Village Board

Village President
Frank DeSimone

Trustees
Rosa Carmona
Ann Franz
Marie T. Frey
McLane Lomax
Nicholas Panicola Jr.
Armando Perez

Village Clerk
Nancy Quinn

Village Manager
Evan K. Summers

BENSENVILLE
GATEWAY TO OPPORTUNITY

Village of Bensenville, Illinois
VILLAGE BOARD
BOARD OF TRUSTEES MEETING
AGENDA
6:30 PM March 23, 2021

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENT (3 minutes per person with a 30 minute meeting limitation)

V. APPROVAL OF MINUTES

1. *March 9, 2021 Village Board Meeting Minutes*

VI. WARRANT

1. *Warrant Report 3-23-2021 21/06 $757,412.28*

VII. **CONSENT AGENDA – CONSIDERATION OF AN "OMNIBUS VOTE"**

VIII. **REPORTS OF VILLAGE DEPARTMENTS**

A. Administration – No Report

B. Community and Economic Development

1. *Ordinance Amending Various Sections of Title Four of the Bensenville Village Code for the Purpose of Animal Regulation*

2. *Ordinance Approving Text Amendments to amend Title 10 (Zoning Ordinance), Chapter 2 (Administrative Bodies and Procedures), Chapter 3 (Zoning Applications), Chapter 4 (Planned Unit Developments), and Chapter 7 (Uses)*

3. *Ordinance Approving Site Plan Review and an Amendment to a Planned Unit Development at 111-125 W Grand Avenue*

4. *Resolution Approving the Adoption of the 2021 Village of Bensenville Zoning Map*

5. *Resolution Declaring Village Owned Property Located at 340 North Meyer Road Surplus and Directing Its Sale*

C. Finance

1. *Ordinance Abating the Tax Heretofore Levied for the Year 2020 to Pay Debt Service on $8,605,000 series 2020A General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, Counties of Cook and DuPage, Illinois*

2. *Ordinance Abating the Tax Heretofore Levied for the Year 2020 to Pay Debt Service on $4,350,000 Series 2020B General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, Counties of Cook and DuPage, Illinois*

D. Police Department – No Report

E. Public Works

1. *Resolution Establishing Guidelines and Procedures for 2021 Senior/Disabled Grass Cutting Program*

2. *Resolution Authorizing the Execution of a Contract with L.A.R. Lawn & Ground Corp. for the 2021 Senior/Disabled Grass Cutting Program*

3. *Resolution Authorizing the Execution of a Contract with Panoramic Landscaping for the 2021 Senior/Disabled Grass Cutting Program*

4. *Resolution Authorizing the Execution of a Contract with Tomas Herrera Landscaping for the 2021 Senior/Disabled Grass Cutting Program*

5. *Ordinance Designating Certain Property as Surplus and Authorizing the Disposition of the Same*

F. Recreation – No Report

IX. **REPORTS OF VILLAGE OFFICERS:**

A. PRESIDENT'S REMARKS:

B. VILLAGE MANAGER'S REPORT:

C. VILLAGE ATTORNEY'S REPORT:

X. UNFINISHED BUSINESS

XI. NEW BUSINESS

XII. EXECUTIVE SESSION

A. Review of Executive Session Minutes [5 ILCS 120/2 (C) (21)]
B. Personnel [5 ILCS 120/2 (C) (1)]
C. Collective Bargaining [5 ILCS 120/2 (C) (2)]
D. Property Acquisition [5 ILCS 120/2 (C) (5)]
E. Litigation [5 ILCS 120/2 (C) (11)]

XIII. MATTERS REFERRED FROM EXECUTIVE SESSION

XIV. ADJOURNMENT

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Minutes	Corey Williamsen	Village Clerk's Office	March 23, 2021

DESCRIPTION:
March 9, 2021 Village Board Meeting Minutes

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

COMMITTEE ACTION: **DATE:**

BACKGROUND:

KEY ISSUES:

ALTERNATIVES:

RECOMMENDATION:

BUDGET IMPACT:

ACTION REQUIRED:

ATTACHMENTS:

Description	Upload Date	Type
DRAFT_210309_VB	3/16/2021	Cover Memo

Village of Bensenville

Board Room
12 South Center Street
Bensenville, Illinois 60106
Counties of DuPage and Cook

MINUTES OF THE VILLAGE BOARD OF TRUSTEES MEETING

March 9, 2021

CALL TO ORDER: 1. President DeSimone called the meeting to order at 6:30 p.m.

ROLL CALL: 2. Upon roll call by Village Clerk, Nancy Quinn, the following Board Members were present:

President DeSimone*, Village Clerk, Nancy Quinn*, Carmona*, Franz* Frey*, Lomax*, Panicola*

Absent: Perez

A quorum was present.

Staff Present: E. Summers, J. Caracci*, C. Williamsen

**Attended the meeting via electronic means.*

PUBLIC COMMENT: There was no public comment.

APPROVAL OF MINUTES: 3. The February 23, 2021 Village Board Meeting minutes were presented.

Motion: Trustee Carmona made a motion to approve the minutes as presented. Trustee Panicola seconded the motion.

ROLL CALL: AYES: Carmona, Franz, Frey, Lomax, Panicola

NAYS: None

All were in favor. Motion carried.

WARRANT NO. 21/05: 4. President DeSimone presented **Warrant No. 21/05** in the amount of $1,386,946.58.

Motion: Trustee Carmona made a motion to approve the warrants as presented. Trustee Panicola the motion.

DRAFT

ROLL CALL: AYES: Carmona, Franz, Frey, Lomax, Panicola

NAYS: None

Motion carried.

Resolution No. R-28-2021:

5. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-28-2021** entitled a **Resolution Authorizing an Award of a Contract for the 2021 MFT Village Street Improvements Project to Builders Paving, LLC of Hillside, IL in the Not-to-Exceed Amount of $975,988.00.**

There were no questions from the Village Board.

Motion: Trustee Carmona made a motion to approve the resolution as presented. Trustee Panicola seconded the motion.

ROLL CALL: AYES: Carmona, Franz, Frey, Lomax, Panicola

NAYS: None

All were in favor. Motion carried.

Resolution No. R-29-2021:

6. President DeSimone gave the summarization of the action contemplated in **Resolution No. R-29-2021** entitled a **Resolution Authorizing an Award of a Construction Engineering Services Agreement for the 2021 MFT Village Street Improvements Project to BLA, Inc. in the Not to Exceed Amount of $79,934.00.**

There were no questions from the Village Board.

Motion: Trustee Carmona made a motion to approve the resolution as presented. Trustee Panicola seconded the motion.

ROLL CALL: AYES: Carmona, Franz, Frey, Lomax, Panicola

NAYS: None

All were in favor. Motion carried.

PRESIDENT'S REMARKS: President DeSimone announced 1,500 seniors have been fully vaccinated and thanked the Village Taxing Bodies for making the event possible. President DeSimone stated the Village is fully committed to vaccinate every Resident.

MANAGERS REPORT: Village Manager, Evan Summers, commended the efforts put forth by President DeSimone in his vaccination efforts.

Mr. Summers announced the Bensenville Theater and Ice Cream Shoppe will reopen April 30th.

Mr. Summers announced the Village is offering free mulch delivery for the first 250 Residents that sign up; all information can be found on the Village's website.

Mr. Summers announced the first brush pick up will occur the week of April 5th; all brush must be placed on the curbside no later than 7:00am on April 5th.

VILLAGE ATTORNEY REPORT: Village Attorney, Joseph Montana, had no report.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

EXECUTIVE SESSION: Village Attorney, Joseph Montana, stated there was not a need for Executive Session.

ADJOURNMENT: Trustee Carmona made a motion to adjourn the meeting. Trustee Panicola seconded the motion.

ROLL CALL: AYES: Carmona, Franz, Frey, Lomax, Panicola

NAYS: None

All were in favor. Motion carried.

President DeSimone adjourned the meeting at 6:38 p.m.

Nancy Quinn
Village Clerk
PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this ____ day, March 2021

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Warrant	Tia Filishio	Finance	3/18/2021

DESCRIPTION:
Warrant Report 3-23-2021 21/06 $757,412.28

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

COMMITTEE ACTION: **DATE:**

BACKGROUND:

KEY ISSUES:

ALTERNATIVES:

RECOMMENDATION:

BUDGET IMPACT:

ACTION REQUIRED:
Warrant Report 3-23-2021 21/06 $757,412.28

ATTACHMENTS:

Description	Upload Date	Type
Warrant Report 3-23-2021 21/06 $757,412.28	3/18/2021	Backup Material

VILLAGE OF BENSENVILLE WARRANT 21/06
March 23, 2021

I hereby certify that the attached warrants are in accord with the current budget as adopted by the Corporate Authorities of the Village of Bensenville, and that sufficient funds are available to promptly pay said warrants, all in accordance with the Village Code and Illinois Statutes.

E. K. Summers

EVAN K SUMMERS
VILLAGE MANAGER

Julie A McManus

JULIE MCMANUS
DIRECTOR OF FINANCE

Approved by the Board of Trustees on March 23, 2021 hereby authorizing the Director of Finance to disburse $ 757,412.28 the accounts indicated in the attached report.

NANCY QUINN
VILLAGE CLERK

FRANK DESIMONE
VILLAGE PRESIDENT

BENSENVILLE
GATEWAY TO OPPORTUNITY

EXPENDITURE APPROVAL LIST

FOR CHECKS DATED: 3/23/2021

INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
ACS ENTERPRISES, INC.									
505									
186829	HVAC FILTER SERVICE - ALL VILL	CHICAGO	20210088	04/02/2021	11050440-542110	PW	R&M BUILDING	$525.10	0
								525.10	
ADVANCE AUTO PARTS									
808									
15518-32925	PARTS	BENSENVILLE	20210628	04/01/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$63.30	0
15518-33075	PARTS	BENSENVILLE	20210628	04/02/2021	51050540-542410	PW	R&M VEHICLES	$105.60	0
8751105343507	PARTS	BENSENVILLE	20210629	03/24/2021	11050430-542410	PW	R&M VEHICLES	$14.71	0
8751105639510	PARTS	BENSENVILLE	20210629	03/27/2021	11050420-542410	PW	R & M VEHICLES	$7.50	0
8751105739571	PARTS	BENSENVILLE	20210629	03/28/2021	11050420-554510	PW	SMALL TOOLS & EQUIPMENT	$11.03	0
8751106124746	INV 8751106124746 M1 TRUCKSUV	BENSENVILLE	20210716	04/01/2021	11174100-542610	SF	R&M OLYMPIA	$64.38	0
8751106224797	PARTS	BENSENVILLE	20210706	04/02/2021	51050540-542410	PW	R&M VEHICLES	$22.06	0
8751106224798	CREDIT ON SEAFOAM #222	BENSENVILLE		03/03/2021	51050540-542410	FN	R&M VEHICLES	$-22.06	0
8751106224799	PARTS	BENSENVILLE	20210706	04/02/2021	51050540-542410	PW	R&M VEHICLES	$14.00	0
8751106825152	INV 8751106124746 M1 TRUCKSUV	BENSENVILLE	20210716	04/08/2021	11174100-542610	SF	R&M OLYMPIA	$3.39	0
8751107030545	PARTS	BENSENVILLE	20210706	04/10/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$20.94	0
8751107125313	PARTS	BENSENVILLE	20210706	04/11/2021	11050440-542410	PW	R&M VEHICLES	$17.19	0
8751107125314	PARTS	BENSENVILLE	20210706	04/11/2021	11050440-542410	PW	R&M VEHICLES	$6.28	0
								328.32	
AFSCME									
3105									
03052021	MVP NATIONAL PEOPLE CLUB 3/5/:		20210617	04/04/2021	11000000-218100	FN	PAYROLL DEDUCT'N-UNION DUES	$12.60	9006412
								12.60	
AL WARREN OIL CO, INC.									
700									
W1374411	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	04/03/2021	11020190-554110	PW	FUEL/GAS/OIL	$69.06	0
W1374411	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	04/03/2021	11040110-554110	PW	FUEL/GAS/OIL	$2,039.02	0
W1374411	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	04/03/2021	11050490-554110	PW	FUEL/GAS/OIL	$3,703.75	0
W1374411	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	04/03/2021	11060640-554110	PW	FUEL/GAS/OIL	$183.22	0
W1374411	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	04/03/2021	11070720-554110	PW	FUEL/GAS/OIL	$8.96	0
W1374411	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	04/03/2021	51050540-554110	PW	FUEL/GAS/OIL	$1,570.81	0
W1374411	R-114-20 FUEL TANK RENTAL & FL	HAMMOND	20210009	04/03/2021	51050570-554110	PW	FUEL/GAS/OIL	$424.44	0
								7,999.26	
ALEXIAN BROTHERS CORPORATE HE									
12656									
718201	5 PANEL RAPID SCREEN 718201	CHICAGO	20210693	03/30/2021	11020130-541210	AD	PHYSICAL EXAMS	$48.00	0
								48.00	

EXPENDITURE APPROVAL LIST

FOR CHECKS DATED: 3/23/2021

INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
AMERICAN CONSERVATION & BILLIN(									
1262									
12303	AQUAHAWK 4/1-5/1/2021	COLORADO SP	20210730	03/31/2021	51030250-549990	FN	OTHER CONTRACTUAL SERVICES	$995.00	0
								995.00	
ANDERSON LOCK CO.									
6304									
1060570	INV# 1060570 JOHN ST. DOOR REP	DES PLAINES	20210721	04/09/2021	11174100-542310	SF	R&M EQUIPMENT	$488.60	0
1060571	INV# 1060570 JOHN ST. DOOR REP	DES PLAINES	20210721	04/09/2021	11174100-542310	SF	R&M EQUIPMENT	$470.02	0
								958.62	
AQUAJOY SPA AND POOL, INC.									
889									
4530	INV# 4530 12/8- NEW THERMOMETI	SUGAR GROVE	20210728	03/26/2021	11070760-542310	SF	R&M EQUIPMENT	$199.00	0
								199.00	
ARROW ROAD CONSTRUCTION, CO.									
6938									
26483	ASPHALT	ELK GROVE VII	20210663	03/25/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$315.00	0
26502	ASPHALT	ELK GROVE VII	20210663	03/27/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$128.80	0
26522	ASPHALT	ELK GROVE VII	20210663	03/31/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$148.40	0
26538	ASPHALT	ELK GROVE VII	20210663	04/02/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$124.60	0
								716.80	
BATTERY SERVICE CORPORATION									
2716									
0071567	BATTERY	BENSENVILLE	20210648	04/01/2021	11050110-551110	PW	MATERIALS/SUPPLIES-ADMIN	$21.07	0
0071612	CREDIT ON 12 VOLT - 7AH AGM	BENSENVILLE		03/03/2021	11050110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$-21.07	0
0071977	WWTP BATTERY	BENSENVILLE	20210709	04/11/2021	51050570-542410	PW	R&M VEHICLES	$107.60	0
								107.60	
BENSENVILLE FIRE PROTECTION									
12812									
FALSE ALARMS 2(	FALSE ALARM FEES COLLECTED	BENSENVILLE	20210736	04/17/2021	11000000-444125	FN	FINES- FALSE ALARM FIRE DEPT	$1,700.00	0
								1,700.00	
BENSENVILLE POSTMASTER									
2622									
FEBRUARY 2021	FEBRUARY 2021 UB POSTAGE	BENSENVILLE	20210644	03/05/2021	51030250-540110	FN	POSTAGE/DELIVERY SERVICES	$2,137.94	9006416
JANUARY 2021	JANUARY 2021 UB POSTAGE	BENSENVILLE	20210643	02/05/2021	51030250-540110	FN	POSTAGE/DELIVERY SERVICES	$2,094.61	9006415
MARCH 2021	MARCH 2021 UB POSTAGE	BENSENVILLE	20210645	04/03/2021	51030250-540110	FN	POSTAGE/DELIVERY SERVICES	$2,178.04	9006417
PERMIT 72 - 2021	PERMIT 72 RENEWAL	BENSENVILLE	20210645	04/04/2021	11060110-540110	FN	POSTAGE/DELIVERY SERVICESS	$245.00	9006417
								6,655.59	

EXPENDITURE APPROVAL LIST

FOR CHECKS DATED: 3/23/2021

INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
BEST QUALITY FACILITY SERVICES, L									
1619									
36365	CLEANING SERVICE-MAR21-INV #3	FRANKLIN PAR	20210601	03/31/2021	11040110-549990	PD	OTHER CONTRACTUAL SERVICE	$2,250.00	0
								2,250.00	
BOND REFUND									
99									
10169-30181	C & P INSTALLATIONS INC.			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$180.00	0
10187-41386	HAIL GUARD CONSTRUCTION INC			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$90.00	0
10198--17403	J & S PLUMBING INC.			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$70.00	0
10218-41403	ALEJANDRO DE LA TORRE			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$105.00	0
10603-13859	FOUR SEASON HEATING & AIR CO			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$105.00	0
10623-41949	ARCADIA PRESS INC			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$180.00	0
10656-41169	MATERIAL HANDLING SYSTEMS IN			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$225.00	0
10664-42089	MR MAINTENANCE			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$180.00	0
10675-41742	PARAMOUNT MATERIAL HANDLING			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$180.00	0
10685-207827	TERRANCE ELECTRIC & TECHNOL			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$135.00	0
10688-41728	NICK'S ROOFING & SIDING LLC			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$70.00	0
10708-41197	PRO IMAGEPROMOTIONS INC			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$180.00	0
10721-42140	ATS DESIGN STUDIO INC			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$225.00	0
10730-42467	MR D'S CONSTRUCTION, INC			03/12/2021	75000000-226283	FN	DEPOSITS-PERFORMANCE BD RC	$180.00	0
								2,105.00	
BRANDON INDUSTRIES									
10511									
2002232-IN	LAMPPOST	MCKINNEY	20210596	04/07/2021	11050420-552670	PW	MATERIAL/SUPPLIES-ST LIGHTS	$3,211.00	0
								3,211.00	
BRIGHT DIRECTIONS									
683									
03052021	BRIGHT DIRECTIONS COLLEGE 3/5	LINCOLN	20210612	04/04/2021	11000000-213500	FN	PAYROLL DEDUCT'N-BRIGHT STAI	$200.00	9006413
								200.00	
CALL ONE									
512									
386167	SERVICE 3/15/2021-4/14/2021	CLEVELAND	20210726	04/14/2021	11020180-541310	FN	COMMUNICATION-PHONES (WIRE	$2,010.88	0
								2,010.88	
CASE LOTS, INC.									
7307									
003110	INV# 3170 TOILET PAPER PAPER T	LYONS	20210665	03/20/2021	11174100-542112	SF	R&M BUILDING-CLEANING	$221.55	0
3170	INV# 3170 TOILET PAPER PAPER T	LYONS	20210665	03/24/2021	11174100-542112	SF	R&M BUILDING-CLEANING	$407.00	0
								628.55	

EXPENDITURE APPROVAL LIST

FOR CHECKS DATED: 3/23/2021

INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
CDS OFFICE TECHNOLOGIES									
684									
INV1364244	COPIER SUPPORT 2/1-2/28/2021	SPRINGFIELD	20210613	03/28/2021	11020180-548110	FN	RENTAL & LEASE - EQUIPMENT	$1,145.82	0
								1,145.82	
CED									
401									
1028-1011163	ELECTRICAL SUPPLIES	DES MOINES	20210626	04/04/2021	11050420-552670	PW	MATERIAL/SUPPLIES-ST LIGHTS	$166.56	0
								166.56	
CINTAS									
13176									
4077669059	FLOOR MATS CLEANED @ 12 S CE	MAYWOOD	20210622	04/03/2021	11030110-552125	FN	MATERIALS/SUPPLIES-CLEANING	$118.69	0
4078321103	FLOOR MATS CLEANED @ 12 S CE	MAYWOOD	20210737	04/10/2021	11030110-552125	FN	MATERIALS/SUPPLIES-CLEANING	$118.69	0
8405040395	MEDICAL CABINET SUPPLIES-INV #	MAYWOOD	20210608	04/04/2021	11040110-542110	PD	R&M BUILDING	$101.64	0
								339.02	
CITY TECH USA, INC.									
655									
3799	PUBLIC SALARY MEMMERSHIP	DOWNERS GR(	20210671	03/31/2021	11020150-521110	AD	MEMBERSHIP DUES	$390.00	0
								390.00	
CIVICPLUS									
13046									
208642	INTRANET ANNUAL FEE RENEWAL	MANHATTAN	20210385	03/31/2021	11020170-572175	AD	WEBSITE & SOCIAL NETWORKINC	$871.06	0
210714	WEBSITE ANNUAL FEE FOR HOSTI	MANHATTAN	20210755	04/17/2021	11020170-572175	AD	WEBSITE & SOCIAL NETWORKINC	$4,528.92	0
								5,399.98	
CIVILTECH ENGINEERING, INC.									
454									
3373-14	R-14-19 DJOWNTOWN STREET SC/	ITASCA	20210746	04/10/2021	31080860-536515	PW	ENG SVC - PROJECT MANAGEMEI	$5,849.90	0
49765	R-82-20 PHASE I DESIGN ENGINER	ITASCA	20210252	04/01/2021	31080810-536513	PW	ENG SVC - DESIGN	$9,844.08	0
								15,693.98	
CNA SURETY									
11687									
A. SUMNER 2021	NOTARY BOND - ANTHONY SUMNE	CHICAGO	20210692	04/17/2021	11010030-551110	AD	MATERIALS/SUPPLIES-ADMIN	$30.00	0
C. WILLIAMSEN 2(	NOTARY BOND - COREY WILLIAMS	CHICAGO	20210690	04/17/2021	11010030-551110	AD	MATERIALS/SUPPLIES-ADMIN	$30.00	0
N. QUINN 2021	NOTARY BOND - NANCY QUINN	CHICAGO	20210691	04/17/2021	11010030-551110	AD	MATERIALS/SUPPLIES-ADMIN	$30.00	0
								90.00	
COMCAST									
12216									
0002237-0321	COMCAST-0003318-0321	SOUTHEASTEF	20210668	04/03/2021	11174100-541310	SF	COMMUNICATION-PHONES (WIRE	$230.19	0
0003318-0321	COMCAST-0003318-0321	SOUTHEASTEF	20210668	03/31/2021	11174100-541310	SF	COMMUNICATION-PHONES (WIRE	$136.85	0

EXPENDITURE APPROVAL LIST

FOR CHECKS DATED: 3/23/2021

INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
0058421-0321	SERVICE 3/14-4/13/2021 @ 12 S CE	SOUTHEASTEF	20210735	04/06/2021	11020180-541310	FN	COMMUNICATION-PHONES (WIRE	$20.96	0
934545575-0321	SERVICE 3/1-3/31/2021	SOUTHEASTEF	20210619	03/31/2021	11020180-541310	FN	COMMUNICATION-PHONES (WIRE	$979.39	0
								1,367.39	
COMMONWEALTH EDISON									
2668									
0255029237-0221	ENERGY SERVICE FEBRUARY 202	CAROL STREAI	20210646	03/28/2021	11050420-541370	PW	ELECTRICITY	$83.34	0
0704031005-0221	ENERGY SERVICE FEBRUARY 202	CAROL STREAI	20210646	04/01/2021	11050420-541370	PW	ELECTRICITY	$158.18	0
3447078072-0221	ENERGY SERVICE FEBRUARY 202	CAROL STREAI	20210646	04/02/2021	11050420-541370	PW	ELECTRICITY	$63.51	0
4518004070-0221	ENERGY SERVICE FEBRUARY 202	CAROL STREAI	20210646	03/31/2021	11050420-541370	PW	ELECTRICITY	$25.04	0
4548117053-0221	ENERGY SERVICE FEBRUARY 202	CAROL STREAI	20210646	03/31/2021	11050420-541370	PW	ELECTRICITY	$95.65	0
4851030016-0221	ENERGY SERVICE FEBRUARY 202	CAROL STREAI	20210646	04/03/2021	11050420-541370	PW	ELECTRICITY	$983.96	0
5595153071-0221	ENERGY SERVICE FEBRUARY 202	CAROL STREAI	20210646	03/31/2021	11050420-541370	PW	ELECTRICITY	$134.66	0
6282023005-0221	ENERGY SERVICE FEBRUARY 202	CAROL STREAI	20210646	03/31/2021	11050420-541370	PW	ELECTRICITY	$25.04	0
7058038017-0221	SERVICE 1/29-3/1/2021 @ 302 W GF	CAROL STREAI	20210605	04/02/2021	11040341-577121	PD	TEEN CENTER	$106.89	0
								1,676.27	
CONRAD POLYGRAPH, INC.									
981									
4276	POLYGRAPH TESTING - A. GONZAI	HINSDALE	20210748	04/15/2021	11010070-532100	AD	PROFESSIONAL SERVICES	$160.00	0
								160.00	
CONSTELLATION ENERGY SERVICES									
13016									
3355640000-0121	CONSTELLATION-6561640000-0121	CAROL STREAI	20210741	04/01/2021	11174100-541370	SF	ELECTRICITY	$3,546.10	0
6561640000-0121	CONSTELLATION-6561640000-0121	CAROL STREAI	20210741	04/01/2021	11174100-541370	SF	ELECTRICITY	$4,272.47	0
763464-0-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/02/2021	51050560-541370	PW	ELECTRICITY/GAS	$89.91	0
763464-1-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$55.76	0
763464-10-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$575.22	0
763464-11-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/02/2021	51050560-541370	PW	ELECTRICITY/GAS	$48.12	0
763464-12-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/02/2021	51050560-541370	PW	ELECTRICITY/GAS	$40.95	0
763464-13-0221	CONSTELLATION-763464-37-0221	CAROL STREAI	20210740	04/01/2021	11174100-541370	SF	ELECTRICITY	$17,487.57	0
763464-15-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$464.52	0
763464-16-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$99.11	0
763464-18-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/02/2021	51050560-541370	PW	ELECTRICITY/GAS	$40.83	0
763464-19-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/02/2021	51050560-541370	PW	ELECTRICITY/GAS	$1,277.90	0
763464-2-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050550-541370	PW	ELECTRICITY/GAS	$3,896.16	0
763464-20-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$58.96	0
763464-21-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050550-541370	PW	ELECTRICITY/GAS	$3,291.05	0
763464-22-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$184.97	0
763464-23-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050570-541370	PW	ELECTRICITY/GAS	$21,273.76	0
763464-25-0221	CONSTELLATION-763464-37-0221	CAROL STREAI	20210740	04/01/2021	11174100-541370	SF	ELECTRICITY	$9,630.93	0

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763464-26-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050550-541370	PW	ELECTRICITY/GAS	$4,096.77	0
763464-28-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$1,650.37	0
763464-3-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$270.59	0
763464-36-0221	CONSTELLATION-763464-37-0221	CAROL STREAI	20210740	04/01/2021	11070790-541370	SF	ELECTRICITY	$219.30	0
763464-37-0221	CONSTELLATION-763464-37-0221	CAROL STREAI	20210740	04/01/2021	11070790-541370	SF	ELECTRICITY	$98.71	0
763464-38-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210714	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$27.32	0
763464-39-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	11050420-541370	PW	ELECTRICITY	$93.90	0
763464-4-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$85.55	0
763464-41-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	11050420-541370	PW	ELECTRICITY	$45.81	0
763464-42-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	11050420-541370	PW	ELECTRICITY	$80.91	0
763464-43-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	11050420-541370	PW	ELECTRICITY	$308.62	0
763464-44-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/02/2021	11050420-541370	PW	ELECTRICITY	$72.45	0
763464-45-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	11050420-541370	PW	ELECTRICITY	$396.58	0
763464-46-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	03/31/2021	51050560-541370	PW	ELECTRICITY/GAS	$25.18	0
763464-5-0221	CONSTELLATION-763464-37-0221	CAROL STREAI	20210740	04/01/2021	11070720-541370	SF	ELECTRICITY	$750.53	0
763464-7-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/03/2021	51050560-541370	PW	ELECTRICITY/GAS	$117.47	0
763464-8-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$697.82	0
763464-9-0221	ENERGY SERVICE 1/29/21 - 3/1/2	CAROL STREAI	20210696	04/01/2021	51050560-541370	PW	ELECTRICITY/GAS	$94.53	0
								75,466.70	
CORE & MAIN LP									
12655									
N730127	M&H HYDRANT REPAIR KITS	ST LOUIS		02/11/2021	51050540-552520	FN	WATER MAIN PARTS	$-666.00	0
N807894	METER	ST LOUIS	20210669	04/01/2021	51050540-552520	PW	WATER MAIN PARTS	$1,663.04	0
								997.04	
CURALINC HEALTHCARE									
829									
17838	SUPPORTLINC EAP 2ND QUARTER	CHICAGO	20210673	04/03/2021	11020150-549990	AD	OTHER CONTRACTUAL SERVICE	$511.50	0
								511.50	
DAILY HERALD									
7111									
171614	ACCT 107649 - BID NOTICE	CAROL STREAI	20210664	03/23/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$43.70	0
								43.70	
DEPENDENT SPECIALISTS, INC									
1840									
2468	COMPREHENSIVE DEPENDENT VE	RANCHO SANT	20210680	04/04/2021	11020150-549990	AD	OTHER CONTRACTUAL SERVICE	$1,000.00	0
								1,000.00	
DRIVETRAIN SERVICE & COMPONENT									
2789									

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279461	INV# 279461- OLYMPIA UBOLT KIT	BENSENVILLE	20210720	03/31/2021	11174100-542610	SF	R&M OLYMPIA	$381.35	0
								381.35	
DUPAGE COUNTY RECORDER									
3522									
R2021-024790	R2021-024790	WHEATON	20210656	03/18/2021	11010030-541140	FN	LEGAL NOTICES	$11.00	0
R2021-025867	R2021-025867	WHEATON	20210656	03/19/2021	11010030-541140	FN	LEGAL NOTICES	$11.50	0
R2021-025868	R2021-025868	WHEATON	20210656	03/19/2021	11010030-541140	FN	LEGAL NOTICES	$11.50	0
R2021-034055	R2021-034055	WHEATON	20210656	04/02/2021	11010030-541140	FN	LEGAL NOTICES	$11.50	0
R2021-036841	R2021-036841	WHEATON	20210733	04/07/2021	11010030-541140	FN	LEGAL NOTICES	$57.50	0
								103.00	
DUPAGE WATER COMMISSION									
5295									
JANUARY 2021	CONSUMPTION 12/31/20 - 1/31/21	ELMHURST	20210376	03/02/2021	51050550-545520	PW	DUPG WTR COMM-WATER PURCH	$199,411.31	9006414
								199,411.31	
ENERGENECS, INC.									
900									
0041660-IN	ANTENNA REPAIR	SAUKVILLE	20210630	04/03/2021	51050560-549990	PW	OTHER CONTRACTUAL SERVICES	$1,338.59	0
								1,338.59	
ENGINEERING RESOURCE ASSOCIAT									
613									
13020200.53	STORM WATER REVIEW	WARRENVILLE	20210738	03/28/2021	11050110-532100	PW	PROFESSIONAL SERVICES	$3,823.28	0
								3,823.28	
ETS INTELLIGENCE, LLC									
809									
21020847	CRIMINAL-NSOR-SWL 21020847	SCHAUMBURG	20210672	03/30/2021	11020150-562510	AD	CLAIM PAYMTS-GENERAL LIABILI	$30.00	0
								30.00	
FERRELLGAS									
136									
1114874050	INV# 1115063053 PROPANE REFILL	DENVER	20210715	03/25/2021	11174100-541385	SF	GAS-PROPANE	$76.38	0
1114874055	INV# 1115063053 PROPANE REFILL	DENVER	20210715	03/25/2021	11174100-541385	SF	GAS-PROPANE	$132.89	0
1114975547	INV# 1115063053 PROPANE REFILL	DENVER	20210715	04/01/2021	11174100-541385	SF	GAS-PROPANE	$100.91	0
1114975556	INV# 1115063053 PROPANE REFILL	DENVER	20210715	04/01/2021	11174100-541385	SF	GAS-PROPANE	$169.84	0
1115063047	INV# 1115063053 PROPANE REFILL	DENVER	20210715	04/08/2021	11174100-541385	SF	GAS-PROPANE	$36.64	0
1115063053	INV# 1115063053 PROPANE REFILL	DENVER	20210715	04/08/2021	11174100-541385	SF	GAS-PROPANE	$201.20	0
								717.86	
FLOW-TECHNICS, INC.									
11231									
INV000008644	EMERGENCY REPAIR PARK LS PUI	FRANKFORT	20210561	04/02/2021	51050560-549990	PW	OTHER CONTRACTUAL SERVICES	$3,915.27	0

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								3,915.27	
GALLS, LLC									
11221									
017770001	5 RIOT SHIELDS-INV #017770001	CHICAGO	20210607	03/31/2021	11020150-554530	PD	SAFETY EQUIP-GRANT EXPEND	$640.00	0
								640.00	
GARVEY'S OFFICE PRODUCTS									
10111									
PINV2044859	INV# OINV2044859 MISC OFFICE S	CAROL STREAI	20210725	03/27/2021	11174100-551110	SF	MATERIALS/SUPPLIES-ADMIN	$33.08	0
								33.08	
GEIB INDUSTRIES, INC.									
2833									
626228-001	#279 PART	BENSENVILLE	20210649	04/02/2021	11050420-542410	PW	R & M VEHICLES	$83.63	0
626929-001	PART	BENSENVILLE	20210650	04/09/2021	11050420-542410	PW	R & M VEHICLES	$15.71	0
626931-001	PART	BENSENVILLE	20210650	04/09/2021	11050420-542410	PW	R & M VEHICLES	$165.79	0
								265.13	
HAWKINS, INC.									
1016									
4891324	AZON 15	PEOTONE	20210632	04/03/2021	51050550-554120	PW	CHEMICALS	$479.60	0
								479.60	
HENDERSON PRODUCTS, INC.									
1038									
332493	#254 NOZZLE KIT	HUNTLEY	20210633	03/26/2021	11050420-542410	PW	R & M VEHICLES	$274.79	0
								274.79	
HOME DEPOT CREDIT SERVICES									
7665									
0392850	MAILBOX	LOUISVILLE	20210666	04/02/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$53.97	0
3105640	SUPPLIES	LOUISVILLE	20210703	04/09/2021	51050570-551110	PW	MATERIALS/SUPPLIES-ADMIN	$32.76	0
3204766	ELECTRICAL SUPPLIES RETURNEI	LOUISVILLE		03/10/2021	11050420-552670	FN	MATERIAL/SUPPLIES-ST LIGHTS	$-25.68	0
3393743	MAILBOX	LOUISVILLE	20210666	04/09/2021	11050420-552670	PW	MATERIAL/SUPPLIES-ST LIGHTS	$32.75	0
3393774	MAILBOX	LOUISVILLE	20210666	04/09/2021	11050420-552670	PW	MATERIAL/SUPPLIES-ST LIGHTS	$34.87	0
4512182	LOCKS FOR L/R'S 1 - 8	LOUISVILLE	20210723	04/08/2021	11174100-542310	SF	R&M EQUIPMENT	$55.92	0
5094853	LOCKS FOR L/R'S 1 - 8	LOUISVILLE	20210723	03/28/2021	11174100-542310	SF	R&M EQUIPMENT	$42.03	0
5624140	LOCKS FOR L/R'S 1 - 8	LOUISVILLE	20210723	04/07/2021	11070720-552110	SF	MATERIALS/SUPPLIES-OPERATOI	$206.94	0
9510845	LOCKS FOR L/R'S 1 - 8	LOUISVILLE	20210723	04/03/2021	11174100-542310	SF	R&M EQUIPMENT	$63.46	0
								497.02	
HONEY BUCKET PORTABLE TOLIETS,									
1524									
12635	INV# 12635 RENTAL SERVICE- MAF	ELMHURST	20210719	03/31/2021	11070720-549990	SF	OTHER CONTRACTUAL SERVICE	$170.00	0

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								170.00	
ICE SPORTS INDUSTRY									
7664									
38325	INV 38325 TESTING FEES	PLANO	20210722	03/30/2021	11174100-521110	SF	MEMBERSHIP DUES	$147.00	0
								147.00	
ICMA_RC RETIREMENT									
3096									
03052021	ROTH 3/5/2021		20210616	04/04/2021	11000000-213300	FN	PAYROLL DEDUCT'N-ROTH IRA	$1,624.11	9006408
03052021A	ICMA WH 3/5/21		20210684	04/04/2021	11000000-213100	FN	PAYROLL DEDUCT'N-DEF COMP	$13,372.24	9006421
								14,996.35	
ILLINOIS DEPARTMENT OF REVENUE									
3098									
03052021	IL STATE TAX 3/5/21	SPRINGFIELD	20210685	04/04/2021	11000000-212040	FN	PAYROLL DEDUCT'N-ST INC TX	$16,059.23	9006420
								16,059.23	
INDUSTRIAL & WHOLESALE LUMBER,									
1820									
261720	LUMBER	SCHILLER PAR	20210707	04/11/2021	11050420-552670	PW	MATERIAL/SUPPLIES-ST LIGHTS	$182.00	0
								182.00	
JC LICHT, LLC									
1289									
03063077	PAINT - CHURCH WELL HOUSE	CHICAGO	20210638	04/03/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$99.64	0
								99.64	
JOHN SAKASH COMPANY, INC.									
4237									
431213	CHAIN - SHOP SUPPLIES	ELMHURST	20210659	03/25/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$130.91	0
								130.91	
JORSON & CARLSON CO, INC.									
7925									
0636982	INV# 0636982 ICE SCRAPER KNIVE	ELK GROVE VII	20210724	04/02/2021	11174100-542610	SF	R&M OLYMPIA	$103.94	0
0636983	INV# 0636982 ICE SCRAPER KNIVE	ELK GROVE VII	20210724	04/02/2021	11174100-542610	SF	R&M OLYMPIA	$55.22	0
								159.16	
KLEIN, THORPE & JENKINS LTD.									
3777									
214338	SERVICES RENDERED	CHICAGO	20210762	12/30/2020	11020120-533110	FN	LEGAL SERVICES-GENERAL	$157.50	0
216105	PROFESSIONAL SERVICES - GENE	CHICAGO	20210734	03/30/2021	11020120-533110	FN	LEGAL SERVICES-GENERAL	$422.03	0
								579.53	

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LEN'S ACE HARDWARE, INC.									
1814									
454814/1	MAILBOX	ADDISON	20210641	03/31/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$116.98	0
K43304/2	MAILBOX	ADDISON	20210641	04/04/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$116.98	0
								233.96	
LINDAHL BROTHERS, INC.									
338									
36628	R-112-20 SAND STONE DELIVERY &	BENSENVILLE	20210008	03/30/2021	51050540-552610	PW	GRAVEL/ASPHALT	$2,648.62	0
								2,648.62	
M.E. SIMPSON COMPANY, INC.									
3000									
36410	LEAK LOCATION 1139 YORK RD 2/	VALPARAISO	20210654	03/30/2021	51050540-549990	PW	OTHER CONTRACTUAL SERVICES	$645.00	0
36422	LEAK LOCATION 608 GREEN ST.	VALPARAISO	20210701	03/30/2021	51050540-549990	PW	OTHER CONTRACTUAL SERVICES	$645.00	0
								1,290.00	
MAYEKAWA USA									
1604									
423586	INV# 423586 MISC COMPRESSOR F	LEBANON	20210742	03/27/2021	11174100-542350	SF	R & M COMPRESSOR	$3,294.85	0
								3,294.85	
MCMASTER-CARR									
2917									
54390267	PVC Y STRAINER	CHICAGO	20210652	04/04/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$25.14	0
54656084	SUPPLIES	CHICAGO	20210653	04/09/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$54.38	0
54733059	SUPPLIES	CHICAGO	20210710	04/10/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$15.12	0
								94.64	
MENARDS									
11265									
81712	ELECTRICAL SUPPLIES	MELROSE PAR	20210667	04/02/2021	11050440-542110	PW	R&M BUILDING	$117.97	0
81713	CONDUIT	MELROSE PAR		04/02/2021	11050440-542110	FN	R&M BUILDING	$52.50	0
82042	SUPPLIES	MELROSE PAR	20210704	04/07/2021	11050440-542110	PW	R&M BUILDING	$40.03	0
								210.50	
MESIROW INSURANCE SERVICES, INC									
1606									
1587175	BUSINESS AUTP POLICY	PASADENA	20210676	04/06/2021	11020150-549990	AD	OTHER CONTRACTUAL SERVICE	$8,909.00	0
1587186	COMMERCIAL UMBRELLA POLICY	PASADENA	20210679	04/06/2021	11020150-549990	AD	OTHER CONTRACTUAL SERVICE	$7,680.00	0
1587199	COMMERCIAL PACKAGE POLICY	PASADENA	20210678	04/06/2021	11020150-549990	AD	OTHER CONTRACTUAL SERVICE	$24,559.00	0
1587203	COMMERCIAL PROPERTY POLICY	PASADENA	20210677	04/06/2021	11020150-549990	AD	OTHER CONTRACTUAL SERVICE	$19,467.00	0
								60,615.00	

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INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
METRA									
3439									
PRJINV-00000566	R-86-18 CROSSING IMPROVEMENT	CHICAGO	20210269	03/24/2021	31080820-593000	PW	CAPITAL OUTLAY-IMPROVEMENTS	$9,388.93	0
								9,388.93	
MILLER INDUSTRIAL, LLC									
6509									
SI-305241	SUPPLIES	ELK GROVE VII	20210662	03/31/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$17.98	0
SI-305660	SUPPLIES	ELK GROVE VII	20210662	04/02/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$74.45	0
SI-305782	SUPPLIES	ELK GROVE VII	20210662	04/03/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$22.07	0
SI-305936	SUPPLIES	ELK GROVE VII	20210662	04/04/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$22.74	0
SI-306112	SUPPLIES	ELK GROVE VII	20210662	04/04/2021	11050420-542410	PW	R & M VEHICLES	$1.80	0
SI-307236	FASTENERS	ELK GROVE VII	20210711	04/11/2021	11050490-552130	PW	MATERIAL/SUPPLIES-VEHICLES	$11.96	0
								151.00	
MISC ONE TIME VENDOR									
9									
186590	REFUND DUE TO COVID CANCELL/			04/14/2021	11000760-437630	FN	LEARN TO SWIM	$205.00	0
186673	REFUND DUE TO COVID CANCELL/			04/15/2021	11100300-437430	FN	RINK REVENUE-FIGURE SKATING	$230.00	0
CID 42559	DUPLICATE PAYMENT OF 2021 BU			04/08/2021	11000000-420110	FN	BUSINESS LICENSES	$300.00	0
								735.00	
MOBILITY CITY OF DUPAGE COUNTY									
1846									
1987	WHEELCHAIR RENTAL	LOMBARD	20210752	04/07/2021	11020190-551110	AD	MATERIALS/SUPPLIES-ADMIN	$250.00	0
								250.00	
MONROE TRUCK EQUIPMENT									
3673									
332660	#270 PARTS	JOLIET	20210657	03/24/2021	11050430-542410	PW	R&M VEHICLES	$785.35	0
								785.35	
MONTANA & WELCH, LLC									
1410									
13344	GENERAL INVOICE - JANUARY 202	PALOS HEIGHT	20210675	04/03/2021	11020120-533110	AD	LEGAL SERVICES-GEN'L MATTERS	$11,469.40	0
								11,469.40	
NAFISCO, INC.									
9986									
00012027	R-11-21 SIGN PURCHASE APPROVI	ROMEOVILLE	20210206	03/31/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$201.29	0
								201.29	
NET ASSETS CORPORATION									
1831									
3-202102	RENTAL REGISTRATION FEES	EUGENE	20210602	03/31/2021	11060640-549990	CD	OTHER CONTRACTUAL SERVICE	$774.00	0

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INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
								774.00	
NICOR									
2673									
10557800009-0221	GAS SERVICE 1/28/21 - 2/25/21	CAROL STREAI	20210647	03/27/2021	51050560-541370	PW	ELECTRICITY/GAS	$437.10	0
								437.10	
NORTH AMERICAN SAFETY, INC.									
1273									
INV56284	IPBC SAFETY GRANT EAR PLUGS S	BELLE PLAINE	20210637	04/10/2021	11020150-554530	PW	SAFETY EQUIPMENT	$75.32	0
INV56284	IPBC SAFETY GRANT EAR PLUGS S	BELLE PLAINE	20210637	04/10/2021	51050110-554530	PW	SAFETY EQUIPMENT	$75.33	0
								150.65	
NORTHWESTERN UNIVERSITY									
9848									
17088	TRAINING-SCANLAN-INV #17088	EVANSTON	20210603	03/07/2021	11040340-521510	PD	TRAINING PROGRAMS/SESSIONS	$900.00	0
								900.00	
OLD SECOND BANK									
1338									
03052021	FEDERAL WH TAX PAYMENT FOR I	AURORA	20210674	04/04/2021	11000000-212010	FN	PAYROLL DEDUCT'N-FED INC TX	$39,927.99	9006418
03052021	FEDERAL WH TAX PAYMENT FOR I	AURORA	20210674	04/04/2021	11000000-212020	FN	PAYROLL DEDUCT'N-SOC SEC	$28,604.51	9006418
03052021	FEDERAL WH TAX PAYMENT FOR I	AURORA	20210674	04/04/2021	11000000-212030	FN	PAYROLL DEDUCT'N-MEDICARE	$10,433.03	9006418
								78,965.53	
PACE SUBURBAN BUS DIVISION OF T									
1667									
588057	DECEMBER 2020 RIDESHARE	ARLINGTON HT	20210699	03/26/2021	11050118-549990	PW	OTHER CONTRACTUAL SERVICE	$445.97	0
								445.97	
PASSPORT LABS, INC									
1149									
INV-1020148	FEBRUARY 2021 MOBILE PAY PARI	DETROIT	20210623	03/30/2021	11030110-540330	FN	BANK/CREDIT CARD FEES	$6.66	0
								6.66	
PAYLOCITY									
12843									
107887705	PAYROLL FEES 3/5/2021	ARLINGTON HE	20210620	04/04/2021	11030110-532310	FN	PAYROLL SERVICES	$1,018.62	9006411
								1,018.62	
PRECISE DIGITAL PRINTING INC									
1580									
83282	REFLECTIVE DOOR VINYL	BENSENVILLE	20210604	12/12/2020	11060640-542410	CD	R&M VEHICLES	$148.00	0
								148.00	

