFORM TO BUILDING CODES ADOPTED BY THE VILLAGE OF VILLA PARK, IL. AS FOLLOWS:

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) w/AMMEND.
- 2021 INTERNATIONAL BUILDING CODE (IBEC).
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2014 ILLINOIS STATE PLUMBING CODE w/AMMEND.
- 2020 NATIONAL ELECTRIC CODE (NEC) w/AMMEND.
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2021 INTERNATIONAL FIRE CODE



1st FLOOR PLAN & REFLECTED CEILING

2-STORY ADDITION-RENOVATION
STEVE & AMANDA MALOK
24 E. MONROE STREET
VILLA PARK, ILLINOIS 60181

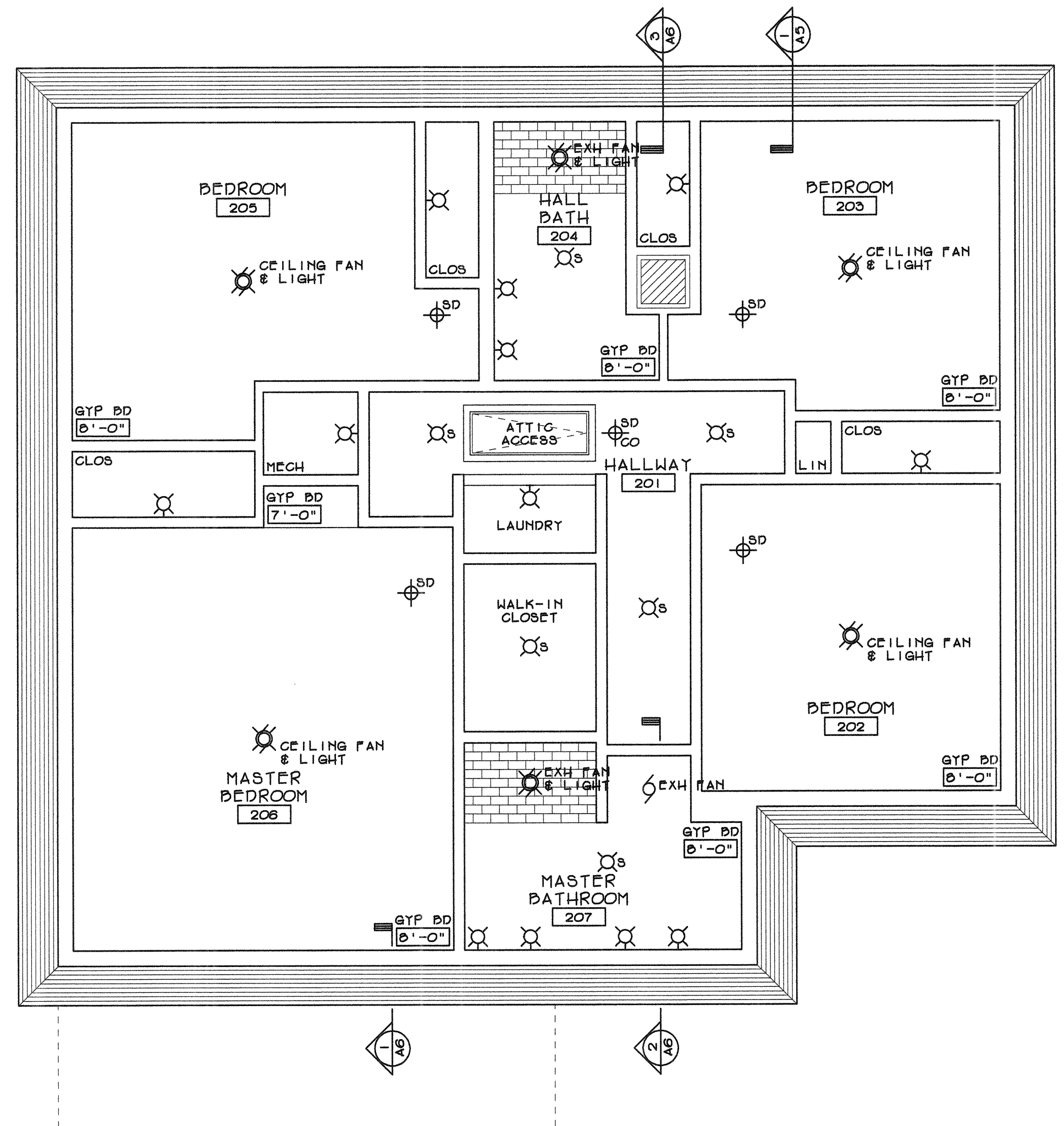
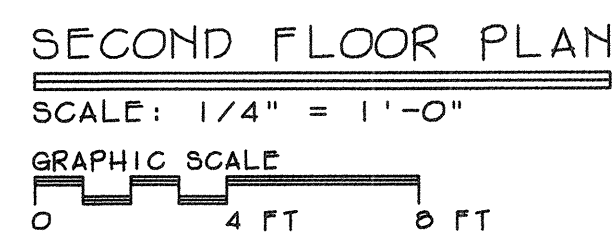
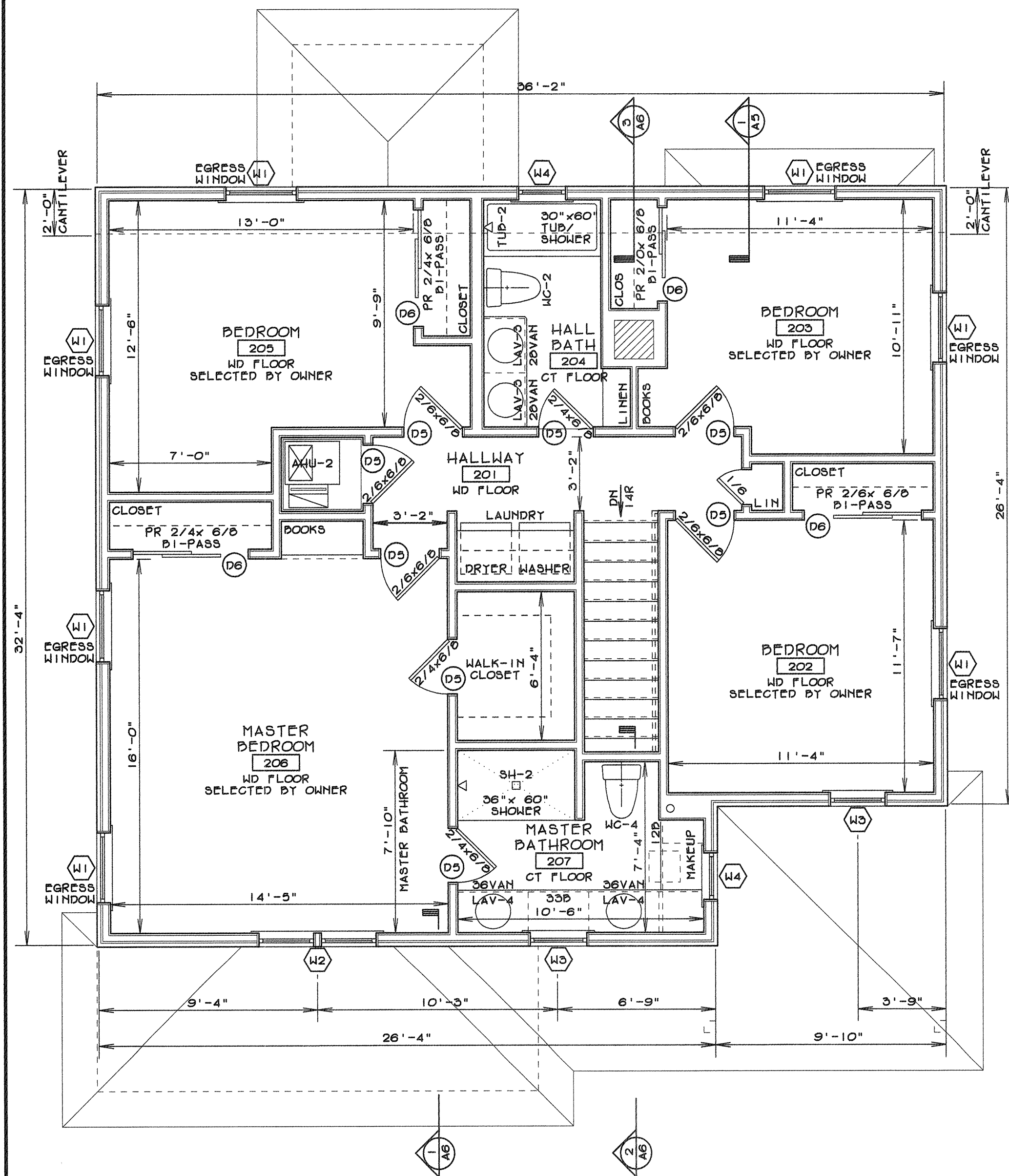
ARCHITECTURAL DYNAMICS
JAMES MICHAEL VANDERHEYDEN
627 RITTER DRIVE
BATAVIA, ILLINOIS 60510
PHONE: (708) 278-2891

JOB NO:	2308
DATE:	01/30/2024
SHEET:	

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OF: SIX

1 REVISION #1: 03/25/2024 - ZONING APPEAL

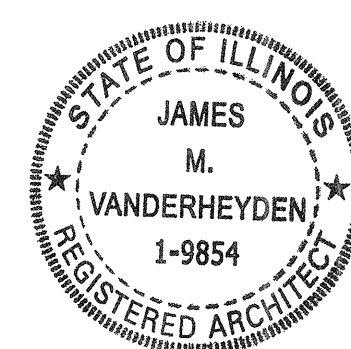


SECOND FLOOR REFLECTED CEILING

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

NORTH

1 REVISION #1: 03/25/2024 - ZONING APPEAL



2nd FLOOR PLAN & REFLECTED CEILING

2-STORY ADDITION-RENOVATION
STEVE & AMANDA MALOK
24 E. MONROE STREET
VILLA PARK, ILLINOIS 60181

STEVE & AMANDA MALOK
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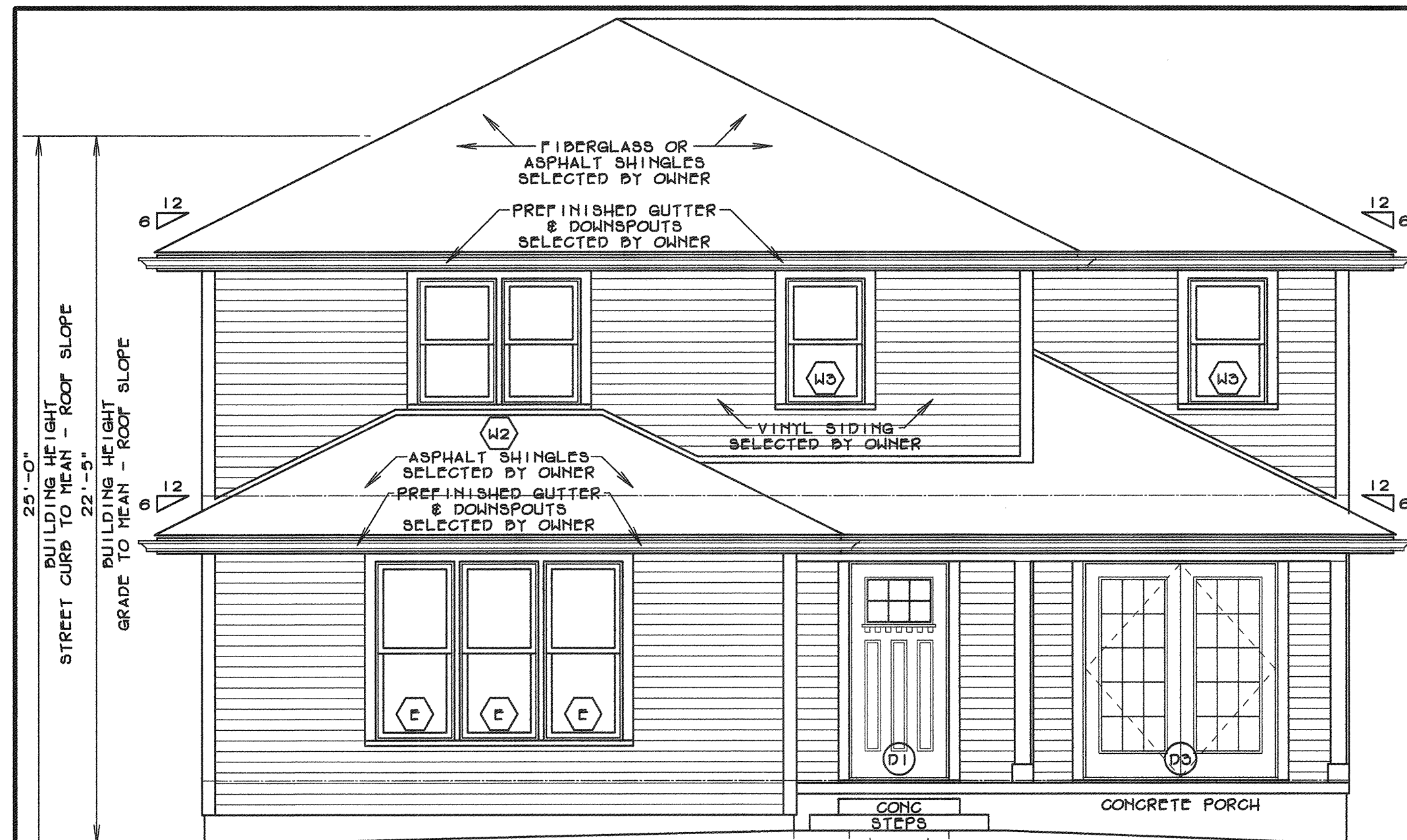
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2308

DATE:
01/30/2024

SHEET :

A3

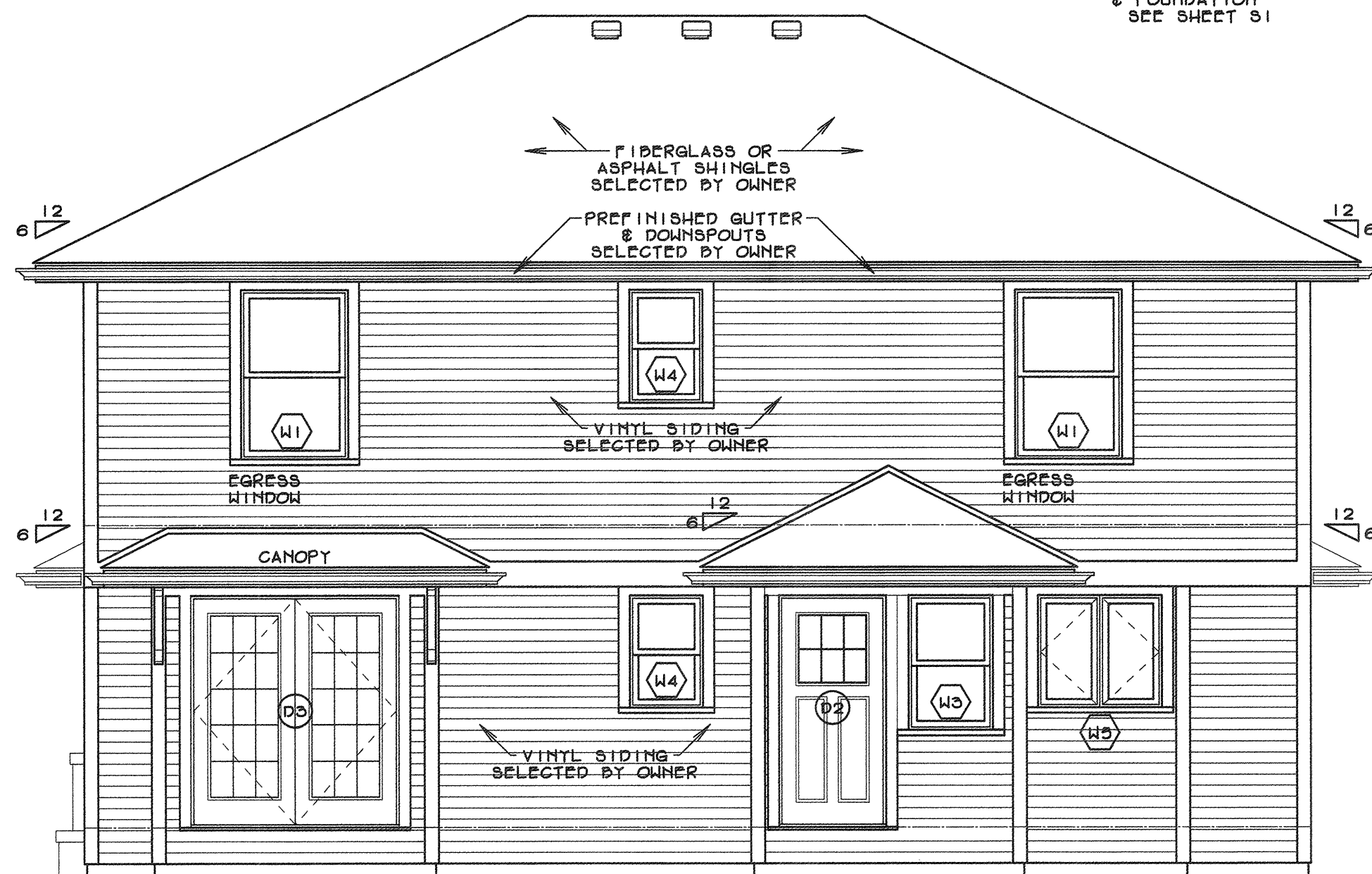
OF: SIX



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

ESTIMATED
T.O. CURB
AT STREET

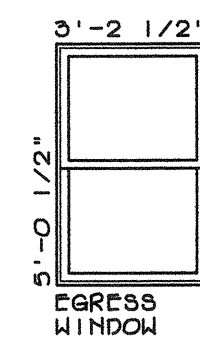
CONCRETE FOOTING
& FOUNDATION
SEE SHEET S1



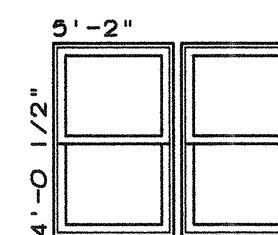
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

CONCRETE FOOTING
& FOUNDATION
SEE SHEET S1

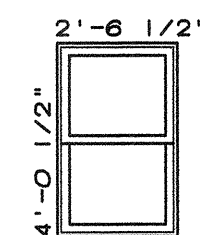
CONCRETE FOOTING
& FOUNDATION
SEE SHEET S1



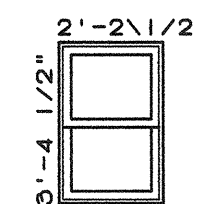
W1
"ESSENTIAL" BY MARVIN
DOUBLE HUNG WINDOW
EDH 3060
LOW E II INSUL GLASS
"WHITE" CLADDING
UNFINISHED WD INSIDE
HARDWARE
SELECTED BY OWNER



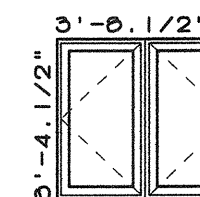
W2
"ESSENTIAL" BY MARVIN
DOUBLE HUNG WINDOW
EDH 3040 2W
LOW E II INSUL GLASS
"WHITE" CLADDING
UNFINISHED WD INSIDE
HARDWARE
SELECTED BY OWNER



W3
"ESSENTIAL" BY MARVIN
DOUBLE HUNG WINDOW
EDH 3040
LOW E II INSUL GLASS
"WHITE" CLADDING
UNFINISHED WD INSIDE
HARDWARE
SELECTED BY OWNER



W4
"ESSENTIAL" BY MARVIN
DOUBLE HUNG WINDOW
EDH 2640
LOW E II INSUL GLASS
"WHITE" CLADDING
UNFINISHED WD INSIDE
HARDWARE
SELECTED BY OWNER

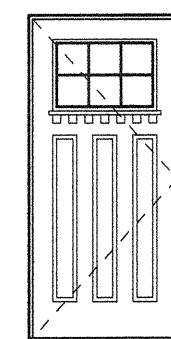


W5
"ESSENTIAL" BY MARVIN
CASSETT WINDOW
ECA 2240 2W
LOW E II INSUL GLASS
"WHITE" CLADDING
UNFINISHED WD INSIDE
HARDWARE
SELECTED BY OWNER

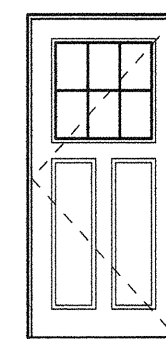
GLAZING NOTE:
LOW E II INSULATED GLASS SHALL BE U = 0.30.

WINDOW ELEVATIONS

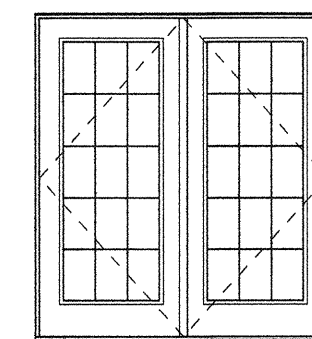
SCALE: 1/4" = 1'-0"



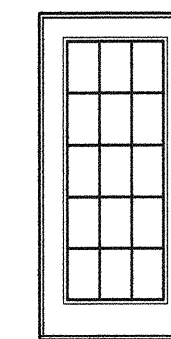
D1
EXT. WOOD DOOR W/ LIGHT
ARTS & CRAFTS DOOR
STAIN GRADE - PREHUNG
INSUL GLASS: U = 0.30
MFR - SELECTED BY OWNER
HARDWARE
SELECTED BY OWNER



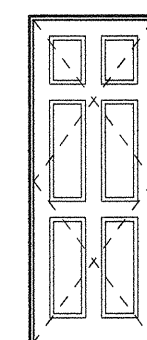
D2
EXT. CLAD DOOR W/LIGHT
FARMHOUSE DOOR
COLOR - SELECTED BY OWNER
PREHUNG
INSUL GLASS: U = 0.30
MFR - SELECTED BY OWNER
HARDWARE
SELECTED BY OWNER



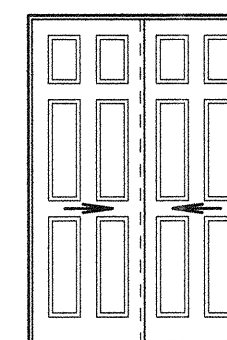
D3
"ESSENTIAL" BY MARVIN
INSWING FRENCH DOOR
EIFD 6060
LOW E II INSUL GLASS
"WHITE" CLADDING
UNFINISHED WD INSIDE
HARDWARE
SELECTED BY OWNER



D4
INTERIOR WOOD FRENCH DOOR
PAINT GRADE - PREHUNG
TEMPERED PLATE GLASS
MFR - SELECTED BY OWNER
HARDWARE
SELECTED BY OWNER



D5
SOLID WOOD 6-PANEL
PAINT GRADE - HINGED
MFR - SELECTED BY OWNER
HARDWARE
SELECTED BY OWNER



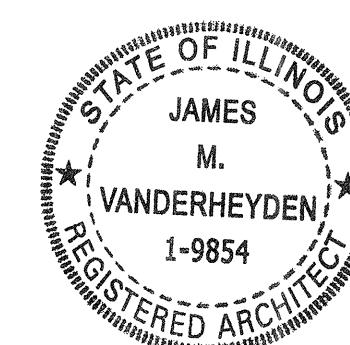
D6
SOLID WOOD 6-PANEL
PAINT GRADE - BI-PASS
MFR - SELECTED BY OWNER
HARDWARE
SELECTED BY OWNER

DOOR SWING:
SEE FLOOR PLANS FOR DOOR SWING

DOOR ELEVATIONS

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

REVISION #1: 03/25/2024 - ZONING APPEAL



SOUTH & NORTH ELEVATIONS - WINDOWS & DOORS

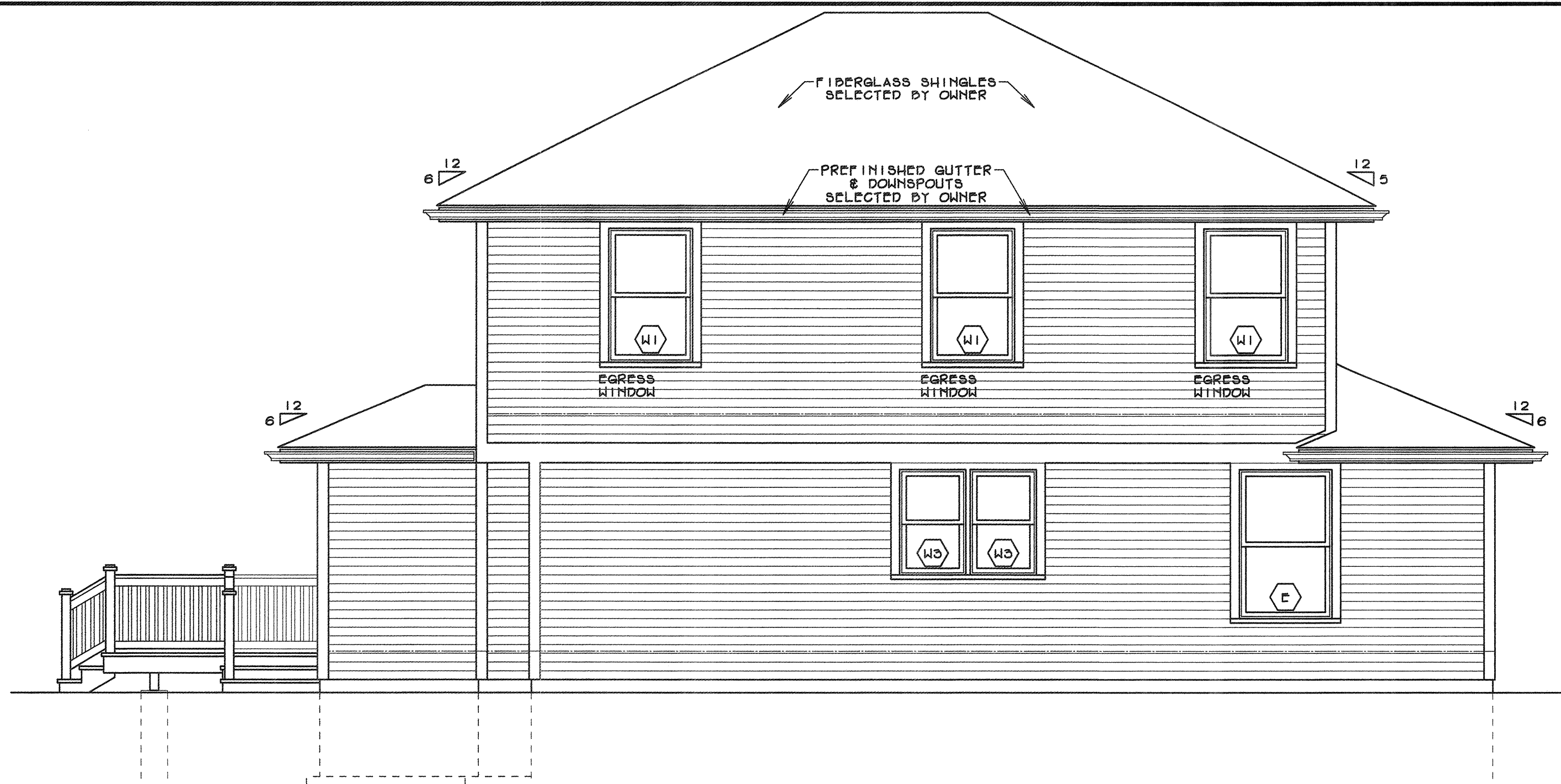
2-STORY ADDITION-RENOVATION
STEVE & AMANDA MALOK
24 E. MONROE STREET
VILLA PARK, ILLINOIS 60181

ARCHITECTURAL DYNAMICS
JAMES MICHAEL VANDERHEYDEN
627 RITTER DRIVE
BATAVIA, ILLINOIS 60510
PHONE: (708) 278-2881

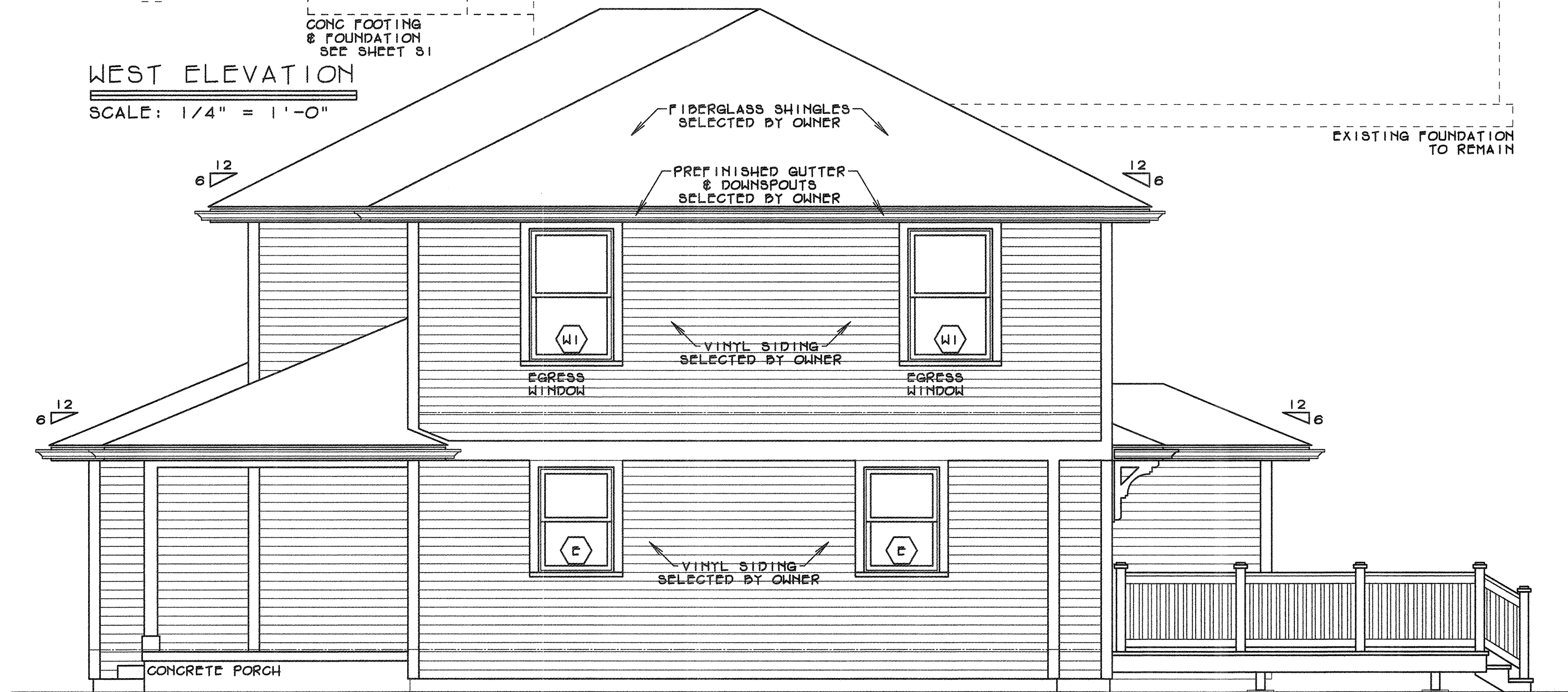
JOB NO:
2308
DATE:
01/30/2024
SHEET:

A4

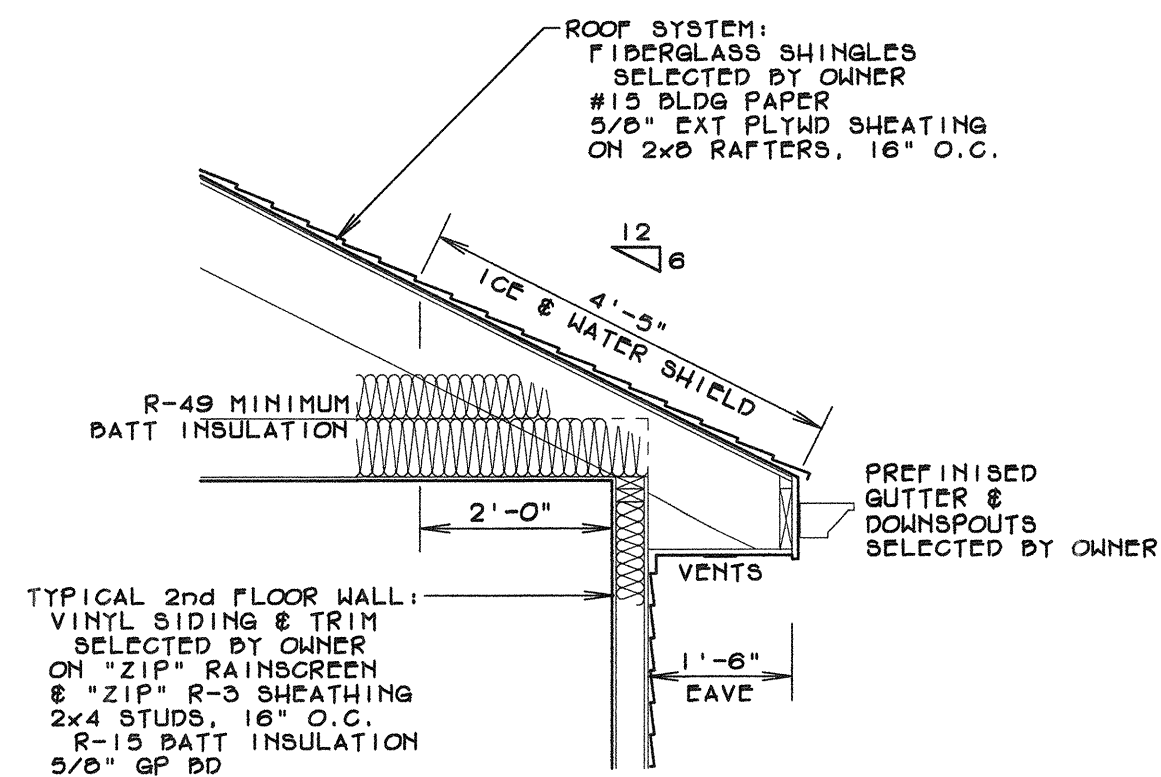
OF: SIX



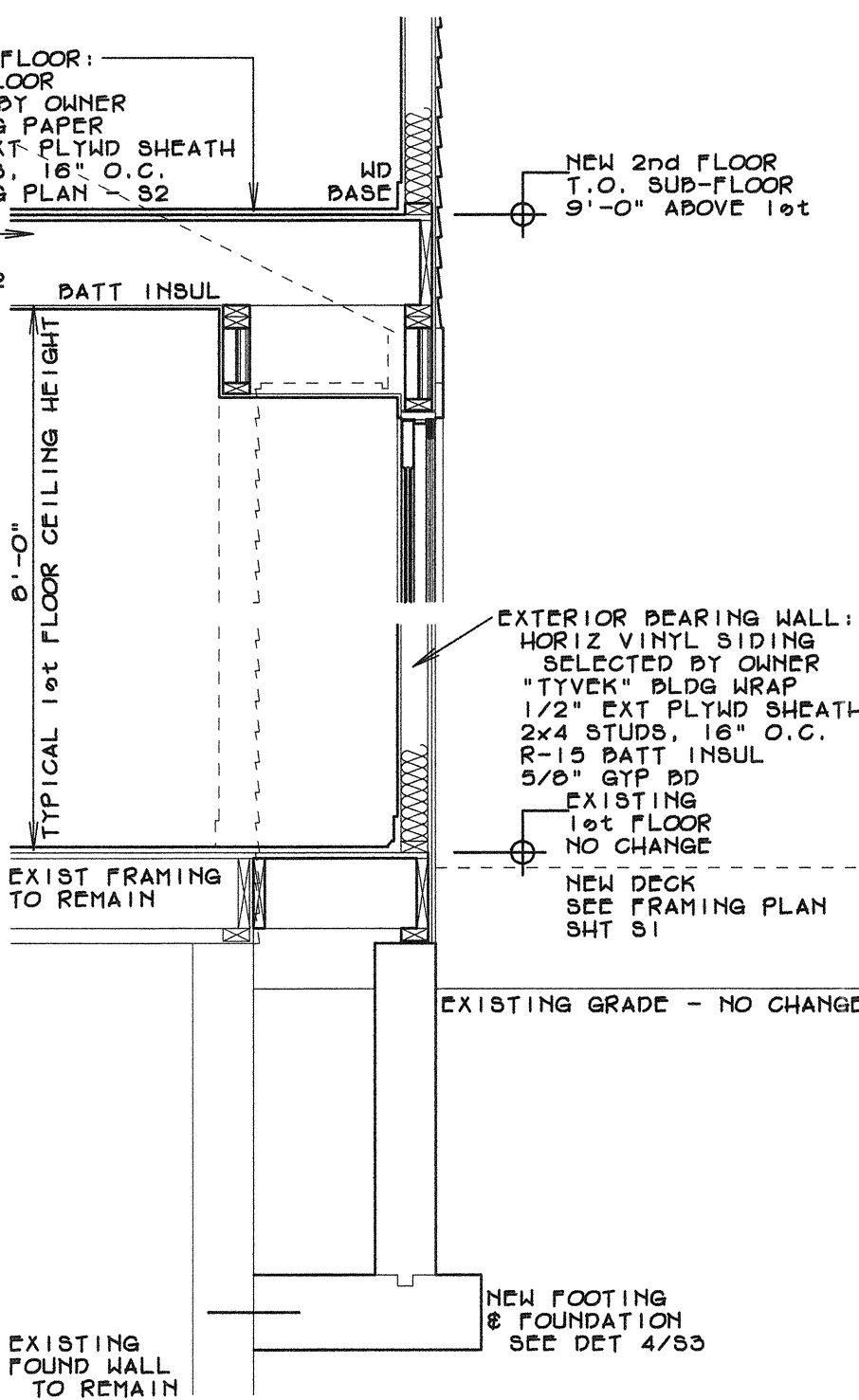
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



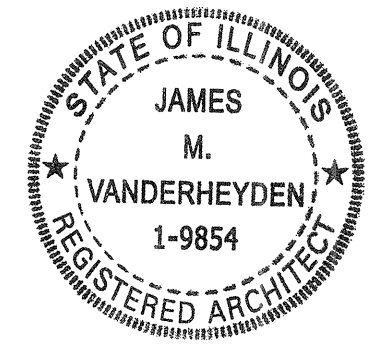
TYPICAL 2nd FLOOR:
HARDWOOD FLOOR
SELECTED BY OWNER
ON #15 BLDG PAPER
3/4" T&G EXT. PLYWD SHEATH
2x12 JOISTS, 16" O.C.
SEE FRAMING PLAN S2

