

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

June 8, 2023

7:30 PM

Chairman Jason Jarrett

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

1. Call to Order - Roll Call

2. Approval of Minutes

2.a Minutes

[5-11-23 VILLA PARK MINUTES_full.pdf](#)

[5-11-23 VILLA PARK PZ-23-01_full.pdf](#)

[5-11-23 VILLA PARK DISCUSSION_full.pdf](#)

3. Public Hearing - New Business

Please note that no further testimony on a matter can be considered after the close of the public hearing.

- a. Staff Input
- b. Presentation of Petitioner
- c. Public Participation and Questions
- d. Questions from the Commission
- e. Closing Comments of Petitioner
- f. Close Public Hearing
- g. Discussion by Commission Members
- h. Motion

- 3.a Petition PZ-23-02 / 1250 S Ardmore Ave / Special Use for a New Cell Tower /
Petitioner: Kendall Communications for TowerCo Infrastructure, Tony Phillips /
Owner: DuPage High School District 88.

[PZ-23-02 Staff Memo - 1250 S Ardmore Ave Special Use.pdf](#)

[Exhibit A.pdf](#)

4. Other Business (Public Comments on Non-Agenda Items)

5. Adjournment

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

Planning and Zoning Commission Agenda Item Report

Meeting Date: June 8, 2023

Submitted by: Pat Boksha

Submitting Department: Planning and Zoning Commission

Item Type: Minutes

Agenda Section: Approval of Minutes

Subject:

Minutes

Suggested Action:

Attachments:

[5-11-23 VILLA PARK MINUTES_full.pdf](#)

[5-11-23 VILLA PARK PZ-23-01_full.pdf](#)

[5-11-23 VILLA PARK DISCUSSION_full.pdf](#)

IN RE THE MATTER OF:)
)
REGULAR MEETING MINUTES)

7:30 P.M.

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

4

1 CHAIRMAN JARRETT: I call this
2 regular meeting of the Village of Villa Park
3 Planning and Zoning Commission to order.

4 Start with roll call.

5 Larry Calvert?

6 COMMISSIONER CALVERT: Here.

7 CHAIRMAN JARRETT: Hofstra?

8 (No response.)

9 CHAIRMAN JARRETT: Jackson?

10 (No response.)

11 CHAIRMAN JARRETT: LeMieux?

12 COMMISSIONER LEMIEUX: Here.

13 CHAIRMAN JARRETT: Luedtke?

14 COMMISSIONER LUEDTKE: Here.

15 CHAIRMAN JARRETT: Orłowski?

16 COMMISSIONER ORLOWSKI: Here.

17 CHAIRMAN JARRETT: Romano?

18 COMMISSIONER ROMANO: Here.

19 CHAIRMAN JARRETT: Shlensky?

20 COMMISSIONER SHLENSKY: Here.

21 CHAIRMAN JARRETT: I too am
22 present. With that we have a quorum.

23 Approval of minutes:

24 Anybody have any additions or amendments

1 to the minutes?

2 (No response.)

3 COMMISSIONER ORLOWSKI: I will make
4 that motion.

5 CHAIRMAN JARRETT: Motion to
6 approve the minutes from Commissioner Orłowski.

7 Is there a second?

8 COMMISSIONER ROMANO: Second.

9 CHAIRMAN JARRETT: Any questions or
10 comments on the motion?

11 (No response.)

12 CHAIRMAN JARRETT: All in favor?

13 ALL PRESENT: Aye.

14 CHAIRMAN JARRETT: Any opposed?

15 (No response.)

16 CHAIRMAN JARRETT: All right. So
17 the minutes are approved.

18 (Proceedings concluded at

19 7:36 p.m.)

20 ///

21 ///

22 ///

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 1st day of June, 2023.

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

	Luedtke 2:13,14	
7		Z
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IN RE THE MATTER OF:)
)
VILLAGE OF VILLA PARK,) PZ-23-001
Petitioner)

7:30 P.M.

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

LYN DOERING COURT REPORTER 630.340.1383

1 CHAIRMAN JARRETT: There will be
2 one item of business tonight. It is the
3 continuation of PZ-23-0001, Zoning Ordinance Text
4 Amendment:

5 Consider Text Amendments to Appendix C,
6 Basic Zoning Ordinance to remove conflicts,
7 clarify certain language and follow best practice
8 for Article 7-Parking, Article 9-Site Design and
9 Performance Standards, Article 13-Measurements and
10 Definitions, Petitioner Village of Villa Park.

11 So Marc, whenever when you are ready, do
12 you want to fill us in on what's transpired since
13 last month?

14 MR. McLAUGHLIN: Yes.

15 So obviously this is a continuation from
16 April 13, where Stephanie walked you guys through
17 everything we were proposing regarding that one
18 adjustment on the parking regarding ADA and then a
19 handful of items particular to fences and some
20 definitions with fences and clarifying some other
21 things that we saw on definitions.

22 At the last meeting you guys agreed on
23 almost all of the particular language except Table
24 9.1. So tonight's discussion, because you already

1 said everything else is good, let's just focus on
2 9.1 and walk through that.

3 CHAIRMAN JARRETT: Yes.

4 MR. McLAUGHLIN: Excellent.

5 I wanted to point out a couple things in
6 the staff report specifically.

7 The initial reason for staff's amendment
8 was to correct the anomaly that a six-foot solid
9 fence was allowed in exterior or corner side yard
10 but a four-foot open fence was allowed. You
11 couldn't have a six-foot open, when you could have
12 a six-foot solid.

13 And that was a very tough conversation
14 that staff was having everyday at the counter with
15 residents and contractors and was met with
16 hostility and we couldn't really have a good
17 explanation.

18 Going through the history of how the
19 2018 Code happened, some conversation with
20 Chairman Jason about that process, staff fully
21 believes that that was an error. That's just what
22 happened and over time nobody came forward and
23 corrected it.

24 We were done being yelled at. So we

1 figured, let's make this right and take the
2 opportunity to fix this so that staff can actually
3 enforce the code and operate and issue permits the
4 way it's properly intended.

5 When you give a planner a problem he
6 wants to do a bunch of zoning reform. So because
7 I was already doing a notification for the hearing
8 I was like, What else could we change specific to
9 the fences and that is where we came and it's a
10 long-standing problem with every municipality
11 about a corner side yard and a front yard.

12 When those two things connect, one
13 person can apply for a fence on the same exact
14 property line as the other person and one can get
15 a permit and one can't. It's the same shared
16 front corner side yard. So I tried to address
17 that.

18 And you can see in the chart, Table 9.1
19 from the previous that we broke it up; corner side
20 yard abutting a front yard and then corner side
21 yard not abutting a front yard. Corner verse
22 corner, corner verse rear in some instances. So
23 we separated those out and put some standards.

24 That was presented by Stephanie at the

1 last meeting.

2 Obviously you guys had some further
3 discussion and expanded into different types chain
4 link, talking about the front yard character of
5 the block, all the things that now that we have
6 opened it, let's talk about it and let's figure
7 this stuff out.

8 So in an effort to then visualize what
9 was discussed we redrafted 9.1 to reflect staff's
10 initial concerns and recommendations about the
11 height differences and your guys' discussions and
12 your comments from last time.

13 So we split out and added a fence type
14 for mesh, which you can read as chain link, but we
15 defined it, but it's still mesh, the more
16 technical term.

17 And we then expanded where the different
18 fence types could be allowed in both the corner
19 side yard locations; corner-corner, corner-not
20 corner.

21 The solid fence in the front yard has
22 been removed and open fences remain at four feet
23 tall.

24 The corner side yard not abutting a

1 front yard, which could also be described as a
2 corner side yard abutting a corner side yard or a
3 corner side yard abutting a rear yard, remains at
4 six feet for the open and solid fences, as
5 originally intended.

6 We didn't want to reduce what we had
7 already been issuing permits over for the last
8 seven years, so that you can still have your solid
9 six-foot, now you can also have your open six-foot
10 on that same location.

11 And to point out in the graphic that we
12 have later, the two corner yards together is the
13 block, because if you have a corner and a corner,
14 on the corner you have to have rows at the other
15 end, so that's actually the entire block. So it
16 made sense to keep that continuity.

17 Additionally, also as I point out, it
18 limits the number of nonconformities if we say
19 that something we have issued a permit for just a
20 few years ago and now you can't have it any more.
21 So I didn't feel good about that.

22 So mesh fences, as discussed, is only
23 allowed in the rear and the interior side yard at
24 a max feet of six.

1 And below, as you can see on Page 4, is
2 the new Table 9.1 from staff's recommendations on
3 why we were here in the first place.

4 And then Planning and Zoning's
5 additional comments here.

6 So with that on the bottom is the added
7 Definition C.

8 And with that I open it up for any
9 further discussion but I think I tried to hit on
10 everything, all the concerns, staff's perspective
11 on operating daily, Planning and Zoning
12 Commission's added request about chain link and
13 heights and character.

14 There you go.

15 CHAIRMAN JARRETT: Okay. Thank
16 you.

17 MR. McLAUGHLIN: You are welcome.

18 CHAIRMAN JARRETT: So it sounds to
19 me, if I am understanding this right, essentially
20 everything that we discussed up here last month
21 was included, with the exception that we kind of
22 had a split -- we didn't have a consensus up here.

23 We were like 4-3 on whether or not
24 four-foot or six-foot should be on the corner side

1 yard not abutting the front yard and staff is
2 wanting six-foot.

3 MR. McLAUGHLIN: Right.

4 And that's because as of right now I can
5 continue to issue those permits. It would be
6 taking away something, when that was not the
7 intent.

8 My intent was to actually allow a
9 six-foot open because that's the weird flip.

10 CHAIRMAN JARRETT: Right.

11 MR. McLAUGHLIN: So we have been
12 issuing permits on six-foot open.

13 We haven't been able to issue a permit
14 on six-foot -- Sorry, scratch all that.

15 We have been able to issue a six-foot
16 solid. We haven't been able to issue a six-foot
17 open. We wanted to be able to issue a six-foot
18 open because that's what people have been
19 requesting.

20 CHAIRMAN JARRETT: Okay.

21 MR. McLAUGHLIN: So if you flip
22 that like you were discussing, I don't believe
23 that is what people want or that we have been
24 issuing permits on. So that's why I kept it at

1 six and I will fight until you vote otherwise.

2 CHAIRMAN JARRETT: Okay. So yeah,
3 the discussion up here -- I am sure you watched --

4 MR. McLAUGHLIN: Yes.

5 CHAIRMAN JARRETT: Of course.

6 So the discussion up here was really
7 kind of about aesthetics and character.

8 MR. McLAUGHLIN: Totally got that.

9 CHAIRMAN JARRETT: There was
10 obviously some concerns too about privacy and so
11 on so --

12 MR. McLAUGHLIN: Yes.

13 CHAIRMAN JARRETT: -- I understand
14 staff's concerns.

15 Does anybody have a comment or
16 discussion on that, staff recommendations, change,
17 or are we good?

18 COMMISSIONER LUEDTKE: No, I think
19 we are good.

20 I mean, I was the one that sort of
21 brought that about the six versus four in those
22 corner side yards and thinking about it from the
23 nonconformity -- establishing a bunch of
24 nonconformity out there that defeats the purpose

1 of what we are trying to do.