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INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
QUANTUM LABS INC									
895									
INV-509274	IPRF SAFETY GRANT - 5.1 NITRI	MINNEAPOLIS	20210610	04/02/2021	11020150-554530	PW	SAFETY EQUIPMENT	$24.70	0
INV-509515	IPRF SAFETY GRANT - 5.1 NITRI	MINNEAPOLIS	20210610	04/04/2021	11020150-554530	PW	SAFETY EQUIPMENT	$363.57	0
								388.27	
RED WING BUSINESS ADVANTAGE AC									
936									
20210304014482	IPRF SAFETY GRANT - SAFETY BO	DALLAS	20210631	04/03/2021	11020150-554530	PW	SAFETY EQUIPMENT	$195.49	0
20210304014482	IPRF SAFETY GRANT - SAFETY BO	DALLAS	20210631	04/03/2021	51050110-554530	PW	SAFETY EQUIPMENT	$390.98	0
								586.47	
RILEY, STEPHEN (E)									
1119									
03052021	STARTER- GREEN OLYMPIA	ELGIN	20210718	04/04/2021	11174100-542610	SF	R&M OLYMPIA	$139.22	0
								139.22	
RITEWAY PEST CONTROL, INC.									
1416									
310032	PEST CONTROL SERVICE PW & VH	ELMHURST	20210094	03/31/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$175.00	0
310034	PEST CONTROL SERVICE PW & VH	ELMHURST	20210094	03/31/2021	11050440-549990	PW	OTHER CONTRACTUAL SERVICE	$175.00	0
								350.00	
RKD CONSTRUCTION SUPPLIES									
6908									
1/550390	SUPPLIES	NORTHLAKE	20210712	04/03/2021	11050420-552610	PW	MATERIALS/SUPPLIES-ST MAINT	$41.60	0
								41.60	
ROESCH FORD									
486									
113850FOWG	#222 PARTS	BENSENVILLE	20210627	04/02/2021	51050540-542410	PW	R&M VEHICLES	$226.13	0
CM113850FOWG	CORE #222	BENSENVILLE		04/02/2021	51050540-542410	FN	R&M VEHICLES	$-30.00	0
								196.13	
SECRETARY OF STATE									
11027									
1FAHP2L83DG160	REPLACE MISSING TITLE 1FAHP2L	SPRINGFIELD	20210624	04/08/2021	11050490-552130	FN	MATERIAL/SUPPLIES-VEHICLES	$50.00	170080
1FM5K8AR3DGB3(	REPLACE MISSING TITLE 1FM5K8A	SPRINGFIELD	20210624	04/08/2021	11050490-552130	FN	MATERIAL/SUPPLIES-VEHICLES	$50.00	170082
1FTEE1421VHB23	REPLACE MISSING TITLE 1FTEE14	SPRINGFIELD	20210624	04/08/2021	11050490-552130	FN	MATERIAL/SUPPLIES-VEHICLES	$50.00	170081
N. QUINN 2021	NOTARY APPLICATION - NANCY QU	SPRINGFIELD	20210681	04/17/2021	11010030-551110	AD	MATERIALS/SUPPLIES-ADMIN	$10.00	0
								160.00	
SECRETARY OF STATE OF ILLINOIS									
7514									
A. SUMNER 2021	NOTARY APPLICATION - ANTHONY	SPRINGFIELD	20210689	04/17/2021	11010030-551110	AD	MATERIALS/SUPPLIES-ADMIN	$10.00	0

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C. WILLIAMSEN 2(	NOTARY APPLICATION - COREY W	SPRINGFIELD	20210688	04/17/2021	11010030-551110	AD	MATERIALS/SUPPLIES-ADMIN	$10.00	0
								20.00	
SITEONE LANDSCAPE SUPPLY, LLC									
1225									
106844799-001	GRASS SEED	ROSWELL	20210636	04/09/2021	51050540-542811	PW	R&M RIGHT OF WAY	$233.86	0
								233.86	
STANDARD EQUIPMENT CO.									
4236									
P27100	#277 PART	CHICAGO	20210658	03/26/2021	51050540-542410	PW	R&M VEHICLES	$1,050.17	0
P27175	#277 PART	CHICAGO	20210658	04/01/2021	11050420-542410	PW	R & M VEHICLES	$135.62	0
								1,185.79	
STATE DISBURSEMENT UNIT									
13020									
03052021	CHILD SUPPORT PR WH 3/5/2021	CAROL STREAI	20210621	04/04/2021	11000000-217500	FN	PAYROLL DEDUCT'N-COURT ORD	$1,032.74	9006407
								1,032.74	
STERNBERG LANTERNS, INC.									
1103									
58480	SERNBERG LIGHT POLES	ROSELLE	20210259	03/25/2021	11050420-552670	PW	MATERIAL/SUPPLIES-ST LIGHTS	$8,532.00	0
								8,532.00	
STEWART SPREADING, INC.									
921									
14044	R-7-20 SLUDGE HAULING & LAND A	SHERIDAN	20210256	04/02/2021	51050570-549990	PW	OTHER CONTRACTUAL SERVICES	$20,351.52	0
14049	R-7-20 SLUDGE HAULING & LAND A	SHERIDAN	20210256	03/31/2021	51050570-549990	PW	OTHER CONTRACTUAL SERVICES	$6,048.00	0
								26,399.52	
THE STEVENS GROUP									
1440									
0105046	WINDOW AND NON-WINDOW ENVE	ELMHURST	20210731	04/11/2021	11010030-551110	FN	MATERIALS/SUPPLIES-ADMIN	$206.70	0
0105046	WINDOW AND NON-WINDOW ENVE	ELMHURST	20210731	04/11/2021	11030110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$585.65	0
0105046	WINDOW AND NON-WINDOW ENVE	ELMHURST	20210731	04/11/2021	51030250-551110	FN	OFFICE SUPPLIES	$206.70	0
								999.05	
THIRD MILLENNIUM ASSOCIATES, INC									
525									
25988	UB RENDERING 3/5/2021	WARRENVILLE	20210727	04/07/2021	51030250-549990	FN	OTHER CONTRACTUAL SERVICES	$1,056.83	0
								1,056.83	
THOMPSON RENTAL STATION, INC.									
3016									
5788361-1	INV# 684627-1 MISC KEYS	BENSENVILLE	20210732	05/20/2020	11070790-542310	SF	R&M EQUIPMENT	$75.00	0
584627-1	INV# 684627-1 MISC KEYS	BENSENVILLE	20210732	12/03/2020	11174100-542310	SF	R&M EQUIPMENT	$13.75	0

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								88.75	
THOMSON REUTERS - WEST									
8192									
843953296	MONTHLY "CLEAR" FEE-INV #8439	CAROL STREAI	20210606	03/31/2021	11040110-525010	PD	BOOKS/PAMPHLETS/PUBLICATIOI	$610.02	0
								610.02	
T-MOBILE									
10053									
964388480-0221	R-118-20 GPS TRACKING SERVICE	CINCINNATI	20210024	03/30/2021	11050490-549990	PW	OTHER CONTRACTUAL SERVICE	$1,008.00	0
								1,008.00	
TOSCAS LAW GROUP LLC									
1649									
022621RLM 03072	02262021 & 03072021 - RED LIGHT \	PALOS HEIGHT	20210750	04/07/2021	11040110-549990	AD	OTHER CONTRACTUAL SERVICE	$300.00	0
031121BM	03112021 - BUILDING CODE & MUN	PALOS HEIGHT	20210751	04/11/2021	11040110-533100	AD	LEGAL SERVICES	$400.00	0
031121TS	03112021 - TOW/SEIZURE VIOLATI(	PALOS HEIGHT	20210751	04/11/2021	11040110-533100	AD	LEGAL SERVICES	$600.00	0
								1,300.00	
TREASURY DIRECT									
11906									
03052021	SAVINGS BOND 3/5/2021		20210618	04/04/2021	11000000-213400	FN	PAYROLL DEDUCT'N-SAVINGS BO	$25.00	9006409
								25.00	
TWIN SUPPLIES LTD									
877									
19843E	LED LIGHTS	OAK BROOK	20210255	03/27/2021	31080800-591000	PW	CAPITAL OUTLAY-BLDG & STRUC	$6,508.00	0
								6,508.00	
TYLER TECHNOLOGIES, INC.									
13113									
045-332741	APPLICATION SERVICE FROM 5/1/2	DALLAS	20210756	04/17/2021	11020180-542100	FN	MAINTENANCE AGREEMENTS	$127,726.01	0
								127,726.01	
U.S. UPFITTERS / INLAD									
1483									
83857	LIGHT BAR #222	LOMBARD	20210639	03/25/2021	51050540-542410	PW	R&M VEHICLES	$505.42	0
								505.42	
UMB BANK, F/B/O PLANMEMBER									
1346									
03052021	ICMA WH FOR PR PERIOD 3/5/2021	SHAWNEE MIS	20210615	04/04/2021	11000000-213600	FN	PAYROLL DEDUCT'N- PLAN MEMB	$1,000.00	9006410
								1,000.00	
USABLUEBOOK									
6491									

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INVOICE #	INVOICE DESCRIPTION	REMIT CITY	PO NUMBER	DUE DATE	ACCOUNT NO	DEPT	ACCOUNT DESCRIPTION	CHECK AMOUNT	W/T/MANUAL CHECK #
511307	VALVE	GURNEE	20210661	03/25/2021	51050570-542310	PW	R&M MATERIALS & EQUIPMENT	$72.54	0
524425	IPRF SAFETY GRANT PORTABLE V	GURNEE	20210559	04/07/2021	51050110-554530	PW	SAFETY EQUIPMENT	$7,477.24	0
								7,549.78	
VILLAGE OF BENSENVILLE									
3100									
03052021	POLICE PENSION PR WH 3/5/21		20210686	04/04/2021	11000000-212140	FN	PAYROLL DEDUCT'N-POL PENSIO	$12,669.15	9006419
								12,669.15	
WAREHOUSE DIRECT, INC.									
1077									
4901917-0	INV# 4901917-0 MISC CLEANING	DES PLAINES	20210717	04/01/2021	11174100-542112	SF	R&M BUILDING-CLEANING	$550.33	0
4905464-0	OFFICE SUPPLIES	DES PLAINES	20210614	04/04/2021	11030110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$56.83	0
4905464-0	OFFICE SUPPLIES	DES PLAINES	20210614	04/04/2021	51030250-551110	FN	OFFICE SUPPLIES	$13.98	0
4905693-0	SUPPLIES	DES PLAINES	20210634	04/07/2021	11050110-551110	PW	MATERIALS/SUPPLIES-ADMIN	$35.29	0
4905693-0	SUPPLIES	DES PLAINES	20210634	04/07/2021	51050110-551110	PW	MATERIAL/SUPPLIES	$35.30	0
4908736-0	OFFICE SUPPLIES	DES PLAINES	20210729	04/10/2021	11030110-551110	FN	MATERIALS/SUPPLIES-ADMIN	$85.69	0
								777.42	
WENTWORTH TIRE - BENSENVILLE									
3510									
40046060	TIRE REPAIR #270	BENSENVILLE	20210655	04/04/2021	11050430-542410	PW	R&M VEHICLES	$63.99	0
								63.99	
WEX HEALTH, INC									
1853									
0001302885-IN	COBRA MONTHLY FEB 2021	FARGO	20210642	03/30/2021	11000000-214110	FN	PAYROLL DEDUCT'N-HEALTH INS	$85.00	9006422
								85.00	
ZIEBELL WATER SERVICE									
3045									
252962-000	R-11-21 WATER SYSTEM PARTS - A	ELK GROVE VII	20210205	03/20/2021	51050540-552520	PW	WATER MAIN PARTS	$149.00	0
252966-000	R-11-21 WATER SYSTEM PARTS - A	ELK GROVE VII	20210205	03/21/2021	51050540-552520	PW	WATER MAIN PARTS	$61.24	0
252967-000	R-11-21 WATER SYSTEM PARTS - A	ELK GROVE VII	20210205	03/21/2021	51050540-552520	PW	WATER MAIN PARTS	$1,852.75	0
253017-000	R-11-21 WATER SYSTEM PARTS - A	ELK GROVE VII	20210205	03/27/2021	51050540-552520	PW	WATER MAIN PARTS	$362.82	0
								2,425.81	

CHECK TOTAL: **425,131.16**

WIRE/MANUAL TOTAL: **332,281.12**

EXPENDITURE TOTAL: **757,412.28**

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	K. Fawell	CED	03.23.21

DESCRIPTION:

Ordinance Amending Various Sections of Title Four of the Bensenville Village Code for the Purpose of Animal Regulation

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	X	Enrich the Lives of Residents
	Quality Customer Oriented Services		Major Business/Corporate Center
	Safe and Beautiful Village		Vibrant Major Corridors

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

Village Staff is seeking amendments to Title 4 (Police Regulations) in order to ensure this text of the Code is harmonious with the standards set forth in the Title Ten (Zoning Ordinance) and to include language that will refer back to the sections in the Zoning Ordinance which designates regulations pertaining to hens and bees.

KEY ISSUES:

1. Village Staff is seeking the amendments to Section 4-6-17 (Hens) of Chapter Six (Animal Control Regulations) of Title 4 (Police Regulations) in order to update and refine the language of this section and to direct to those in the Zoning Ordinance. These amendments will not alter current standards.
2. Village Staff is seeking an amendment to add Section 4-6-18 (Bees) to Chapter Six (Animal Control Regulations) of Title Four (Police Regulations). Currently bees are regulated in Title Ten (Zoning Ordinance) of the Code, but not Title Four (Police Regulations). This amendment will not alter current standards for bees in the Village.

ALTERNATIVES:

Discretion of the Board.

RECOMMENDATION:

Staff is recommending approval of the Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Amending Various Sections of Title Four of the Bensenville Village Code.

BUDGET IMPACT:

N/A

ACTION REQUIRED:

Approval of the Ordinance of the Village of Bensenville, DuPage and Cook Counties, Illinois Amending Various Sections of Title Four of the Bensenville Village Code.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	3/16/2021	Ordinance

ORDINANCE NUMBER _____

AN ORDINANCE OF THE VILLAGE OF BENSENVILLE, DUPAGE AND COOK COUNTIES, ILLINOIS AMENDING VARIOUS SECTIONS OF TITLE FOUR OF THE BENSENVILLE VILLAGE CODE

WHEREAS, the Village of Bensenville, DuPage and Cook Counties, Illinois (the *"Village"*) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, as follows:

Section 1. That the above recital and legislative finding is found to be true and correctand is hereby incorporated herein and made a part hereof, as if fully set forth in its entirety.

Section 2. The President and Board of Trustees of the Village of Bensenville (the *"Corporate Authorities"*) find and determine that it is necessary and desirable to amend the Bensenville Village Code for the purpose set forth herein and that the adoption of this Ordinance is in the best interests of the Village.

Section 3. Section 4-6-17 ("*Hens*") of Chapter Six ("*Animal Control Regulations"*) of Title 4 ("*Police Regulations*") of the Bensenville Village Codeis hereby amended by deleting the following stricken language and adding the underlined languageto read, as follows:

4-6-17: Hens:

A. Definition: "Hens" shall mean the female of the species Gallus gallus domesticus.
B. Roosters: Roosters are prohibited within village limits.
C. ~~Number Allowed: The number of hens allowed shall be no more than four (4) hens per property that is single family residential zoned property.~~
D. ~~D.~~ **C.** Slaughter of Hens: The slaughter of hens on residentially zoned property is prohibited. A hen shall be taken off premises to a licensed live poultry establishment for slaughter.
E. ~~E.~~ **D.** Licensing:
    1. No person shall maintain a coop until it is properly licensed under all conditions set

forth in this section.

2. Licenses will only be granted to persons who reside on parcels with ~~single family residences~~ **single-unit dwellings.** One license will be granted per ~~single family residential~~ **single-unit dwelling property.**
3. The initial coop license shall cost twenty-five dollars ($25.00). Required materials include proof of registration with the department of agriculture and the site/coop plan. All fees and applications should be submitted to the community development department.
4. Licenses may be automatically renewed annually without additional fee if the licensee has been in compliance during the previous year.
5. The village reserves the right to deny a license to anyone currently owing money to the village. Licenses can also be denied in the event that someone has active enforcement actions against their property.
6. The sale of eggs on the licensed property is prohibited.

F. ~~F.~~ **E.** Coop ~~Location Restrictions~~ **Standards**: **See Zoning Ordinance Section 10-7-4-C.**

~~1. Coops must be located ten feet (10') from any adjacent property line.~~
~~2. Coops shall be located in the rear yard only. Coops shall be prohibited in front and corner side yards.~~
~~3. Coops are prohibited inside a residential unit or attached garage.~~

G. ~~Housing:~~

~~1. The coop shall provide a minimum of four (4) square feet of floor area per hen.~~
~~2. The run shall be fully enclosed and provide open space connected to the chicken coop to ensure the confinement of all hens and also be no less than ten feet (10') from any adjacent property line.~~
~~3. Hen coops shall be constructed and maintained to reasonably prevent the collection of standing water; and shall be cleaned of hen droppings, uneaten or discarded feed, feathers, and other waste with such frequency as is necessary to ensure the hens and the coop do not become nuisances.~~

H. ~~Slaughter Prohibited Within Village Limits: No person shall slaughter any hen or any other animal, within village limits.~~

I. ~~I.~~ **F.** Violation: Any person found to be in violation of this section shall be fined not less than fifty dollars ($50.00), nor more than seven hundred fifty dollars ($750.00) for each offense. In the event that an owner is adjudged to have three (3) violations of this section or does not take action within seven (7) days from notification to achieve compliance, the owner's coop license shall be revoked. (Ord. 7-2015, 1-27-2015

Section 4. Chapter Six ("*Animal Control Regulations"*) of Title 4 ("*Police Regulations*") of the Bensenville Village Codeis hereby amended by the underlined languageto read, as follows:

4-6-18: Bees:

A. Definition: "Bees" shall mean the common honeybee, Apis mellifera (L) in any stage of its life cycle.

B. Licensing:

1. No person shall maintain an apiary until it is properly licensed under all conditions set forth in this section.
2. Licenses will only be granted to persons who reside on parcels with single-unit

dwellings. One license will be granted per single-unit dwelling property.

3. The initial license shall cost twenty-five dollars ($25.00). Required materials include proof of registration with the department of agriculture and the site/apiary plan. All fees and applications should be submitted to the community development department.
4. Licenses may be automatically renewed annually without additional fee if the licensee has been in compliance during the previous year.
5. The village reserves the right to deny a license to anyone currently owing money to the village. Licenses can also be denied in the event that someone has active enforcement actions against their property.
6. The sale of any retail products on the licensed property is prohibited.

C. Apiary Standards: see Zoning Ordinance Section 10-7-4-C.

D. Violation: Any person found to be in violation of this section shall be fined not less than fifty dollars ($50.00), nor more than seven hundred fifty dollars ($750.00) for each offense. In the event that an owner is adjudged to have three (3) violations of this section or does not take action within seven (7) days from notification to achieve compliance, the owner's apiary license shall be revoked.

Section 5. This Ordinance, and its parts, are declared to be severable and any section, paragraph, clause, provision, or portion of this Ordinance that is declared invalid shall not affect the validity of any other provision of this Ordinance, which shall remain in full force and effect.

Section 6. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7. This Ordinance shall be in full force and effect immediately upon its passage and approval to ensure the health, safety, and welfare of the residents of the Village is duly protected.

(*Intentionally Left Blank*)

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this 23rd day of March 2021, pursuant to a roll call vote, as follows:

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	K. Fawell	CED	03.23.21

DESCRIPTION:

Ordinance Approving Text Amendments to amend Title 10 (Zoning Ordinance), Chapter 2 (Administrative Bodies and Procedures), Chapter 3 (Zoning Applications), Chapter 4 (Planned Unit Developments), and Chapter 7 (Uses)

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	X	Enrich the Lives of Residents
X	Quality Customer Oriented Services	X	Major Business/Corporate Center
X	Safe and Beautiful Village	X	Vibrant Major Corridors

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

1. The Village of Bensenville is seeking the aforementioned text amendments in order to refine and improve the 2019 Village Zoning Ordinance.
2. In late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Since the introduction of the current Ordinance, Staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurnished zoning application procedures.

KEY ISSUES:

The proposed amendments are summarized as follows:

1. Designating Zoning Administrator approval of Site Plan Review applications, except those applications coming through the CDC process with other requests. Site Plan Reviews are required for the following development projects: New construction of principal structures, building additions, home-based businesses, parking lots, and any CDC petitions.
2. Requiring Final Planned Unit Developments appear before the CDC prior to appearing at the Village Board of Trustees.
3. Designating Restaurants and Retail Goods Establishments as Special Uses in the I-1 District.
4. Correcting a scrivener's error found in the standards swimming pools are required to meet. Code section incorrectly states that swimming pools shall be in compliance with the International Building Code- it should read International Residential Code.
5. Add Section "Other Uses" to Temporary Structures and Uses, which will refine the applicability of the use table by empowering the Zoning Administrator to require permits and the consequent review of uses not denominated in the Temporary Structures and Uses Table.

ALTERNATIVES:

Discretion of the Board.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Text Amendments to the Municipal Code Section Title 10 (Zoning Ordinance), Chapter 2 (Administrative Bodies and Procedures), Chapter 3 (Zoning Applications), Chapter 4 (Planned Unit Developments), and Chapter 7 (Uses).
2. At their 03.02.21 Public Hearing, the Community Development Commission voted unanimously (5-0) to recommend approval of the above Text Amendments to the Zoning Ordinance.

BUDGET IMPACT:

N/A

ACTION REQUIRED:

Approval of an Ordinance granting Text Amendments to amend Title 10 (Zoning Ordinance), Chapter 2 (Administrative Bodies and Procedures), Chapter 3 (Zoning Applications), Chapter 4 (Planned Unit Developments), and Chapter 7 (Uses).

ATTACHMENTS:

Description	Upload Date	Type
Case Cover Page	3/16/2021	Cover Memo
Ordinance	3/16/2021	Ordinance
Legal Notice	3/16/2021	Backup Material
Staff Report	3/16/2021	Executive Summary
Proposed Amendments	3/16/2021	Backup Material

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

Public Hearing 03.02.21

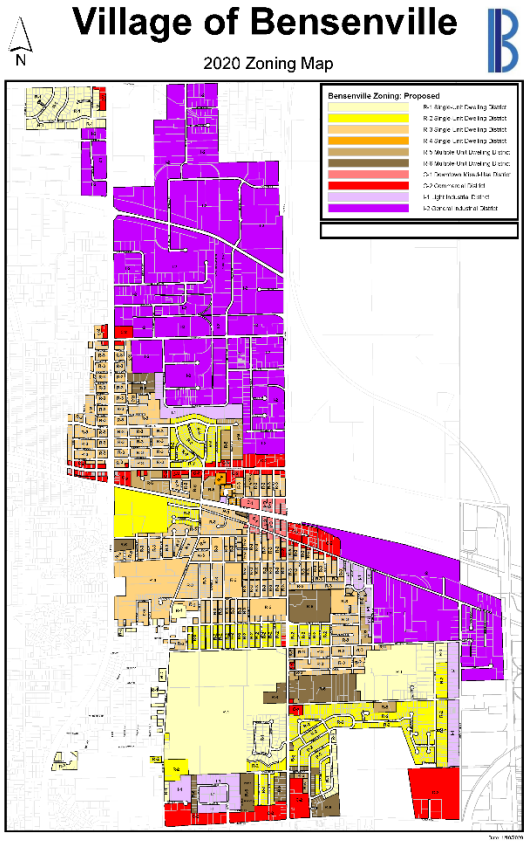
CDC Case #2021 – 03

Village of Bensenville

Zoning Text Amendments
Municipal Code Section 10 – 3 – 6

Amending Chapter 2 (Administrative Bodies and Procedures), Chapter 3 (Zoning Applications), Chapter 4 (Planned Unit Developments), and Chapter 7 (Uses)

1. Legal Notice
2. Application
3. Staff Report & Exhibits



ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF BENSENVILLE, DUPAGE AND COOK COUNTIES, ILLINOIS AMENDING TITLE 10 SECTIONS 2, 3, 4, AND 7 (ZONING ORDINANCE), VILLAGE CODE

WHEREAS, the Village of Bensenville (hereinafter the "Village") is a duly organized and existing Illinois municipality pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, the Village of Bensenville is authorized and empowered, under the Municipal Code and the Code of Ordinances of the Village of Bensenville, to regulate properties located within the municipal boundaries of the Village; and

WHEREAS, in furtherance of this authorization, the Village of Bensenville has adopted a Zoning Ordinance, which regulations are set forth in Title 10 of the Village Code; and

WHEREAS, upon review, Village staff has filed an application for recommended Text Amendments with the Community and Economic Development Department, as applicant, to Remove final decision of Site Plan Review by Community Development Commission, Section 10 – 2 – 3 – A, Add final decision of Site Plan Review by Zoning Administrator, Section 10 – 2 – 4.A, Amend Applicability, Procedure, Standards, and Amendments of Site Plan Review, Sections 10 – 3 – 2 – B.5, 10 – 3 – 2.C, 10 – 3 – 2.D, 10- 3 – 2.E, Amend Site Plan Review Process Figure, Figure 10 – 3 – 2 – 1, Amend Final Planned Unit Development Procedure, Sections 10 – 4 – 3.D, 10 – 4 – 3 – D.1.C, 10 – 4 – 3 – D.3, Add Community Development Commission Action to Final Planned Unit Development Process, Section 10 – 4 – 3 – D.2, Amend Planned Unit Development Procedure Figure, Figure 10 – 4 – 3 – 1, Allow Restaurant as a Special Use in the I – 1 Light Industrial District, Section 10 – 7 – 2, Allow Retail Goods Establishment as a Special Use in the I -1 Light Industrial District, Section 10 – 7 – 2, Add Other Uses subject to Zoning Administrator review to Temporary Uses, Section 10 – 7 – 5 – A4 , correct scrivener's errors and provide regulations that meet the safety requirements of the Village, said application being available for inspection as part of the records of the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the proposed Text Amendments was published on February 11, 2021 in the Bensenville Independent, and notice of the hearing was provided, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on March 2, 2021 as required by the statutes of the State of Illinois and the ordinances of the Village, and after hearing the application, voted unanimously (5-0) to recommend approval of the proposed Text Amendments recommended by Village Staff as set forth herein; and

WHEREAS, the Community Development Commission forwarded its recommendation to approve the Text Amendments to the Village Board; and

WHEREAS, on March 23, 2021, the President and Board of Village Trustees considered the matter and determined, that the requested Text Amendments be granted as recommended by Village Staff and approved by the Community Development Commission.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

SECTION TWO: That the Zoning Code of the Village of Bensenville be amended by adding the underlined and deleting the stricken as follows:

10-2-3: COMMUNITY DEVELOPMENT COMMISSION:

The Community Development Commission shall have the following specific duties and responsibilities pursuant to this title.

~~A. Make final decisions on applications for site plan review (refer to section 10-3-2, "Site Plan Review", of this title).~~

~~B.~~ **A.** Make recommendations to the Village Board on applications for special use permits (refer to section 10-3-3, "Special Use Permit", of this title).

~~C.~~ **B.** Make recommendations to the Village Board on applications for zoning variations (refer to section 10-3-4, "Variation", of this title).

~~D.~~ **C.** Make recommendations to the Village Board on applications for zoning text and map amendments (refer to section 10-3-6, "Zoning Text Or Map Amendment", of this title).

~~E.~~ **D.** Make final decisions on applications for zoning appeals (refer to section 10-3-7, "Zoning Appeal", of this title).

~~F.~~ **E.** Make recommendations to the Village Board on applications for planned unit developments (refer to chapter 4, "Planned Unit Developments", of this title).

~~G.~~ **F.** Prepare and recommend a comprehensive plan to the Village Board and propose amendments to the plan from time to time.

~~H.~~ **G.** Other responsibilities as designated by this title or by the Village Board.

…

10-2-4: ZONING ADMINISTRATOR:

The Director of Community Development shall be considered the Zoning Administrator and shall have the following duties and responsibilities pursuant to this title. For the purposes of this title, the term Zoning Administrator shall be inclusive of his or her designees.

A. Review and make final decisions on applications for Site Plan Review (refer to § 10-3-2 Site Plan Review)

~~A.~~ **B**. Review and make final decisions on applications for administrative adjustments (refer to section 10-3-5, "Administrative Adjustment", of this title).

~~B.~~ **C.** Review and make final decisions on applications for zoning interpretations (refer to section 10-3-8, "Zoning Interpretation", of this title).

~~C.~~ **D.** Review and make final decisions on applications for sign permits (refer to section 10-3-9, "Sign Permit", of this title).

~~D.~~ **E.** Review and make final decisions on applications for temporary use permits (refer to section 10-3-10, "Temporary Use Permit", of this title).

~~E.~~ **F.** Review and forward ~~applications for site plan review (section 10-3-2, "Site Plan Review", of this title)~~, special use permits (refer to section 10-3-3, "Special Use Permit", of this title), variations (refer to section 10-3-4, "Variation", of this title), zoning text and map amendments (refer to section 10-3-6, "Zoning Text Or Map Amendment", of this title), zoning appeals (refer to section 10-3-7, "Zoning Appeal", of this title), planned unit developments (refer to chapter 4, "Planned Unit Developments", of this title), and other administrative reviews required by this title to the Community Development Commission or Village Board, as specified.

~~F.~~ **G**. Maintain and make available permanent and current records of this title and Zoning Map.

~~G.~~ **H.** Maintain and make available permanent and current records as required by this title including, but not limited to, all relevant information and official action regarding zoning applications.

~~H.~~ **I.** Other responsibilities as designated by this title, the Village Board, or the Community Development Commission.

…

10-3-2: SITE PLAN REVIEW:

…

B. Applicability: Approval of a site plan review application shall be required for the following:

1. New construction of a principal structure or use in any zoning district with the exception of single-family and two-family dwellings. However, all development in the R-4 Single-Unit Dwelling District is subject to site plan review.
2. An addition to a building in any zoning district that increases the gross floor area of the building by ten percent (10%), with the exception of single-family and two-family dwellings.
3. Establishment of a home-based business.
4. New construction, expansion, reconstruction, or reduction of an off-street parking lot, tandem parking facility, shared parking facility, or any loading facility.
5. **Any zoning application filed with the Zoning Administrator that will be reviewed by the Community Development Commission and Village Board of Trustees (refer to Chapter 3 (Zoning Applications)).**

C. Procedure:

~~1. Action By The Zoning Administrator:~~

~~a. An application for site plan review shall be filed with the Zoning Administrator in accordance with section 10-2-5, "Application Procedure", of this title.~~

~~b. Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Community Development Commission based upon each of the standards of subsection D, "Standards For Site Plan Review", of this section, and schedule the application for consideration by the Community Development Commission.~~

~~2. Action By The Community Development Commission:~~

~~a. The Community Development Commission shall consider the application at a public meeting within sixty (60) days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.~~

~~b. The Community Development Commission shall evaluate the application based upon the Zoning Administrator's report, the information presented at the public meeting, and each of the standards of subsection D, "Standards For Site Plan Review", of this section.~~

~~e. The Community Development Commission shall take action in the form of approval, approval with conditions, or denial of the application.~~

1. **An application for site plan review shall be filed with the Zoning Administrator in accordance with § 10-2-5 (Application Procedure).**

2. **Upon determining that the application is complete, the Zoning Administrator shall render a review of the site plan within 15 days after receipt of the complete application. The Zoning Administrator may take action in the form of approval, approval with conditions, or denial of the application.**
3. **The determination of the Zoning Administrator may be appealed to the Community Development Commission in accordance with § 10-3-7 (Zoning Appeal).**

FIGURE 10-3-2-1

SITE PLAN REVIEW APPLICATION PROCEDURE

<REPLACE FIGURE WITH UPDATED>

…

10-3-2-D:

D. Standards For Site Plan Review: ~~The Community Development Commission and~~ Zoning Administrator shall evaluate applications for site plan review with specific written findings based on each of the standards of this subsection.

…

10-3-2-E:

~~E.~~ Amendment To Approved Site Plan: ~~An approved site plan may be amended as either a major or minor amendment in accordance with the requirements of this section.~~

~~1. Major Amendments: Any amendment to an approved site plan that is not established as a minor amendment in subsection E2, "Minor Amendments", of this section shall be considered a major amendment. The Community Development Commission shall make a decision on a request for a major amendment in accordance with subsection D, "Standards For Site Plan Review", of this section.~~

~~2. Minor Amendments: Any change to an approved site plan that minimally affects the essential design, composition, and character of the site plan may be considered a minor amendment. The Zoning Administrator shall make a decision on a request for a minor amendment in accordance with subsection D, "Standards For Site Plan Review", of this section or determine that any received application shall be resubmitted as a major amendment in accordance with subsection E1, "Major Amendments", of this section. Minor amendments shall include the following:~~

~~a. Any change in the gross floor area of the development by less than five percent (5%).~~

~~b. Any change in the building height of the development by less than five percent (5%).~~

~~c. Any change in the proportion of the impervious coverage of the development by less than five (5) percentage points.~~

~~d. Any change in the location or dimensions of walkways, driveways, streets, parking facilities, and loading facilities within the development by less than five feet (5').~~

~~e. Any change in the number of off-street parking spaces provided within the development by less than ten percent (10%).~~

The Zoning Administrator shall make a decision on a request for an amendment in accordance with § 10-3-2.D (Standards for Site Plan Review).

10-4-3: PROCEDURE

…

D. Final Plan: The purpose of the final plan is to allow the applicant to obtain **a final recommendation from the Community Development Commission and** final approval of the planned unit development from the Village Board.

1. Action By The Zoning Administrator:

   a. Applications for a final plan for a planned unit development shall be filed with the Zoning Administrator in accordance with section 10-2-5, "Application Procedure", of this title and the requirements for a planned unit development application. Applications shall be filed within one year after approval of the preliminary plan.

   b. Upon determining that the application is complete, the Zoning Administrator shall determine whether the final plan is in conformance with the approved preliminary plan and any conditions and guarantees deemed necessary by the Village Board.

   c. If the final plan is in substantial conformance with the approved preliminary plan, the Zoning Administrator shall prepare a report for the ~~Village Board recommending approval of the final plan~~ **Community Development Commission** and schedule the application for consideration by the **Community Development Commission** ~~Village Board~~.

   d. If the final plan is not in substantial conformance with the approved preliminary plan, the Zoning Administrator shall allow the applicant to revise any parts of the application that are not in substantial conformance with the preliminary plan prior to preparing the report, and shall allow the applicant to resubmit the application as a final plan in accordance with the requirements of this section.

2. Action by the Planning Commission

   a. The Community Development Commission shall conduct a public meeting on a

proposed final plan for a planned unit development within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.

b. The Community Development Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public meeting, and the standards of § 10-4-5 (Standards for Planned Unit Developments).

c. The Community Development Commission shall recommend approval, approval with conditions, or denial of the application.

(1) In recommending approval of a final plan for a planned unit development, the Community Development Commission may recommend conditions upon the establishment, location, construction, maintenance, and operation of the planned unit development as deemed necessary to protect the public interest.

(2) In recommending approval of a final plan for a planned unit development, the Community Development Commission may recommend guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions of approval.

d. The Community Development Commission shall forward its recommendation to the Village Board within 30 days after the close of the public meeting.

~~2.~~**3.** Action By The Village Board:

a. The Village Board shall consider the application within thirty (30) days after receiving the **recommendation of the Community Development Commission** ~~report of the Zoning Administrator recommending approval of the final plan.~~ The 30-day period may be extended with the written consent of the applicant.

b. The Village Board shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Community Development Commission, the evidence presented at the public meeting, and the standards of § 10-4-5 (Standards for Planned Unit Developments).

c. The Village Board shall take action in the form of approval, approval with conditions, ~~or~~ denial ~~of the application~~, **or referral of the application back to the Community Development Commission for further consideration. In approving a final plan for a planned unit development, the Village Board may:**

(1) Identify conditions upon the establishment, location, construction, maintenance, and operation of the planned unit development as deemed necessary to protect the public interest.

(2) ~~(1)~~(2) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions.

~~b.~~d. Upon approval of the final plan by the Village Board, the use of land and the construction or modification of any buildings or structures on the site will be governed by the approved final plan rather than by other provisions of this title.

…

FIGURE 10-4-3-1

PLANNED UNIT DEVELOPMENT PROCEDURE

<REPLACE FIGURE>

…

Table 10-7-2-1. Use Table

Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards
Residential											
Community Residence	P	P	P	P	P	P	P	P			See § 10-7-3.E
Dwelling Above the Ground Floor							P	P			None
Live/Work Dwelling							P	P			See § 10-7-3.P
Multiple-Unit Dwelling					P	P	P	S			None
Residential Care Facility					P	P	P	P			None
Single-Unit Dwelling	P	P	P	P	P	S					None
Townhouse Dwelling		S	P	P	P	P	S	S			None
Two-Unit Dwelling		P	P	P	P	S					None
Civic and Institutional	**R-1**	**R-2**	**R-3**	**R-4**	**R-5**	**R-6**	**C-1**	**C-2**	**I-1**	**I-2**	
Cemetery	S	S	S	S	S	S					None
College or University	S	S	S	S	S	S	S	S	S	S	None
Community Garden	P	P	P	P	P	P	P	P			See § 10-7-3.D
Cultural Facility	P	P	P	P	P	P	P	P	P		None
Elementary, Middle, or High School	P	P	P	P	P	P	P	P	P	P	See § 10-7-3.J
Government Facility	P	P	P	P	P	P	P	P	P	P	See § 10-7-3.L
Hospital							S	S	S	S	None
Park	P	P	P	P	P	P	P	P	P	P	None
Place of Worship	S	S	S	S	S	S	S	S			None
Vocational School							S	S	S	S	See § 10-7-3.J
Commercial	**R-1**	**R-2**	**R-3**	**R-4**	**R-5**	**R-6**	**C-1**	**C-2**	**I-1**	**I-2**	
Adult Use										S	See § 10-7-3.A
Animal Boarding, Hospital, or Shelter								S		S	See § 10-7-3.B
Banquet Hall							S	P		S	None
Bar/Tavern							P	P		S	None
Body Art Establishment							P	P		S	None
Car Wash								P		P	See § 10-7-3.C
Currency Exchange							S	S			See § 10-7-3.F

Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards
Day Care Center	S	S	S	S	S	S	S	S			None
Day Care Home	P	P	P	P	P	P					See § 10-7-3.G
Day Labor Center							S	S	S	S	See § 10-7-3.H
Drive-Through Facility								S		S	See § 10-7-3.I
Financial Institution							P	P			None
Funeral Home							S	S			None
Garden Center								P		P	None
Gas Station								S		S	See § 10-7-3.K
Golf Course or Driving Range	S	S	S	S	S	S				S	None
Gun Range										S	See § 10-7-3.M
Gun Sales Establishment								S	S	S	None
Hotel/Motel							P	P		S	None
Indoor Entertainment or Recreation							P	P	S	S	See § 10-7-3.N
Laundromat							S	S		S	See § 10-7-3.O
Massage Therapy Establishment							S	S			None
Medical Marijuana Dispensary							S	S		S	See § 10-7-3.R
Microbrewery or Microdistillery							P	P	P	P	None
Motor Vehicle Operations Facility									S	P	See § 10-7-3.S
Motor Vehicle Rental								P	S	S	See § 10-7-3.T
Motor Vehicle Repair and/or Service								S	S	S	See § 10-7-3.S
Motor Vehicles Sales, Indoor								P	P	P	
Motor Vehicle Sales, Outdoor								S	S	S	See § 10-7-3.T
Outdoor Dining							P	P			See § 10-7-3.U
Outdoor Entertainment or Recreation								S	S	P	See § 10-7-3.V
Outdoor Storage Area									S	S	See § 10-7-3.W
Pawnshop										S	See § 10-7-3.F
Payday or Title Loan Establishment							S	S			See § 10-7-3.F
Personal Services Establishment							P	P			None
Professional Office							P	P	P	S	None
Research/Development Facility									P	P	None
Restaurant							P	P	S	S	None
Retail Goods Establishment							P	P	S		None
Self-Service Storage									S	S	None
Tobacco Shop							S	S			See § 10-7-3.AA
Transitional Treatment Facility							S	S	S	S	None
Truck Repair										S	See § 10-7-3.BB
Truck Stop										S	See § 10-7-3.CC
Industrial	**R-1**	**R-2**	**R-3**	**R-4**	**R-5**	**R-6**	**C-1**	**C-2**	**I-1**	**I-2**	
Heavy Industrial										S	None
Light Industrial									P	P	None
Medium Industrial									S	P	None
Medical Marijuana Cultivation Center										S	See § 10-7-3.Q
Machinery and Equipment Sales and Rental									S	P	None

Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards
Warehousing, Storage, or Distribution Facility									S	P	None
Other Uses	**R-1**	**R-2**	**R-3**	**R-4**	**R-5**	**R-6**	**C-1**	**C-2**	**I-1**	**I-2**	
Club, Lodge, or Hall								P	S	S	None
Parking Garage (Primary Use)							S	S		S	See § 10-7-3.X
Parking Lot (Primary Use)							S	S		S	See § 10-7-3.Y
Planned Unit Development	S	S	S	S	S	S	S	S	S	S	See § 10-7-3.Z
Utility	S	S	S	S	S	S	S	S	S	S	See § 10-7-3.DD
Wireless Telecommunication Facility	S	S	S	S	S	S	P	P	P	P	See § 10-7-3.EE
Wireless Telecommunication Tower	S	S	S	S	S	S	S	S	S	S	See § 10-7-3.EE
Table Key P: Allowed by-right and shall meet the requirements of § 10-7-3 (Use Standards) when applicable. S: Allowed with special use permit and shall meet the requirements of § 10-7-3 (Use Standards) when applicable.											

…

10-7-4 C. Use Standards For Accessory Structures

…

24. Swimming Pool: The following standards apply to swimming pools with a maximum depth equal to or greater than two feet (2').

a. Building Code: The installation or replacement of a swimming pool shall comply with all requirements of the International ~~Building~~ **Residential** Code, including those for swimming pool enclosures and safety devices.

…

10-7-5: TEMPORARY STRUCTURES AND USES:

Temporary structures and uses shall be subject to the requirements of this section.

A. Temporary Structures And Uses Table: Table 10-7-5-1, "Temporary Structures And Uses", of this subsection establishes the allowed temporary structures and uses for each zoning district. Table 10-7-5-1, "Temporary Structures And Uses", of this subsection is not an exhaustive list of temporary structures and uses that may be located within the Village. Each structure or use is given one of the following designations for each zoning district.

…

~~3~~.4. **Other Uses: Temporary uses not listed in Table 10-7-5-1 shall require a permit as determined by the Zoning Administrator. Use Standards include, but are not limited to; hours of operation, signage, lighting, parking, and traffic flow.**

SECTION FIVE: That all other ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, expressly repealed.

SECTION SIX: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, this 23rd day of March 2021.

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, March 2, 2021 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will hold a Public Hearing to review Case No. 2021 – 03 to consider requests for:

Zoning Map Amendment
Municipal Code Section 10 – 3 – 6

Zoning Text Amendments
Municipal Code Section 10 – 3 – 6

The proposed Text Amendments to the Village Code are to amend Title 10 (Zoning Ordinance), Chapter 2 (Administrative Bodies and Procedures), Chapter 3 (Zoning Applications), Chapter 4 (Planned Unit Developments), and Chapter 7 (Uses).

The Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Zoning Map and Text Amendments are being sought by the Village Board.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, Illinois 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Interested parties are encouraged to attend the Public Hearing via electronic means. Directions for electronic attendance and participation will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through March 2, 2021 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
February 11, 2021

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

STAFF REPORT

HEARING DATE:	March 2, 2021
CASE #:	2021 – 03
PROPERTY:	Village of Bensenville
PROPERTY OWNER:	n/a
APPLICANT	Village of Bensenville
SITE SIZE:	n/a
UNIT SIZE:	n/a
PIN NUMBERS:	n/a
REQUEST:	Text Amendments, Municipal Code Section Title 10 (Zoning Ordinance), Chapter 2 (Administrative Bodies and Procedures), Chapter 3 (Zoning Applications), Chapter 4 (Planned Unit Developments), and Chapter 7 (Uses).

PUBLIC NOTICE:
A Legal Notice was published in the Bensenville Independent on Thursday, February 11, 2021. A Certified copy of the Legal Notice is maintained in the Community Development Commission (CDC) file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.