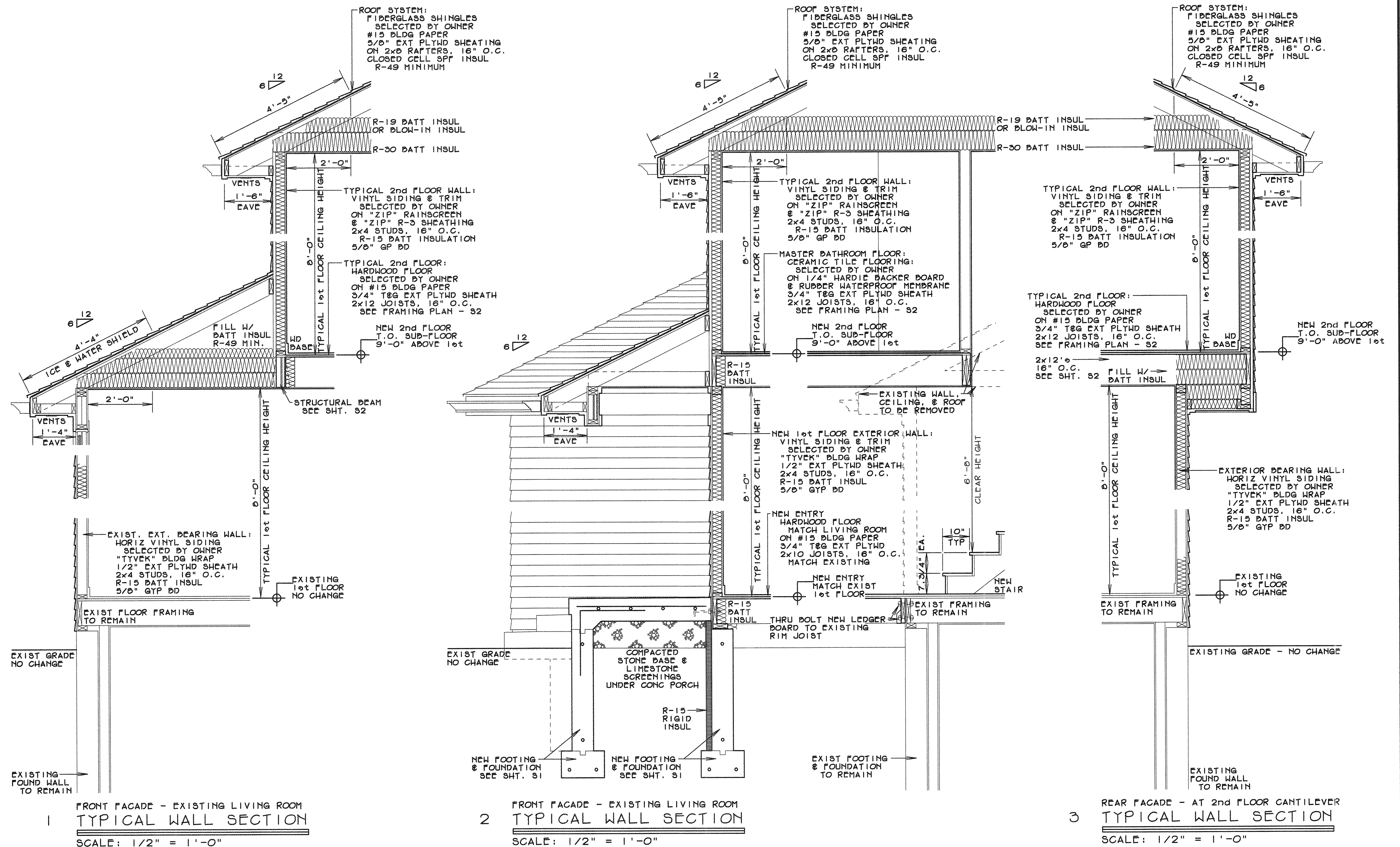


REAR FACADE - AT 2nd FLOOR CANTILEVER
TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

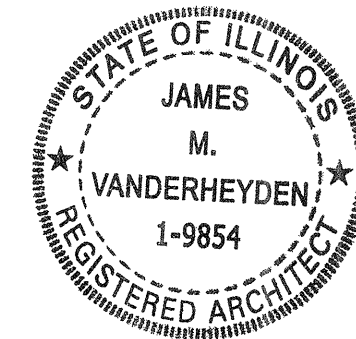
REVISION #1: 03/25/2024 - ZONING APPEAL

EAST & WEST ELEVATIONS & TYP WALL SECTION		
2-STORY ADDITION-RENOVATION		JOB NO: 2308
STEVE & AMANDA MALOK		DATE: 01/30/2024
24 E. MONROE STREET		SHEET:
VILLA PARK, ILLINOIS 60181		A5
ARCHITECTURAL DYNAMICS		OF: SIX
JAMES MICHAEL VANDERHEYDEN		
327 RITTER DRIVE		
BATAVIA, ILLINOIS 60510		
PHONE: (708) 278-2891		





REVISION #1: 03/25/2024 - ZONING APPEAL



TYPICAL WALL SECTIONS

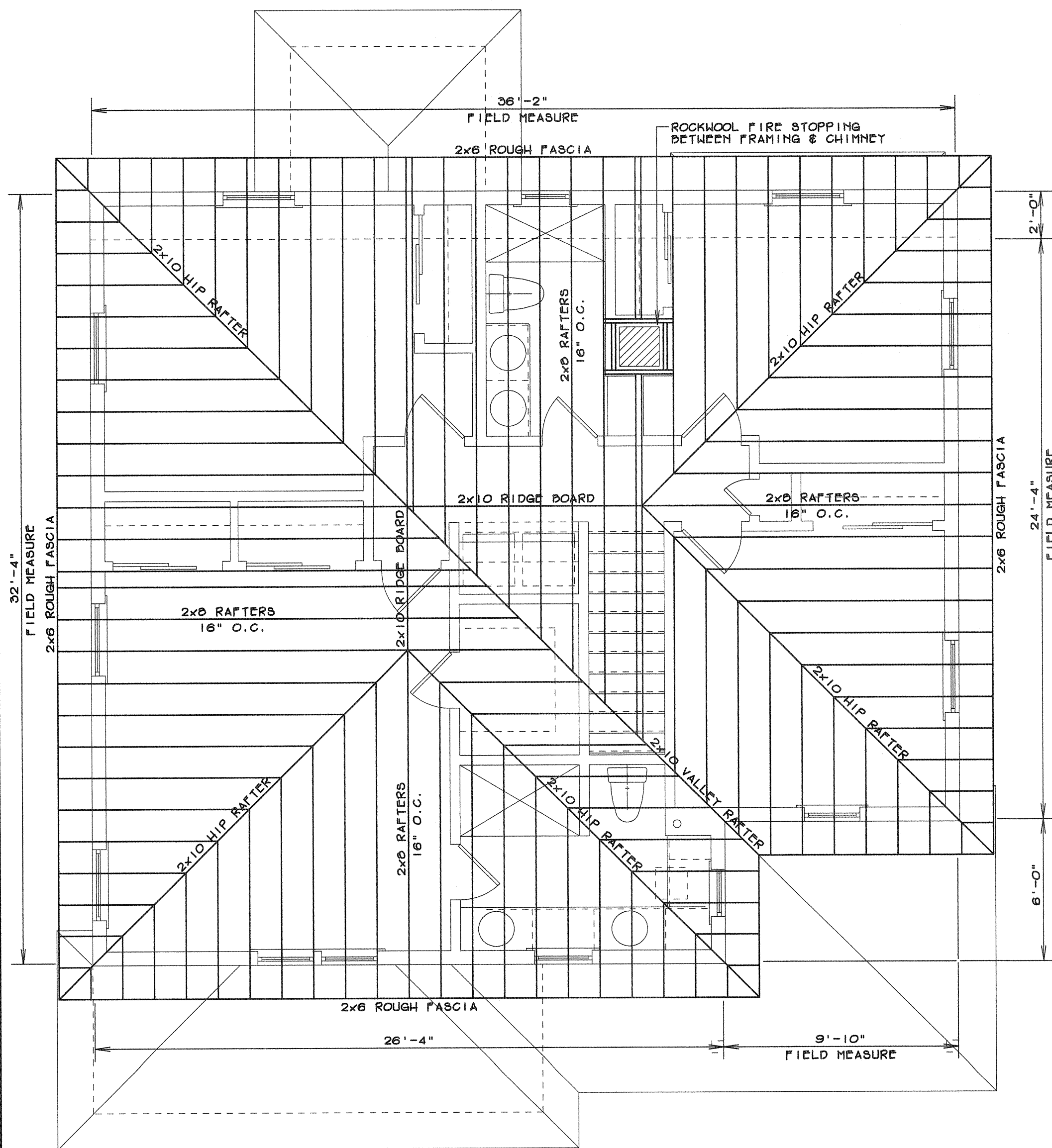
2-STORY ADDITION-RENOVATION
STEVE & AMANDA MALOK
24 E. MONROE STREET
VILLA PARK, ILLINOIS 60181

ARCHITECTURAL DYNAMICS
JAMES MICHAEL VANDERHEYDEN
627 RITTER DRIVE
BATAVIA, ILLINOIS 60510
PHONE: (708) 278-2891

JOB NO:
2308
DATE:
01/30/2024
SHEET:

A6

OF: SIX



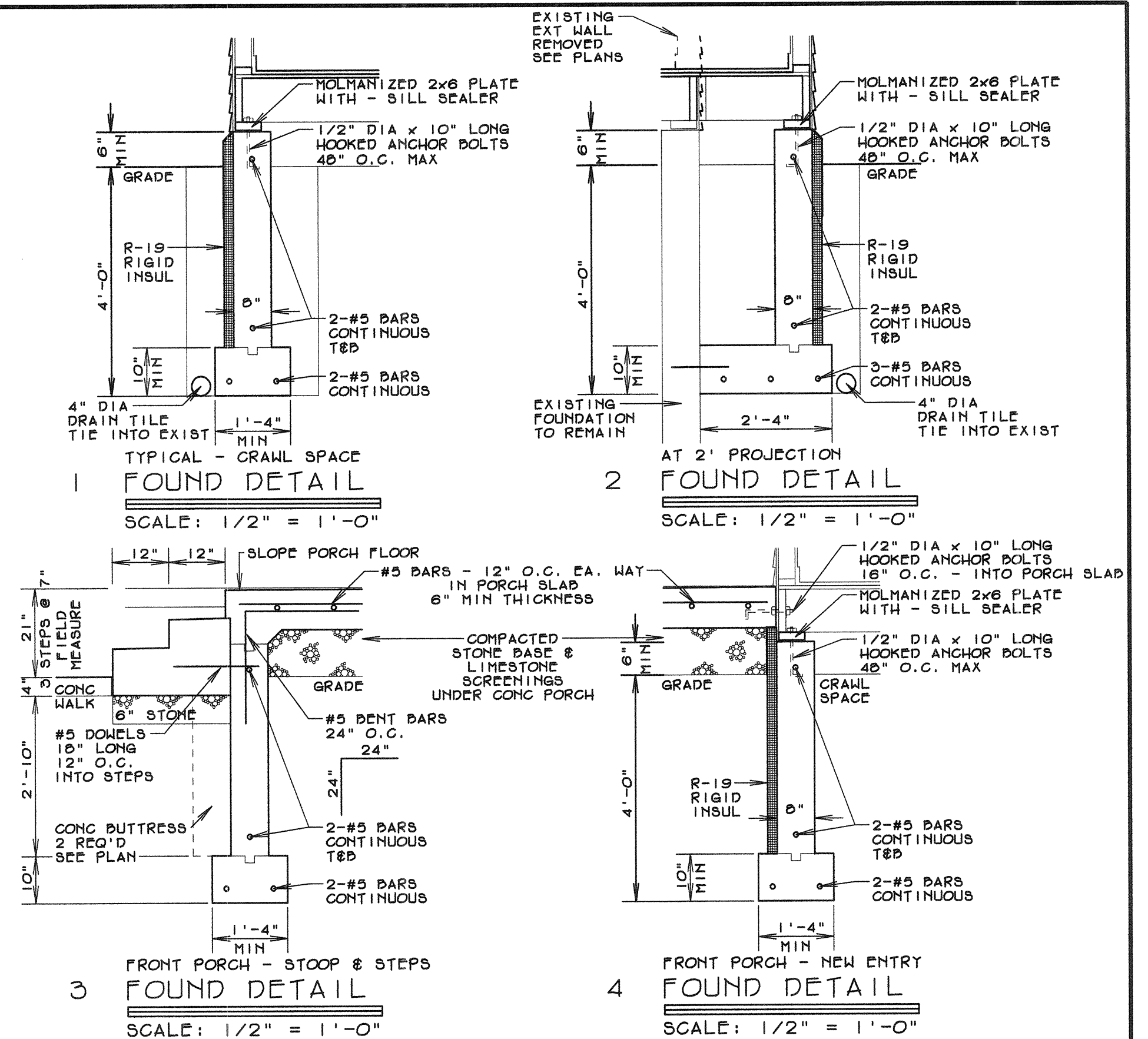
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



LUMBER GRADE:
ALL DIMENSIONAL LUMBER USED FOR NEW FRAMING
SHALL BE CONSTRUCTION GRADE #2 SOUTHERN
YELLOW PINE OR APPROVED EQUAL.

LUMBER GRADE:
STRUCTURAL FRAMING FOR FRONT PORCH & REAR DECK
POSTS & FLOOR JOISTS SHALL BE WOLMANIZED SOUTHERN
YELLOW PINE - EXPOSED MATERIALS SHALL BE CEDAR

LVL BEAM SPECS:
MENARDS - GEORGIA-PACIFIC
2.0E - 3100 Fb MINIMUM

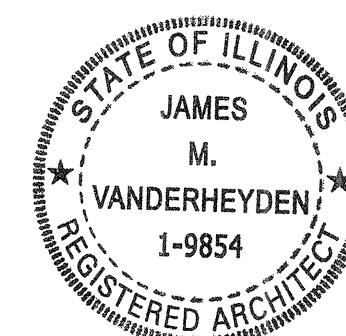


DESIGN LIVE LOADS:
ROOF: 30 PSF
2nd FLOOR: 30 PSF
1st FLOOR: 40 PSF
DECK: 60 PSF

DESIGN LOADS - RAILINGS:
2nd FLOOR ROOF DECK:
50 PLF UNIFORM LOAD
200 LB POINT LOAD

WIND LOADS:
115 MPH

1 REVISION #1: 03/25/2024 - ZONING APPEAL



ROOF FRAMING PLAN & STRUCTURAL DETAILS

2-STORY ADDITION-RENOVATION
STEVE & AMANDA MALOK
24 E. MONROE STREET
VILLA PARK, ILLINOIS 60181

ARCHITECTURAL DYNAMICS
JAMES MICHAEL VANDERHEYDEN
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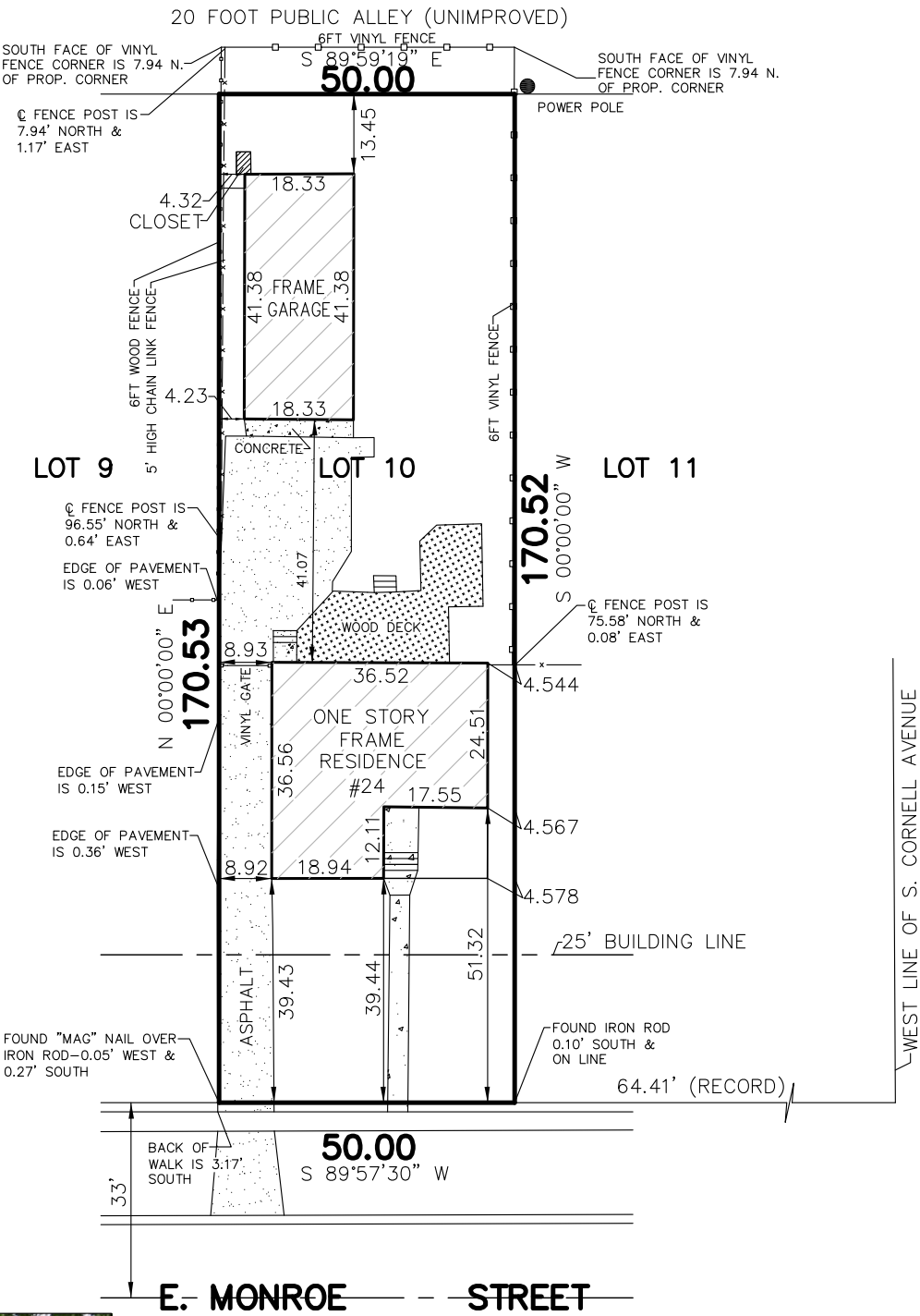
JOB NO:
2308
DATE:
01/30/2024
SHEET:

S3

OF: THREE

PLAT OF SURVEY

LOT 10 IN ROBERTSON'S MADISON STREET ARDMORE, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1926 AS DOCUMENT 223461, IN DUPAGE COUNTY, ILLINOIS.



SITE PHOTO

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMMON ADDRESS: 24 E. MONROE STREET
VILLA PARK, IL 60181

AREA OF SURVEY — 8,526 SQ. FT. = 0.196 ACRES

P.I.N. # 29-36-402-038-0000

FOR: STEVE MALOK
ORDER NO. 32406
SCALE: 1" = 30'

Contractor or builder should verify and compare all points before beginning any construction and at once report any discrepancies to the Surveyor. Consult your deed or title policy for easements and restrictions.

RESURVEYED TO LOCATE BUILDINGS
DATE _____
ORDER NO. _____

Note: Copyright©Robert A. Nowicki & Associates, Ltd. All rights reserved. No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by a computer or other systems without the prior written permission of the surveyor. Copies of this plat without a signature and red-ink seal are not valid.



NOTE: DIMENSIONS SHOWN ON THE EAST SIDE OF THE BUILDING ARE TIES AT 90 DEGREES TO THE LOT LINE, NOT ON THE EXTENTION OF THE BUILDING WALL LINES. THE BUILDING DOES NOT SIT SQUARE WITH THE LOT LINES (OR 90 DEGREES)

NOTE: THIS DOCUMENT IS ONLY VALID WHEN ISSUED WITH A RED-INK STAMP. SURVEYOR DISCLAIMS AND DECLARES ANY INFORMATION SHOWN HEREON TO BE INVALID IF THIS DOCUMENT DOES NOT HAVE THE ORIGINAL RED COLORED SEAL.

LICENSES EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE
STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, PAUL J. NOWICKI a Professional Illinois Land Surveyor, do hereby certify that I have surveyed the property described in the caption to the hereon drawn plat and that the foregoing plat is a true and correct representation of the same. All dimensions are in feet and decimal parts thereof and are corrected to a temperature of 68 degrees Fahrenheit.

Date 3/21/2024
Rev. 3/26/2024

Certificate No. 2544



The Law Offices of
GALANOPOULOS and GALGAN
340 W. Butterfield Road • Elmhurst, Illinois 60126-5068
www.gallaw.com

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Tel: 630 832-6666 (Direct Line)
Fax 630 941-1145
dgalanopoulos@gallaw.com

Robert J. Galgan, Jr.
Tel: 630 941-7081 x7 (Direct Line)
Fax 630 941-1145
bgalgan@gallaw.com

Stacie L. Gorski
Tel: 630 433-4644 (Direct Line)
Fax 630 941-1145
sgorski@gallaw.com

April 30, 2024

Planning & Zoning Commission
20 S. Ardmore Ave
Villa Park, IL 60181
planning@invillapark.com

RE: Application No. PZ-24-08
24 E. Monroe St. Villa, Park, IL 60181
06-15-100-014

Dear Ladies & Gentlemen,

Please be advised that our office represents Richard and Angela Adams, who reside at 826 South Cornell, Villa Park, IL 630-805-1642.

On behalf of Mr. & Mrs. Adams, I would like to convey to the commission the Adam's opposition to the proposed zoning changes proposed by one of their neighbors. The Adams have no animosity, grudge, or dispute to bear with the applicants. They are concerned with the precedent that such a zoning variation would affect the neighborhood, visual impairment, potential flooding issues and the Village's plans how to deal with said issues should they occur, and general overall disruptions.

The Adams will attend the hearing but wished to have their opposition voiced to the commission prior to the hearing.

Thank you for your consideration.

Robert J. Galgan

cc: A. Adams



Village of Villa Park

Community & Economic Development

11 W Home Avenue, Villa Park, IL 60181

TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: May 9, 2024
RE: **Petition PZ-24-06 | 231 E. North Avenue | Special Use, Planned Unit Development, Subdivision, and Vacation of Public Right-of-Way**

PETITIONER	OWNER
Christopher Enright, NCARB Contour Land Group 628 E Parent Ave, Suite 100 Royal Oak, MI 48067	Efstratios Matsas 231 E North Ave Villa Park, IL 60181

Request Summary

The Petitioner is requesting a Public Hearing to consider approval of a Special Use for Personal Vehicle Repair & Maintenance, a Special Use for a Planned Unit Development, and a Plat of Subdivision with Vacation of public right-of-way.

Background

The Subject Property is a double-frontage (North Avenue and Schiller Street) corner lot (unimproved Ellsworth Avenue). There are currently two curb cuts along North Avenue, which is IDOT jurisdiction. The current use of the property is for a restaurant commonly known as Strat's.

Site Information

Present Zoning: Commercial Service Business District – C-3
Present Land Use: Commercial Restaurant with Drive-Thru
Property Size: 1.12 acres
PINs: 06-03-101-027

Surrounding Zoning

North: Commercial Service Business District – C-3
West: Commercial Service Business District – C-3
East: Commercial Service Business District – C-3
South: Residential Single-Dwelling District – 7,500 sq. ft. – RS-7.5 and Unincorporated

Surrounding Land Use

Commercial
Commercial
Commercial
Vacant and Single Dwelling Residential

Comprehensive Plan Designation – Corridor Mixed-Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village's main transportation corridors.

Zoning Request

The Petitioner is proposing to construct a new Belle Tire location for tire and auto service. The Petitioner requests approval of a Special Use for a Planned Unit Development to allow the construction of such facility with certain deviations and approval of a Special Use for Personal Vehicle Repair and Maintenance from the Zoning Ordinance.

Plat Request

The Petitioner is requesting approval of a Plat of Subdivision to vacate a portion of public right-of-way that is an unimproved roadway part of the Ellsworth Avenue right-of-way west of the subject property. The Village will retain ownership of the vacated right-of-way. Public Utility Easement provisions will be granted to the vacated portion of the right-of-way. Both Public Utility and Utility Easements will be granted to Lot 1, as well as a Fire Apparatus Access Easement to ensure unobstructed access in the proposed parking lot. The Plat of Subdivision is shown in Exhibit B.

Internal Staff Review

Special Use

The Zoning Ordinance specifically allows for a right to request a Special Use for Personal Vehicle Repair and Maintenance in the C-3 zoning district per Table 6-1: Use Table. The Commission should consider whether the proposed use is appropriate and whether any conditions of operation may be necessary to mitigate any otherwise potential negative impacts. Section 11.4.11. of the Zoning Ordinance requires that any expansion of uses or facilities that qualifies as a major amendment must be reviewed through the Special Use process.

The Zoning Ordinance specifically allows for a right to request a Special Use for a Planned Unit Development in all zoning districts per Table 6-1: Use Table. Planned Unit Developments are a complex type of Special Use that may consist of various land uses and design elements, requiring the establishment of more specific procedures, standards, and exceptions from the strict application of the zoning district regulations. The complexity and size of this project is in line with the intent of a Planned Unit Developments per the Zoning Ordinance. See Exhibit A for the full site plan with certain deviations. The Planning and Zoning Commission may recommend approval of a special use for a planned unit development upon considering the following:

1. In what respect does the design of the planned unit development meet the requirements and design standards of this Code.
2. The extent to which the proposed plan deviates and/or requires exceptions to the bulk regulations in the zoning ordinance and how the modifications in design standards from the subdivision control regulations fulfill the intent of those regulations.
3. The extent of public benefit produced by the planned unit development, such as, but not limited to, the adequacy of common open space and/or public recreational facilities provided; sufficient control over vehicular traffic; provision of public services; provision and protection of the reasonable enjoyment of the land.
4. The relationship and compatibility, beneficial or adverse, of the planned unit development to the adjacent properties and nearby land uses.
5. The extent to which the planned unit development fulfills the objectives of the future planning objectives or other planning policies of the village.
6. The planning and zoning commission finds that the planned unit development satisfactorily meets the standards for special use as defined in Section 11.4.8 of this section.

Section 11.3.9. of the Zoning Ordinance requires that major amendments to the approved PUD development plan must go through the PUD approval process.

Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
 - a. The proposed building is within all setback requirements.
 - b. The trash enclosure would be located in the southeast corner of the property. It is not visible from E. North Avenue and is accessible to the refuse hauler.

- c. The current address of the property is not consistent with the surrounding properties, therefore the address would be changed to 201 E. North Avenue to avoid confusion.
2. Building Scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. The proposed building is a 9,800.0 square foot one-story brick building.
 - b. The proposed building height of 28.0 feet is well below the maximum height requirement of 45.0 feet in this zoning district.
3. Building Architecture - The following comments relate to the issue of architecture in regard to the proposed development plans:
 - a. The proposed building would have the proposed lobby at the northwest corner of the building and would feature entrances on both the north and west elevations, overhead doors for the vehicular service bays on the west elevation, and a small overhead door on the south elevation. The east elevation would have one man door not for use by the public.
4. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. Maximum allowed lot coverage = N/A; Proposed lot coverage = 85%; Existing lot coverage = approximately 88%.
5. Site Circulation - The following comments relate to the issue of site circulation in regard to the proposed development plans:
 - a. The proposal includes the consolidation of two curb cuts on North Avenue to one full access entrance and exit. The width of the access is 36.0 feet at the property line and then narrows to a 31.0-foot drive aisle. The Zoning Code requires a minimum two-way drive aisle width of 24.0 feet.
 - b. The site has ample room for truck and fire apparatus circulation per the auto turn analysis on Sheet C-200-AT of Exhibit A, including access to the proposed trash enclosure. A Fire Apparatus Access Easement has been added to the Plat of Subdivision to ensure that the parking lot aisle and parking lot drive aisle for turning movements in the rear will always be unobstructed in case of an emergency.
 - c. The Petitioner would provide off-street bicycle parking/racks adjacent to the main entrance to the building.
6. Parking Lots - The following comments relate to the issue of parking lots in regard to the proposed development plans:
 - a. The proposed site plan would include 38 parking stalls where only 26 parking stalls are required per Code for the related uses.
 - b. The Petitioner's proposed design includes all required parking lot islands.
 - c. The landscape island along the western parking row would incorporate a fire hydrant.
7. Landscaping - The following comments relate to the issue of landscaping in regard to the proposed development plans:
 - a. The proposed landscaping plan mostly conforms to Section 9.1. – Landscaping and Screening of the Zoning Ordinance.
 - b. The existing failing fence along the Schiller Street property line would be removed. A new 6.0-foot tall vinyl privacy fence is proposed approximately 5.0 feet north of the southern property line.
 - c. Additional landscaping is proposed along the Schiller Street property line in order to provide screening to the residential lots south of the subject property.
 - d. The proposed grading plan would feature overland drainage flowing towards the proposed vacated alley which provides regional detention.
 - e. The petitioner's landscape plan hopes to save the existing deciduous trees on the adjoining property along the southeast property line of the site.

8. Signage - The following comments relate to the issue of signage in regard to the proposed development plans:
 - a. The Petitioner's maximum wall sign area allowance is 1.5 square feet of signage per linear foot of the building's street-facing building frontage and an additional 0.75 square feet of sign area per linear foot of side street-facing building frontage. The Petitioner would have been permitted 259.25 square feet of signage if the alley was not vacated. Following vacation of the right-of-way, the Petitioner's permitted signage area would be 139.5 square feet. The Petitioner is requesting a wall sign area of 251.6 square feet.
 - b. The proposed wall signage would feature a channel letter design.
 - c. Window signage area would be included in the maximum signage area permitted for the site. The applicant is not currently proposing any window signage and would be limited in future installations based on the current proposed wall signage area. The petitioner could consider reducing the proposed wall signage area to permit window signage should they choose.
 - d. The Petitioner also proposes one (1) ground sign which would comply with Code as currently proposed. The existing pylon sign would be removed.
9. Site Illumination - The following comments relate to the issue of site illumination in regard to the proposed development plans:
 - a. Light levels adjacent to other commercial property and the right-of-way shall not exceed 0.5 foot-candles and are compliant as currently proposed.
 - b. The applicant's proposed design would feature architectural sconces on the building, ground mounted flood lights illuminating the northern elevation of the building, and pole-mounted lighting within the parking lot.
 - c. The applicant has included shields on proposed pole-mounted fixtures to meet footcandle requirements at the property line.
10. Completeness - If the Planning and Zoning Commission requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the applicant to furnish additional information and evidence that may provide clarity regarding their concerns.

Parking and Loading

Parking and loading berth requirements of the Code are summarized in the following table:

Parking Requirements	Formula	Quantity	Required/Total	Total Proposed	Compliance
Personal Vehicle Repair & Maintenance Use	2.0 parking stalls per service bay	10 service bays	20 stalls	38 stalls	Yes
Retail Sales Use	4.0 parking stalls per 1,000 sq. ft.	1,400 sq. ft.	5.6 stalls (6.0 stalls required)		
			26 stalls	38 stalls	Yes

Findings

Per Section 11.4.8. – Review and Approval Criteria: No Special Use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed Special Use is consistent with and in substantial compliance with all village board policies and plans and that the applicant has presented evidence to support each of the following conclusions for both Special Uses that they are requesting:

- A. That the proposed use or activity is expressly authorized as a special use;
Petitioner's Response: *Per Section 6.4.17(D) of the Village of Villa Park Code of Ordinances, Personal Vehicle Repair and Maintenance is an allowed Special Use within the C-3 Zoning District.*
- B. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
Petitioner's Response: *Automotive repair has been commonly referred to as "Critical Infrastructure" to the community. Automotive repair is essential to keeping vehicles in proper condition to maintain public health and safety. Belle provides and installs products especially critical to driving safety such as tires, brakes, suspension products, etc.*
- C. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.
Petitioner's Response: *All repair and installation activities take place on the interior of the facility and pose no threat to public health. Hours of operation are similar or more restrictive to those of our neighbors. The proposed use has very limited peak hour vehicular trips and will not create traffic congestion.*
- D. That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
Petitioner's Response: *The exterior of the Belle Tire facilities are consistent and typically are an improvement to the commercial area. All stores are mostly brick veneer with stone and metal detailing, so that the facility blends with the neighborhood. There are no activities and actions at the store that will impede surrounding property uses.*
- E. That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure, and community services; and
Petitioner's Response: *All utilities including water, sewer, storm sewer, natural gas, electric, cable, data, etc. are directly available at the perimeter of the site. The site is located along an existing commercial corridor with existing State and local paved roads readily accessible for emergency vehicles.*
- F. That the proposed special use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.
Petitioner's Response: *All proposed site improvements are expected to meet the standards of the current ordinance with the exception of a variation request to allow additional wall signage. ***

****Staff Note:** The proposed Planned Unit Development would feature several deviations from Code which are included within the proposed site plan. Consideration and approval of the site plan and exhibits as depicted in Exhibit A would indicate acceptance of the deviations as proposed.

Notification

Legal Notice was published in the Daily Herald on April 23, 2024, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Staff Recommendation

Village staff has reviewed the petition and is supportive of the request.

Recommended Action

To recommend approval of PZ-24-06 for a Special Use for Personal Vehicle Repair and Maintenance, a Special Use for a Planned Unit Development with certain deviations as shown in Exhibit A, and for a Plat of Subdivision with Vacation of public right-of-way as shown in Exhibit B located at 231 E. North Avenue.

Exhibit List

- A. Site Plan, Preliminary Engineering, Landscape, Signage, and Photometric Plans
- B. Plat of Subdivision
- C. Plat of Survey



VILLA PARK - NORTH AVE - IL

201 E North Ave.
Villa Park IL. 60181

23-410 Belle Tire
Villa Park, IL
Village - IDOT Resubmittal:
April 23, 2024

DRAWING ISSUE	
February 2, 2024	Village-IDOT Submittal
March 29, 2024	Village-IDOT Resubmittal
April 19, 2024	Village Resubmittal
April 29, 2024	Village-IDOT Resubmittal

BUILDING AREA	
TABLE 1004.1.1	OCCUPANT LOAD SHOWROOM AREA CUSTOMER WAITING - ROOM 112 396 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCCUPANT 396 S.F. / 100 = 4 OCCUPANTS SALES AREA - ROOM 110 900 S.F. - USE "MERCANTILE - BASEMENT AND MAIN FLOOR AREAS" - 30 S.F. PER OCCUPANT 900 S.F. / 30 S.F. PER OCCUPANT = 30 OCCUPANTS OFFICE - ROOM 109 79 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCCUPANT 79 S.F. / 100 = 79 OCCUPANTS CUSTOMER TOILET - ROOM 108 60 S.F. - USE "BUSINESS AREAS" - 100 S.F. PER OCCUPANT 60 S.F. / 100 = 60 OCCUPANTS TOTAL SHOWROOM OCCUPANTS - 35.39 = 36 OCCUPANTS ONE EXIT REQUIRED SHOP AREA MECHANICAL - ROOM 104 156 S.F. - USE "MECHANICAL ROOMS" 300 S.F PER OCCUPANT 156 S.F. / 300 = 52 OCCUPANTS PARTS - ROOM 105 196 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT 196 S.F. / 500 = 39 OCCUPANTS STORAGE - ROOM 113 130 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT 130 / 500 = 26 OCCUPANTS LUNCH ROOM - ROOM 115 100 S.F. - USE "BUSINESS AREAS" - 100 S.F PER OCC. 100 / 100 = 1 OCCUPANT LOCKER ROOM - ROOM 107 100 S.F. - "USE LOCKER ROOMS" - 50 S.F. PER OCCUPANT 100 / 50 = 2 OCCUPANTS INVENTORY - ROOM 102 1730 S.F. - USE "WAREHOUSES" -500 S.F. PER OCCUPANT 1730 /500 = 3.46 OCCUPANTS SERVICE BAYS - ROOM 102 4600 S.F. - USE "PARKING GARAGES" - 200 S.F. PER OCC. 4600 / 200 = 23 OCCUPANTS SCRAP TIRES - ROOM 101 420 S.F. - USE "WAREHOUSES" - 500 S.F. PER OCCUPANT 420 / 500 = .84 OCCUPANTS UPPER LEVEL INVENTORY 3000/ 500 = 6 OCCUPANTS TOTAL SERVICE AREA OCCUPANTS - 38 ONE EXIT REQUIRED TOTAL OCCUPANTS IN FACILITY - 76 OCCUPANTS
TABLE 1005.1	32 INCHES MINIMUM CLEAR WIDTH PROVIDED
TABLE 1005.1	EXIT STAIR WIDTH - 36" BETWEEN HANDRAILS
1015.2.1 2014 IBC	TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.
1016.1 2014 IBC	EXIT ACCESS TRAVEL DISTANCE USE "M" WITHOUT SPRINKLER SYSTEM = 250 FEET USE "S-1" WITHOUT SPRINKLER SYSTEM = 250 FEET