2 CHAIRMAN JARRETT: Correct.

3 COMMISSIONER LUEDTKE: That doesn't
4 make any sense.

5 But this new chart, Table 9.1, really
6 helps clarify --

7 MR. McLAUGHLIN: Yeah.

8 COMMISSIONER LUEDTKE: -- what can
9 and can't be done.

10 MR. McLAUGHLIN: Yeah, we had a few
11 revisions of this as we were going back and forth
12 and one of the things that really helped us was
13 listing solid open mesh on every one until you got
14 to where it was everything is okay, which would be
15 the rear and the side, to really see what we are
16 talking about.

17 And then using the new -- On Exhibit A
18 it is Figure 14-7, Yard Types, as your reference
19 for where those actually are. So that will be
20 codified.

21 And at the end of the staff report is
22 that cute little exhibit we created to show you
23 what it looks like; the different colors, the
24 fence heights.

1 That's the problem when you have the
2 corner side in the front and on the same block you
3 have corner, corner. That has its own character
4 different from the other side of the street which
5 is cut up and chopped up, whatever so...

6 COMMISSIONER LEMIEUX: I did want
7 to bring something up.

8 There is a new type of fence out there
9 and it's a grid fence and it's considered -- it's
10 considered to be an ornamental fence but actually
11 the grid is much closer related to a mesh type.

12 And I do have -- I have something that I
13 can show people with and if there is a concern
14 about aesthetics, this mesh-type could be a
15 problem. It doesn't have a top bar. It can be
16 very easily damaged.

17 CHAIRMAN JARRETT: Yeah, so that's
18 a very good point because I saw your definition of
19 mesh --

20 MR. McLAUGHLIN: Uh huh.

21 CHAIRMAN JARRETT: -- which
22 involves --

23 MR. McLAUGHLIN: Diamond.

24 CHAIRMAN JARRETT: -- the angles

1 and the --

2 MR. McLAUGHLIN: Gauge --

3 CHAIRMAN JARRETT: -- the gauge.

4 MR. McLAUGHLIN: That's so the
5 gauge helps eliminate chicken wire.

6 CHAIRMAN JARRETT: Yeah.

7 And I saw one of these fences in one of
8 our yards on the south side somewhere the other
9 day, and I was like, That does not look -- It
10 looks like chicken wire --

11 MR. McLAUGHLIN: Yeah.

12 CHAIRMAN JARRETT: -- only it's
13 rectangular instead of diamond pattern, so we may
14 want to think about how we define mesh because
15 this is not diamond.

16 MR. McLAUGHLIN: Then it wouldn't
17 be allowed because I am setting the minimum gauge.

18 CHAIRMAN JARRETT: Let me read the
19 definition here real quick.

20 MR. McLAUGHLIN: Yes, of course.

21 And I also threw, Commonly referred to
22 as chain link, just in case anybody was wondering.
23 So this is what we are talking about, if it's not
24 that or the open or the solid.

1 CHAIRMAN JARRETT: So here is the
2 potential problem with the definition.

3 MR. McLAUGHLIN: Okay.

4 CHAIRMAN JARRETT: The definition
5 says:

6 Any fence made with woven material with
7 a gauge of 9 or thicker resulting in a
8 diamond pattern.

9 MR. McLAUGHLIN: Uh huh.

10 CHAIRMAN JARRETT: This is not
11 diamond pattern. It's rectangular.

12 MR. McLAUGHLIN: Uh huh.

13 CHAIRMAN JARRETT: So this fence
14 would not qualify as a mesh fence.

15 MR. McLAUGHLIN: Correct.

16 CHAIRMAN JARRETT: Technically
17 under our definition it would qualify as an open
18 and this shouldn't be a fence in anybody's yard.

19 MR. McLAUGHLIN: Sorry, I didn't
20 catch that.

21 CHAIRMAN JARRETT: Yeah.

22 MR. McLAUGHLIN: If I can see that
23 when it comes around.

24 CHAIRMAN JARRETT: Yeah.

1 I saw one kind of an anodized black -- I
2 don't know if it's -- steel or aluminum.

3 MR. McLAUGHLIN: I'm not aware of
4 this.

5 CHAIRMAN JARRETT: It's a step
6 above chicken wire.

7 MR. McLAUGHLIN: It's black-coated?

8 CHAIRMAN JARRETT: Yeah.

9 The one I saw has really thin posts.

10 COMMISSIONER SHLENSKY: So Jason,
11 are you indicating that with regards to what you
12 just discussed and what Louis had presented to us
13 that the definition of Fence, Open needs to be
14 conditioned such that it excludes a woven
15 material?

16 CHAIRMAN JARRETT: No.

17 What I am getting at is the definition
18 of mesh fence is probably too specific.

19 COMMISSIONER SHLENSKY: For the
20 diamond pattern?

21 CHAIRMAN JARRETT: Yes.

22 COMMISSIONER LEMIEUX: So it could
23 be mesh or grid.

24 MR. McLAUGHLIN: Yeah, I guess.

1 So if the intent -- I mean because this
2 still has a frame and I am looking at a couple
3 different examples here.

4 If the intent is to completely eliminate
5 this in any location then I think this is more in
6 line with the open to your point.

7 But if you want to be able to have this
8 at the same locations as a chain link, then I
9 agree with you the diamond needs to go away from
10 the chain and the mesh. So it depends on which
11 one you want to do, completely outlaw or allow in
12 the same location as chain link.

13 CHAIRMAN JARRETT: My opinion on
14 the fence that I saw, A, it probably shouldn't
15 even be a fence.

16 MR. McLAUGHLIN: Yeah.

17 CHAIRMAN JARRETT: But if it's
18 allowed anywhere it certainly should be -- it
19 should be held to the same as chain link.

20 MR. McLAUGHLIN: Okay. Then the
21 diamond pattern would be --

22 CHAIRMAN JARRETT: It's arguable
23 whether it's a fence or not. It's really a step
24 above a trellis.

1 COMMISSIONER ORLOWSKI: It would be
2 good for a garden.

3 CHAIRMAN JARRETT: Yes, exactly
4 what it looks like. Something you would put
5 around a garden or a plant you were trying to
6 protect in your backyard.

7 COMMISSIONER SHLENSKY: Do you
8 believe the fence in air quotes you are discussing
9 is thicker than a gauge of 7 -- excuse me -- of 9?

10 CHAIRMAN JARRETT: I don't have my
11 gauge meter in front of me.

12 COMMISSIONER SHLENSKY: Sure.

13 MR. McLAUGHLIN: Stephanie is
14 pulling some data to see some of those.

15 COMMISSIONER SHLENSKY: I would
16 just like to ensure that if we are going to remove
17 diamond pattern as a condition from the definition
18 that we understand and are comfortable with the
19 gauge of 9 or thicker being the minimum.

20 CHAIRMAN JARRETT: I am sure it's
21 conceptually something that can be done at a
22 higher quality but what I have seen is often low
23 quality.

24 MR. McLAUGHLIN: And the gauge will

1 help weigh into that, to Justin's point of that,
2 if it's a thicker gauge, 9 or higher.

3 Which by the way I said thicker, not
4 higher, because I didn't want to have that
5 misinterpretation later.

6 CHAIRMAN JARRETT: Yes.

7 MR. McLAUGHLIN: The one at Home
8 Depot we have pulled up that you can readily buy
9 is 9 gauge which is also the minimum for a
10 residential chain link.

11 Which I mean, this one doesn't look that
12 much different but it's got -- yeah.

13 So I guess really, if you are okay with
14 it being the same as chain link, if it is 9 gauge
15 decorative black then the diamond pattern would be
16 the part I would recommend excluding. It only can
17 go in the backyard, rear yard and not anything on
18 the street.

19 Because again, we are writing this right
20 now and you just presented something that is new;
21 right? So things will consistently change and
22 adapt and this is one of them.

23 We can lose the commonly referred to
24 chain link or something or what is this called,

1 grid, deco grid.

2 COMMISSIONER SHLENSKY: Or we
3 condition it -- Not condition but throw in some
4 form of explanation, you know, chain link is
5 included within this format.

6 MR. McLAUGHLIN: Yeah.

7 CHAIRMAN JARRETT: Yeah, I would
8 just -- Because we are not reading the whole
9 ordinance into the --

10 MR. McLAUGHLIN: No. That's why
11 it's in Exhibit A. You can approve Exhibit A.

12 CHAIRMAN JARRETT: Yeah, Exhibit A,
13 so I would note that whoever makes the motion that
14 staff will rework that section to reflect our
15 discussion.

16 COMMISSIONER SHLENSKY: The
17 definition of fence, mesh.

18 MR. McLAUGHLIN: Correct.

19 CHAIRMAN JARRETT: Then I trust
20 staff to do their due diligence and figure out
21 what our intent was on that.

22 And you can always contact me, Marc, if
23 there is any questions.

24 MR. McLAUGHLIN: Absolutely.

1 CHAIRMAN JARRETT: Thanks for
2 bringing that up. I forgot I saw that fence.

3 Does anybody else have any questions or
4 discussion on this matter?

5 COMMISSIONER ROMANO: I think I
6 know how to interpret this but if we look at the
7 block layout on the last page?

8 MR. McLAUGHLIN: Yes.

9 COMMISSIONER ROMANO: Just to
10 clarify what it will look like.

11 The houses on the right side of the
12 diagram --

13 MR. McLAUGHLIN: Uh huh.

14 COMMISSIONER ROMANO: -- they are
15 all facing, for this diagram, say east; right?

16 MR. McLAUGHLIN: Yes.

17 COMMISSIONER ROMANO: I am thinking
18 about this because it's how my block is.

19 The house on that top corner --

20 MR. McLAUGHLIN: Uh huh.

21 COMMISSIONER ROMANO: -- it faces
22 north?

23 MR. McLAUGHLIN: The long corner
24 side is north, uh huh.

1 COMMISSIONER ROMANO: Right.

2 So how does that adjust things here?

3 MR. McLAUGHLIN: So because that
4 particular one is against one more to the west and
5 also it's corner side, that is its entire block
6 and that would remain the same.

7 It's the one on the very south side,
8 that's where -- so again, no chain link in the
9 blue is what would be different from my previous
10 chart from last time.

11 COMMISSIONER ROMANO: Correct.

12 MR. McLAUGHLIN: The one on the
13 bottom, the red, is a four-foot max up until you
14 get to that edge of house which creates your rear
15 yard. That's the line of demarcation, the edge of
16 the home, which in this town is usually 15 feet.

17 COMMISSIONER ROMANO: So I guess
18 the one I am thinking of is much more like the one
19 on the bottom, where the side of the corner house
20 hits the driveway of the house next to it; right?

21 MR. McLAUGHLIN: Exactly.

22 COMMISSIONER ROMANO: So the front
23 is limited to four-foot.

24 MR. McLAUGHLIN: Four-foot solid

1 and then the front is a four-foot but open, so the
2 height remains the same.

3 But to the character comment that was
4 discussed, you at least have that character height
5 when you are going from a transition to solid in a
6 guy's corner and open in the Mrs.'s front yard.

7 And the sight triangle stuff regarding
8 the driveways is still locked in, 100 percent, and
9 actually we clarified it, because it was very
10 confusing the first time.