SUMMARY:
The Village of Bensenville is seeking the aforementioned text amendments in order to refine the 2019 Village Zoning Ordinance. In late 2018, the Village underwent a complete overhaul of its current Zoning Ordinance, which had been adopted in 1999. Since the introduction of the current Ordinance, Staff has been able to identify certain shortcomings while enforcing the regulations and implementing the refurnished zoning application procedures. The proposed amendments are summarized as follows:

- Designating Zoning Administrator approval of Site Plan Review applications, except those applications coming through the CDC process with other requests. Site Plan Reviews are required for the following development projects: New construction of principal structures, building additions, home-based businesses, parking lots, and any CDC petitions.
- Requiring Final Planned Unit Developments appear before the CDC prior to appearing at the Village Board of Trustees
- Designating Restaurants and Retail Goods Establishments as Special Uses in the I-1 District
- Correcting a scrivener's error found in the standards swimming pools are required to meet. Code section incorrectly states that swimming pools shall be in compliance with the International Building Code- it should read International Residential Code.
- Add Section "Other Uses" to Temporary Structures and Uses, which will refine the applicability of the use table by empowering the Zoning Administrator to require permits and the consequent review of uses not denominated in the Temporary Structures and Uses Table

S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

	Financially Sound Village
X	Quality Customer Oriented Services
X	Safe and Beautiful Village
X	Enrich the Lives of Residents
X	Major Business/Corporate Center
X	Vibrant Major Corridors

APPROVAL STANDARDS FOR ZONING TEXT AMENDMENTS:

1) **Public Welfare:** The proposed amendments will not endanger the health, safety, comfort, convenience, and general welfare of the public.

   Applicant's Response: Since the adoption of the 2019 Zoning Ordinance, a complete overhaul of the previous Code, Staff has been able to find kinks in those new CDC procedures. The amendments to the Site Plan Review Planned Unit Developments processes are being proposed in order to streamline zoning application procedures while still maintaining Commissioner and public input in those reviews.

   Allowing Restaurants and Retail Goods Establishments in the I-1 District as Special Uses allow for more use diversity and mobility in areas in the Village where commercial/industrial flex is achievable. Designating these uses as Special Uses enables the Community Development Commission and Village Board to review these applications, with such discussions being open to residents at public hearings, in a way to ensure the compatibility with surrounding areas.

   The amendment proposed to designate "Other Uses" in Section 10-7-5 (Temporary Structures and Uses) will refine the applicability of the use table by empowering the Zoning Administrator to require permits and the consequent review of those uses not denominated in the Temporary Structures and Uses Table. This is being requested so the Village can ensure a temporary use will not adversely impact the general welfare of the public.

2) **Amendment Objective:** The proposed amendments correct an error, add clarification, or reflect a change in policy

   Applicant's Response: Proposed amendments are requested in order to streamline and clarify zoning application processes, as well as improving and refining Chapter 7 (Uses) of the Zoning Ordinance.

3) **Consistent with Ordinance and Plan:** The proposed amendments are consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: The proposed amendments are consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. Amendments do not contrast Village goals and guidelines, as most amendments are to clarify procedures and delegate more review authority to the Village.

	Meets Standard	
Zoning Text Amendment Approval Standards	*Yes*	*No*
1. Public Welfare	X	
2. Amendment Objective	X	
3. Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:
Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Text Amendments to the Municipal Code Section Title 10 (Zoning Ordinance), Chapter 2 (Administrative Bodies and Procedures), Chapter 3 (Zoning Applications), Chapter 4 (Planned Unit Developments), and Chapter 7 (Uses).

Respectfully Submitted,
Department of Community
& Economic Development

CDC CASE 2021-03: TEXT AMENDMENTS

10-2-3: COMMUNITY DEVELOPMENT COMMISSION:
The Community Development Commission shall have the following specific duties and responsibilities pursuant to this title.

~~A. Make final decisions on applications for site plan review (refer to section 10-3-2, "Site Plan Review", of this title).~~
~~B.~~A. Make recommendations to the Village Board on applications for special use permits (refer to section 10-3-3, "Special Use Permit", of this title).
~~C.~~B. Make recommendations to the Village Board on applications for zoning variations (refer to section 10-3-4, "Variation", of this title).
~~D.~~C. Make recommendations to the Village Board on applications for zoning text and map amendments (refer to section 10-3-6, "Zoning Text Or Map Amendment", of this title).
~~E.~~D. Make final decisions on applications for zoning appeals (refer to section 10-3-7, "Zoning Appeal", of this title).
~~F.~~E. Make recommendations to the Village Board on applications for planned unit developments (refer to chapter 4, "Planned Unit Developments", of this title).
~~G.~~F. Prepare and recommend a comprehensive plan to the Village Board and propose amendments to the plan from time to time.
~~H.~~G. Other responsibilities as designated by this title or by the Village Board.

10-2-4: ZONING ADMINISTRATOR:
The Director of Community Development shall be considered the Zoning Administrator and shall have the following duties and responsibilities pursuant to this title. For the purposes of this title, the term Zoning Administrator shall be inclusive of his or her designees.

A. Review and make final decisions on applications for Site Plan Review (refer to § 10-3-2 Site Plan Review)
~~A.~~B. Review and make final decisions on applications for administrative adjustments (refer to section 10-3-5, "Administrative Adjustment", of this title).
~~B.~~C. Review and make final decisions on applications for zoning interpretations (refer to section 10-3-8, "Zoning Interpretation", of this title).
~~C.~~D. Review and make final decisions on applications for sign permits (refer to section 10-3-9, "Sign Permit", of this title).
~~D.~~E. Review and make final decisions on applications for temporary use permits (refer to section 10-3-10, "Temporary Use Permit", of this title).
~~E.~~F. Review and forward ~~applications for site plan review (section 10-3-2, "Site Plan Review", of this title),~~ special use permits (refer to section 10-3-3, "Special Use Permit", of this title), variations (refer to section 10-3-4, "Variation", of this title), zoning text and map amendments (refer to section 10-3-6, "Zoning Text Or Map Amendment", of this title), zoning appeals (refer to section 10-3-7, "Zoning Appeal", of this title), planned unit developments (refer to chapter 4, "Planned Unit Developments", of this title), and other administrative reviews required by this title to the Community Development Commission or Village Board, as specified.

~~F.~~G. Maintain and make available permanent and current records of this title and Zoning Map.

~~G.~~H. Maintain and make available permanent and current records as required by this title including, but not limited to, all relevant information and official action regarding zoning applications.

~~H.~~I. Other responsibilities as designated by this title, the Village Board, or the Community Development Commission.

10-3-2: SITE PLAN REVIEW:

A. Purpose: The purpose of this site plan review application is to ensure development and redevelopment that is harmonious with surrounding properties, and consistent with the intent of the Comprehensive Plan and this title.

B. Applicability: Approval of a site plan review application shall be required for the following:

1. New construction of a principal structure or use in any zoning district with the exception of single-family and two-family dwellings. However, all development in the R-4 Single-Unit Dwelling District is subject to site plan review.
2. An addition to a building in any zoning district that increases the gross floor area of the building by ten percent (10%), with the exception of single-family and two-family dwellings.
3. Establishment of a home-based business.
4. New construction, expansion, reconstruction, or reduction of an off-street parking lot, tandem parking facility, shared parking facility, or any loading facility.
~~4.~~5. Any zoning application filed with the Zoning Administrator that will be reviewed by the Community Development Commission and Village Board of Trustees (refer to Chapter 3 (Zoning Applications)).

C. Procedure:

~~1. Action By The Zoning Administrator:~~

~~a. An application for site plan review shall be filed with the Zoning Administrator in accordance with section 10-2-5, "Application Procedure", of this title.~~

~~b. Upon determining that the application is complete, the Zoning Administrator shall prepare a report for the Community Development Commission based upon each of the standards of subsection D, "Standards For Site Plan Review", of this section, and schedule the application for consideration by the Community Development Commission.~~

~~2. Action By The Community Development Commission:~~

~~a. The Community Development Commission shall consider the application at a public meeting within sixty (60) days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.~~

~~b. The Community Development Commission shall evaluate the application based upon the Zoning Administrator's report, the information presented at the public meeting, and each of the standards of subsection D, "Standards For Site Plan Review", of this section.~~

~~c. The Community Development Commission shall take action in the form of approval, approval with conditions, or denial of the application.~~

1. An application for site plan review shall be filed with the Zoning Administrator in accordance with § 10-2-5 (Application Procedure).
2. Upon determining that the application is complete, the Zoning Administrator shall render a review of the site plan within 15 days after receipt of the complete application. The Zoning Administrator may take action in the form of approval, approval with conditions, or denial of the application.
3. The determination of the Zoning Administrator may be appealed to the Community Development Commission in accordance with § 10-3-7 (Zoning Appeal).

FIGURE 10-3-2-1

SITE PLAN REVIEW APPLICATION PROCEDURE

<REPLACE FIGURE WITH UPDATED>

D. Standards For Site Plan Review: The ~~Community Development Commission and~~ Zoning Administrator shall evaluate applications for site plan review with specific written findings based on each of the standards of this subsection.

1. The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.
2. The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.
3. The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.
4. The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.
5. The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.
6. The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.
7. The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.
8. The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

E. Amendment To Approved Site Plan: ~~An approved site plan may be amended as either a major or minor amendment in accordance with the requirements of this section.~~

1. ~~Major Amendments: Any amendment to an approved site plan that is not established as a minor amendment in subsection E2, "Minor Amendments", of this section shall be considered a major amendment. The Community Development Commission shall make a decision on a request for a major amendment in accordance with subsection D, "Standards For Site Plan Review", of this section.~~
2. ~~Minor Amendments: Any change to an approved site plan that minimally affects the essential design, composition, and character of the site plan may be considered a minor amendment. The Zoning Administrator shall make a decision on a request for a minor amendment in accordance with subsection D, "Standards For Site Plan Review", of this section or determine that any received application shall be resubmitted as a major amendment in accordance with subsection E1, "Major Amendments", of this section. Minor amendments shall include the following:~~
    - ~~a) Any change in the gross floor area of the development by less than five percent (5%).~~
    - ~~b) Any change in the building height of the development by less than five percent (5%).~~
    - ~~c) Any change in the proportion of the impervious coverage of the development by less than five (5) percentage points.~~
    - ~~d) Any change in the location or dimensions of walkways, driveways, streets, parking facilities, and loading facilities within the development by less than five feet (5').~~
    - ~~e) Any change in the number of off-street parking spaces provided within the development by less than ten percent (10%).~~

The Zoning Administrator shall make a decision on a request for an amendment in accordance with § 10-3-2.D (Standards for Site Plan Review).

CDC CASE 2021-03: TEXT AMENDMENTS

10-4-3: PROCEDURE

D. Final Plan: The purpose of the final plan is to allow the applicant to obtain a final recommendation from the Community Development Commission and final approval of the planned unit development from the Village Board.

1. Action By The Zoning Administrator:
    a. Applications for a final plan for a planned unit development shall be filed with the Zoning Administrator in accordance with section 10-2-5, "Application Procedure", of this title and the requirements for a planned unit development application. Applications shall be filed within one year after approval of the preliminary plan.
    b. Upon determining that the application is complete, the Zoning Administrator shall determine whether the final plan is in conformance with the approved preliminary plan and any conditions and guarantees deemed necessary by the Village Board.
    c. If the final plan is in substantial conformance with the approved preliminary plan, the Zoning Administrator shall prepare a report for the ~~Village Board recommending approval of the final plan~~ Community Development Commission and schedule the application for consideration by the Community Development Commission~~Village Board~~.
    d. If the final plan is not in substantial conformance with the approved preliminary plan, the Zoning Administrator shall allow the applicant to revise any parts of the application that are not in substantial conformance with the preliminary plan prior to preparing the report, and shall allow the applicant to resubmit the application as a final plan in accordance with the requirements of this section.
2. Action by the Planning Commission
    a. The Community Development Commission shall conduct a public meeting on a proposed final plan for a planned unit development within 60 days after receipt of a complete application. The 60-day period may be extended with the written consent of the applicant.
    b. The Community Development Commission shall evaluate the application based upon the Zoning Administrator's report, the evidence presented at the public meeting, and the standards of § 10-4-5 (Standards for Planned Unit Developments).
    c. The Community Development Commission shall recommend approval, approval with conditions, or denial of the application.
        (1) In recommending approval of a final plan for a planned unit development, the Community Development Commission may recommend conditions upon the establishment, location, construction, maintenance, and operation of the planned unit development as deemed necessary to protect the public interest.
        (2) In recommending approval of a final plan for a planned unit development, the Community Development Commission may recommend guarantees from the

permittee as deemed necessary to assure compliance with the stipulated conditions of approval.

d. The Community Development Commission shall forward its recommendation to the Village Board within 30 days after the close of the public meeting.

~~2.~~3. Action By The Village Board:

a. The Village Board shall consider the application within thirty (30) days after receiving the recommendation of the Community Development Commission~~report of the Zoning Administrator recommending approval of the final plan~~. The 30-day period may be extended with the written consent of the applicant.

b. The Village Board shall evaluate the application based upon the Zoning Administrator's report, the recommendation of the Community Development Commission, the evidence presented at the public meeting, and the standards of § 10-4-5 (Standards for Planned Unit Developments).

c. The Village Board shall take action in the form of approval, approval with conditions, ~~or~~ denial ~~of the application~~, or referral of the application back to the Community Development Commission for further consideration. In approving a final plan for a planned unit development, the Village Board may:

(1) Identify conditions upon the establishment, location, construction, maintenance, and operation of the planned unit development as deemed necessary to protect the public interest.

~~(1)~~(2) Require guarantees from the permittee as deemed necessary to assure compliance with the stipulated conditions.

~~b.~~d. Upon approval of the final plan by the Village Board, the use of land and the construction or modification of any buildings or structures on the site will be governed by the approved final plan rather than by other provisions of this title.

FIGURE 10-4-3-1
PLANNED UNIT DEVELOPMENT PROCEDURE

<REPLACE FIGURE>

CDC CASE 2021-03: TEXT AMENDMENTS

Add Restaurant as a Special Use in the I – 1 Light Industrial District

Add Retail Goods Establishment as a Special Use in the I – 1 Light Industrial District

10-7-2: USE TABLE:

Uses	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	I-1	I-2	Use Standards/ Code Section
Residential:											
Community residence	P	P	P	P	P	P	P	P			10-7-3F
Dwelling above the ground floor							P	P			None
Live/work dwelling							P	P			10-7-3Q
Multiple-unit dwelling					P	P	P	S			None
Residential care facility					P	P	P	P			None
Single-unit dwelling	P	P	P	P	P	S					None
Townhouse dwelling		S	P	P	P	P	S	S			None
Two-unit dwelling		P	P	P	P	S					None
Civic and institutional:											
Cemetery	S	S	S	S	S	S					None
College or university	S	S	S	S	S	S	S	S	S	S	None
Community garden	P	P	P	P	P	P	P	P			10-7-3E
Cultural facility	P	P	P	P	P	P	P	P	P		None
Elementary, middle, or high school	P	P	P	P	P	P	P	P	P	P	10-7-3K
Government facility	P	P	P	P	P	P	P	P	P	P	10-7-3M
Hospital							S	S	S	S	None
Park	P	P	P	P	P	P	P	P	P	P	None
Place of worship	S	S	S	S	S	S	S	S			None
Vocational school							S	S	S	S	10-7-3K
Commercial:											
Adult use										S	10-7-3A
Adult use cannabis business establishment							S	S	S	S	10-7-3B

Animal boarding, hospital, or shelter								S		S	10-7-3C
Banquet hall							S	P		S	None
Bar/tavern							P	P		S	None
Body art establishment							P	P		S	None
Car wash								P		P	10-7-3D
Currency exchange							S	S			10-7-3G
Day care center	S	S	S	S	S	S	S	S			None
Day care home	P	P	P	P	P	P					10-7-3H
Day labor center							S	S	S	S	10-7-3I
Drive-through facility								S		S	10-7-3J
Financial institution							P	P			None
Funeral home							S	S			None
Garden center								P		P	None
Gas station								S		S	10-7-3L
Golf course or driving range	S	S	S	S	S	S				S	None
Gun range										S	10-7-3N
Gun sales establishment								S	S	S	None
Hotel/motel							P	P		S	None
Indoor entertainment or recreation							P	P	S	S	10-7-3O
Laundromat							S	S		S	10-7-3P
Massage therapy establishment							S	S			None
Medical marijuana dispensary							S	S		S	10-7-3S
Microbrewery or microdistillery							P	P	P	P	None
Motor vehicle operations facility									S	P	10-7-3T
Motor vehicle rental								P	S	S	10-7-3U
Motor vehicle repair and/or service								S	S	S	10-7-3T
Motor vehicle sales, indoor								P	P	P	
Motor vehicle sales, outdoor								S	S	S	10-7-3U
Outdoor dining							P	P			10-7-3V

Outdoor entertainment or recreation								S	S	P	10-7-3W
Outdoor storage area									S	S	10-7-3X
Pawnshop										S	10-7-3G
Payday or title loan establishment							S	S			10-7-3G
Personal services establishment							P	P			None
Professional office							P	P	P	S	None
Research/development facility									P	P	None
Restaurant							P	P	S	S	None
Retail goods establishment							P	P	S		None
Self-service storage									S	S	None
Tobacco shop							S	S			10-7-3BB
Transitional treatment facility							S	S	S	S	None
Truck repair										S	10-7-3CC
Truck stop										S	10-7-3DD
Industrial:											
Heavy industrial										S	None
Light industrial									P	P	None
Machinery and equipment sales and rental									S	P	None
Medical marijuana cultivation center										S	10-7-3R
Medium industrial									S	P	None
Warehousing, storage, or distribution facility									S	P	None
Other uses:											
Club, lodge, or hall								P	S	S	None
Parking garage (primary use)							S	S		S	10-7-3Y
Parking lot (primary use)							S	S		S	10-7-3Z
Planned unit development	S	S	S	S	S	S	S	S	S	S	10-7-3AA
Utility	S	S	S	S	S	S	S	S	S	S	10-7-3EE
Wireless telecommunication facility	S	S	S	S	S	S	P	P	P	P	10-7-3FF

Wireless telecommunication tower	S	S	S	S	S	S	S	S	S	S	10-7-3FF

CDC CASE 2021-03: TEXT AMENDMENTS

10-7-4 C. Use Standards For Accessory Structures

24. Swimming Pool: The following standards apply to swimming pools with a maximum depth equal to or greater than two feet (2').

a. Building Code: The installation or replacement of a swimming pool shall comply with all requirements of the International ~~Building~~ Residential Code, including those for swimming pool enclosures and safety devices.

b. Location: Swimming pools are allowed in the rear yard.

c. Height: Aboveground pools shall not exceed six feet (6') in height.

d. Distance From Other Structures: A swimming pool shall be a minimum of ten feet (10') from any other structure or building on a zoning lot, with the exception of a permanent deck or patio. A swimming pool shall be at least ten feet (10') from any utility lines or cables, as verified by the Zoning Administrator.

CDC CASE 2021-03: TEXT AMENDMENTS

10-7-5: TEMPORARY STRUCTURES AND USES:

Temporary structures and uses shall be subject to the requirements of this section.

A. Temporary Structures And Uses Table: Table 10-7-5-1, "Temporary Structures And Uses", of this subsection establishes the allowed temporary structures and uses for each zoning district. Table 10-7-5-1, "Temporary Structures And Uses", of this subsection is not an exhaustive list of temporary structures and uses that may be located within the Village. Each structure or use is given one of the following designations for each zoning district.

1. Permitted ("P"): A "P" indicates that the temporary structure or use does not require a temporary use permit and is allowed by- right within the designated zoning district provided that it meets all applicable use standards set forth in subsection B, "Use Standards For Temporary Structures And Uses", of this section.
2. Permitted With Temporary Use Permit ("T"): A "T" indicates that the temporary structure or use requires the approval of a temporary use permit (refer to section 10-3-10, "Temporary Use Permit", of this title) and must meet any applicable use standards set forth in subsection B, "Use Standards For Temporary Structures And Uses", of this section in order to be allowed within the designated zoning district.
3. No Designation: The absence of a letter (a blank space) indicates that the use is not allowed within the designated zoning district.
4. Other Uses: Temporary uses not listed in Table 10-7-5-1 shall require a permit as determined by the Zoning Administrator. Use Standards include, but are not limited to; hours of operation, signage, lighting, parking, and traffic flow.

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	K. Fawell	CED	03.23.21

DESCRIPTION:

Ordinance Approving Site Plan Review and an Amendment to a Planned Unit Development at 111-125 W Grand Avenue

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village		Enrich the Lives of Residents
	Quality Customer Oriented Services	X	Major Business/Corporate Center
	Safe and Beautiful Village	X	Vibrant Major Corridors

COMMITTEE ACTION: N/A

DATE: N/A

BACKGROUND:

1. Grand Subaru, located at 125 W. Grand Avenue, is seeking approval of Site Plan Review and an amendment to their existing Planned Unit Development (PUD) in order to construct a 9,915 SF private car wash and detailing building with a 52-stall parking lot in the rear.
2. This improvement is being proposed on the parcel directly to the east of the dealership at 111 W. Grand Avenue, on which exists a former 5,000 SF veterinary office building. Cross access between the proposed facility and Grand Subaru will be provided as the car wash is only to be utilized by Grand Subaru staff.
3. The property's PUD was granted in 2012 to allow for the construction of the existing pole sign along the southern frontage. In 2015, an amendment to the PUD was approved for two building additions as well as an expansion of the site with the addition of an 86-stall parking lot to the west.

KEY ISSUES:

1. This amendment is being requested in conjunction with the following code departures:
    1. Motor Vehicle Sales Light Pollution, Section 10-7-3.T.2
        1. This section states that the illuminance of any outdoor sales and display area for a motor vehicle sales use shall not exceed 10 foot-candles as measured at any location on the lot.
        2. Existing development exceeds this maximum, as do proposed plans for new car wash.
    2. Mechanical Equipment Location, Section 10-7-4.C.13.a
        1. Ground-mounted mechanical equipment shall only be located in the rear yard. Proposed development features a transformer pad in the front yard.
    3. Mechanical Equipment Screening, Section 10-7-4.C.13.b
        1. Ground-mounted mechanical equipment shall be screen by an opaque fence or wall with a gate. Proposed transformer is not screened by a wall or fence, but rather with landscape elements.
    4. Maximum Number of Parking Spaces, Section 10-8-2.B.6
        1. Development, in addition to existing dealership site, provides more parking than required by Code.
    5. Pedestrian Circulation System, Section 10-8-7
        1. A pedestrian circulation system is required to ensure pedestrian and vehicle safety and access on development. The Petitioners are requesting this departure as this parking lot does not serve a retail use and will only be accessed by employees. A striped crosswalk will be provided between dealership building and proposed carwash.
    6. Tree Replacement Standards, Section 10-9-2.B
        1. 9 tress will be removed from 111 W Grand site, if request is approved. Petitioners are requesting a fee-in-lieu of replacement as they will not be meeting the replacement rate required when removing trees.
    7. Parking Lot Landscaping, Section 10-9-5

1. Proposed parking lot does not meet requirements set forth in the above section of the Zoning Ordinance. Landscape islands are not provided for every 10 contiguous parking spaces and shade canopy will not be provided for 40% of parking lot hardscape.

8. Buffer Yards, Section 10-9-6
    1. Proposed buffer yard does meet the minimum depth requirements mandated in the Code, but not does not adhere to the landscape requirements. A continuous shrub with 1 evergreen tree per 10 feet will not be provided. Applicants are instead proposing a continuous hedge of arborvitae and fencing on the 111 W. Grand parcel.
9. Outdoor Lighting Illumination Standards, Section 10-9-8.C.1
    1. Outdoor lighting shall not exceed one foot-candle at any point on a lot line for a lot containing a non-residential use. Foot-candles exceed this requirement on submitted photometric plan.

1. Following the Community Development Commission's Public Hearing on March 2, 2021, the Petitioner submitted a letter responding to the recommended conditions of approval, stating objections to the below conditions No. 5 (as amended by the CDC at the Public Hearing) and No. 13. This response letter has been included in the agenda item's attachments.
    1. Upon review, Staff disagrees with Petitioner objections and maintains the recommended conditions of approval.
2. Along with the response letter, the Petitioner provided Staff with revised plans (also attached), indicating conditions No. 9 and No. 11 will be met and have been included in the revisions. The conditions requested that the proposed arborvitae screening on the 111 W. Grand (car wash parcel) be continued along the entirety of the northern/rear property line and along to the east property line abutting residential use properties.

ALTERNATIVES:

Discretion of the Board.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Site Plan Review.
2. Staff recommends the Approval of the Findings of Fact and therefore the Approval of the Planned Unit Development Amendment with the following conditions:
    1. Proposed project shall be in accordance with submitted plans from Keller, Inc. dated January 28, 2021, except as amended by the following conditions;
    2. The car wash is only to be utilized by Grand Subaru employees and shall not be open to the public;
    3. The car wash shall only be operated during the service hours of the dealership;
    4. Grand Subaru, LLC shall, to the best extent possible, reduce noise to mitigate adverse impacts on surrounding residential properties;
    5. Fencing on both parcels shall be of like kind as existing black vinyl coated chain-link;
    6. Petitioners shall coordinate with CED Staff and submit final façade renderings, to be approved by the Zoning Administrator;
    7. Petitioners shall coordinate with CED Staff to determine an appropriate tree replacement agreement, final approval subject to Zoning Administrator. Initial estimate of the fee-in-lieu of replacement is $18,400;
    8. Parking lot perimeter landscape on Grand Avenue shall be compatible with existing landscape design on Grand Subaru's dealership property to the west;
    9. Proposed arborvitae screening on 111 W. Grand Avenue Property shall be erected along northern buffer yard on existing dealership property located at 125 W. Grand Avenue;
    10. A 10' utility easement for the water main shall be dedicated along the northern portion of 111 W. Grand Avenue, similar to existing water main easement on 125 W. Grand dealership property. Upkeep, maintenance, removal, and replacement of the landscape buffer yard located in the easement shall be Grand Subaru's obligation;
    11. Increased landscape screening shall be provided on eastern property line where the site abuts existing multiple-unit residential dwelling property;
    12. Proposed ground-mounted mechanical equipment shall be screened with landscape elements, in

accordance with submitted Landscape Plan dated January 28, 2021;
13. Petitioners shall, to the best extent possible, minimize lighting impacts on surrounding residential properties and coordinate adequate solutions with Village Staff; and
14. A final landscape plan shall be submitted and approved by Zoning Administrator prior to building permit approval for the project.

1. At their 03.02.21 Public Hearing, the Community Development Commission voted unanimously (5-0) to make a motion to add a condition that requires the perimeter fencing be constructed in a manner to mitigate noise from the property, including possibly a solid fence to be reviewed by staff.
    1. This motion was made in response to residents' expressed concerns of lighting and noise impacts on neighboring properties.
    2. The above condition No. 5 has since been revised to reflect the motion and now reads as follows: "Pursuant to an oral amendment approved by the CDC at Public Hearing, the fencing on both parcels shall be of like kind as existing black vinyl coated chain-link, unless an alternative material is deemed necessary by Staff."
2. At the 03.02.21 Public Hearing, the CDC voted (4-0, 1 abstain) to recommend approval of the Site Plan Review and the Planned Unit Development Amendment with above conditions.

BUDGET IMPACT:

N/A

ACTION REQUIRED:

Approval of an Ordinance granting Site Plan Review and an Amendment to a Planned Unit Development at 111-125 W Grand Avenue.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	3/17/2021	Ordinance
Case Cover Page	3/17/2021	Cover Memo
Aerial & Zoning Exhibits	3/17/2021	Backup Material
Legal Notice	3/17/2021	Backup Material
Application	3/17/2021	Backup Material
Staff Report	3/17/2021	Executive Summary
Plat of Survey - 111 W Grand	3/17/2021	Backup Material
Plat of Survey - 125 W Grand	3/17/2021	Backup Material
Civil Plans	3/17/2021	Backup Material
Floor Plan	3/17/2021	Backup Material
Elevations & Facade	3/17/2021	Backup Material
Tree Preservation Plan	3/17/2021	Backup Material
Petitioner Response Letter to Conditions	3/17/2021	Backup Material
Revised Civil Plans	3/17/2021	Backup Material

ORDINANCE # _____

AN ORDINANCE GRANTING APPROVAL OF SITE PLAN REVIEW AND AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT AT 111-125 W GRAND AVENUE, BENSENVILLE, ILLINOIS

WHEREAS, Grand Subaru LLC, Heritage Bensenville LLC, and Heritage 1000 LLC ("Owners") and Nathan Laurent of Keller, LLC ("Applicant") filed an application for Site Plan Review, Municipal Code Section 10 – 3 – 2, and Planned Unit Development Amendment, Municipal Code Section 10 – 4 – 4, of the Village of Bensenville Zoning Ordinance ("Zoning Ordinance") with the following Code Departures: Motor Vehicle Sales Light Pollution, Municipal Code Section 10 – 7 – 3.T.2 of the Zoning Ordinance; Mechanical Equipment Location, Municipal Code Section 10 – 7 – 4C – 13.a of the Zoning Ordinance; Mechanical Equipment Screening, Municipal Code Section 10 – 7 – 4C – 13.b of the Zoning Ordinance; Maximum Number of Parking Spaces, Municipal Code Section 10 – 8 – 2.B.6 of the Zoning Ordinance; Pedestrian Circulation System, Municipal Code Section 10 – 8 – 7 of the Zoning Ordinance; Tree Replacement Standards, Municipal Code Section 10 – 9 – 2.B of the Zoning Ordinance; Parking Lot Landscaping, Municipal Code Section 10 – 9 – 5, Buffer Yards, Municipal Code Section 10 – 9 – 6 of the Zoning Ordinance; and Outdoor Lighting Illumination Standards, Municipal Code Section 10 – 9 – 8.C – 1.a of the Zoning Ordinance, for the properties located at 111-125 W Grand Avenue, Bensenville, as legally described in Exhibit "A," attached hereto and incorporated herein by reference (the "Subject Property"), a copy of said application being contained on file in the Community and Economic Development Department; and

WHEREAS, Notice of Public Hearing with respect to the Site Plan Review and Planned Unit Development Amendment sought by the Applicant was published in the Bensenville Independent on Thursday, February 11, 2021 by the Village of Bensenville, and notice was also given via posting of a Public Hearing Sign on the Subject Property and via First Class mail to taxpayers of record within 250 feet of the Subject Property on Monday, February 8, 2021, all as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, pursuant to said Notice, the Community Development Commission of the Village of Bensenville conducted a Public Hearing on March 2, 2021 as required by the statutes of the State of Illinois and the ordinances of the Village; and

WHEREAS, after hearing the application, the Community Development Commission agreed with the findings of fact submitted by the Applicant recommending approval of the Site Plan Review and Planned Unit Development Amendment, and thereafter, voted (4-0, 1 Abstain) to recommend approval of the Site Plan Review and Planned Unit Development Amendment with conditions and forwarded its recommendations, including the Staff Report and findings relative to the Site Plan Review and Planned Unit Development Amendment to the President and Board of Village Trustees, which concurred in the

recommendation made therein, as are attached hereto and incorporated herein by reference as Exhibit "B"; and

WHEREAS, the President and Board of Village Trustees have reviewed the matter herein and have determined that approval of the requested Site Plan Review and Planned Unit Development Amendment, as recommended by the Community Development Commission to allow the Site Plan Review and Planned Unit Development Amendment, is consistent with the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

SECTION ONE: That the forgoing recitals are hereby incorporated by reference as if fully set forth herein.

SECTION TWO: That the Staff Report and Recommendations to approve the Site Plan Review and Planned Unit Development Amendment with departures sought by the Applicant, as allowed by the Zoning Ordinance, Sections 10 – 3 – 2; 10 – 4 – 4; 10 – 7 – 3.T.2; 10 – 7 – 4.C – 13.a; 10 – 7 – 4.C – 13.b; 10 – 8 – 2.B.6; 10 – 8 – 7; 10 – 9 – 2.B; 10 – 9 – 5; 10 – 9 – 6; and 10 – 9 – 8.C – 1.a, as adopted by the Community Development Commission as shown in Exhibit "B", is hereby adopted by the President and Board of Trustees, the Board of Trustees finding that said Site Plan Review and Planned Unit Development Amendment are proper and necessary.

SECTION THREE: That the Site Plan Review as sought by the Applicant of the Subject Property is hereby granted.

SECTION FOUR: That the Planned Unit Development Amendment as sought by the Applicant of the Subject Property is hereby granted with the following conditions:

1. The below requested code departures be approved, except as amended by the following conditions;
    a. Motor Vehicle Sales Light Pollution, Municipal Code Section 10 – 7 – 3.T.2
    b. Mechanical Equipment Location, Municipal Code Section 10 – 7 – 4.C – 13.a
    c. Mechanical Equipment Screening, Municipal Code Section 10 – 7 – 4.C – 13.b
    d. Maximum Number of Parking Spaces, Municipal Code Section 10 – 8 – 2.B.6
    e. Pedestrian Circulation System, Municipal Code Section 10 – 8 – 7
    f. Tree Replacement Standards, Municipal Code Section 10 – 9 – 2.B
    g. Parking Lot Landscaping, Municipal Code Section 10 – 9 – 5
    h. Buffer Yards, Municipal Code Section 10 – 9 – 6
    i. Outdoor Lighting Illumination Standards, Municipal Code Section 10 – 9 – 8.C.1
2. Proposed project shall be in accordance with submitted plans from Keller, Inc. dated January 28, 2021, except as amended by the following conditions;
3. The car wash is only to be utilized by Grand Subaru employees and shall not be open to the public;

4. The car wash shall only be operated during the service hours of the dealership;
    a. Monday – Thursday: 7:30AM – 7:00PM
    b. Friday: 7:30AM – 6:00PM
    c. Saturday: 8:00AM – 4:00PM
    d. Sunday: CLOSED
5. Grand Subaru, LLC shall, to the best extent possible, reduce noise to mitigate adverse impacts on surrounding residential properties;
6. Pursuant to an oral amendment approved by the CDC at Public Hearing, the fencing on both parcels shall be of like kind as existing black vinyl coated chain-link, unless an alternative material is deemed necessary by Staff;
7. Petitioners shall coordinate with CED Staff and submit final façade renderings, to be approved by the Zoning Administrator;
8. Petitioners shall coordinate with CED Staff to determine an appropriate tree replacement agreement, final approval subject to Zoning Administrator. Initial estimate of the fee-in-lieu of replacement is $18,400;
9. Parking lot perimeter landscape on Grand Avenue shall be compatible with existing landscape design on Grand Subaru's dealership property to the west;
10. Proposed arborvitae screening on 111 W. Grand Avenue Property shall be erected along northern buffer yard on existing dealership property located at 125 W. Grand Avenue;
11. A 10' utility easement for the water main shall be dedicated along the northern portion of 111 W. Grand Avenue, similar to existing water main easement on 125 W. Grand dealership property. Upkeep, maintenance, removal, and replacement of the landscape buffer yard located in the easement shall be Grand Subaru's obligation;
12. Increased landscape screening shall be provided on eastern property line where the site abuts existing multiple-unit residential dwelling property;
13. Proposed ground-mounted mechanical equipment shall be screened with landscape elements, in accordance with submitted Landscape Plan dated January 28, 2021;
14. Petitioners shall, to the best extent possible, minimize lighting impacts on surrounding residential properties and coordinate adequate solutions with Village Staff; and
15. A final landscape plan shall be submitted and approved by Zoning Administrator prior to building permit approval for the project.

SECTION FIVE: That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Site Plan Review granted herein.

SECTION SIX: That all requirements of the Zoning Ordinance shall be applicable except as allowed by the Planned Unit Development Amendment granted herein.

SECTION SEVEN: That all other ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, expressly repealed.

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

(Intentionally Left Blank)

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, this 23rd day of March 2021.

_____
Frank DeSimone, Village President

ATTEST:

_____,
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Ordinance # ___- 2021
Exhibit "A"

The Legal Descriptions are as follows:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SECTION 26 AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1486. 7 FEET TO THE CENTER LINE OF GRAND AVENUE; THENCE SOUTH 85" 52 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE 495.59 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 85" 52 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE 91.39 FEET; THENCE NORTH o· 54 MINUTES 30 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE KAL TENBACK FARM 507.26 FEET TO A LINE THAT IS PARALLEL WITH AND 1000. 7 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 87" 57 MINUTES EAST ALONG SAID PARALLEL LINE 98.13 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 26, 504.05 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 111 W. Grand Avenue, Bensenville, IL 60106.

AND

PARCEL 1:
LOT 1 IN JOHN H. SCUDDER'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 16, 1966 AS DOCUMENT R66-45131, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 3 IN WHITE PINES CENTER FOR BUSINESS AND INDUSTRY SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS DOCUMENT NO. R77-1O2033, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 3, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3, SAID SOUTHERLY LINE ALSO BEING A NORTHERLY LINE OF GRAND AVENUE AS DEDICATED BY SAID DOCUMENT NO. R77-1O2O33, AN ASSUMED BEARING OF SOUTH 85 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 290.46 FEET TO A 5/8 INCH REBAR WITH A PLASTIC CAP MARKED "P.L.S. 3240" ON A LINE 290.00 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID LOT 3; THENCE NORTH 01 DEGREES 29 MINUTES 51 SECONDS WEST, 311.71 FEET ALONG SAID PARALLEL LINE TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED "P.L.S. 3240" ON THE NORTHERLY LINE OF SAID LOT 3, THENCE NORTH 87 DEGREES 24 MINUTES 34 SECONDS EAST, 290.06 FEET ALONG SAID NORTHERLY LINE OF LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 01 DEGREES 29 MINUTES 51 SECONDS EAST, 300.91 FEET ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 125 W. Grand Avenue, Bensenville, IL 60106.

Ordinance # ___- 2021
Exhibit "B"
Findings of Fact

Ms. Fawell reviewed the Findings of Fact for the proposed site plan review as presented in the Staff Report consisting of:

1) **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

Applicant's Response: The proposed project will be an extension of the existing Grand Subaru dealership to the west of the improvements and will be consistent with the existing character in the vicinity.

2) Neighborhood Impact: The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.

Applicant's Response: The proposed project will be an extension of the existing Grand Subaru dealership to the west of the improvements and will be consistent with the existing character in the vicinity. The private car wash will enhance the development and provide a positive impact to improving the development.

3) **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

Applicant's Response: The proposed development will connect to the existing utilities in the area, provide interconnectivity of pavement to the existing dealership and provide increased pavement for parking required by the dealership. Landscaping will be provided in accordance with the Village ordinance, in an approach which ensures species resiliency and complimentary aesthetics. Stormwater flow paths will remain consistent with the current patterns and fully meet stormwater requirements as part of the overall development. Exterior lighting will be provided to meet Village ordinances and not impact adjacent developments.

4) **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

Applicant's Response: The proposed development will protect the community's natural environment for a car dealership and compared to similar dealerships in the area. Native vegetation around the perimeter of the site will be protected to the maximum extent practical for a development of similar scope.

5) **On-site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public

rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

Applicant's Response: The proposed development will be used by employees only as the development is a private car wash for Grand Subaru's "car washes for life" program. Pedestrian access from the existing dealership will be minimal and the proposed fence between the facilities will limit the traffic movements along the east side of Grand Subaru and the west side of the car wash to the south side of the development.

6) **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

Applicant's Response: The proposed development will eliminate the western driveway to the current development. Full cross access from Grand Subaru to the car wash will be provided for interconnectivity and create a common development. The facility will only be utilized by employees.

Staff Commentary: Approval standards were completed by Petitioners prior to resubmittal of application plans, which indicate the removal of second driveway on 111 W. Grand Avenue. Both driveways will be closed.

7) **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

Applicant's Response: The proposed car wash's appearance will be similar in nature to the existing dealership and similar dealerships in the area. This will complement the Village's aesthetic appearance of dealerships along this corridor.

8) **Consistent with Title and Plan:** The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The current zoning map and Future Land Use Map designate this parcel as commercial. The proposed project fulfills the objectives of the Comprehensive Plan. The parcel will be altered accordingly to allow for a seamless connection to the existing Grand Subaru auto dealership.

Ms. Fawell reviewed the Findings of Fact for the proposed planned united developments as presented in the Staff Report consisting of:

1) **Fulfills Objectives of Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

   Applicant's Response: The current zoning map and Future Land Use Map designate this parcel as commercial. The proposed project fulfills the objectives of the Comprehensive Plan. The parcel will be altered accordingly to allow for a seamless connection to the existing Grand Subaru auto dealership.

2) **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

   Applicant's Response: Adequate measures will be taken to provide safe pedestrian and vehicular access to the proposed development and from the existing car dealership. The proposed car wash/detailing building will be utilized by staff only and will not be a public car wash. The car wash is needed for Grand Subaru's car wash's for life program. Site lighting will be provided with the required foot candles for safety around the development. There are 2 existing driveways to the property and 1 will be removed as part of the proposed development. The removed driveway area will be improved and restored to a new sidewalk and lawn area to reflect the image along W. Grand Ave in front of Grand Subaru.

   Staff Commentary: Approval standards were completed by Petitioners prior to resubmittal of application plans, which indicate the removal of second driveway on 111 W. Grand Avenue. Both driveways will be closed.

3) **Landscaping**: The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

   Applicant's Response: Landscaping will be provided in accordance with the Village ordinance, in an approach which ensures species resiliency and complimentary aesthetics. Landscaping will be provided to reflect the adjacent development's appearance. An existing fence is already in place to buffer the proposed development from the neighboring residential area to the north and commercial development to the east. These fences will be removed and replaced with 6' high black vinyl fence to mimic the fencing around the entire dealership.

4) **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

   Applicant's Response: The proposed development will reflect development of the existing car dealership. The building footprint has been reduced as much as possible to limit the impervious surface coverage of the site and provide increased green space between the facility and the commercial development to the east.

5) **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

   Applicant's Response: The proposed development will protect the community's natural environment for a car dealership and compared to similar dealerships in the area. Native vegetation around the perimeter of the site will be protected to the maximum extent practical for a development of similar scope.

6) **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

   Applicant's Response: All utilities for the proposed development will use underground installation. The proposed stormwater detention system will connect to an existing onsite detention pond to create a safer environment compared to an at grade storm water detention system.

   Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan Review.

   Ms. Fawell stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Planned Unit Development Amendment at 111-125 W Grand Subaru with the following conditions:

   1) Proposed project shall be in accordance with submitted plans from Keller, Inc. dated January 28, 2021, except as amended by the following conditions;
   2) The car wash is only to be utilized by Grand Subaru employees and shall not be open to the public;
   3) The car wash shall only be operated during the service hours of the dealership;
   4) Grand Subaru, LLC shall, to the best extent possible, reduce noise to mitigate adverse impacts on surrounding residential properties;
   5) Pursuant to an oral amendment approved by the CDC at Public Hearing, the fencing on both parcels shall be of like kind as existing black vinyl coated chain-link, unless an alternative material is deemed necessary by Staff;

6) Petitioners shall coordinate with CED Staff and submit final façade renderings, to be approved by the Zoning Administrator;
7) Petitioners shall coordinate with CED Staff to determine an appropriate tree replacement agreement, final approval subject to Zoning Administrator;
8) Parking lot perimeter landscape on Grand Avenue shall be compatible with existing landscape design on Grand Subaru's dealership property to the west;
9) Proposed arborvitae screening on 111 W. Grand Avenue Property shall be erected along northern buffer yard on existing dealership property located at 125 W. Grand Avenue;
10) A 10' utility easement for the water main shall be dedicated along the northern portion of 111 W. Grand Avenue, similar to existing water main easement on 125 W. Grand dealership property;
11) Increased landscape screening shall be provided on eastern property line where the site abuts existing multiple-unit residential dwelling property;
12) Proposed ground-mounted mechanical equipment shall be screened with landscape elements, in accordance with submitted Landscape Plan dated January 28, 2021;
13) Petitioners shall, to the best extent possible, minimize lighting impacts on surrounding residential properties and coordinate adequate solutions with Village Staff; and
14) A final landscape plan shall be submitted and approved by Zoning Administrator prior to building permit approval for the project.

Chairman Rowe suggested adding a condition that would require Grand Subaru to construct perimeter fencing in a manner to mitigate noise from the property, including possibly a solid fence to be reviewed by staff.

Motion: Commissioner King made a motion to add a condition that requires perimeter fencing be constructed in a manner to mitigate noise from the property, including possibly a solid fence to be reviewed by staff. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Mr. Laurent of Keller, Inc. on behalf of Grand Subaru was present and previously sworn in by Chairman Rowe. Mr. Laurent asked for clarification on the motion made by the Commission. Mr. Laurent stated the proposed chain link fence is meant for safety as the proposed landscaping will act as a better sound barrier than a solid fence.

There were no further questions from the Commission.

A comment was made by Mr. Pauga regarding the meanings of various zoning terms. Village Planner, Ms. Fawell, explained these terms to Mr. Pauga including the meaning of "code departures" as used by the CDC.

Motion: Commissioner Marcotte made a motion to close CDC Case No. 2021-02. Chairman Rowe seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2021-02 at 8:14 p.m.

Motion: Commissioner King made a combined motion to approve the Findings of Fact and Site Plan Review. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte

Nays: None

Abstained: Wasowicz

Motion carried.

Motion: Commissioner Marcotte made a combined motion to approve the Findings of Fact and Planned Unit Development Amendment with staff recommended conditions. Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Ciula, King, Marcotte

Nays: None

Abstained: Wasowicz

Motion carried.