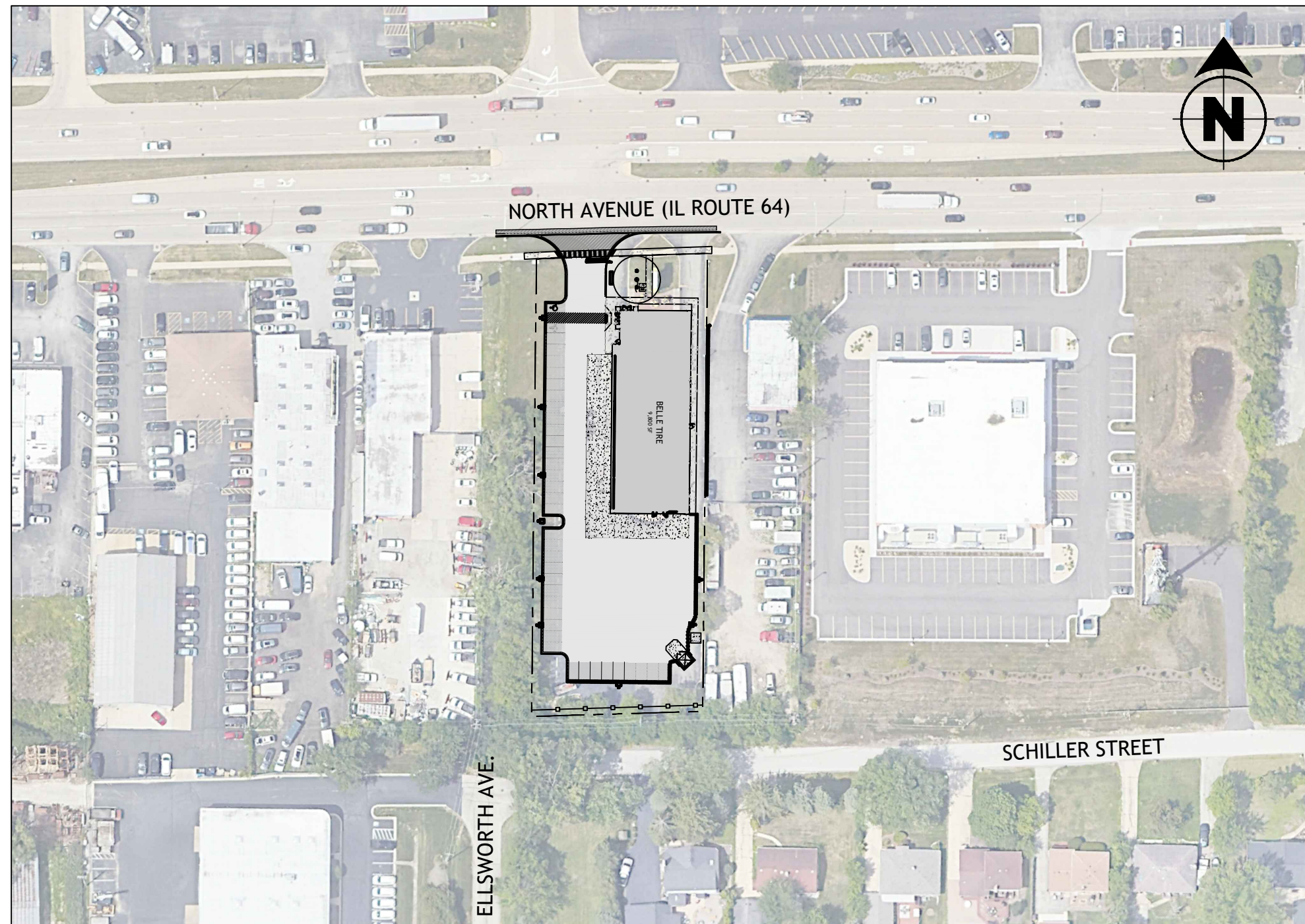
CONTACT INDEX					
OWNER Barnes Development Company LLC 25900 Northwestern Hwy, 10th Floor Southfield, MI. 48075	ARCHITECT Contour Land Group 628 E.P arent Ave, Suite 106 Royal Oak, MI 48067 Contact: Chris Enright, NCARB 248.258.6485 (p) 248.330.9395 (c) cenright@contourlandgroup.com	GEOLOGICAL ENGINEER Partner Engineering and Science, Inc. Contact: Scott Pritchard 619.541.4105 spritchard@partneresi.com	CIVIL ENGINEER Contour Land Group 628 E. Parent Ave, Suite 100 Royal Oak, MI 48067 Contact: Branden Ferro PE 815.210.1996 (p) bferro@contourlandgroup.com	LANDSCAPE ARCHITECT LG Workshop 2324 W. Armitage Ave. Chicago, IL.60647 Phone: (773) 697-4388	
PLASTIC LAM. / CABINETRY Cabinet One 4571 White Lake Court Clarkston, MI 48346 248.625.9440 p 248.625.0544 f cabinetone@sprintpcs.com	City of Villa Park Planning and Zoning 11 West Home Avenue Villa Park, IL 60181 Community Development Marc McLaughlin, AICP, GISP mmchaughlin@invillapark.com 630.433.4315 Planner Stephanie Barajas sbarajas@invillapark.com 630.433.4302	Public Works / Water Michael Guerra, PE mguerra@invillapark.com 630.834.8505 Waste Water Waste Water Division Dennis Jessen Utilities Foreman djessen@invillapark.com 630.834.8505	Sewer & Stormwater Provider Village of Villa Park Public Works Department 11 West Home Avenue Villa Park, IL 60181 Michael Guerra, PE mguerra@invillapark.com 630.834.8505 Fire Department Villa Park Fire Department 1440 S Ardmore Avenue Villa Park, IL 60181 Steven Stapleton, Fire Chief sstapleton@invillapark.com 630.592.6054	Gas NICOR gasmapas@nicor.com Electric COMED 630.576.7094 Telecom Comcast Martha Gieras 224.229.5862 martha_gieras@cable.comcast.com AT&T Bobby Akhter 630.390.0089 G11629@ATT.COM	
FLAG POLE Rocket Enterprises 30660 Ryan Road Warren, MI 48092 CONTACT: 586.751.7600 (p) 586.751.7636 (f) info@rocketenterprise.com	TIRE MACHINES / EQUIPMENT Hennessy Industries / Coats 1601 J.P. Hennessy Drive La Vergne, TN 37086 Contact: Bob Beitz 800.688.6359(p) bob.beitz@ammcoats.com	HOISTS / LIFTS Challenger Lifts Contact: Trevor Coleman Sr. Key Account Manager Great Lakes Regional Manager (419) 349-6834 Trevor@challengerlifts.com	RACKS / STORAGE SYSTEMS Rayhaven Group 35901 Schoolcraft Rd. Livonia, MI 48150 Contact: Peter Huebner 734.744.9260 (p) 734.744.9270 (f) phuebner@rayhaven.com	ALIGNMENT EQUIPMENT Hunter Engineering Company 11250 Hunter Drive Bridgeton, MO 63044 CONTACT: Jeff Russell 248.302.8890 (p) 734.513.6700 (f) jrussell@hunter.com	

DRAWING INDEX		February 2, 2024	March 29, 2024	April 19, 2024	April 29, 2024				
		Village-IDOT Submittal	Village-IDOT Resubmittal	Village Resubmittal	Village-IDOT Resubmittal				
COVER SHEET		○	○	○	●				
CIVIL		○	○	○	○				
C-000 COVER SHEET		○	○	○	○				
1 OF 2 ALTA / NSPS LAND TITLE AND TOPOGRAPHIC SURVEY		○	○	○	○				
2 OF 2 ALTA / NSPS LAND TITLE AND TOPOGRAPHIC SURVEY		○	○	○	○				
C-001 GENERAL NOTES		○	○	○	○				
C-100 DEMOLITION PLAN		○	○	○	○				
C-200 SITE PLAN		○	○	○	○				
C-200-AT AUTOTURN ANALYSIS			○	○	○				
C-201 NORTH AVE IMPROVEMENTS			○	○	○				
C-300 GRADING PLAN		○	○	○	○				
C-301 EROSION & SEDIMENT CONTROL PLAN		○	○	○	○				
C-302 EROSION & SEDIMENT CONTROL DETAILS		○	○	○	○				
C-400 UTILITY PLAN		○	○	○	○				
C-600 DETAILS		○	○	○	○				
C-601 DETAILS		○	○	○	○				
C-602 DETAILS		○	○	○	○				
C-603 DETAILS		○	○	○	○				
C-604 DETAILS			○	○	○				
L.1 TREE PROTECTION & REMOVAL PLAN		○	○	○	○				
L.2 LANDSCAPE PLAN		○	○	○	○				
L.3 LANDSCAPE DETAILS & NOTES		○	○	○	○				
SL-1.1 SITE LIGHTING		○	○	○	○				
SL-1.2 SITE LIGHTING		○	○	○	○				
ARCHITECTURAL									
A 001 SIGN PLAN		○							
A 101 FLOOR PLAN			○	○					
A 201 BUILDING ELEVATIONS		○	○	○					
A 202 BUILDING ELEVATIONS		○	○	○					
A 203 BUILDING ELEVATIONS		○	○	○					
A 204 DUMPSTER		○							

NOTES	
1.	OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REPLENISH MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING.
2.	ANY HAZARDOUS MATERIALS USED, STORED OR PROCESSED ON SITE WILL BE SUBJECT TO ALL APPLICABLE REGULATIONS.
3.	ALL SITE LIGHTING SHALL BE SHIELDED OR DIRECTED TO REMAIN WITHIN THE SITE BOUNDARIES. THIS SHALL INCLUDE SHIELDING FROM VIEW FROM OFFSITE THE HOTSPOT OF LIGHTS
4.	OWNER AGREES TO PICK-UP DEBRIS ON PROPERTY AND BLOWING FROM PROPERTY WEEKLY AS NEEDED.
5.	ALL SIGNAGE TO CONFORM TO THE City of Villa Park ZONING ORDINANCE
6.	OWNER AGREES THAT PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKING SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
7.	HAZARDOUS MATERIALS: ALL WASTE LIQUIDS GENERATED FROM THE REPAIR OF VEHICLES IN THE FACILITY ARE TO BE CAPTURED AND DISPOSED OFF SITE BY LICENSED WASTE HAULERS. USED TIRES ARE STORED INSIDE THE FACILITY IN SPECIFICALLY DESIGNATED AREAS AND ARE DISPOSED / RECYCLED OFF-SITE BY LICENSED WASTE HAULERS. ALL LICENSES ARE AVAILABLE FOR REVIEW UPON REQUEST.
8.	NO VEHICLES TO BE LEFT OUTSIDE THE BUILDING OVERNIGHT, AND NO OUTDOOR STORAGE OF NEW OR USED AUTO PARTS.
9.	GENERAL CONTRACTOR TO PROVIDE ASSISTANCE TO ALL VENDORS OF OWNER SUPPLIED AND INSTALLED ELEMENTS IN UNLOADING AND PLACING SAID MATERIAL ON PROJECT SITE.
10.	DESCRIPTION OF OPERATIONS: BELLE TIRE FACILITY SELLS AND INSTALLS TIRES AND AUTOMOTIVE PARTS FOR PASSENGER AND SMALL COMMERCIAL VEHICLES. BELLE ALSO OFFERS AUTOMOTIVE SERVICE INDEPENDENT FROM THE PRODUCTS THAT ARE SOLD ON SITE AS WELL AS REPAIR OF WINDSHIELDS. SALES ARE CONDUCTED IN THE SHOWROOM / WAITING AREA AND INSTALLED IN THE 10 CONNECTED SERVICE BAYS. MAXIMUM AMOUNT OF EMPLOYEES ON ANY SHIFT IS 10.

CONTOUR
DESIGN + ENGINEERING

628 E. Parent Avenue
Suite 100
Royal Oak, MI 48067
248.258.6485 (O)
248.330.9395 (C)
cenright@contourlandgroup.com



LOCATION MAP

NO SCALE

LEGAL DESCRIPTION

LOT 1 IN MICHAEL MAUDE'S SUBDIVISION, A RESUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1979 AS DOCUMENT R79-18713, IN DU PAGE COUNTY, ILLINOIS.

LANDSCAPE ARCHITECT

AGENCY/UTILITY CONTACTS

UTILITIES



811
Know what's below.
Call before you dig.



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



(TO HEAVY LINES)
48,792 SQUARE FEET
OR
1.120 ACRES
BASED ON MEASURED VALUE

REGULAR SPACES = 48
ACCESSIBLE SPACES = 2
TOTAL SPACES = 50

NO SCALE

REGARDING SCHEDULE B:

SCHEDULE B EXCEPTIONS 1 THROUGH 13 ARE NOT SURVEY
RELATED AND THEREFORE NOT SHOWN.

SCHEDULE B EXCEPTION 14 IS CIRCULAR IN NATURE IN THAT IT REFERENCES MATTERS SHOWN ON THIS SURVEY

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER NCS-1182530-MCH ISSUED BY FIDELITY NATIONAL LIFE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JUNE 15, 2023.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN OTHER AREAS: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP NUMBER 17043C0088B, HAVING A REVISED DATE OF AUGUST 1, 2019).
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS. ALSO BASED ON FIELD WORK PERFORMED ON 07/24/2023.

3. THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STATE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIGITIZATION NUMBER AND SURVEYORS ARE ASKING TO DO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATTESTATIONS THEIR RESPECTIVE FACILITIES. THE RECORDS RECEIVED TO DATE IS SHOWN HEREON.
6. ADJOINING OWNER INFORMATION SHOWN HEREON IS FROM AVAILABLE TAX RECORDS.
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED FIELD EVIDENCE AND EXISTING DRAWINGS, RECORDS AND THE AREA OF THE SURVEY. HOWEVER, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES. THE AREA OF THE SURVEY IS NOT TO BE ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES AT EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS OBSERVED AND NOTED EXISTING STRUCTURES AND MARKINGS; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.
8. IN EVENT OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR REMOVAL IN ADDITION TO OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
9. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING AGENCY AT THE TIME OF THE SURVEY. THE SURVEY IS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REMOVAL.
10. IN ACCORDANCE WITH PARAGRAPH 6 (A), THE SURVEY REPORT WAS NOT PROVIDED TO THE SURVEYOR.

CABLE
COMCAST -MARTHA GIERAS
224-229-5862
MARTHA_GIERAS@CABLE.COMCAST.COM

ELECTRIC
COMED
630-576-7094

GAS
NICOR GAS
GASMAPS@NICOR.COM

BUCKEYE PARTNERS - TRACI MCCLERNON
610-357-3294
TMCCLERNON@BUCKEYE.COM

WEST SHORE PIPELINE - DAVE JONES
610-904-4409
DAJONES@BUCKEYE.COM

COMMUNICATIONS
AT&T
G11629@ATT.COM

MCI-VERIZON
INVESTIGATIONS@VERIZON.COM

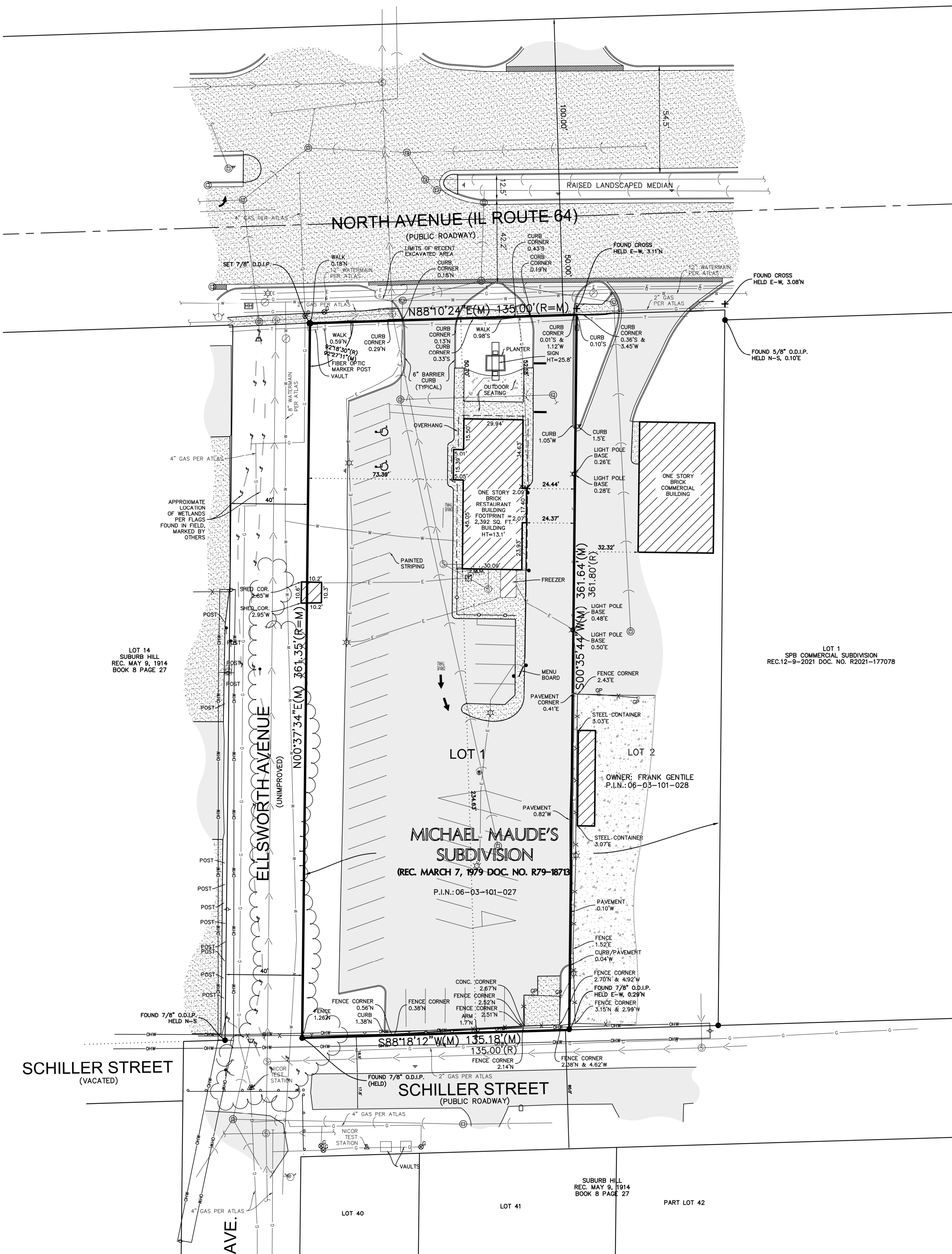
VINAKOM COMMUNICATIONS –DICKY PATEL
847-592-5785
DICKY.PATEL@VINAKOM.COM

WATER / SANITARY / STORM
VILLAGE OF ADDISON - JOEL MELIN
630-543-4100

JMELIN@ADDISON-IL.ORG
VILLAGE OF VILLA PARK -MICHAEL GUERRA
630-834-8505
630-918-0114
MGUERRA@VILLAPARK.COM

●	FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HOLE LOCATION)	⚡	GAS METER
■	CONCRETE MONUMENT	⚡	GAS VALVE
■	CROSS IN CONCRETE	★	GAS MARKER
⊙	MANHOLE	⊙	DOWN SPOUT
⊙	STORM STRUCTURE	⊙	BORING HOLE
⊙	SANITARY MANHOLE	⊙	MONITORING WELL
∞	CLEANOUT	⊙	GATE POST
—	FLARED END SECTION	●	BOLLARD POLE
⊡	TRANSFORMER PAD	—	SIGN
⊡	ELECTRIC MANHOLE	—	FLAG POLE
⊡	ELECTRIC BOX	□	MAILBOX
⊡	ELECTRIC PEDESTAL	—	SANITARY SEWER
⊡	ELECTRIC MONUMENT	—	STORM SEWER
⊡	ELECTRIC METER	—	WATER MAIN
—	UTILITY POLE	—	GAS MAIN
—	UTILITY POLE W/LIGHT	—	OVERHEAD WIRES
—	UTILITY POLE W/TSF	—	COMMUNICATION LINE
—	TSF POLE	—	FIBER OPTIC LINE
—	OVERHEAD TRAFFIC SIGNAL	☼	CONIFEROUS TREE W/APPROX. DIAMETER
—	TRAFFIC SIGNAL MANHOLE	⌚	DECIDUOUS TREE W/APPROX. DIAMETER MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
—	LIGHT	—	TREE LINE + ELEVATION
—	LIGHT POLE	▬	BITUMINOUS PAVEMENT
—	HAND HOLE	▬	CONCRETE SURFACE
—	VALVE VAULT	▬	DEPRESSED CURB
—	FIRE HYDRANT	▬	GRAVEL SURFACE
—	IRRIGATION CONTROL VALVE	▬	LANDSCAPE AREA
—	POST INDICATOR VALVE	▬	STONE SURFACE
—	SIAMSESE WATER CONNECTION	▬	DETECTABLE TACTILE WARNING SURFACE
—	WATER MARKER	—	BRICK PAVERS
—	WATER METER	—	WOOD FENCE
—	VALVE BOX	—	CHAIN LINK FENCE
—	B/BOX	—	METAL FENCE
—	SPRINKLER CONTROL VALVE	—	METAL GUARDRAIL
—	TELEPHONE MANHOLE	—	OVERHEAD TRAFFIC
—	TELEPHONE NETWORK INTERFACE		
—	COMMUNICATION MARKER		
—	COMMUNICATION PEDESTAL		
—	CABLE TELEVISION PEDESTAL		
—	CONTROL BOX		
—	WETLAND FLAG		

LOT 1 IN MICHAEL MAUDE'S SUBDIVISION, A RESUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1979 AS DOCUMENT R79-18713, IN DU PAGE COUNTY, ILLINOIS.



REFERENCE BENCHMARKS:
 DUPage COUNTY DATA MONUMENT DK3252

STATION IS AT THE INTERSECTION OF ROUTE 83 AND ENTRANCE TO ELMHURST QUARRY FOLD CONTROL FACILITY. INTERSECTION IS APPROX. ±.25 MILES SOUTH OF NORTH AVE. (IL 64). MONUMENT IS 28.6' NE OF LARGE CORNER FENCE POST, 52.5' SW OF TRAFFIC SIGNAL LIGHT, 137' SW OF THE SW CORNER OF A SIGN FOR THE ELMHURST QUARRY FOLD CONTROL FACILITY. THE MONUMENT IS A 3.5" BRASS DISC, SET IN CONCRETE ± 2' ABOVE GRADE.

SITE BENCHMARK #1
SOUTHEAST BOLD ON FIRE HYDRANT AT THE NORTHWEST CORNER OF SUBJECT
PROPERTY
ELEVATION = 681.91

SITE BENCHMARK #2
NORTHWEST TAG BOLT ON 1ST FIRE HYDRANT EAST OF SUBJECT PROPERTY (277 E.
NORTH AVENUE).
ELEVATION = 682.17

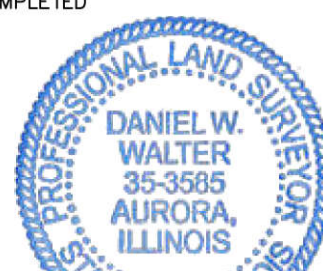
TO: BARNES DEVELOPMENT COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY, AND EACH OF THEIR LENDERS AFFILIATES, SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B1), 7(C), 8, 9, 11(A), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

DATE OF PLAT OR MAP: AUGUST 8, 2023
BY: Daniel W. Walter
DANIEL W. WALTER
IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/24

J:\PSDATA\2023 PROJECTS\23.0163\23.0163 LTS TOPO.DWG



1 OF 2

SCALE: 1" = 30'

PROJ. NO. 23-0163

COMPASS
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

BELLE TIRE
231 E. NORTH AVENUE
VILLA PARK

CLIENT

CONTOUR LAND GROUP
638 E. PARENT AVENUE, SUITE 100
ROYAL OAK MI 48067

DATE: 08-08-23

PC TK

DRAWN BY BT

CHECKED BY DW

BOOK 667 PG 10-12

NO.

1.

2.

3.

REVISIONS

PER EMAIL DATED 9/1/2023

ADD WETLANDS FLAGS

ADDITIONAL UTILITY INFORMATION

DATE

9/26/23

12/11/23

04/17/24

BY

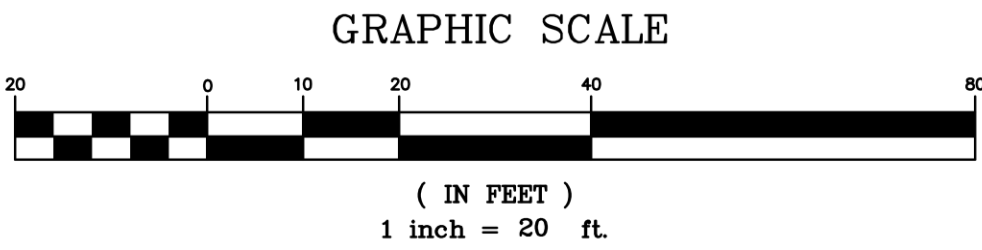
BT

BT

RHM

<

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



GRID NORTH

LINE LEGEND

- LIMITS OF LAND PER
— LEGAL DESCRIPTION
— ADJACENT LAND
— PARCEL LINE
— EASEMENT LINE
— CENTERLINE
— BUILDING SETBACK LINE
— SECTION LINE
— EXISTING CONTOUR

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSION
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LEGEND

- FOUND 7/8" O.D.I.P.
● UNLESS OTHERWISE NOTED
(HELD LOCATION)
+ CONCRETE MONUMENT
+ CROSS IN CONCRETE
⊙ MANHOLE
⊙ STORM STRUCTURE
⊙ SANITARY MANHOLE
⊙ CLEANOUT
⊙ FLARED END SECTION
⊙ TRANSFORMER PAD
⊙ ELECTRIC MANHOLE
⊙ ELECTRIC BOX
⊙ ELECTRIC PEDESTAL
⊙ ELECTRIC MARKER
⊙ ELECTRIC METER
⊙ UTILITY POLE
⊙ UTILITY POLE W/LIGHT
⊙ UTILITY POLE W/TSP
⊙ GUY POLE
⊙ OVERHEAD TRAFFIC SIGNAL
⊙ TRAFFIC SIGNAL MANHOLE
⊙ LIGHT
⊙ LIGHT POLE
⊙ HAND HOLE
⊙ VALVE VAULT
⊙ FIRE HYDRANT
⊙ IRRIGATION CONTROL VALVE
⊙ POST INDICATOR VALVE
⊙ SIAMSE WATER CONNECTION
⊙ WATER MARKER
⊙ WATER METER
⊙ VALVE BOX
⊙ B/BOX
⊙ SPRINKLER CONTROL VALVE
⊙ TELEPHONE MANHOLE
⊙ TELEPHONE NETWORK INTERFACE
⊙ COMMUNICATION MARKER
⊙ COMMUNICATION PEDESTAL
⊙ CABLE TELEVISION PEDESTAL
⊙ CONTROL BOX
⊙ WETLAND FLAG
⊙ GAS METER
⊙ GAS VALVE
⊙ GAS MARKER
⊙ DOWN SPOUT
⊙ BORING HOLE
⊙ MONITORING WELL
⊙ GATE POST
⊙ BOLLARD POLE
⊙ SIGN
⊙ FLAG POLE
⊙ MAILBOX
— SANITARY SEWER
— STORM SEWER
— WATER MAIN
— GAS MAIN
— ELECTRIC LINE
— OVERHEAD WIRES
— COMMUNICATION LINE
— FIBER OPTIC LINE
— CONIFEROUS TREE
— W/APPROX. DIAMETER
— DECIDUOUS TREE
— W/APPROX. DIAMETER
— MS=MULTI-STEM
(DRIP LINE SHOWN IS APPROXIMATE)
— TREE LINE
— ELEVATION
— BITUMINOUS PAVEMENT
— CONCRETE SURFACE
— DEPRESSED CURB
— GRAVEL SURFACE
— LANDSCAPE AREA
— STONE SURFACE
— DETECTABLE TACTILE
— WARNING SURFACE
— BRICK PAVERS
— WOOD FENCE
— CHAIN LINK FENCE
— METAL FENCE
— METAL GUARDRAIL
— OVERHEAD TRAFFIC ARM



J:\PSDATA\2023 PROJECTS\23.0163\23.0163 LTS TOPO.DWG

2 OF 2

SCALE: 1" = 20'

COMPASS
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

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VILLA PARK

CLIENT

CONTOUR LAND GROUP
628 E. PARENT AVENUE, SUITE 100
ROYAL OAK, MI 48067

NO.	REVISIONS	DATE	BY
1.	PER EMAIL DATED 9/1/2023	9/26/23	BT
2.	ADD WETLANDS FLAGS	12/11/23	BT
3.	ADDITIONAL UTILITY INFORMATION	04/17/24	RHM



GENERAL NOTES

1. ALL CURRENT AND APPLICABLE ORDINANCES, STANDARDS AND SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION, I.E., THE MUNICIPALITY, STATE, REGIONAL AND LOCAL UTILITY PROVIDERS AND/OR ILLINOIS DEPARTMENT OF TRANSPORTATION SHALL GOVERN ALL CONSTRUCTION ITEMS IN THESE PLANS UNLESS OTHERWISE NOTED. WHERE ANY CONFLICTS ARISE, THE MORE STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY DIRECTED OTHERWISE BY THE PROFESSIONAL OF RECORD.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION. ANY PERFORMANCE OR MAINTENANCE BONDS, LETTER OF CREDIT OR OTHER FINANCIAL SECURITY REQUIRED FOR ANY PERMITS SHALL BE PROVIDED BY THE CONTRACTOR TO OBTAIN PERMITS.
3. THE CONTRACTOR AND SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN ACCORDANCE WITH THE FEDERAL, STATE, LOCAL, AND OSHA REQUIREMENTS.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXAMINE AND VERIFY SURVEY BENCHMARKS, PROPERTY BOUNDARY, DIMENSIONS AND ACTUAL CONDITIONS TO CONFIRM ALIGNMENT WITH THE CONSTRUCTION PLANS. ANY DISCREPANCIES SHOULD BE PRESENTED TO THE OWNER, SURVEYOR, ENGINEER OR CONSTRUCTION MANAGER IMMEDIATELY FOR INSTRUCTION. ANY WORK PERFORMED THEREAFTER WITHOUT INSTRUCTION SHALL BE AT CONTRACTORS EXPENSE.
5. BEFORE BIDDING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND ACCOMMODATE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT AND ANY ENVIRONMENTAL PHASE 1 OR PHASE 2 REPORTS PROVIDED IN THE CONTRACT DOCUMENTS. THIS INCLUDES:REMOVAL OF POOR SOILS, SUB-GRADE PREPARATION, ETC. ANY COSTS ASSOCIATED WITH THESE ITEMS AND AS THEY RELATE TO SCHEDULE ARE TO BE INCLUDED IN FINAL BIDS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WORK OFF THE MOST RECENT SET OF CONSTRUCTION PLANS. CONTRACTOR SHALL CONFIRM WITH ENGINEER THE MOST RECENT APPROVED, STAMPED AND CERTIFIED SET ISSUED FOR CONSTRUCTION.
7. AT LEAST 72 HRS PRIOR TO CONSTRUCTION, AND SUBJECT TO LONGER REQUIRED TIMEFRAMES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE FEDERAL, STATE AND/OR LOCAL AUTHORITIES AS REQUIRED. THE CONTRACTOR SHALL ABIDE BY AGENCY AND MUNICIPALITY STANDARDS FOR NOTIFICATION, TESTING AND INSPECTION DURING CONSTRUCTION. ANY DELAY IN SCHEDULE OR TIME LOST DUE TO IMPROPER CONTRACTOR INSPECTION CONDITIONS OR SCHEDULING SHALL BE AT CONTRACTOR'S EXPENSE.
8. THE EXISTING CONDITIONS DEPICTED ON THE PLANS ARE APPROXIMATE AND INFORMATIONAL IN NATURE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS, LOCATIONS OF ANY NATURAL FEATURES AND ALL PUBLIC/PRIVATE UNDERGROUND UTILITIES BOTH HORIZONTALLY AND VERTICALLY. ANY EXPLORATORY SUBSURFACE INVESTIGATION SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ANY SIGNIFICANT DIFFERENCES FROM THE PLANS SHALL BE COMMUNICATED WITH THE ENGINEER PRIOR TO COMPLETING ASSOCIATED WORK.
9. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, OWNERS' AGENTS, ENGINEER OF RECORD, CHRISTOPHER ENRIGHT ARCHITECTS, THE MUNICIPALITY AND ANY OTHER AGENCY FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES RESULTING FROM PERFORMANCE OF THE CONTRACTOR'S WORK.
10. ANY WORK TO BE PERFORMED WITHIN A PUBLIC RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH THAT PUBLIC ENTITIES' PERMIT REQUIREMENTS, STANDARDS AND SPECIFICATIONS. ANY REQUIRED SAFETY PRECAUTIONS, WARNING DEVICES, ADDITIONAL SIGNAGE, AND MAINTENANCE OF TRAFFIC REQUESTED DURING CONSTRUCTION AND SUPPLEMENTAL TO THE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. THE CONTRACTOR IS RESPONSIBLE FOR ASSIGNING AN ON-SITE RESPONSIBLE PARTY FOR RECORDING AND MAINTAINING ALL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIRED INSPECTIONS AND DOCUMENTATION. THE REPORT SHALL BE KEPT UP TO DATE ON-SITE AND AVAILABLE UPON REQUEST.
12. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/SUBMITTALS FOR REVIEW AND APPROVAL OF PROPOSED WORK BY THE OWNER AND OWNERS' ENGINEER WITH ADEQUATE TIME PROVIDED FOR THE REVIEW.
13. CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, TRASH, SPILLS, OILS/FUELS, MISCELLANEOUS EQUIPMENT UN-SUITABLE MATERIAL AND PROPERLY DISPOSE OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR PERMITS REQUIRED FOR PREPARATION, HAULING AND DISPOSAL.
14. ANY DAMAGE OR STRUCTURAL FAILURE TO EXISTING PAVEMENTS, CURBING, SIDEWALKS, LANDSCAPING, POLES, UTILITY STRUCTURES, AND ALIKE, INTENDED TO REMAIN, AS A RESULT OF HEAVY CONSTRUCTION EQUIPMENT AND OPERATIONS, SHALL BE REMOVED AND PROPERLY RESTORED IN KIND AT CONTRACTOR'S EXPENSE.
15. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AS-BUILTS OR PROVIDING ANY REQUIRED FIELDWORK AND PREPARING RECORD DRAWINGS FOR PROJECT CLOSOUT. ANY COSTS INCURRED FOR REQUIRED CLEANING, FLUSHING, STREET SWEEPING, TELEVISION OR ON-SITE INSPECTIONS BY AGENCY STAFF SHALL BE PROVIDED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER AND OWNERS' ENGINEER FOR DOCUMENTATION.
16. BEFORE INSTALLATION OF WET AND DRY UTILITIES, CONTRACTOR SHALL VERIFY ALL CROSSINGS AND INFORM THE ENGINEER OF ANY POTENTIAL CONFLICTS FOR REVIEW AND DIRECTION. ANY REWORK REQUIRED DUE TO THE CONTRACTOR NOTIFYING ENGINEER AFTER WORK STARTED WILL BE AT THE EXPENSE OF THE CONTRACTOR.
17. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE DURATION OF THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF DEFECTIVE WORK. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES TO INSURE COMPLIANCE WITH THE PLANS AND SPECIFICATIONS.

SITE PLAN NOTES

1. THE MUNICIPALITY AND ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) CURRENT EDITION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SHALL GOVERN ALL SITE PLAN CONSTRUCTION ITEMS.
2. CONTRACTOR SHALL FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS FOR ALL PAVEMENT THICKNESSES, SITE AND SUBGRADE PREPARATION, AND LIFT AND COMPACTION REQUIREMENTS. WHERE CONFLICTS ARISE WITH LOCAL OR STATE REQUIREMENTS, THE MORE STRINGENT REQUIREMENT TAKES PRECEDENCE UNLESS DIRECTED OTHERWISE BY THE CIVIL ENGINEER.
3. REFER TO ARCHITECTURAL, STRUCTURAL AND MEP PLANS FOR ALL BUILDING ELEMENTS RELATED TO THE SITE PLAN INCLUDING BUILDING DIMENSIONS, DOOR LOCATIONS, STOOPS, BOLLARDS, ETC.
4. DIMENSIONS ARE TO FACE OF CURB IN ALL PAVED AREAS, BACK OF CURB IN GRASS/LANDSCAPE AREAS AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT AND/OR CURB RADIUS TO BE THREE FOOT (3') UNLESS OTHERWISE NOTED.
6. ALL CONCRETE SIDEWALK SHALL BE BROOM FINISHED PERPENDICULAR TO DIRECTION OF TRAVEL.
7. ALL WORK WITHIN A PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE PUBLIC AUTHORITY STANDARDS AND SPECIFICATIONS.
8. CONCRETE JOINTING AND ANY REQUIRED DOWELING FOR PAVEMENT, CURBING AND SIDEWALK SHALL BE AS SHOWN ON THE DETAILS IN THE PLANS, MUNICIPALITY REQUIREMENTS OR PER STATE DOT STANDARDS AND SPECIFICATIONS, WHICHEVER MORE STRINGENT.
9. PAVEMENT QUALITY CONTROL TESTING AND INSPECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COPIES OF TEST RESULTS SHOULD BE PROVIDED TO THE OWNERS REPRESENTATIVE FOR APPROVAL.
10. PRIOR TO INSTALLATION OF CURB AND GUTTER AND BASE MATERIAL, FINE GRADED COMPACTED SUBGRADE SHALL EXTEND TWO FEET (2') BEYOND THE BACK OF CURB.
11. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE STATE DEPARTMENT OF TRANSPORTATION (DOT) STANDARDS.
12. ACCESSIBLE SPACES AND ROUTES SHALL BE GOVERNED AND CONSTRUCTED IN CONFORMANCE WITH THE CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE (IAC), ADA ACCESSIBILITY GUIDELINES (ADAAG), PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND/OR IDOT STANDARDS.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY DEMOLITION PERMITS.
2. ALL ITEMS SCHEDULED FOR REMOVAL IN THE PLANS OR SPECIFICATIONS ARE TO BE REMOVED IN THEIR ENTIRETY ABOVE AND BELOW GROUND TO SUBGRADE, INCLUDING BUT NOT LIMITED TO, STRUCTURES COMPLETE TO FOUNDATIONS AND APPURTENANCES, PAVEMENTS, BASE AGGREGATES, TREES, LANDSCAPING, UTILITIES, MANHOLES, ETC. ANY REQUIRED BACKFILL SHALL MEET MATERIAL, LIFT AND COMPACTION SPECIFICATIONS PER THE GEOTECHNICAL REPORT. ANY RE-USE OR WORKING IN OF BASE AGGREGATES FOR PROPOSED WORK MUST MEET APPROPRIATE SPECIFICATIONS FOR MATERIAL GRADATION, CONSISTENCY AND MUST BE APPROVED FOR RE-USE BY THE OWNER, CIVIL ENGINEER AND GEOTECHNICAL ENGINEER.
3. LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND INFORMATIONAL IN NATURE. DATA IS GATHERED FROM SEVERAL DIFFERENT SOURCES OVER EXTENDED PERIODS OF TIME TO OBTAIN THE BEST INFORMATION POSSIBLE. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE LOCATIONS. THE CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DEPTHS ON-SITE WITH UTILITY COMPANIES PRIOR TO DEMOLITION ACTIVITIES.
4. CONTRACTOR SHALL COORDINATE ANY REMOVAL, RELOCATION OR DISCONNECTION OF UTILITY SERVICES WITH RESPECTIVE UTILITY COMPANY PRIOR TO ANY DEMOLITION. CONTRACTOR VERIFY IF LINES ARE ACTIVE OR ENERGIZED PRIOR TO EXCAVATION.
5. CONTRACTOR SHALL USE CARE WHEN WORKING AROUND ANY EXISTING UTILITIES TO REMAIN, ESPECIALLY HIGH PRESSURE GAS MAINS, FIBER OPTIC, OLDER LARGE DIAMETER WATER MAINS, AND ELECTRICAL TRANSMISSION/PRIMARY SERVICES TO NOT DAMAGE OR INTERRUPT EXISTING SERVICES. CONTRACTOR SHALL EXPOSE SENSITIVE LINES USING NON-DESTRUCTIVE METHODS, AND HAVE THE UTILITY COMPANY AND QUALIFIED PERSONNEL ASSIST IN THE PROTECTION OF THEIR LINES.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IS TO BE REMOVED AND DISPOSED OF OFF-SITE PROPERLY IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ANY MATERIAL PROCESSING, HAULING AND DUMPING IS CONTRACTOR'S RESPONSIBILITY AND EXPENSE.
7. ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIPLINE OF THE TREE CANOPY TO PRESERVE THE EXISTING ROOT SYSTEMS.
8. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS NECESSARY TO KEEP ALL SEDIMENT ASSOCIATED WITH DEMOLITION AND EARTHMOVING ACTIVITIES ON-SITE. CONTRACTOR SHALL EMPLOY WATER SPRINKLING, SPRAYING OFF TIRES AND STREET SWEEPING TO REDUCE SEDIMENT TRACKING AND DUST CONTROL AS NEEDED FOR LARGE PROJECTS, DRY SEASONS, AND AT CONSTRUCTION ENTRANCES/EXITS. EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPLACED WHEN NEEDED.
9. DEMOLITION SHALL BE ANTICIPATED, INCLUDED IN THE CONTRACTORS BID, AND PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
10. NO DISRUPTION OF EXISTING UTILITY SERVICES TO EXISTING BUSINESSES IS ALLOWED WITHOUT EXPRESS PERMISSION FROM THE BUSINESS OWNERS AND UTILITY COMPANIES.
11. ALL PAVEMENT SAWCUTS SHALL BE FULL DEPTH, NEAT AND TRUE TO LINE.
12. SAWCUTS OF EXISTING CURBS AND SIDEWALKS SHALL BE AT THE NEAREST JOINT BEYOND REMOVAL LIMITS.
13. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS.
14. ANY DISCREPANCIES OR CONFLICTS WHICH ARISE SHALL BE COMMUNICATED TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.