11 So you still have your 10 feet on both
12 sides, 3 foot max per sight triangle.

13 COMMISSIONER LUEDTKE: If that was
14 open fence that could be open on that corner side
15 yard?

16 MR. McLAUGHLIN: It could be open.

17 COMMISSIONER LUEDTKE: It could be
18 at four foot open and still comply with that sight
19 triangle?

20 MR. McLAUGHLIN: Correct, you can
21 look through it.

22 Which actually helps with the new
23 definition of the 50/50 on the previous one
24 because an open was still pretty --

1 COMMISSIONER LUEDTKE: It was a
2 little tight, yes.

3 COMMISSIONER SHLENSKY: Marc and
4 Stephanie, were you able to pull up the Staff Memo
5 2 by any chance?

6 MR. McLAUGHLIN: Yes, that's what
7 we are in.

8 COMMISSIONER SHLENSKY: Can you put
9 it on the screen or do you have to use that
10 laptop?

11 MR. McLAUGHLIN: Yeah. I have
12 never used that laptop.

13 COMMISSIONER SHLENSKY: Is it a
14 quick plug-in?

15 Do you want a copy?

16 COMMISSIONER SHLENSKY: No, I have
17 it. I was hoping to throw it up on the screen for
18 clarity.

19 MR. McLAUGHLIN: I'm sorry. I have
20 only every used it at board meetings.

21 COMMISSIONER SHLENSKY: Never mind.
22 I will try to do this a different way.

23 MR. McLAUGHLIN: Okay.

24 COMMISSIONER SHLENSKY: If we go to

1 the Page 6 of Staff Memo No. 2.

2 MR. McLAUGHLIN: Yes.

3 COMMISSIONER SHLENSKY: I will call
4 it the bottom left-hand corner of lot.

5 MR. McLAUGHLIN: Uh huh.

6 COMMISSIONER SHLENSKY: It's
7 purposely drawn up such that no fence can be
8 placed on the most left-hand side of that lot;
9 correct?

10 MR. McLAUGHLIN: It's not purposely
11 drawn up that it can't.

12 I left that as blank so you can see how
13 a block actually operates.

14 COMMISSIONER SHLENSKY: Okay.

15 MR. McLAUGHLIN: Yeah.

16 But a fence could go there but it's
17 just, Here is an example of a block where
18 everybody makes up their own mind of what they can
19 and can't do.

20 COMMISSIONER SHLENSKY: Because
21 that bottom left hand block is just a 90-degree
22 flip of the bottom right hand block.

23 MR. McLAUGHLIN: Correct.

24 COMMISSIONER SHLENSKY: So the same

1 would apply; okay.

2 MR. McLAUGHLIN: Exactly.

3 COMMISSIONER SHLENSKY: Thank you
4 for clarifying.

5 MR. McLAUGHLIN: You are welcome.

6 CHAIRMAN JARRETT: Yeah, so the
7 graphic isn't showing where every fence could
8 possibly be. It's basically showing where some of
9 the permutations.

10 If you look at the lower right that
11 house could have a four-foot fence all the way
12 around the front yard as well, it's just not
13 showing, but just like the house immediately north
14 of it that does have the red fence around the
15 front.

16 MR. McLAUGHLIN: I was trying to
17 represent the built-out community that we are and
18 here is a generic block of where people put up
19 fences and where things would go under these
20 rules.

21 COMMISSIONER SHLENSKY: It's an
22 example of some options, not all options.

23 MR. McLAUGHLIN: Yeah.

24 COMMISSIONER LUEDTKE: That's not

1 being codified?

2 MR. McLAUGHLIN: No, this is just
3 for us to talk about.

4 14-7 is being codified which says all
5 the yards and where everything is clarified.

6 COMMISSIONER SHLENSKY: Is 14.7 a
7 new graphic?

8 MR. McLAUGHLIN: No. That was one
9 of the previously discussed that everybody agreed.

10 COMMISSIONER SHLENSKY: I only ask
11 because in the proposed Amendment 2-Redline,
12 Figure 14.7 yard types is in red, so I did not
13 know if --

14 MR. McLAUGHLIN: Yeah, it was wrong
15 and we are putting a modern exhibit in there.
16 It's from the original one. It's not staff
17 report.

18 COMMISSIONER SHLENSKY: But the
19 image remains the same?

20 MR. McLAUGHLIN: The image remains
21 the same from the last. I don't think I adjusted
22 it at all.

23 COMMISSIONER SHLENSKY: Thank you.

24 CHAIRMAN JARRETT: All right.

1 Anybody else have questions or comments? Any
2 discussion?

3 (No response.)

4 CHAIRMAN JARRETT: I was on the
5 fence, so to speak, on the corner side yard.

6 I was on the fence on the corner side
7 yards anyway, so unless there is any other
8 discussion or any other questions, then I would
9 entertain a motion from whomever would like to
10 make one.

11 COMMISSIONER SHLENSKY: I will make
12 a motion to recommend approval of PZ-23-01 for a
13 Zoning Ordinance Text Amendment as currently
14 outlined on Exhibit A with staff to reword
15 definition of Fence, Mesh found in 14.2.10(c).

16 CHAIRMAN JARRETT: All right. We
17 have a motion.

18 Is there a second?

19 COMMISSIONER ORLOWSKI: I will
20 second that.

21 CHAIRMAN JARRETT: Second from
22 Commissioner Orłowski.

23 Any questions or comments on the motion?

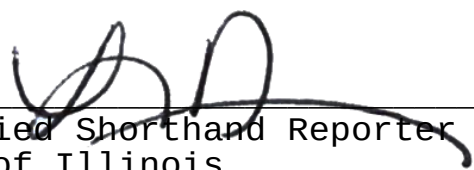
24 (No response.)

1 CHAIRMAN JARRETT: Okay. Roll call
2 vote:
3 Calvert?
4 COMMISSIONER CALVERT: Yes.
5 CHAIRMAN JARRETT: LeMieux?
6 COMMISSIONER LEMIEUX: Yes.
7 CHAIRMAN JARRETT: Luedtke?
8 COMMISSIONER LUEDTKE: Yes.
9 CHAIRMAN JARRETT: Orłowski?
10 COMMISSIONER ORLOWSKI: Yes.
11 CHAIRMAN JARRETT: Romano?
12 COMMISSIONER ROMANO: Yes.
13 CHAIRMAN JARRETT: Shlensky?
14 COMMISSIONER SHLENSKY: Yes.
15 CHAIRMAN JARRETT: I too vote yes.
16 And with that our recommendation will
17 address to the Village Board.
18 MR. McLAUGHLIN: Thank you. It's
19 fence season, so thank you.
20 CHAIRMAN JARRETT: Thank you. We
21 will close the public hearing on that.
22 (Proceedings concluded at
23 8:02 p.m.)
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
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8 That I am not a relative or employee or
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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 June, 2023.

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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 8:02 o'clock p.m., on Thursday, the
11th day of May, 2023.

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

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

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: We will move to
2 any other business. No one from the public is
3 here this evening.

4 Do you have anything tonight, Marc?

5 MR. McLAUGHLIN: The only other is
6 that we heard from just about everybody. We are
7 going to lock in June 22nd for the kickoff
8 comprehensive planning meeting with our
9 consultants. We believe it will be potentially
10 lengthy and fully in-depth.

11 Is a 7:00 o'clock start okay for that or
12 7:30?

13 CHAIRMAN JARRETT: For me, yeah.

14 MR. McLAUGHLIN: School is out,
15 maybe we can -- I am seeing a bunch of yeses. All
16 right. Cool.

17 We will plan for 7:00 o'clock. Just
18 keep in mind that is not instead of the first June
19 meeting. It's in addition to.

20 CHAIRMAN JARRETT: Do you have an
21 idea of what they are envisioning for that?

22 MR. McLAUGHLIN: We are going to be
23 talking about boundaries for the subareas.

24 The way we are setting it up is a series

1 of subarea plans to go then to the greater
2 comprehensive plan because of the particular
3 redevelopment opportunities.

4 What else were we talking about? I
5 forget. That was the primary because I am working
6 on that this week.

7 Obviously meet and great for HLA and
8 their staff.

9 And then stakeholder groups, individual
10 stakeholders and the public outreach website,
11 surveying all of those things that are going to be
12 kicked off after you guys say that sounds good,
13 walk them through any adjustments, corrections.

14 CHAIRMAN JARRETT: Do you know if
15 they are envisioning -- I mean, are we forming a
16 steering committee or that or it will be the Plan
17 Commission?

18 MR. McLAUGHLIN: Plan Commission is
19 the body for comprehensive plans.

20 There is the stakeholder groups which
21 they will be doing interviews with, chamber,
22 business owners that are prominent, any that the
23 mayor puts on, that kind of stuff.

24 But the steering committee is the

1 Planning and Zoning Commission.

2 CHAIRMAN JARRETT: Okay. That's
3 what I wanted to clarify because I know some
4 communities do it different ways and in our
5 previous one -- I think the previous two we had
6 formed a steering committee.

7 I am fine with Planning and Zoning doing
8 it.

9 MR. McLAUGHLIN: Yeah. So the
10 code -- Our actual ordinance and our Municipal
11 Code actually says you are guys are responsible
12 for the updates and amendments and the adoptions
13 of comprehensive plans.

14 And speaking with HLA many, many people
15 are getting away from the individual steering
16 committee. This is the group that's been hearing
17 all the things over the years. So that's
18 different, why are we doing that, we should fix
19 that.

20 CHAIRMAN JARRETT: Okay. I just
21 wanted to -- You guys probably had time to meet
22 him when I was late but Commissioner LeMieux on
23 the right, welcome.

24 COMMISSIONER LeMIEUX: Thank you.

1 COMMISSIONER ORLOWSKI: Welcome
2 aboard.

3 CHAIRMAN JARRETT: The meetings are
4 usually more exciting and longer. So welcome.
5 You have had a good first one.

6 MR. McLAUGHLIN: I'm working on it.
7 Pulling down that average.

8 PRESIDENT CUZZONE: No more
9 midnights.

10 MR. McLAUGHLIN: No, unacceptable.

11 CHAIRMAN JARRETT: Anybody else
12 have any comments they want to make this evening?

13 COMMISSIONER SHLENSKY: Any updates
14 on things in town, on things we have already
15 passed that the Village Board has also passed?

16 MR. McLAUGHLIN: We have been
17 meeting with some representatives of those
18 agencies or groups, however you want to refer to
19 them.

20 There is a financing issue regarding
21 some of them right now, so we are working on them
22 and seeing how we can help as needed on the
23 municipal side.

24 COMMISSIONER SHLENSKY: I am

1 excited for the new gas station.

2 MR. McLAUGHLIN: Yeah. I heard
3 they have really good pizza.

4 CHAIRMAN JARRETT: There is a stat
5 on them. I think they are the fourth --

6 COMMISSIONER LUEDTKE: Fifth.

7 CHAIRMAN JARRETT: -- fifth largest
8 pizza chain link in the country, Casey's Gas
9 Station.

10 MR. McLAUGHLIN: If there is some
11 sort of groundbreaking or ribbon cutting I will
12 let you know.

13 CHAIRMAN JARRETT: Then the new
14 Board Members were sworn in this last Monday, so
15 welcome to them, and we look forward to passing
16 recommendations like this onto them.