Ronald Rowe, Chairman
Community Development Commission

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

Public Hearing 03.02.21

CDC Case #2021 – 02

Keller, Inc.
111-125 W Grand Avenue

Site Plan Review
Municipal Code Section 10 – 3 – 2

Planned Unit Development Amendment w/ Code Departures
Municipal Code Section 10 – 4 – 4

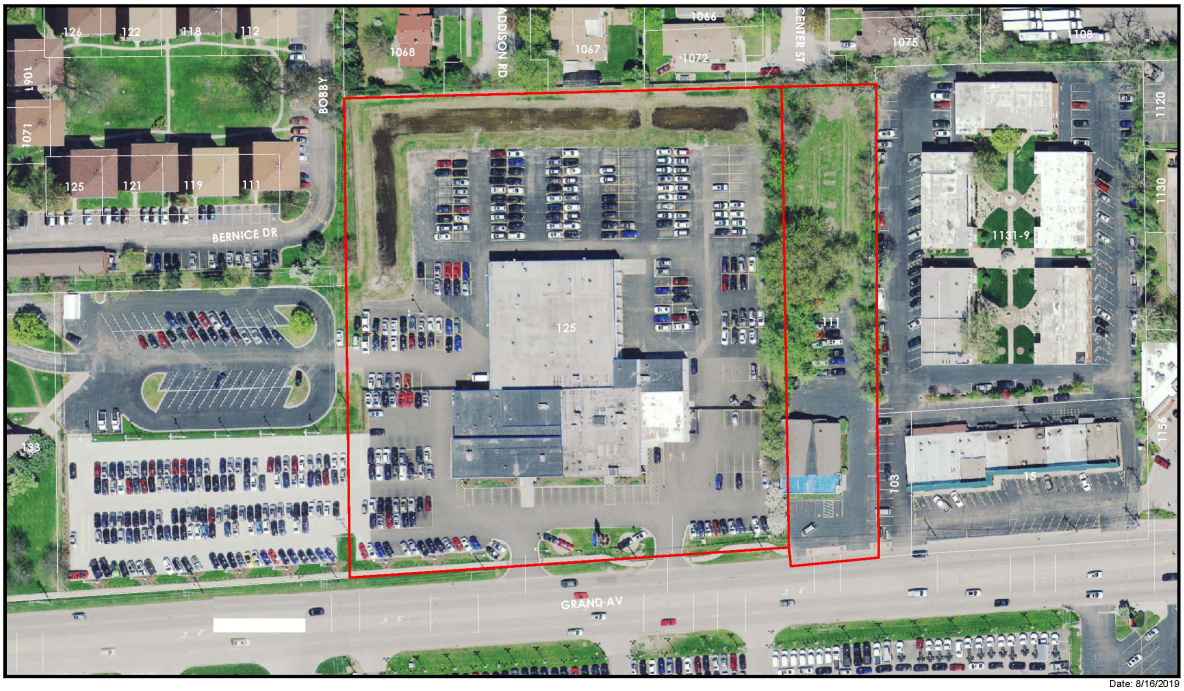
1. Aerial Photograph & Zoning Map of Subject Property
2. Legal Notice
3. Application
4. Staff Report & Exhibits
5. Plans

CDC #2021 – 02

111-125 W Grand Ave
Grand Subaru
Planned Unit Development Amendment
Municipal Code Section 10 – 4 – 4

Village of Bensenville

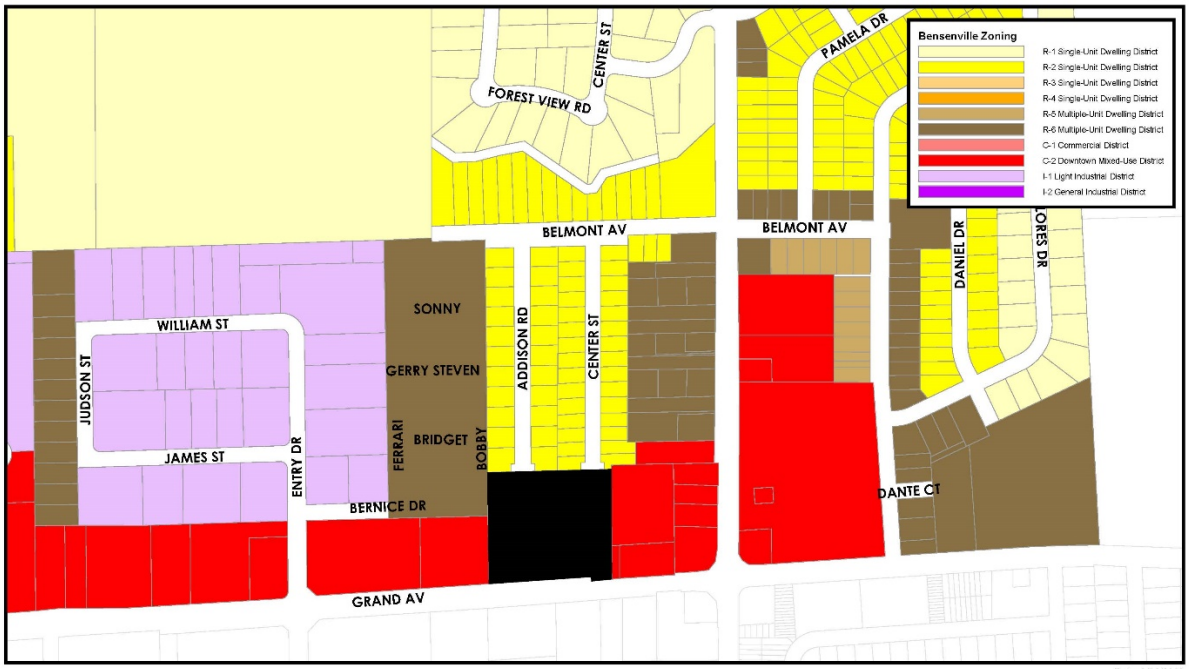
111-125 W Grand Av



Date: 8/16/2019

Village of Bensenville

Zoning Map



Date: 8/16/2019

LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, March 2, 2021 at 6:30 P.M., at which a Public Hearing will be held to review case No. 2021 - 02 to consider a request for:

Site Plan Review
Municipal Code Section 10 – 3 – 2

Planned Unit Development Amendment
Municipal Code Section 10 – 4 – 4

With the following code departures:

Motor Vehicle Sales Light Pollution
Municipal Code Section 10 – 7 – 3.T.2

Mechanical Equipment Location
Municipal Code Section 10 – 7 – 4.C.13.a

Mechanical Equipment Screening
Municipal Code Section 10 – 7 – 4.C.13.b

Maximum Number of Parking Spaces
Municipal Code Section 10 – 8 – 2.B.6

Pedestrian Circulation System
Municipal Code Section 10 – 8 – 7

Tree Replacement Standards
Municipal Code Section 10 – 9 – 2.B

Parking Lot Landscaping
Municipal Code Section 10 – 9 – 5

Buffer Yards
Municipal Code Section 10 – 9 – 6

Outdoor Lighting Illumination Standards
Municipal Code Section 10 – 9 – 8.C.1

at 111-125 W. Grand Avenue in the C – 2 Commercial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville.

The Legal Descriptions are as follows:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SECTION 26 AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1486. 7 FEET TO THE CENTER LINE OF GRAND AVENUE; THENCE SOUTH 85" 52 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE 495.59 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 85" 52 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE 91.39 FEET; THENCE NORTH o· 54 MINUTES 30 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE KAL TENBACK FARM 507.26 FEET TO A LINE THAT IS PARALLEL WITH AND 1000. 7 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 87" 57 MINUTES EAST ALONG SAID PARALLEL LINE 98.13 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 26, 504.05 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 111 W. Grand Avenue, Bensenville, IL 60106.

AND

PARCEL 1:
LOT 1 IN JOHN H. SCUDDER'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 16, 1966 AS DOCUMENT R66-45131, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 3 IN WHITE PINES CENTER FOR BUSINESS AND INDUSTRY SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS DOCUMENT NO. R77-1O2033, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 3, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3, SAID SOUTHERLY LINE ALSO BEING A NORTHERLY LINE OF GRAND AVENUE AS DEDICATED BY SAID DOCUMENT NO. R77-1O2O33, AN ASSUMED BEARING OF SOUTH 85 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 290.46 FEET TO A 5/8 INCH REBAR WITH A PLASTIC CAP MARKED "P.L.S. 3240" ON A LINE 290.00 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID LOT 3; THENCE NORTH 01 DEGREES 29 MINUTES 51 SECONDS WEST, 311.71 FEET ALONG SAID PARALLEL LINE TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED "P.L.S. 3240" ON THE

NORTHERLY LINE OF SAID LOT 3, THENCE NORTH 87 DEGREES 24 MINUTES 34 SECONDS EAST, 290.06 FEET ALONG SAID NORTHERLY LINE OF LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 01 DEGREES 29 MINUTES 51 SECONDS EAST, 300.91 FEET ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 125 W. Grand Avenue, Bensenville, IL 60106.

Wayne Balogh of Grand Subaru LLC, Heritage Bensenville LLC, and Heritage 1000 LLC of 303 W. Roosevelt Road, Lombard, IL 60148 are the owners of the subject property and Nathan Laurent, Keller Inc, of N216 State Road 55, Kaukauna, WI 54130 is the applicant for the subject propertie.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, IL 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend the Public Hearing and be heard. Interested parties are encouraged to attend the Public Hearing via electronic means. Directions for electronic attendance and participation will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through March 2, 2021 until 5:00 P.M

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
February 11, 2021

-update & resubmitted app.

For Office Use Only

Date of Submission: 11/6/20 MUNIS Account #: 10657 CDC Case #: 2021-02

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 111 W Grand Ave & 125 W Grand Ave

Property Index Number(s) (PIN): West Parcels: 0326204005 & 0326204024 - 125 W Grand Ave
East Parcel: 0326204006 - 111 W Grand Ave

A. PROPERTY OWNER:

SUBARU - 1000, LLC
Name — Corporation (if applicable)

303 W. Roosevelt Rd
Street

Lombard | IL | 60148
City | State | Zip Code

WAYNE BALOGH | 800-629-3300 | WBALOGH@heritagecadillac.com
Contact Person | Telephone Number | Email Address

*If Owner is a Land Trust, attach a list of the names and addresses of the beneficiaries of the Trust.

B. APPLICANT: ☐ Check box if same as owner

Keller, Inc
Name — Corporation (if applicable)

N216 State Road 55
Street

Kaukauna | WI | 54130
City | State | Zip Code

Nathan Laurent | M:262-894-2612 O:262-250-9710 | nlaurent@kellerbuilds.com
Contact Person | Telephone Number Email Address

B. ACTION REQUESTED (Check applicable):

- [x] Site Plan Review
- [x] Special Use Permit
- [ ] Variation
- [ ] Administrative Adjustment
- [ ] Zoning Text or Map Amendment
- [ ] Zoning Appeal
- [ ] Plat of Subdivision
- [ ] Annexation
- [x] Planned Unit Development* Amendment

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- [x] Affidavit of Ownership** (signed/notarized)
- [x] Application**
- [x] Approval Standards**
- [x] Plat of Survey/Legal Description
- [x] Site Plan
- [x] Building Plans & Elevations
- [x] Engineering Plans
- [x] Landscape Plan
- [x] Application Fees
- [x] Fees agreement**

RECEIVED
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By

**Item located within this application packet.

Brief Description of Request(s): (Submit separate sheet if necessary)

Demolishing of the existing veterinary clinic and constructing a new private 9,915 sf carwash facility along with asphalt paving, parking, landscaping and stormwater management. on the east parcel (0326204006). Development to connect to adjacent Grand Subaru dealership on the west parcels (0326204005 & 0326204024).

C. PROJECT DATA:

1. General description of the site: Auto Dealership - West Parcels Commercial vet clinic & green space

2. Acreage of the site: Total: 8.53 ac Building Size (if applicable): West (Dealership): 44,203 sf East (Car Wash): 9,915 sf Total: 54,118 sf
West (Dealership): 7.54 ac, East (Car Wash) 0.99 ac

3. Is this property within the Village limits? (Check applicable below)
- [x] Yes
- [ ] No, requesting annexation
- [ ] No, it is under review by another governmental agency and requires review due to 1.5 mile jurisdiction requirements.

4. List any controlling agreements (annexation agreements, Village Ordinances, site plans, etc.)

NA

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	C-2	Auto Dealership/Vet Clinic	Village
North:	R-2	Residential	Village
South:	C-3	Auto Dealership - Roesch	City of Elmhurst - across W Grande Ave
East:	C-2 / R-2	Commercial - Apartments	Village
West:	C-2 / R-6	Commercial - Bank & Residential- Multiple-Unit	Village

D. APPROVAL STANDARDS:

The applicant must compose a letter describing how the request(s) specifically meets the individual criteria from the appropriate Approval Standards, found in Village Code and on the following pages. The CDC will be unable to recommend approval of a request without a response to the pertinent "Approval Standards."

RECEIVED JAN 06 2021 By

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

STAFF REPORT

HEARING DATE:	March 2, 2021
CASE #:	2021 – 02
PROPERTY:	111-125 W. Grand Avenue
PROPERTY OWNER:	Grand Subaru, LLC; Heritage Bensenville, LLC; Heritage 1000, LLC
APPLICANT:	Keller, Inc
SITE SIZE:	329,314.92 SF / 7.56 Acres
BUILDING SIZE:	9,915 SF (Proposed)
PIN NUMBER:	03-26-204-024, 03-26-204-005, 03-26-204-006
ZONING:	C-2 Commercial District
REQUEST:	Site Plan Review Municipal Code Section 10 – 3 – 2 Planned Unit Development Amendment Municipal Code Section 10 – 4 – 4 ***With the following code departures**** Motor Vehicle Sales Light Pollution Municipal Code Section 10 – 7 – 3.T.2 Mechanical Equipment Location Municipal Code Section 10 – 7 – 4.C.13.a Mechanical Equipment Screening Municipal Code Section 10 – 7 – 4.C.13.b Maximum Number of Parking Spaces Municipal Code Section 10 – 8 – 2.B.6 Pedestrian Circulation System Municipal Code Section 10 – 8 – 7 Tree Replacement Standards Municipal Code Section 10 – 9 – 2.B Parking Lot Landscaping Municipal Code Section 10 – 9 – 5 Buffer Yards Municipal Code Section 10 – 9 – 6 Outdoor Lighting Illumination Standards Municipal Code Section 10 – 9 – 8.C.1

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, February 11, 2021. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on Monday, February 8, 2021.
3. On Monday, February 8, 2021, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

Grand Subaru, located at 125 W. Grand Avenue, is seeking approval of an amendment to their existing Planned Unit Development (PUD) in order to construct a 9,915 SF private car wash and detailing building with a 52-stall parking lot in the rear. This improvement is being proposed on the parcel directly to the east of the dealership at 111 W. Grand Avenue, on which exists a former 5,000 SF veterinary office building. Cross access between the proposed facility and Grand Subaru will be provided as the car wash is only to be utilized by Grand Subaru staff.

The property's PUD was granted in 2012 to allow for the construction of the existing pole sign along the southern frontage. In 2015, an amendment to the PUD was approved for two building additions as well as an expansion of the site with the addition of an 86-stall parking lot to the west.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	C – 2	Commercial	Local Commercial	Village of Bensenville
North	R – 2 R – 6	Residential	Single Family Residential Commercial/Industrial Flex	Village of Bensenville
South	C – 3	Commercial	General Commercial	City of Elmhurst
East	C – 2	Commercial	Local Commercial	Village of Bensenville
West	C – 2	Commercial	Local Commercial	Village of Bensenville

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village
	Quality Customer Oriented Services
	Safe and Beautiful Village
	Enrich the Lives of Residents
X	Major Business/Corporate Center
X	Vibrant Major Corridors

Finance:

1) Account up to date.

Police:

1) No objections.

Engineering and Public Works:

1) The Petitioners have been communicating with staff prior. All engineering staff comments have been addressed. Petitioners are coordinating with our stormwater consultants on final revisions.

Community & Economic Development**:**

Fire Safety:

1) Building will not require a sprinkler system.
2) Per Village Code, building will require to have a full fire alarm system installed per NFPA 72 with and AES radio that connects to Midwest Central Dispatch.
3) Per Village Code, Building will require a Fire Key box.

Building:

1) Per Village Code, a demolition permit is required to raze the existing building. Disconnect letters are required.
2) Work shall be in accordance with Village adopted codes and amendments, and state mandated codes.

Economic Development:

1) The addition of the car wash will help the dealership provide additional customer service, potentially increasing sales and tax revenue to the Village.
2) Keeping the property commercial maintains the tax base along Grand Avenue.
3) The increase in building size compared to the vet clinic should also increase the property taxes.

Planning:

1) The 2015 Comprehensive Plan indicates "Local Commercial" for these properties.
2) The current zoning is C – 2 Commercial District.
3) Car wash is to only be utilized by Grand Subaru employees and shall not be open to the public.
4) Applicant has indicated the proposed car wash will operate during the dealership's service hours:
    a. Monday – Thursday: 7:30AM – 7:00 PM
    b. Friday: 7:30AM – 6:00PM
    c. Saturday: 8:00AM – 4:00PM
    d. Sunday: CLOSED
5) Village Staff has received complaints regarding adverse noise impacts due to horn honking on premises.
    a. One of the standards of Planned Unit Developments (Section 10-4-5 of the Zoning Ordinance) is as follows: "The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, **reduces noise**, provides buffers, and facilitates transitions between different types of uses."
6) The proposed fencing must be of like kind as existing black vinyl coated chain-link on property.
7) Car wash façade shall maintain the architectural style of the existing dealership building and adhere to the design requirements regulated by Section 10-6-16. The building's façade shall be subject to final approval by Zoning Administrator. Increased quality colored renderings shall be provided.
    a. The Petitioners have stated to Staff they feel the proposed façade adequately complements the existing dealership building. Petitioners shall coordinate with Staff during the permitting process.

8) Plans indicate a ground-mounted transformer pad in the front yard. Per Section 10-7-4-C.13, ground-mounted mechanical equipment shall only be located in the rear yard.
    a. The Petitioners are requesting code departure to allow mechanical equipment in the front yard. Petitioners have indicated this is due to location of electric service connections and operations of the facility. Adequate landscape screening shall be provided.
9) Please note that according to Section 10-7-4-C.13, roof-mounted mechanical equipment shall be located a minimum of ten feet from any supporting wall to facilitate safe access and equipment screening must equal the height of the tallest mechanical equipment installed on the roof of the building.
10) Per Section 10-8-2-B.6, no use shall provide parking spaces in excess of 125% of the required minimum parking amount shown in Table 10-8-2-1. Staff has estimated that the minimum required amount of parking for the proposed car wash is 14 stalls.
    a. The Petitioners are requesting a code departure. They reason they cannot meet this requirement due to the operations, use, and existing layout of the dealership as space is needed for outdoor display and sales areas.
11) Proposed parking area does not include a pedestrian circulation system, as required by Code. Please see Section 10-8-7, Pedestrian Circulation Systems, for requirements.
    a. The Petitioners are seeking a code departure for relief from this requirement.
    b. Staff feels the striped crosswalk between the dealership and proposed car wash building is adequate for pedestrian access as the car wash is not to be utilized by the public and the parking lot does not serve a retail use.
12) Submitted tree preservation plan indicates a total of 9 trees will be removed from the site in order to construct this development. Per Section 10-9-2 of the Zoning Ordinance, trees removed from a lot shall be replaced at the designated rate in the Code.
    a. The applicants are requesting a code departure as they will not be able to meet the Code's replacement rate. They are requesting a fee-in-lieu of replacement. An agreement shall be written and authorized by the Zoning Administrator in order to approve this request.
13) Proposed parking lot tree canopy does not adhere to Code's 40% shade canopy requirement.
    a. Per Section 10-9-5.A, tree canopy coverage requirements shall be met through tree plantings located within perimeter yards and interior landscape islands such that shade canopy is provided for a minimum of 40% of the parking area hardscape, including all parking spaces and travel lanes.
    b. The petitioners are requesting a code departure due to the following reasoning provided: Operations, use, current orientation of the existing facility, and the required underground stormwater detention facility do not allow for 40% tree canopy coverage. During the time of construction of the west parking lot for sales, the PUD was formed, and no tree canopy was provided. This development is in conformance with the originally approved PUD. From a safety standpoint as well, trees increase security risks to the property from a visibility perspective.
        i. Note: Staff may not agree with landscape imposing security risks.
14) Proposed parking lot perimeter landscape (perimeter strip fronting Grand Avenue) is not in compliance with Section 10-9-5.B of the Zoning Ordinance:
        i. Parking lot perimeter landscape shall apply to properties in all zoning districts in which parking facilities are located adjacent to the front or corner side lot line. The parking lot perimeter landscape shall be located directly adjacent to the front or corner side lot line.
        ii. The parking lot perimeter landscape shall meet all of the standards of § 10-9-3 (Design, Installation, and Maintenance) and include the following:
            1. A continuous hedge comprised of individual small shrubs of an appropriate species that are adaptable to being grown as a hedge, with a minimum width of 24 inches, spaced 36 inches on center, and a maximum height at maturity of 30 to 42 inches.

2. One large shade tree per 30 linear feet of perimeter area, or one medium shade tree per 25 linear feet of perimeter area, or any combination thereof. Trees may be spaced evenly or grouped.
3. Any portion of the parking lot perimeter landscape not covered by hedges and trees shall be planted with turf, clump or no-mow grasses, other perennial groundcover, or mulch.

b. The Petitioners have requested a code departure from the above. Submitted plans show that a landscape buffer will be provided in the perimeter of the lot; however, it does meet all of the above requirements. Staff feels the proposed screening is adequate as it matches the existing landscape elements on the dealership site.

15) Proposed site landscape plan does not meet Section 10-9-5.C, Parking Lot Interior Landscape Islands, particularly the following:
   a. One landscape island shall be provided for every 10 contiguous parking spaces. All rows of parking shall be terminated by a landscape island or landscape area. For a single parking row, the landscape island shall have a minimum length equal to the length of the adjacent parking space and a minimum area of 100 square feet. When double rows of parking are provided, the islands shall have a minimum area of 200 square feet. A minimum of one shade tree shall be provided per landscape island. Landscape islands provided for double rows of parking shall include a minimum of two shade trees.
   b. A code departure is being sought for the following reason, as provided by the applicants: Interior parking lot landscaping and the landscaping of the improvement area is provided to the greatest extent practical. Departure from the code is requested due to the operations, use, current orientation of the existing facility, and the required underground stormwater detention facility. The landscaping provided is complimentary to the existing development and will enhance the surrounding area.
16) Proposed landscaping for the northern buffer yard between the site and the abutting residential properties do not meet the landscape requirements set forth in Section 10-9-6 Buffer Yards, which requires buffer yard to include the following:
   a. A continuous hedge comprised of individual small shrubs of an appropriate species that are adaptable to being grown as a hedge, with a minimum width of 24 inches, spaced 36 inches on center.
   b. One evergreen tree for every 10 linear feet of buffer area. Trees may be spaced evenly or grouped.
   c. Any portion of the buffer yard not covered by hedges and trees shall be planted with turf, clump or no-mow grasses, perennial groundcover, or mulch.
   d. In commercial zoning districts, a continuous hedge of individual shrubs may be allowed in lieu of providing evergreen trees within a buffer yard with prior written Zoning Administrator approval, provided that the hedge height at maturity is taller than 42 inches.
   e. The Petitioners are proposing a buffer of a continuous arborvitae hedge and therefore requesting approval of a code departure. Staff feels this will adequately screen the development at 111 W. Grand Avenue. Staff recommends that landscape screening be continued west onto the 125 W. Grand Avenue property (the existing dealership) to provide increased screening, in addition to the existing fence, for northern residential properties. A final landscape plan shall be approved by the Zoning Administrator prior to granting of building permit(s) for this project. Upkeep, maintenance, removal and replacement (e.g., in the event that the Village needs to gain access to the main) will be Grand Subaru's obligations.
17) There is a 10' utility easement for an existing water main on the current Grand Subaru lot (125 W. Grand Avenue). A 10' easement, in harmony with existing, shall be dedicated on the northern portion of 111 W. Grand Avenue, the subject site for the proposed car wash development.
18) Staff recommends increased landscape screening be provided on eastern property line where the site abuts existing multiple-unit residential dwelling property.

19) Per Section 10-9-7, ground-mounted mechanical equipment shall be completely screened by an opaque masonry wall or fence on three sides, and an opaque gate on the fourth side. The wall of a principal structure may serve as a screening wall.
    a. The applicants are requesting a code departure and provide the following information: Landscaping is preferred over the opaque masonry wall that will be obtrusive along the street frontage. To appropriately screen the transformer on the southeast corner of the facility, arborvitae have been provided to provide the most densely landscaped screen to block the view. The landscaping will be complimentary to the front yard landscaping and the building.
    b. Staff agrees that the proposed landscaping provides increased aesthetics as opposed to wall or fence when screening the transformer.
20) Per Section 10-9-8-C.1, outdoor lighting shall not exceed one foot-candle at any point on a lot line for a lot containing a non-residential use. Similarly, the use standards for motor vehicle sales (Section 10-7-2-3.T) mandate that the illuminance of any outdoor sales and display area shall not exceed 10 foot-candles as measured at any location on the lot. Foot-candles exceed this requirement on submitted photometric plan.
    a. The Petitioners are requesting a departure and have provided the following explanation: Lighting has been provided to match the existing dealership light poles. The proposed light poles are located on the northern side of the site and the light levels meet the requirement. The location of exceeding the maximum light level is at the southern side of the site under the existing lights poles. This is along the road and is necessary due to security concerns at the dealership.
    b. Staff has concerns regarding impacts on neighboring residential properties. Staff recommends light fixtures in the rear of the lot be reduced in height and that baffles be added to **all** outdoor lighting fixtures to minimize these impacts. Time periods shall be imposed to restrict outdoor lighting following the close of business. These recommendations **apply to the entirety of the development**, including the existing dealership property. Please coordinate with Staff.

APPROVAL STANDARDS FOR SITE PLAN REVIEW

1) **Surrounding Character:** The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.

   Applicant's Response: The proposed project will be an extension of the existing Grand Subaru dealership to the west of the improvements and will be consistent with the existing character in the vicinity.

2) **Neighborhood Impact:** The site plan for the proposed development will not adversely impact adjacent properties and other properties within the immediate vicinity of the proposed development.

   Applicant's Response: The proposed project will be an extension of the existing Grand Subaru dealership to the west of the improvements and will be consistent with the existing character in the vicinity. The private car wash will enhance the development and provide a positive impact to improving the development.

3) **Public Facilities:** The site plan for the proposed development will be provided with adequate utilities, access roads, parking, loading, drainage, stormwater flow paths, exterior lighting, and/or other necessary facilities.

   Applicant's Response: The proposed development will connect to the existing utilities in the area, provide interconnectivity of pavement to the existing dealership and provide increased pavement for parking required by the dealership. Landscaping will be provided in accordance with the Village ordinance, in an approach which ensures species resiliency and complimentary aesthetics. Stormwater flow paths will remain consistent with the current patterns and fully meet stormwater requirements as part of the overall development. Exterior lighting will be provided to meet Village ordinances and not impact adjacent developments.

4) **Environmental Preservation:** The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.

   Applicant's Response: The proposed development will protect the community's natural environment for a car dealership and compared to similar dealerships in the area. Native vegetation around the perimeter of the site will be protected to the maximum extent practical for a development of similar scope.

5) **On-site Pedestrian Circulation System:** The site plan shall accommodate on-site pedestrian circulation from parking areas, plazas, open space, and public rights-of-way. Pedestrian and vehicular circulation shall be separated to the greatest extent possible.

   Applicant's Response: The proposed development will be used by employees only as the development is a private car wash for Grand Subaru's "car washes for life" program. Pedestrian access from the existing dealership will be minimal and the proposed fence between the facilities will limit the traffic movements along the east side of Grand Subaru and the west side of the car wash to the south side of the development.

6) **Vehicle Ingress and Egress:** The site plan shall locate curb cuts for safe and efficient ingress and egress of vehicles. The use of shared curb cuts and cross-access easements shall be provided when appropriate.

Applicant's Response: The proposed development will eliminate the western driveway to the current development. Full cross access from Grand Subaru to the car wash will be provided for interconnectivity and create a common development. The facility will only be utilized by employees.

Staff Commentary: Approval standards were completed by Petitioners prior to resubmittal of application plans, which indicate the removal of second driveway on 111 W. Grand Avenue. Both driveways will be closed.

7) **Architectural Design:** The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.

Applicant's Response: The proposed car wash's appearance will be similar in nature to the existing dealership and similar dealerships in the area. This will complement the Village's aesthetic appearance of dealerships along this corridor.

8) **Consistent with Title and Plan:** The site plan for the proposed development is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: The current zoning map and Future Land Use Map designate this parcel as commercial. The proposed project fulfills the objectives of the Comprehensive Plan. The parcel will be altered accordingly to allow for a seamless connection to the existing Grand Subaru auto dealership.

	Meets Standard	
Site Plan Review Approval Standards	*Yes*	*No*
1. Surrounding Character	X	
2. Neighborhood Impact	X	
3. Public Facilities	X	
4. Environmental Preservation	X	
5. On-site Pedestrian Circulation	X	
6. Vehicle Ingress & Egress	X	
7. Architectural Design	X	
8. Consistent with Title and Plan	X	

APPROVAL STANDARDS FOR PLANNED UNIT DEVELOPMENTS:

1) **Fulfills Objectives of Comprehensive Plan:** The proposed planned unit development fulfills the objectives of the Comprehensive Plan, and other land use policies of the Village, through an innovative and creative approach to the development of land.

   Applicant's Response: The current zoning map and Future Land Use Map designate this parcel as commercial. The proposed project fulfills the objectives of the Comprehensive Plan. The parcel will be altered accordingly to allow for a seamless connection to the existing Grand Subaru auto dealership.

2) **Public Facilities:** The proposed planned unit development will provide walkways, driveways, streets, parking facilities, loading facilities, exterior lighting, and traffic control devices that adequately serve the uses within the development, promote improved access to public transportation, and provide for safe motor vehicle, bicycle, and pedestrian traffic to and from the site.

   Applicant's Response: Adequate measures will be taken to provide safe pedestrian and vehicular access to the proposed development and from the existing car dealership. The proposed car wash/detailing building will be utilized by staff only and will not be a public car wash. The car wash is needed for Grand Subaru's car wash's for life program. Site lighting will be provided with the required foot candles for safety around the development. There are 2 existing driveways to the property and 1 will be removed as part of the proposed development. The removed driveway area will be improved and restored to a new sidewalk and lawn area to reflect the image along W. Grand Ave in front of Grand Subaru.

   Staff Commentary: Approval standards were completed by Petitioners prior to resubmittal of application plans, which indicate the removal of second driveway on 111 W. Grand Avenue. Both driveways will be closed.

3) **Landscaping**: The proposed planned unit development will provide landscaping and screening that enhances the Village's character and livability, improves air and water quality, reduces noise, provides buffers, and facilitates transitions between different types of uses.

   Applicant's Response: Landscaping will be provided in accordance with the Village ordinance, in an approach which ensures species resiliency and complimentary aesthetics. Landscaping will be provided to reflect the adjacent development's appearance. An existing fence is already in place to buffer the proposed development from the neighboring residential area to the north and commercial development to the east. These fences will be removed and replaced with 6' high black vinyl fence to mimic the fencing around the entire dealership.

4) **Site Design:** The proposed planned unit development will incorporate sustainable and low impact site design and development principles.

   Applicant's Response: The proposed development will reflect development of the existing car dealership. The building footprint has been reduced as much as possible to limit the impervious surface coverage of the site and provide increased green space between the facility and the commercial development to the east.

5) **Natural Environment:** The proposed planned unit development will protect the community's natural environment to the greatest extent practical, including existing natural features, water courses, trees, and native vegetation.

Applicant's Response: The proposed development will protect the community's natural environment for a car dealership and compared to similar dealerships in the area. Native vegetation around the perimeter of the site will be protected to the maximum extent practical for a development of similar scope.

6) **Utilities:** The proposed planned unit development will be provided with underground installation of utilities when feasible, including electricity, cable, and telephone, as well as appropriate facilities for storm sewers, stormwater retention, and stormwater detention.

Applicant's Response: All utilities for the proposed development will use underground installation. The proposed stormwater detention system will connect to an existing onsite detention pond to create a safer environment compared to an at grade storm water detention system.

	Meets Standard	
Planned Unit Development Approval Standards	*Yes*	*No*
1. Fulfills Objectives of Comprehensive Plan	X	
2. Public Facilities	X	
3. Landscaping	X	
4. Site Design	X	
5. Natural Environment	X	
6. Utilities	X	

RECOMMENDATIONS:
Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Site Plan Review.

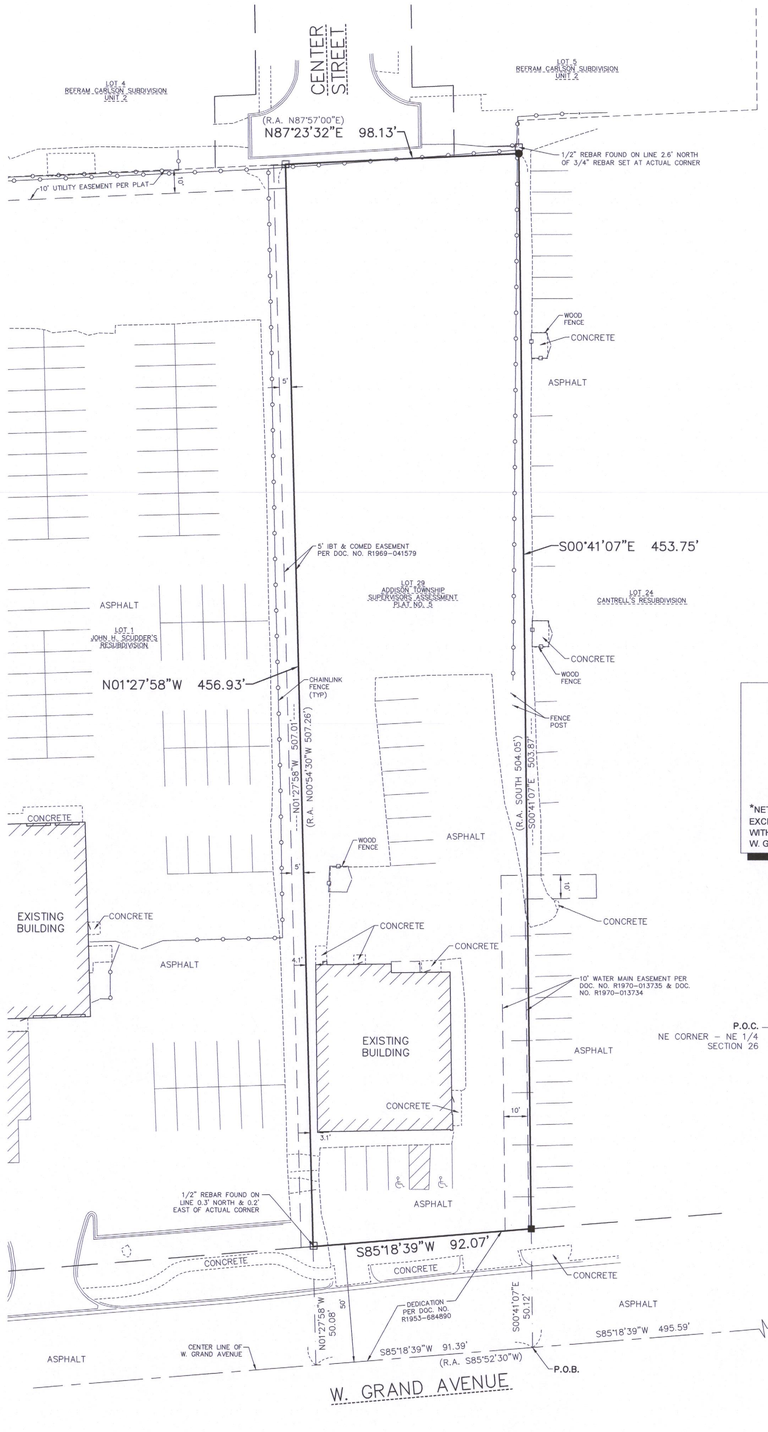
Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Planned Unit Development Amendment at 111-125 W Grand Subaru with the following conditions:

1) Proposed project shall be in accordance with submitted plans from Keller, Inc. dated January 28, 2021, except as amended by the following conditions;
2) The car wash is only to be utilized by Grand Subaru employees and shall not be open to the public;
3) The car wash shall only be operated during the service hours of the dealership;
4) Grand Subaru, LLC shall, to the best extent possible, reduce noise to mitigate adverse impacts on surrounding residential properties;
5) Fencing on both parcels shall be of like kind as existing black vinyl coated chain-link;
6) Petitioners shall coordinate with CED Staff and submit final façade renderings, to be approved by the Zoning Administrator;
7) Petitioners shall coordinate with CED Staff to determine an appropriate tree replacement agreement, final approval subject to Zoning Administrator;
8) Parking lot perimeter landscape on Grand Avenue shall be compatible with existing landscape design on Grand Subaru's dealership property to the west;
9) Proposed arborvitae screening on 111 W. Grand Avenue Property shall be erected along northern buffer yard on existing dealership property located at 125 W. Grand Avenue;
10) A 10' utility easement for the water main shall be dedicated along the northern portion of 111 W. Grand Avenue, similar to existing water main easement on 125 W. Grand dealership property;
11) Increased landscape screening shall be provided on eastern property line where the site abuts existing multiple-unit residential dwelling property;
12) Proposed ground-mounted mechanical equipment shall be screened with landscape elements, in accordance with submitted Landscape Plan dated January 28, 2021;
13) Petitioners shall, to the best extent possible, minimize lighting impacts on surrounding residential properties and coordinate adequate solutions with Village Staff; and
14) A final landscape plan shall be submitted and approved by Zoning Administrator prior to building permit approval for the project.

Respectfully Submitted,
Department of Community & Economic Development

PLAT OF SURVEY

THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SECTION 26 AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1486.7 FEET TO THE CENTER LINE OF GRAND AVENUE; THENCE SOUTH 85° 52 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE 495.59 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 85° 52 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE 91.39 FEET; THENCE NORTH 0° 54 MINUTES 30 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE KALTENBACK FARM 507.26 FEET TO A LINE THAT IS PARALLEL WITH AND 1000.7 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 87° 57 MINUTES EAST ALONG SAID PARALLEL LINE 98.13 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 26, 504.05 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



GROSS AREA
1.098 ACRES
47,840 SQ. FT.
NET AREA
0.993 ACRES
43,253 SQ. FT.

*NET AREA CALCULATED BY EXCLUDING THE AREA FALLING WITHIN THE RIGHT-OF-WAY OF W. GRAND AVENUE

STATE OF WISCONSIN)
)SS
COUNTY OF FOND DU LAC)

This is to certify that we have surveyed the premises above described, and that the plat hereon is a representation of the said survey.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Fond du Lac, Fond du Lac County, Wisconsin 10/7 A.D. 2019.

Ryan Wilgreen
Illinois Professional Land Surveyor No. 3601
License Expires: 11/30/2020

RYAN J. WILGREEN 3601 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS FOND DU LAC, WISCONSIN

LEGEND:

- 3/4" REBAR SET
- MAG NAIL SET
- 1/2" REBAR FOUND
- 1" IRON PIPE FOUND
- HANDICAP PARKING STALL
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING VINYL FENCE

BEARINGS ARE REFERENCED TO THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE HAVING AN ASSUMED BEARING OF SOUTH 85°-18'-39" WEST.

1"= 30' SCALE 30' 0 30' 60' FEET

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. EXC-20190P-4989.0 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 19, 2019.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

PROJECT INFORMATION

PLAT OF SURVEY
111 W. GRAND AVENUE
BENSENVILLE, IL 60106

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE OCT. 7, 2019
REVISIONS

JOB NUMBER
1947960

SHEET NUMBER
PS

2019 © EXCEL ENGINEERING, INC.

ALTA/ACSM LAND TITLE SURVEY

OF

.\02-14-474 - Grand Surburu Bensonville\NEW_DEALER_LOGO_.jpg

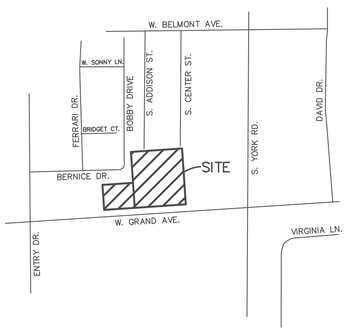
LOT 1 IN JOHN H. SCHUDDER'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF BENSENVILLE, DUPAGE COUNTY, ILLINOIS

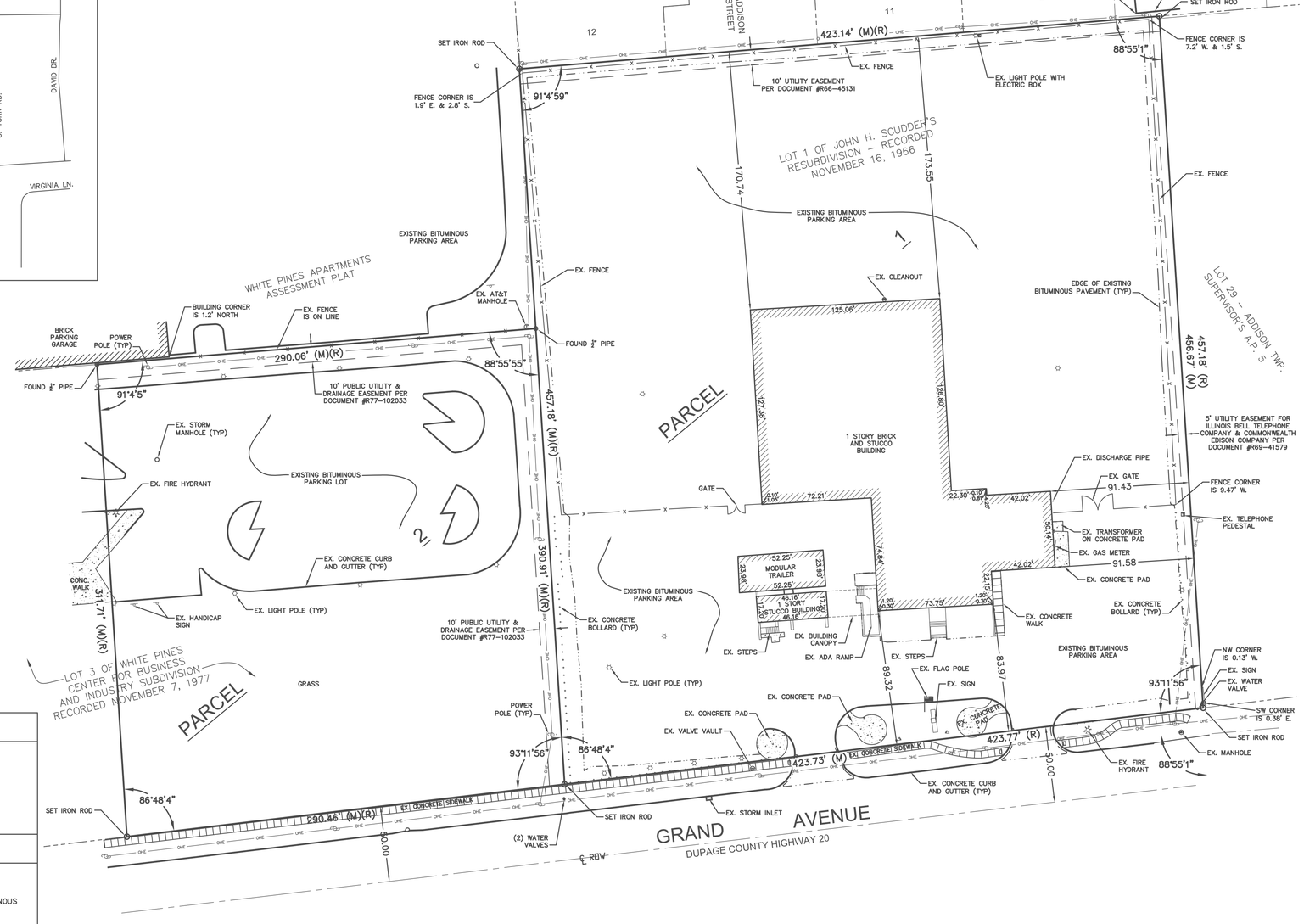
125 WEST GRAND AVENUE
BENSENVILLE, ILLNOIS

SCALE 1" = 40

0 20 40 80

LOCATION MAP





SURVEY LEGEND

- ● = IRON PIPE FOUND
- ○ = 5/8" IRON ROD SET (⅝" REBAR)
- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING EDGE OF BITUMINOUS
- EXISTING CURB LINE
- EXISTING FENCE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING VALVE VAULT
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING CONCRETE BOLLARD

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.\Dad\Call JULIE Logo.TIF

"CALL JULIE BEFORE YOU DIG"
(800)892-0123 OR 811

NO.	DESCRIPTION	DATE

REVISIONS

Landmark
ENGINEERING GROUP
1905 N. MILL STREET, SUITE L NAPERVILLE, IL 60563
PHONE (847) 551-5050 FAX (847) 551-1919
CIVIL ENGINEERING AND LAND SURVEYING
DESIGN FIRM REGISTRATION NUMBER 184-001511

NOTE:
FIRST AMERICAN TITLE INSURANCE COMPANY HAS ISSUED A PRELIMINARY COMMITMENT FOR THIS PROPERTY AS
FILE NO.: 2600537
EFFECTIVE DATE: NOVEMBER 26, 2014

LEGAL DESCRIPTION

PARCEL 1:
LOT 1 IN JOHN H. SCUDDER'S RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 16, 1966 AS DOCUMENT R66-45131, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 3 IN WHITE PINES CENTER FOR BUSINESS AND INDUSTRY SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS DOCUMENT NO. R77-102033, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 3, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3, SAID SOUTHERLY LINE ALSO BEING A NORTHERLY LINE OF GRAND AVENUE AS DEDICATED BY SAID DOCUMENT NO. R77-102033, AN ASSUMED BEARING OF SOUTH 85 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 290.46 FEET TO A 5/8 INCH REBAR WITH A PLASTIC CAP MARKED "P.L.S. 3240" ON A LINE 290.00 FEET WEST OF AND PARALLEL TO THE EASTERLY LINE OF SAID LOT 3; THENCE NORTH 01 DEGREES 29 MINUTES 51 SECONDS WEST, 311.71 FEET ALONG SAID PARALLEL LINE TO A 5/8 INCH REBAR WITH PLASTIC CAP MARKED "P.L.S. 3240" ON THE NORTHERLY LINE OF SAID LOT 3, THENCE NORTH 87 DEGREES 24 MINUTES 34 SECONDS EAST, 290.06 FEET ALONG SAID NORTHERLY LINE OF LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 01 DEGREES 29 MINUTES 51 SECONDS EAST, 300.91 FEET ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

ON BEHALF OF LANDMARK ENGINEERING GROUP, INC.