GRADING/EARTHWORK NOTES

1. REFER TO THE GEOTECHNICAL REPORT PROVIDED IN THE CONTRACT DOCUMENTS AND ADHERE TO ALL RECOMMENDATIONS SPECIFIED THEREIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE SITE, AND THE CONDITIONS OF THE SITE PRIOR TO FINAL BIDDING.
2. RIM ELEVATIONS AND GRADES SHOWN AT CURB INLETS INDICATE FLOW LINE ELEVATIONS, IE, ELEVATIONS AT THE LOWEST DRAWDOWN POINT ON THE GRATE.
3. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL DURING CONSTRUCTION TO MINIMIZE STANDING WATER AND ENSURE SEDIMENT DOES NOT LEAVE THE SITE.
4. ALL GRADE ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
5. PRIOR TO MASS GRADING, GROUND SHALL BE CLEARED AND GRUBBED, TOPSOIL STRIPPED AND STOCKPILED OR ANY UNSUITABLE SOIL/MATERIAL TESTED AND DISPOSED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
6. ANY DISTURBED AREAS SHALL BE STABILIZED AND SEEDED WITHIN 7 DAYS.
7. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE. ANY DISCREPANCIES FOUND IN THE PLANS SHALL BE COMMUNICATED WITH THE OWNER OR ENGINEER PRIOR TO EARTHMOVING ACTIVITIES. IF THE IMPORT OF CLEAN ENGINEERED FILL OR THE EXPORT OF EXCESS SOIL MATERIAL IS KNOWN AND REQUIRED, THE CONTRACTOR SHALL PROVIDE FOR IT IN FINAL BIDDING. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR IMPORT/EXPORT OF SOIL DURING CONSTRUCTION OR AFTER BIDDING.
8. ANY SOFT OR UNSUITABLE SOILS ENCOUNTERED IN STRUCTURAL SOIL AREAS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE STRUCTURAL FILL IN ACCORDANCE WITH THE GEOTECHNICAL MATERIAL RECOMMENDATIONS.
9. EARTHWORK ACTIVITIES DURING RAINY SEASONS SHALL BE ACCOUNTED FOR IN THE CONTRACTOR'S FINAL BIDDING. THIS INCLUDES "MEANS AND METHODS" RELATED TO SUBGRADE PREPARATION, IE, SUBGRADE GRADATION MODIFICATION AS OPPOSED TO SCARIFYING, DISCING AND AERATING TO DRY SOFT SOILS DUE TO EXCESS MOISTURE CONTENT AND AGGRESSIVE PROJECT SCHEDULING.
10. ANY IMPORTED FILL MATERIAL SHALL BE CLEAN ENGINEERED FILL.
11. TOPSOIL TO BE RE-SPREAD IN NON-STRUCTURAL AREAS, IE, GRASS AND LANDSCAPE AREAS, SHALL BE FREE OF CLAY AND SPREAD TO A MINIMUM DEPTH OF 6". REFER TO LANDSCAPE PLAN FOR FINAL STABILIZATION MEASURES.
12. THROUGHOUT CONSTRUCTION, EROSION CONTROL SHALL BE MAINTAINED BY THE CONTRACTOR AT ALL TIMES IN CONFORMANCE WITH THE EROSION CONTROL MEASURES PROVIDED IN THE PLANS AND THE ILLINOIS URBAN MANUAL (IUM)
13. Dewatering should be anticipated, INCLUDED IN THE CONTRACTORS BID, AND PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
14. CONTRACTOR IS RESPONSIBLE FOR CONTRACTING A THIRD-PARTY INDEPENDENT TESTING AGENCY FOR QUALITY CONTROL AND QUALITY ASSURANCE. THE GEOTECHNICAL ENGINEER AND TESTING AGENCY SHALL WORK IN CONCERT TO INSURE GOVERNING MATERIAL SPECIFICATIONS ARE MET.
12. SIDEWALK AND PAVEMENT SLOPES IN ACCESSIBLE PARKING SPACES AND ROUTES SHALL CONFORM TO THE CURRENT EDITION OF THE ILLINOIS ACCESSIBILITY CODE (IAC), ADA ACCESSIBILITY GUIDELINES (ADAAG), PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND/OR IDOT STANDARDS.
13. ADEQUATE SOIL COVER OVER THE TOP OF EXISTING AND PROPOSED UTILITIES SHALL BE PROVIDED BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION OPERATIONS TO INSURE STRUCTURAL INTEGRITY OF UTILITIES IS NOT COMPROMISED.
14. REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN SHEETS IN THIS SET FOR TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP) MEASURES, DETAILS WITH INSTALLATION AND MAINTENANCE PROCEDURES, CONSTRUCTION SEQUENCE AND ALL EROSION CONTROL NOTES.

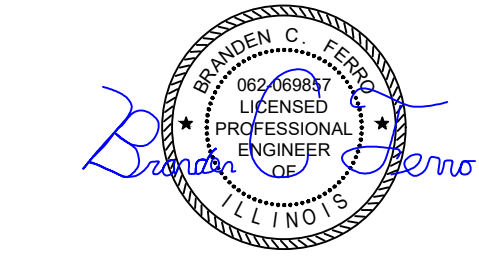
EROSION CONTROL NOTES

1. REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN SHEETS IN THIS SET FOR TEMPORARY EROSION CONTROL MEASURES, BEST MANAGEMENT PRACTICES (BMP'S), DETAILS WITH INSTALLATION AND MAINTENANCE PROCEDURES, CONSTRUCTION SEQUENCE AND ALL EROSION CONTROL NOTES.

UTILITY NOTES

1. ALL CONSTRUCTION OF UTILITY WORK SHALL BE GOVERNED BY THE CITY OF CRYSTAL LAKE PUBLIC WORKS AND ENGINEERING STANDARDS AND SPECIFICATIONS, CURRENT EDITION OF 'STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS' AND ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
2. CONTRACTOR SHALL REFER TO ALL OTHER GENERAL NOTES RELATED TO UTILITY WORK AND INCORPORATE HEREIN. CONTRACTOR REFER TO PLANS AND DETAIL SHEETS FOR ADDITIONAL UTILITY SPECIFICATIONS.
3. CONTRACTOR SHALL REFER TO THE MEP PLANS FOR UTILITY SERVICE LOCATIONS TO AREAS FIVE FEET (5') OUTSIDE THE BUILDING AND IN. COORDINATE WITH THE UTILITY PLANS IN THIS SET. ANY DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR COORDINATION PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL ALL UTILITIES PRIOR TO PAVING.
5. ALL EXISTING AND PROPOSED UTILITY SURFACE FEATURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE ADJUSTED TO FINISHED GRADE, INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE COVERS, HYDRANTS, PEDESTALS, UTILITY PADS, ETC.
6. PIPE LENGTHS SHOWN ON THE UTILITY PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
7. CONTRACTOR SHALL MAINTAIN PROPER SEPARATION FROM WATER MAIN TO ALL OTHER SEWERS:
 - 7.1. TEN FEET (10') MINIMUM HORIZONTAL SEPARATION FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER
 - 7.2. EIGHTEEN INCHES (18") MINIMUM VERTICAL SEPARATION FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER. "
 - 7.3. WHERE VERTICAL SEPARATION NOT POSSIBLE, SEWER SHALL BE CONSTRUCTED WITH WATER MAIN QUALITY RATED PIPE AT AND EXTENDING TEN FEET (10') ON BOTH SIDES OF CROSSING.
8. ALL UTILITIES UNDER AND WITHIN TWO FEET (2') OF PAVED AREAS OR CURB SHALL RECEIVE GRANULAR BACKFILL.
9. STORM SEWER NOTES:
 - 9.1. RIM ELEVATIONS ON STORM STRUCTURES INDICATE TOP OF CLOSED LID, OR WHERE THE STORMWATER FLOW ENTERS A CURB GRATE OR OPEN CASTING.
 - 9.2. ANY FIELD TIES ENCOUNTERED DRAINING OFF-SITE AREAS SHALL BE PICKED UP AND TIED INTO THE NEAREST STORM STRUCTURE.
 - 9.3. ALL INLETS IN SAC CONDITIONS SHALL HAVE FOUR INCH (4") DIAMETER PERFORATED UNDERDRAINS A MINIMUM OF TWENTY FEET (20') LONG. SEE UTILITY PLAN AND DETAIL.
 - 9.4. STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION.
 - 9.5. ALL MANHOLES, INLETS, FRAMES, GRATES, CONNECTIONS, ROOF DRAINS, ETC., SHALL BE CONSTRUCTED ACCORDING TO THE ORDINANCES AND STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
10. SANITARY SEWER NOTES:
 - 10.1. INSPECTION AND REWORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE A PART OF THE CONTRACT. ANY REWORK AS A RESULT OF FAILED INSPECTION / TESTING WILL BE AT CONTRACTOR'S EXPENSE.
 - 10.2. CONNECTIONS TO PUBLIC SEWERS SHALL NOT BE COMPLETED UNTIL AUTHORIZED BY THE UTILITY HAVING JURISDICTION.
 - 10.3. INVERTS GREATER THAN TWENTY-FOUR INCHES (24") BETWEEN INCOMING AND OUTGOING SEWER IN A MANHOLE SHALL REQUIRE A DROP MANHOLE.
 - 10.4. ALL SANITARY CONNECTIONS TO AN EXISTING MANHOLE SHALL BE MADE WITH A FLEXIBLE BOOT CONNECTOR.
11. WATER MAIN NOTES:
 - 11.1. INSPECTION, TESTING, FLUSHING AND CHLORINATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE PART OF THE CONTRACT. ANY REWORK AS A RESULT OF FAILED INSPECTION / TESTING WILL BE AT CONTRACTOR'S EXPENSE.
 - 11.2. MINIMUM COVER FOR WATER MAINS IS SIXTY INCHES (60") MINIMUM.
 - 11.3. FIRE SERVICE REQUIREMENTS AND FIRE HYDRANT LOCATIONS SHALL BE PER LOCAL FIRE DEPARTMENT AND CONFIRMED PRIOR TO INSTALLATION.
 - 11.4. WATER MAIN AND DOMESTIC WATER SERVICE SHALL BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION AND CONFIRMED PRIOR TO INSTALLATION.

Seal



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Consultar

Project:

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Shear

GENERAL NOTES

ISSUED TO

2024.03.03 VILLAGE / IDOT SUBMITTAL

2024.03.20 VILLAGE / IDOT RESUBMITTAL

2024.04.19 VILLAGE RESUBMITTAL

2024.04.29 VILLAGE/ IDOT RESUBMITTAL

Project Number

23-410

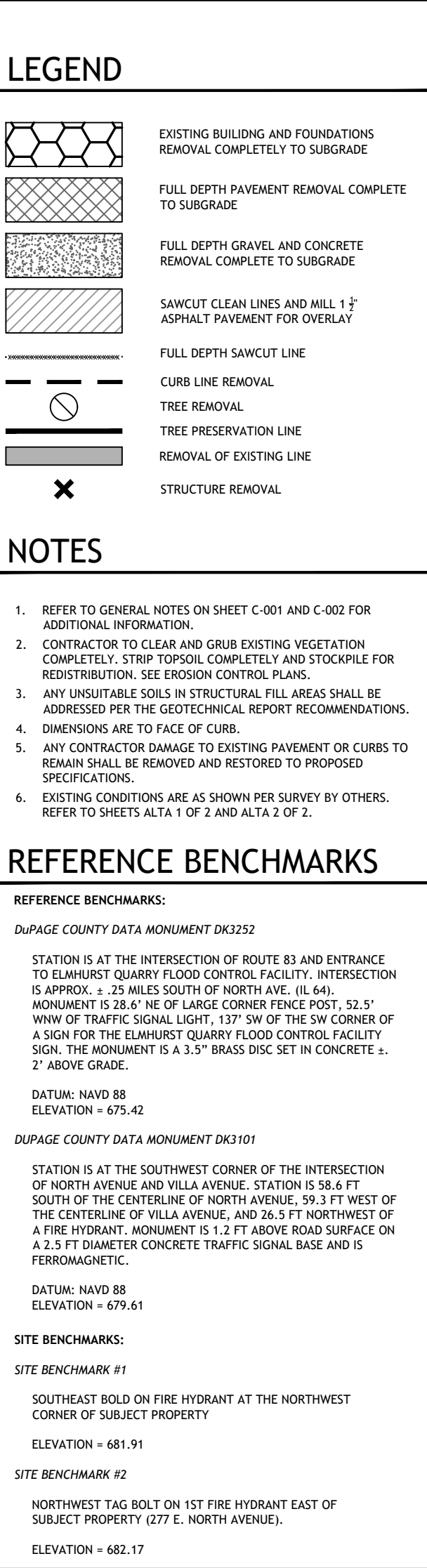
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C-001



Know what's **below**.
Call before you dig.





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Concurs

Project

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DEMOLITION PLAN

issued to

2024.02.02 VILLAGE/ IDOT SUBMITTAL

2024.03.29 VILLAGE/ IDOT RESUBMITTAL

2024.04.19 VILLAGE RESUBMITTAL

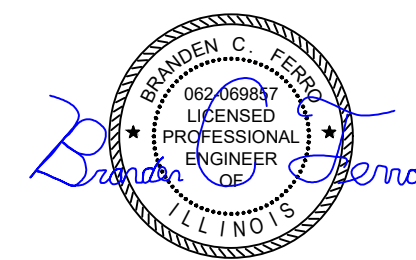
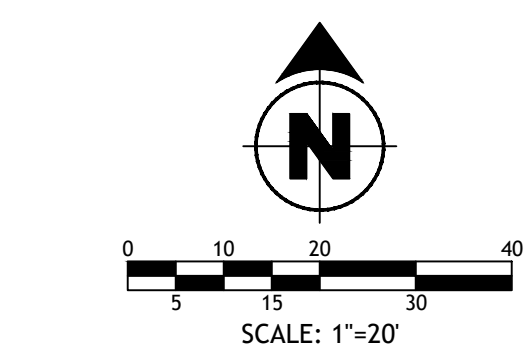
2024.04.29 VILLAGE/ IDOT RESUBMITTAL

Project Number

23-410

Sheet Number

C-100



CONTOUR
DESIGN • ENGINEERING

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Consultant

LEGEND

	 C-01 HEAVY DUTY C-600 ASPHALT PAVEMENT
	 C-02 LIGHT DUTY C-600 ASPHALT PAVEMENT
	 C-03 HEAVY DUTY C-600 CONCRETE PAVEMENT
	 C-04 CONCRETE C-600 SIDEWALK
	
	 C-06 REVERSE PITCH C-600 CURB & GUTTER
	 C-07 DEPRESSED C-600 CURB & GUTTER

BID ALTERNATE #1:
INSTALLATION OF RE

BID ALTERNATE #1:
INSTALLATION OF REGULAR DUTY AND HEAVY DUTY CONCRETE PAVEMENT
PER DETAILS ON SHEET C600 IN LIEU OF REGULAR DUTY AND HEAVY DUTY
ASPHALT PAVEMENT, RESPECTIVELY, AS INDICATED HEREIN.

NOTES

1. REFER TO GENERAL NOTES ON SHEET C-001 AND C-002 FOR ADDITIONAL INFORMATION.
2. THE BASIS FOR THE GEOMETRIC LAYOUT IS THE WESTERN PROPERTY LINE.
3. DIMENSIONS ARE TO EDGE OF PAVEMENT IN ALL PAVED AREAS, BACK OF CURB IN GRASS/LANDSCAPE AREAS AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.
5. EXISTING CONDITIONS ARE AS SHOWN PER SURVEY BY OTHERS.

SITE SUMMARY

LOT SIZE:	11,120 AC.
ZONING:	C-3 SERVICE BUSINESS DISTRICT
BUILDING SIZE:	9,800 SF.
BUILDING SETBACKS:	
FRONT	30 FT.
SIDE	0 FT.
REAR	20 FT.
PARKING SETBACKS:	
FRONT	30 FT.
SIDE	0 FT.
REAR	0 FT.
SURROUNDING ZONING:	NORTH – C-3 SERVICE BUSINESS DISTRICT SOUTH – RS-7 B UNINCORPORATED EAST – C-3 SERVICE BUSINESS DISTRICT WEST – C-3 SERVICE BUSINESS DISTRICT
MAX LOT COVERAGE (N/A):	85%

PARKING SUMMARY

MIN. SIZE:	9 FT. x 16 FT.
MIN. DRIVE WIDTH:	24 FT.
MIN. SPACES REQUIRED:	20 (2 SPACES PER SERVICE BAY)
SPACES PROVIDED:	38
ADA SPACES REQUIRED:	2
ADA SPACES PROVIDED:	2



Know what's below.
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Villa Park, IL 60181

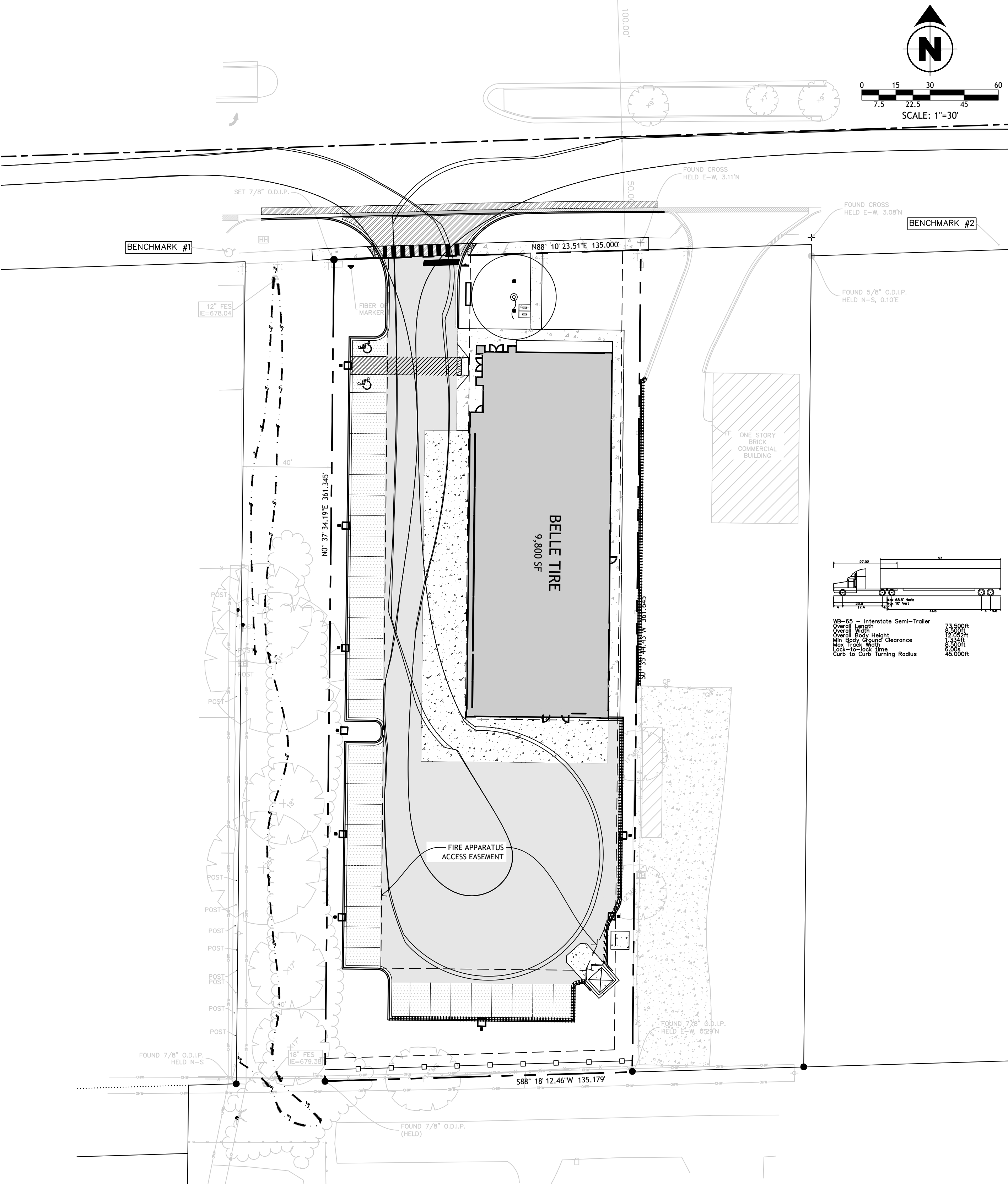
SITE PLAN

Issued for
2024.02.02 VILLAGE/ IDOT SUBMITTAL
2024.03.29 VILLAGE/ IDOT RESUBMITTAL
2024.04.19 VILLAGE RESUBMITTAL
2024.04.29 VILLAGE/ IDOT RESUBMITTAL

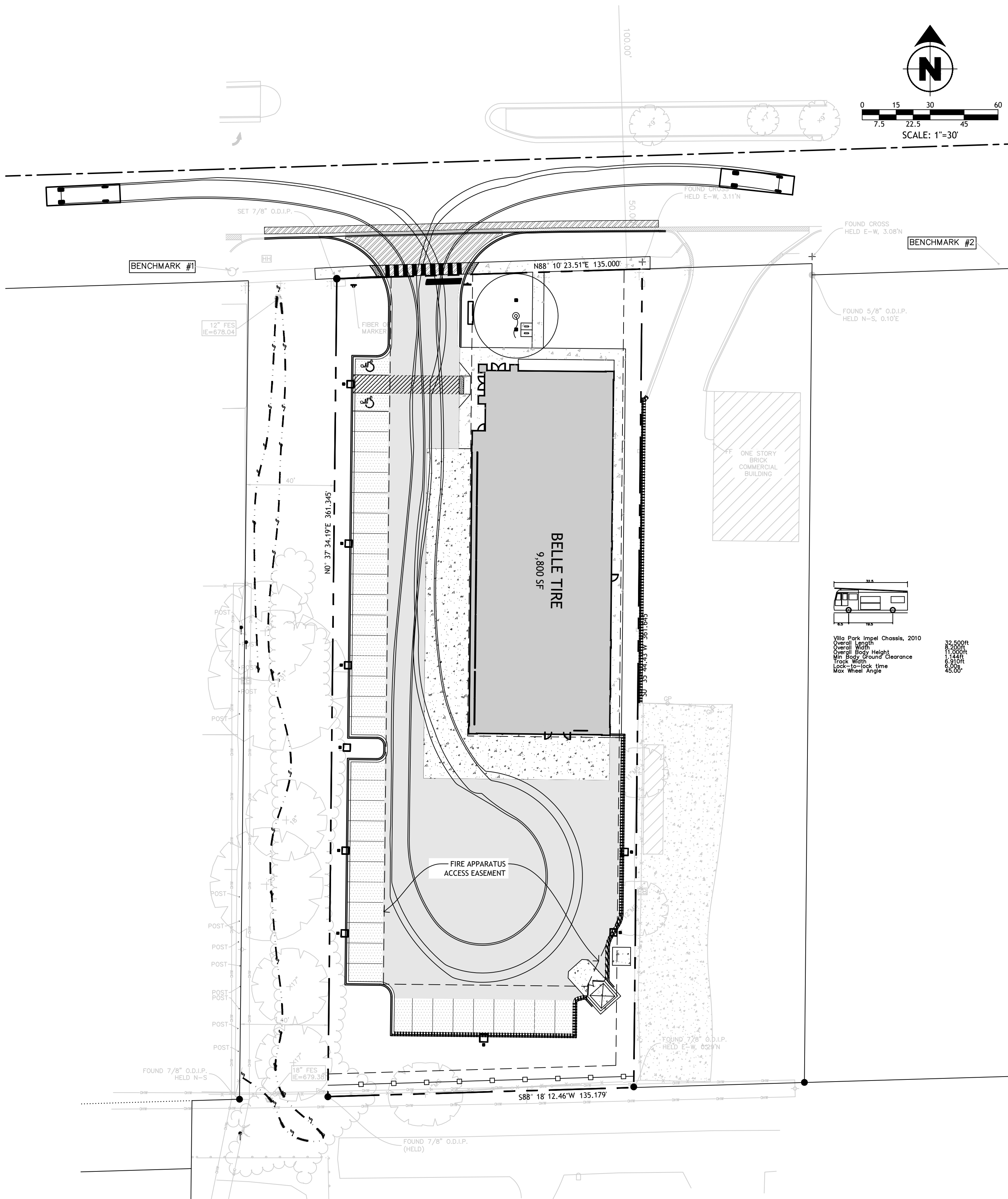
23-410

C-200

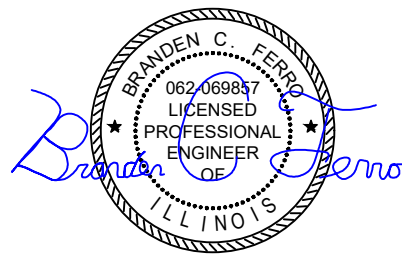
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SEMI-TRUCK (WB-65) TURNING MOVEMENT



VILLA PARK FIRE TRUCK TURNING MOVEMENT



628 E. Parent Avenue
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Consultant

Project

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Villa Park, IL

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Villa Park, IL 60181

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AUTOTURN ANALYSIS

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2024.03.29 VILLAGE/ IDOT RESUBMITTAL

2024.04.19 VILLAGE RESUBMITTAL

2024.04.29 VILLAGE/ IDOT RESUBMITTAL

Sheet Number

23-410

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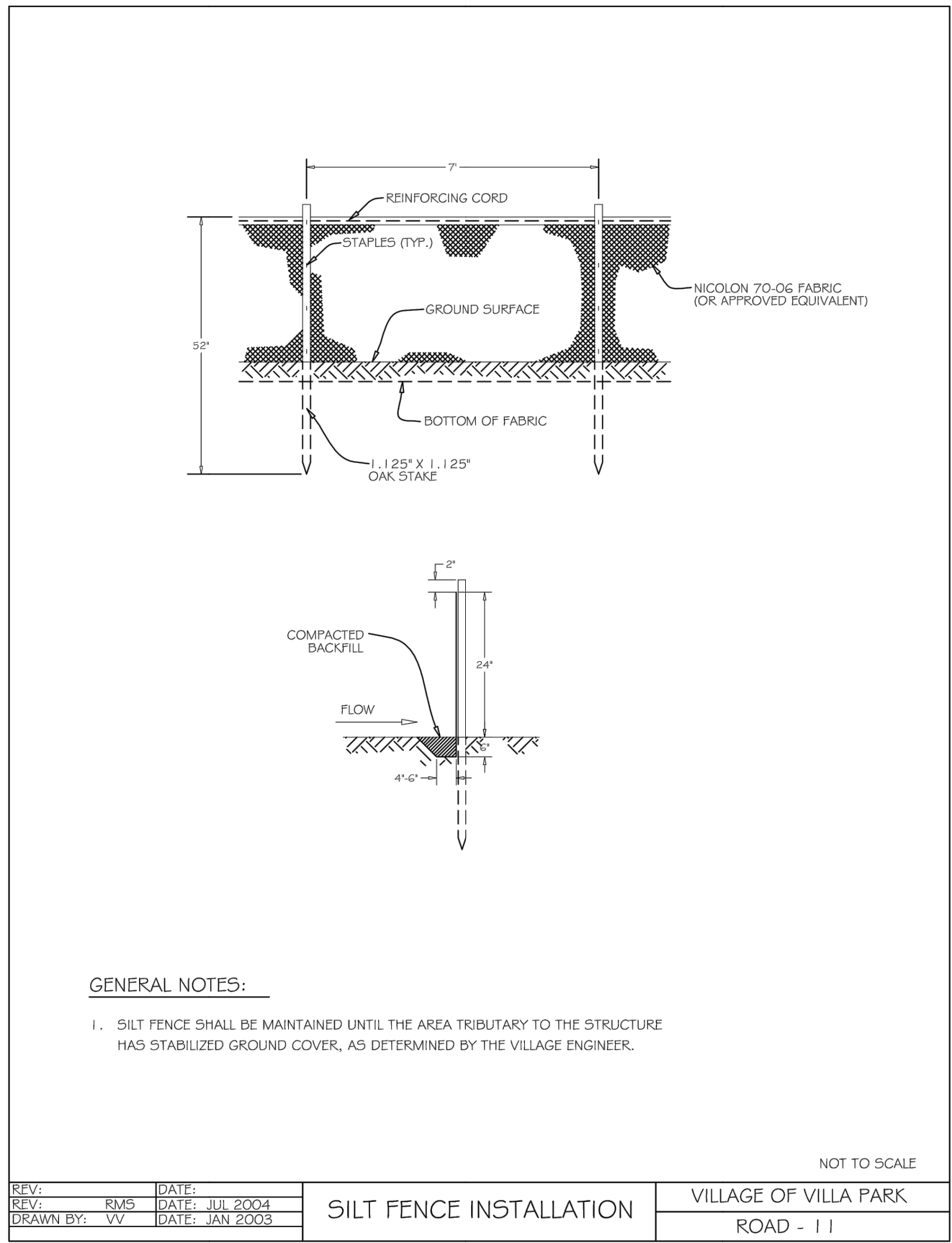
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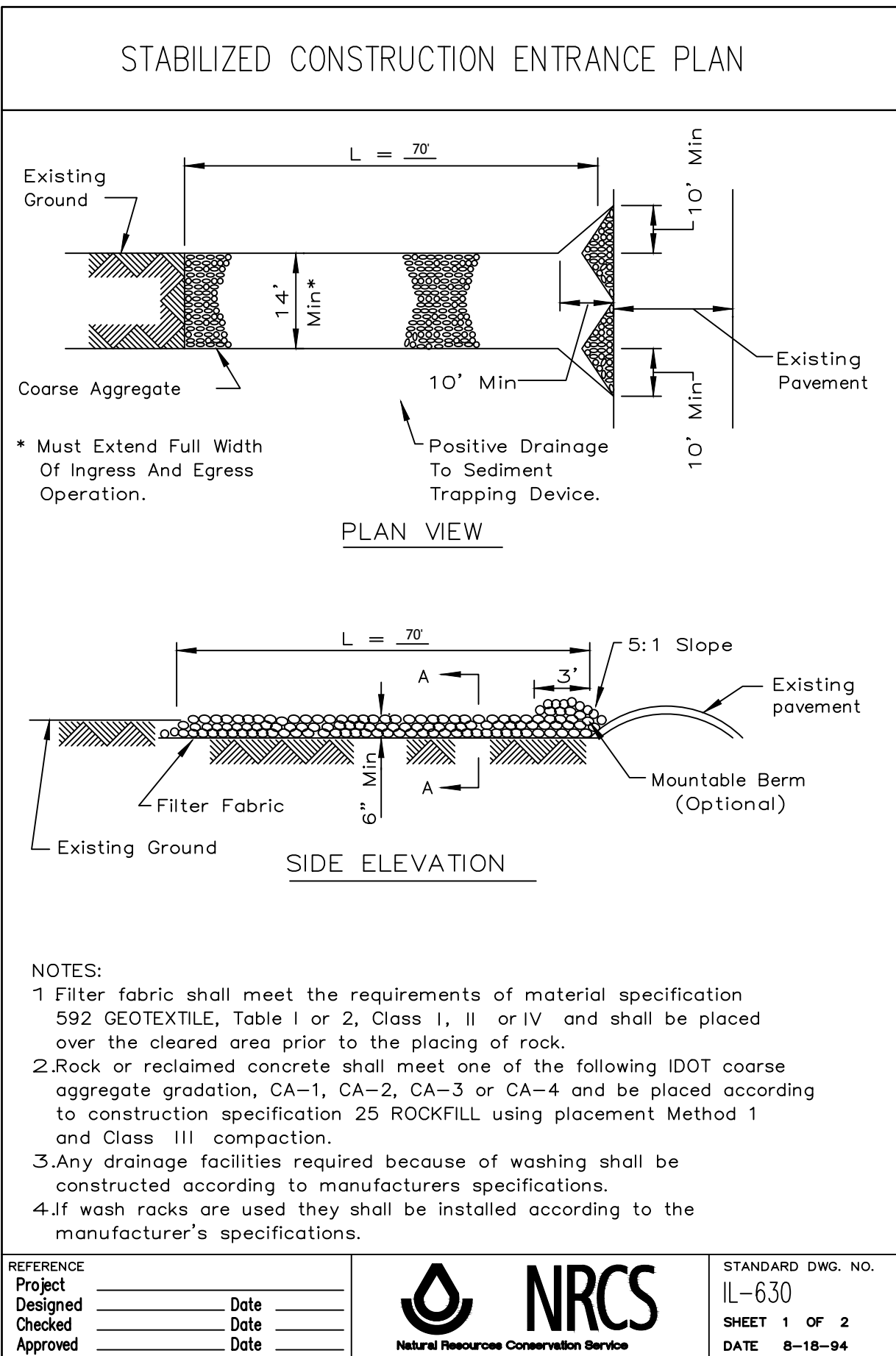


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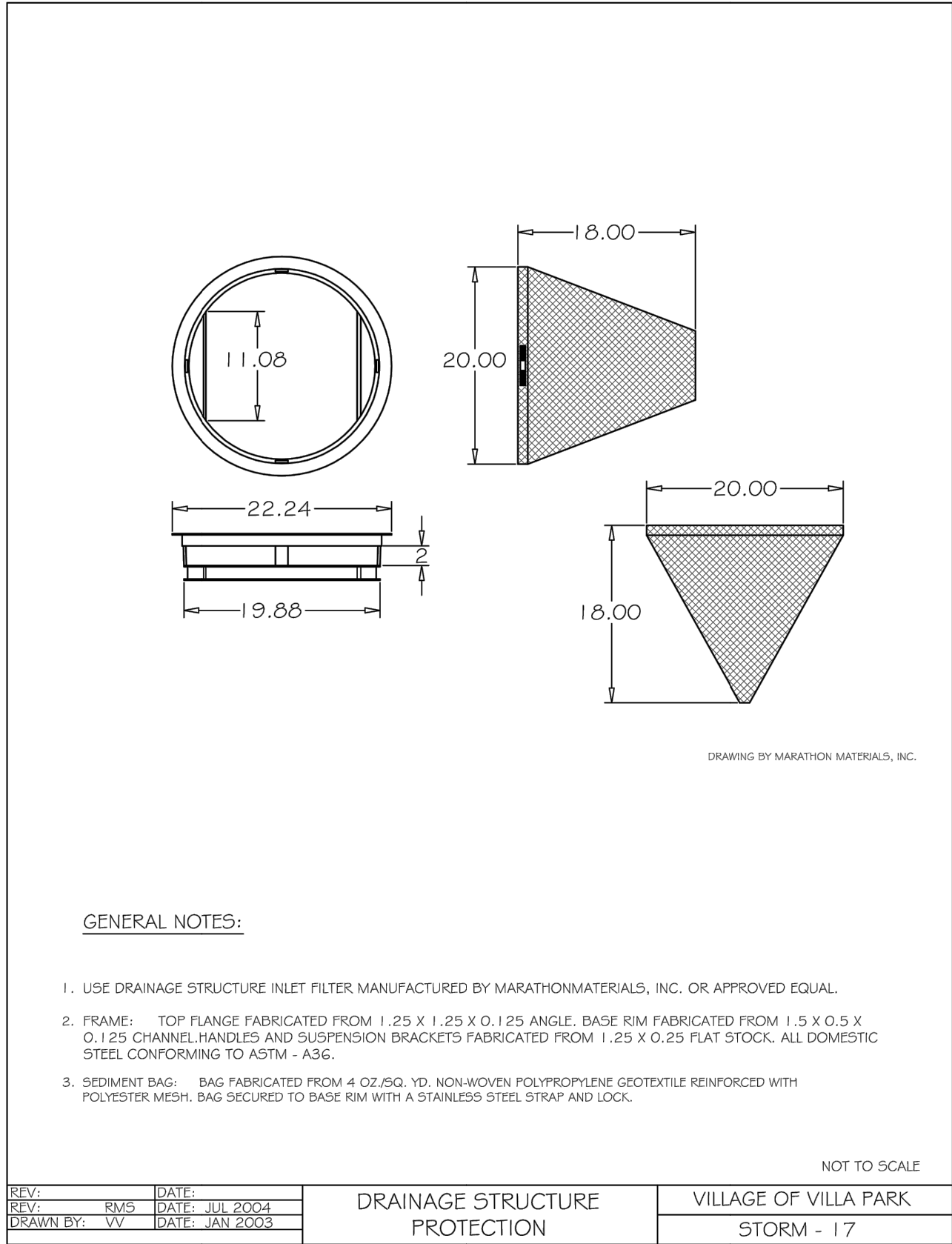
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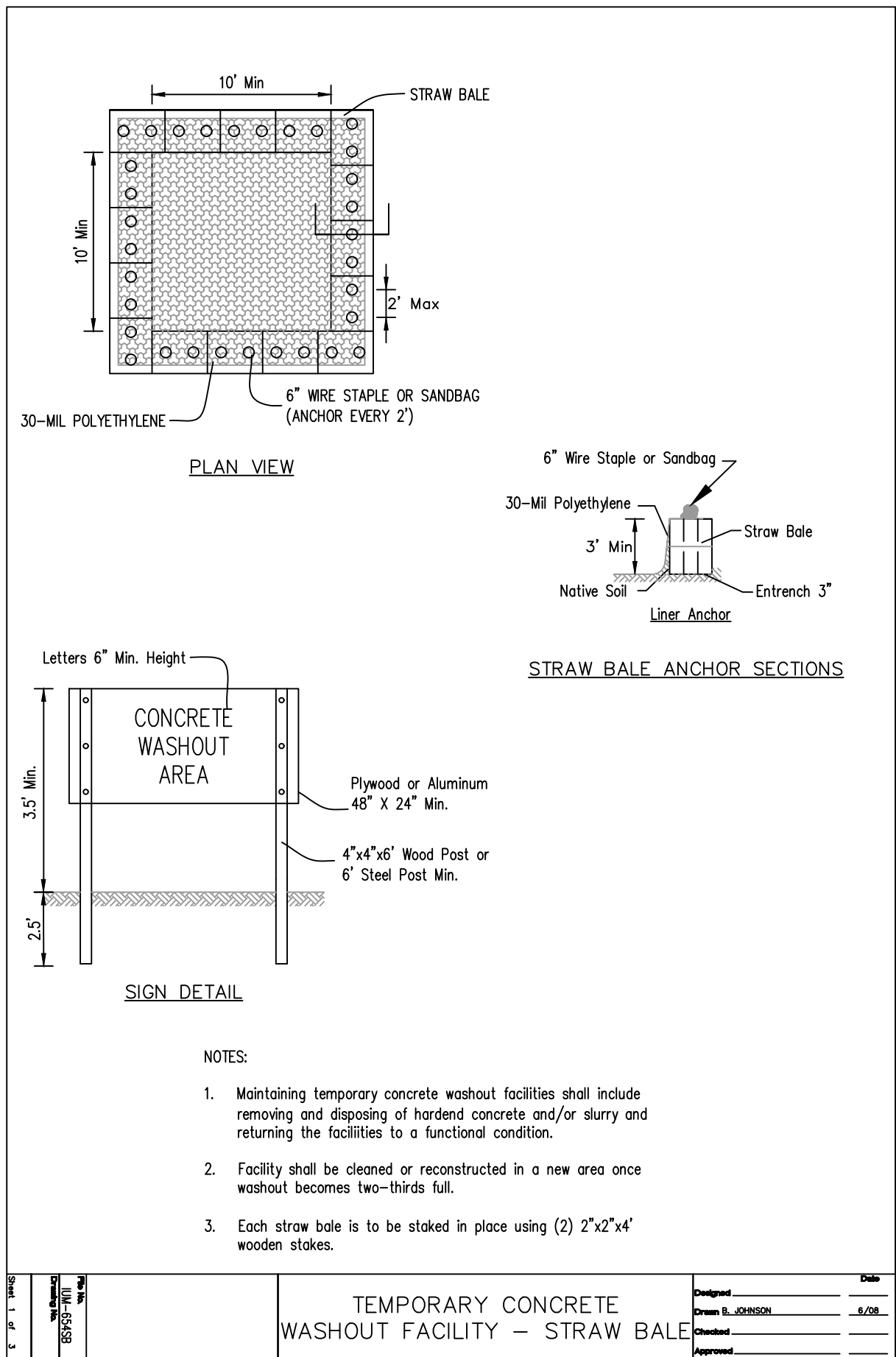
ES1 SILT FENCE
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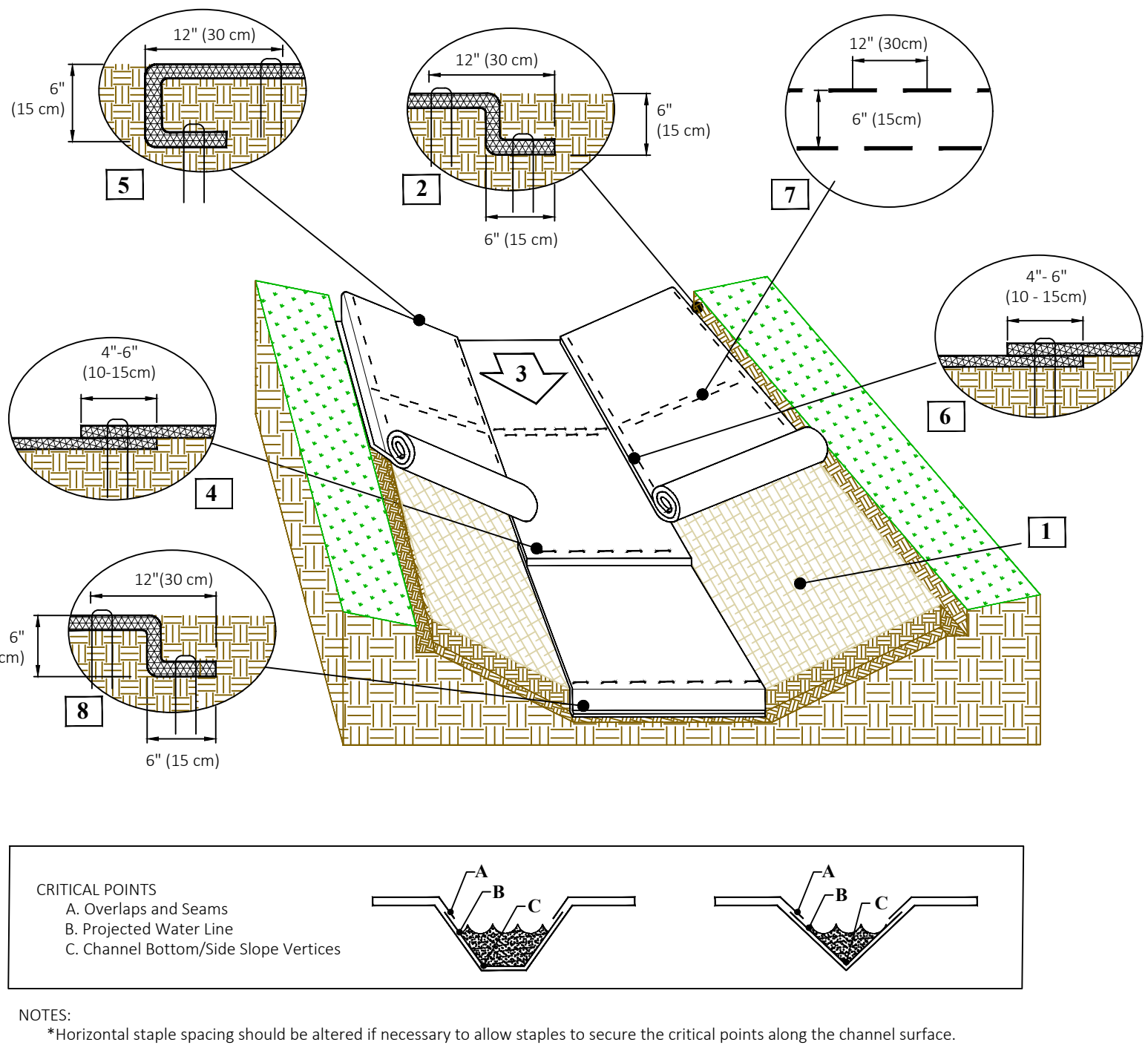
ES2 CONSTRUCTION ENTRANCE
N.T.S.