17 MR. McLAUGHLIN: Yes.

18 CHAIRMAN JARRETT: All right.
19 Anything else?

20 (No response.)

21 CHAIRMAN JARRETT: Motion to
22 adjourn?

23 COMMISSIONER ORLOWSKI: So be.

24 CHAIRMAN JARRETT: Second?

1 COMMISSIONER ROMANO: Second.
2 CHAIRMAN JARRETT: All in favor?
3 ALL PRESENT: Aye.
4 CHAIRMAN JARRETT: We are
5 adjourned.

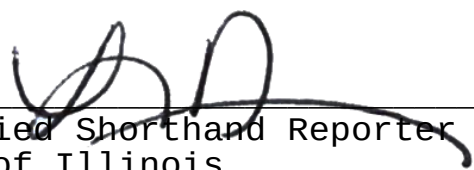
6 (Proceedings concluded at
7 8:08 p.m.)

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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 June, 2023.

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22
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24


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

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Planning and Zoning Commission Agenda Item Report

Meeting Date: June 8, 2023

Submitted by: Pat Boksha

Submitting Department: Planning and Zoning Commission

Item Type: Business (Commission Only)

Agenda Section: Public Hearing - New Business

Subject:

Petition PZ-23-02 / 1250 S Ardmore Ave / Special Use for a New Cell Tower / Petitioner: Kendall Communications for TowerCo Infrastructure, Tony Phillips / Owner: DuPage High School District 88.

Suggested Action:

Attachments:

[PZ-23-02 Staff Memo - 1250 S Ardmore Ave Special Use.pdf](#)

[Exhibit A.pdf](#)

Village of Villa Park

Community Development Department, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community Development Department
DATE: June 8, 2023
RE: **Petition PZ-23-02 / 1250 S Ardmore Ave Special Use Application**

Petitioner: Tony Phillips
Kendall Communications for TowerCo Infrastructure
380 Kendall Place
Columbus, OH 43205

Owner: DuPage High School District 88
2 Friendship Plaza
Addison, IL 60101

Request Summary:

The Petitioner is requesting a public hearing to consider granting a Special Use for a New Cell Tower at 1250 S Ardmore Ave, also known as Willowbrook High School.

Site Information

Present Zoning: Residential Single-Dwelling District - 7,500 sq. ft. (RS-7.5)
Present Land Use: Institutional (Public School)
Property Size: 3,233,894 sq. ft. / 74.24 acres (approx.)
PIN: 06-16-401-054

Surrounding Zoning

North: Residential Single Dwelling (RS-7.5)
West: Village of Lombard
East: Residential Single Dwelling (RS-10)/
Unincorporated
South: Service Business District (C-3)

Surrounding Land Use

School/ Religious Assembly/ Parks & Recreation
Forest Preserve
Detached Single Dwelling Unit
Commercial

Comprehensive Plan Designation – Educational

This land use category is intended for and encompasses school facilities in Villa Park.

Zoning Request

The petitioner is requesting approval of a Special Use for a new wireless telecommunications facility with a 125' monopole cell tower.

Project Summary:

The subject property is the location of Willowbrook High School operated by DuPage High School District 88. The location of the proposed facility is in the northwest portion of the subject property along Highridge Road.

Internal Staff Review

The Zoning Ordinance specifically allows for a right to request a Special Use per Table 10-1: Zoning for Wireless Telecommunications Facilities. Per Sec. 10.2. – Where Allowed, new towers may be allowed in any district only if reviewed and approved in accordance with the Special Use procedures of Sec. 11.4. The Zoning Ordinance requires that new and modified towers “be set back from the property line of any adjoining residentially zoned property a distance equal to the height of the tower and its related equipment, unless a lesser setback is required due to the type of transmission equipment or technology proposed by the applicant, and the tower and related equipment shall be adequately screened from adjoining residential uses.” The proposed 125’ tower is setback at a distance of 65’ from the public right-of-way. The petitioner is requesting for a lesser setback to be required due to technology that would prevent a fall radius of more than or equal to 50’.

Notification:

Legal Notice was published in the Daily Herald on May 24, 2023 in advance of the public hearing.

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 10.2 and table 10-1: zoning for wireless telecommunications facilities, a new tower is permitted as a Special Use in the RS zoning districts.

- 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: The proposed wireless telecommunication facility is necessary at this location to provide seamless coverage and capacity. It will include First Net, a dedicated frequency for first responders in case of a local, state, or national emergency.

- 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: The FCC has determined a facility of this type is categorically excluded and will not be detrimental to the health, safety, or general welfare of persons in the vicinity. This location was selected to minimize the visual impact and will not be injurious to property values or future improvements.

- 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 proposed wireless telecom facility will not impede the normal and orderly development or improvement in the district. This location was selected to minimize the impact while still providing the necessary coverage and capacity,

- 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: The proposed wireless telecom facility will be unmanned and only serviced approximately once a month by a technician in a small vehicle. It will not require water or sewer service. The necessary power and fiber are near the site, this facility will have little to no impact on community services.

- 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: The proposed Special Use will comply with all applicable regulations of the Zoning Ordinance as they pertain to a new wireless telecom facility at the proposed location.

Staff Recommendation:

Village staff has reviewed the petition and is supportive of the request, including the reduction in setback from the ROW. Staff also recommends a condition to gate the access on the south side of the bike path.

Recommended Action:

To recommend approval of PZ-23-02 for a Special Use for a new cell tower as depicted on Exhibit A.

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

DRIVING DIRECTIONS

STARTING AT O'HARE INTERNATIONAL AIRPORT
10000 W BALMORAL AVE, CHICAGO, IL 60666:

GET ON I-190. HEAD SOUTHWEST ON I-190 W. TAKE THE BESSIE COLEMAN DR EXIT TOWARD AIRPORT TERMINAL 5/A.R.F.F. STAGING AREA D. TURN RIGHT ONTO BESSIE COLEMAN DR. TAKE I-294 S TO IL-38 W/ROOSEVELT RD IN PROVISO TOWNSHIP. TAKE EXIT 30B FROM I-294 N. TAKE EXIT 1D TOWARD I-294 S/INDIANA'S TOLLWAY. USE THE RIGHT 3 LANES TO TAKE THE 22ND ST EXIT. KEEP RIGHT AT THE FORK AND MERGE ONTO W CERMAK RD. USE THE RIGHT LANE TO MERGE ONTO I-294 N VIA THE RAMP TO WISCONSIN. TAKE EXIT 30B FOR IL-38/ROOSEVELT RD W. CONTINUE ON IL-38 W/ROOSEVELT RD. DRIVE TO W HIGHRIDGE RD IN VILLA PARK. MERGE ONTO IL-38 W/ROOSEVELT RD. TURN RIGHT ONTO ARDMORE AVE. TURN LEFT ONTO W HIGHRIDGE RD. SITE WILL BE LOCATED ON THE LEFT HAND SIDE.

SCAN FOR DRIVING DIRECTIONS



SITE INFORMATION

SITE ADDRESS: 1250 S. ARDMORE AVENUE
VILLA PARK, IL 60181

LATITUDE (NAD 83): N41° 51' 59.9022" (41.86663951° N)
LONGITUDE (NAD 83): W87° 59' 11.4814" (-87.98652260° W)

GROUND ELEVATION: 700.106' (AMSL)

JURISDICTION: VILLAGE OF VILLA PARK

ZONING: PU

PARCEL/MAP NUMBER: 0616401054

PARCEL OWNER: DUPAGE HIGH SCHOOL DISTRICT NO. 88
2 FRIENDSHIP PLAZA
ADDISON, IL 60101

TOWER OWNER: TOWERCO LLC
5000 VALLEYSTONE DRIVE
SUITE 200
CARY, NC 27519

STRUCTURE TYPE: MONOPOLE TOWER

STRUCTURE HEIGHT: 125'-0" (AGL)

POWER SUPPLIER: COMED

FIBER SUPPLIER: AT&T

PROJECT TEAM

APPLICANT: TOWERCO LLC
5000 VALLEYSTONE DRIVE
SUITE 200
CARY, NC 27519

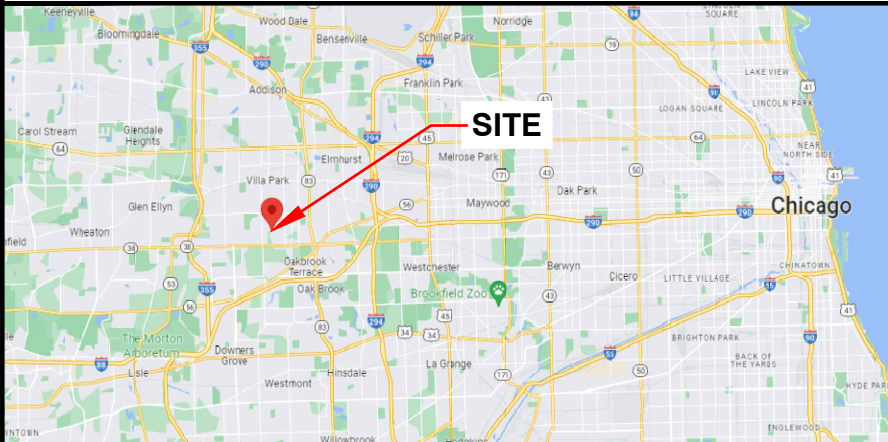
ARCHITECT
ENGINEERING: JOHN M. BANKS
604 FOX GLEN
BARRINGTON, IL 60010
CONTACT: JOHN M. BANKS
PHONE: (847) 277-0070
EMAIL: JBANKS@WESTCHESTERSERVICES.COM



TowerCo

TOWERCO SITE ID: IL0378
AT&T SITE NUMBER: IL2777 - 11678323
SITE NAME: VILLA PARK
SITE ADDRESS: 1250 S. ARDMORE AVENUE
VILLA PARK, IL 60181
PID: 0616401054

VICINITY MAP



LOCATION MAP



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2018 INTERNATIONAL BUILDING CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2020 NFPA 101, LIFE SAFETY CODE
- 2018 INTERNATIONAL FIRE CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEERING 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECordia GR-1275

CONSTRUCTION APPROVAL

TOWERCO SITE ACQUISITION MANAGER: _____ DATE: _____
TOWERCO CONSTRUCTION MANAGER: _____ DATE: _____
RF PROJECT MANAGER: _____ DATE: _____
PROJECT MANAGER: _____ DATE: _____

DRAWING INDEX

T-1 TITLE SHEET
B-1 SITE SURVEY
B-1.1 SITE SURVEY
B-1.2 SITE SURVEY
B-1.3 SITE SURVEY
C-1 OVERALL SITE PLAN
C-2 ENLARGED SITE PLAN
C-2A ENLARGED SITE PLAN
C-3 ELEVATION

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"X34" AND HALF SIZE AT 11"X17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

SCOPE OF WORK

THIS PROJECT CONSISTS OF :

- CONSTRUCTION OF A NEW UNMANNED TELECOMMUNICATIONS FACILITY
- SITE WORK: NEW TOWER, UNMANNED EQUIPMENT CABINET ON CONCRETE PAD, AND UTILITY INSTALLATIONS



Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN NORTH DAKOTA, CALL NORTH DAKOTA ONE CALL
TOLL FREE: 1-800-795-0555
www.ndonecall.com
NORTH DAKOTA STATE STATUTE REQUIRES MIN OF 48 HOURS NOTICE BEFORE YOU EXCAVATE



JOHN M. BANKS
ARCHITECT
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
FAX : 847-277-0080
EMAIL : JBANKS@WESTCHESTERSERVICES.COM

WESTCHESTER
SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ae@westchesterservices.com

DRAWN BY: MN
CHECKED BY: —

REV	DATE	DESCRIPTION
0	02/28/23	FOR PERMIT
1	04/26/23	FOR PERMIT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS

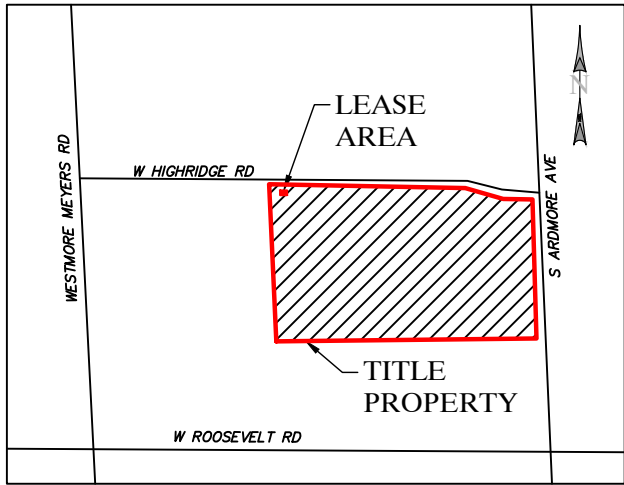
JOHN M. BANKS
001-014586
LICENSED ARCHITECT

EXP DATE: 11/30/24

TOWERCO SITE ID: IL0378
AT&T SITE# IL2777 - 11678323
AT&T SITE NAME: VILLA PARK
SITE ADDRESS:
1250 S. ARDMORE AVENUE
VILLA PARK, IL 60181

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



VICINITY MAP
NOT TO SCALE

*FAA COORDINATE POINT

NAD 83
LATITUDE: 41°51'59.9022" (41.86663951)
LONGITUDE: -87°59'11.4814" (-87.98652260)
NAVD88
ELEVATIONS: 700.106± AMSL

TEMPORARY BENCHMARK

LATITUDE: 41°52'00.4061" (41.86677947)
LONGITUDE: -87°59'12.7734" (-87.98688149)
ELEVATION: 703.291'
LOCATION: MAG NAIL IN BITUMINOUS PATH

GLOBAL POSITIONING SYSTEMS NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
2. THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED REAL TIME KINEMATIC (TOPCON VRS NETWORK), NAD 83 ILLINOIS STATE PLANE (EAST).
3. TOPCON HIPER SR RECEIVERS WERE USED TO PERFORM THE SURVEY.

GENERAL NOTES

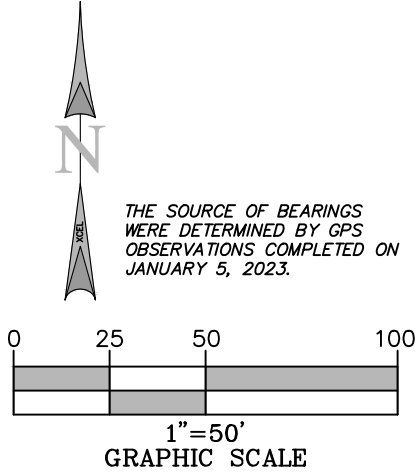
NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.

THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED EASEMENTS ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

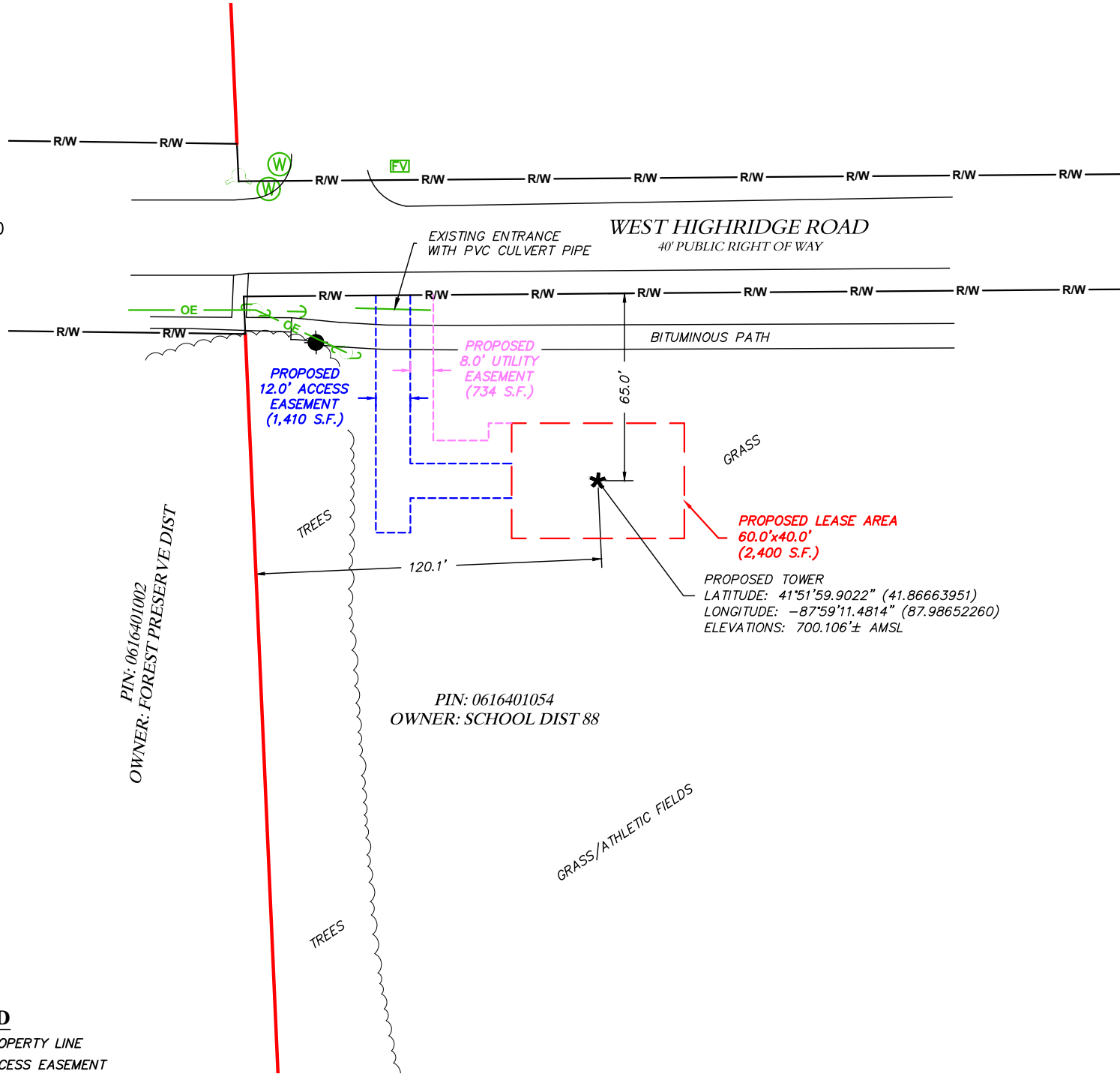
THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

XCEL CONSULTANTS HAS RECEIVED AND REVIEWED THE TITLE REPORT PREPARED BY AMC SETTLEMENT SERVICES, ORDER NUMBER 50027368, DATED NOVEMBER 7, 2022, PREPARED FOR THE PARENT PROPERTY.

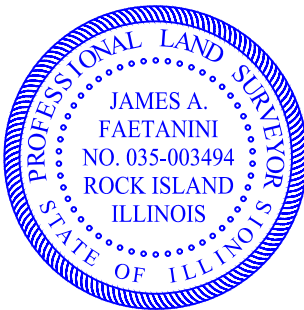


LEGEND

	PROPERTY LINE
	ACCESS EASEMENT
	UTILITY EASEMENT
	LEASE AREA
	RIGHT OF WAY LINE
	OVERHEAD ELECTRIC LINE
	STORM CULVERT
	CONTOURS
	CENTERLINE OF TOWER LOCATION
	WATER MANHOLE
	FIRE HYDRANT
	FIBER OPTIC VAULT
	UTILITY POLE
	GUY WIRE



SITE SURVEY



I, JAMES A. FAETANINI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS OF PRACTICE.

James A. Faetanini
FEBRUARY 28, 2023

JAMES A. FAETANINI
LICENSE NUMBER 035-003494
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, B-1.2, AND B-1.3

PREPARED FOR:

WESTCHESTER
SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ae@westchesterservices.com

PREPARED FOR:



SURVEYED BY:

XCEL
Consultants
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-756-5540
(E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 224443

SITE SURVEY

REV.	DATE	DESCRIPTION

SITE INFORMATION:

VILLA PARK

1250 S. ARDMORE AVENUE
VILLA PARK, IL 60181
DUPAGE COUNTY

TAX PARCEL NUMBER:
0616401054

PROPERTY OWNER:
SCHOOL DISTRICT 88
1250 S ARDMORE
VILLA PARK, IL 60181

SITE NUMBER:
IL0378

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 1/5/2023
PLAT DATE: 1/26/2023

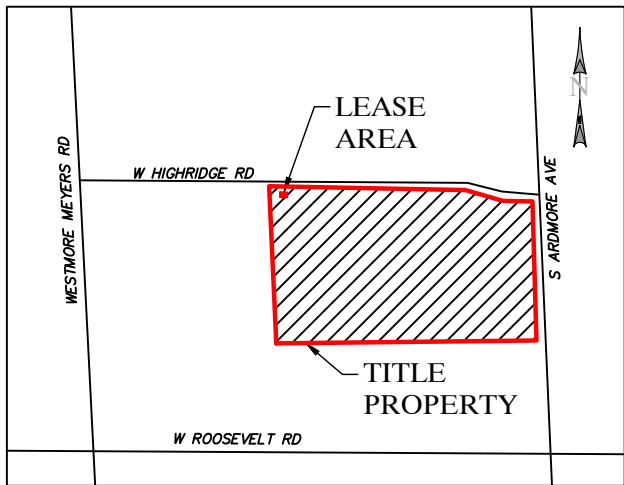
SHEET TITLE:

SITE SURVEY

THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:

B-1



VICINITY MAP
NOT TO SCALE

*FAA COORDINATE POINT

NAD 83
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LONGITUDE: -87°59'11.4814" (-87.98652260)
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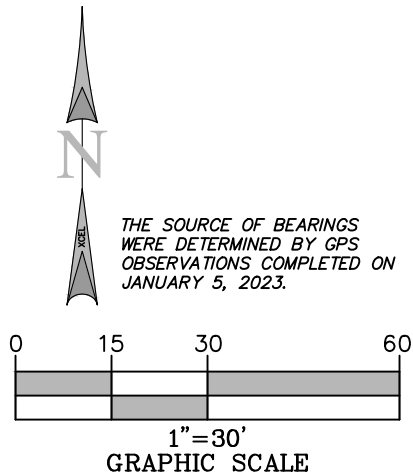
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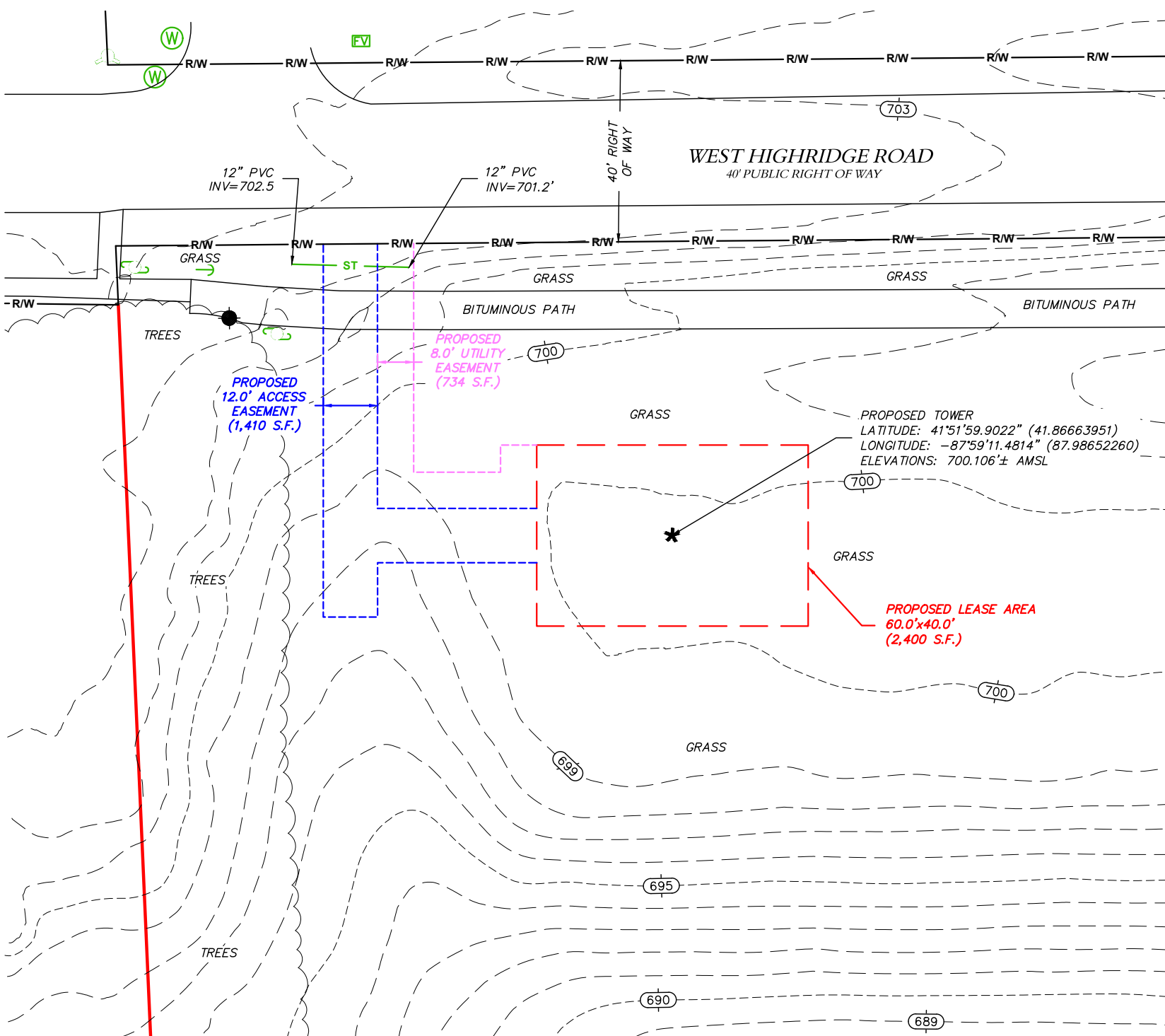
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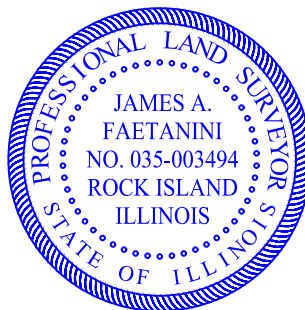
THE SOURCE OF BEARINGS
WERE DETERMINED BY GPS
OBSERVATIONS COMPLETED ON
JANUARY 5, 2023.



SITE SURVEY

GLOBAL POSITIONING SYSTEMS NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
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3. TOPCON HIPER SR RECEIVERS WERE USED TO PERFORM THE SURVEY.



I, JAMES A. FAETANINI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS OF PRACTICE.

James A. Faetanini
FEBRUARY 28, 2023

JAMES A. FAETANINI
LICENSE NUMBER 035-003494
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, B-1.2, AND B-1.3

PREPARED FOR:

WESTCHESTER
SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ae@westchesterservices.com

PREPARED FOR:



SURVEYED BY:

XCEL
Consultants
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-756-5540
(E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 224443

SITE SURVEY

REV.	DATE	DESCRIPTION

SITE INFORMATION:

VILLA PARK

1250 S. ARDMORE AVENUE
VILLA PARK, IL 60181
DUPAGE COUNTY

TAX PARCEL NUMBER:
0616401054

PROPERTY OWNER:
SCHOOL DISTRICT 88
1250 S ARDMORE
VILLA PARK, IL 60181

SITE NUMBER:
IL0378

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 1/5/2023
PLAT DATE: 1/26/2023

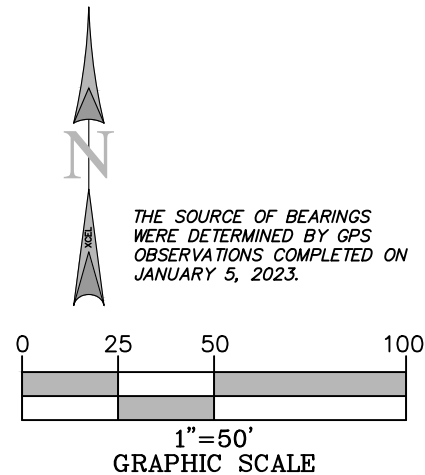
SHEET TITLE:

SITE SURVEY

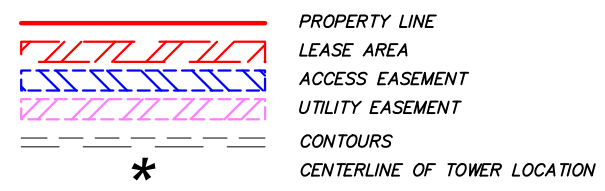
THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:

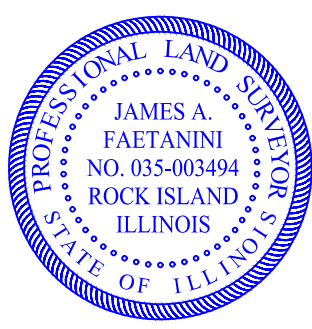
B-1.1



AERIAL FROM XCEL FLOWN
DRONE ON JANUARY 5, 2023



AERIAL SURVEY



I, JAMES A. FAETANINI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS OF PRACTICE.

James A. Faetanini FEBRUARY 28, 2023

JAMES A. FAETANINI
LICENSE NUMBER 035-003494
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2024
SHEETS COVERED BY THIS SEAL B-1, B-1.1, B-1.2, AND B-1.3

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PREPARED FOR:

at&t

SURVEYED BY:

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SITE SURVEY		
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PLAT DATE: 1/26/2023

SHEET TITLE:
SITE SURVEY
THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:
B-1.2

REPORT OF TITLE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY XCEL CONSULTANTS, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENT, AUGMENTING EASEMENT, IMPLIES OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. INFORMATION REGARDING THESE MATTERS WERE GAINED FROM AMC SETTLEMENT SERVICES, ORDER NUMBER 50027368, DATED NOVEMBER 7, 2022, PREPARED FOR THE PARENT PROPERTY

SURVEY MATTERS OR EASEMENTS LISTED IN SCHEDULE 'B':

8. SUBJECT TO AGREEMENT BETWEEN THE YORK HIGHWAY COMMISSION AND JAMES K. RIORDAN DATED 12/24/1928 AND RECORDED 03/07/1929 IN DOCUMENT NO. 275330, DUPAGE COUNTY RECORDS. REFERENCES PARENT PARCEL – DOES NOT AFFECT PROPOSED LEASE NOR PROPOSED EASEMENTS
9. SUBJECT TO RESOLUTION BY THE BOARD OF EDUCATION OF COMMUNITY HIGH SCHOOL DISTRICT 88 DATED 07/10/1963 AND RECORDED 07/19/1963 IN DOCUMENT NO. R63-24588, DUPAGE COUNTY RECORDS. REFERENCES PARENT PARCEL – NOTHING TO PLOT
10. SUBJECT TO PLAT OF DEDICATION FOR A PUBLIC STREET DATED 04/03/1967 AND RECORDED 05/23/1967 IN DOCUMENT NO. R67-16398, DUPAGE COUNTY RECORDS. REFERENCES PARENT PARCEL – ESTABLISHES RIGHT OF WAY OR ARDMORE AVENUE—NOTHING TO PLOT
11. SUBJECT TO EASEMENT GRANT FROM THE BOARD OF EDUCATION OF COMMUNITY HIGH SCHOOL DISTRICT NO. 88 TO VILLAGE OF VILLA PARK DATED 06/23/1980 AND RECORDED 04/09/1981 IN DOCUMENT NO. R81-17872, DUPAGE COUNTY RECORDS. AFFECTS PARENT PARCEL – EASEMENT IS LOCATED 300'± SOUTH OF PROPOSED LEASE AREA

PARENT PARCEL, LEGAL DESCRIPTION (NOT FIELD SURVEYED) PER TITLE

ALL THAT PARCEL OF LAND IN THE IN THE COUNTY OF DU PAGE AND STATE OF ILLINOIS AS MORE FULLY DESCRIBED IN DEED DOCUMENT NUMBER R74-03004 AND BOOK 878 PAGE 65 AND PARCEL # 06-16-401-054, BEING KNOWN AND DESIGNATED AS:

SEE DEED COPIES ATTACHED FOR LEGAL DESCRIPTIONS

LESS AND EXCEPT PROPERTY CONVEYED IN TRUSTEE'S DEED FROM BOARD OF EDUCATION OFCOMMUNITY HIGH SCHOOL DISTRICT NO. 88 TO VILLAGE OF VILLA PARK DATED 07/30/1963 ANDRECORDED 11/21/1963 IN DOCUMENT NO. R63-42858.

LESS AND EXCEPT PROPERTY CONVEYED IN TRUSTEE'S DEED FROM BOARD OF EDUCATION OF COMMUNITY HIGH SCHOOL DISTRICT NO. 88 TO VILLAGE OF VILLA PARK DATED 12/26/1973 AND RECORDED 01/18/1974 IN DOCUMENT NO. R74-03003.