TO:

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A. THE FIELD WORK WAS COMPLETED ON DECEMBER 17TH, 2014.

DATED THIS 17TH DAY OF DECEMBER, 2014.

GEORGE R. BURGESS
EMAIL GEORGEBURGESS@MIDWTECH.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR 035-3131
LICENSE RENEWAL DATE: NOVEMBER 30, 2016

GEORGE R. BURGESS
STATE OF ILLINOIS
PROFESSIONAL LAND SURVEYOR
NO. 035-003131
NAPERVILLE IL

ALTA/ACSM LAND TITLE SURVEY

GRAND SUBARU

BENSENVILLE, ILLINOIS

DATE: 12/16/14

1
SHEET 1 OF 1

02-14-474

PROPOSED BUILDING FOR:
GRAND SUBARU
BENSENVILLE, ILLINOIS

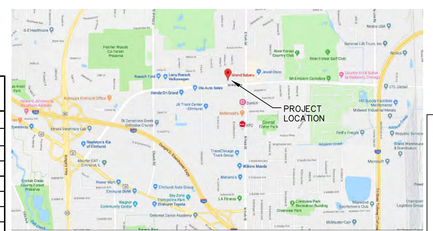
LEGEND

000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS
000.00 TR 000.00 BR	PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)
000.00 TC 000.00 BC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
	EXISTING WATER VALVE IN BOX
	PROPOSED WATER VALVE IN BOX
	EXISTING WATER VALVE IN MANHOLE
	PROPOSED WATER VALVE IN MANHOLE
	EXISTING WATER SERVICE VALVE
	EXISTING TELEPHONE MANHOLE
	EXISTING ROUND CATCH BASIN
	PROPOSED ROUND CATCH BASIN
	EXISTING SQUARE CATCH BASIN
	EXISTING CURB INLET
	PROPOSED CURB INLET
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING STREET LIGHT
	EXISTING TELEPHONE PEDESTAL
	EXISTING ELECTRIC PEDESTAL
	EXISTING ELECTRIC BOX
	EXISTING CABLE TV PEDESTAL
	PROPOSED DRAINAGE FLOW
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
	3/4" REBAR SET WEIGHING 1.50 LB/FT.
	1-1/4" REBAR FOUND
	3/4" REBAR FOUND
	2" IRON PIPE FOUND
	1" IRON PIPE FOUND
	EXISTING FLOOD LIGHT
	SECTION CORNER
	PROPOSED APRON ENDWALL
	EXISTING MARSH AREA
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	EXISTING CONIFEROUS TREE
	EXISTING SHRUB
	EXISTING STUMP
	SOIL BORING
	EXISTING WELL
	PROPOSED WELL
	EXISTING LIGHT POLE
	EXISTING SIGN
	CENTER LINE
	EXISTING HANDICAP PARKING STALL
	PROPOSED HANDICAP PARKING STALL
	EXISTING GAS VALVE
	EXISTING WOODED AREA
	EXISTING HEDGE
	EXISTING CHAINLINK FENCE
	EXISTING WOOD FENCE
	EXISTING BARBED WIRE FENCE
	PROPERTY LINE
	EXISTING GUARD RAIL
ST	EXISTING STORM SEWER AND MANHOLE
ST	PROPOSED STORM SEWER AND MANHOLE
SA	EXISTING SANITARY SEWER AND MANHOLE
SA	PROPOSED SANITARY SEWER AND MANHOLE
W	EXISTING WATER LINE AND HYDRANT
W	PROPOSED WATER LINE AND HYDRANT
OU	EXISTING OVERHEAD UTILITY LINE
FO	EXISTING UNDERGROUND FIBER OPTIC LINE
E	EXISTING UNDERGROUND ELECTRIC CABLE
T	EXISTING UNDERGROUND TELEPHONE CABLE
G	EXISTING UNDERGROUND GAS LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	GRADING/SEEDING LIMITS
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	RAILROAD TRACKS
800	EXISTING GROUND CONTOUR
800	PROPOSED GROUND CONTOUR

REGISTERED PROFESSIONAL ENGINEER
JASON DAYE
062-062299
STATE OF ILLINOIS

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER AND SPECIFICATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	DETAILS
C2.3	DETAILS
C3.0	TRAFFIC CONTROL PLAN
PXP	SITE PHOTOMETRIC PLAN



PROJECT LOCATION MAP

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN ILLINOIS

CALL JULIE ILLINOIS ONE CALL SYSTEM
1-800-892-0123
TOLL FREE
OR CALL 811
ILLINOIS LAW
REQUIRES MINIMUM OF 2 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS AS NECESSARY
2. CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF UNDERGROUND STORM WATER DETENTION FOLLOWING COMPLETION OF THE POND.
3. SEE SHEET 2.2 DUPAGE COUNTY BENCHMARKS LOCATIONS AND DETAILS.

PLAN SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL JULIE ILLINOIS ONE CALL SYSTEM AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL JULIE ILLINOIS ONE CALL SYSTEM AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL STOP PROOF ROLLING IF PUMPING OR EXCESSIVE RUTTING OCCURS. CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   2. UNDER LANDSCAPED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 90 PERCENT.
   3. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH DIRECTED, RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PURSUANT TO, IL EPA DIVISION OF WATER POLLUTION CONTROL, 8/810. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY PURSUANT TO 8/810 TO OBTAIN COVERAGE UNDER THE GENERAL NPDES STORM WATER PERMIT.
B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED SWPPP, AND PLAN AMMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NPDES PERMIT NO. ILR10, INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.25" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 7 DAYS OF AN INSPECTION OR 24 HOURS AFTER A DEPARTMENT NOTICE.
E. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN THE ILLINOIS URBAN MANUAL. TECHNICAL STANDARDS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR WATERWAY AND WATERSHED PROTECTION SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 920.
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 805 AND 814.
   3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR SHALL BE CA-1, CA-2, OR CA-4 GRADATION AND SHALL BE INSTALLED TO A DEPTH OF NOT LESS THAN 6 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II, OR IV FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (14' MINIMUM), AND SHALL BE A MINIMUM OF 70 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 930.
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. INLET PROTECTION SHALL BE IN CONFORMANCE WITH ILLINOIS URBAN MANUAL PRACTICE STANDARD 565 -SLT (SAVER OR APPROVED EQUAL)
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 825.
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. CONCRETE WASHOUT FACILITY SHALL BE IN CONFORMANCE WITH ILLINOIS URBAN MANUAL PRACTICE STANDARD 954.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE PROVIDED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL PRACTICE STANDARDS 880 OR 965 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARDS 813.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
F. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
G. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
H. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE SWPPP, EROSION CONTROL CONSTRUCTION PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER NPDES GENERAL PERMIT.
I. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.
J. SEE EROSION CONTROL PLAN FOR SPECIFIC EROSION CONTROL NOTES.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 351 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING	HEAVY DUTY ASPHALT PAVING	DUPAGE COUNTY PAVEMENT PATCH
2" SURFACE COURSE (N50 OR N70)	2" SURFACE COURSE (N50 OR N70)	3" SURFACE COURSE (N50 OR N70)
2" BINDER COURSE (N50 OR N70)	2-1/2" BINDER COURSE (N50 OR N70)	12" (OR MATCH EX, WHICHEVER GREATER) CLASS PP PCC
10" OF CA-6 AGGREGATE	12" OF CA-6 AGGREGATE	FULL DEPTH CLSM FA-6 OR FA-7 LIMESTONE CHIP TRENCH BACKFILL

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 351 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. PUBLIC SIDEWALK CONCRETE - 5" OF CONCRETE OVER 4" OF CA-6 CRUSHED AGGREGATE (GRADE B OR 9). CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER. SEE PUBLIC SIDEWALK DETAIL SECTION AND NOTES ON C2.1
   2. LIGHT DUTY CONCRETE (PASSENGER CAR TRAFFIC) - 5" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   4. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   6. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH RESPECTIVE CONTRACTORS. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 3.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS PROVIDED BY CONTRACTOR AND APPROVED BY ENGINEER OR PER THIS SPECIFICATION. ALL POURED CONTROL JOINTS TO HAVE MAXIMUM 60' SPACING. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YDS. BUT WITHIN LESS THAN 25 CU. YDS., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELING.
L. LIMIT MAXIMUM WATER-CEMENTITOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE IF QUANTITY AND QUALITY OF ON SITE SOIL IS INSUFFICIENT. TOPSOIL ANALYSIS PERFORMED BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND IMFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.3 AND CONTAIN NOT LESS THAN 4% ORGANIC MATERIAL. TOPSOIL SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY ST

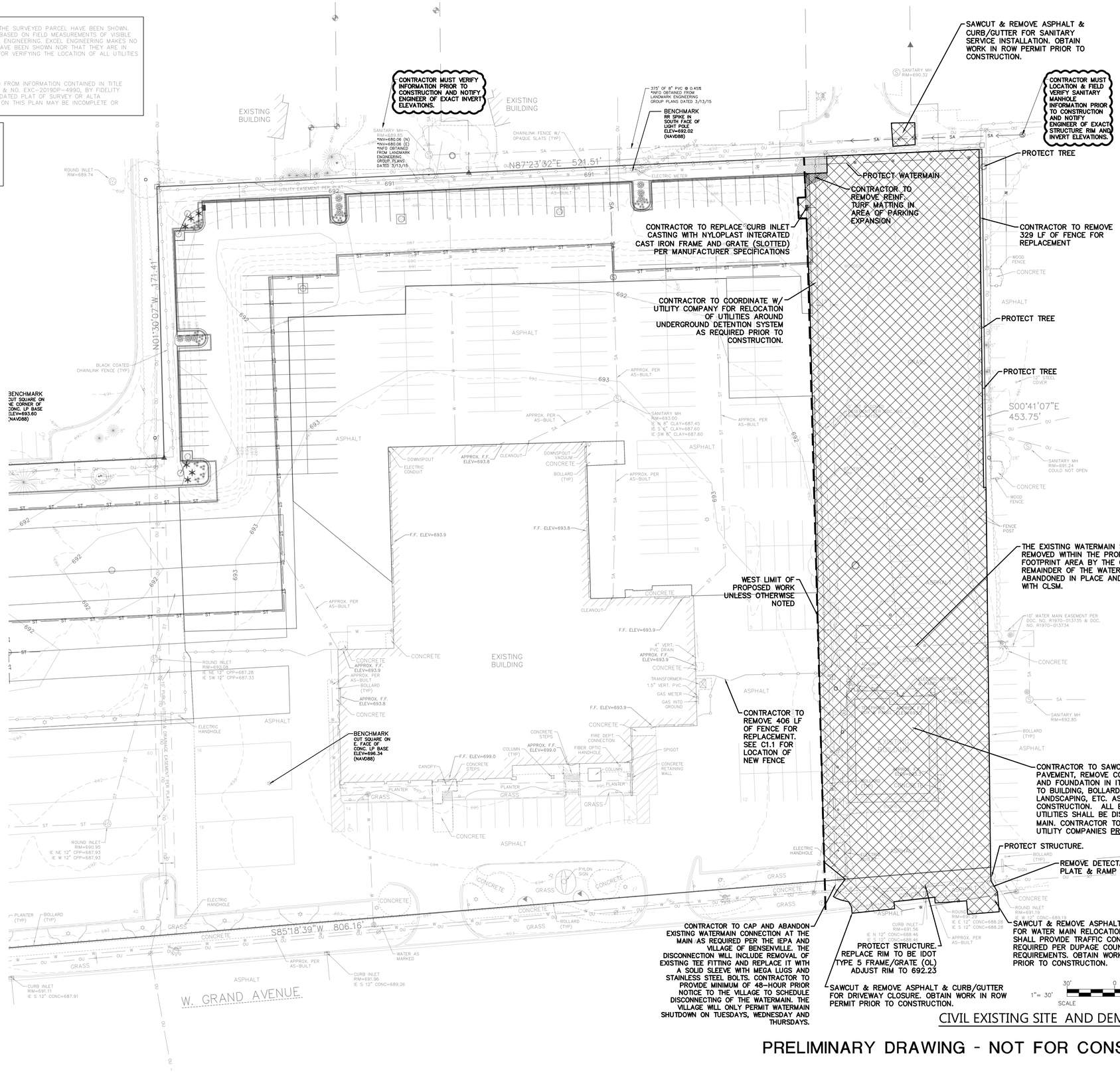
NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH J.U.L.I.E. MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. EXC-2019DP-4989.0 & NO. EXC-2019DP-4991.0 & NO. EXC-2019DP-4990, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 19, 2019. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

GENERAL PROJECT NOTES

1. SEE SHEET 2.2 DUPAGE COUNTY BENCHMARKS LOCATIONS AND DETAILS.

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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PROPOSED BUILDING FOR:
GRAND SUBARU
111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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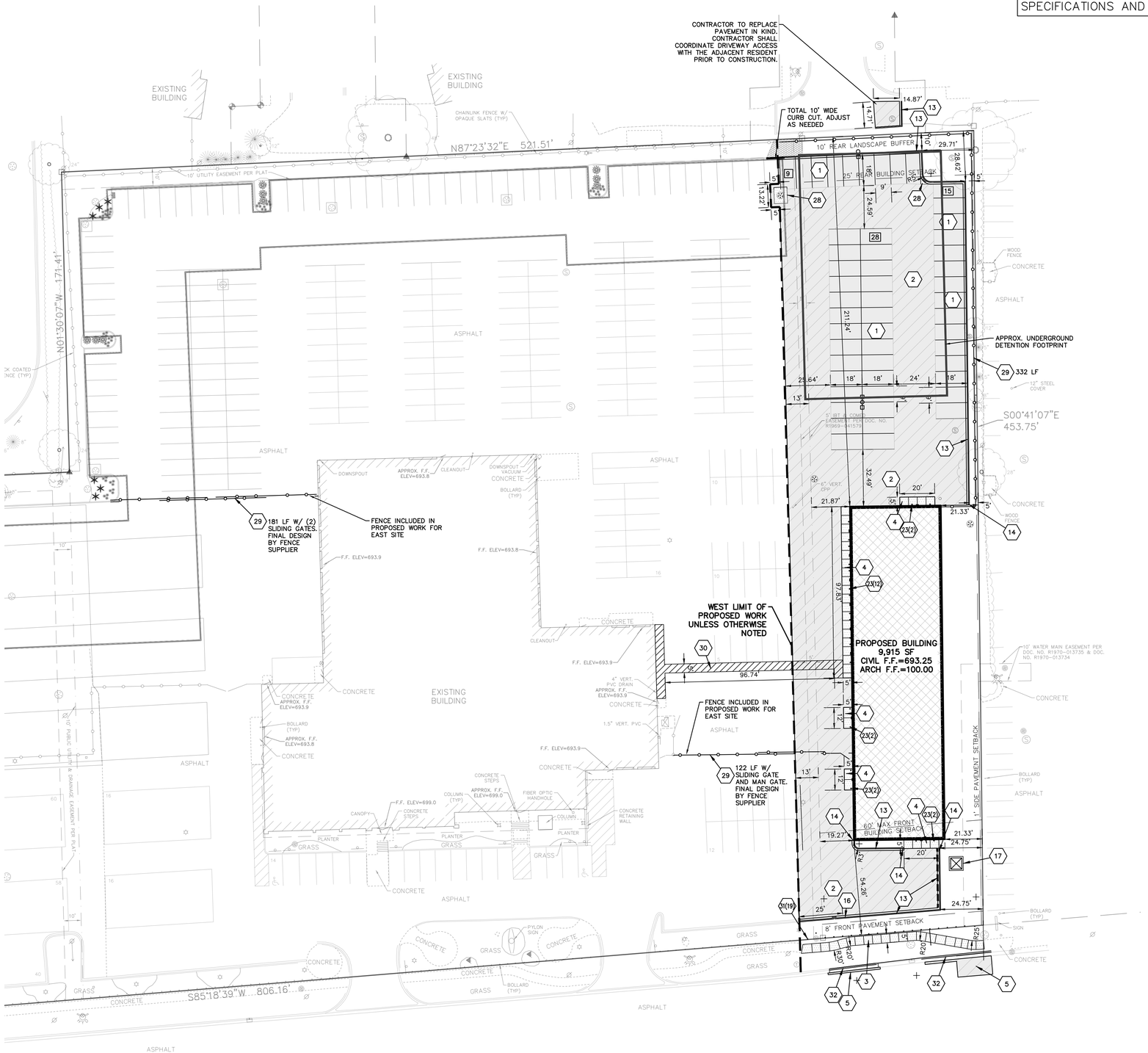
PRELIMINARY PLAN DATE	JAN. 28, 2021
PROJECT MANAGER:	J. DALLAS
DESIGNER:	S. KLESSIG
DRAWN BY:	E.E.I 2056960
EXPEDITOR:	--
SUPERVISOR:	--
PRELIMINARY NO:	P20144
CONTRACT NO:	74559
DATE:	DEC. 30, 2020
SHEET:	C1.0



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY AREA: AREA = 43,253 S.F. (0.99 ACRES)
PROPERTY ZONING: C-2
PROPERTY USE: CAR WASH/ CAR DETAILING
AREA OF SITE DISTURBANCE: 1.13 AC

SETBACKS:
BUILDING: FRONT = 60' (MAX)
SIDE = 0'
REAR = 25' (RESIDENTIAL)
PAVEMENT: FRONT = 8'
SIDE = 1'
REAR = 10' (RESIDENTIAL)

OVERALL GRAND SUBARU DEALERSHIP AREA PARKING:
EXISTING PARKING: 242 (EMPLOYEE/MAINTENANCE), 14 (CUSTOMER), 462 (SALES)
PROPOSED PARKING: 292 (EMPLOYEE/MAINTENANCE), 14 (CUSTOMER), 462 (SALES)
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 10%
MAXIMUM IMPERVIOUS SURFACE: 90% PROVIDED IMPERVIOUS SURFACE: 81.7%

PAVEMENT HATCH KEY:
- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- LIGHT DUTY CONCRETE

CURB & GUTTER MARKING KEY:
- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.99	43,253	
BUILDING FLOOR AREA	0.09	3,887	9.0%
PAVEMENT (ASP. & CONC.)	0.30	13,230	30.6%
TOTAL IMPERVIOUS	0.39	17,117	39.6%
LANDSCAPE/ OPEN SPACE	0.60	26,136	60.4%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.99	43,253	
BUILDING FLOOR AREA	0.23	9,915	22.9%
PAVEMENT (ASP. & CONC.)	0.57	24,793	57.3%
TOTAL IMPERVIOUS	0.80	34,708	80.2%
LANDSCAPE/ OPEN SPACE	0.20	8,545	19.8%

EXISTING SITE DATA (DISTURBED AREA)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.13	49,161	
BUILDING FLOOR AREA	0.09	3,887	7.9%
PAVEMENT (ASP. & CONC.)	0.33	14,170	28.8%
TOTAL IMPERVIOUS	0.41	18,057	36.7%
LANDSCAPE/ OPEN SPACE	0.71	31,104	63.3%

PROPOSED SITE DATA (DISTURBED AREA)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.13	49,161	
BUILDING FLOOR AREA	0.23	9,915	20.2%
PAVEMENT (ASP. & CONC.)	0.70	30,701	62.4%
TOTAL IMPERVIOUS	0.93	40,616	82.6%
LANDSCAPE/ OPEN SPACE	0.20	8,545	17.4%

SITE PLAN KEYNOTES

1	STANDARD ASPHALT (TYP.)
2	HEAVY DUTY ASPHALT (TYP.)
3	PUBLIC CONCRETE SIDEWALK (TYP.)
4	LIGHT DUTY CONCRETE (TYP.)
5	DUPAGE COUNTY PAVEMENT PATCH SECTION. SEE SHEET 2.3
12	CURB RAMP (TYP.)
13	TY B6.18 CURB & GUTTER (TYP.)
14	TAPER CURB (TYP.)
16	2' CURB CUT (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
24	STOP SIGN (TYP.)
27	DETECTABLE WARNING PLATE
28	8" THICK CONCRETE COLLAR PER UNDERGROUND DETENTION MANUFACTURER'S REQUIREMENTS FOR LOAD BEARING SUPPORT AROUND CURB INLETS & CATCH BASINS THAT ARE A PART OF UNDERGROUND STORM DETENTION SYSTEM.
29	6' HIGH BLACK VINYL COATED CHAINLINK FENCE TO MATCH EXISTING ON SITE. INSTALL PER MANUF. SPECS. SEE TYPICAL DETAIL ON C2.1 OR EQ.
30	CROSSWALK STRIPING (TYP)
31	4" CONCRETE BOLLARD W/ BLACK SLEEVE TO MATCH EXISTING ON SITE. PROVIDE @ MAXIMUM 5' OC.
32	B.6-24 CURB & GUTTER PER DUPAGE COUNTY REQUIREMENTS. SEE SHEET 2.3

NORTH
1"= 30'
30' 0 30' 60'
SCALE FEET

CIVIL SITE PLAN
EXCEL JOB #: 2056960

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PRELIMINARY PLAN DATE
JAN. 28, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C1.1

INLET PROTECTION NOTE:

IP

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

FLEXSTORM PURE INLET FILTERS NOTE:

CONTRACTOR SHALL PROVIDE PERMANENT FLEXSTORM PURE INLET FILTERS ON ALL CURB INLETS AND CATCH BASINS ON SITE FOR REMOVAL OF SEDIMENT AND POLLUTANTS PER DUPAGE COUNTY REQUIREMENTS. SEE DETAIL ON C2.2

SPECIFICATION NOTE:

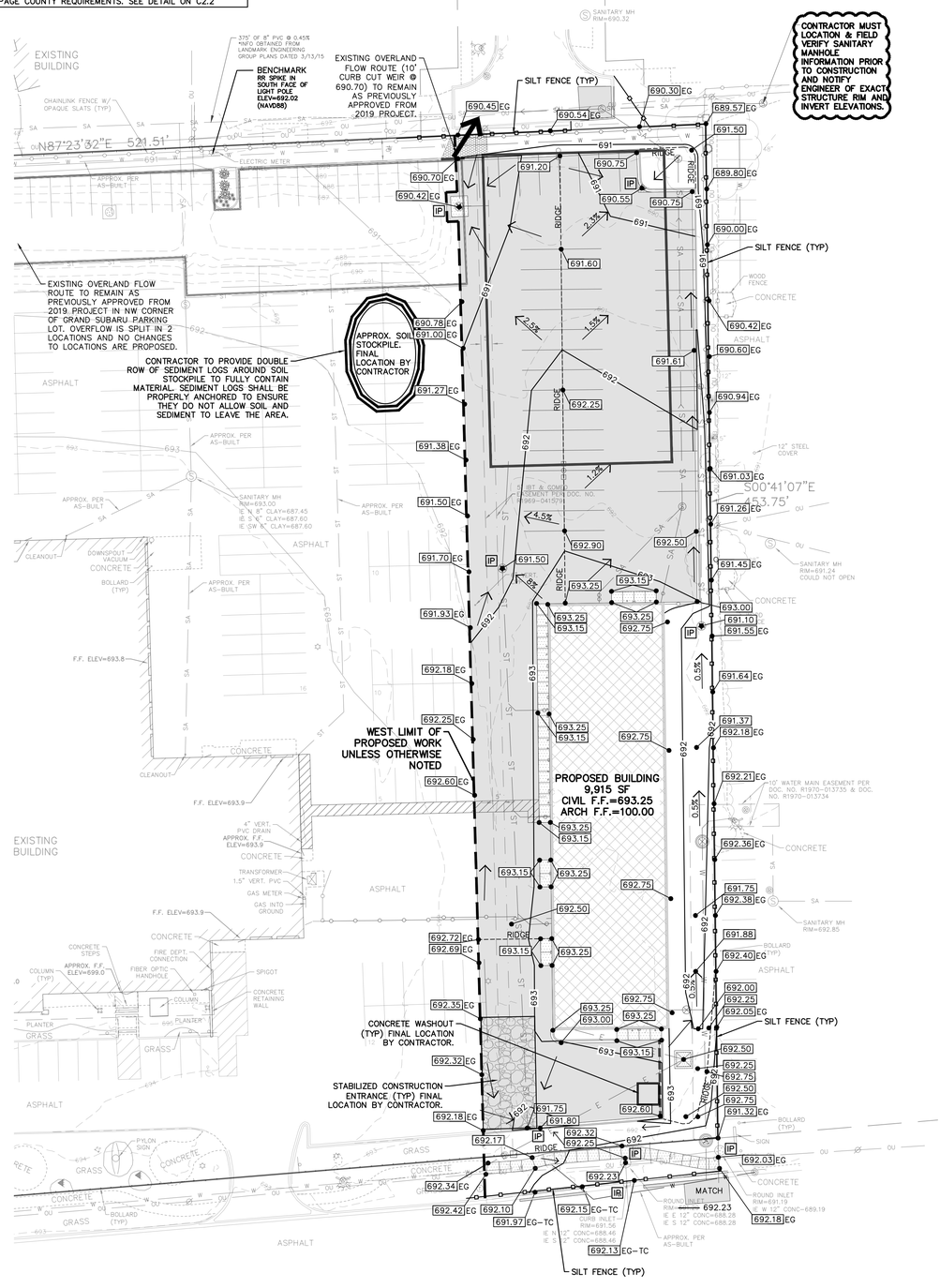
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

EROSION CONTROL NOTES:

- AN INITIAL SEDIMENTATION AND EROSION CONTROL INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS DIRECTED TO CONTACT THE VILLAGE TO SCHEDULE THIS INSPECTION; THIS NOTIFICATION SHALL BE AT LEAST 24 HOURS IN ADVANCE OF CONSTRUCTION.
- THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
- STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGEWAYS, FLOODPLAINS, WETLANDS, BUFFERS OR LPDAs.
- SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS INCLUDING A DOUBLE ROW OF SILT FENCE OR COIR ROLL.
- PROPERTIES DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
- STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED. COORDINATE W/ VILLAGE
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF LOMBARD STORMWATER AND FLOOD PLAIN ORDINANCE SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS.
- STOCKPILES IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT CONTROL MEASURE, SEDIMENT TRAP, OR SEDIMENT BASIN EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- WATER PUMP OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- THE APPLICANT SHALL PROVIDE ADEQUATE RECEPTACLES FOR THE DEPOSITION OF ALL CONSTRUCTION DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE, OR PERMIT, THE DUMPING, DEPOSITION, DROPPING, THROWING, BLOWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE , CHANNEL, POND, LAKE, WETLAND, BUFFER, OR WATERS OF DUPAGE COUNTY. THE APPLICANT SHALL MAINTAIN THE DEVELOPMENT SITE FREE OF UNCONTROLLED CONSTRUCTION DEBRIS. CONSTRUCTION SITE OPERATORS SHALL IMPLEMENT APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL, AND CONTROL WASTE SUCH AS, DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

STORMWATER POND ASBUILT NOTE

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER SYSTEM. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.



Pond No. 4 - Asbuilt-Underground Storm

Pond Data

UG Chambers -Invert elev. = 686.63 ft, Rise x Span = 2.74 x 2.74 ft, Barrel Len = 830.00 ft, No. Barrels = 9, Slope = 0.00%, Headers = Yes
Encasement -Invert elev. = 686.30 ft, Width = 5.00 ft, Height = 5.00 ft, Voids = 36.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	686.30	n/a	0	0
0.50	686.80	n/a	7,540	7,540
1.00	687.30	n/a	11,478	19,018
1.50	687.80	n/a	13,027	32,045
2.00	688.30	n/a	13,397	45,442
2.50	688.80	n/a	12,823	58,265
3.00	689.30	n/a	10,907	69,171
3.50	689.80	n/a	7,001	76,172
4.00	690.30	n/a	6,805	82,978
4.50	690.80	n/a	6,805	89,783
5.00	691.30	n/a	6,805	96,589

Pond No. 7 - Asbuilt-Underground Storm-expanded

Pond Data

UG Chambers -Invert elev. = 686.63 ft, Rise x Span = 2.74 x 2.74 ft, Barrel Len = 950.00 ft, No. Barrels = 9, Slope = 0.00%, Headers = Yes
Encasement -Invert elev. = 686.30 ft, Width = 5.00 ft, Height = 5.00 ft, Voids = 36.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	686.30	n/a	0	0
0.50	686.80	n/a	8,617	8,617
1.00	687.30	n/a	13,118	21,735
1.50	687.80	n/a	14,888	36,622
2.00	688.30	n/a	15,311	51,933
2.50	688.80	n/a	14,655	66,588
3.00	689.30	n/a	12,465	79,053
3.50	689.80	n/a	8,001	87,054
4.00	690.30	n/a	7,778	94,832
4.50	690.80	n/a	7,778	102,609
5.00	691.30	n/a	7,778	110,387

1"= 30' SCALE 30' 0 30' 60' FEET

NORTH

CIVIL GRADING & EROSION CONTROL PLAN

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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PROPOSED BUILDING FOR:

GRAND SUBARU

111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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PRELIMINARY PLAN DATE
JAN. 28, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C1.2

PROPOSED UNDERGROUND STORM DETENTION SYSTEM NOTE:

CONTRACTOR TO COORDINATE WITH DEVELOPER/OWNER FOR UNDERGROUND DETENTION SYSTEM PRIOR TO CONSTRUCTION. UNDERGROUND DETENTION SYSTEM TO BE PURCHASED/ORDERED BY DEVELOPER/OWNER UNLESS OTHERWISE NOTED. SHOP DRAWINGS SHALL BE PROVIDED TO ENGINEER AND VILLAGE PRIOR TO ORDERING. VERIFY WITH ENGINEER AND VILLAGE FOR FINAL APPROVAL PRIOR TO INSTALLATION.

PROPOSED STORM INLET NOTE:

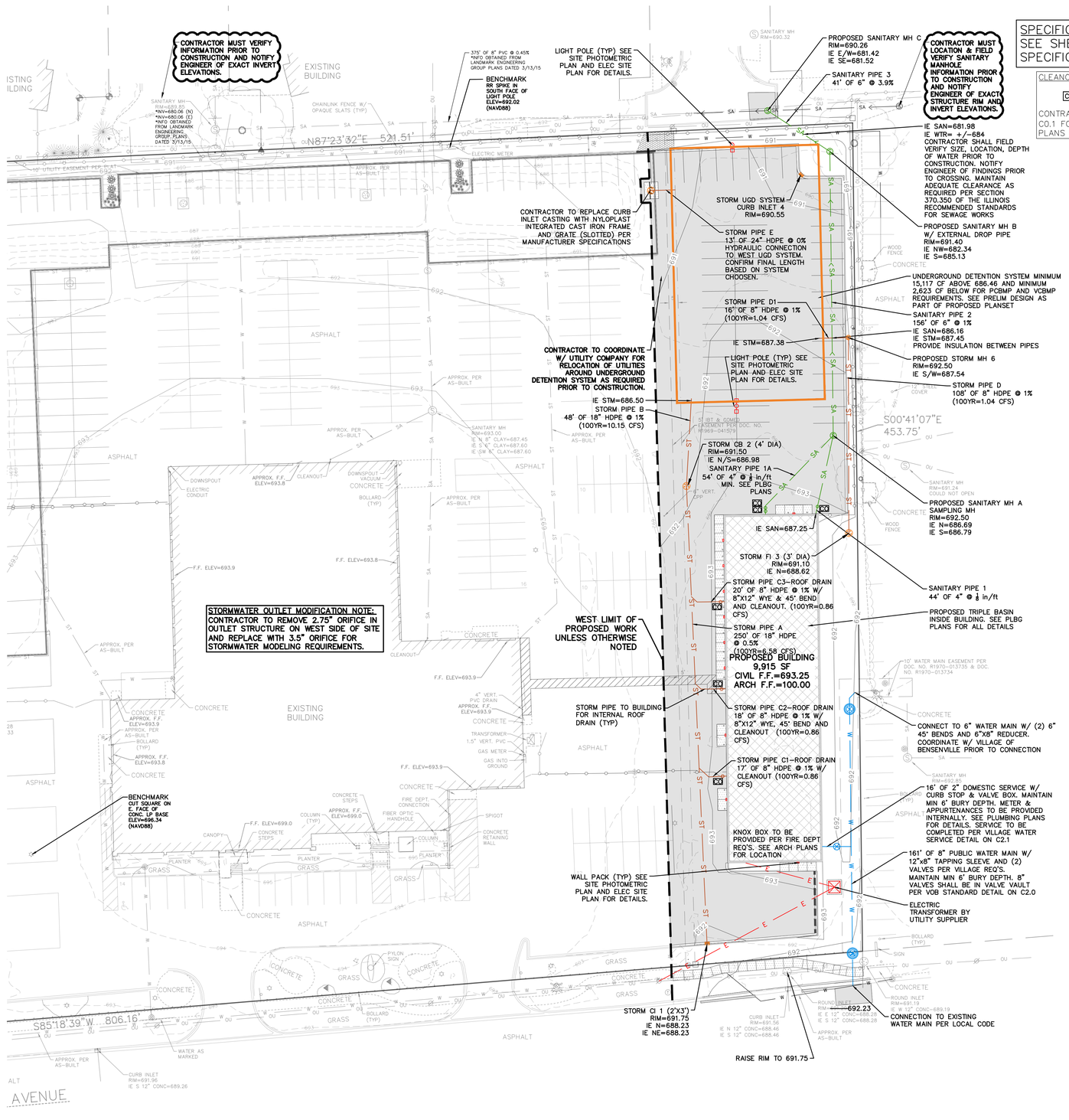
STORM CATCH BASINS & CURB INLETS NOTED AS "SYSTEM" ARE TO BE INCLUDED IN THE UNDERGROUND STORM DETENTION SYSTEM AS RISERS OF THE SYSTEM WITH INLET GRATES AS REQUIRED. STORM CATCH BASINS AND CURB INLETS WITHOUT "SYSTEM" SHALL HAVE STRUCTURES AND CONFORM TO DETAILS PROVIDED ON C2.0.

FLEXSTORM PURE INLET FILTERS NOTE:

CONTRACTOR SHALL PROVIDE PERMANENT FLEXSTORM PURE INLET FILTERS ON ALL CURB INLETS AND CATCH BASINS ON SITE FOR REMOVAL OF SEDIMENT AND POLLUTANTS PER DUPAGE COUNTY REQUIREMENTS. SEE DETAIL ON C2.2

STORMWATER POND ASBUILT NOTE

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER SYSTEM. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

CLEANOUT NOTE:

CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.1 FOR SPECIFICATION. COORDINATE W/ PLBG PLANS PRIOR TO CONSTRUCTION.

SANITARY LATERAL NOTES:

1. INFILTRATION TESTING SHALL BE COMPLETED PER ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS (CURRENT EDITION)
2. EXFILTRATION TESTING SHALL BE COMPLETED PER ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS (CURRENT EDITION)
3. AIR TESTING SHALL BE COMPLETED PER ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS (CURRENT EDITION)
4. LEAKAGE TESTING SHALL BE COMPLETED PER ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS (CURRENT EDITION)
5. DEFLECTION TESTING SHALL BE COMPLETED PER ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS (CURRENT EDITION)

WATER MAIN NOTES:

1. PRESSURE TESTING SHALL BE COMPLETED PER IEPA STANDARDS.
2. WATER MAIN SHALL BE CHLORINATED PER IEPA STANDARDS.

NORTH

CIVIL UTILITY PLAN

1"= 30' SCALE 30' 0 30' 60' FEET

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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PROPOSED BUILDING FOR:
GRAND SUBARU
111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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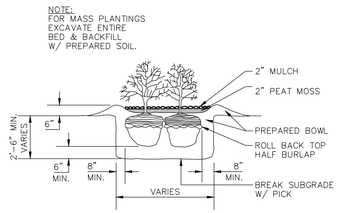
PRELIMINARY PLAN DATE
JAN. 28, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C1.3

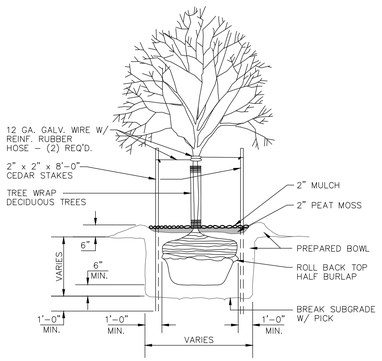
LANDSCAPING NOTES

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	EVERGREEN TREES			
	Colorado Spruce	Picea pungens	4'	1
	DECIDUOUS SHRUBS			
	Shrub Roses	Explorer series 'Alex Mackenzie'	1 gal pot	14
	Emerald Mound Honeysuckle	Lonicera x xylosteum 'Emerald Mound'	15"–18"	14
	Techny Arborvitae	Thuja occidentalis	42"–48"	32
	PERENNIALS			
	Karl Foerster Reed Grass	Calamagrostis x acutifora 'Karl Foerster'	1 gal pot	10
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	7



SHRUB PLANTING DETAIL

NO SCALE



TREE PLANTING DETAIL

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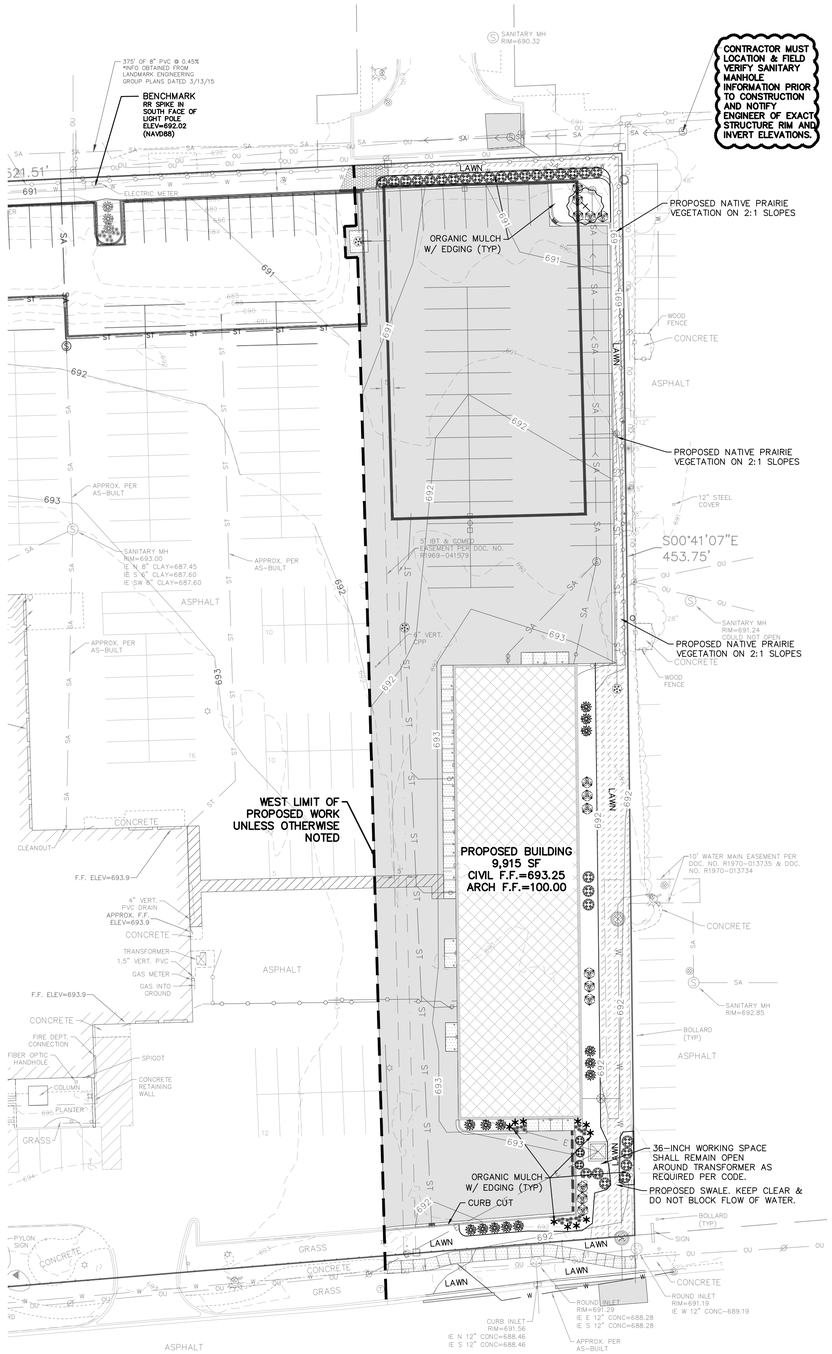

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

EROSION MATTING LOCATION

NORTH

CIVIL LANDSCAPE PLAN

1"= 30' SCALE 30' 0 30' 60' FEET

EXCEL JOB #: 2056960

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PRELIMINARY PLAN DATE	JAN. 28, 2021
PROJECT MANAGER:	J. DALLAS
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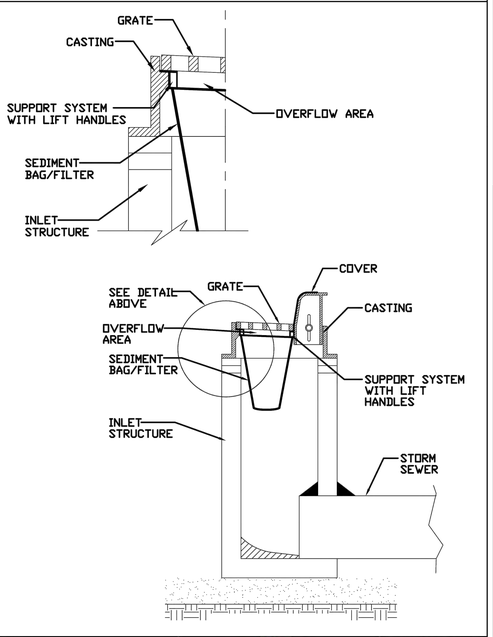
DRAWN BY:	E.E.I 2056960
EXPEDITOR:	--
SUPERVISOR:	--
PRELIMINARY NO:	P20144
CONTRACT NO:	74559
DATE:	DEC. 30, 2020
SHEET:	C1.4

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



REFERENCE
Project
Designed _____ Date
Checked _____ Date
Approved _____ Date

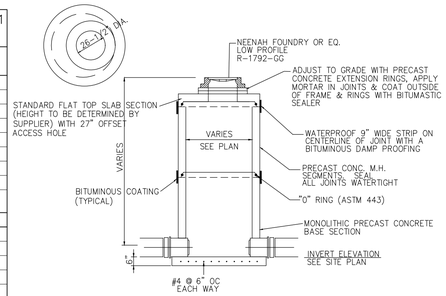
STANDARD DWG. NO.
IUM-561D
SHEET 1 OF 1
DATE 01-11-11

CONSTRUCTION SEQUENCE

APPROX START: MARCH, 2021

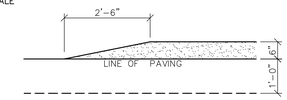
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL JULIE ILLINOIS ONE CALL SYSTEM AT A MINIMUM OF 2 DAYS PRIOR TO CONSTRUCTION.
	2. PLACE ALL SILT FENCE AND INLET PROTECTION.
	3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.
	4. CONSTRUCT PERMANENT STORMWATER CONVEYANCE/DETENTION SYSTEMS REQUIRED FROM DOWNSTREAM TO UPSTREAM.
	5. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS.
	6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. REMOVE TOPSOIL AS NECESSARY TO THE DESIGNATED STOCKPILE. LOCATION BY OWNER.
	3. BEGIN MASS EARTH WORK FOR THE PAVEMENT AREAS.
	4. CONSTRUCT REMAINING STORMWATER CONVEYANCE SYSTEMS AND INSTALL ALL OTHER UTILITIES ON SITE FROM DOWNSTREAM TO UPSTREAM
	5. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	6. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	7. PAVE DRIVEWAYS AND PARKING AREAS.
	8. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS. DETENTION SYSTEM SHALL BE CLEANED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENT PRIOR TO FINAL CLOSEOUT OF PROJECT.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

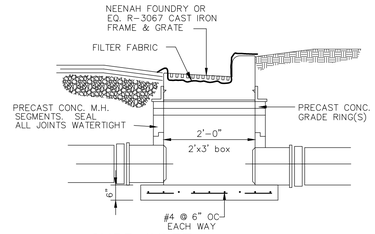


CATCH BASIN DETAIL

NO SCALE



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



CURB INLET

NO SCALE

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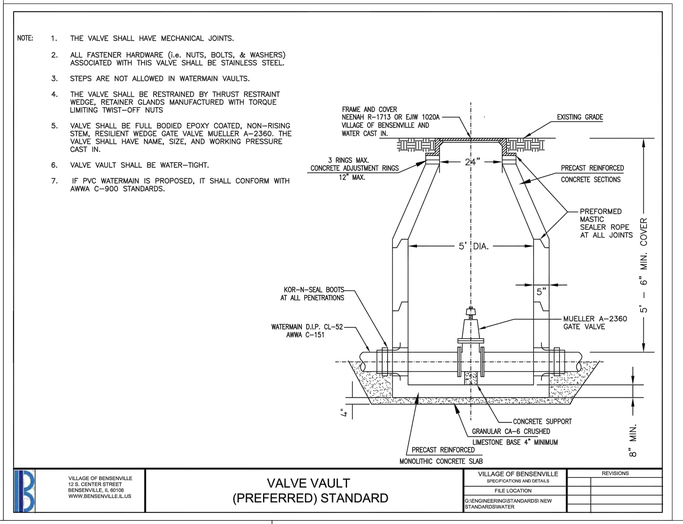
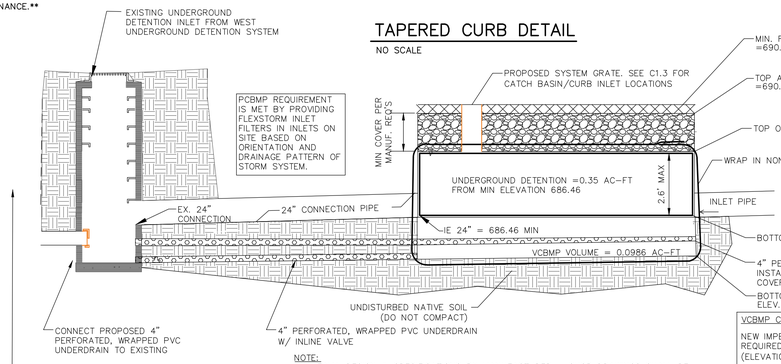


VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, IL 60106
WWW.BENSENVILLE.IL.US

VALVE VAULT
(PREFERRED) STANDARD

VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS
FILE LOCATION
G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\WATER

REVISIONS



TAPERED CURB DETAIL

NO SCALE

NOTE:
1. FINAL DESIGN & SPECIFICATIONS BY MANUFACTURER - SHOP DRAWINGS SHALL BE PROVIDED TO ENGINEER PRIOR TO ORDERING. VERIFY WITH ENGINEER AND VILLAGE FOR FINAL APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO CLEAN SYSTEM AFTER CONSTRUCTION & PRIOR TO FINAL CLOSEOUT PER MANUFACTURER'S SPECIFICATIONS.
2. SUPPLIER TO PROVIDE INSPECTION PORTS AND MANHOLES AS NECESSARY TO ALLOW INSPECTION AND CLEANING OF ALL PARTS OF THE SYSTEM.
3. SYSTEM TO BE SELF CONTAINED AND WRAPPED IN GEOFABRIC TO PREVENT MIGRATION OF SURROUNDING SOIL.
4. CONTRACTOR TO PROVIDE EXTRA CARE TO AVOID COMPACTION IN THE NATIVE SOILS DURING CONSTRUCTION. UNDER GROUND STORAGE TO BE CONSTRUCTED PRIOR TO SURFACING.