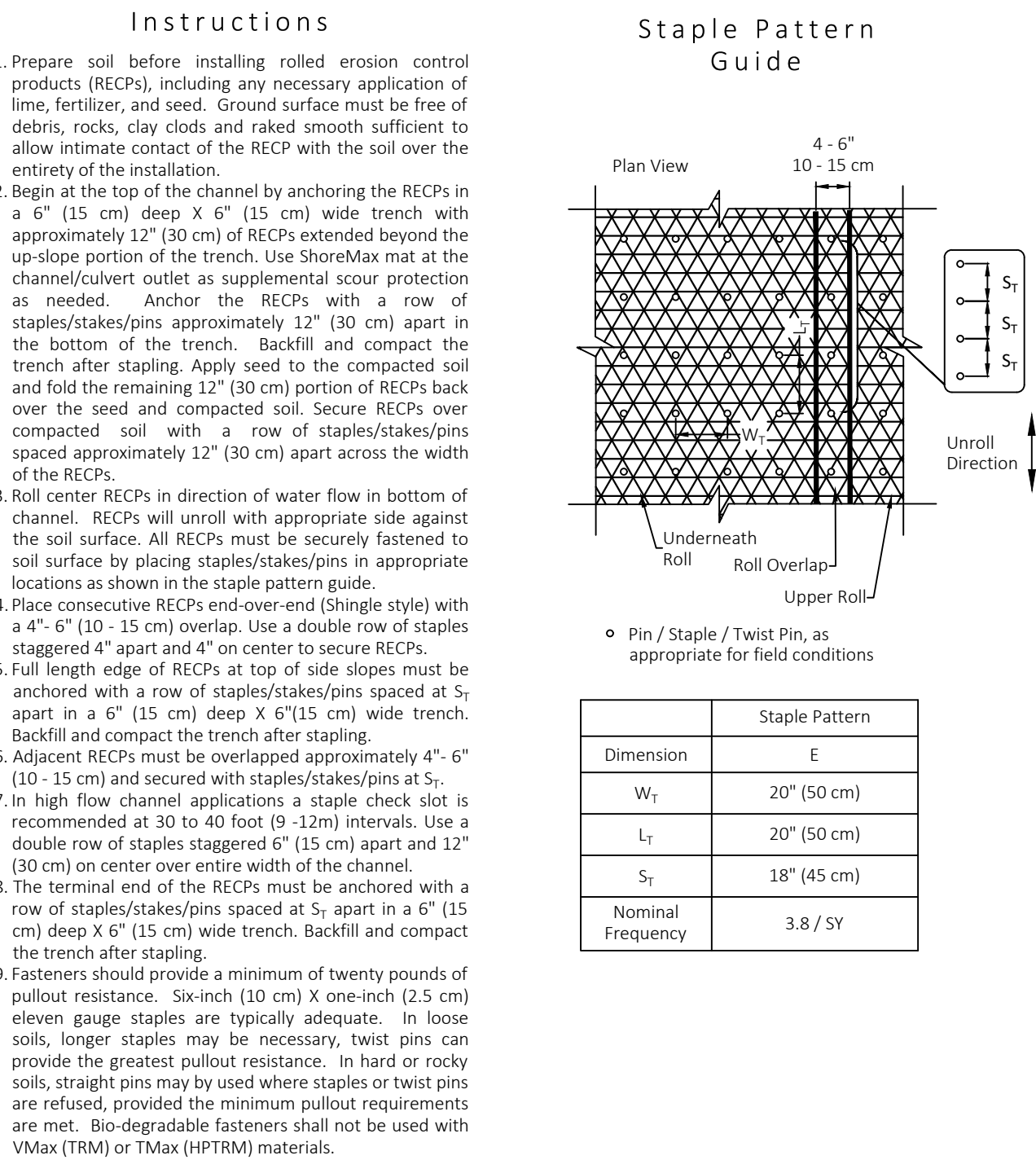
ES3 INLET PROTECTION
N.T.S.



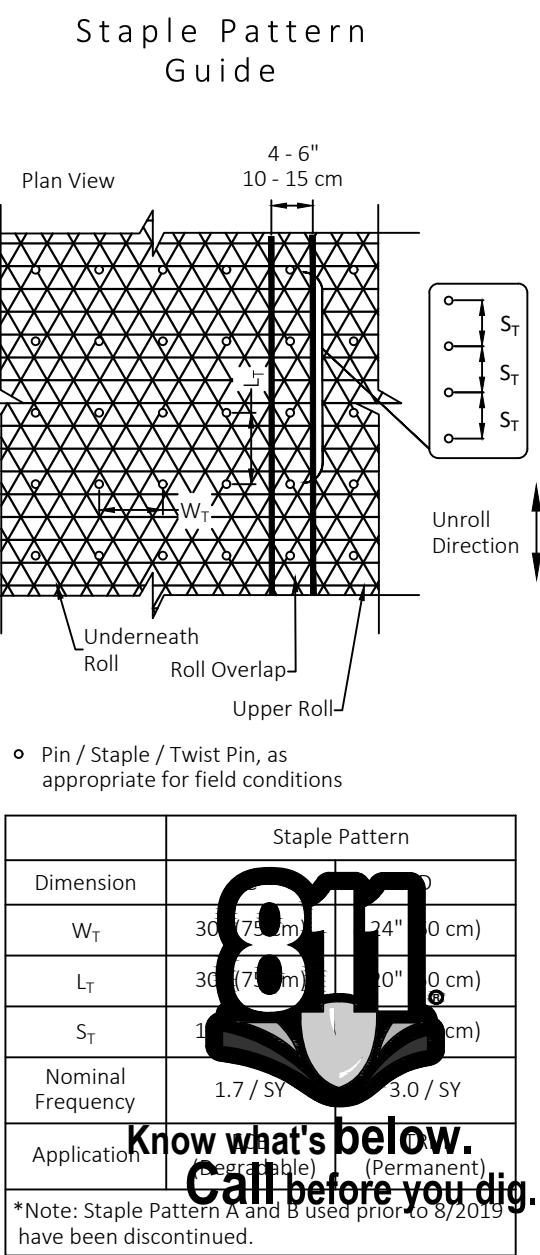
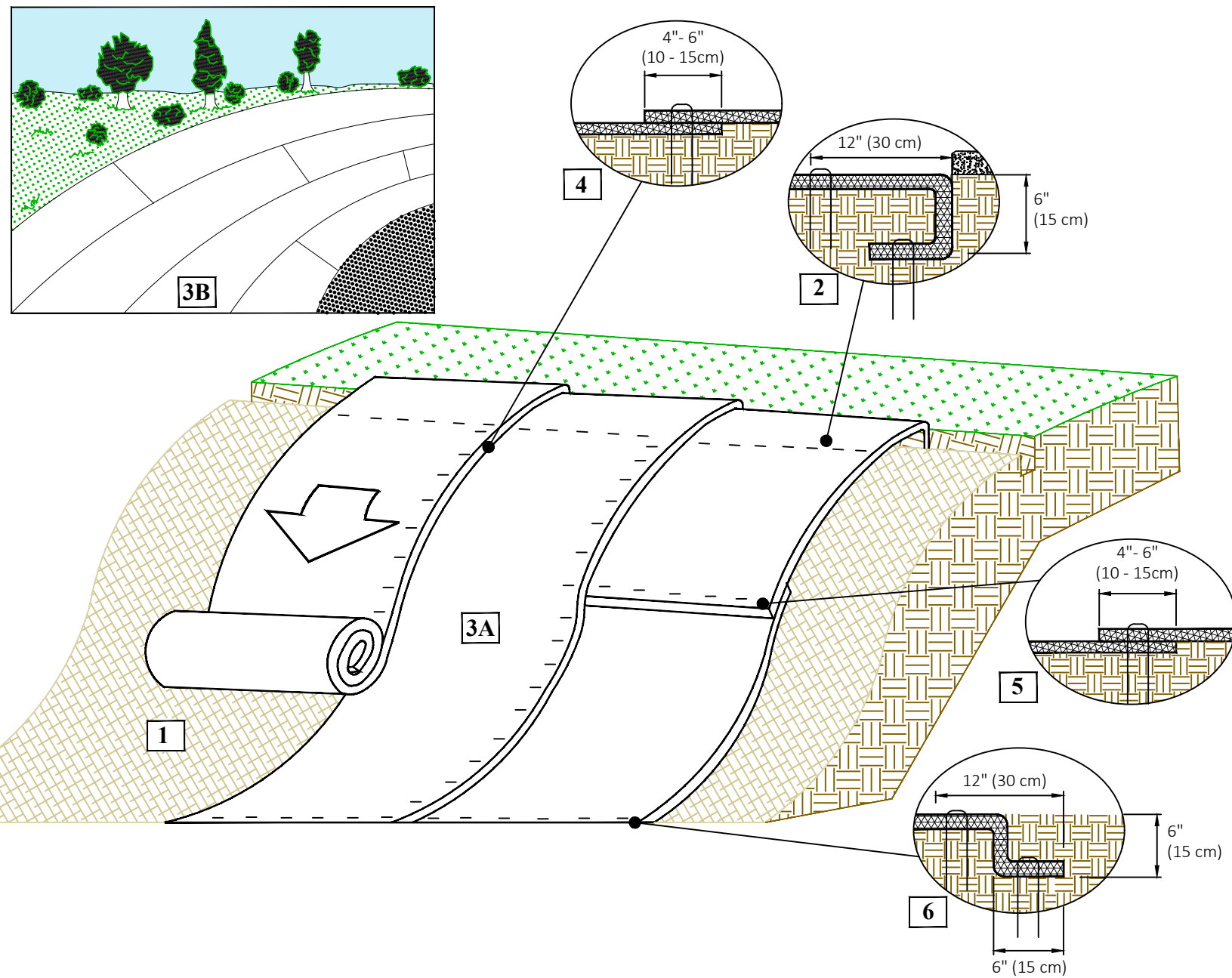
ES4 CONCRETE WASHOUT
N.T.S.



ES5 EROSION CONTROL BLANKET - CHANNEL INSTALLATION
N.T.S.



ES6 EROSION CONTROL BLANKET - SLOPE INSTALLATION
N.T.S.



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Villa Park, IL**

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EROSION & SEDIMENT CONTROL DETAILS

Issued for:

2024.02.02 VILLAGE / IDOT SUBMITTAL

2024.03.29 VILLAGE / IDOT RESUBMITTAL

2024.04.19 VILLAGE RESUBMITTAL

2024.04.29 VILLAGE / IDOT RESUBMITTAL

Project Number

23-410

Sheet Number

C-302

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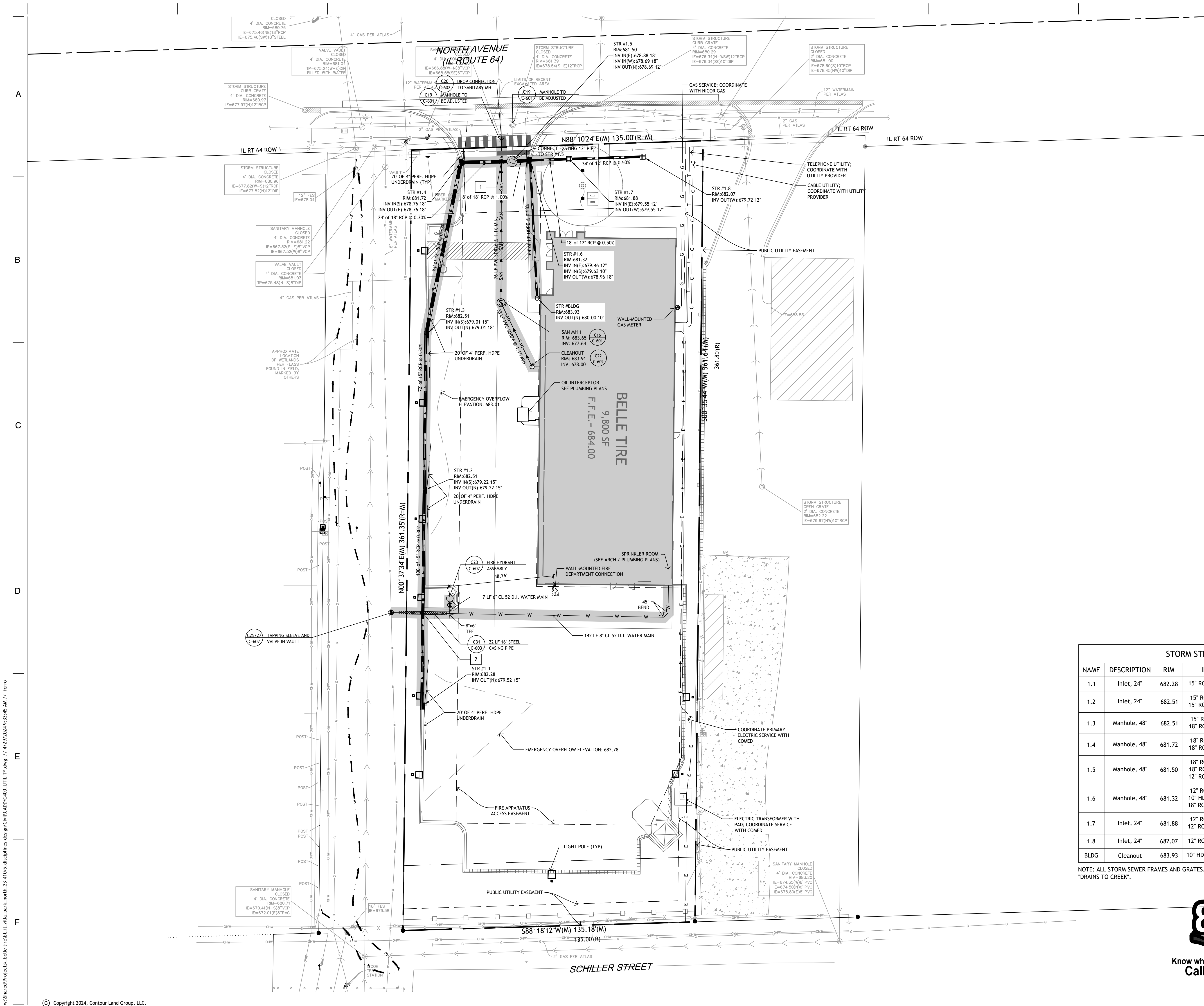
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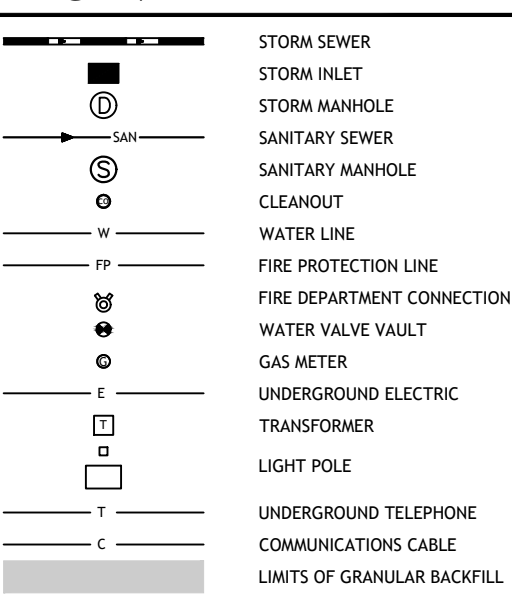
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9



LEGEND



UTILITY CROSSINGS

1	15" STORM B.O.P.	678.60	
	6" SANITARY T.O.P.	677.50	
2	15" STORM B.O.P.	679.25	
	8" WATER T.O.P.	677.00	* CASING PIPE REQ'D

NOTES

- REFER TO GENERAL NOTES ON SHEET C-001 AND C-002 FOR ADDITIONAL STANDARDS AND SPECIFICATIONS, AS WELL AS DETAIL SHEETS.
- A MINIMUM OF 48 HOURS PRIOR TO ANY WATER USAGES (I.E. FLUSHES, FILLS, ETC.), THE CONTRACTOR MUST CALL THE VILLAGE OF VILLA PARK PUBLIC WORKS AT 830.834.8505 TO GET APPROVAL OF SAID USAGE. ANY UNAUTHORIZED USAGES WILL RESULT IN PENALTIES.
- ALL VALVES AND HYDRANTS SHALL BE SUBMITTED TO THE VILLAGE OF VILLA PARK'S WATER DEPARTMENT FOR WRITTEN APPROVAL PRIOR TO ORDERING.
- ALL PROPOSED WATER MAINS SHALL MAINTAIN THE FOLLOWING MINIMUM SEPARATION FROM ALL OTHER SEWERS:
 - 1.0' HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE
 - 1.8' VERTICALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE
- CONTRACTOR REFER TO WATER AND SEWER SEPARATION DETAIL C29 ON C-603 FOR ALL WATER MAIN CROSSINGS.
- ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.
- FOR CLOSED LID STORM STRUCTURES, SANITARY MANHOLES AND WATER VALVE, FRAME AND COVER SHALL BE EAST JORDAN 105021 WITH 1020A HD LID EMBOSSED WITH THE RESPECTIVE "STORM", "SANITARY", OR "WATER" AND "VILLAGE OF VILLA PARK".

STORM STRUCTURE TABLE					
NAME	DESCRIPTION	RIM	INVERTS	CASTING	DETAIL
1.1	Inlet, 24"	682.28	15" RCP (N): 679.52	R-3281-A	C14 C601
1.2	Inlet, 24"	682.51	15" RCP (S): 679.22 15" RCP (N): 679.22	R-3281-A	C14 C601
1.3	Manhole, 48"	682.51	15" RCP (S): 679.01 18" RCP (N): 679.01	R-3281-A	C15 C601
1.4	Manhole, 48"	681.72	18" RCP (S): 678.76 18" RCP (E): 678.76	R-3281-A	C15 C601
1.5	Manhole, 48"	681.50	18" RCP (E): 678.88 18" RCP (W): 678.69 12" RCP (N): 678.69	R-1713	C15 C601
1.6	Manhole, 48"	681.32	12" RCP (E): 679.46 10" HDPE (S): 679.63 18" RCP (W): 678.96	R-3281-A	C15 C601
1.7	Inlet, 24"	681.88	12" RCP (E): 679.55 12" RCP (W): 679.55	R-4342	C16 C601
1.8	Inlet, 24"	682.07	12" RCP (W): 679.72	R-4342	C16 C601
BLDG	Cleanout	683.93	10" HDPE (N): 680.00		C22 C602

NOTE: ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".



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Villa Park, IL

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Villa Park, IL 60181

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UTILITY PLAN

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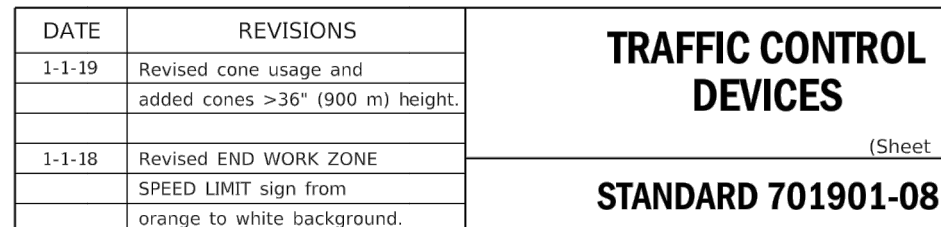
2024.02.02 VILLAGE / IDOT SUBMITTAL
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2024.04.29 VILLAGE / IDOT RESUBMITTAL

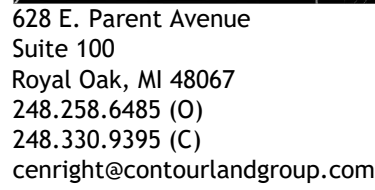
Project Number

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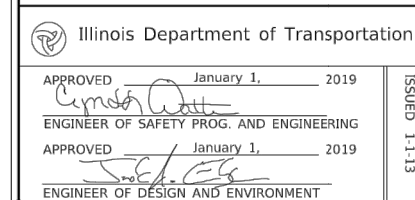
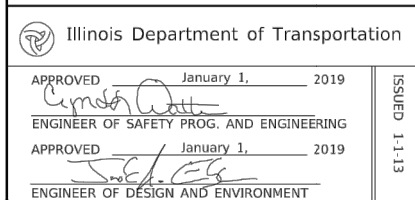
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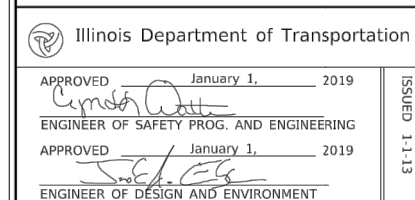
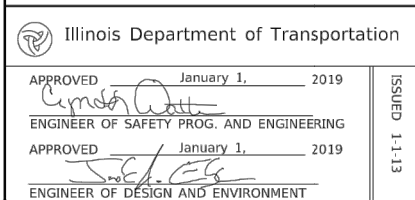




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Villa Park, IL

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DETAILS

[554]

2024 02 02 VILLAGE / IDOT SUBMITTAL

2024.03.29 VILLAGE / IDOT RESUBMITTAL

2024.04.19 VILLAGE RESUBMITTAL

2024.04.29 VILLAGE/ IDOT RESUBMITTAL

Project Number: _____

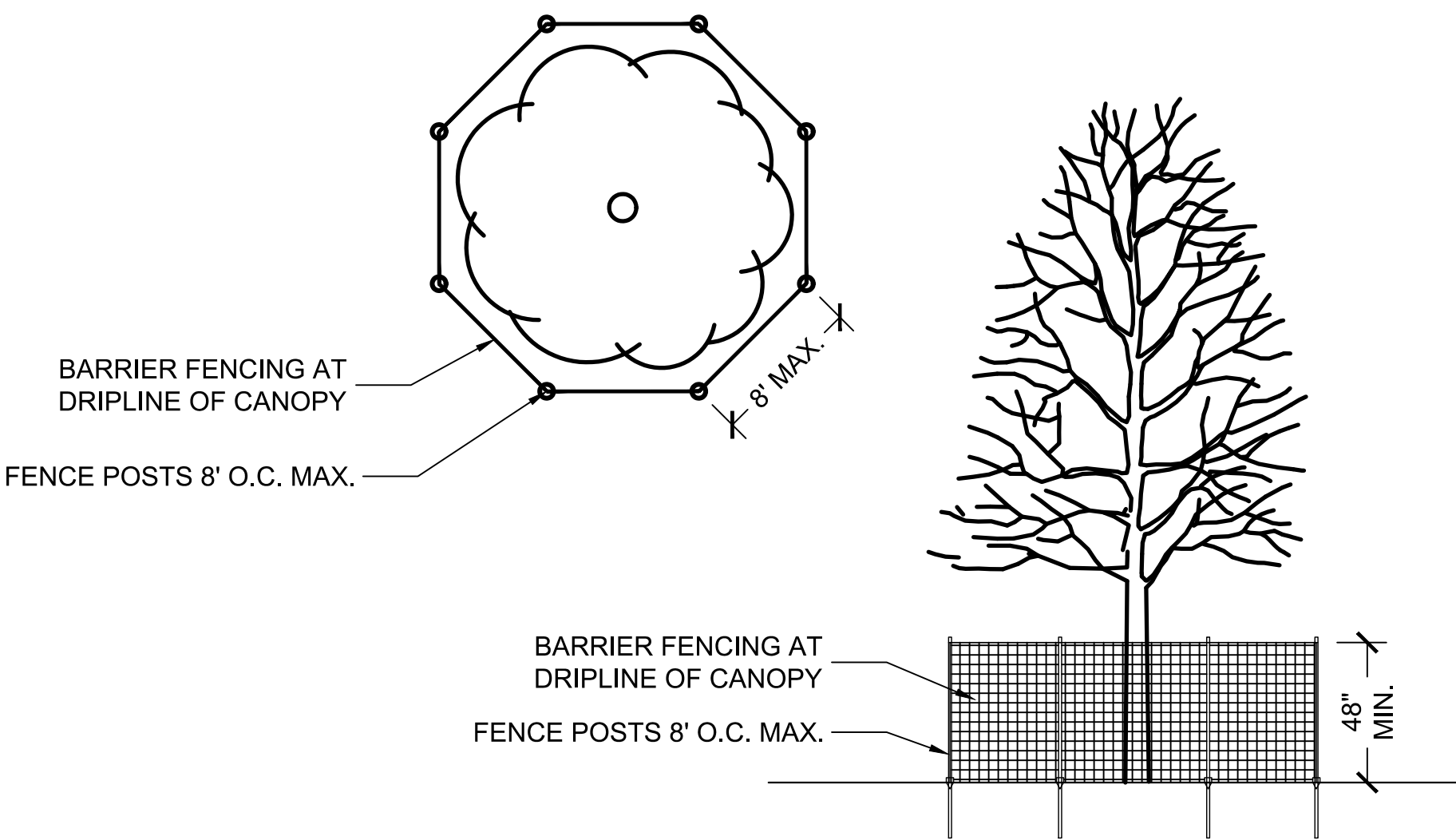
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Class Number _____

C-604

SURVEY OF EXISTING TREES

		BEST 1			
TREE #	SIZE	SCIENTIFIC NAME	COMMON NAME	CONDITION	COMMENTS
101	11" MS	ULMUS PUMILA	SIBERIAN ELM	3	OFF-SITE, SPLIT LEADER
102	12" MS	ULMUS PUMILA	SIBERIAN ELM	3	OFF-SITE, SPLIT LEADER
103	14" MS	ACER SACCARINUM	SILVER MAPLE	3	CROWDED, POWER LINES, REMOVE
104	19"	ULMUS AMERICANA	AMERICAN ELM	4	DIE - OFF, VINES, REMOVE



2 TREE PRESERVATION BARRIER FENCING DETAIL

NOT TO SCALE

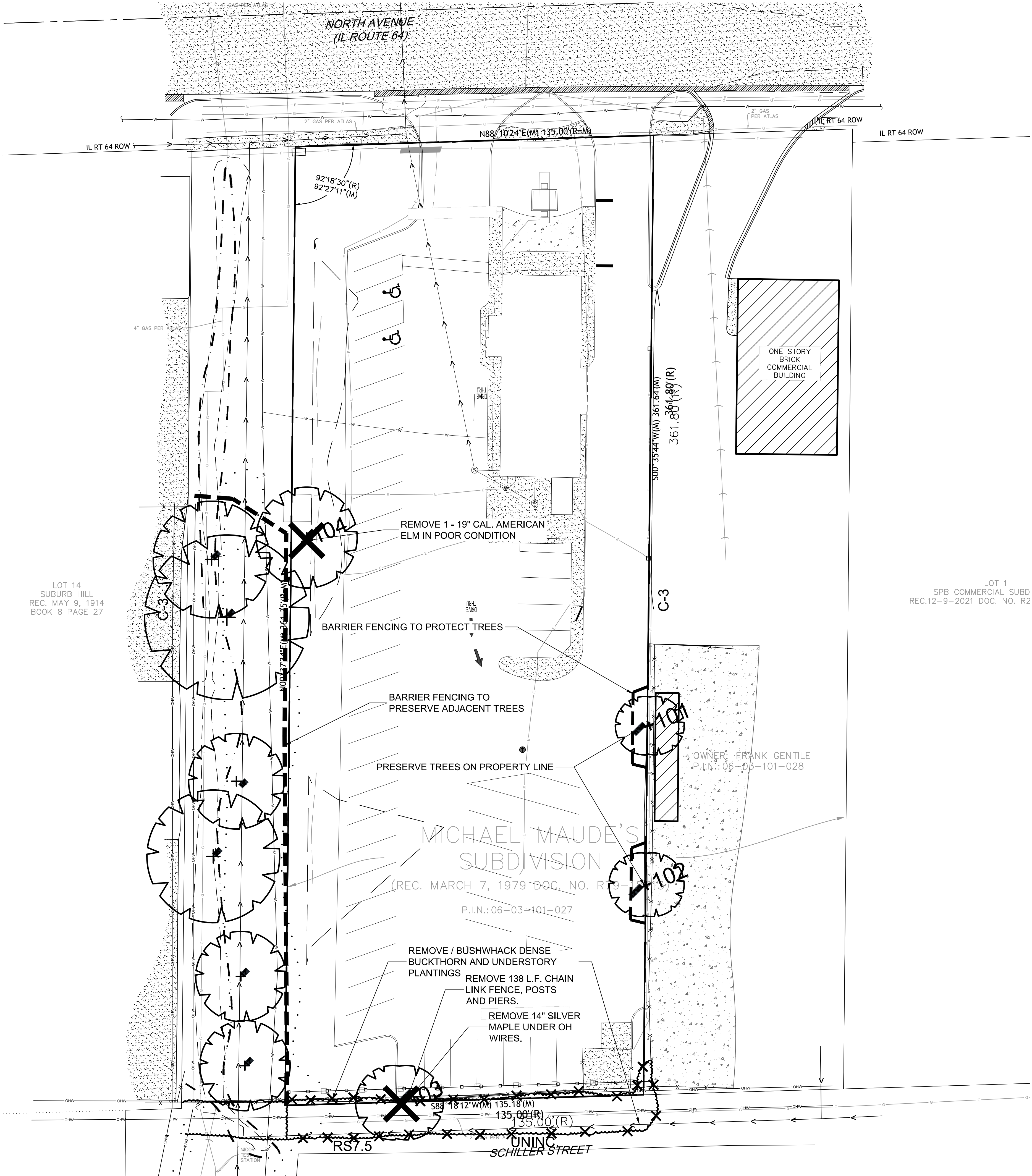
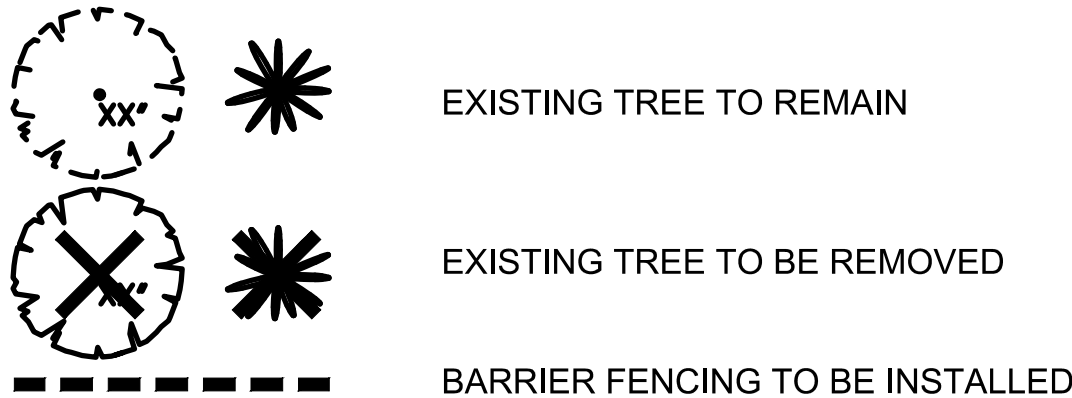
EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACATED RESTAURANT. 4 TREES EXIST ON THE SITE. ONE 19" CALIPER AMERICAN ELM IN POOR CONDITION WILL BE REMOVED AS PART OF THIS CONTRACT.