PARCEL NUMBER: 06-16-401-054

BEING THE SAME PROPERTY ACQUIRED BY COUNTY BOARD OF SCHOOL TRUSTEES OF DUPAGE COUNTY, ILLINOIS FOR THE USE OF COMMUNITY HIGH SCHOOL DISTRICT NO. 88 BY DEED OF VILLAGE OF VILLA PARK, AN ILLINOIS MUNICIPAL CORPORATION, DATED 01/14/1974 AND RECORDED 01/18/1974 IN DOCUMENT NUMBER : R74-03004

BEING THE SAME PROPERTY ACQUIRED BY COUNTY BOARD OF SCHOOL TRUSTEES OF DU PAGE COUNTY, ILLINOIS AND THEIR SUCCESSORS IN OFFICE, FOR THE USE OF COMMUNITY HIGH SCHOOL DISTRICT NUMBER 88 BY DEED OF LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, DULY RECORDED AND DELIVERED TO SAID BANK IN PURSUANCE OF A TRUST AGREEMENT DATED THE 15TH DAY OF NOVEMBER, 1955 AND KNOWN AS TRUST NO. 18541, DATED 04/29/1957 AND RECORDED 05/01/1957 IN BOOK / PAGE : 878 / 65

PROPOSED LEASE AREA:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE AT A CRIMPED IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF HIGH RIDGE ROAD AT THE NORTHEAST CORNER OF LOT 18 IN YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NO. 2 ALSO KNOWN A SWESTMORE LANDS; THENCE UPON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGH RIDGE ROAD, S 89°14'44" E, A DISTANCE OF 361.49 FEET TO THE NORTHEAST CORNER OF LOT 18 OF SAID PLAT; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE, N 02°31'43" W, A DISTANCE OF 13.04 FEET; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE, N 89°31'52" E, A DISTANCE OF 92.67 FEET; THENCE S 00°28'08" E, A DISTANCE OF 44.76 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; FROM THE POINT OF BEGINNING, THENCE N 90°00'00" E, A DISTANCE OF 60.00 FEET; THENCE S 00°00'00" E, A DISTANCE OF 40.00 FEET; THENCE S 90°00'00" W, A DISTANCE OF 60.00 FEET; THENCE N 00°00'00" E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2400 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

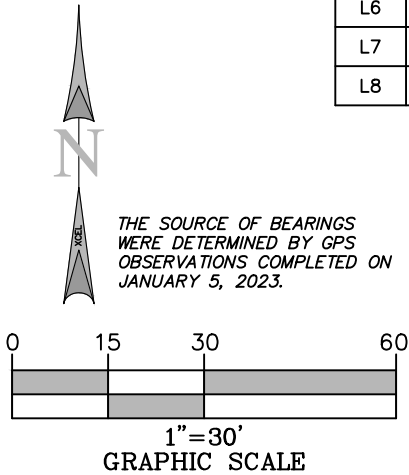
PROPOSED ACCESS EASEMENT:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE AT A CRIMPED IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF HIGH RIDGE ROAD AT THE NORTHEAST CORNER OF LOT 18 IN YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NO. 2 ALSO KNOWN A SWESTMORE LANDS; THENCE UPON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGH RIDGE ROAD, S 89°14'44" E, A DISTANCE OF 361.49 FEET TO THE NORTHEAST CORNER OF LOT 18 OF SAID PLAT; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE, N 02°31'43" W, A DISTANCE OF 13.04 FEET; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE, N 89°31'52" E, A DISTANCE OF 92.67 FEET; THENCE S 00°28'08" E, A DISTANCE OF 44.76 FEET; THENCE S 00°00'00" E, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; FROM THE POINT OF BEGINNING, THENCE S 00°00'00" E, A DISTANCE OF 12.00 FEET; THENCE N 90°00'00" W, A DISTANCE OF 35.18 FEET; THENCE S 00°00'00" E, A DISTANCE OF 12.00 FEET; THENCE N 90°00'00" W, A DISTANCE OF 12.00 FEET; THENCE N 00°00'00" W, A DISTANCE OF 82.37 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HIGH RIDGE ROAD; THENCE UPON SAID RIGHT-OF-WAY LINE, N 89°31'52" E, A DISTANCE OF 12.00 FEET; THENCE S 00°00'00" E, A DISTANCE OF 58.47 FEET; THENCE S 90°00'00" E, A DISTANCE OF 35.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,410 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

PROPOSED UTILITY EASEMENT:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE AT A CRIMPED IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF HIGH RIDGE ROAD AT THE NORTHEAST CORNER OF LOT 18 IN YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT NO. 2 ALSO KNOWN A SWESTMORE LANDS; THENCE UPON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGH RIDGE ROAD, S 89°14'44" E, A DISTANCE OF 361.49 FEET TO THE NORTHEAST CORNER OF LOT 18 OF SAID PLAT; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE, N 02°31'43" W, A DISTANCE OF 13.04 FEET; THENCE CONTINUING UPON SAID RIGHT-OF-WAY LINE, N 89°31'52" E, A DISTANCE OF 92.67 FEET; THENCE S 00°28'08" E, A DISTANCE OF 44.76 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; FROM THE POINT OF BEGINNING, THENCE S 00°00'00" E, A DISTANCE OF 14.00 FEET; THENCE N 90°00'00" W, A DISTANCE OF 35.18 FEET; THENCE N 00°00'00" W, A DISTANCE OF 58.47 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HIGH RIDGE ROAD; THENCE UPON SAID RIGHT-OF-WAY LINE, N 89°31'52" E, A DISTANCE OF 8.00 FEET; THENCE S 00°00'00" E, A DISTANCE OF 50.53 FEET; THENCE S 90°00'00" E, A DISTANCE OF 19.18 FEET; THENCE N 00°00'00" E, A DISTANCE OF 6.00 FEET; THENCE S 90°00'00" E, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 734 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

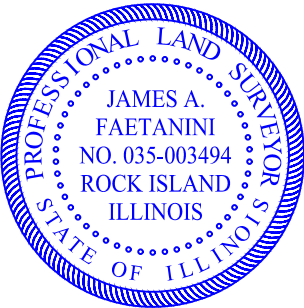
POC
NE COR LOT 18



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00'	N89°31'52"E
L2	12.00'	S00°00'00"E
L3	12.00'	S00°00'00"E
L4	12.00'	N90°00'00"W
L5	8.00'	N89°31'52"E
L6	6.00'	N00°00'00"E
L7	8.00'	N90°00'00"E
L8	14.00'	S00°00'00"E

LEGEND

- PROPERTY LINE
ACCESS EASEMENT
UTILITY EASEMENT
LEASE AREA
RIGHT OF WAY LINE
CENTERLINE OF TOWER LOCATION



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James A Faetanini
FEBRUARY 28, 2023

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LICENSE NUMBER 035-003494
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PREPARED FOR:



PREPARED FOR:



SURVEYED BY:



XCEL PROJECT NUMBER: 224443

SITE SURVEY

REV.	DATE	DESCRIPTION

SITE INFORMATION:

VILLA PARK

1250 S. ARDMORE AVENUE
VILLA PARK, IL 60181
DUPAGE COUNTY

TAX PARCEL NUMBER:
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PROPERTY OWNER:
SCHOOL DISTRICT 88
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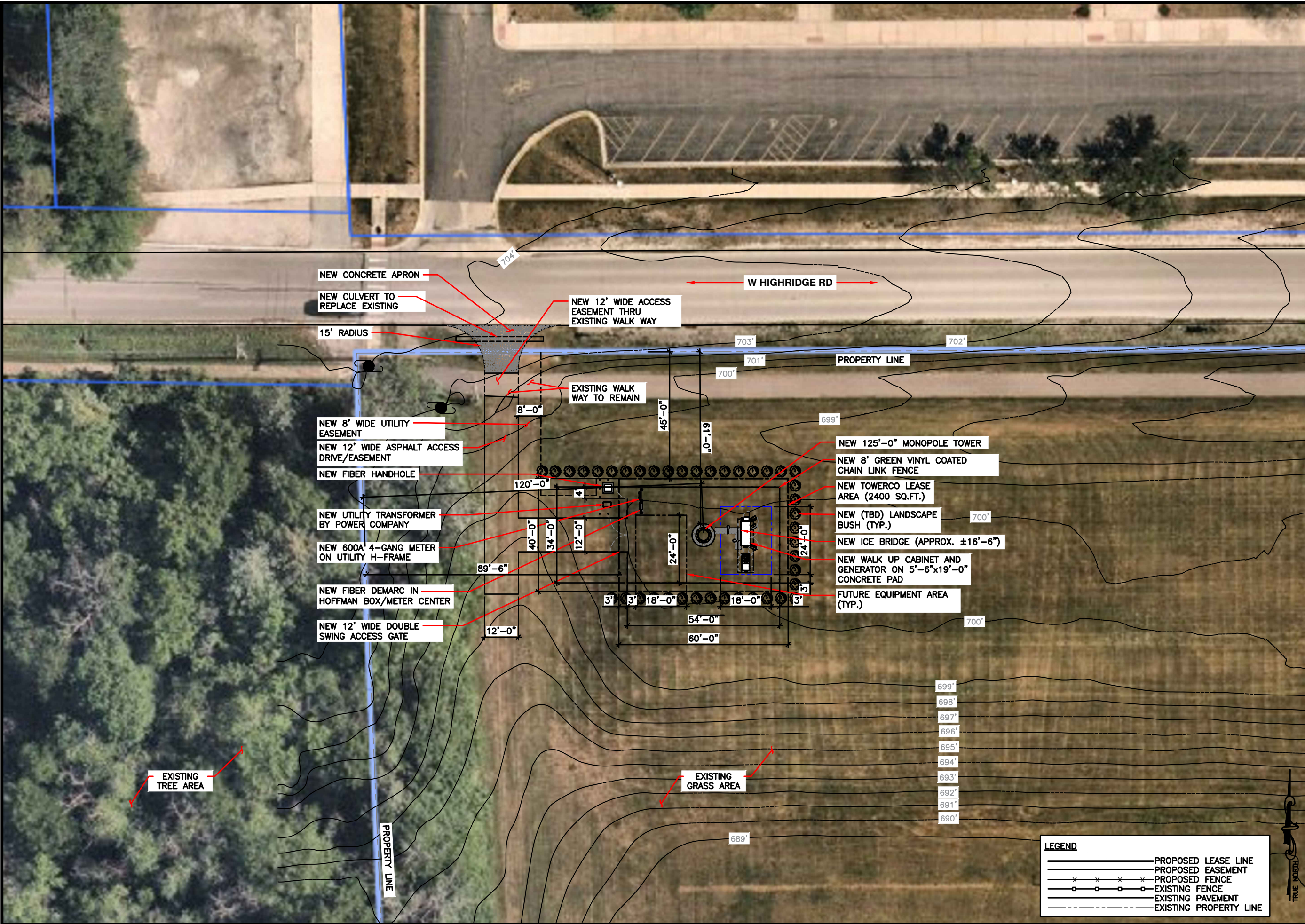
SITE SURVEY

THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:

B-1.3

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OVERALL SITE PLAN



JOHN M. BANKS
ARCHITECT

604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
FAX : 847-277-0080
EMAIL : JBANKS@WESTCHESTERSERVICES.COM



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DRAWN BY: MN

CHECKED BY: —

REV	DATE	DESCRIPTION
0	02/28/23	FOR PERMIT
1	04/28/23	FOR PERMIT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS



EXP DATE: 11/30/24

TOWERCO SITE ID: IL0378
AT&T SITE# IL2777 - 11678323
AT&T SITE NAME: VILLA PARK

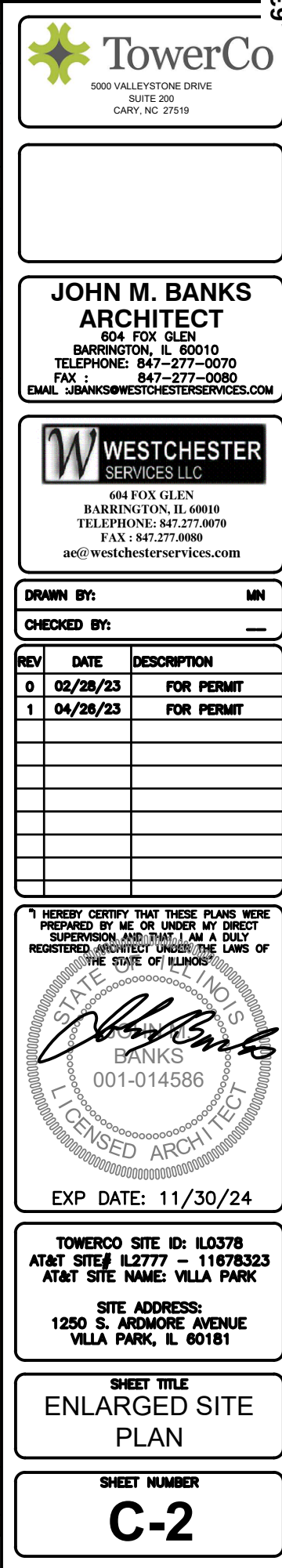
SITE ADDRESS:
1250 S. ARDMORE AVENUE
VILLA PARK, IL 60181

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1

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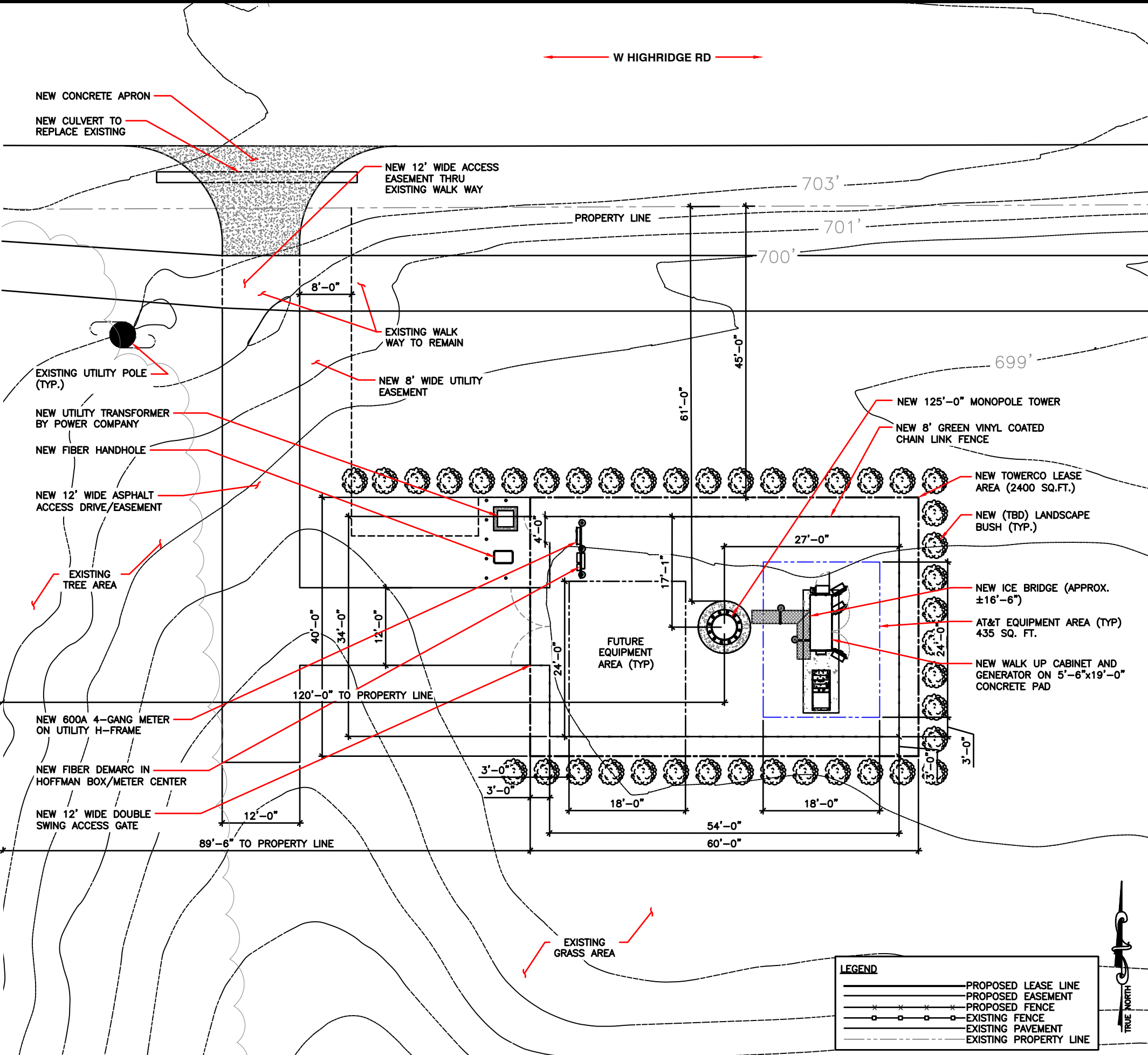
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GENERAL NOTES

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE TOWERCO CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT PRIOR TO EXCAVATION AT SITE.
9. ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
10. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
11. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
12. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
13. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
14. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
15. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
16. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
MAXIMUM SOIL LIFTS:
JUMPING JACK - 3"
CROWS FOOT TRENCH ROLLER - 6"
HOE OPERATED VIBRATORY PLATE - 8"
WHEELED VIBRATORY SOIL COMPACTOR - 12"
*LIFT HEIGHTS MAY NEED TO BE ADJUSTED DEPENDING ON SOIL TYPES AND MOISTURE CONTENT.
17. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
18. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS (REFER TO GRADING PLAN).
19. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
20. UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.



JOHN M. BANKS
ARCHITECT

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EXP DATE: 11/30/24

TOWERCO SITE ID: IL0378
AT&T SITE# IL2777 - 11678323
AT&T SITE NAME: VILLA PARK

SITE ADDRESS:
1250 S. ARDMORE AVENUE
VILLA PARK, IL 60181

SHEET TITLE
ENLARGED SITE
PLAN

SHEET NUMBER

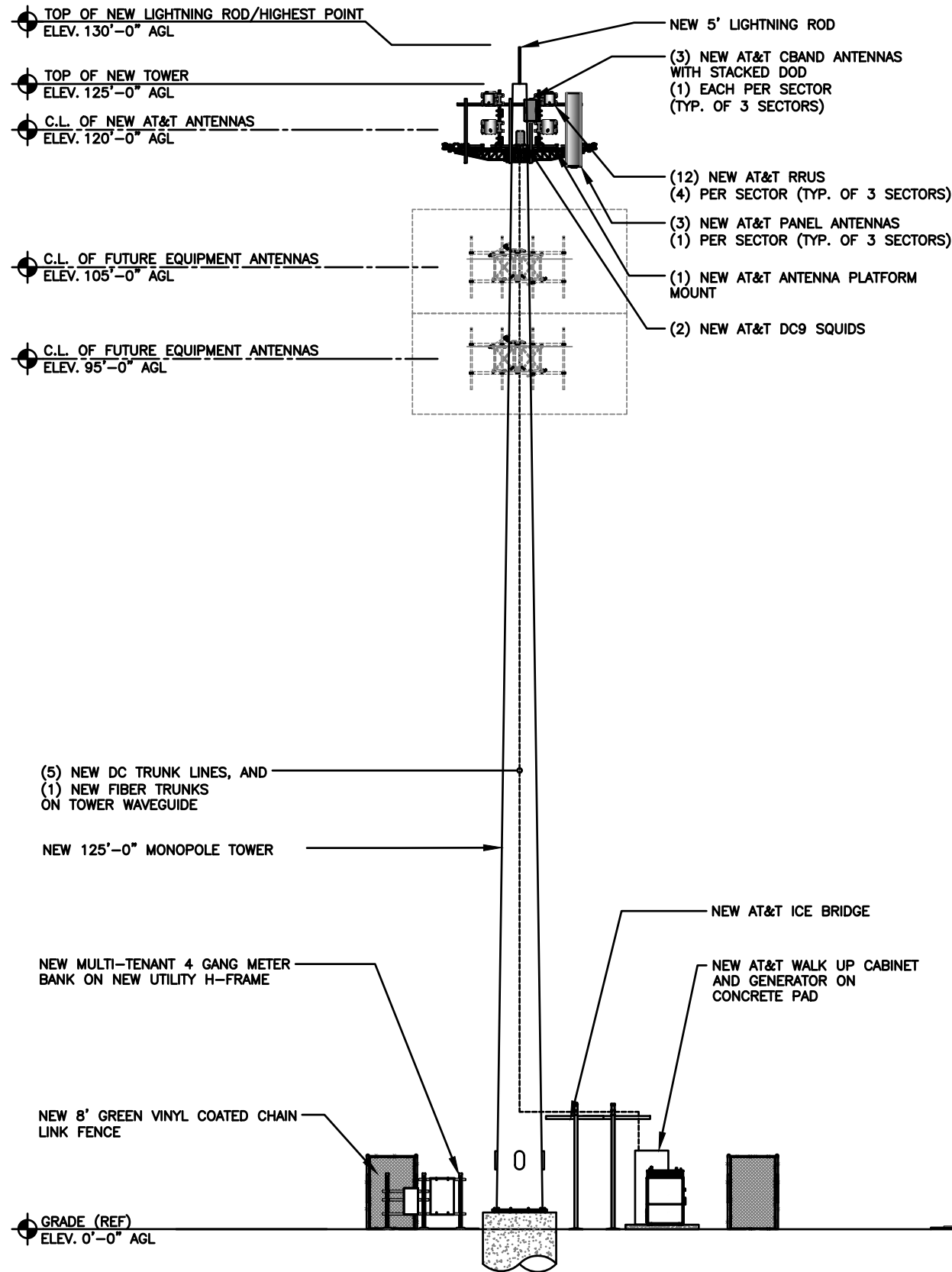
C-2A

ENLARGED SITE PLAN

1

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SOUTH ELEVATION



NOTE:
TOWER STRUCTURAL ANALYSIS AND DESIGN BY OTHERS
TOWER FOUNDATION ANALYSIS AND DESIGN BY OTHERS

NOTE:
GENERAL CONTRACTOR SHALL MAKE SURE
SAFETY CLIMB IS 100% FREE OF CABLES AND
MOUNTS AFTER INSTALL IS COMPLETE.



JOHN M. BANKS
ARCHITECT

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SHEET TITLE

ELEVATION

SHEET NUMBER

C-3

SCALE
N.T.S.

1