VCBMP CALCULATION:

NEW IMPERVIOUS: 41,241 SF * 1.25"=4,296 CF
REQUIRED BELOW RESTRICTION OUTLET (ELEVATION=686.46) REQUIRED.

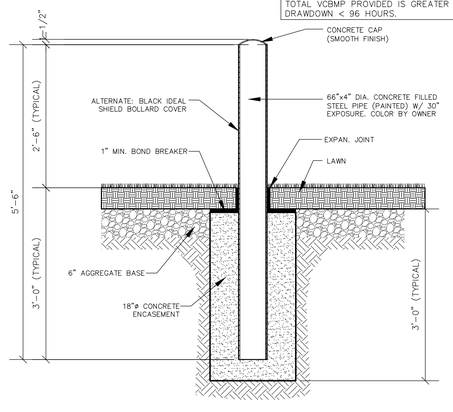
UNDERGROUND DETENTION AREA: 10,427 SF
W/ 36% VOIDS = 3,754 SF
4,296 CF / 3,754 SF =1.14" (14") BELOW OUTLET (686.46)
14" / 0.13 IN/HR = 108 HRS (EXCEEDS)
MAX 12" / 0.13 IN/HR = 92 HOURS
EXCESS 2" REQUIRED IS UTILIZED IN EXISTING DETENTION BASIN AS 6.25" WAS REQUIRED AND 7.65" WAS PROVIDED.
EXCESS IS 1.4" OF STONE / 16,415 SF @ 36% VOIDS = 1,915 CF PROVIDED THAT WAS NOT REQUIRED

1. CAR WASH DETENTION= MAX 12" (4296 CF/4,296SF)
2. 4296 CF REQUIRED, 3,796 CF PROVIDED = 542 CF SHORT WHICH IS LESS THAN THE EXCESS 1,915 CF OF EXISTING SYSTEM.

TOTAL VCBMP PROVIDED IS GREATER THAN 14" TO KEEP DRAWDOWN < 96 HOURS.

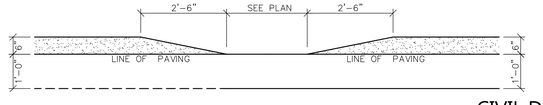
TYPICAL UNDERGROUND DETENTION CROSS SECTION

NO SCALE



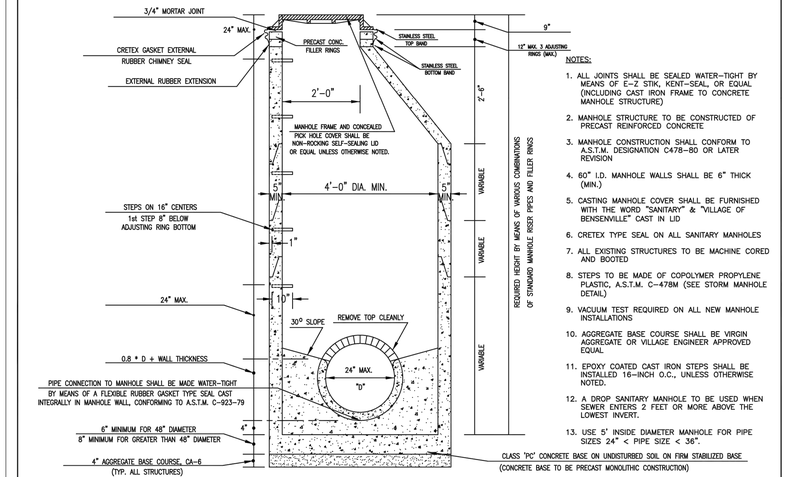
4" PIPE BOLLARD DETAIL

NO SCALE



CURB CUT DETAIL

NO SCALE



NOTES:
1. ALL JOINTS SHALL BE SEALED WATER-TIGHT BY MEANS OF E-Z STIK, KENT-SEAL, OR EQUAL (INCLUDING CAST IRON FRAME TO CONCRETE MANHOLE STRUCTURE)
2. MANHOLE STRUCTURE TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE
3. MANHOLE CONSTRUCTION SHALL CONFORM TO A.S.T.M. DESIGNATION C478-80 OR LATER REVISION
4. 60" I.D. MANHOLE WALLS SHALL BE 6" THICK (MIN.)
5. CASTING MANHOLE COVER SHALL BE FURNISHED WITH THE WORD "SANITARY" & "VILLAGE OF BENSENVILLE" CAST IN LID
6. CRETEX TYPE SEAL ON ALL SANITARY MANHOLES
7. ALL EXISTING STRUCTURES TO BE MACHINE CORED AND BOOTED
8. STEPS TO BE MADE OF COPOLYMER PROPYLENE PLASTIC, A.S.T.M. C-478M (SEE STORM MANHOLE DETAIL)
9. VACUUM TEST REQUIRED ON ALL NEW MANHOLE INSTALLATIONS
10. AGGREGATE BASE COURSE SHALL BE VIRGIN AGGREGATE OR VILLAGE ENGINEER APPROVED EQUAL
11. EPOXY COATED CAST IRON STEPS SHALL BE INSTALLED 16-INCH O.C., UNLESS OTHERWISE NOTED.
12. A DROP SANITARY MANHOLE TO BE USED WHEN SEWER ENTERS 2 FEET OR MORE ABOVE THE LOWEST INVERT.
13. USE 5' INSIDE DIAMETER MANHOLE FOR PIPE SIZES 24" < PIPE SIZE < 36".

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SANITARY MANHOLE
STANDARD

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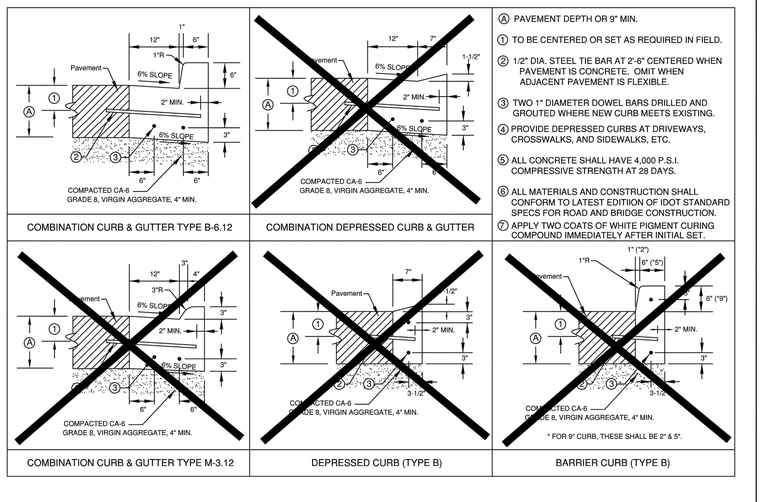
REVISIONS



Ⓐ PAVEMENT DEPTH OR 9" MIN.
① TO BE CENTERED OR SET AS REQUIRED IN FIELD.
② 1/2" DIA. STEEL TIE BAR AT 2'-6" CENTERED WHEN PAVEMENT IS CONCRETE. OMIT WHEN ADJACENT PAVEMENT IS FLEXIBLE.
③ TWO 1" DIAMETER DOWEL BARS DRILLED AND GROUTED WHERE NEW CURB MEETS EXISTING.
④ PROVIDE DEPRESSED CURBS AT DRIVEWAYS, CROSSWALKS, AND SIDEWALKS, ETC.
⑤ ALL CONCRETE SHALL HAVE 4,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
⑥ ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO LATEST EDITION OF IDOT STANDARD SPECS FOR ROAD AND BRIDGE CONSTRUCTION.
⑦ APPLY TWO COATS OF WHITE PIGMENT CURING COMPOUND IMMEDIATELY AFTER INITIAL SET.

* FOR 9" CURB, THESE SHALL BE 2" & 5".

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CURB AND GUTTER
STANDARD

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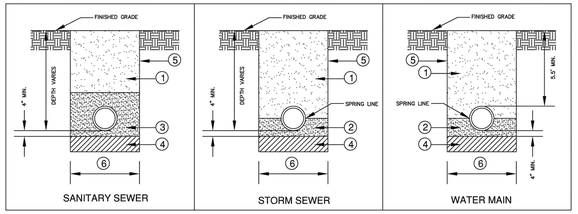
PRELIMINARY PLAN DATE
JAN. 28, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C2.0

CIVIL DETAILS
EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



NOTES:

1. BACKFILL & COMPACT GRANULAR TRENCH BACKFILL (CA–6, GRADE B, CRUSHED LIMESTONE) UNDER STREET PAVEMENT, DRIVEWAYS, AND SIDEWALK OR ANY OTHER PAVED AREAS. EXCAVATED MATERIAL (SPOILS) MAY BE USED IN NON–PAVED AREAS.
2. CA–7 CRUSHED LIMESTONE OR OTHER APPROVED SELECT BACKFILL. TAMPED INTO PLACE TO SPRING LINE OF PIPE.
3. CA–7 CRUSHED LIMESTONE OR OTHER APPROVED SELECT BACKFILL. TAMPED TO 12" MINIMUM ABOVE TOP OF PIPE.
4. IF ENCOUNTERED, REMOVE UNSUITABLE MATERIALS AND REPLACE WITH 4" STONE AS DIRECTED BY THE TESTING AGENCY OR THE VILLAGE ENGINEER
5. TRENCH SIDES TO BE SLOPED OR SHEETED/SHORED IN ACCORDANCE WITH OSHA REQUIREMENTS.
6. MAXIMUM TRENCH WIDTH = 18" (1'–6") + O.D. + 18" (1' – 6") WHEN TRENCH < 5 FEET
   = 36" (3'–0") + O.D. + 36" (3' – 0") WHEN TRENCH > 5 FEET

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UTILITY TRENCH BACKFILL STANDARD

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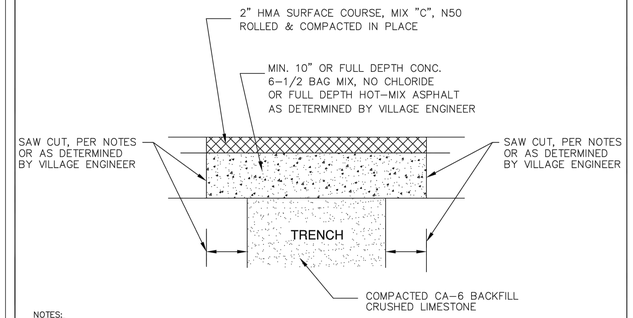

NOTES:

1. FOR HOT–MIX ASPHALT PAVEMENT, THE LIMITS OF FULL DEPTH SAW–CUT MUST BE EXTENDED 12–INCHES ON EITHER SIDE OF THE TRENCH.
2. FOR PORTLAND CEMENT CONCRETE PAVEMENT, THE LIMITS OF FULL–DEPTH SAW–CUT MUST BE EXTENDED TO THE NEAREST JOINT ON EITHER SIDE OF THE TRENCH OR AS DETERMINED BY THE VILLAGE ENGINEER.

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UTILITY TRENCH AND PAVEMENT RESTORATION STANDARD

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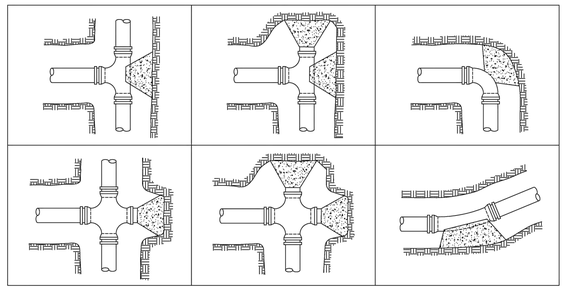

NOTE

1. ALL BLOCKING SHALL BE CONSTRUCTED WITH POURED CLASS X CONCRETE AGAINST UNDISTURBED VERTICAL EARTH FACE WITH A MINIMUM WIDTH OF 12 INCHES.
2. RESTRAINED JOINTS AND THRUST BLOCKS TO BE USED AT ALL BENDS, AT TEES AND AT CROSSES AS SHOWN ABOVE, OR AS REQUIRED PER THE VILLAGE ENGINEER.
3. THE FITTINGS SHALL BE MECHANICAL JOINT.
4. OTHER METHODS MAY BE USED AS AN ALTERNATIVE WHEN APPROVED BY THE VILLAGE ENGINEER.
5. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH FITTINGS SHALL BE STAINLESS STEEL.
6. ALL FITTINGS SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST–OFF NUTS.

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THRUST BLOCK STANDARD

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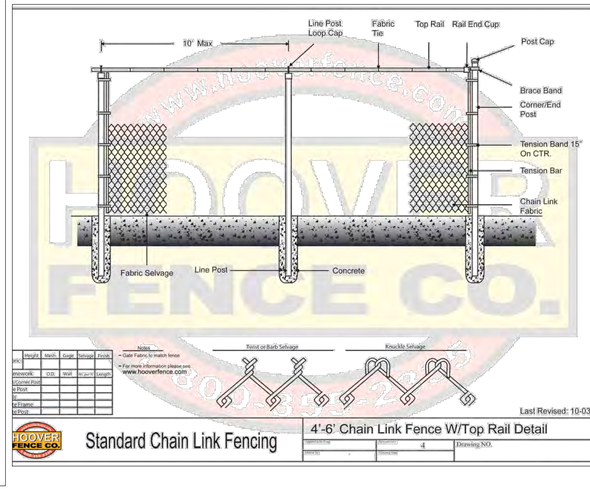
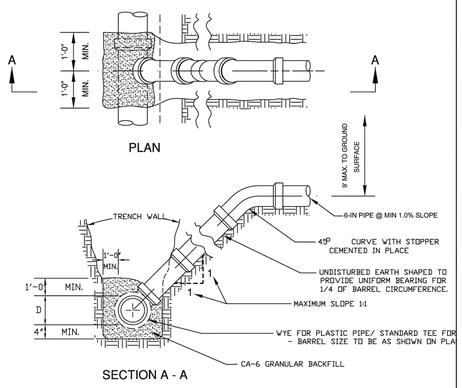


NOTES:
1. MINIMUM SANITARY SERVICE SIZE SHALL BE 6–INCH PVC SDR–26 @ MINIMUM 1.0% SLOPE.
2. ALL BACKFILL UNDER PAVED SURFACES AND WITHIN 2–FEET OF PAVED SURFACE SHALL BE CA–6, GR–8.
3. DISSIMILAR MATERIALS SHALL BE JOINED TOGETHER USING A NON–SHEAR MISSION COUPLING.
4. RISERS TO BE CONSTRUCTED IN–LIEU OF WYE CONNECTION WHERE SEWER DEPTH EXCEEDS 10'–0".
5. FOR A DEPTH OF 10 FEET OR GREATER, THE SERVICES SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE (D.I.P).
6. WHERE A SEWER MAIN IS 15 FEET OR GREATER THE CONTRACTOR SHALL FURNISH A D.I.P. CONNECTION WITH ADAPTER FOR THE PLASTIC SEWER MAIN.
7. THE SANITARY SERVICE AT BUILDING WALL PENETRATION MUST BE CONSTRUCTED OF D.I.P.
8. A CLEAN OUT SHALL BE PROVIDED ON THE SERVICE LINE 5–FEET OUTSIDE OF THE BUILDING WALL.



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SANITARY SERVICE RISER STANDARD

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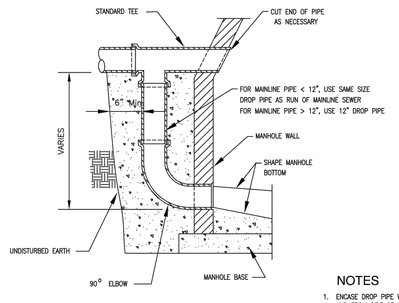

NOTES

1. ENCASE DROP PIPE WITH CLASS X CONCRETE 6" EACH SIDE AND FROM SIDE OF MANHOLE TO UNDISTURBED EARTH.
2. DROP CONNECTION TO BE USED FOR ALL SANITARY SEWERS ENTERING MANHOLES 24" OR MORE THAN ABOVE OUTLET PIPE.
3. ALL DROP CONNECTION MUST BE ON THE EXTERIOR OF THE MANHOLE.

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DROP PIPE STANDARD

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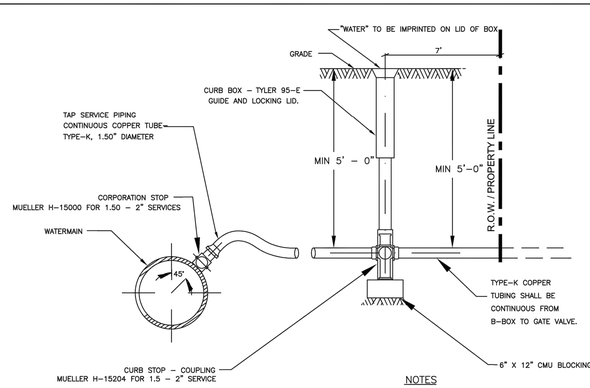
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



NOTES

1. STAINLESS STEEL SADDLE SMITH–BLAIR TYPE 238 TAPPED FULL CIRCLE REPAIR CLAMP (304 STAINLESS STEEL BOLTS & 12–1/2" BAND WIDTH) OR APPROVED EQUAL.
2. FOR PVC WATERMAIN – USE DOUBLE STUD STAINLESS STEEL SADDLE AND BOLTS(SMITH BLAIR 372).
3. TEFLON PASTE OR TAPE SHALL NOT BE ALLOWED.
4. WATER SERVICE AND FIRE SUPPRESSION SYSTEM SHALL BE MADE AND INSTALLED BY A LICENSED PLUMBER, IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE.
5. USE FLARED FITTINGS FOR ALL CONNECTIONS.
6. ROD & RING GUIDE TO BE USED ON 3/4" AND 1" SERVICES ONLY.

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WATER SERVICE (PREFERRED) CONNECTION STANDARD

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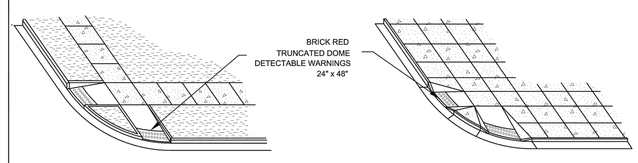
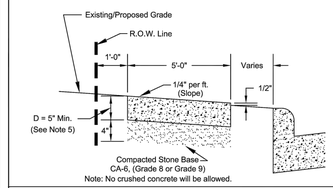


SIDEWALK RAMP



PUBLIC SIDEWALK

NOTE:
1. TO BE FORMED WITH 2" x 6" BOARDS OR BY 5" WIDE STEEL FORMS.
2. TOOLED JOINTS SHALL BE 1/2" AT 5' CENTERS.
3. EXPANSION JOINTS SHALL BE 3/4" THICK X 5 " WIDE BITUMINOUS IMPREGNATED FIBERBOARD AT 30' CENTERS, AT DRIVEWAYS AND OTHER CONCRETE JOINTS.
4. PROVIDE BROOM FINISH EXCEPT AT TRUNCATED DOME.
5. D = MATCH THICKNESS WHEN CROSSING THROUGH DRIVEWAYS
6. SIDEWALK RAMPS AT DRIVEWAYS SHALL BE BUILT PER THE VILLAGE STANDARD.
7. THE COMPRESSIVE STRENGTH SHALL MEET OR EXCEED I.D.O.T.'S REQUIREMENTS FOR "SI" CONCRETE (MINIMUM 3500 PSI @ 14 DAYS)
8. PROVIDE DEPRESSED CURBS AT ALL WALKS, 4' MINIMUM WIDTH ON DEPRESSION.
9. ALL SIDEWALKS, CURB/GUTTER AND PAVEMENT TO BE SAW-CUT AS REQUIRED.
10. MAXIMUM SLOPE OF RAMP NOT TO EXCEED 8%.
11. DRIVEWAY APRON REMOVAL & REPLACEMENT SHALL INCLUDE THE INSTALLATION OF A TRUNCATED DOME HANDICAPPED SIDEWALK RAMP ON BOTH SIDES OF THE APRON UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
12. TRUNCATED DOME CONSTRUCTION FOR DETECTABLE WARNINGS SHALL BE ARMOR-TILE TACTILE SYSTEMS FEDERAL #22144 OR ARMORCAST WET SET PANEL, BRICK RED AND SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE I.D.O.T. STANDARDS. NO SURFACE MOUNT PANELS ALLOWED.

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PUBLIC SIDEWALK STANDARD
(1 OF 2)

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Sun Prairie, WI 53590
PHONE (608) 318-2336

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Goldendale Rd
Germantown, WI 53022
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WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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PROPOSED BUILDING FOR:
GRAND SUBARU
111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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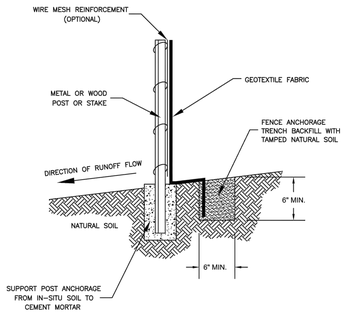
PRELIMINARY PLAN DATE
JAN. 28, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C2.1

CIVIL DETAILS
EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

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SILT FENCE INSTALLATION STANDARD

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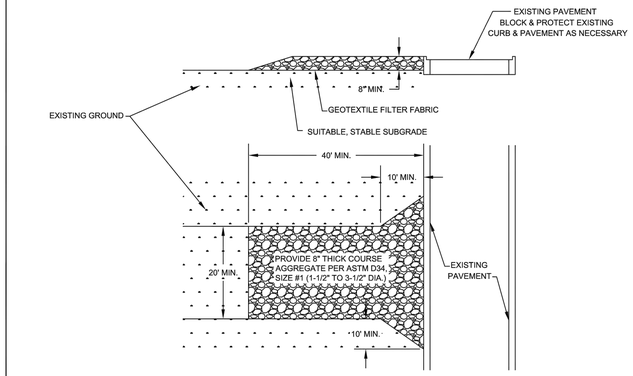

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TEMPORARY CONSTRUCTION ENTRANCE STANDARD

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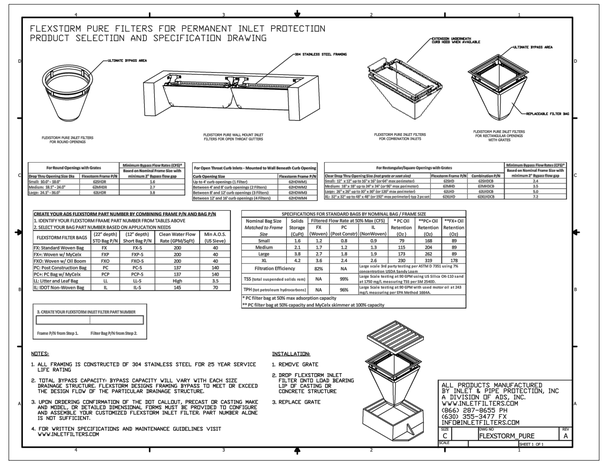
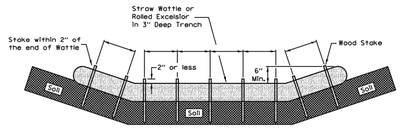


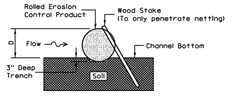
ROLLED EROSION CONTROL PRODUCTS

Staking Pattern Guide

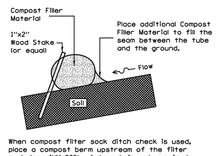


Notes:
1. Overlap minimum is the diameter of the roll.
2. 4' spacing for wattles.
3. 2' spacing for rolled excelsior.
4. Or space according to manufacturer's specifications.

Stake Detail



Compost Filter Sock Detail



When compost filter sock ditch check is used, place a compost berm upstream of the filter sock (see IUM 805). A trench is not required.

Notes:
1. Drawings are not to scale.
2. Ends of wattles or rolled excelsior shall be turned at least 6" upslope.
3. Recommended stakes are 1 1/8" wide x 1 1/8" thick x 30" long.
4. Stakes shall not extend above the straw wattle more than 2".
5. Spacing: The toe of the upstream ditch check shall create a horizontal line with the top of the downstream ditch check.
6. When compost filter sock ditch check is used, place a compost berm upstream of the filter sock (see IUM 805). A trench is not required.

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO.
IUM-514
SHEET 1 OF 1
DATE 8-19-11

DuPage County, Illinois
2006 Geodetic Survey Monument

Benchmark:	0142	**Station Elevation:**	699.09 Ft
PID:	DK3306	**Date Established:**	Mar-2006
County:	DuPage	**Date Last Checked:**	
Township:	Addison	**Vertical Datum:**	NAVD 88
Northing:	1917392	**Order of Accuracy:**	2nd Order - Class 1
Easting:	1086722	**NGS Horizontal Accuracy:**	Not Applicable

Caution: Northing and easting information is given in NAD 83 Illinois State Plane East and are for location reference only. Actual northing and easting information may differ.

Description:
Station is located at the north corner of the intersection of Grand Avenue with Old Grand Avenue to the north and Oak Lawn Avenue to the southeast. Station is 82.6 ft northwest of the centerline of Grand Avenue, 30.4 ft north of the centerline of Old Grand Avenue, and 36.4 ft southwest of the southwest corner of an electric box. Monument is a 3.5 inch brass disk on the southeast corner of a traffic signal base, 1.0 ft above road grade.

Locator Map

Aerial Map

Benchmark Close Up

Benchmark Locator Reference

Caution: Use of this information should be subject to strict professional surveying principles and verification checks. Monuments may have been disturbed since the data was verified by DuPage County, which may affect the validity and accuracy of the data herein provided. This data may from time to time be updated. Please contact the DuPage County GIS Division for updates on benchmarks. To report the disturbance or destruction of a benchmark, please contact the DuPage County Information Technology Department, GIS Division.
Date of photography: Spring 2010, Spring 2011 where available.

DuPage County
GIS Division
421 N County Farm Road
Wheaton, Il 60187
Phone: 630-407-5000
www.dupageco.org/gis/

Legend
Geodetic Survey Monument
Pavement Center Line
N

DuPage County, Illinois
2006 Geodetic Survey Monument

Benchmark:	AD26003	**Station Elevation:**	693.77 Ft
PID:	DK3098	**Date Established:**	
County:	DuPage	**Date Last Checked:**	
Township:	Addison	**Vertical Datum:**	NAVD 88
Northing:	1917804	**Order of Accuracy:**	2nd Order - Class 1
Easting:	1091335	**NGS Horizontal Accuracy:**	

Caution: Northing and easting information is given in NAD 83 Illinois State Plane East and are for location reference only. Actual northing and easting information may differ.

Description:
Station is located in an island median at the southwest corner of the intersection of York Road and Grand Avenue. Station is 42.4 ft south of the centerline of Grand Avenue and 34.1 ft west of the centerline of York Road. Monument is 0.7 ft above road surface on the north side of a traffic signal base.

Locator Map

Aerial Map

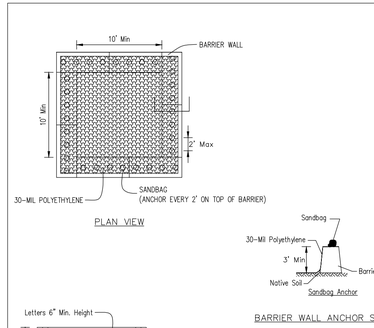
Benchmark Close Up

Benchmark Locator Reference

Caution: Use of this information should be subject to strict professional surveying principles and verification checks. Monuments may have been disturbed since the data was verified by DuPage County, which may affect the validity and accuracy of the data herein provided. This data may from time to time be updated. Please contact the DuPage County GIS Division for updates on benchmarks. To report the disturbance or destruction of a benchmark, please contact the DuPage County Information Technology Department, GIS Division.
Date of photography: Spring 2010, Spring 2011 where available.

DuPage County
GIS Division
421 N County Farm Road
Wheaton, Il 60187
Phone: 630-407-5000
www.dupageco.org/gis/

Legend
Geodetic Survey Monument
Pavement Center Line
N



NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

CIVIL DETAILS
EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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FAX (715) 849-3181

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PROPOSED BUILDING FOR:
GRAND SUBARU
111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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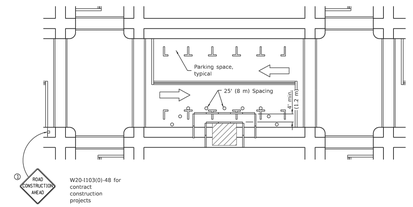
PRELIMINARY PLAN DATE
JAN. 28, 2021

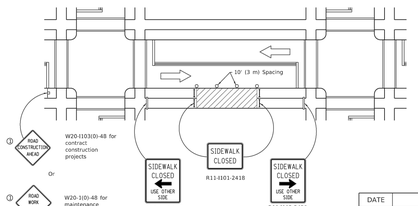
PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C2.2



SIDEWALK DIVERSION

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade



SIDEWALK CLOSURE

Illinois Department of Transportation

PASSED January 1, 2016 — ENGINEER OF SAFETY ENGINEERING

APPROVED January 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT

SIDEWALK DIVERSION - SIDEWALK CLOSURE

DATE	REVISIONS
4-1-16	Omitted orange safety fence from standard as this is covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of plan views. Renamed Std.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06

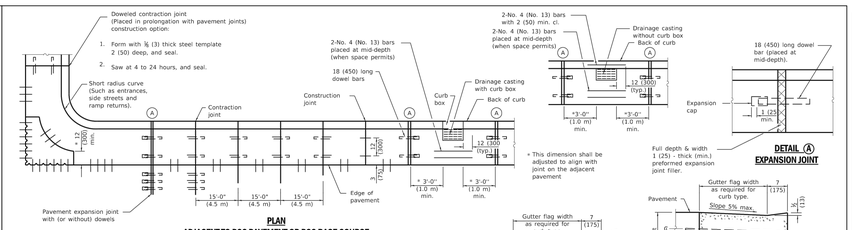


TABLE OF DIMENSIONS BARRIER CURB

TYPE	A	B	C	D	R1
B-6.06 ★	6	7	6	6	7
(B-15.15)	(150)	(25)	(150)	(150)	(25)
B-6.12	12	7	6	6	7
(B-15.30)	(300)	(25)	(150)	(150)	(25)
B-6.18	18	7	6	6	7
(B-15.45)	(450)	(25)	(150)	(150)	(25)
B-6.24	24	7	6	6	7
(B-15.60)	(600)	(25)	(150)	(150)	(25)
B-9.12	12	10	9	6	7
(B-22.30)	(300)	(50)	(225)	(225)	(25)
B-9.18	18	10	9	6	7
(B-22.45)	(450)	(50)	(225)	(225)	(25)
B-9.24	24	10	9	6	7
(B-22.60)	(600)	(50)	(225)	(225)	(25)

★ For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB

TYPE	A	B	C	D	R1	R2
M-2.06	6	7	4	7	7	7
(M-5.15)	(150)	(50)	(100)	(50)	(175)	(50)
M-2.12	12	7	4	7	7	7
(M-5.30)	(300)	(50)	(100)	(50)	(175)	(50)
M-2.18	18	7	4	7	7	7
(M-10.15)	(150)	(100)	(75)	(100)	(75)	NA
M-4.12	12	7	4	7	7	7
(M-10.30)	(300)	(100)	(75)	(100)	(75)	NA
M-4.18	18	7	4	7	7	7
(M-10.45)	(450)	(100)	(75)	(100)	(75)	NA
M-4.24	24	7	4	7	7	7
(M-10.60)	(600)	(100)	(75)	(100)	(75)	NA
M-6.06	6	6	2	6	2	2
(M-15.15)	(150)	(150)	(50)	(150)	(50)	NA
M-6.12	12	6	2	6	2	2
(M-15.30)	(300)	(150)	(50)	(150)	(50)	NA
M-6.18	18	6	2	6	2	2
(M-15.45)	(450)	(150)	(50)	(150)	(50)	NA
M-6.24	24	6	2	6	2	2
(M-15.60)	(600)	(150)	(50)	(150)	(50)	NA

Illinois Department of Transportation

PASSED January 1, 2018 — ENGINEER OF POLICY AND PROCEDURES

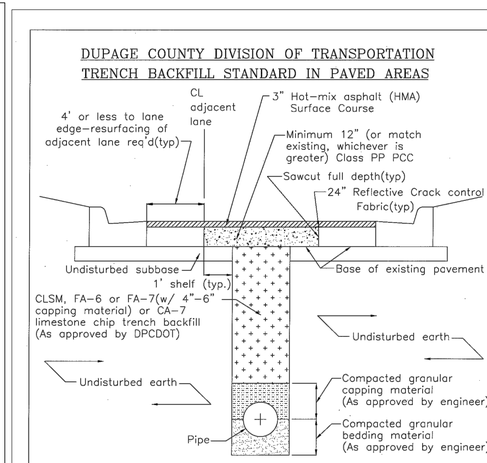
APPROVED January 1, 2018 — ENGINEER OF DESIGN AND ENVIRONMENT

DATE	REVISIONS
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.
1-1-15	Added B-6.06 (B-15.15) barrier curb and gutter to table (corner islands only).

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 1 of 2)

STANDARD 606001-07



GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

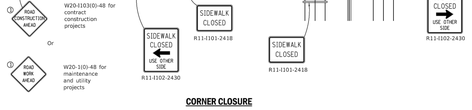
The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

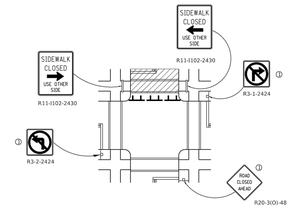
Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

All dimensions are in inches (millimeters) unless otherwise shown.

① Omit whenever duplicated by road work traffic control.



CORNER CLOSURE



CROSSWALK CLOSURE

Illinois Department of Transportation

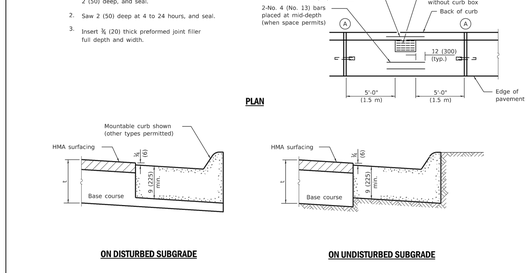
PASSED January 1, 2016 — ENGINEER OF SAFETY ENGINEERING

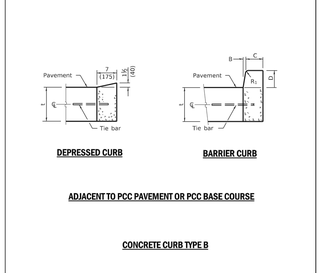
APPROVED January 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-06





CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 2 of 2)

STANDARD 606001-07

DUPAGE COUNTY DIVISION OF TRANSPORTATION
TRENCH BACKFILL STANDARD IN PAVED AREAS

Notes:

1. All materials per IDOT's "Standard Specifications for Road & Bridge Construction" (latest edition) and "Supplemental Recurring Special Provisions" (latest edition).
2. Replace all pavement markings, striping, symbols and pavement markers in kind.

TOM: H 03-12-10
TRFPAVED STD.DWG

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

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PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:

GRAND SUBARU

111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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PRELIMINARY PLAN DATE

PROJECT MANAGER: J. DALLAS

DESIGNER: S. KLESSIG

DRAWN BY: E.E.I 2056960

EXPEDITOR: --

SUPERVISOR: --

PRELIMINARY NO: P20144

CONTRACT NO: 74559

DATE: JAN. 28, 2021

SHEET: C2.3

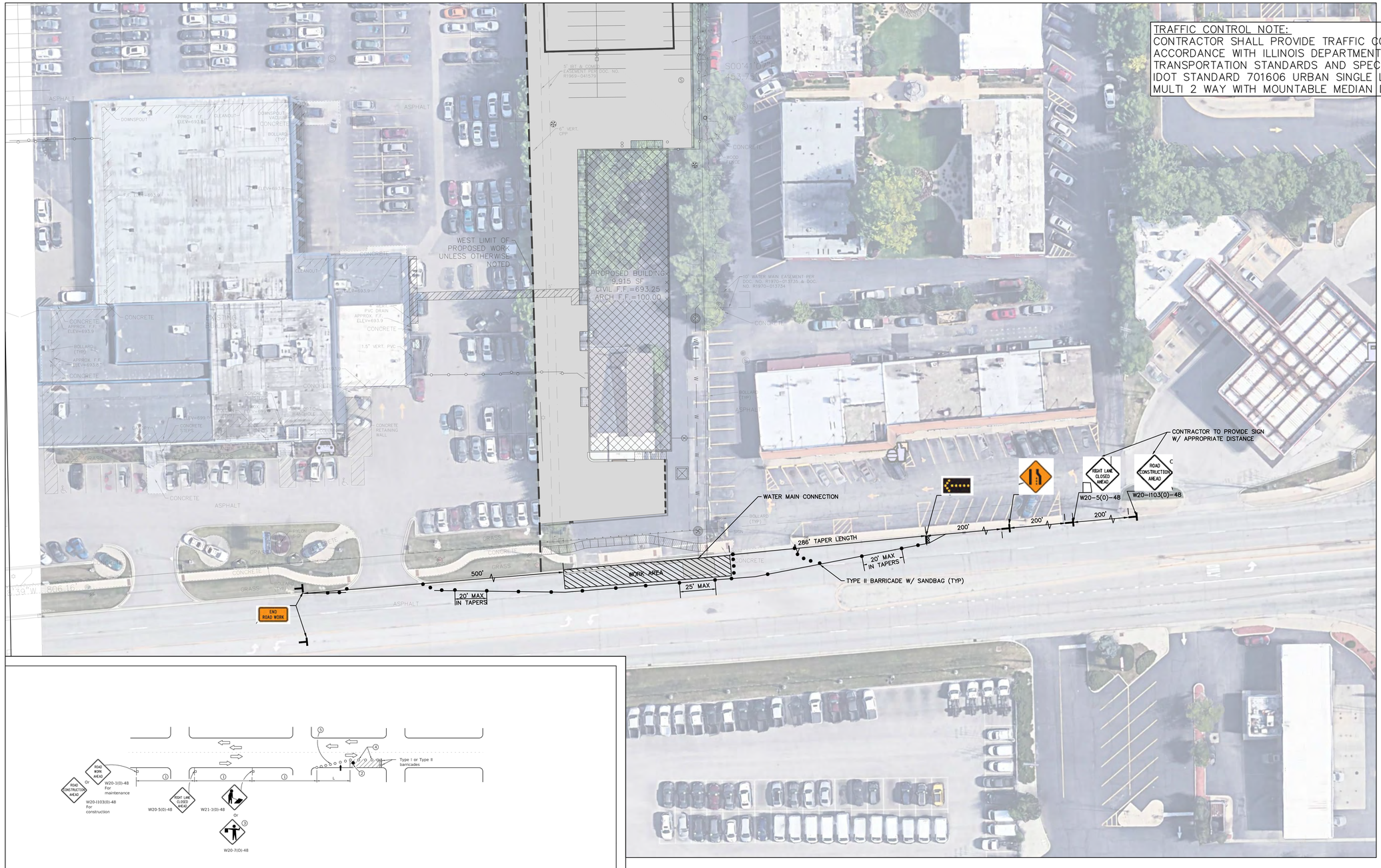
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

CIVIL DETAILS

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

TRAFFIC CONTROL NOTE:
CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AND IDOT STANDARD 701606 URBAN SINGLE LANE CLOSURE MULTI 2 WAY WITH MOUNTABLE MEDIAN DETAIL



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Flagger with traffic control sign.

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph.
3. Use flagger sign only when flagger is present.
4. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
5. Cones, drums or barricades at 20' (6 m) centers in taper.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2015
ENGINEER OF SAFETY ENGINEERING

APPROVED January 1, 2015
ENGINEER OF DESIGN AND ENVIRONMENT

DATE	REVISIONS
1-1-15	Renamed standard. Moved
	case on Sheet 2 to new
	Highway Standard.
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10

Keller
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PHONE (715) 849-3141
FAX (715) 849-3181

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PROPOSED BUILDING FOR:
GRAND SUBARU
111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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PRELIMINARY PLAN DATE
JAN. 28, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C3.0

1"= 30' SCALE 30' 0 30' 60' FEET

NORTH

CIVIL TRAFFIC CONTROL PLAN
EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Rugged, one piece, cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. For 120-277V 50/60Hz operation, 480V 50/60Hz or 347V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for tool-less installation of the fixture mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting two easy assembly wall mount bracket option. QUICK MOUNT: Optional mounting bracket adapts to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation.The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

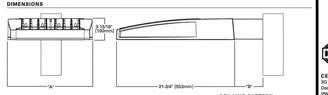
GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

LumenSafe Technology — WaveLinx

DIMENSIONS



DIMENSION DATA

Number of Light Squares	'A' Width	'B' Standard Arm Length	'B' Optional Arm Length *	Weight with Arm (lbs.)	EPA with Arm ^ (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	33" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (548mm)	7" (178mm)	44" (254mm)	44 (20.0 kgs.)	1.00
7-8	21-5/8" (702mm)	7" (178mm)	53" (335mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	56" (406mm)	63 (28.6 kgs.)	1.12

NOTES: * Optional arm length to be used when mounting two fixtures at 90° on a single pole. ^ EPA rating based with optional arm length.