TREE PROTECTION & REMOVAL NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
- DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
- BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6" O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
- BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
- NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

TREE PROTECTION & REMOVAL LEGEND



1 TREE PROTECTION & REMOVAL PLAN



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SEAL

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STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

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DESIGN • ENGINEERING

PROJECT NAME

BELLE TIRE

201 E. North Ave,
Villa Park, 60181

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	01/30/2024
2.	Rev's per Comments	03/29/2024
3.	Rev's per Comments	04/29/2024

SET TYPE

LANDSCAPE PLANS

PROJECT NUMBER

2401006

DATE

01-30-2024

DRAWN BY: LCG

APPROVED BY: LCG

SHEET TITLE

TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER

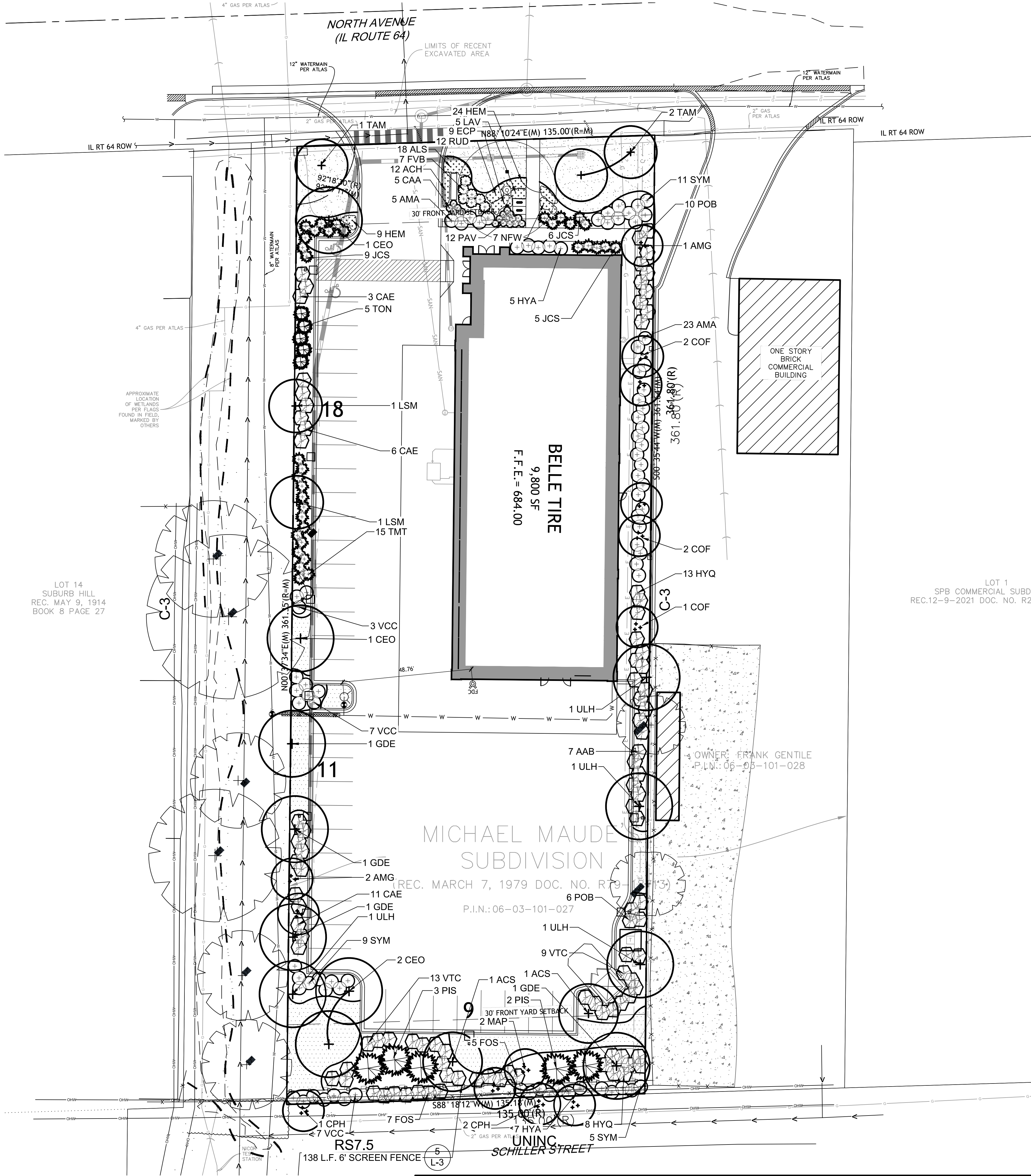
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PLANT LIST

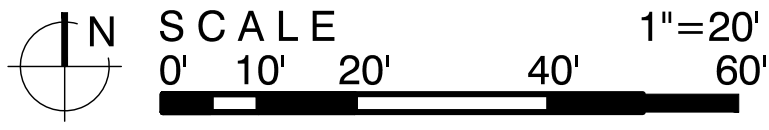
SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
ACS	2.5" cal.	2	Acer saccharum 'PNI 0285'	Green Mountain Sugar Maple	B&B
CEO	2.5" cal.	4	Celtis occidentalis	Common Hackberry	B&B
GDE	2.5" cal.	4	Gymnocladus dioicis 'Espresso'	Espresso Kentucky Coffeetree	B&B
LSM	2.5" cal.	2	Liquidambar styraciflua 'Moraine'	Moraine Tulip Tree	B&B
TAM	2.5" cal.	3	Tilia americana 'MckSentry'	American Sentry Linden	B&B
ULH	2.5" cal.	4	Ulmus 'Regal'	Regal Elm	B&B
ORNAMENTAL TREES					
AMG	6' multi..	3	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
COF	6' multi.	5	Cornus florida	White Flowering Dogwood	B&B
CPH	6' muti.	3	Crataegus phaenopyrum	Washington Hawthorn	B&B
MAP	6' multi.	2	Malus x 'Prairiefire'	Prairiefire Crabapple	B&B
EVERGREEN TREES					
PIS	8' ht.	5	Pinus strobus	White Pine	B&B
TON	8' ht.	5	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	B&B
DECIDUOUS SHRUBS					
AAB	24" ht.	7	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	B&B
AMA	24" ht.	28	Aronia melanocarpa 'Elata'	Elata Chokeberry	B&B
CAE	24" ht.	20	Cornus alba 'Elegantissima'	Variegated Dogwood	B&B
FVB	18" w.	7	Forsythia viridissima 'bronzensis'	Bronx Greenstem Forsythia	B&B
HYA	24" ht.	12	Hydrangea arbor. 'Haas Halo'	Haas Halo Hydrangea	B&B
HYQ	24" ht.	21	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	B&B
POB	24" ht.	16	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	B&B
SYM	24" ht.	24	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B
VCC	24" ht.	17	Viburnum carlesii 'Compactum'	Koreanspice Viburnum	B&B
VTC	24" ht.	22	Viburnum trilobum 'Alfredo'	Alfredo American Cranberrybush	B&B
EVERGREEN SHRUBS					
JCS	24" ht.	20	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B
TMT	24" w.	15	Taxus x media 'Taunton'	Taunton's Yew	B&B
ORNAMENTAL GRASSES					
CAA	#1 cont.	5	Calamagrostis acutifolia 'Strictus'	Strictus Feather Reed Grass	
PAV	#1 cont.	12	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	
GROUNDCOVER / PERENNIALS					
ACH	#1 cont.	12	Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O.C.
ALS	#1 cont.	18	Allium 'summer beauty'	Summer Beauty Wild Onion	18" O.C.
ECP	#1 cont.	9	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	24" O.C.
HEM	#1 cont.	33	Hemerocallis x 'Stella de oro'	stella de oro daylily	18" O.C.
NFW	#1 cont.	7	Nepeta fasseni 'Walker's low'	Walkers Low Catmint	24" O.C.
RUD	#1 cont.	12	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	18" O.C.
SOD	sq. yd.	286	Sodded Lawn		
SEED	sq. yd.	266	Seeded Lawn		

LANDSCAPE LEGEND

-
- EXISTING TREE

PROPOSED SHADE TREEPROPOSED EVERGREEN TREEPROPOSED ORNAMENTAL TREEPROPOSED LARGE SHRUBPROPOSED MEDIUM SHRUBPROPOSED EVERGREEN SHRUBPROPOSED LOW SHRUBPROPOSED ORNAMENTAL GRASSPROPOSED PERENNIAL PLANTINGSODDED LAWNSEEDDED LAWN

1 LANDSCAPE PLAN



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PROJECT TEAM

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Villa Park, 60181

DRAWING ISSUED

NO. TITLE DATE

1. Preliminary Review 01/30/2024

2. Rev's per Comments 03/29/2024

3. Rev's per Comments 04/29/2024

SET TYPE

LANDSCAPE PLANS

PROJECT NUMBER

2401006

DATE

01-30-2024

DRAWN BY: LCG

APPROVED BY: LCG

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L.2

VILLAGE LANDSCAPE REQUIREMENT CALCULATIONS

DESCRIPTION	REQUIREMENT	AREA / CALC.	PROPOSED
TOTAL SITE		48,792 SQ. FT.	
TOTAL BUILDING		9,870 SQ. FT.	
PARKWAY TREES	...AND SHALL BE SPREAD NOT LESS THAN FIFTY (50) FEET APART	FRONTAGE= 135 LF/ 50 = 2.7 TREES	2 SHADE TREES, 1 ORNAMENTAL 3 ORNAMENATALS ON SHILLER
PERIMETER LANDSCAPING	ABUTTING RS OR RD ZONING: (SOUTH) A SOLID SCREEN AT LEAST SIX (6) FEET IN HEIGHT MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE ABUTTING PROPERTY LINE.	135 LF	NEW 6 FT. SCREEN FENCE UNDER VARIATION. NEW PLANTINGS ALONG PARKWAY AT SHILLER STREET.
	SHADE TREES MUST BE PROVIDED AT THE RATE OF AT LEAST ONE TREE PER FIFTY (50) FEET OF FRONTAGE ALONG THE ABUTTING PROPERTY LINE	135 LF / 50 = 2.7 TREES	3 SHADE TREES
	ORNAMENTAL TREES MUST BE PROVIDED AT THE RATE OF AT LEAST ONE TREE PER TWENTY-FIVE (25) FEET OF FRONTAGE ALONG THE ABUTTING PROPERTY LINE	135 LF / 25 = 5.4 TREES	5 EVERGREEN TREES PLANTED IN LIEU OF ORNAMENTAL TREES & 2 ORNAMENTAL TREES PROPOSED
	SHRUBS MUST BE PROVIDED AT THE RATE OF AT LEAST ONE SHRUB PER TWENTY (20) FEET OF FRONTAGE ALONG THE ABUTTING PROPERTY LINE.	135 LF / 20 = 6.75 SHRUBS	14 SHRUBS PROPOSED
	ABUTTING NONRES. OR RM ZONING: (EAST & WEST) SHADE TREES MUST BE PROVIDED AT THE RATE OF AT LEAST ONE TREE PER FIFTY (50) FEET OF FRONTAGE ALONG THE ABUTTING PROPERTY LINE	723 LF 723 / 50 = 14.46 TREES	11 SHADE TREES 2 EXIST. TREES 6"-12" (2:1) = 4
FOUNDATION PLANTINGS	OTHER LANDSCAPING MATERIALS, INCLUDING BERMS, ORNAMENTAL TREES, EVERGREENS, SHRUBBERY, HEDGES, OR OTHER LIVE PLANT MATERIALS MUST BE PROVIDED ALONG AT LEAST THIRTY (30) PERCENT OF THE ABUTTING PROPERTY LINE.	723 * 0.30 = 216 L.F.	232 L.F. OF LANDSCAPE
	... A CONTINUOUS FIVE-FOOT (MINIMUM) LANDSCAPE AREA AROUND THE FULL PERIMETER OF THE BUILDING, EXCLUDING PEDESTRIAN AND VEHICLE ACCESS POINTS. THE FOUNDATION LANDSCAPE AREA MAY NOT BE REDUCED BY MORE THAN FIFTY (50) PERCENT TO ACCOMMODATE PEDESTRIAN AND VEHICLE ACCESS POINTS.	444 L.F. * 5 = 2220 S.F.	2558 S.F. PROPOSED. * ALL CONCENTRATED ON NORTH AND EASTERN FACADES.
PARKING LOT PERIMETER LANDSCAPING	STREET YARDS WHEN A PARKING LOT IS LOCATED IN OR ABUTTING A STREET YARD IN A RM OR NONRESIDENTIAL DISTRICT, CONTINUOUS LANDSCAPING MUST BE PROVIDED ACROSS SIXTY (60) PERCENT OF THE PARKING LOT FRONTAGE TO A MINIMUM HEIGHT OF THREE (3) FEET. SUCH LANDSCAPING MUST CONSIST OF BERMS, SHADE OR ORNAMENTAL TREES, EVERGREENS, SHRUBBERY, HEDGES OR OTHER LIVE PLANT MATERIAL. AT LEAST FIFTY (50) PERCENT OF PLANTINGS MUST BE EVERGREENS.	58 L.F. * 0.6 = 35 L.F.	42 L.F. PROPOSED.
	REAR AND SIDE YARDS WHERE A PARKING LOT IS LOCATED IN A YARD ADJACENT TO AN RM OR NONRESIDENTIAL DISTRICT, A MINIMUM FIVE-FOOT LANDSCAPE BUFFER MUST BE PROVIDED WITHIN THE REQUIRED SETBACK. LANDSCAPING MUST BE PROVIDED ACROSS AT LEAST FIFTY (50) PERCENT OF THAT PORTION OF THE PARKING LOT ABUTTING THE PROPERTY LINE TO A MINIMUM HEIGHT OF THREE (3) FEET. SUCH LANDSCAPING MUST CONSIST OF A COMBINATION OF BERMS, SHADE AND ORNAMENTAL TREES, EVERGREENS, SHRUBBERY, HEDGES, OR OTHER LIVE PLANT MATERIALS.	463 L.F. * 0.5= 232 L.F.	232 L.F. PROPOSED.

LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS

2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF VILLA PARK LANDSCAPING CODES AND ZONING ORDINANCES.

3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.

4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.

5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.

6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.

7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.

8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 3 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.

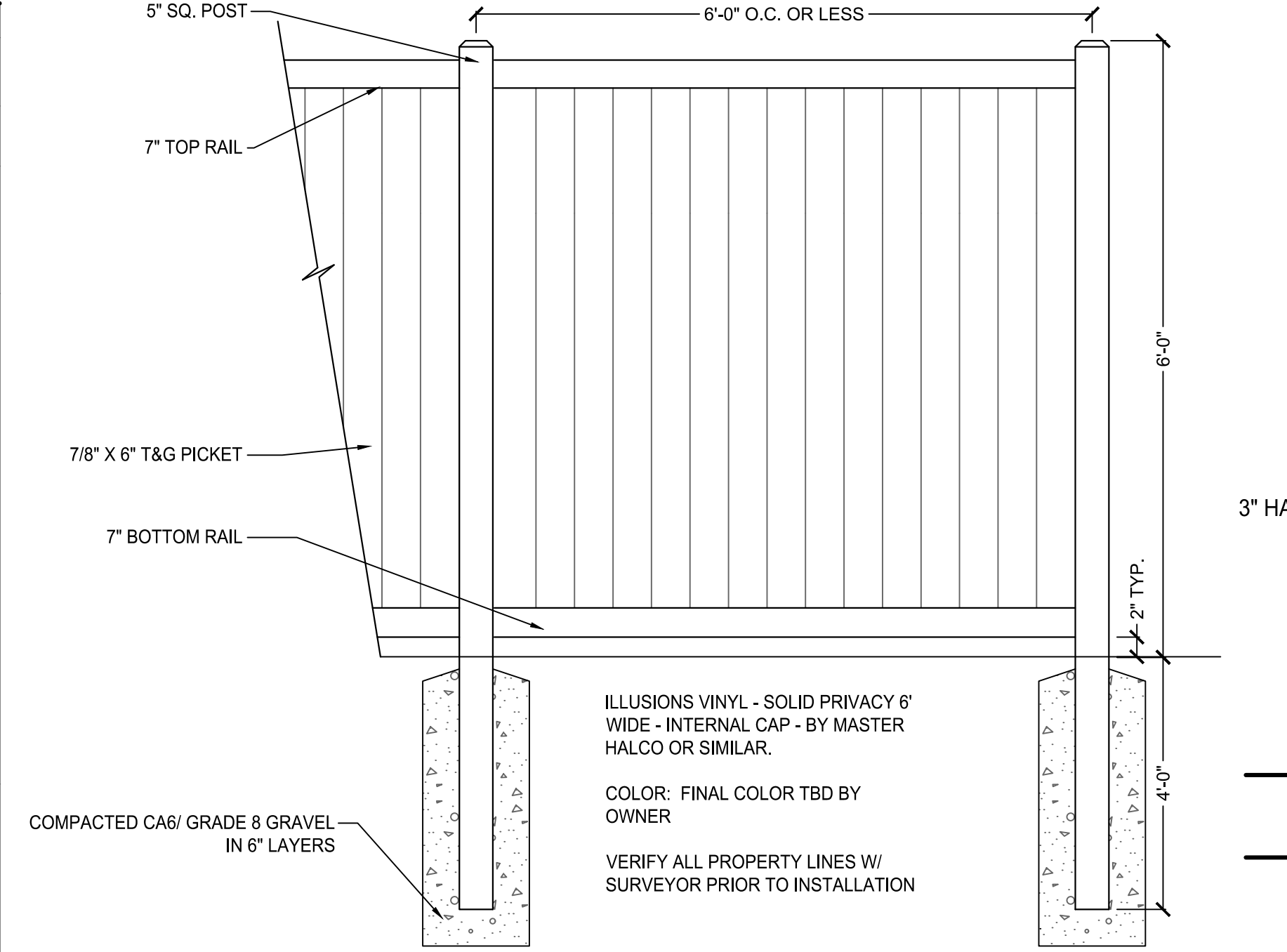
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.

11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.

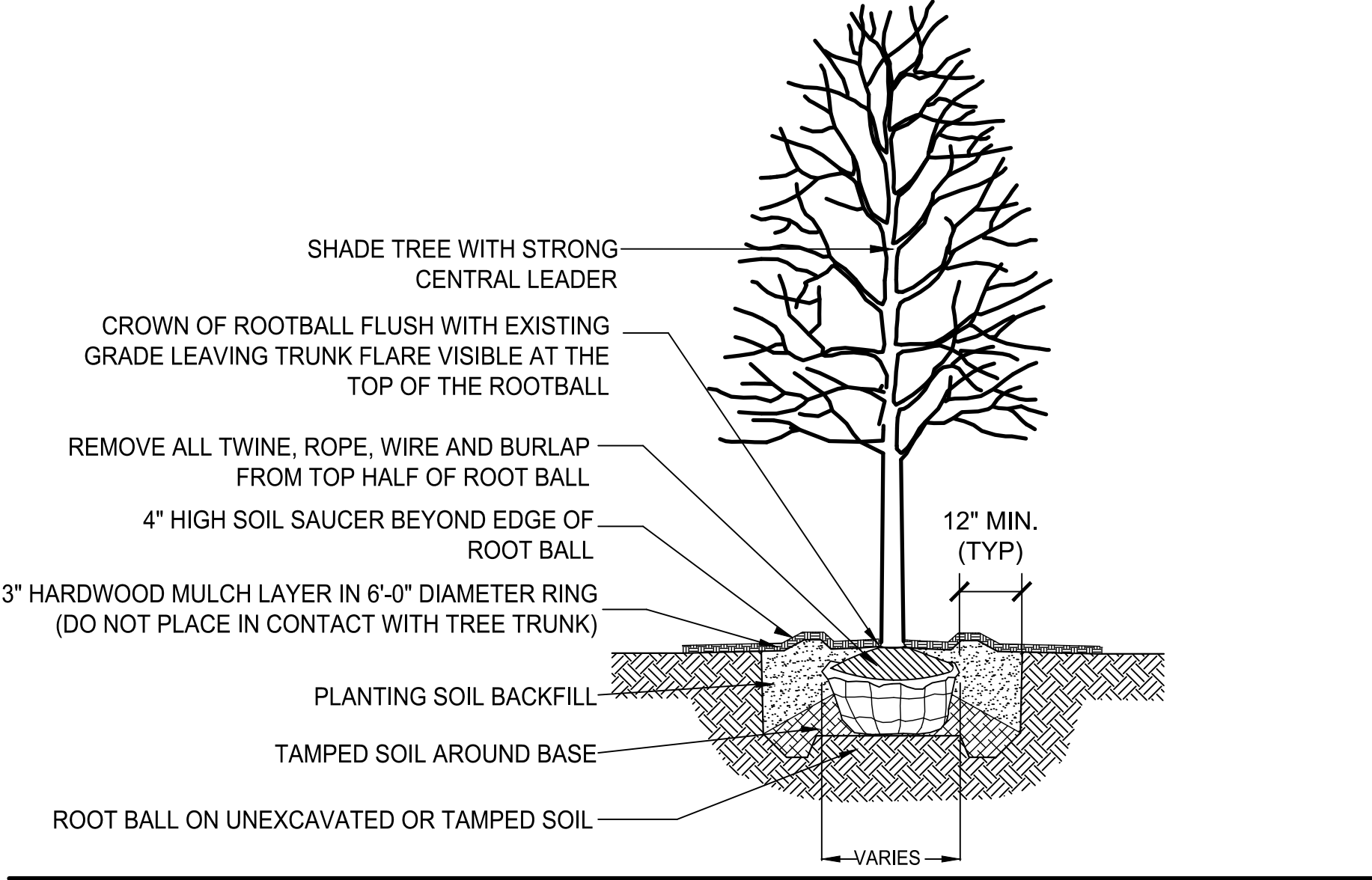
12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.

13. SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,0000 SF.

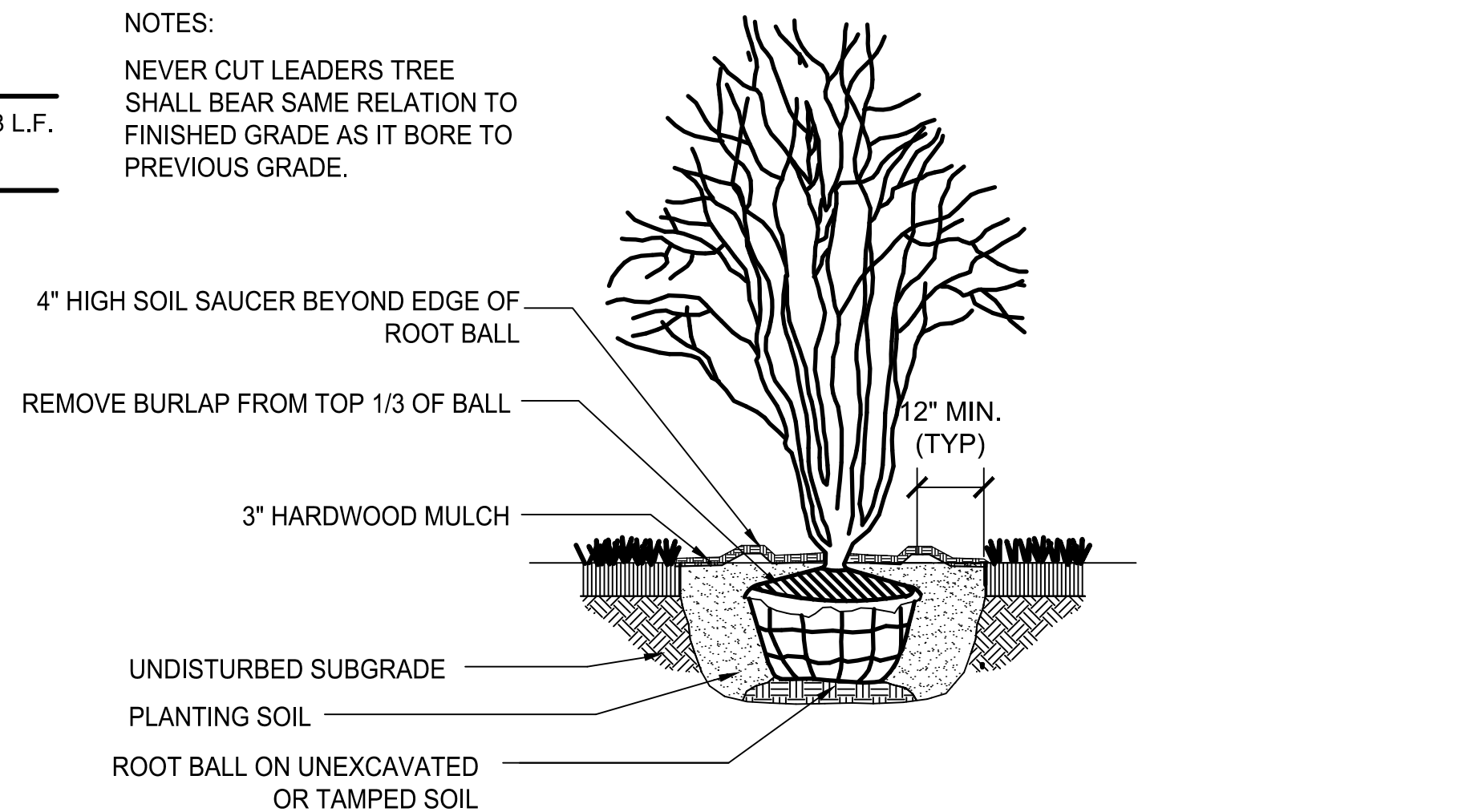
14. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



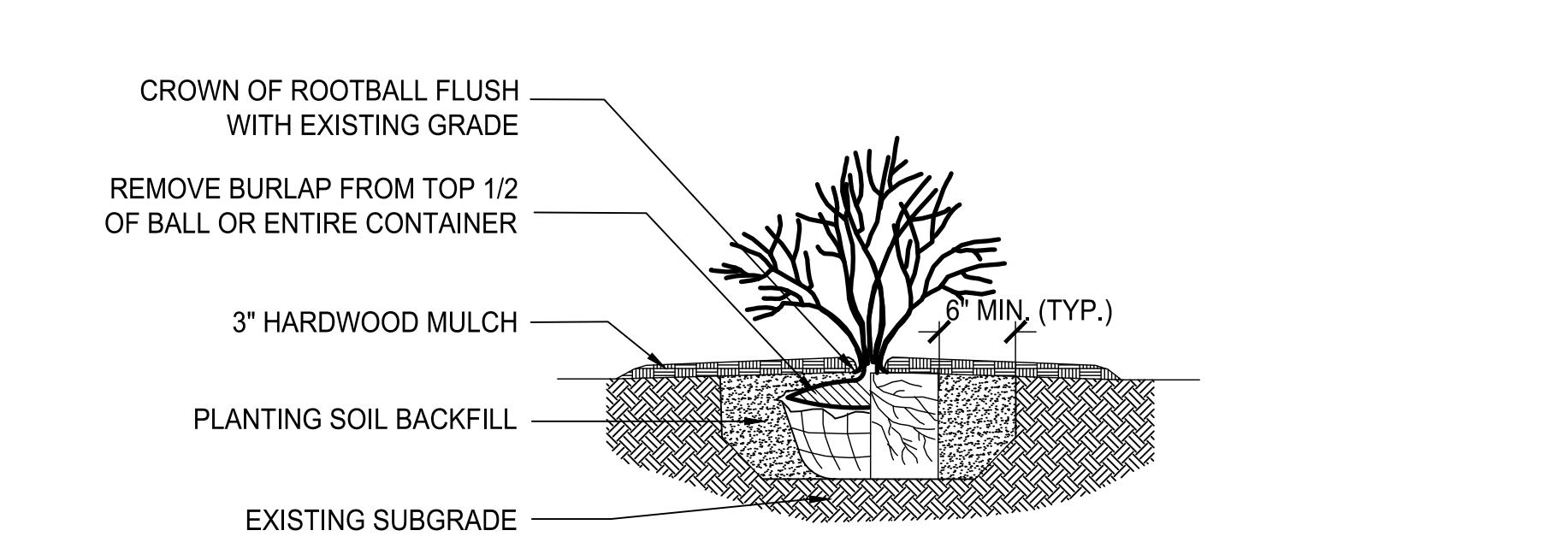
5 6' HEIGHT SCREEN FENCE DETAIL QTY - 138 L.F.



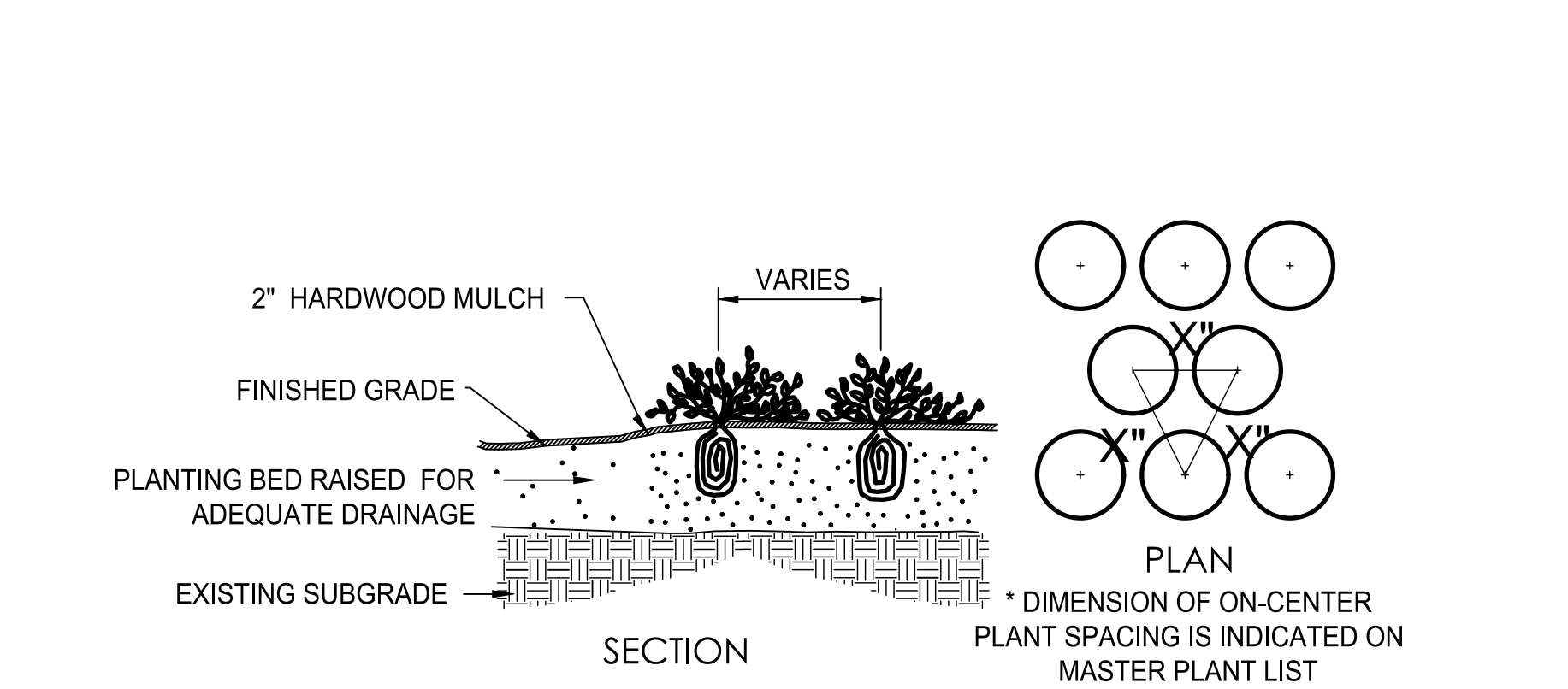
1 SHADE TREE PLANTING DETAIL NOT TO SCALE



2 ORNAMENTAL TREE PLANTING DETAIL NOT TO SCALE



3 SHRUB PLANTING DETAIL NOT TO SCALE



4 PERENNIAL / ANNUAL PLANTING DETAIL NOT TO SCALE

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STATE OF ILLINOIS
EXPIRES 08/2025

PROJECT TEAM

CONTOUR
DESIGN • ENGINEERING

PROJECT NAME

BELLE TIRE

201 E. North Ave,
Villa Park, 60181

DRAWING ISSUED		
NO.	TITLE	DATE
1.	Preliminary Review	01/30/2024
2.	Rev's per Comments	03/29/2024
3.	Rev's per Comments	04/29/2024

SET TYPE

LANDSCAPE PLANS

PROJECT NUMBER

2401006

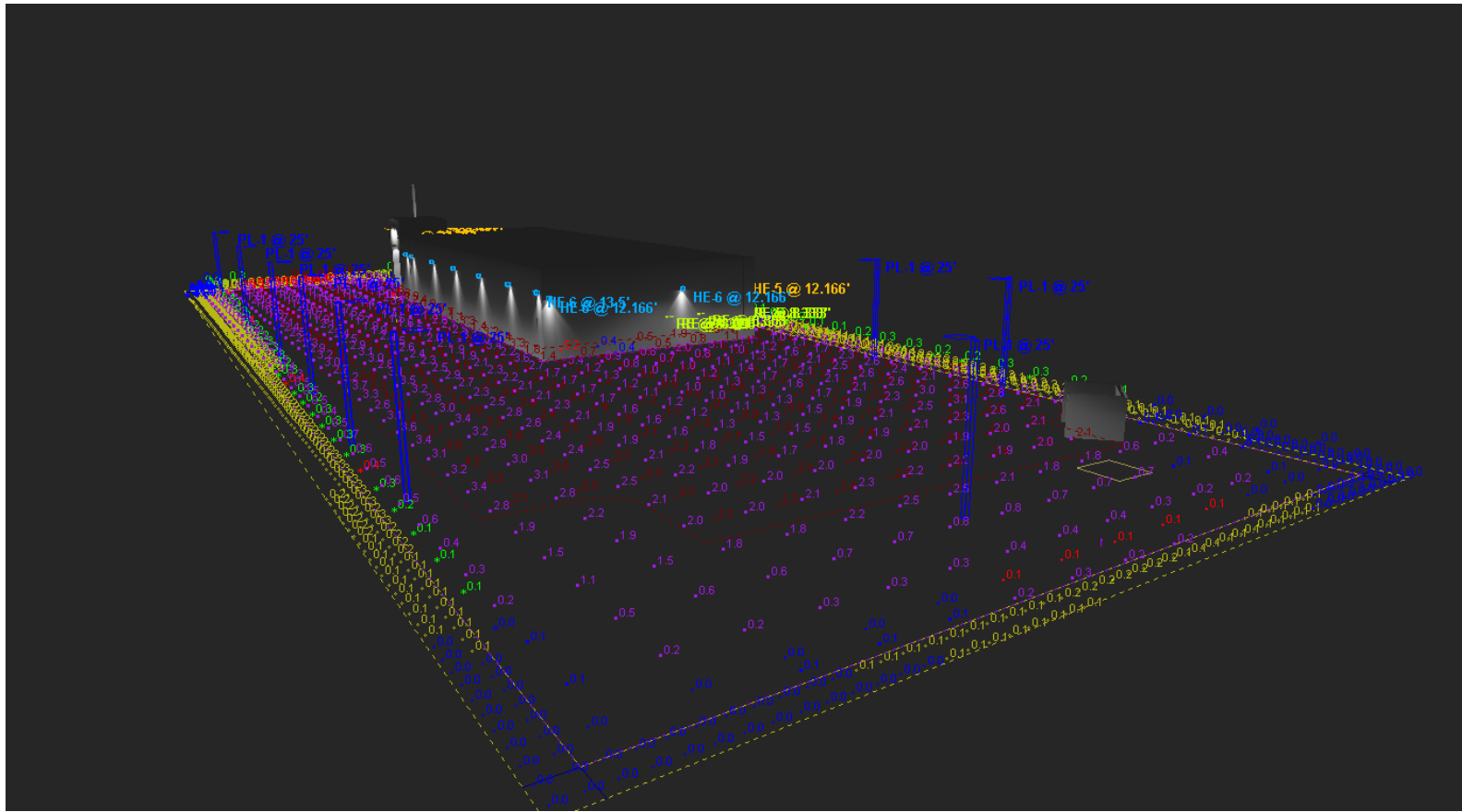
DATE
01-30-2024
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE

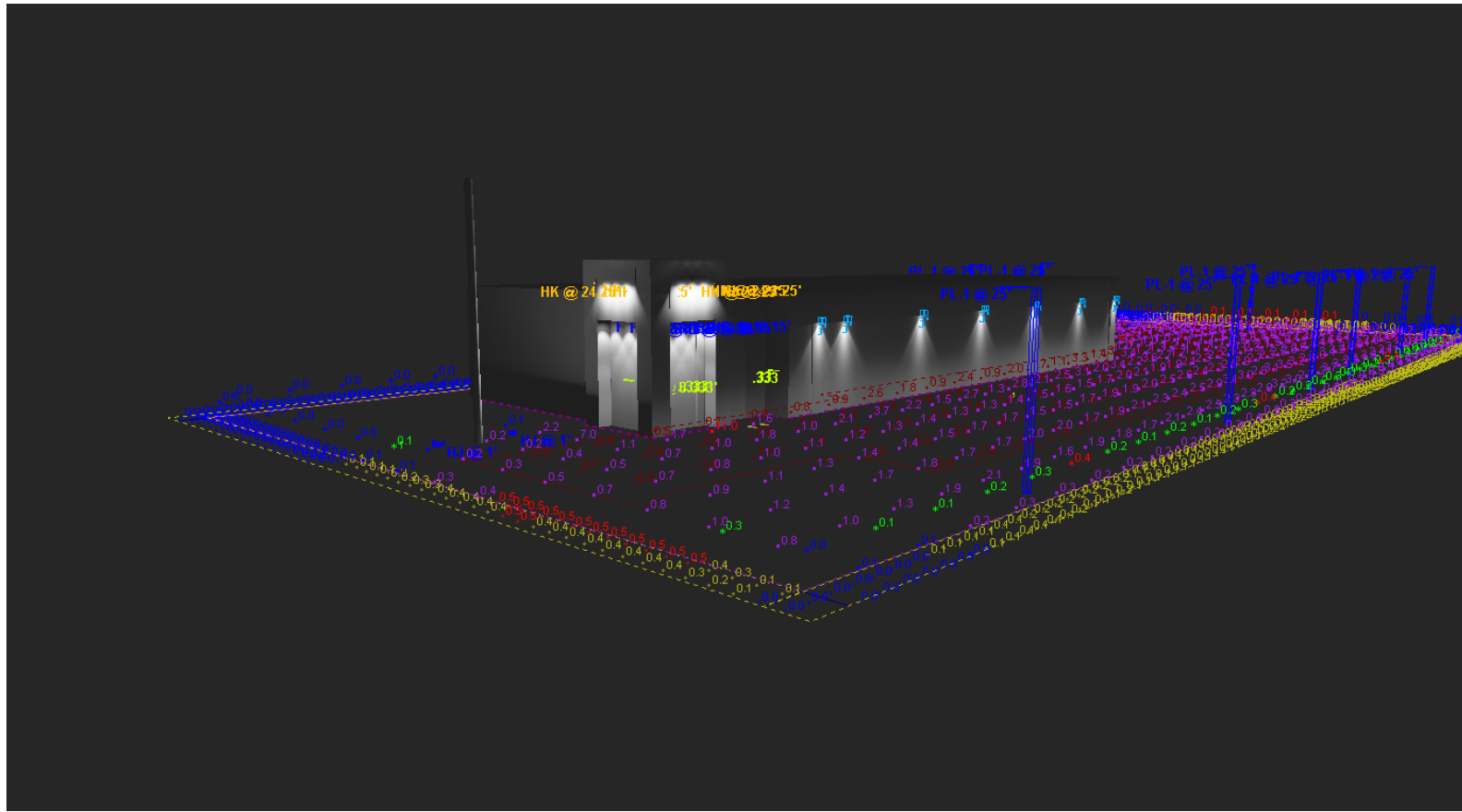
LANDSCAPE DETAILS & NOTES

SHEET NUMBER

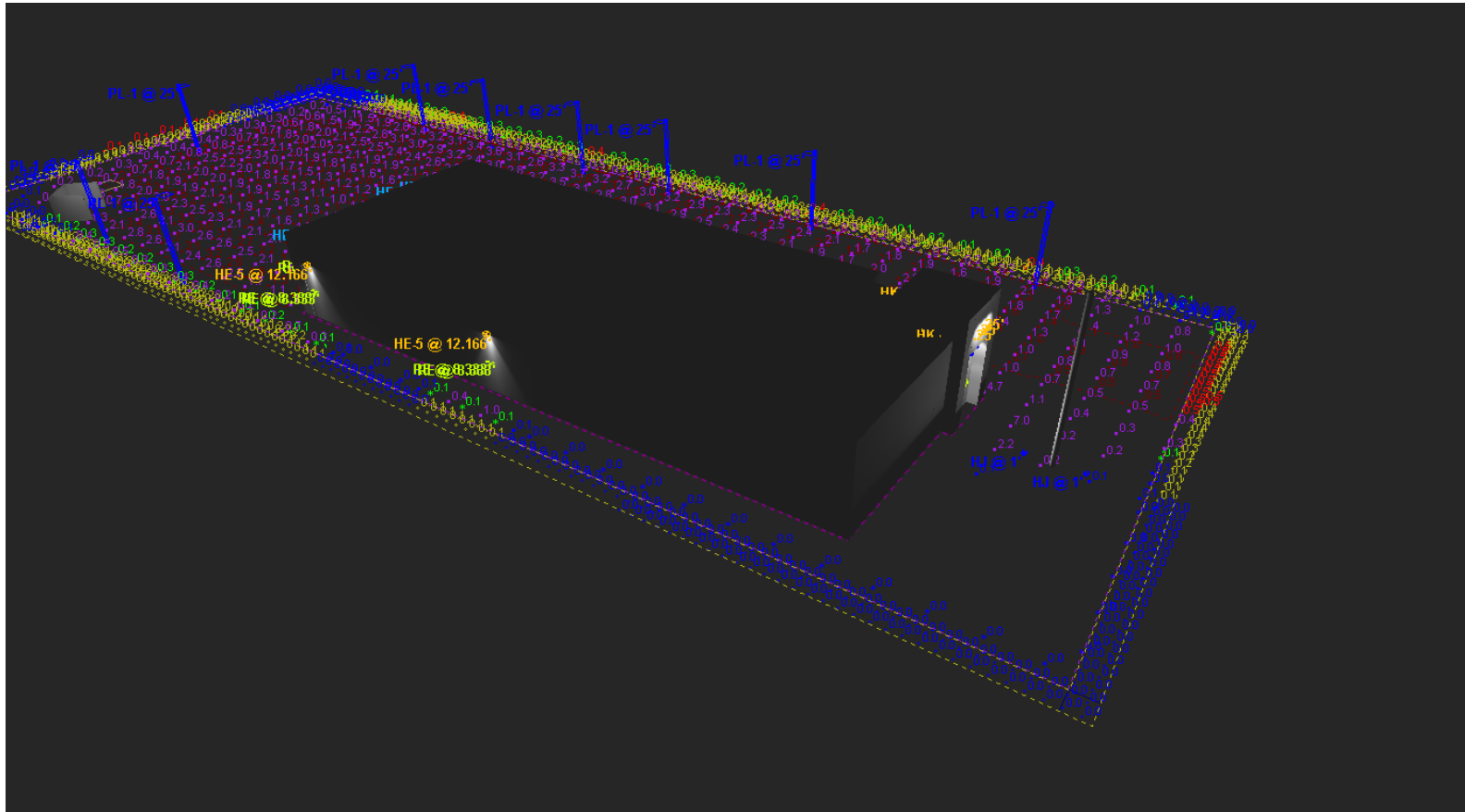
L.3



RENDERED PERSPECTIVE VIEW 2



RENDERED PERSPECTIVE VIEW 1



RENDERED PERSPECTIVE VIEW 3

NOTES

- POLE MOUNT LUMINAIRES ARE INTENDED TO BE PLACED ON TOP OF 3'-0" TALL PIER BASE (25' OVERALL HEIGHT). PIER BASES OMITTED IN STUDY.
- TYPE RE REMOTE EMERGENCY HEADS ARE SHOWN FOR REFERENCE, BUT ARE NOT TURNED ON IN NORMAL CALCULATIONS
- PARKING & CIRCULATION AREAS AND WHOLE PROPERTY CALCULATION GRID POINTS SET AT 10'-0" O.C.
- PRO-TECH IS NEITHER LICENSED NOR INSURED TO CERTIFY CODE COMPLIANCE. AS SUCH, CODE COMPLIANCE REVIEW AND CERTIFICATION IF REQUIRED, TO BE PROVIDED BY OTHERS
- OBSTRUCTIONS, CHANGES TO REFLECTANCE VALUES, FIXTURE TYPE, LOCATIONS, LIGHT LOSS FACTORS, LUMEN OUTPUT OR DIMENSIONAL DATA WILL AFFECT ILLUMINATION LEVELS
- PHOTOMETRIC MODELS ARE A MATHEMATICAL APPROXIMATION OF REAL-WORLD LIGHTING APPLICATION RESULTS AND CANNOT ACCOUNT FOR VARIANCES IN TERRAIN, LANDSCAPE, OBSTRUCTIONS OR ATMOSPHERIC CONDITIONS