DRILLING PATTERN

TYPE 'N'

CERTIFICATION DATA
3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Electronic LED Driver
>70% Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

T0600020EN
July 23, 2019 2:40 PM

GLEON GALLEON LED

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-GM

Product Family *1	Light Engine	Number of Light Squares *2	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON–Galleon	AF–1A Drive Current	01–1 02–2 03–3 04–4 05–5 * 06–6 07–7 * 08–8* 09–9 * 10–10 *	**LED**–Solid State Light Emitting Diodes	E1–120-277V 347–347V * 480–480V *	T2–Type II T3R–Type III Roadway T3F–Type III Forward Throw T4W–Type IV Wide T4VS–Type IV Narrow T4MQ–Type IV Square Medium T4LQ–Type IV Square Large SLS–Type V w/Split Control SLA–Type III w/Split Control SLW–Type IV w/Split Control SLL–90° Split Light Eliminator Left SLR–90° Split Light Eliminator Right WM–Wallpack/Wide Type I AFL–Automotive Frontline	AP–Grey BZ–Bronze BK–Black DP–Dark Platinum GM–Graphite Metallic WH–White	**[Blank]**–Arm for Round or Square Pole **EA**–Extended Arm* **WM**–Wall Mount Bracket* **MA**–Mast Arm* **QM**–Quick Mount Arm (Standard Length) * **QMEA**–Quick Mount Arm Extended Length *

Options (Add as Suffix)	Accessories (Order Separately)
7030–70 CRI 2700K * 7035–70 CRI 3000K * 8030–80 CRI 3000K * 7050–70 CRI 5000K * 7060–70 CRI 6000K * **HA**–+40°C High Ambient *^ **HAC**–Other Current Set to Nominal 530mA *^ **HAE**–Other Current Set to Nominal 600mA *^ **120K**–Drive Current Set to Nominal 1200mA *^ **PI**–Programmable Input (0-10V Dimming) **PI-Dusk**–Fuse (208, 240 or 480V Specify Voltage) **2L**–Two Circuits *^^ **DIM**–External 0-10V Dimming Leads *^ **AHE4S**–After Hours Dim, 5 Hours * **AHE6S**–After Hours Dim, 6 Hours * **AHE8S**–After Hours Dim, 7 Hours * **AHE9S**–After Hours Dim, 8 Hours * **HA–55°C**–High Ambient *^ **LBL**–Optics Rotated 90° Left **LBR**–Optics Rotated 90° Right **MT**–Installed Mast Top **TRL**–Tool-less Door Hardware **WG**–Wire Guard (Not Available Shield)* **CE**–CE Marking *^ **LCF**–Light Square Trim Painted to Match Housing*	**DA/BA/WB**–NEMA Photocontrol Multi-Tap–105-285V **DA/BA/WC**–NEMA Photocontrol–480V **DA/BA/WH**–NEMA Photocontrol–347V **DA/BA/WS**–Photocontrol Shorting Cap **DA/BA/WX**–120V Photocontrol **MA1032.XX**–2 7/8" Tenon Adapter for Replacement **MA1035.XX**–2 7/8" Single Tenon Adapter for 2 3/8" O.D.Tenon **MA1037.XX**–2 7/8" Tenon Adapter for 2 3/8" O.D.Tenon **MA1038.XX**–2 7/8" Tenon Adapter for 2 3/8" O.D.Tenon **MA1039.XX**–2 7/8" Tenon Adapter for 2 3/8" O.D.Tenon **MA1135.XX**–3 1/2" Tenon Adapter for 2 3/8" O.D.Tenon **MA1136.XX**–3 1/2" Tenon Adapter for 2 3/8" O.D.Tenon **MA1137.XX**–3 1/2" Tenon Adapter for 2 3/8" O.D.Tenon **MA1138.XX**–3 1/2" Tenon Adapter for 2 3/8" O.D.Tenon **MA1832.XX**–3 1/2" Tenon Adapter for 3 1/2" O.D.Tenon **MA1833.XX**–3 1/2" Tenon Adapter for 3 1/2" O.D.Tenon **MA1834.XX**–3 1/2" Tenon Adapter for 3 1/2" O.D.Tenon **MA1835.XX**–3 1/2" Tenon Adapter for 3 1/2" O.D.Tenon **RSP**–Mounting Adapter for Square Pole **RSPWB**–Wire Configurator Tool for Occupancy Sensor *^ **GLEON-MTA**–Field Installed Mast Top for 1-4 Light Square **GLEON-MTB**–Field Installed Mast Top for 5-6 Light Square **GLEON-MTC**–Field Installed Mast Top for 7-8 Light Square **GLEON-MTD**–Field Installed Mast Top for 9-10 Light Square **GLEON-QMA**–Quick Mount Arm Kit *^ **GLEON-QMEA**–Quick Mount Extended Arm Kit *^ **MSQ**–Mast Arm Adapter (Square Pole) **MSQ_P-WM**–Wall Arm Outdoor Control Module *^^ **DWPD4-WM**–Wireless Wireless Sensor, 7' - 15' Mounting Height, White *^^ **DWPD4-BZ-WM**–Wireless Wireless Sensor, 7' - 15' Mounting Height, Bronze *^^ **DWPD5-WM**–Wireless Wireless Sensor, 15' - 40' Mounting Height, White *^^ **DWPD5-BZ-WM**–Wireless Wireless Sensor, 15' - 40' Mounting Height, Bronze *^^

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP913001EN for additional support information. 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Luminaires List under Family Models for details. 3. Standard 4000K CCT and minimum 70 CRI. 4. Not compatible with MSA 1.0 or MSA 1.1 sensors. 5. Not compatible with Light Square Options 2L, PI-Dusk, 120K, HA, HAC, HAE, HA-55°C, DIM, PI, DWPD4-WM, DWPD5-WM, DWPD4-BZ-WM, DWPD5-BZ-WM, WG, LBL, LBR, CE, LCF, GM, BK, DP, BZ, WH, AF, GR, BR, WG, TRL, MT, 2L, DA/BA/WB, DA/BA/WC, DA/BA/WH, DA/BA/WS, DA/BA/WX, RSP, RSPWB, GLEON-MTA, GLEON-MTB, GLEON-MTC, GLEON-MTD, GLEON-QMA, GLEON-QMEA, MSQ, MSQ_P-WM, DWPD4-WM, DWPD5-WM, DWPD4-BZ-WM, DWPD5-BZ-WM sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 6 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems. 7 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 8 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 9 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 10 Extended lead times apply. Use dedicated IES files for 4000K, 5000K and 6000K when performing layouts. 11 Reserved 12 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. 13 Reserved 14 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 15 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 16 Reserved 17 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 18 Not available with LumenSafe Pro wireless sensors. 19 Cannot be used with other control options. 20 Low-voltage control lead brought out 18" outside fixture. 21 Not available if any "WG" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of photocontrol or the PEIT. 23 Not available with Light Square Options 2L, PI-Dusk, 120K, HA, HAC, HAE, HA-55°C, DIM, PI options. Not available for use in 480V Wye systems. 24 Not available with FSIR-100 configuration tool is required to adjust parameters including high and low levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Replace # with number of Light Squares operating in low output mode. 26 LumenMind Pro wireless sensors are factory installed only requiring network commissioning (APP-SW-1, LSPP-CW-1 and LWP-FxEE in appropriate quantities. See LumenMind Pro Wireless Sensors for Galleon LED (PLSWP-GLEON) for more information. 27 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available when the MSQ option is selected. 28 2E is not available with the LWS, WB, WD/E, WE/ENE, P, R or PERT options. Available in 120-277V only. 29 One required for each Light Square. 30 Requires FSIR. 31 Reserved. 32 Reserved. 33 NSC. Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10) to PoE injector/ power supply if needed. 34 Requires ZW. 35 Reserved.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L–LumenSafe Technology*	**D**–Dome Camera, Standard **M**–Dome Camera, Hi-Res **Z**–Dome Camera, Remote PTZ	**C**–Cellular, Customer Installed AT&T SIM Card **A**–Cellular, Factory Installed AT&T SIM Card **V**–Cellular, Factory Installed Verizon SIM Card **B**–Cellular, Factory Installed Sprint SIM Card

W–Wi-Fi Networking w/ Omni-Directional Antenna	
E–Ethernet Networking	

*Consult LumenSafe system pages for additional details and compatibility.

Eaton
1121 Highways 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

T0600020EN
July 23, 2019 2:40 PM

XtraLight LED Lighting Solutions

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO LED WALL PACK

VNTW LED

APPLICATIONS
- Building Facades
- Entryways
- Site Lighting
- Security Lighting
- Accent Lighting
- General Exterior Lighting

APPROVALS
- ETL listed. Complies with UL1598 and CSA C22.2#250.0.0:2008
- Suitable for Wet Locations.
- IP66 rated
- RoHS Compliant
- RoHS Compliant
- Select models DLC Qualified. For a complete list of DLC Qualified products, please visit http://www.ortalatt.com/dlc or www.designlights.org/qpl
- Appropriate parts/fuel guidelines were performed by ATAL. www.ata-labs.com

FEATURES
- Uniform light distribution, ideal for building facades, entry ways, sidewalks and general security or accent lighting.
- LED provides a significant energy savings over HID.
- Custom colors are available (consult factory).
- Designed for ease of installation.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

OPTICS
- Optical grade polymer is UV stabilized and impact resistant.
- IP66 rated LED light engines prevent dust and moisture from degrading performance.
- Distributions: Type II Short, Type II Medium, Type III Medium and Type IV Short.
- Best in class LEDs with 3000K (min 80 CRI), 4000K, and 5000K CCT (min 70 CRI).
- Lumen Maintenance: >100,000hrs L70 @ 25°C.
- Precision molded optics for superior uniformity, minimal light trespass and maximum spacing.
- Zero uplight (ULO) is night sky friendly, reduces wasted light.

WARRANTY
- Backed by XtraLight's industry leading 10-year warranty.

CONSTRUCTION
- Housing: Two-piece die-cast aluminum has integral heat sink fins to optimize thermal management through conductive and convective cooling.
- Housing and back box are protected with a thermoset TGIC-polyester powder coat finish.
- The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life.
- Silicone gasket is included to prevent leakage and provide weather-tight protection.
- All fasteners are stainless steel.

ELECTRICAL
- Voltage: 120-277V 50/60Hz driver (standard); 347-480V 50/60Hz driver (optional).
- Class 2 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate.
- Dimming: 0-10v dimmable driver standard.
- Passive Infrared (PIR) Photocell/Motion Sensor optional.
- Emergency battery backup option (EM) is available for some models; CEM suited for cold weather, has external test button and LED indicator light to notify when the heater is on.
- 20kA surge protection standard.

ORDER LOGIC — **SAMPLE CATALOG NUMBER: VNTW-8000L-40K-DIM-2M-BZ**

VNTW [ ] [ ] [ ] [ ] [ ] [ ] [ ]

MODEL	CCT	DRIVER	OPTICS	FINISH	CONTROLS & OPTIONS
3500L **5500L** **8000L** **11000L**	**30K** 3000K **40K** 4000K **50K** 5000K	**DIM** Dimmable 120-277V **48D** Dimmable 347-480V	**2S** Type II Short **2M** Type II Medium **3M** Type III Medium **4S** Type IV Short	**WH** White **BZ** Bronze	**EM** * Emergency Battery Back-Up **CEM** * Cold Weather Emergency Battery Backup **FSP2** Programmable Occupancy Sensor, 8'H/40'D **FSP3** Programmable Occupancy Sensor, 20'H/40'D **PC** Photocell, Button, 120-277V **GTD** Generator Transfer Device

1. EM not available with 11000L. Maximum operating temperature with EM for 3500L (40°C/104°F), 5500L (35°C/95°F), 8000L (30°C/86°F), 11000L (25°C/77°F).
2. Minimum temperature for EM is 0°C/32°F.
3. Minimum temperature for CEM is -20°C/-4°F).

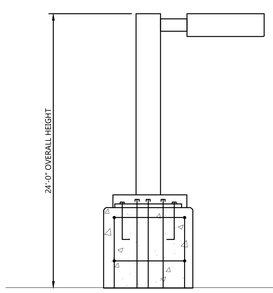
FINISHED IN THE USA & IMPORTED — ETL Intertek — DLC Premium — IP66 Rated — RoHS — ATAL — RoHS — FINISHED IN THE USA & IMPORTED — BAA

VNTW LED
20180

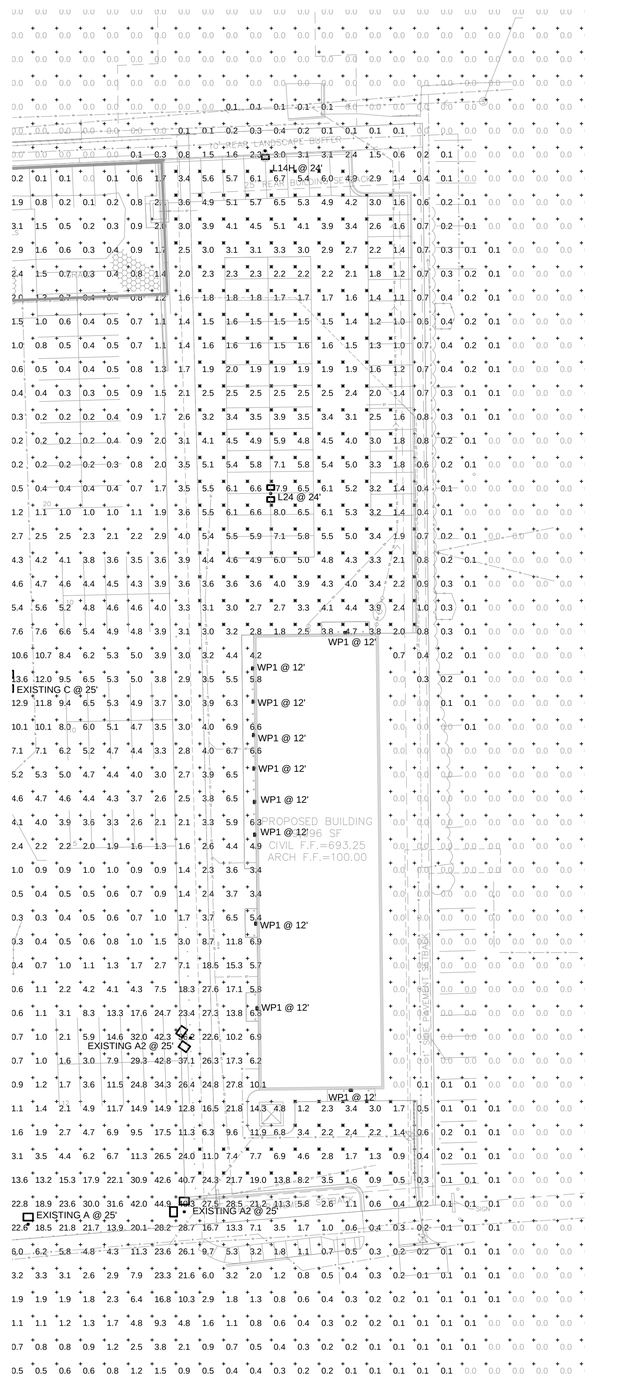
www.XLM.com • (800) 878-6960 • customerservice@XLM.com
All information is believed to be accurate at the time of publication. **Please contact customer service or visit www.XLM.com for the most updated product specifications.** XtraLight® reserves the right to change specifications without notice.

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Filename	Lumens per Lamp	LLF	Wattage
	L14H		7	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-06-LED-E1-SL4-7050-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 5000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD Retail	GLEON-AF-06-LED-E1-SL4-7050-HSS.ies	301	0.9	333
	L24		1	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-06-LED-E1-SL4-7050-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 5000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD Retail	GLEON-AF-06-LED-E1-SL4-7050-HSS.ies	301	0.9	666
				EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-06-LED-E1-SL4-7050-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 5000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	GLEON-AF-06-LED-E1-SL4-7050-HSS.ies	301	0.9	333
				EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-06-LED-E1-SL4-7050-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 5000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	GLEON-AF-06-LED-E1-SL4-7050-HSS.ies	301	0.9	333
	WP1		10	XtraLight Manufacturing	VNTW-3500L-40K-DIM-4S-BZ	VIENTO WALL PACK WITH (1) LED MODULE WITH (32) LEDS PER MODULE, TYPE IV SHORT OPTICS AND (1) ELECTRONIC DRIVER IN A BRONZE HOUSING.	VNTW-3500L-40K-DIM-4S-BZ (2).ies	3522	0.9	27.8

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	64.7 fc	0.0 fc	N/A	N/A
Parking Addition	X	3.4 fc	8.0 fc	0.4 fc	20.0:1	8.5:1
South Drive	X	5.8 fc	24.3 fc	0.5 fc	48.6:1	11.6:1



LIGHT POLE DETAIL
NO SCALE



SITE PLAN - PHOTOMETRIC

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Drive
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5605 Lilac Ave
Athens, WI 54411
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:
GRAND SUBARU
111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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PRELIMINARY PLAN DATE
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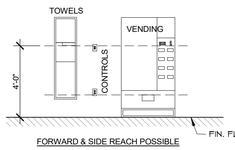
PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 23,2020
SHEET: PXP



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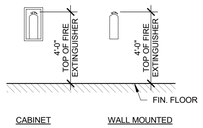

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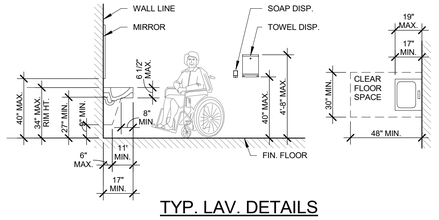

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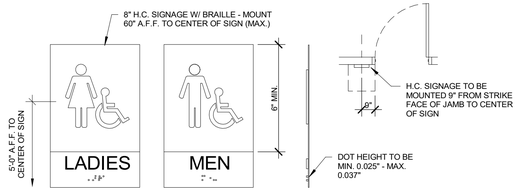
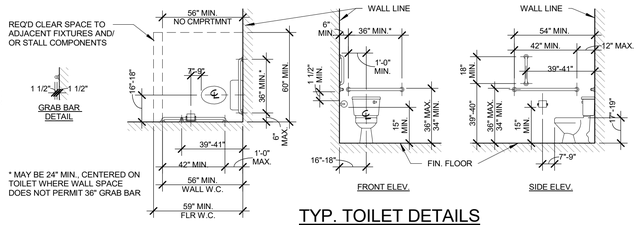


RESTROOM PLAQUE DETAIL



TYP. TOILET DETAILS

GENERAL FLOOR PLAN NOTES:

- CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS & FEES REQUIRED TO COMPLETE THE PROJECT.
- CONSTRUCTION & INSTALLATION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES & THE AMERICANS WITH DISABILITY ACT.
- ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE & SHALL BE CARRIED TO THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. PREPARE ALL SURFACES FOR FINISHES INDICATED.
- CONTRACTOR TO PROVIDE BLOCKING FOR ALL WALL SUPPORTED CASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVING, ETC. AS REQUIRED
- CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE APPROPRIATE ROUGH IN CLEARANCE FOR EQUIPMENT INSTALLATION & USE.
- WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT A.D.A. STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.
- DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS AND INTERIOR WALL THICKNESSES ARE FROM THE FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LAYOUT & MARK ALL WALLS & OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL & DATA OUTLETS, ETC W/ FINAL FURNITURE LAYOUT DRAWINGS.
- ALL DOOR OFFSETS (HINGE SIDE) TO BE A MINIMUM OF 4" UNLESS NOTED OTHERWISE.
- PRIME AND TWO-COAT EXTERIOR PAINTING OF GAS LINE FROM GAS METER TO WHERE GAS PIPE TERMINATES INTO BUILDING.

STANDARD FLOOR PLAN NOTATION:

F.E.C. - INDICATES SEMI-RECESSED FIRE EXTINGUISHER CABINET

F.E. - INDICATES FIRE EXTINGUISHER - MIN. 10# "A-B-C" (UNLESS NOTED OTHERWISE) OR OTHER AS REQ'D. BY STATE AND/OR LOCAL CODE. SEE SPECIFICATIONS. (MOUNT AT 4'-0" A.F.F. MAX. TO TOP/EXTINGUISHER).

X - INDICATES WALL TYPES, REFER TO INT. WALL TYPES FOR INFORMATION.

KEYED PLAN NOTES

1 12" PRECAST CONCRETE WALL PANELS WITH 4" INSULATION.
2 CONCRETE APRON SLAB (BROOM FINISH, TYP.) 20'-0" X 5'-0" W/ 6X6#10 WWM. REFER TO PLANS & STRUCT. DRWGS. FOR ADDT'L. INFO.
3 CONCRETE APRON SLAB (BROOM FINISH, TYP.) 12'-0" X 5'-0" W/ 6X6#10 WWM. REFER TO PLANS & STRUCT. DRWGS. FOR ADDT'L. INFO.
4 CONCRETE APRON SLAB (BROOM FINISH, TYP.) 98'-0" X 5'-0" W/ 6X6#10 WWM. REFER TO PLANS & STRUCT. DRWGS. FOR ADDT'L. INFO.
5 10'W. X 10'H. HIGH SPEED ROLL-UP DOOR BY CAR WASH MANUFACTURER. REFER TO STRUCTURAL DRAWINGS FOR LINTEL. E.C. TO PROVIDE POWER.
6 10'W. X 10' H. SINGLE PANE GLASS OVERHEAD DOOR WITH OPENER. PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. HIGH LIFT. REFER TO DOOR SCHEDULE ON A6.0 FOR MORE INFORMATION. REFER TO STRUCTURAL DRAWINGS FOR LINTEL.
7 10'W. X 10' H. INSULATED STEEL SOLID PANEL OVERHEAD DOOR WITH 8"X"0" VISION PANEL AND OPENER. HIGH LIFT. PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. REFER TO DOOR SCHEDULE ON A6.0 FOR MORE INFORMATION. REFER TO STRUCTURAL DRAWINGS FOR LINTEL.
8 10'W. X 10' H. INSULATED STEEL SOLID PANEL OVERHEAD DOOR WITH OPENER. HIGH LIFT. PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. REFER TO DOOR SCHEDULE ON A6.0 FOR MORE INFORMATION. REFER TO STRUCTURAL DRAWINGS FOR LINTEL.
9 3'-0" X 3'-0" ALUMINUM WINDOWS AT 4'-0" A.F.F. REFER TO PLAN ON A1.1, ELEVATION ON A2.0 AND SCHEDULE ON A6.0. REFER TO STRUCTURAL DRAWINGS FOR LINTEL.
10 6" DIA. STEEL PIPE BOLLARD, FILLED SOLID W/ CONC. COVERED WITH P.V.C. COVER AS MFR. BY POST GUARD OR EQUAL. COLOR AS SELECTED FROM MFR. STD. COLORS. REFER TO DETAIL FOR ADDT'L. INFO.
11 ALUMIUM AND GLASS DOOR WITH ALUMINUM FRAME AND CLOSER.
12 PAINTED HOLLOW METAL DOOR AND HOLLOW METAL FRAME.
13 PAINTED HOLLOW METAL DOOR WITH NARROW LITE AND HOLLOW METAL FRAME.
14 6" STEEL STUD WALL @ 9'-0" A.F.F. WITH DUST COVER - 2X6 LIGHT GAUGE FRAMING AT 16" O.C. WITH (1) LAYER OF 1/2" FIRE-TREATED PLYWOOD
15 CURVED PHOTO WALL. 6" STEEL STUDS AT 16" O.C. WITH CURVED RADIUS. 5/8" GYP. BOARD ONE SIDE. FULL HEIGHT TO BOTTOM OF CONC. PLANK.
16 TURN TABLE, FLUSH WITH FLOOR. 16'-0" DIAMETER WITH RECESSED SLAB 3" BELOW GRADE. VERIFY DIAMETER AND RECESS DEPTH WITH TURN TABLE SUPPLIER.
17 TV/DRY ERASE BOARD TBD.
18 15 HP VACUUM BY OWNER.
19 WASTE RECEPTACLE BY OWNER.
20 10 LB ABC TYPE FIRE EXTINGUISHER (WITH HOOK), REFER TO SHEET A1.0 FOR REQUIREMENTS.
21 WASHER BY OWNER. DRAIN TO PIT. PLUMBING CONTRACTOR TO PROVIDE WATER CONNECTION.
22 GAS DRYER BY OWNER. MEP CONTRACTORS TO PROVIDE CONNECTIONS.
23 MOP SINK. PROVIDED AND INSTALLED BY PLUMBER. G.C. TO PROVIDE AND INSTALL (1) MOP AND BROOM HOLDER AT MOP SINK.
24 UTILITY SINK. PROVIDED AND INSTALLED BY PLUMBER.
25 FUTURE EYE WASH. PROVIDE PLUMBING ROUGH-IN ONLY.
26 FLOOR DRAIN. REFER TO CAR TURNER MANUFACTURER SPECIFICATIONS FOR MORE INFORMATION.
27 FLOOR DRAIN BY PLUMBING CONTRACTOR. DRAIN TO PIT.
28 FLOOR DRAIN BY PLUMBING CONTRACTOR. SLOPE 4'-0" AREA AROUND DRAIN.
29 CATCH BASIN BY PLUMBING CONTRACTOR. SLOPE 4'-0" AREA AROUND DRAIN.
30 FLOOR DRAIN TO PIT.
31 BUCKET DRAIN.
32 CEILING MOUNTED AERO VENT PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.
33 (2) ELECTRIC MAIN WALL PANEL DISCONNECTS, 480 AMP AND 600 AMP, WITH STEP-DOWN TRANSFORMERS HIGH ON WALL ABOVE.
34 CURRENT TRANSFORMER.
35 NEW TRANSFORMER.
36 CORRELATOR. PERIMETER WRAPPED WITH STEEL. 6" DEEP PIT.
37 CAR WASH TUNNEL WITH STEEL WRAPPED PERIMETER. REFER TO CAR WASH MANUFACTURER/VENDOR FOR MORE INFORMATION. REFER TO CARWASH VENDOR FOR PVC CHASES FOR HYDRAULIC LINES, WATER AND CONTROL WIRING LOCATIONS.
38 PITCH FLOOR TO TUNNEL.
39 DRAIN IN TUNNEL DRAIN PIT, 3" OR 4" PIPE (VERIFY SIZE) 2" ABOVE PIT FLOOR LEVEL TO TRIPLE BASIN.
40 CONVEYOR SYSTEM SHELF IN DRAIN PIT. REFER TO CAR WASH MANUFACTURER FOR MORE INFORMATION.
41 CENTERLINE OF WASH.
42 1" GAS LINE, VERIFY LOCATION.
43 WATER LINE, VERIFY LOCATION.
44 EMERGENCY KEY BOX FOR FIRE DEPARTMENT ACCESS. VERIFY LOCATION.
45 WALL PACK (WP1). VIENTO WALL PACK. XTRALIGHT MANUFACTURING. REFER TO CIVIL SHEET PXP.
46 ROOF DRAIN.

ACCESSIBILITY GUIDELINES

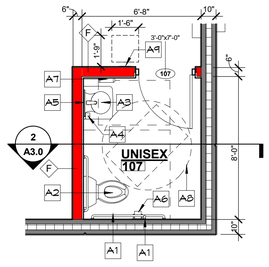
1/4" = 1'-0"

TOILET ROOM GENERAL NOTES:

- ALL TOILET ROOM ACCESSORIES SHALL BE INSTALLED ACCORDING TO "ADA" GUIDELINES. SEE ADA GUIDELINE DETAILS FOR ADDITIONAL INFORMATION.
- ALL TOILET ROOM FLOOR FINISHES SHALL BE OF A SMOOTH, HARD, NON-ABSORBENT MATERIAL AND SHALL EXTEND A MIN. OF 4" UPWARD ONTO WALLS (ie;. CERAMIC BASE, VINYL COMPOSITION TILE W/ 4" VINYL BASE, ETC.). COORDINATE FLOOR FINISHES W/ ROOM FINISH SCHEDULE/OWNER).
- PROVIDE WOOD BLOCKING SUPPORT AS REQUIRED FOR MOUNTING ACCESSORIES.

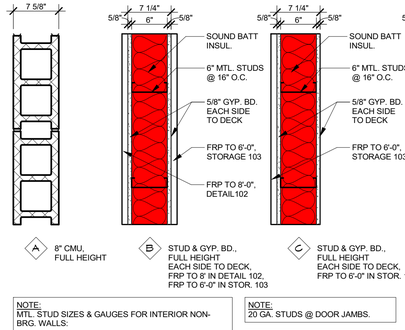
KEYED ACCESSORY NOTES

A1 PROVIDE AND INSTALL 36" & 42" HORIZONTAL & 18" VERTICAL GRAB BARS, SATIN FINISH STAINLESS STEEL OR EQUAL. REFER TO MOUNTING HEIGHT DETAILS SHEET A-1.3.
A2 PROVIDE AND INSTALL ADA COMPLIANT WATER CLOSET.
A3 PROVIDE AND INSTALL ADA COMPLIANT SINK, FAUCET AND SINK WRAP.
A4 SOAP DISPENSER BY OWNER.
A5 PROVIDE STANDARD 24"X36" MIRROR OVER LAV. REFER TO ACCESSORY DETAILS FOR MOUNTING HEIGHT. PROVIDED AND INSTALLED BY CONTRACTOR.
A6 TOILET PAPER DISPENSER PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
A7 PAPER TOWEL DISPENSER PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
A8 5'-0" ADA TURNING RADIUS.
A9 ADA TOILET ROOM SIGNAGE, REFER TO MOUNTING HEIGHT DETAILS.PROVIDED AND INSTALLED BY CONTRACTOR.



ENLARGED TOILET ROOM PLAN

2 / A1.1 — 1/4" = 1'-0"



NOTE:
MTL. STUD SIZES & GAUGES FOR INTERIOR NON-BRG. WALLS:

3 5/8", 20 GA., 15'-5" HIGH @ 16" O.C., 13'-5" @ 24" O.C.
3 5/8", 18 GA., 16'-8" HIGH @ 16" O.C., 14'-7" @ 24" O.C.
3 5/8", 16 GA., 17'-11" HIGH @ 16" O.C., 15'-8" @ 24" O.C.
6", 20 GA., 20'-0" HIGH @ 16" O.C., 17'-6" @ 24" O.C.
6", 18 GA., 22'-10" HIGH @ 16" O.C., 21'-8" @ 24" O.C.
6", 16 GA., 26'-7" HIGH @ 16" O.C., 23'-3" @ 24" O.C.

(THESE STUD HEIGHTS ARE BASED ON HAVING (1) LAYER OF DRYWALL EACH FACE).

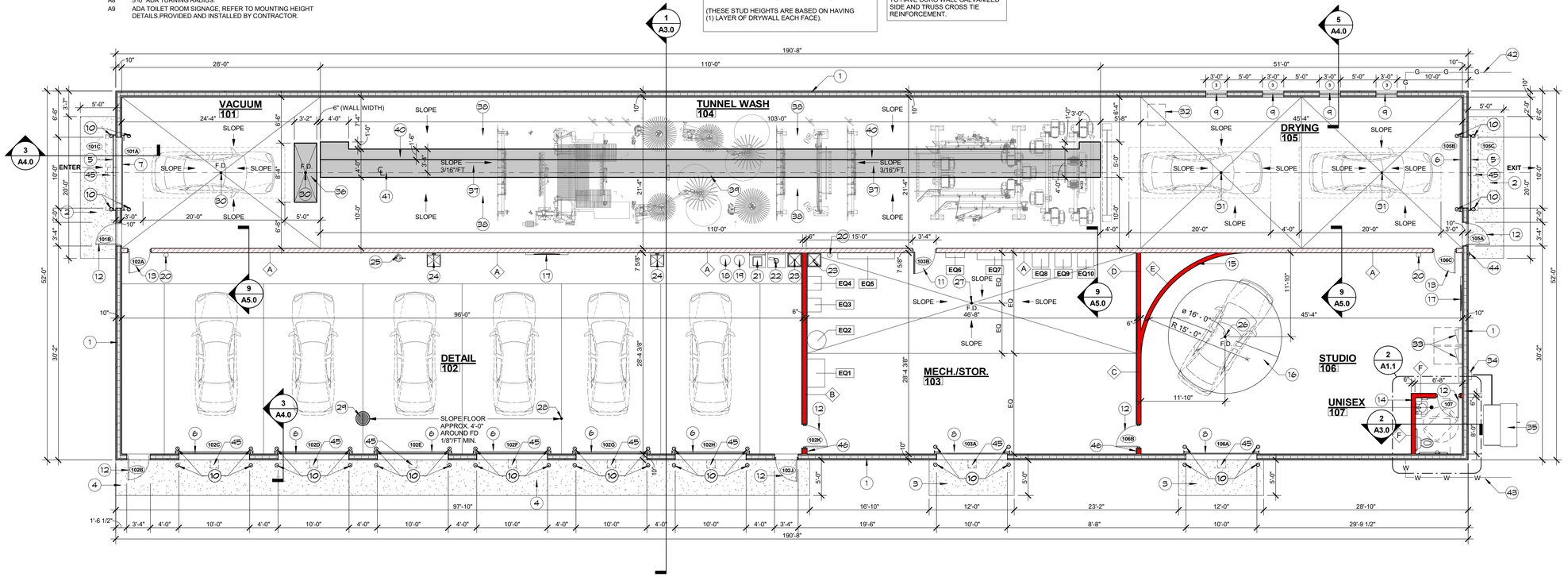
NOTE:
20 GA. STUDS @ DOOR JAMBS.

NOTE:
ALL CMU TO BE RUNNING BOND.

NOTE:
SINGLE WYTHE INTERIOR WALLS TO HAVE DURO WALL GALVANIZED SIDE AND TRUSS CROSS TIE REINFORCEMENT.

INTERIOR WALL TYPES

1" = 1'-0"



CARWASH EQUIPMENT

EQ1 VACUUM PRODUCER BY CARWASH MFR.
EQ2 VACUUM SEPARATOR BY CARWASH MFR.
EQ3 HIGH PRESSURE PUMP. 1" CITY WATER. BY CARWASH MFR.
EQ4 HIGH PRESSURE PUMP. 1" CITY WATER. PREP. BY CARWASH MFR.
EQ5 LOW PRESSURE WATER MANIFOLD WITH BOOSTER PUMP OFF THE WATER RISER. 2" CITY WATER MIN. 60 PSI. BY CARWASH MFR.
EQ6 CARWASH COMPUTER CONSOLE BY CARWASH MFR.
EQ7 MOTOR CONTROL CENTER (1'X5') BY CARWASH MFR.
EQ8 HYDRONIC POWER PACK. WRAP. BY CARWASH MFR.
EQ9 HYDRONIC POWER PACK. SIDE. BY CARWASH MFR.
EQ10 HYDRONIC POWER PACK. CONVEYOR. BY CARWASH MFR.

NORTH

FLOOR PLAN

1/8" = 1'-0"

WALL KEY
- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

Keller
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FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
GRAND SUBARU
111 W. GRAND AVE.
VILLAGE OF BENSENVILLE, ILLINOIS 60106

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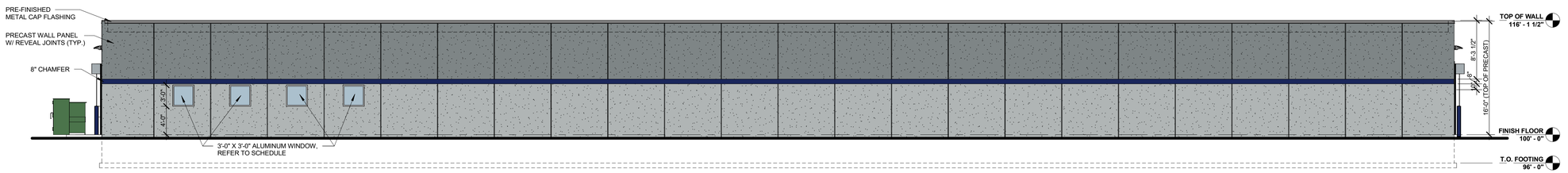
REVISIONS

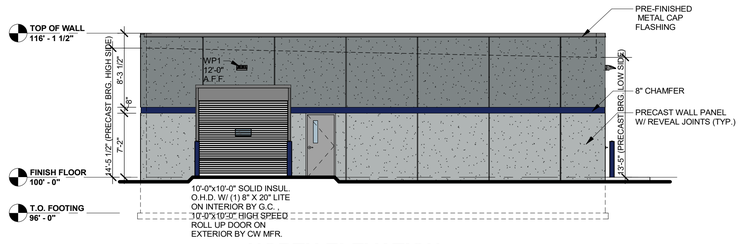
1		
2		
3		
4		
5		
6		

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: KRW
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P20144
CONTRACT NO: -------
DATE: DEC. 23, 2020
SHEET: A1.1



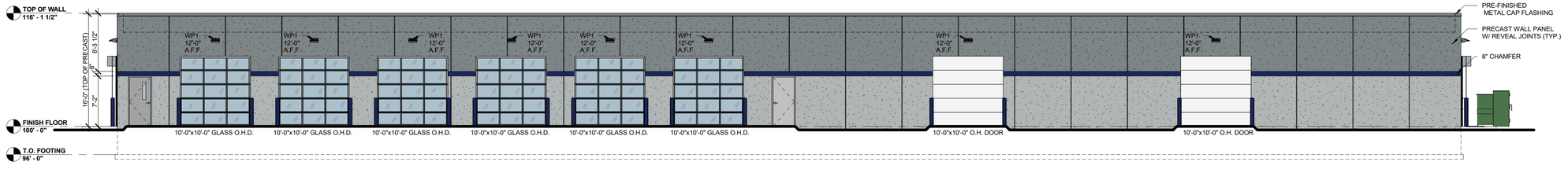
EAST ELEVATION

1/8" = 1'-0"



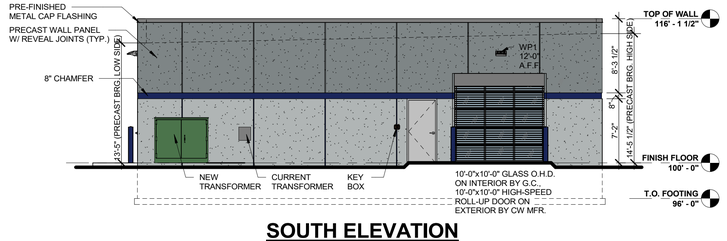
NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

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P.O. Box 620
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PROPOSED FOR:

GRAND SUBARU

111 W. GRAND AVE.
VILLAGE OF BENSENVILLE, ILLINOIS 60106

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REVISIONS

1		
2		
3		
4		
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6		

PROJECT MANAGER: J. DALLAS

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: -------

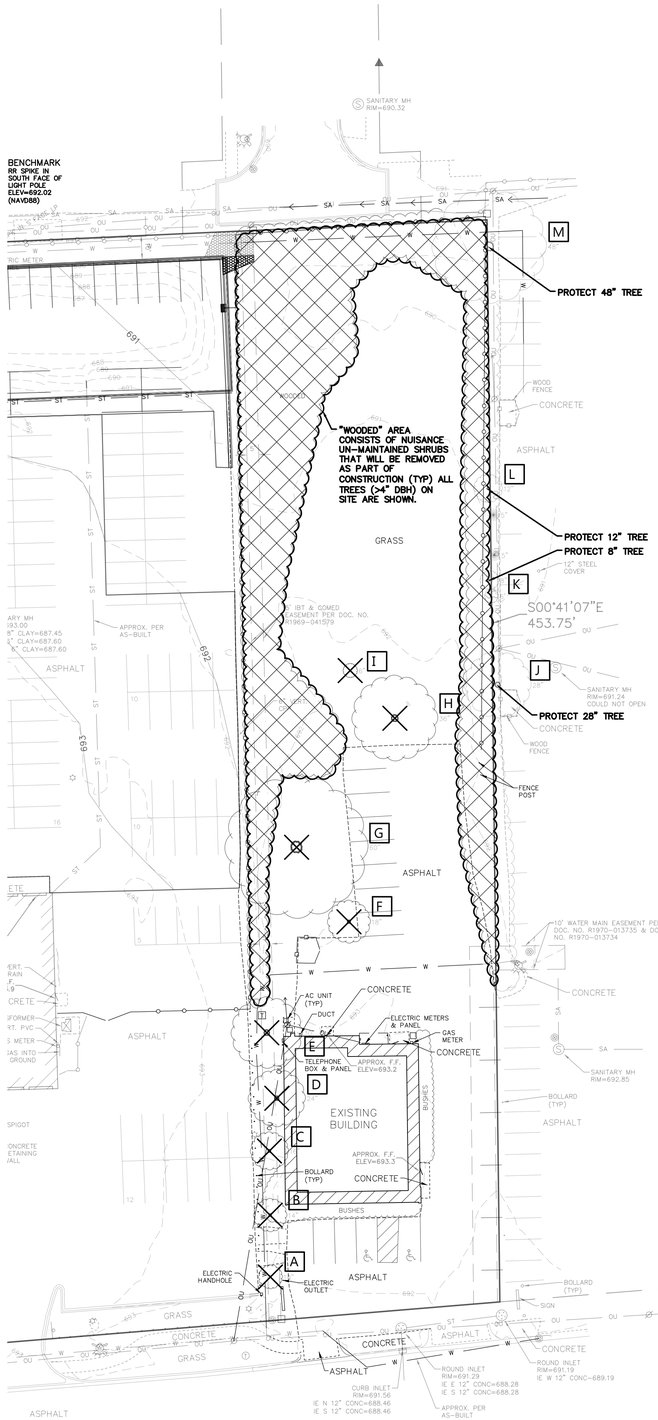
SUPERVISOR: -------

PRELIMINARY NO: P20144

CONTRACT NO: -------

DATE: DEC. 23, 2020

SHEET: A2.0



TREE INVENTORY TABLE			
ID	EXISTING SIZE	STATUS	REPLACEMENT TREES
A	10"	Removed - Pay Fee in Lieu	4
B	14"	Removed - Pay Fee in Lieu	5
C	16"	Removed - Pay Fee in Lieu	5
D	24"	Removed - Pay Fee in Lieu	5
E	30"	Removed - Pay Fee in Lieu	6
F	18"	Removed - Pay Fee in Lieu	5
G	60"	Removed - Pay Fee in Lieu	6
H	36"	Removed - Pay Fee in Lieu	6
I	6"	Removed - Pay Fee in Lieu	4
J	28"	Protected	-
K	8"	Protected	-
L	12"	Protected	-
M	48"	Protected	-

* The value of a tree shall be determined by the Zoning Administrator in accordance with the methods developed by the Council of Tree and Landscape Appraisers in the most recent Guide for Plant Appraisal.

NORTH

1"= 30' SCALE: 30' 0 30' 60' FEET

TREE PRESERVATION PLAN

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

Keller

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FAX (715) 849-3181

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PROPOSED BUILDING FOR:

GRAND SUBARU

111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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PRELIMINARY PLAN DATE

PROJECT MANAGER: J. DALLAS

DESIGNER: S. KLESSIG

DRAWN BY: E.E.I 2056960

EXPEDITOR: --

SUPERVISOR: --

PRELIMINARY NO: P20144

CONTRACT NO: 74559

DATE: DEC. 30, 2020

SHEET: TPP

March 15, 2021

Village of Bensenville
Attn: Kelsey Fawell
12 South Center Street
Bensenville, IL 60106

Re: Case #: 2021-02, 111-125 W. Grand Avenue PUD Amendment

Dear Ms. Fawell,

This letter is in response to the Village Conditions of Approval from March 2, 2021 for the Planned Unit Development Amendment at 111-125 W Grand Ave.

1) Proposed project shall be in accordance with submitted plans from Keller, Inc. dated January 28, 2021, except as amended by the following conditions;

2) The car wash is only to be utilized by Grand Subaru employees and shall not be open to the public;

3) The car wash shall only be operated during the service hours of the dealership;

4) Grand Subaru, LLC shall, to the best extent possible, reduce noise to mitigate adverse impacts on surrounding residential properties;
   a. Grand Subaru will be updating their plan of operations and guidelines to limit the honking on site to locate vehicles.

5) Pursuant to an oral amendment approved by the CDC at Public Hearing, the fencing on both parcels shall be of like kind as existing black vinyl coated chain-link, unless an alternative material is deemed necessary by Staff;
   a. Fencing is proposed to remain as black vinyl chainlink fence to conform to the fencing approved with the 2015 west sales lot project that was approved by the Village of Bensenville. Alternative fencing materials are not acceptable to the owner due to the finances they provided in 2019/2020 to update the fencing around the west and north side of the site as part of the stormwater improvement project. No objections were provided by the Village during the approval process. Additional landscaping has been provided in addition to the fence within the 10' landscape buffer to the residential uses to the north. See condition 9 below.

6) Petitioners shall coordinate with CED Staff and submit final façade renderings, to be approved by the Zoning Administrator;

7) Petitioners shall coordinate with CED Staff to determine an appropriate tree replacement agreement, final approval subject to Zoning Administrator;

100 Camelot Drive • Fond du Lac, WI 54935
920.926.9800 • www.excelengineer.com

8) Parking lot perimeter landscape on Grand Avenue shall be compatible with existing landscape design on Grand Subaru's dealership property to the west;

9) Proposed arborvitae screening on 111 W. Grand Avenue Property shall be erected along northern buffer yard on existing dealership property located at 125 W. Grand Avenue;
    a. Additional arborvitae screening has been provided as requested.

10) A 10' utility easement for the water main shall be dedicated along the northern portion of 111 W. Grand Avenue, similar to existing water main easement on 125 W. Grand dealership property;
    a. 10' utility easement exhibit & legal description is provided with resubmittal. Village to record.

11) Increased landscape screening shall be provided on eastern property line where the site abuts existing multiple-unit residential dwelling property;
    a. Additional arborvitae screening has been provided as requested from the north side of the proposed building north to the northern property line arborvitae screening.

12) Proposed ground-mounted mechanical equipment shall be screened with landscape elements, in accordance with submitted Landscape Plan dated January 28, 2021;

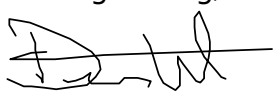
13) Petitioners shall, to the best extent possible, minimize lighting impacts on surrounding residential properties and coordinate adequate solutions with Village Staff; and
    a. Site photometric plan has been provided from the 2019/2020 stormwater improvement project showing the existing light poles installed as part of the 2015 west sales lot project reviewed and approved by the Village through the PUD as well as a site photometric plan for the proposed car wash facility. The light poles along W. Grand Ave are existing and no changes to the lighting levels are proposed. The light poles along the northern side of the site and adjacent to the residential uses are limited to 0.5 ft-ca at the property line. Arborvitae screening is also proposed along the northern and eastern property line to provide additional buffer and limit the lighting levels at the property line to a greater degree than shown on the site photometric plan.

14) A final landscape plan shall be submitted and approved by Zoning Administrator prior to building permit approval for the project.

Please let me know if you have any comments, questions, or need additional information.

Sincerely,

Excel Engineering, Inc.