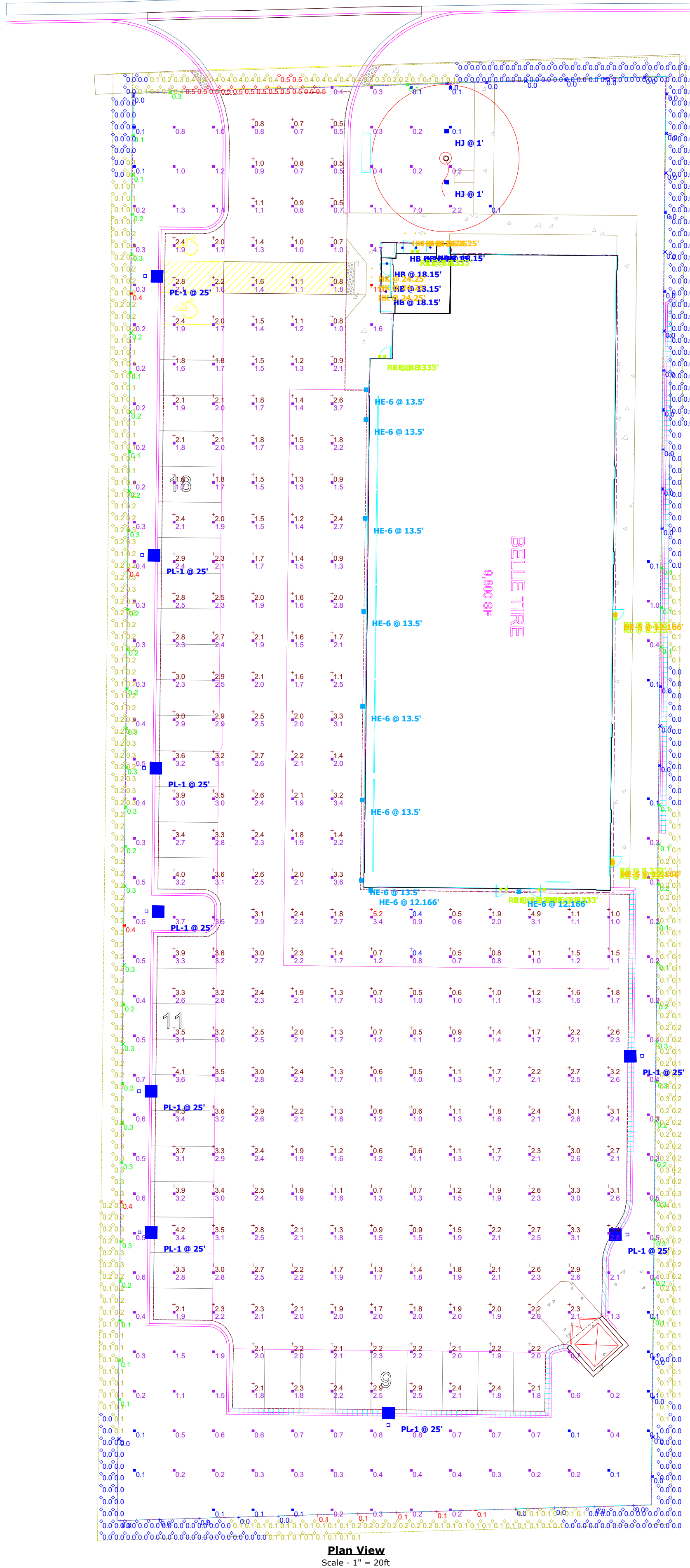


PRINT DATE: 2024.03.28

PARKING LOTS AND PARKING GARAGES Recommended Maintained Illuminance Targets ^(a,b,c,d,e,f)							
Application Task/Area	Horizontal (E _h)				Vertical (E _v)		
	Target E _h @ Height AFF		Uniformity		Target E _v @ Height AFF		Uniformity
	Fc@Ft	Max Avg Min	Ratio	Ratio Basis	Fc@Ft	Max Avg Min	Ratio
PARKING LOTS (and Top Floor of Parking Garages) ^a							
Drive Aisles / Parking Areas ^{a,2,3} ANSI/IES RP-8-18 Table 17-2							
All Parking Lots	0.2@0.0	Min	20:1	Max:Min	0.1@5	Min	20:1
Transaction Areas (Pedestrian & Vehicle) ^a ANSI/IES RP-8-18 Table 17-2							
General Areas ^{a,4}							
Pre-curfew	0.9@0.0	Min	15:1	Max:Min	0.5@5	Min	15:1
Post-curfew	0.2@0.0	Min	15:1	Max:Min	0.1@5	Min	15:1
Transaction Machines ^a							
Pre-curfew					2.8@TS		
Post-curfew					1.4@TS		
APPLICATION TASK/AREA NOTES							
1. Lighting should address drive aisles and adjacent parking with mixed pedestrian and vehicular activity.							
2. Vertical illuminance criteria are measured in the primary directions of vehicular travel, in the center of the drive lane; vertical calculations are to account for the visibility of the pedestrian face and are defined by an imaginary vertical plane oriented perpendicular to the primary direction of vehicular travel. Illuminances on each side of the plane are assessed separately.							
3. Motion sensing should be used to reduce lighting levels when no one is present.							
4. Lighting should address an area extending 3 meters (10 feet) beyond the transaction area in all directions or to curb, property line, or structure, whichever is less.							
5. Vertical illuminance over entire front faces of pay machines. Coordinate with any machine display lighting requirements.							
6. Applies to LZ1 through LZ4. No electric lighting is used in LZ0.							

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & CIRCULATION AREA @ 3.5' AGL	+	2.0 fc	5.2 fc	0.4 fc	13.0:1	5.0:1
S PROPERTY LINE @ 3.5' AGL	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
W, N, E PROPERTY LINE @ 3.5' AGL	✗	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
WHOLE PROPERTY @ 3.5' AGL	■	1.6 fc	11.0 fc	0.1 fc	110.0:1	16.0:1
5' BEYOND PROP LINE @3.5" AGL	◇	0.1 fc	0.5 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 20ft

COMPLIANCE CERTIFICATION - This project has been designed to standards established by the American National Standards Institute (ANSI)/Illuminating Engineering Society (IES), (RP-8-18, Addendum 1 - *Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting*, Chapter 17, table 17-2) recommendations, parking lot footcandle levels and uniformity ratios. Please see the included table for reference.

[illegible][illegible][illegible][illegible]



A high-pressure sodium (HPS) flood light with a black, rectangular, ribbed housing. The front face features a large, clear lens. The mounting bracket is silver-colored and adjustable. The light is shown from a three-quarter perspective.

FORM AND FUNCTION

- Sleek, die-cast low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Reduces energy consumption and costs up to 65%

The innovative NV Flood Series is a high-powered, corrosion resistant, low copper, die-cast aluminum luminaire.

Thermal management is handled with a separate driver housing and LED light engine heat sink. Heat-sink cooling fins are designed with a thermal gap for longer LED/Driver life

The NV-F2 comes in a double 32L configuration with 5 Kelvin color temperatures 2700K, 3000K, 3500K, 4000K and 5000K, 4 Static LED color options available for a splash of color.

Silicone optical distribution patterns include 15° Very Narrow Beam, 30° Narrow Beam, 55° Medium Beam, 85° Wide Beam, 7X6 NEMA T2 Distribution, 7X6 T3 NEMA Distribution, Forward Throw NEMA 6X6 T4, and a Symmetrical NEMA 7X7 T5

Mounting options include 1/2" NPT Knuckle Mount or Trunnion Mount. Knuckle Mount and Trunnion Mount are available with Stanicon Caps to fit over 2 3/8", 3" and 4" diameter Stanicon's or Tenons.



A high-pressure sodium (HPS) flood light, similar to the one on the left, but shown from a different angle, possibly the rear or side. It has a black, rectangular, ribbed housing and a silver-colored mounting bracket. The light is shown from a three-quarter perspective.

RELIABILITY

- IP66 Rated
- Silicone Optics
- IK10 Rated Optics

Other mounting options include Universal Magic Mount (JMM) and 4" Round J-Box Mount (JBRT) (JBKK).

Glare control options include the House Side Shield, Egg Crate Louver Shield, Barn Doors, Angle Side Shield, small and large Snot.

Other options include Tamper Proof Hardware, 5 Conductor Dimming Leads and 4" Round J-Box Mount.

Applications include:

- Sign Lighting
- Building Facades
- Flag Pole
- Landscaping
- Well Washing
- Uplighting
- Security Lighting
- Residential
- Transportation
- Commercial

IP66 Rated for any direction or angle of Flood Lighting.



A circular seal with the text "MADE IN THE USA" around the perimeter. Inside the circle is a stylized American flag.

[illegible]

16

NF-V2 Circuit Specification

LED WATTAGE CHART														TSL
														50W
														80W
														10W
														80W

NF-V2																	
PART NUMBER	15'	LMW	30'	LMW	55'	LMW	85'	LMW	75S	LMW	75S	LMW	75S	LMW	75S	LMW	75S
NF-V2-15-20W-120V	5000	116	4480	108	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-277V	5000	116	4600	110	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-240V	4400	108	4880	116	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-277V-2	5000	116	4700	110	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-240V-2	4400	108	4880	116	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-277V-3	5000	116	4880	118	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-240V-3	4400	108	4880	116	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-277V-4	5000	116	4880	118	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-240V-4	4400	108	4880	116	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-277V-5	5000	116	4880	118	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-240V-5	4400	108	4880	116	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-277V-6	5000	116	4880	118	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-240V-6	4400	108	4880	116	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-277V-7	5000	116	4880	118	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-240V-7	4400	108	4880	116	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-277V-8	5000	116	4880	118	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-240V-8	4400	108	4880	116	4880	118	4880	118	4880	113	4700	114	4700	114	4660	113	46
NF-V2-15-20W-277V-9	5000	116	4880	118	4880	118	4880	118	4880	113	4						

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FLS-200-22

SSSP

Spare Bright Time Pole

Height 12' 0"

Pole Shaft
The pole shaft material is a weldable grade hot rolled commercial quality carbon steel tubing with a minimum yield of 40,000 psi. Conforms to ASTM A500 cold rolled steel standards. Pipes have grooved by welded end-to-end hose. Outside end of base plate. Pole shaft is welded to lower plate and top section of base plate.

Base Plate
The base plate is manufactured from structural hot rolled steel that meets or exceeds a minimum yield strength of 50,000 psi, conforms the ASTM-A36 standards. Base Plate may be galvanized. * Think for poles 2" feet and over.

Anchor Bolts
Anchor bolts are not to be spaced galvanized steel and come with two galvanized nuts and washers per bolt. Minimum yield strength 50,000 psi. Anchor bolts are not including for custom built alum.

Base Coater
All base coats are fabricated two years 6003 aluminum and powder coated to meet the code.

Hand Rails
A hand rail is hand built in 12" on center from the base plate and is constructed of 1 1/2" rectangular pipe tubing which is welded to pole shaft at 60" intervals. The hand rail covers are provided with internal bridge support and powder coated to match pole shaft.

Pole Cap
The pole cap comes with a removable polycarbonate cap installation. All pole caps are galvanized.

Finish
All poles are treated with shot blast media for a new white finish, power washed with 150 psi air to remove cap application. Electrochemically treated polycarbonate powder coat with a 3 to 5 mils thickness for maximum adhesion.

Marine Coarse Finish
All poles are welded in a 5 stage cleaning system with a descaled metal 3 to 5 mils zinc dust abrasive powder granular coarse followed by a 3 to 5 mils epoxy durable polyester powder coat finish.

Galvanized Finish
All poles are hot dipped galvanized in a multi stage process. Galvanizing Specification, ASTM D3545 Galvanized Steel Specification, ASTM A1238-1299-01.

Zinc Coating
The zinc coating is formulated to conform to specification 1.03.1.1, 1.03.1. The coating will be continuous and reasonably smooth and uniform in thickness and weight.

Galvannealing Adhesion
The zinc coating that will be welded with handling compound with the nature and thickness of the coating and normal use of the service without peeling or flaking.

Galvanized Under Powder
Galvanized under powder (GUP) adheres to base galvanized specification, and the second stage is a lead coat from the outside of the pole. This stage is a 3 to 5 mils polycarbonate powder coat for maximum adhesion.

Vibration Damper
The vibration damper is factory installed. The Vibration Damper consists of a rugged galvanized chain coupler with heavy duty polyester tubing that is factory secured at the bottom 2' above the pole and secured by contractor at the base during installation.

[illegible]

POLICE - 22

SSSP EPA DATA

Maximum EFM (ft) Allowed

POL HEIGHT	POLER dia.	WALL	BASE PLATE	ROD (ANGLE) SIZE	BOLTS	15' MIN	18' MIN	100' MIN
10'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	20.8	19.7	15.5
12'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	20.8	19.5	9.7
14'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	15.5	11.4	9.7
16'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	15.5	11.2	5.4
18'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	13.5	9.8	8.6
20'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	14.5	10.2	8.4
22'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	14.5	10.0	8.6
24'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	20.2	21.2	10.4
26'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	20.2	21.2	10.4
28'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	18.8	17.9	5.3
30'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	12.8	9.3	5.4
32'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	21.1	19.2	10.3
34'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	5.3	2.7	1.5
36'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	8.8	4.2
38'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	8.7	4.1
40'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	10.7	9.1
42'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	4.7	2.9	1.2
44'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.3	10.3	7.4
46'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.2	8.8	1.9
48'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	10.2	9.6
50'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	10.2	9.6
52'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.7	10.1	4.9
54'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	10.7	10.2
56'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	10.8	8.3
58'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	10.8	12.8
60'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	6.5	2.2	1.4
62'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	5.3	3.2	1.5
64'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	5.3	3.2	1.5
66'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	21.7	14.8	5.9
68'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	21.7	14.8	5.9
70'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	11.6	4.5	4.1
72'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	11.6	4.5	4.1
74'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	10.7	8.5
76'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	10.8	4.9
78'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	10.8	4.9
80'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	10.8	10.8	2.4
82'	F 550	120	F 3/4" x 3/4"	0.00"	3/4" x 10"	12.2	11.1	3.9

*Anchor Rods are NOT included with Custom-Bolt Cords.
 *Do NOT use any cords referencing its length as a cautionary factor.

*All wind loading calculations are based on sustained wind speeds corresponding to the following 1 gust.

MOUNTING CONFIGURATION

(10S)

(20S)

(30S)

EXIT/EM/LED

LED Emergency Light

CATALOG #

Type: EXIT & RE

PROJECT

EXIT - COMBINATION EXIT/EMERGENCY LIGHT

FEATURES

- Provides 90 Minutes of emergency operation
- Ultra bright, energy efficient, long life LEDs
- Available for remote control or manual operation
- High performance reflective and plastic lens for greater light distribution
- Removable emergency operation battery
- Over 1000 lumens, 120° LED beam
- Charger indicator lamp, 24 hours
- Over 100,000 hours life expectancy
- Light and pulse test ready for emergency code compliance testing
- Available for remote control or manual operation in the field
- Removable decorative slat
- Sealing for indoor and outdoor use
- Available for wall and recessed installation

See technical drawing for mounting details and dimensions.

RE - REMOTE CONTROLLED EMERGENCY LIGHT

SPECIFICATIONS

EMERGENCY LIGHTING: 90 minute emergency lighting. With battery, rechargeable, long-life emergency operation. Rechargeable battery (12V) recharges in 24 hours. LED indicator for recharging status.

TESTING: Light and pulse test ready for emergency code compliance testing. LED indicator for testing status.

RECHARGEABLE BATTERY: 12V, 1200mAh, 24 hours recharge time.

OPERATION: 100,000+ hours life expectancy.

INSTALLATION: Mounting template for top and bottom mounting. Mounting template for side mounting. Mounting template for wall mounting. Mounting template for recessed mounting.

WARRANTY: 5-year limited warranty.

ORDERING INFO

ORDERING CODE	HOUSING COLOR
EXIT/EM/LED (Re)	Black
EXIT/EM/LED (Re)	EXIT/EM/LED (Re) only

OPTIONS

RECHARGEABLE BATTERY	15.5 watt hours lamp base
RECHARGEABLE BATTERY	12V 1200mAh
RECHARGEABLE BATTERY	24 hours recharge time
RECHARGEABLE BATTERY	100,000+ hours life expectancy
RECHARGEABLE BATTERY	12V 1200mAh
RECHARGEABLE BATTERY	24 hours recharge time
RECHARGEABLE BATTERY	100,000+ hours life expectancy

VOLTAGE

12V 1200mAh

REMOVAL

REMOVAL HEADS, LED - REMOT. OPERATING, 12V

REMOVAL

REMOVAL HEADS, LED - REMOT. OPERATING, 12V

REMOVAL

REMOVAL HEADS, LED - REMOT. OPERATING, 12V

REMOVAL

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REMOVAL

REMOVAL HEADS, LED - REMOT. OPERATING, 12V

REMOVAL

REMOVAL HEADS, LED - REMOT. OPERATING, 12V

HOUSING

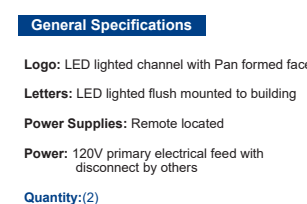
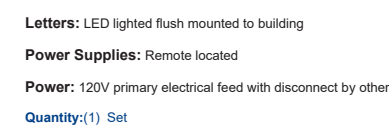
RECHARGEABLE BATTERY

HOUSING

RECHARGEABLE BATTERY

HOUSING

RECHARGEABLE BATTERY

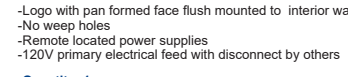
[illegible]

Color Specifications

- 2753 Red Acrylic
- 3M 3630-73 Dark Red Vinyl
- White
- Black

All paint finishes to be Satin unless otherwise specified

Allen Industries
Electric Sign Company with
UL and ENEC
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE
2005 EDITIONS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE
AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER
GROUNDING AND ELECTRICAL CONNECTIONS.



Color Specifications

- PMS 294 C blue
- PMS 1805 C
- White
- Black

All paint finishes to be Satin unless otherwise specified

Allen Industries
Electric Sign
Complies with
THIS SIGN IS INTENDED TO BE RETALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE
WHICH OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER
GROUNDING AND WIRING CONNECTIONS.



General Specifications	Color Specifications
Logo: LED lighted channel with Pan formed face Power Supplies: Remote located Power: 120V primary electrical feed with disconnected by others Quantity: 1	 White PMS 1805 C-MYK 21/100/100 3M 3630-73 Dark Red Vinyl  PMS 294 C-MYK 100/87/22/20 3M 7725-17 Vivid Blue  PMS Black-CMYK 75/66/75/90

All paint finishes to be Satin unless otherwise specified

Allan Industries	1400	Electric Sign	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE		UL
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[illegible]

Face:	125" Alum. Face Painted White M/C #7725-17 Vinyl Blue Used Applied 1st Surface
Logo:	6" Deep Internally Burnished Channel Letter w/ 045° Returns and .063" Backs; 17" Polycarbonate Embossed Black Sprayed/Faced M/C #Black Jewelwood Attached to Cabinet Face via 1/8" x 3/4" Self Drilling Screws
Copy:	"Bele Trix" 6" Deep Internally Burnished Channel Letters w/ 045° Returns and .063" Backs 1750 Black Vinyl Alphabet "A-Z" 1/2" High, Attached to Cabinet Face via 1/8" x 3/4" Self Drilling Screws "Certified Auto Logo" 3" Dark black clear push type acrylic w/ MC 3530-73 Dark Red Vinyl Applied to Face;
Cabinet:	17" Deep SIGMACHOP Extruded Alum. Cabinet, Part #K005, 2005, 2075 Panels to Match MC 3530-73 Dark Red Vinyl Satin Finish.
Itum:	White/Red LEDs as required by manufacturer, Remote power supplies
Electrical:	(1) 20 AMP Circuit, 120 Volts Power Source at Client's site to be determined by Licensed Contractor.
Quantity:	1 (ONE) CABINET PER LOCATION

N6 Large Monument Sign - 78.2 sq
Internal LED Illumination

Color Specifications

	PMS 1805 C - RGB 172/51/54 CMYK 21/100/100/17
	PMS 294 C - RGB 51/68/117 CMYK 100/87/22/20
	PMS Black C - RGB 0/0/0 CMYK 75/68/75/90
	2793 Red Acrylic

Vinyl Specifications

	3M 7725-17 Vivid Blue
	3M 3630-73 Dark Red Vinyl
	3M 680-10 Reflective White Vinyl

Paint Specifications

- White
- MAP 41-313 Dark Bronze
- Point to Match 3M 3630-73 Dark Red Vinyl Satin Clear to prevent Fading

All paint finishes to be Satin

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A

B

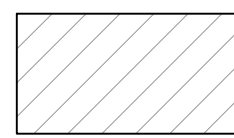
C

D

E

F

MEZZANINE CALCULATIONS



SHADING INDICATES AREA OF MAIN FLOOR TO WHICH MEZZANINE IS OPEN:
5,835 SQUARE FEET

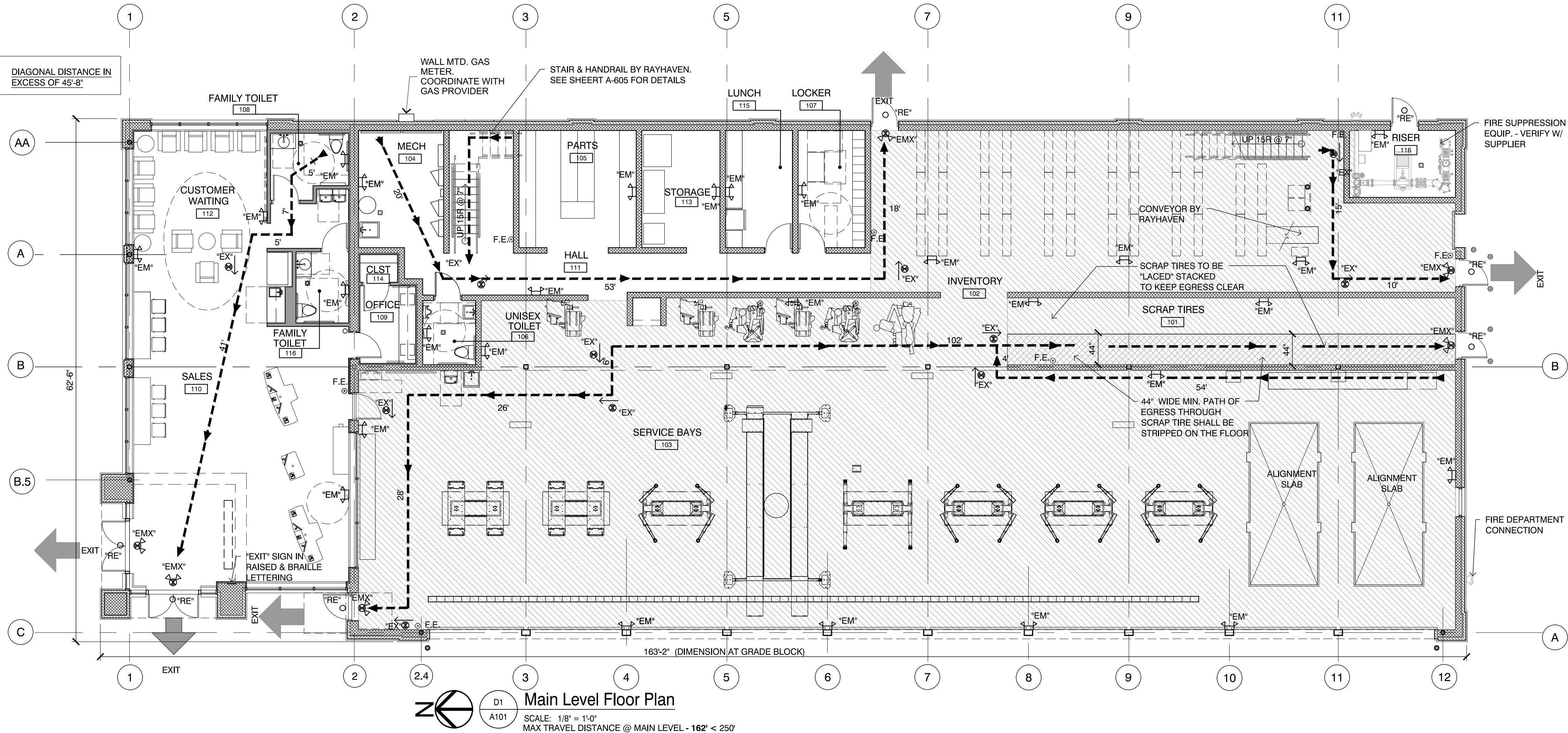
PER 2021 IBC SECTION 505.2.1 (EXCEPTION 2) THE AGGREGATE AREA OF MEZZANINES IN BUILDINGS AND STRUCTURES OF TYPE I OR TYPE II CONSTRUCTION SHALL BE NOT GREATER THAN ONE-HALF OF THE FLOOR AREA OF THE ROOM IN BUILDINGS AND STRUCTURES EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM...

6,263 SQUARE FEET / 2 = 3,131.5 SQUARE FEET OF TOTAL ALLOWABLE MEZZANINE AREA

2,939 S.F. (PROPOSED MEZZANINE) < 3,131.5 S.F. PROPOSED AREA COMPLIES

FIRE EXTINGUISHER - F.E.

- NOTED AS "F.E." - SEE FLOOR PLAN
- 10 LB. ABC DRY CHEMICAL, CLASS A/B/C EXTINGUISHER
- FOR USE ON CLASS A (ORDINARY COMBUSTIBLES), CLASS B (FLAMMABLE LIQUID) SPILLS OR FIRES INVOLVING LIVE ELECTRICAL EQUIPMENT (CLASS C)
- 20 SEC. DISCHARGE TIME
- ALL METAL VALVE CONSTRUCTION, ALUMINUM VALVE
- WALL MOUNTED



TYPICAL NOTE:
1.) IBC 2021-1013 - EXIT SIGNS - PROVIDE EXIT SIGNS IN ACCORDANCE WITH THE SECTION AND AS OTHERWISE REQ'D PER FIELD INSPECTION. ADDITIONAL EXIT SIGNS MAY BE REQ'D BASED UPON FIELD INSPECTION.

2.) IBC 2021-1008 - MEANS OF EGRESS ILLUMINATION: - PROVIDE GENERAL EGRESS LIGHTING AND INTERIOR/EXTERIOR EMERGENCY LIGHTS IN ACCORDANCE WITH THE SECTION, 2014 NEC ARTICLE 700-16 AND AS OTHERWISE REQ'D PER FIELD INSPECTION. ADDITIONAL MEANS OF EGRESS ILLUMINATION MAY BE REQ'D BASED UPON FIELD INSPECTION.

3.) FIRE SUPPRESSION LINES UNDER MEZZANINE ARE TO BE HELD AS HIGH AS POSSIBLE

4.) EMERGENCY LIGHTING SHALL BE PLACED IN ALL WASHROOMS, CHANGING ROOMS, ETC

5.) EMERGENCY LIGHTING SHALL BE PLACED IN ALL WASHROOMS, CHANGING ROOMS, ETC.

Seal



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Sheet

Floor Plan

Issued for

February 2, 2024 Village-IDOT Submittal

March 29, 2024 Village-IDOT Resubmittal

Project Number

23-410

Sheet Number

A101



Seal

CHARTERED ARCHITECT
CHRISTOPHER VINCENT ENRIGHT
001-024653
STATE OF ILLINOIS

Christopher Vincent Enright

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Building Elevations

Issued for

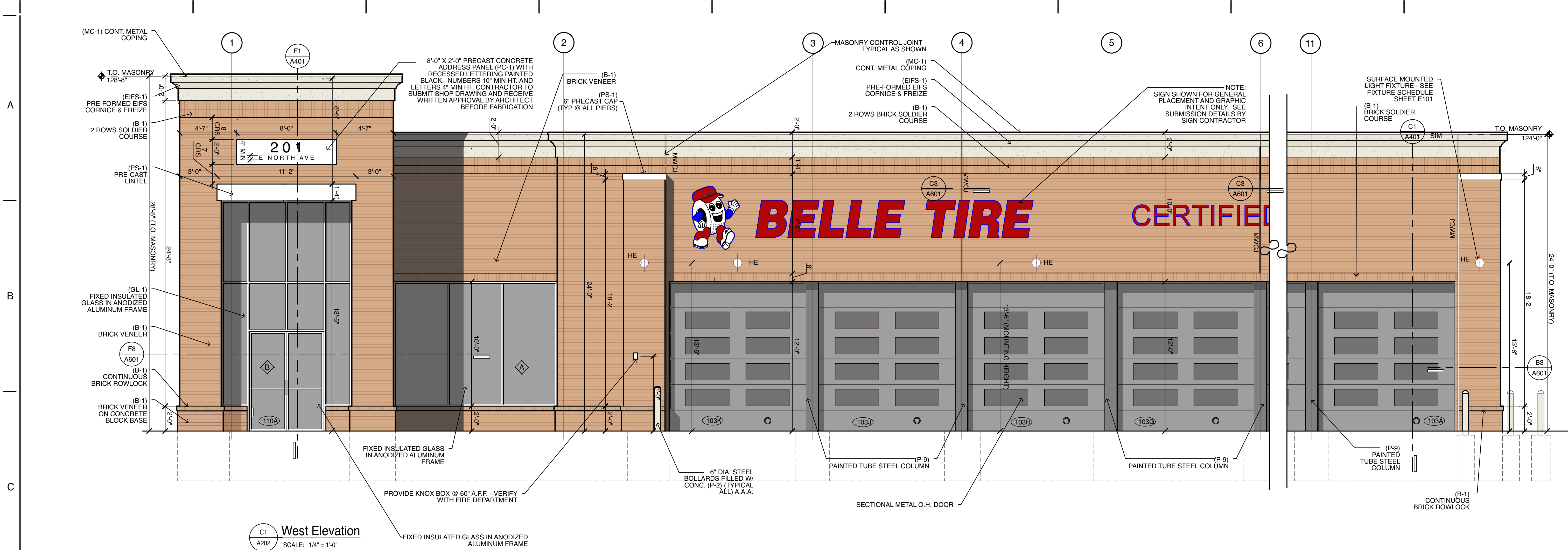
February 2, 2024 Village-IDOT Submittal
March 29, 2024 Village-IDOT Resubmittal
April 19, 2024 Village Resubmittal

Project Number

23-410

Sheet Number

A201



Seal

CHRISEAN ARCHITECT

CHRISTOPHER VINCENT ENRIGHT

001-024653

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Christopher Vincent Enright

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Building Elevations

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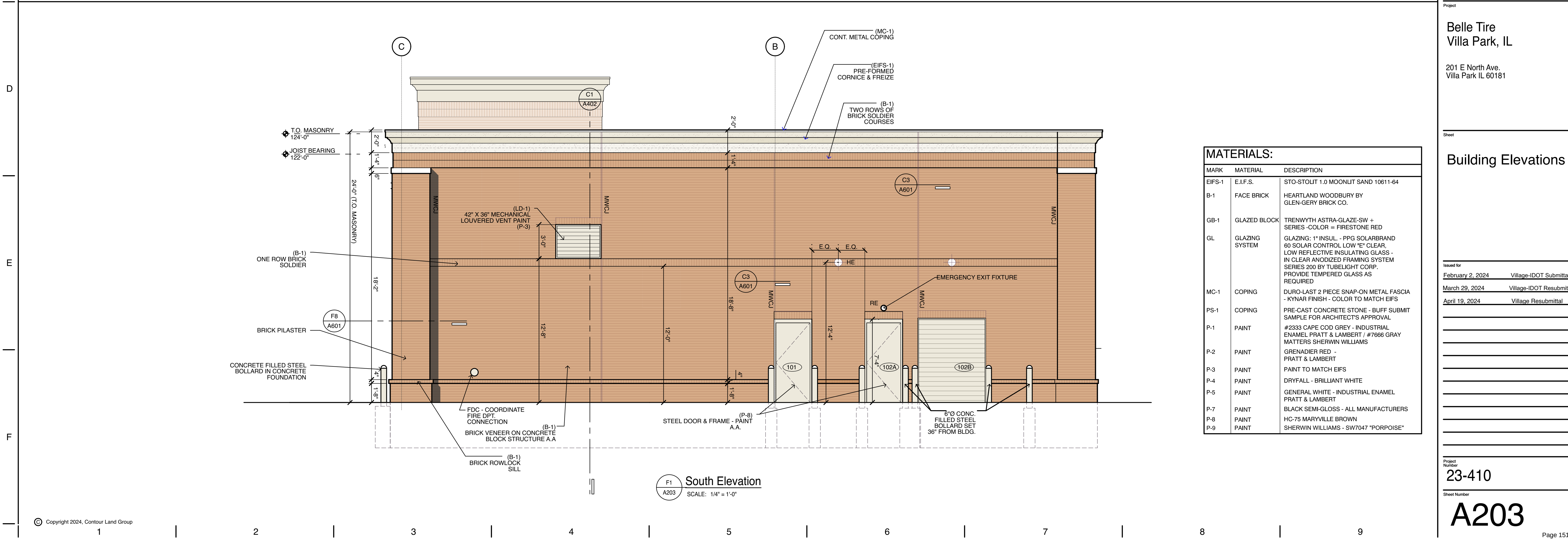
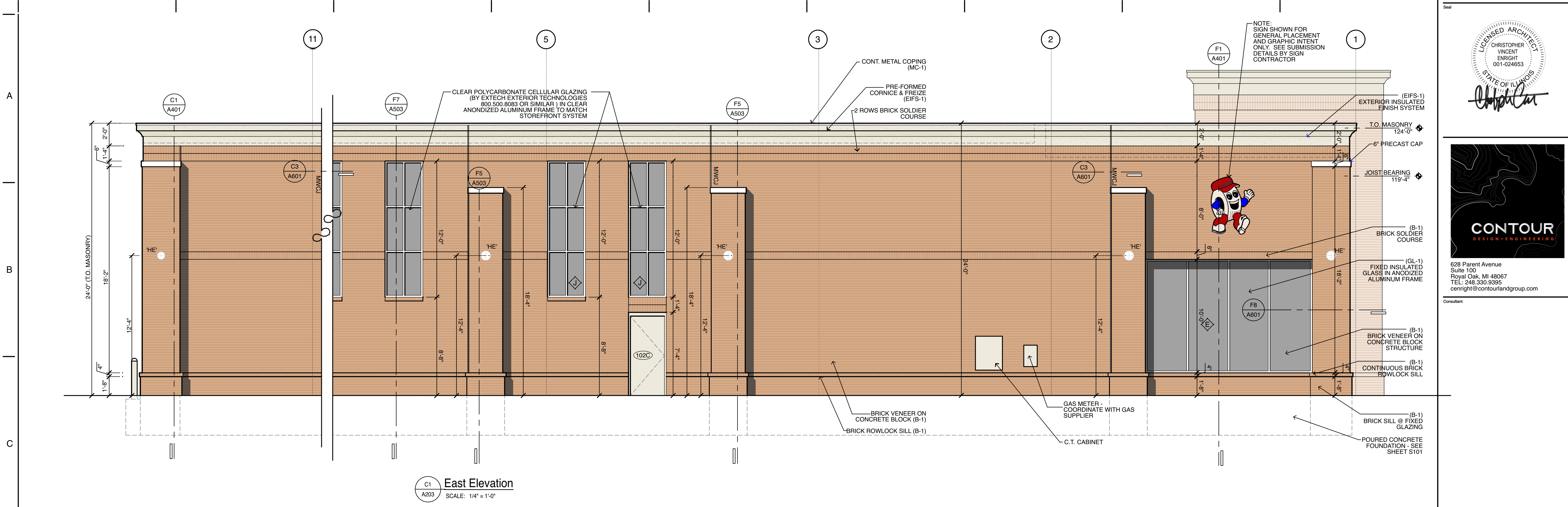
Project Number

23-410

Sheet Number

A202

Page 150 of 156



Seal

CHRI

ST

EN

001-024653

STATE OF ILLINOIS

CHRISTOPHER VINCENT ENRIGHT

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Building Elevations

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Project Number

23-410

Sheet Number

A203

Page 151 of 156

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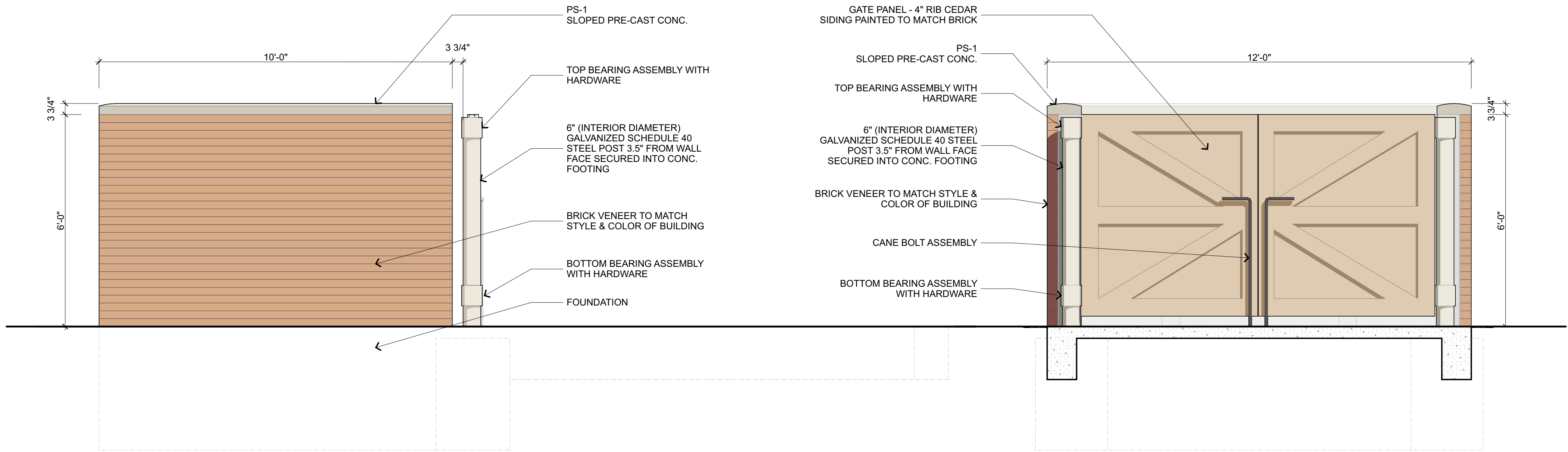
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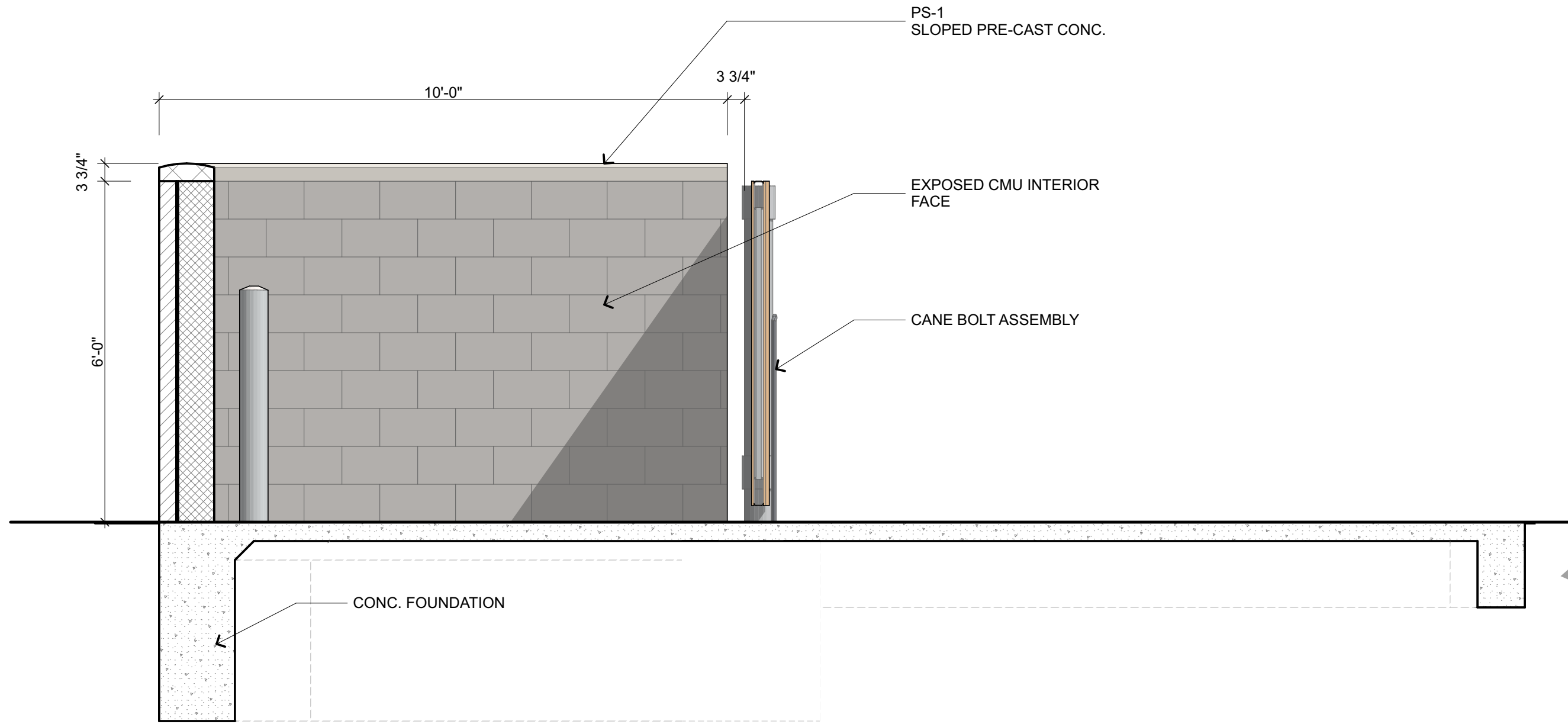


C1 Side Elevation
A204 SCALE: 1/2" = 1'-0"

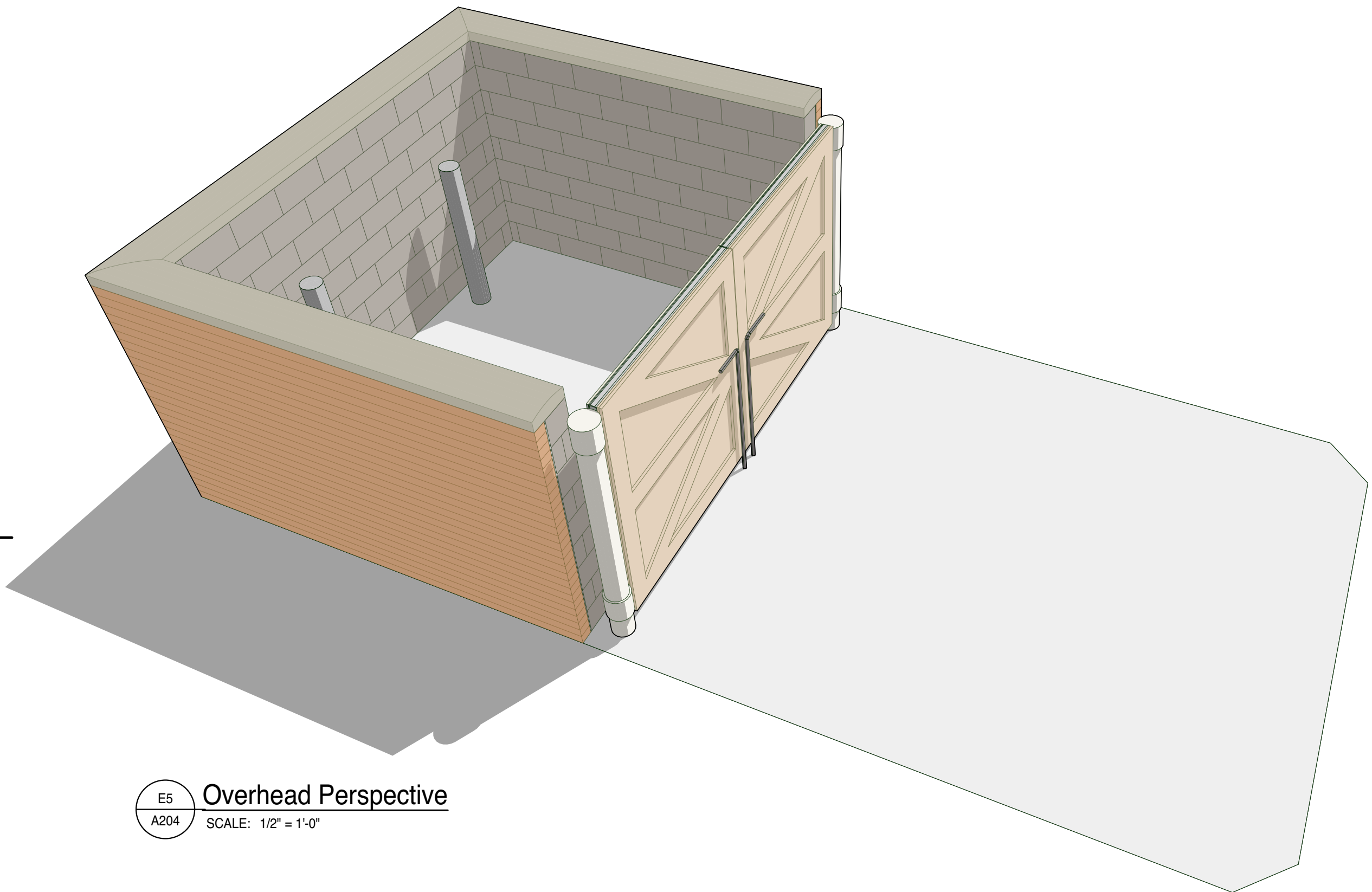
C5 Front Elevation
A204 SCALE: 1/2" = 1'-0"

MATERIALS:		
MARK	MATERIAL	DESCRIPTION
EIFS-1	E.I.F.S.	STO-STOLIT 1.0 MOONLIT SAND 10611-64
B-1	FACE BRICK	HEARTLAND WOODBURY BY GLEN-GERY BRICK CO.
GB-1	GLAZED BLOCK	TRENWYTH ASTRA-GLAZE-SW + SERIES -COLOR = FIRESTONE RED
GL	GLAZING SYSTEM	GLAZING: 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN CLEAR ANODIZED FRAMING SYSTEM SERIES 200 BY TUBELIGHT CORP. PROVIDE TEMPERED GLASS AS REQUIRED
MC-1	COPING	DURO-LAST 2 PIECE SNAP-ON METAL FASCIA - KYNAR FINISH - COLOR TO MATCH EIFS
PS-1	COPING	PRE-CAST CONCRETE STONE - BUFF SUBMIT SAMPLE FOR ARCHITECT'S APPROVAL
P-1	PAINT	#2333 CAPE COD GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7666 GRAY MATTERS SHERWIN WILLIAMS
P-2	PAINT	GRENADIER RED - PRATT & LAMBERT
P-3	PAINT	PAINT TO MATCH EIFS
P-4	PAINT	DRYFALL - BRILLIANT WHITE
P-5	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-7	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS
P-8	PAINT	HC-75 MARYVILLE BROWN
P-9	PAINT	SHERWIN WILLIAMS - SW7047 "PORPOISE"

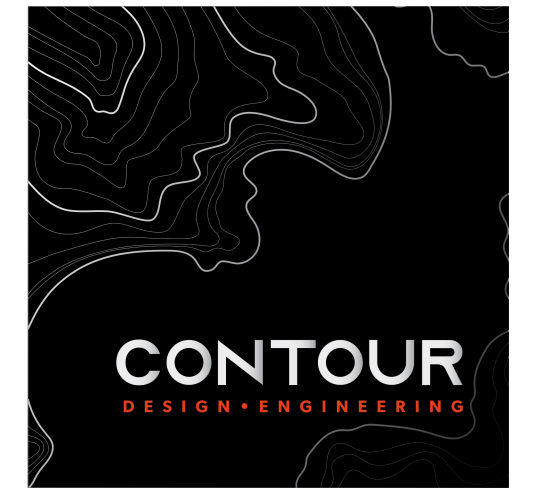
Note: The opacity of all materials used on the dumpster enclosure shall be zero



E1 Section
A204 SCALE: 1/2" = 1'-0"



E5 Overhead Perspective
A204 SCALE: 1/2" = 1'-0"



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Dumpster

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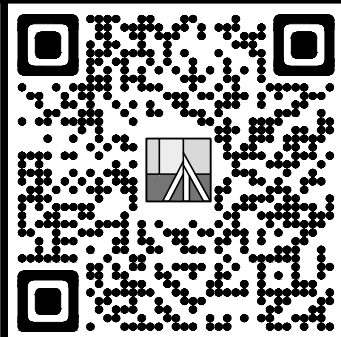
23-410

Sheet Number

A204

OF
LOT 1 IN MICHAEL MAUDE'S SUBDIVISION, A RESUBDIVISION IN THE NORTHWEST QUARTER OF
SECTION 3, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1979 AS DOCUMENT R79-18713;
TOGETHER WITH THAT PART OF ELLSWORTH (FORMERLY ARTHUR) AVENUE LYING SOUTH OF
THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1 AND LYING NORTH OF THE
WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, ALL IN DU PAGE COUNTY, ILLINOIS.

(IN FEET)
inch = 40 ft.

[illegible]

NET AREA: 62,888 SQUARE FEET OR 1.443 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE OF VILLAGE EASEMENT AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "FIRE APPARATUS ACCESS EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO PASS AND REPASS THEREON IN EMERGENCY AND NON-EMERGENCY SITUATIONS AS SUCH MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG AND THROUGH, SAID INDICATED EASEMENT. NO PARKING OR PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAID EASEMENT MAY BE USED FOR DRIVEWAYS, DRIVE AISLES OR OTHER PURPOSES PROVIDED THAT NO NOW OR LATER INTERFERE WITH THE AFFAIRS, SALES OR RIGHTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF VILLAGE EASEMENT.

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF VILLA PARK AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY LINES, INCLUDING BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO PERFORM THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF VILLA PARK.

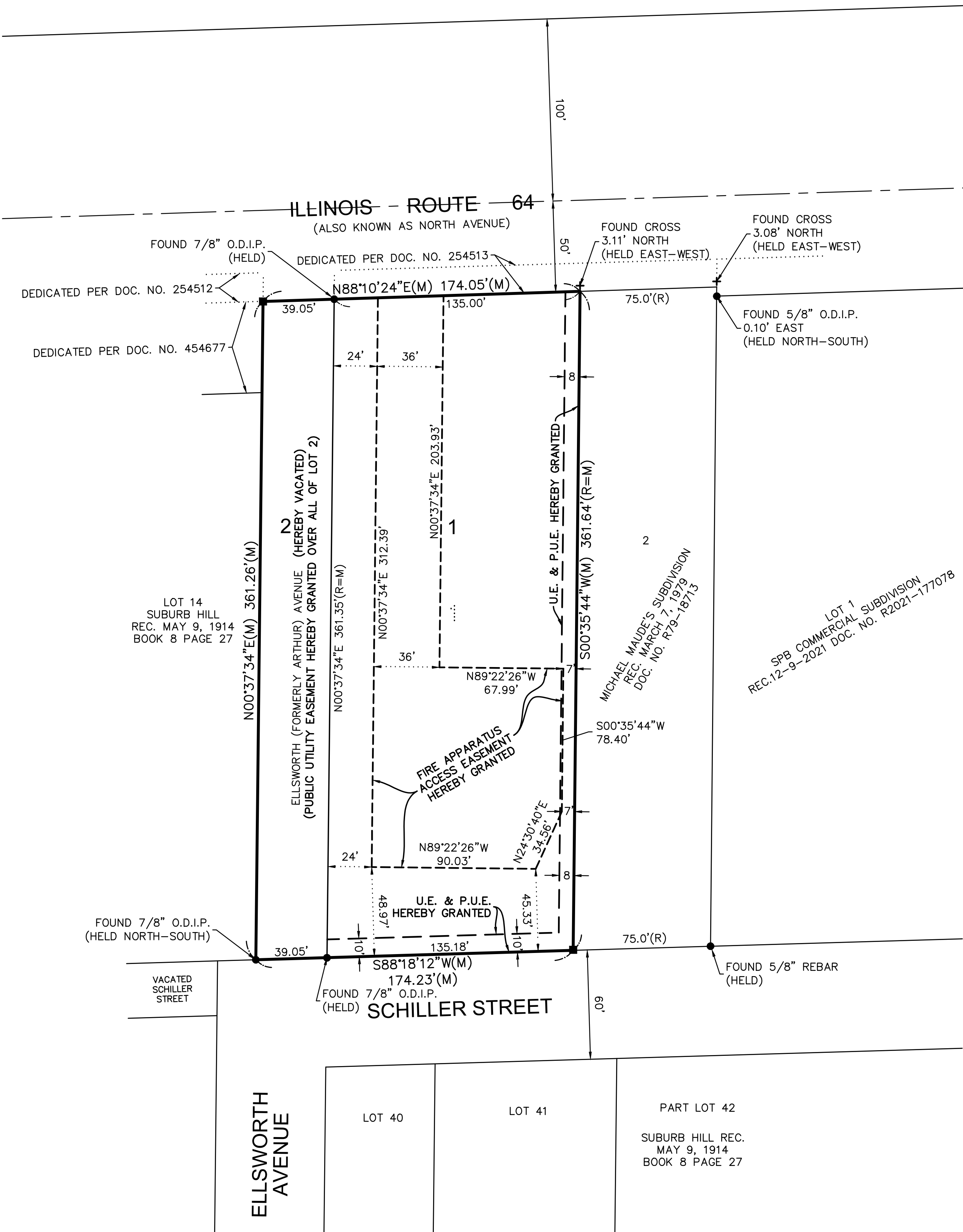
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO OPERATE, MAINTAIN AND REMOVE, REPAIR AND REPLACE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES HEREON TO THE PROPERTY SHOWN WITHIN THE DOTTED LINES AND THE PROPERTY DESIGNATED ON THE PLAN FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS WILL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY" UNLESS BY THE WRITTEN CONSENT OF GRANTEE. AFTER WORK IS COMPLETED, THE GRADE OF THE SUBDIVIDED PROPERTY WILL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

NORTHERN ILLINOIS GAS COMPANY, AND ILLINOIS CORPORATION DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUBLIC UTILITY EASEMENT"; "P.U.E."; "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED ON THIS PLAT AS "COMMON ELEMENTS". TOGETHER WITH THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER AND RE-ENTER THE PROPERTY AT ALL TIMES TO REMOVE OBSTRUCTIONS, SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER WORK IS COMPLETED, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

- SET 7/8" O.D.I.P.
UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT
UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE
UNLESS OTHERWISE NOTED

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

————— SUBDIVISION BOUNDARY LINE
 ————— ADJACENT LAND PARCEL LINE
 ————— LOT LINE
 - - - - - EASEMENT LINE
 - - - - - CENTERLINE
 - - - - - BUILDING SETBACK LINE
 - - - - - SECTION LINE



SUBMITTED BY AND RETURN TO



COMPASS
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PHONE: (630) 826-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 40'

1 OF 2

PROJ. NO.: 24.0032

GRAPHIC SCALE

A horizontal graphic scale bar. The top is labeled with the numbers 30, 0, 15, 30, 60, and 12. The bar is divided into segments: the first 30 units are alternating black and white squares; the next 15 units are solid black; the next 30 units are solid black; the next 60 units are solid black; and the final 12 units are solid black. Below the bar, the text "(IN FEET)" is centered. Below that, "1 inch = 30 ft." is centered.

(IN FEET)
1 inch = 30 ft.

1.120 ACRES
ON MEASURED BY

$$\frac{\text{ACCESSIBLE SPACES}}{\text{TOTAL SPACES}} = 50$$

NO SCALE

REGARDING SCHEDULE B:

SCHEDULE B EXCEPTIONS 1 THROUGH 13 ARE NOT SURVEY
RELATED AND THEREFORE NOT SHOWN.

SCHEDULE B EXCEPTION 14 IS CIRCULAR IN NATURE IN THAT IT REFERENCES MATTERS SHOWN ON THIS SURVEY

GENERAL NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER NCS-118235-30 ISSUED BY FIRST AMERICAN TITLE COMPANY HAVING AN EFFECTIVE DATE OF JUNE 15, 2017.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X"(AREAS DISCLOSED BY THE SURVEYOR AND EXISTING DRAWINGS, FLOORPLAN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0088B, HAVING A REVISED DATE OF 2017.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 07/23/2017.
5. THE SURVEYOR CONTACTED JULLIE, FOR A DESIGN STATE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A JOB NUMBER OF A231983254. INQUIRIES WERE SENT OUT TO THE SURVEYOR BY UTILITY COMPANIES TO OBTAIN MAPS AND/OR ATLASSES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREIN.
6. ADJOINING OWNER INFORMATION SHOWN HEREIN IS FROM AVAILABLE TAX RECORDS.
7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD SURVEY AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE LOCATION OF THE UTILITIES SHOWN IS ACCURATE. SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR NOT, ARE NOT GUARANTEED BY THE SURVEYOR. NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE AS CLOSELY LOCATED AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED THE STRUCTURES AND UTILITIES SHOWN, BUT HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADJUSTMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
9. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR INFORMATION ON INFORMATION FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. IN ACCORDANCE WITH RULE 614 (A), A ZONING REQUEST FOR WAS NOT PROVIDED TO THE SURVEYOR.

UTILITY CONTACTS

CABLE
COMCAST -MARTHA GIERAS
224-229-5862
MARTHA_GIERAS@CABLE.COMCAST.COM

ELECTRIC
COMED
630-576-7094

GAS
NICOR GAS
GASMAPS@NICOR.COM

BUCKEYE PARTNERS - TRACI MCCLERNON
610-357-3294
TMCCLERNON@BUCKEYE.COM

WEST SHORE PIPELINE - DAVE JONES
610-904-4409
DAJONES@BUCKEYE.COM

COMMUNICATIONS
AT&T
G11629@ATT.COM

MCI-VERIZON
INVESTIGATIONS@VERIZON.COM

VINAKOM COMMUNICATIONS -DICKY PATEL
847-592-5785
DICKY.PATEL@VINAKOM.COM

WATER / SANITARY / STORM
VILLAGE OF ADDISON - JOEL MELIN
630-543-4100

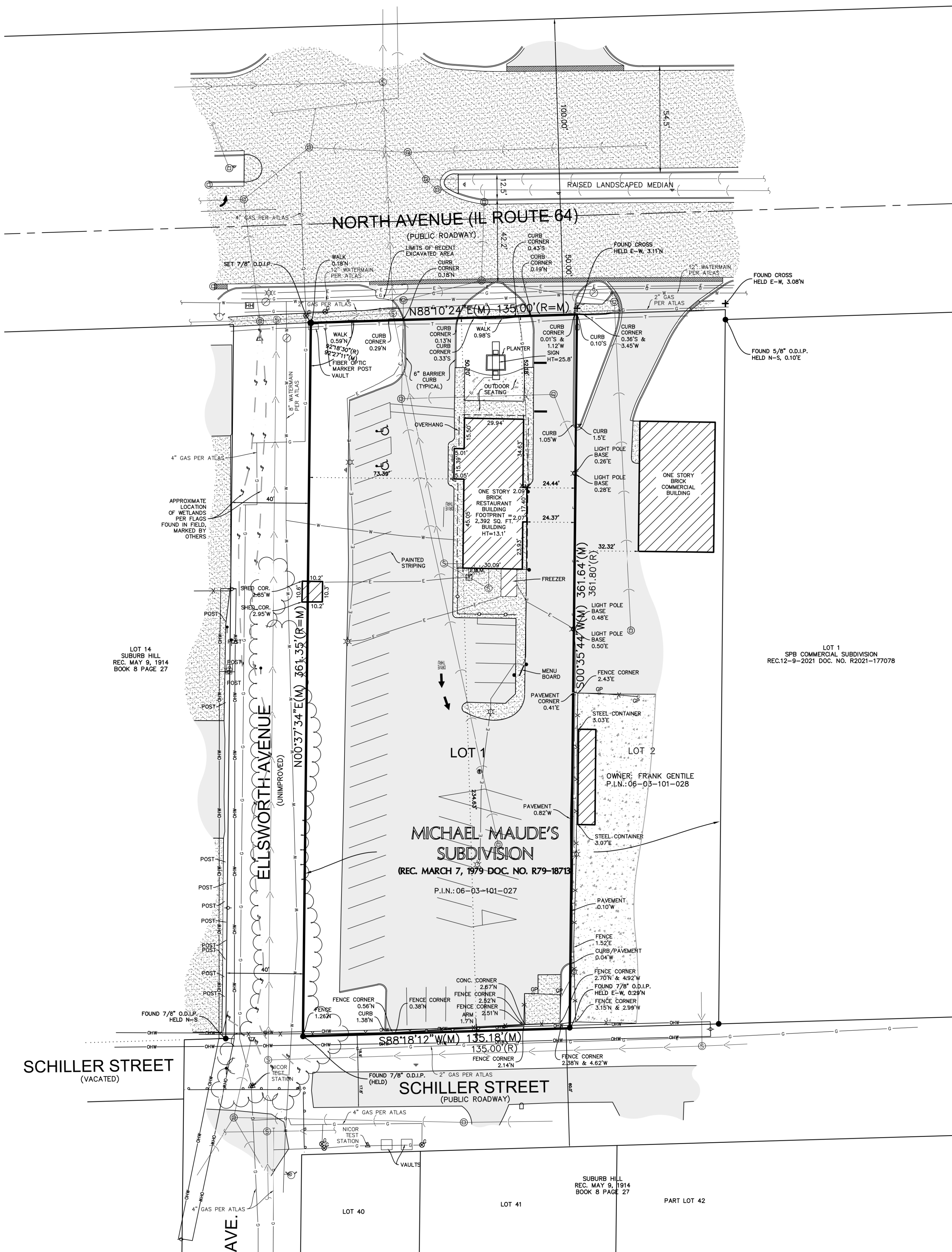
VILLAGE OF VILLA PARK -MICHAEL GUERRA
630-834-8505

630-918-0114
MGUERRA@INVILLAPARK.COM

LEGEND

- | | | | |
|---|---|---|---------------------------------------|
| ● | FOUND 7/8" O.D.I.P. | ⚡ | GAS METER |
| ● | UNLESS OTHERWISE NOTED
(HELD LOCATION) | ⚡ | GAS VALVE |
| ⊕ | CONCRETE MONUMENT | ✱ | GAS MARKER |
| ⊕ | CROSS IN CONCRETE | ⊖ | DOWN SPOUT |
| ⊕ | MANHOLE | ⊖ | BORING HOLE |
| ⊕ | STORM STRUCTURE | ⊖ | MONITORING WELL |
| ⊕ | SANITARY MANHOLE | ⊖ | GATE POST |
| ⊕ | CLEANOUT | ⊖ | BOLLARD POLE |
| ⊕ | FLARED END SECTION | ⊖ | SIGN |
| ⊕ | TRANSFORMER PAD | ⊖ | FLAG POLE |
| ⊕ | ELECTRIC MANHOLE | ⊖ | MAILBOX |
| ⊕ | ELECTRIC BOX | ⊖ | SANITARY SEWER |
| ⊕ | ELECTRIC PEDESTAL | ⊖ | STORM SEWER |
| ⊕ | ELECTRIC MARKER | ⊖ | WATER MAIN |
| ⊕ | ELECTRIC TIE | ⊖ | GAS MAIN |
| ⊕ | UTILITY POLE | ⊖ | ELECTRIC LINE |
| ⊕ | UTILITY POLE W/LIGHT | ⊖ | OVERHEAD WIRES |
| ⊕ | UTILITY POLE W/TSF | ⊖ | COMMUNICATION LINE |
| ⊕ | GUY POLE | ⊖ | FIBER OPTIC LINE |
| ⊕ | OVERHEAD TRAFFIC SIGNAL | ⊖ | CONFERRER TREE
W/APPROX. DIAMETER |
| ⊕ | TRAFFIC SIGNAL MANHOLE | ⊖ | DEODENDUS TREE
W/APPROX. DIAMETER |
| ⊕ | LIGHT | ⊖ | MS= MULTI-STEM |
| ⊕ | LIGHT POLE | ⊖ | (DRIP LINE SHOWN IS APPROXIMATE) |
| ⊕ | HAND HOLE | ⊖ | TREE LINE
+ ELEVATION |
| ⊕ | VALVE VAULT | ⊖ | BITUMINOUS PAVEMENT |
| ⊕ | FIRE HYDRANT | ⊖ | CONCRETE SURFACE |
| ⊕ | IRRIGATION CONTROL VALVE | ⊖ | DEPRESSED CURB |
| ⊕ | POST INDICATOR VALVE | ⊖ | GRAVEL SURFACE |
| ⊕ | SIAMSESE WATER CONNECTION | ⊖ | LANDSCAPE AREA |
| ⊕ | WATER MARKER | ⊖ | STONE SURFACE |
| ⊕ | WATER METER | ⊖ | DETECTABLE TACTILE
WARNING SURFACE |
| ⊕ | VALVE BOX | ⊖ | BRICK PAVERS |
| ⊕ | B/BOX | ⊖ | WOOD FENCE |
| ⊕ | SPRINKLER CONTROL VALVE | ⊖ | CHAIN LINK FENCE |
| ⊕ | TELEPHONE MANHOLE | ⊖ | METAL FENCE |
| ⊕ | TELEPHONE NETWORK INTERFACE | ⊖ | METAL GUARDRAIL |
| ⊕ | COMMUNICATION MARKER | ⊖ | OVERHEAD TRAFFIC |
| ⊕ | COMMUNICATION PEDESTAL | | |
| ⊕ | CABLE TELEVISION PEDESTAL | | |
| ⊕ | CONTROL BOX | | |
| ⊕ | WETLAND FLAG | | |

LOT 1 IN MICHAEL MAUDE'S SUBDIVISION, A RESUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1979 AS DOCUMENT R79-18713, IN DU PAGE COUNTY, ILLINOIS.



BENCHMARKS

REFERENCE BENCHMARKS:

STATION IS AT THE INTERSECTION OF ROUTE 83 AND ENTRANCE TO ELMHURST QUARRY FLOOD CONTROL FACILITY. INTERSECTION IS APPROX. $\pm$.25 MILES SOUTH OF NORTH AVE. (IL 64). MONUMENT IS 28.6' NE OF LARGE CORNER FENCE POST, 52.5' WNW OF TRAFFIC SIGNAL LIGHT, 137' SW OF THE SW CORNER OF A SIGN FOR THE ELMHURST QUARRY FLOOD CONTROL FACILITY SIGN. THE MONUMENT IS A 3.5" BRASS DISC SET IN CONCRETE $\pm$ 2' ABOVE GRADE.

DATUM: NAVD 88
ELEVATION = 675.42

DUPAGE COUNTY DATA MONUMENT DK3101

STATION IS AT THE SOUTHWEST CORNER OF THE INTERSECTION OF NORTH AVENUE AND VILLA AVENUE. STATION IS 58.6 FT SOUTH OF THE CENTERLINE OF NORTH AVENUE, 59.3 FT WEST OF THE CENTERLINE OF VILLA AVENUE, AND 26.5 FT NORTHWEST OF A FIRE HYDRANT. MONUMENT IS 1.2 FT ABOVE ROAD SURFACE ON A 2.5 FT DIAMETER CONCRETE TRAFFIC SIGNAL BASE AND IS FERROMAGNETIC.

DATUM: NAVD 88
ELEVATION = 679.61

SITE BENCHMARKS:

SITE BENCHMARK #1
SOUTHEAST BOLD ON FIRE HYDRANT AT THE NORTHWEST CORNER OF SUBJECT
PROPERTY

ELEVATION = 681.91

NORTHWEST TAG BOLT ON 1ST FIRE HYDRANT EAST OF SUBJECT PROPERTY (277 E NORTH AVENUE).

LINE LEGEND

- _____ LIMITS OF LAND PER
 _____ LEGAL DESCRIPTION
 _____ ADJACENT LAND
 _____ PARCEL LINE
 - - - - - EASEMENT LINE
 - - - - - CENTERLINE
 - - - - - BUILDING SETBACK LINE
 - - - - - SECTION LINE

ABBREVIATIONS

O.D.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VULCANIZED CEMENT PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
GB = GROUND BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

1 OF 2

SCALE: 1" = 30'

ISSUE NO.: 23.0163

COMPASS

SURVEYING LTD



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

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AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

BELLE TIRE
231 E. NORTH AVENUE
VILLA PARK

CLIENT

CONTOUR LAND GROUP
628 E. PARENT AVENUE, SUITE 100
ROYAL OAK MI 48067

DATE: 08-08-23

PC TK

DRAWN BY BT

CHECKED BY DW

BOOK 667 PG 10-12

REVISIONS

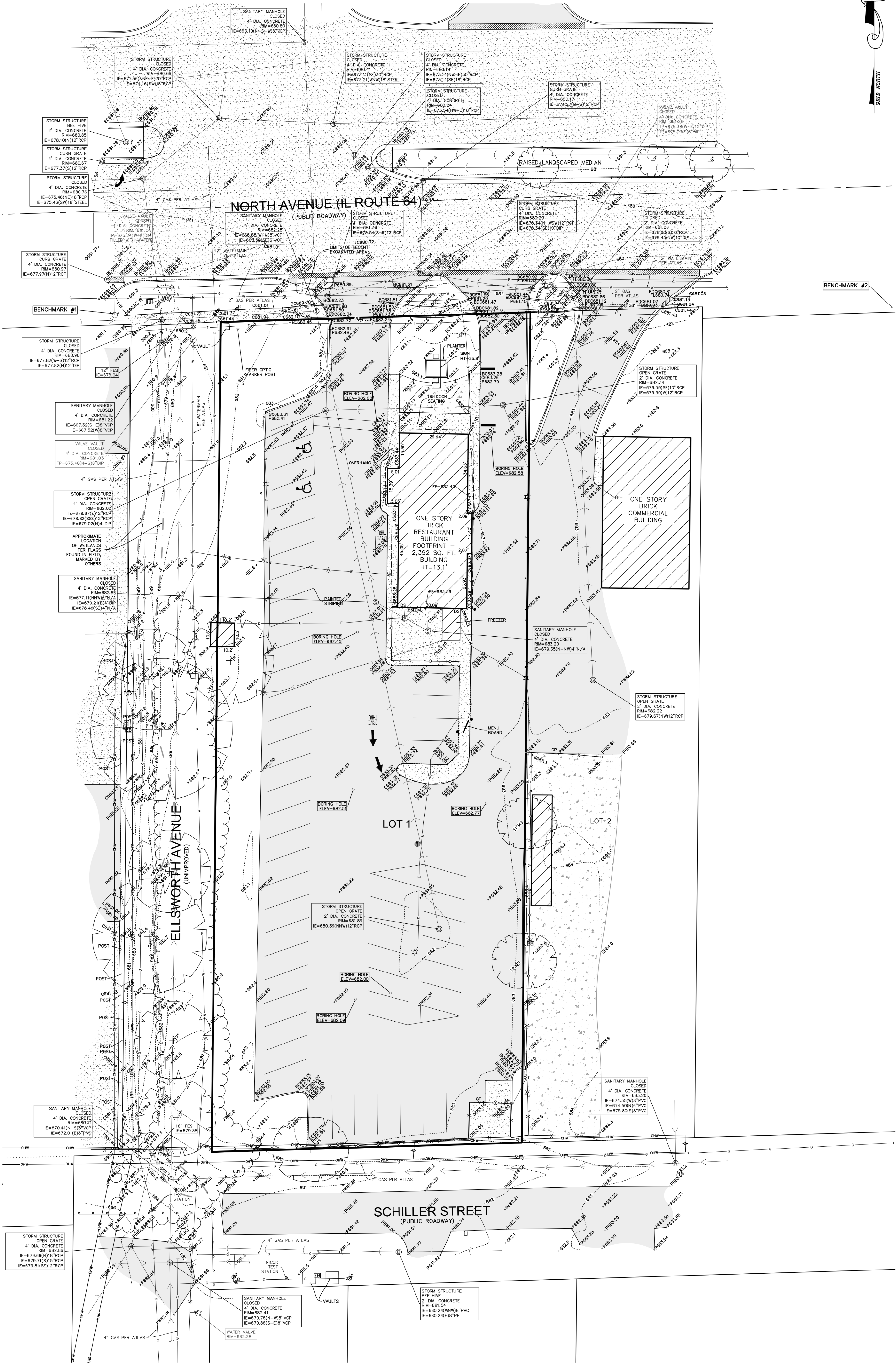
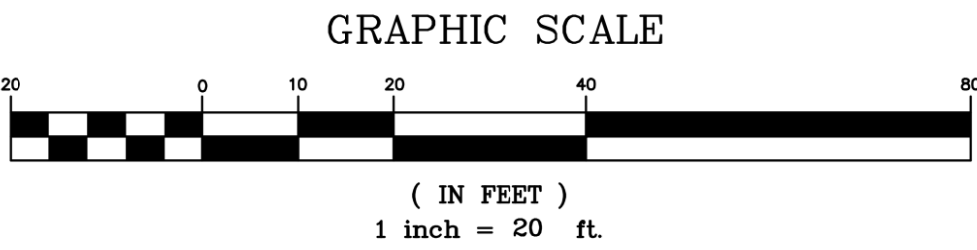
DATE BY

1. PER EMAIL DATED 9/1/20239/26/23BT

2. ADD WETLANDS FLAGS12/11/23BT



ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



LINE LEGEND

- LIMITS OF LAND PER
- LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
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- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- BC = BACK OF CURB
- BDC = BACK OF DEPRESSION
- FL = FLOW LINE
- C = CONCRETE
- P = PAVEMENT
- G = GRAVEL
- EW = EDGE OF WALK
- TW = TOP OF WALL
- TP = TOP OF PIPE
- IE = INVERT ELEVATION
- PL = PROPERTY LINE
- DS = DOWN SPOUT
- S.F. = SQUARE FEET
- SL = SHORE LINE
- TSF = TRANSFORMER
- B = PAVERS

LEGEND

- FOUND 7/8" O.D.I.P.
- UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
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- WATER METER
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- CONTROL BOX
- WETLAND FLAG
- GAS METER
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- GAS MARKER
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- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE
- WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

J:\PSDATA\2023 PROJECTS\23.0163\23.0163 LTS TOPO.DWG

COMPASS SURVEYING LTD

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CONTOUR LAND GROUP
628 E. PARENT AVENUE, SUITE 100
ROYAL OAK, MI 48067

NO.	REVISIONS	DATE	BY
1.	PER EMAIL DATED 9/1/2023	9/26/23	BT
2.	ADD WETLANDS FLAGS	12/11/23	BT