Devin Winter

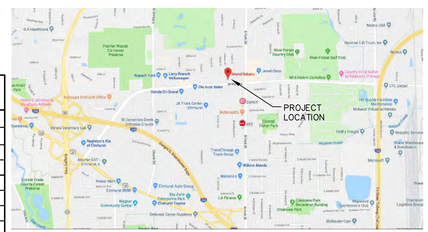
PROPOSED BUILDING FOR:
GRAND SUBARU
BENSENVILLE, ILLINOIS

LEGEND

000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS
000.00 TR 000.00 BR	PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)
000.00 TC 000.00 BC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
	EXISTING WATER VALVE IN BOX
	PROPOSED WATER VALVE IN BOX
	EXISTING WATER VALVE IN MANHOLE
	PROPOSED WATER VALVE IN MANHOLE
	EXISTING WATER SERVICE VALVE
	EXISTING TELEPHONE MANHOLE
	EXISTING ROUND CATCH BASIN
	PROPOSED ROUND CATCH BASIN
	EXISTING SQUARE CATCH BASIN
	EXISTING CURB INLET
	PROPOSED CURB INLET
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING STREET LIGHT
	EXISTING TELEPHONE PEDESTAL
	EXISTING ELECTRIC PEDESTAL
	EXISTING ELECTRIC BOX
	EXISTING CABLE TV PEDESTAL
	PROPOSED DRAINAGE FLOW
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
	3/4" REBAR SET WEIGHING 1.50 LB/FT.
	1-1/4" REBAR FOUND
	3/4" REBAR FOUND
	2" IRON PIPE FOUND
	1" IRON PIPE FOUND
	EXISTING FLOOD LIGHT
	SECTION CORNER
	PROPOSED APRON ENDWALL
	EXISTING MARSH AREA
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	EXISTING CONIFEROUS TREE
	EXISTING SHRUB
	EXISTING STUMP
	SOIL BORING
	EXISTING WELL
	PROPOSED WELL
	EXISTING LIGHT POLE
	EXISTING SIGN
	CENTER LINE
	EXISTING HANDICAP PARKING STALL
	PROPOSED HANDICAP PARKING STALL
	EXISTING GAS VALVE
	EXISTING WOODED AREA
	EXISTING HEDGE
	EXISTING CHAINLINK FENCE
	EXISTING WOOD FENCE
	EXISTING BARBED WIRE FENCE
	PROPERTY LINE
	EXISTING GUARD RAIL
ST	EXISTING STORM SEWER AND MANHOLE
ST	PROPOSED STORM SEWER AND MANHOLE
SA	EXISTING SANITARY SEWER AND MANHOLE
SA	PROPOSED SANITARY SEWER AND MANHOLE
W	EXISTING WATER LINE AND HYDRANT
W	PROPOSED WATER LINE AND HYDRANT
OU	EXISTING OVERHEAD UTILITY LINE
FO	EXISTING UNDERGROUND FIBER OPTIC LINE
E	EXISTING UNDERGROUND ELECTRIC CABLE
T	EXISTING UNDERGROUND TELEPHONE CABLE
G	EXISTING UNDERGROUND GAS LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	GRADING/SEEDING LIMITS
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	RAILROAD TRACKS
800	EXISTING GROUND CONTOUR
800	PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER AND SPECIFICATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	DETAILS
C2.3	DETAILS
C3.0	TRAFFIC CONTROL PLAN
C4.0	UNDERGROUND DETENTION SYSTEM PLANS
PXP	SITE PHOTOMETRIC PLAN



PROJECT LOCATION MAP

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN ILLINOIS

CALL JULIE ILLINOIS ONE CALL SYSTEM
1-800-892-0123
TOLL FREE
OR CALL 811
ILLINOIS LAW
REQUIRES MINIMUM OF 2 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS AS NECESSARY
2. CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF UNDERGROUND STORM WATER DETENTION FOLLOWING COMPLETION OF THE POND.
3. SEE SHEET 2.2 DUPAGE COUNTY BENCHMARKS LOCATIONS AND DETAILS.

PLAN SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL JULIE ILLINOIS ONE CALL SYSTEM AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL JULIE ILLINOIS ONE CALL SYSTEM AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   2. UNDER LANDSCAPED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 90 PERCENT.
   3. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PURSUANT TO IL EPA DIVISION OF WATER POLLUTION CONTROL, 8.810. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY PURSUANT TO 8.810 TO OBTAIN COVERAGE UNDER THE GENERAL NPDES STORM WATER PERMIT.
B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED SWPPP, AND PLAN AMMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NPDES PERMIT NO. IL810. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.25" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 7 DAYS OF AN INSPECTION OR 24 HOURS AFTER A DEPARTMENT NOTICE.
E. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN THE ILLINOIS URBAN MANUAL. TECHNICAL STANDARDS PUBLISHED BY THE FEDERAL ENGINEERING AGENCY OR THE LOCAL ENTITIES WITH JURISDICTIONS OVER THE ENTIRE SPECIFICATIONS SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 920.
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 805 AND 814.
   3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR SUCH PADS SHALL BE CA-1, CA-2, OR CA-4 GRADATION AND SHALL BE EIGHT INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II, OR IV FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (14' MINIMUM), AND SHALL BE A MINIMUM OF 70 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 930.
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. INLET PROTECTION SHALL BE IN CONFORMANCE WITH ILLINOIS URBAN MANUAL PRACTICE STANDARD 865.
   5. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   6. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. REMOVE AREA UPON COMPLETION OF CONSTRUCTION. CONCRETE WASHOUT FACILITY SHALL BE IN CONFORMANCE WITH ILLINOIS URBAN MANUAL PRACTICE STANDARD 954.
   7. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADING OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE PROVIDED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL PRACTICE STANDARDS 880 OR 965 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 813.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
F. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
G. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.
H. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE SWPPP, EROSION CONTROL CONSTRUCTION PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER NPDES GENERAL PERMIT.
I. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.
J. SEE EROSION CONTROL PLAN FOR SPECIFIC EROSION CONTROL NOTES.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 351 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 406 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING	HEAVY DUTY ASPHALT PAVING	DUPAGE COUNTY PAVEMENT PATCH
2" SURFACE COURSE (N50 OR N70)	2" SURFACE COURSE (N50 OR N70)	3" SURFACE COURSE (N50 OR N70)
2" BINDER COURSE (N50 OR N70)	2-1/2" BINDER COURSE (N50 OR N70)	12" (OR MATCH EX. WHICHEVER GREATER) CLASS PP PCC
10" OF CA-6 AGGREGATE	12" OF CA-6 AGGREGATE	FULL DEPTH CLSM FA-6 OR FA-7 LIMESTONE CHIP TRENCH BACKFILL

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 351 OF THE ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. PUBLIC SIDEWALK CONCRETE - 5" OF CONCRETE OVER 4" OF CA-6 CRUSHED AGGREGATE (GRADE B OR 9). CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER. SEE PUBLIC SIDEWALK DETAIL SECTION AND NOTES ON C2.1
   2. LIGHT DUTY CONCRETE (PASSENGER CAR TRAFFIC) - 5" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   4. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   6. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH RESPECTIVE CONTRACTORS. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 3.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS PROVIDED BY CONTRACTOR AND APPROVED BY ENGINEER OR PER THIS SPECIFICATION. ALL POURED CONTROL JOINTS TO HAVE MAXIMUM 60' SPACING. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YDS. BUT WITHIN LESS THAN 25 CU. YDS., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39; TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELING.
L. LIMIT MAXIMUM WATER-CEMENTITOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE IF QUANTITY OF ON SITE SOIL IS INSUFFICIENT. TOPSOIL ANALYSIS PERFORMED BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND IMFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 6.0 TO 8.0, CONTAIN A MINIMUM OF 4% ORGANIC MATERIAL, BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER, ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WIT

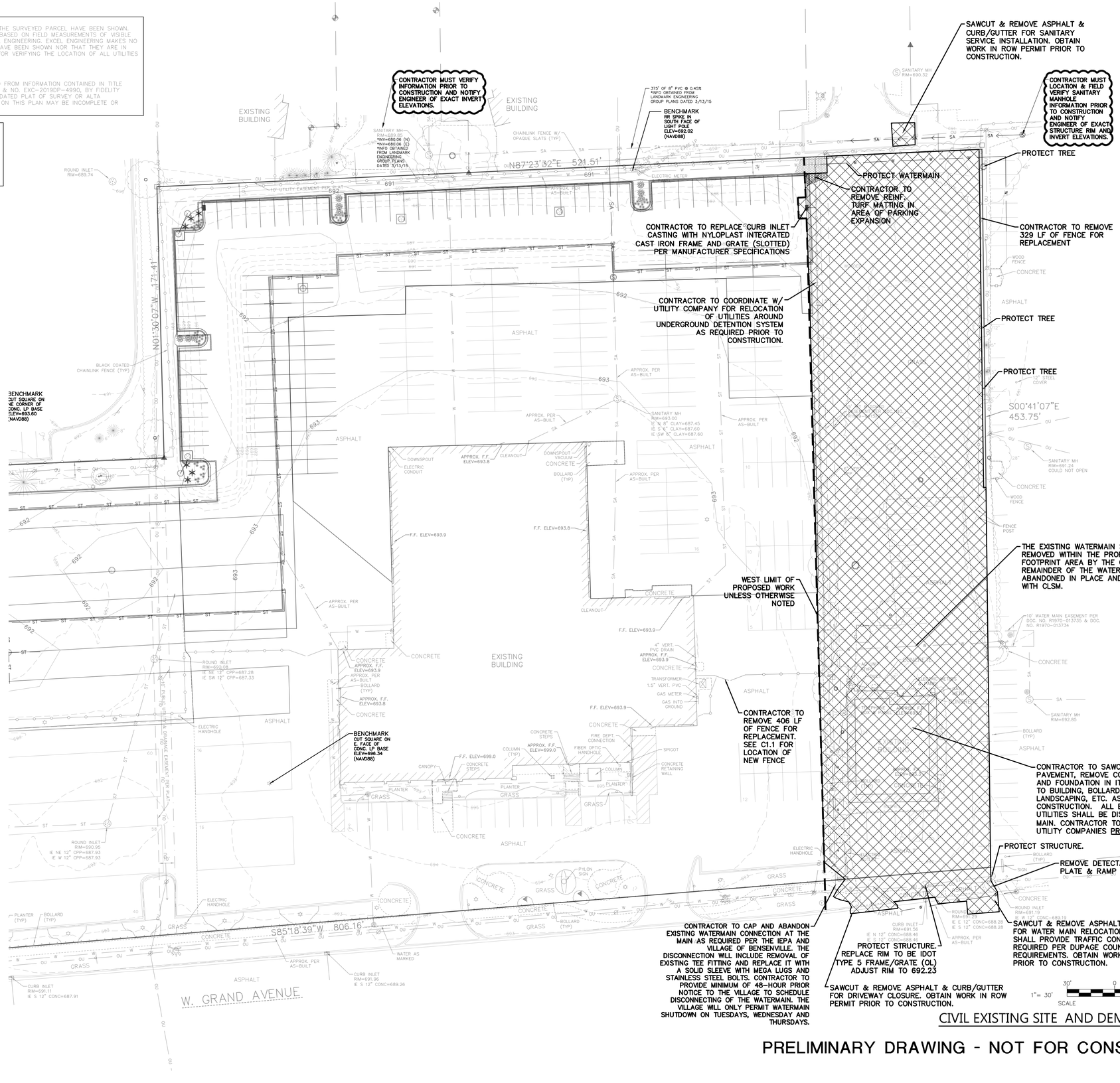
NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH J.U.L.I.E. MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. EXC-2019DP-4989.0 & NO. EXC-2019DP-4991.0 & NO. EXC-2019DP-4990, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 19, 2019. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

GENERAL PROJECT NOTES

1. SEE SHEET 2.2 DUPAGE COUNTY BENCHMARKS LOCATIONS AND DETAILS.

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
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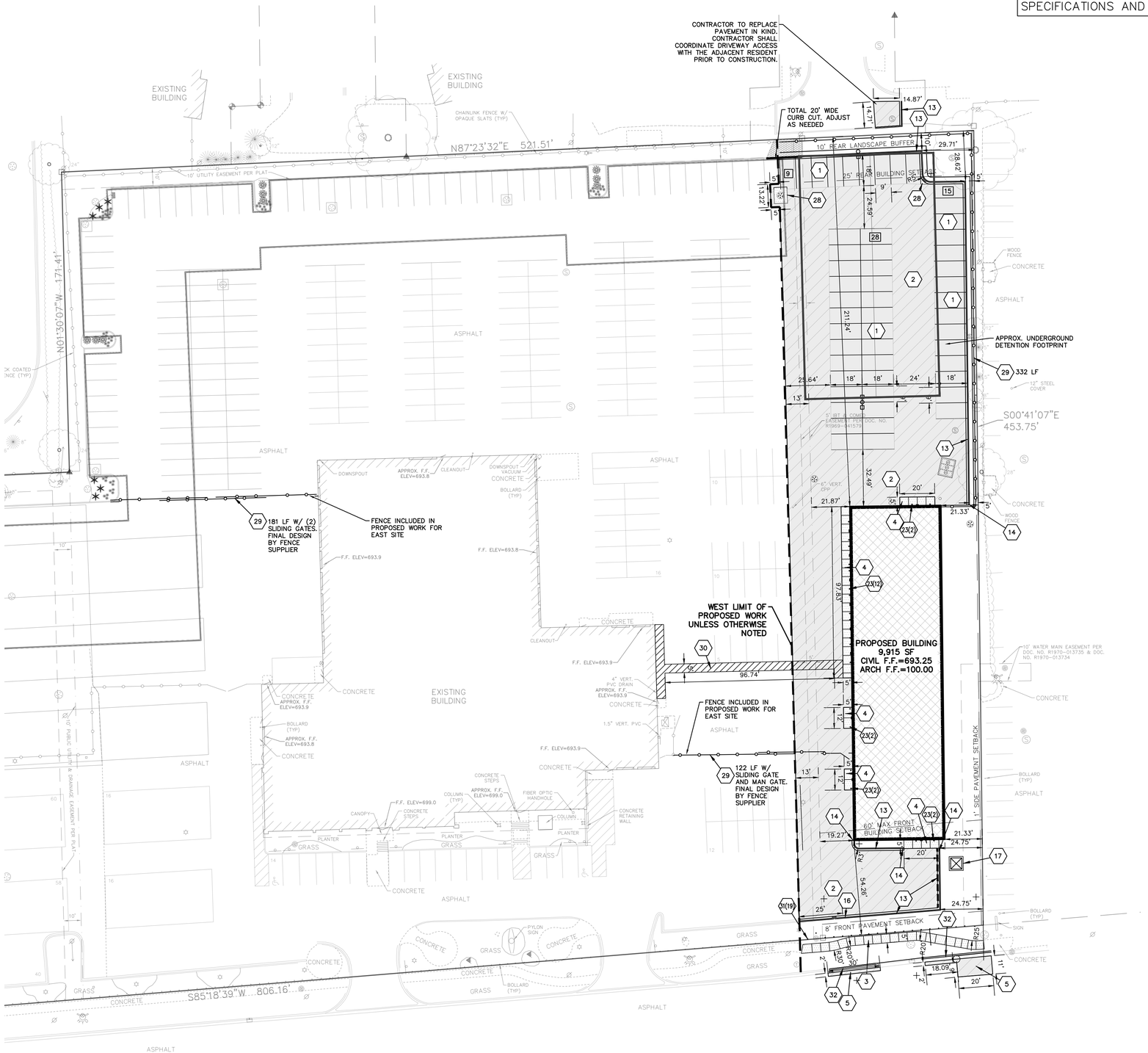
PRELIMINARY PLAN DATE	
JAN. 28, 2021	
MAR. 8, 2021	
PROJECT MANAGER:	J. DALLAS
DESIGNER:	S. KLESSIG
DRAWN BY:	E.E.I 2056960
EXPEDITOR:	--
SUPERVISOR:	--
PRELIMINARY NO:	P20144
CONTRACT NO:	74559
DATE:	DEC. 30, 2020
SHEET:	C1.0

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



SITE INFORMATION:

PROPERTY AREA: AREA = 43,253 S.F. (0.99 ACRES)
PROPERTY ZONING: C-2
PROPERTY USE: CAR WASH/ CAR DETAILING
AREA OF SITE DISTURBANCE: 1.13 AC

SETBACKS:
BUILDING: FRONT = 60' (MAX)
SIDE = 0'
REAR = 25' (RESIDENTIAL)
PAVEMENT: FRONT = 8'
SIDE = 1'
REAR = 10' (RESIDENTIAL)

OVERALL GRAND SUBARU DEALERSHIP AREA PARKING:
EXISTING PARKING: 242 (EMPLOYEE/MAINTENANCE), 14 (CUSTOMER), 462 (SALES)
PROPOSED PARKING: 292 (EMPLOYEE/MAINTENANCE), 14 (CUSTOMER), 462 (SALES)
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 10%
MAXIMUM IMPERVIOUS SURFACE: 90% PROVIDED IMPERVIOUS SURFACE: 81.7%

PAVEMENT HATCH KEY:
- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- LIGHT DUTY CONCRETE

CURB & GUTTER MARKING KEY:
- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.99	43,253	
BUILDING FLOOR AREA	0.09	3,887	9.0%
PAVEMENT (ASP. & CONC.)	0.30	13,230	30.6%
TOTAL IMPERVIOUS	0.39	17,117	39.6%
LANDSCAPE/ OPEN SPACE	0.60	26,136	60.4%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.99	43,253	
BUILDING FLOOR AREA	0.23	9,915	22.9%
PAVEMENT (ASP. & CONC.)	0.57	24,793	57.3%
TOTAL IMPERVIOUS	0.80	34,708	80.2%
LANDSCAPE/ OPEN SPACE	0.20	8,545	19.8%

EXISTING SITE DATA (DISTURBED AREA)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.13	49,161	
BUILDING FLOOR AREA	0.09	3,887	7.9%
PAVEMENT (ASP. & CONC.)	0.33	14,170	28.8%
TOTAL IMPERVIOUS	0.41	18,057	36.7%
LANDSCAPE/ OPEN SPACE	0.71	31,104	63.3%

PROPOSED SITE DATA (DISTURBED AREA)

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.13	49,161	
BUILDING FLOOR AREA	0.23	9,915	20.2%
PAVEMENT (ASP. & CONC.)	0.70	30,701	62.4%
TOTAL IMPERVIOUS	0.93	40,616	82.6%
LANDSCAPE/ OPEN SPACE	0.20	8,545	17.4%

SITE PLAN KEYNOTES

1	STANDARD ASPHALT (TYP.)
2	HEAVY DUTY ASPHALT (TYP.)
3	PUBLIC CONCRETE SIDEWALK (TYP.)
4	LIGHT DUTY CONCRETE (TYP.)
5	DUPAGE COUNTY PAVEMENT PATCH SECTION. SEE SHEET 2.3
12	CURB RAMP (TYP.)
13	TY B6.18 CURB & GUTTER (TYP.)
14	TAPER CURB (TYP.)
16	2' CURB CUT (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
24	STOP SIGN (TYP.)
27	DETECTABLE WARNING PLATE
28	8" THICK CONCRETE COLLAR PER UNDERGROUND DETENTION MANUFACTURER'S REQUIREMENTS FOR LOAD BEARING SUPPORT AROUND CURB INLETS & CATCH BASINS THAT ARE A PART OF UNDERGROUND STORM DETENTION SYSTEM.
29	6' HIGH BLACK VINYL COATED CHAINLINK FENCE TO MATCH EXISTING ON SITE. INSTALL PER MANUF. SPECS. SEE TYPICAL DETAIL ON C2.1 OR EQ.
30	CROSSWALK STRIPING (TYP)
31	4" CONCRETE BOLLARD W/ BLACK SLEEVE TO MATCH EXISTING ON SITE. PROVIDE @ MAXIMUM 5' OC.
32	B.6-24 CURB & GUTTER PER DUPAGE COUNTY REQUIREMENTS. SEE SHEET 2.3

NORTH
1"= 30'
30' 0 30' 60'
SCALE FEET

CIVIL SITE PLAN
EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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PROPOSED BUILDING FOR:
GRAND SUBARU
111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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PRELIMINARY PLAN DATE
JAN. 28, 2021
FEB. 12, 2021
MAR. 8, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C1.1

INLET PROTECTION NOTE:

IP

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

FLEXSTORM PURE INLET FILTERS NOTE:

CONTRACTOR SHALL PROVIDE PERMANENT FLEXSTORM PURE INLET FILTERS ON ALL CURB INLETS AND CATCH BASINS ON SITE FOR REMOVAL OF SEDIMENT AND POLLUTANTS PER DUPAGE COUNTY REQUIREMENTS. SEE DETAIL ON C2.2

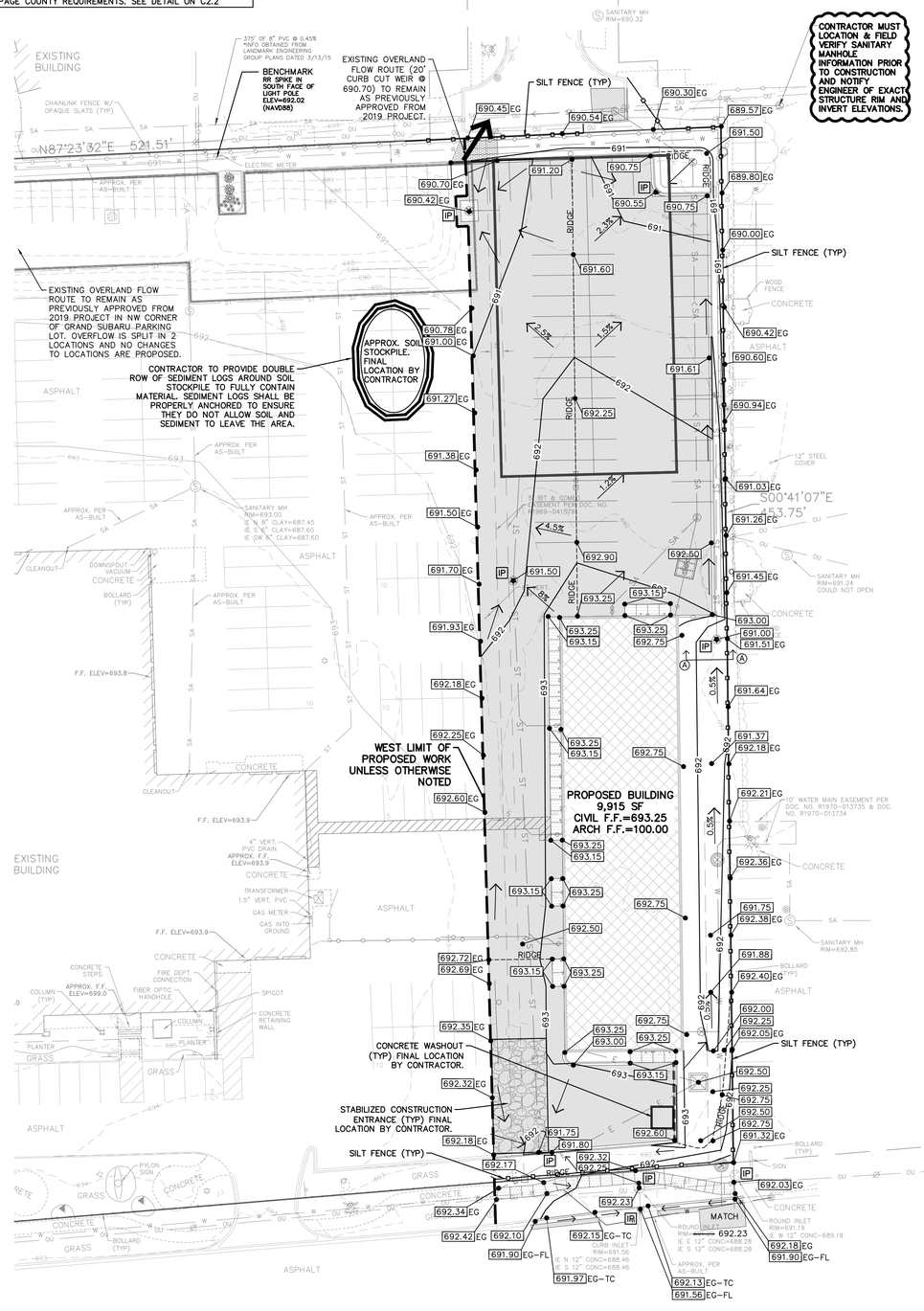
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

EROSION CONTROL NOTES:

- AN INITIAL SEDIMENTATION AND EROSION CONTROL INSPECTION IS REQUIRED PRIOR TO STARTING CONSTRUCTION. THE APPLICANT IS DIRECTED TO CONTACT THE VILLAGE TO SCHEDULE THIS INSPECTION; THIS NOTIFICATION SHALL BE AT LEAST 24 HOURS IN ADVANCE OF CONSTRUCTION.
- THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
- STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGEWAYS, FLOODPLAINS, WETLANDS, BUFFERS OR LPDAs.
- SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS INCLUDING A DOUBLE ROW OF SILT FENCE OR COIR ROLL.
- PROPERTIES DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
- STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED. COORDINATE W/ VILLAGE
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF LOMBARD STORMWATER AND FLOOD PLAIN ORDINANCE SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS.
- STOCKPILES IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT CONTROL MEASURE, SEDIMENT TRAP, OR SEDIMENT BASIN EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- WATER PUMP OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- THE APPLICANT SHALL PROVIDE ADEQUATE RECEPTACLES FOR THE DEPOSITION OF ALL CONSTRUCTION DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE, OR PERMIT, THE DUMPING, DEPOSITION, DROPPING, THROWING, BLOWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE , CHANNEL, POND, LAKE, WETLAND, BUFFER, OR WATERS OF DUPAGE COUNTY. THE APPLICANT SHALL MAINTAIN THE DEVELOPMENT SITE FREE OF UNCONTROLLED CONSTRUCTION DEBRIS. CONSTRUCTION SITE OPERATORS SHALL IMPLEMENT APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL, AND CONTROL WASTE SUCH AS, DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

STORMWATER POND ASBUILT NOTE

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER SYSTEM. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.



Pond No. 4 - Asbuilt-Underground Storm

Pond Data

UG Chambers -Invert elev. = 686.63 ft, Rise x Span = 2.74 x 2.74 ft, Barrel Len = 830.00 ft, No. Barrels = 9, Slope = 0.00%, Headers = Yes
Encasement -Invert elev. = 686.30 ft, Width = 5.00 ft, Height = 5.00 ft, Voids = 36.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	686.30	n/a	0	0
0.50	686.80	n/a	7,540	7,540
1.00	687.30	n/a	11,478	19,018
1.50	687.80	n/a	13,027	32,045
2.00	688.30	n/a	13,397	45,442
2.50	688.80	n/a	12,823	58,265
3.00	689.30	n/a	10,907	69,171
3.50	689.80	n/a	7,001	76,172
4.00	690.30	n/a	6,805	82,978
4.50	690.80	n/a	6,805	89,783
5.00	691.30	n/a	6,805	96,589

Pond No. 7 - Asbuilt-Underground Storm-expanded

Pond Data

UG Chambers -Invert elev. = 686.63 ft, Rise x Span = 2.74 x 2.74 ft, Barrel Len = 950.00 ft, No. Barrels = 9, Slope = 0.00%, Headers = Yes
Encasement -Invert elev. = 686.30 ft, Width = 5.00 ft, Height = 5.00 ft, Voids = 36.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	686.30	n/a	0	0
0.50	686.80	n/a	8,617	8,617
1.00	687.30	n/a	13,118	21,735
1.50	687.80	n/a	14,888	36,622
2.00	688.30	n/a	15,311	51,933
2.50	688.80	n/a	14,655	66,588
3.00	689.30	n/a	12,465	79,053
3.50	689.80	n/a	8,001	87,054
4.00	690.30	n/a	7,778	94,832
4.50	690.80	n/a	7,778	102,609
5.00	691.30	n/a	7,778	110,387

1"= 30' SCALE 30' 0 30' 60' FEET

NORTH

CIVIL GRADING & EROSION CONTROL PLAN

EXCEL JOB #: 2056960

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PRELIMINARY PLAN DATE
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MAR. 8, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C1.2

PROPOSED UNDERGROUND STORM DETENTION SYSTEM NOTE:

CONTRACTOR TO COORDINATE WITH DEVELOPER/OWNER FOR UNDERGROUND DETENTION SYSTEM PRIOR TO CONSTRUCTION. UNDERGROUND DETENTION SYSTEM TO BE PURCHASED/ORDERED BY DEVELOPER/OWNER UNLESS OTHERWISE NOTED. SHOP DRAWINGS SHALL BE PROVIDED TO ENGINEER AND VILLAGE PRIOR TO ORDERING. VERIFY WITH ENGINEER AND VILLAGE FOR FINAL APPROVAL PRIOR TO INSTALLATION.

PROPOSED STORM INLET NOTE:

STORM CATCH BASINS & CURB INLETS NOTED AS "SYSTEM" ARE TO BE INCLUDED IN THE UNDERGROUND STORM DETENTION SYSTEM AS RISERS OF THE SYSTEM WITH INLET GRATES AS REQUIRED. STORM CATCH BASINS AND CURB INLETS WITHOUT "SYSTEM" SHALL HAVE STRUCTURES AND CONFORM TO DETAILS PROVIDED ON C2.0.

FLEXSTORM PURE INLET FILTERS NOTE:

CONTRACTOR SHALL PROVIDE PERMANENT FLEXSTORM PURE INLET FILTERS ON ALL CURB INLETS AND CATCH BASINS ON SITE FOR REMOVAL OF SEDIMENT AND POLLUTANTS PER DUPAGE COUNTY REQUIREMENTS. SEE DETAIL ON C2.2

STORMWATER POND ASBUILT NOTE

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER SYSTEM. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

SANITARY LATERAL NOTES:

1. INFILTRATION TESTING SHALL BE COMPLETED PER ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS (CURRENT EDITION)
2. EXFILTRATION TESTING SHALL BE COMPLETED PER ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS (CURRENT EDITION)
3. AIR TESTING SHALL BE COMPLETED PER ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS (CURRENT EDITION)
4. LEAKAGE TESTING SHALL BE COMPLETED PER ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS (CURRENT EDITION)
5. DEFLECTION TESTING SHALL BE COMPLETED PER ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS (CURRENT EDITION)

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

CLEANOUT NOTE:

CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.1 FOR SPECIFICATION. COORDINATE W/ PLBG PLANS PRIOR TO CONSTRUCTION.

WATER MAIN NOTES:
1. PRESSURE TESTING SHALL BE COMPLETED PER IEPA STANDARDS.
2. WATER MAIN SHALL BE CHLORINATED PER IEPA STANDARDS.

COMED NOTE:
1. COMED IS REQUIRED TO APPLY FOR A SEPARATE DUDOT PERMIT FOR THE SITES ELECTRICAL SERVICE CONNECTION IN THE COUNTY RIGHT OF WAY PRIOR TO CONSTRUCTION.

STORMWATER OUTLET MODIFICATION NOTE:
CONTRACTOR TO REMOVE 2.75" ORIFICE IN OUTLET STRUCTURE ON WEST SIDE OF SITE AND REPLACE WITH 3.5" ORIFICE FOR STORMWATER MODELING REQUIREMENTS. DETAIL PROVIDED ON C2.1

CONTRACTOR MUST VERIFY INFORMATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF EXACT INVERT ELEVATIONS.

CONTRACTOR MUST LOCATION & FIELD VERIFY SANITARY MANHOLE INFORMATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF EXACT STRUCTURE RIM AND INVERT ELEVATIONS.

BENCHMARK
RR SPIKE IN SOUTH FACE OF LIGHT POLE
ELEV=692.02
(NAVD88)

BENCHMARK
CUT SQUARE ON NE CORNER OF CONC. LP BASE
ELEV=693.60
(NAVD88)

BENCHMARK
CUT SQUARE ON E. FACE OF CONC. LP BASE
ELEV=696.34
(NAVD88)

CONTRACTOR TO REPLACE CURB INLET CASTING WITH NYLOPLAST INTEGRATED CAST IRON FRAME AND GRATE (SLOTTED) PER MANUFACTURER SPECIFICATIONS

CONTRACTOR TO COORDINATE W/ UTILITY COMPANY FOR RELOCATION OF UTILITIES AROUND UNDERGROUND DETENTION SYSTEM AS REQUIRED PRIOR TO CONSTRUCTION.

WEST LIMIT OF PROPOSED WORK UNLESS OTHERWISE NOTED

PROPOSED BUILDING
9,915 SF
CIVIL F.F.=693.25
ARCH F.F.=100.00

PROPOSED RIM TO BE REPLACED WITH IDOT TYPE 5 FRAME/GRATE (OL) RAISE RIM TO 692.23

KNOX BOX TO BE PROVIDED PER FIRE DEPT REQ'S. SEE ARCH PLANS FOR LOCATION

LIGHT POLE (TYP) SEE SITE PHOTOMETRIC PLAN AND ELEC SITE PLAN FOR DETAILS.

STORM UGD SYSTEM CURB INLET 4
RIM=690.55

STORM PIPE E
13' OF 24" HDPE @ 0% HYDRAULIC CONNECTION TO WEST UGD SYSTEM. CONFIRM FINAL LENGTH BASED ON SYSTEM CHOOSEN.

STORM PIPE D1
18" OF 8" HDPE @ 1% (100YR=1.04 CFS)

IE STM=686.86

IE STM=686.50

STORM PIPE B
48' OF 18" HDPE @ 1% (100YR=10.15 CFS)

STORM CB 2 (4' DIA)
RIM=691.50
IE N/S=686.98

SANITARY PIPE 1A
54' OF 4" @ ¼ in/ft
MIN. SEE PLBG PLANS

IE SAN=689.91, STRUCTURAL TO ADDRESS OUTLET THROUGH FOUNDATION

STORM FI 3 (3' DIA)
RIM=691.00
IE N=688.66

STORM PIPE C3-ROOF DRAIN
20' OF 8" HDPE @ 1% W/ 8"X12" WYE & 45° BEND AND CLEANOUT. (100YR=0.86 CFS)

STORM PIPE A
250' OF 18" HDPE @ 0.5% (100YR=6.58 CFS)

STORM PIPE C2-ROOF DRAIN
18' OF 8" HDPE @ 1% W/ 8"X12" WYE, 45° BEND AND CLEANOUT (100YR=0.86 CFS)

STORM PIPE C1-ROOF DRAIN
17' OF 8" HDPE @ 1% W/ CLEANOUT (100YR=0.86 CFS)

STORM CI 1 (2'X3')
RIM=691.75
IE N=688.23
IE NE=688.23

PROPOSED SANITARY MH C
RIM=690.26
IE E/W=681.42
IE SE=681.52

SANITARY PIPE 3
41' OF 6" @ 3.9%

IE SAN=681.98
IE WTR= +/-684
CONTRACTOR SHALL FIELD VERIFY SIZE, LOCATION, DEPTH OF WATER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF FINDINGS PRIOR TO CROSSING. MAINTAIN ADEQUATE CLEARANCE AS REQUIRED PER SECTION 370.350 OF THE ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS

PROPOSED SANITARY MH B
W/ EXTERNAL DROP PIPE
RIM=691.40
IE N/W=682.34
IE S=687.34

UNDERGROUND DETENTION SYSTEM MINIMUM 15,117 CF ABOVE 686.46 AND MINIMUM 2,623 CF BELOW FOR PCSMP AND VCSMP REQUIREMENTS. SEE PRELIM DESIGN AS PART OF PROPOSED PLANSET

SANITARY PIPE 2
156' OF 6" @ ¼ in/ft
IE SAN=688.40
IE STM=686.91,TOP=687.91
PROVIDE INSULATION BETWEEN PIPES

PROPOSED STORM MH 6
RIM=692.50
IE S/W=687.04

STORM PIPE D
108' OF 8" HDPE @ 1.5% (100YR=1.04 CFS)

PROPOSED SANITARY MH A
SAMPLING MH
RIM=692.80
IE N=688.96
IE S=689.06

PROPOSED TRIPLE BASIN
RIM=692.80
IE S=689.73
IE N=689.23
SEE PLBG PLANS FOR ALL DETAILS

SANITARY PIPE 1
44' OF 4" @ ¼ in/ft

CONNECT TO 6" WATER MAIN W/ (2) 6" 45° BENDS AND 6"x8" REDUCER. COORDINATE W/ VILLAGE OF BENSENVILLE PRIOR TO CONNECTION

16' OF 2" DOMESTIC SERVICE W/ CURB STOP & VALVE BOX. MAINTAIN MIN 6' BURY DEPTH. METER & APPURTENANCES TO BE PROVIDED INTERNALLY. SEE PLUMBING PLANS FOR DETAILS. SERVICE TO BE COMPLETED PER VILLAGE WATER SERVICE DETAIL ON C2.1

161' OF 8" PUBLIC WATER MAIN W/ 12"x8" TAPPING SLEEVE AND (2) VALVES PER VILLAGE REQ'S. MAINTAIN MIN 6' BURY DEPTH. 8" VALVES SHALL BE IN VALVE VAULT PER VOB STANDARD DETAIL ON C2.0

ELECTRIC TRANSFORMER BY UTILITY SUPPLIER

CONNECTION TO EXISTING WATER MAIN PER LOCAL CODE

WALL PACK (TYP) SEE SITE PHOTOMETRIC PLAN AND ELEC SITE PLAN FOR DETAILS.

N87°23'32"E 521.51'
N87°26'27"E 289.83'
N01°30'07"W 171.41'
N01°27'58"W 311.71'
S85°18'39"W 806.16'
S00°41'07"E 453.75'

W. GRAND AVENUE

NORTH

CIVIL UTILITY PLAN

1"= 30'

30' 0 30' 60'
SCALE FEET

EXCEL JOB #: 2056960

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PRELIMINARY PLAN DATE
JAN. 28, 2021
FEB. 12, 2021
MAR. 1, 2021
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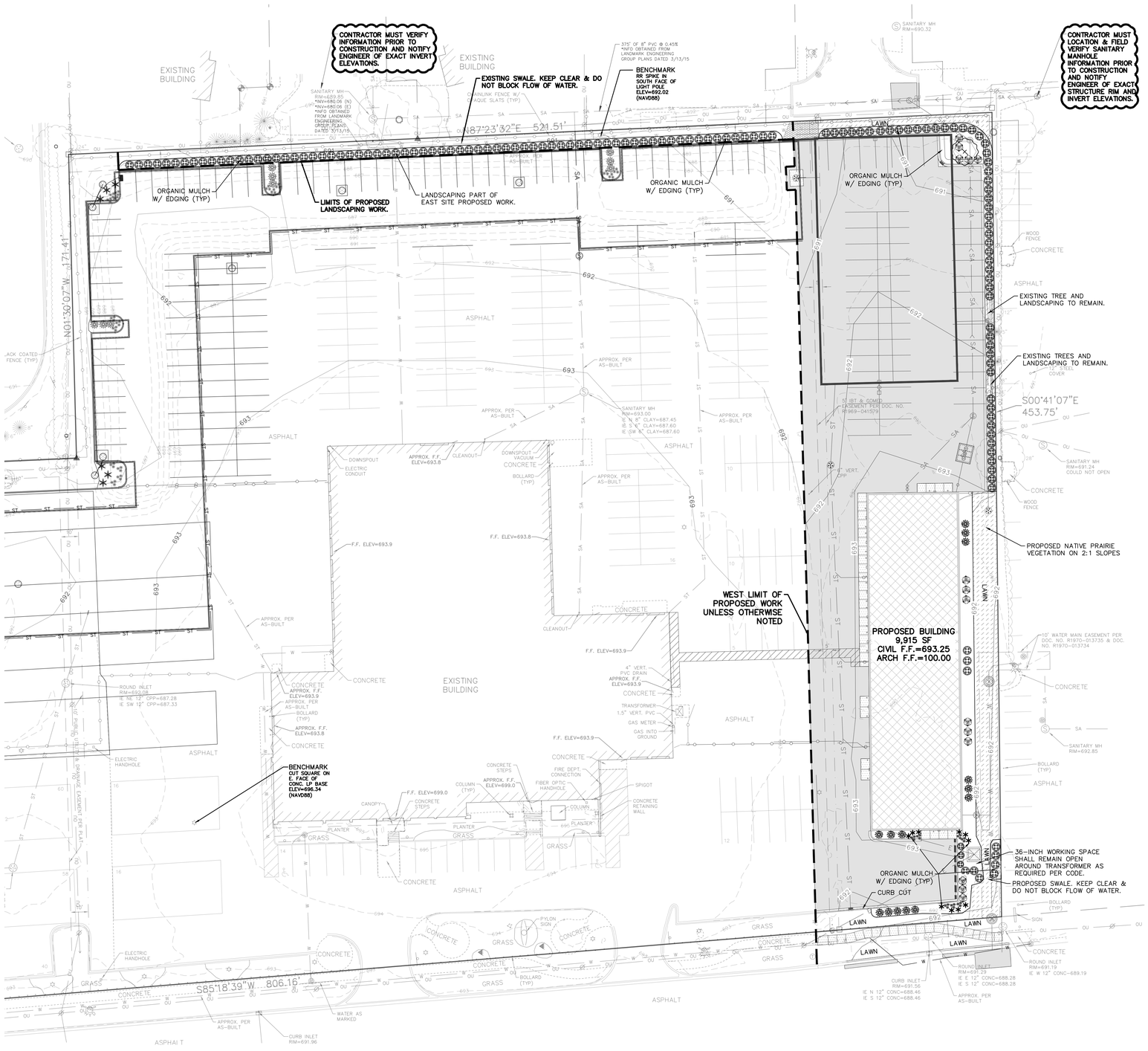
PROJECT MANAGER:	J. DALLAS
DESIGNER:	S. KLESSIG
DRAWN BY:	E.E.I 2056960
EXPEDITOR:	--
SUPERVISOR:	--
PRELIMINARY NO:	P20144
CONTRACT NO:	74559
DATE:	DEC. 30, 2020
SHEET:	C1.3



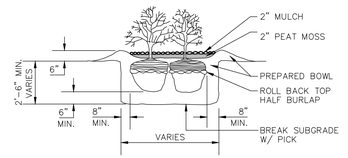
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

EROSION MATTING LOCATION

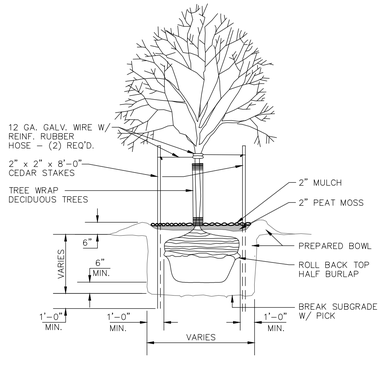
LANDSCAPING NOTES

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	EVERGREEN TREES			
	Colorado Spruce	Picea pungens	4'	1
	DECIDUOUS SHRUBS			
	Shrub Roses	Explorer series 'Alex Mackenzie'	1 gal pot	14
	Emerald Mound Honeysuckle	Lonicera x xylosteum 'Emerald Mound'	15"-18"	14
	Techny Arborvitae	Thuja occidentalis	42"-48"	137
	PERENNIALS			
	Karl Foerster Reed Grass	Calamagrostis x acutifora 'Karl Foerster'	1 gal pot	10
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	7

NOTE:
FOR MASS PLANTINGS EXCAVATE ENTIRE BED & BACKFILL W/ PREPARED SOIL.



SHRUB PLANTING DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE

NORTH

CIVIL LANDSCAPE PLAN

1"= 30'
30' 0 30' 60'
SCALE FEET

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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FAX (715) 849-3181

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PROPOSED BUILDING FOR:
GRAND SUBARU
111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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PRELIMINARY PLAN DATE
JAN. 28, 2021
MAR. 8, 2021
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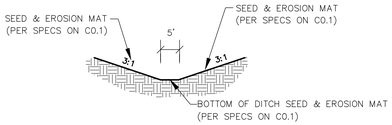
.
.

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C1.4



EAST SWALE X-SECTION A-A

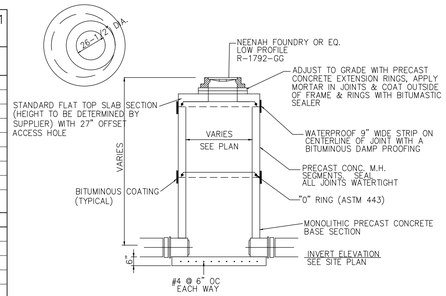
NO SCALE

CONSTRUCTION SEQUENCE

APPROX START: MARCH, 2021

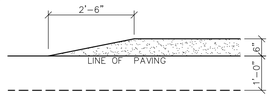
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL JULIE ILLINOIS ONE CALL SYSTEM AT A MINIMUM OF 2 DAYS PRIOR TO CONSTRUCTION.
	2. PLACE ALL SILT FENCE AND INLET PROTECTION.
	3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.
	4. CONSTRUCT PERMANENT STORMWATER CONVEYANCE/DETENTION SYSTEMS REQUIRED FROM DOWNSTREAM TO UPSTREAM.
	5. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS.
	6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. REMOVE TOPSOIL AS NECESSARY TO THE DESIGNATED STOCKPILE. LOCATION BY OWNER.
	3. BEGIN MASS EARTH WORK FOR THE PAVEMENT AREAS.
	4. CONSTRUCT REMAINING STORMWATER CONVEYANCE SYSTEMS AND INSTALL ALL OTHER UTILITIES ON SITE FROM DOWNSTREAM TO UPSTREAM
	5. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	6. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	7. PAVE DRIVEWAYS AND PARKING AREAS.
	8. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS. DETENTION SYSTEM SHALL BE CLEANED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENT PRIOR TO FINAL CLOSEOUT OF PROJECT.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

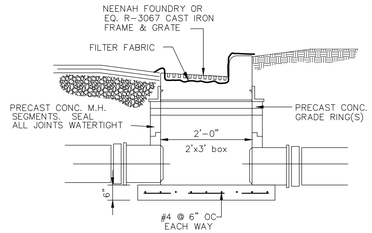


CATCH BASIN DETAIL

NO SCALE



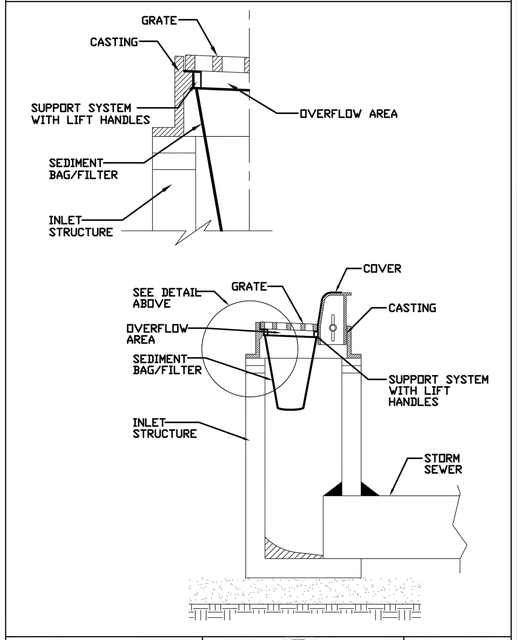
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



CURB INLET

NO SCALE

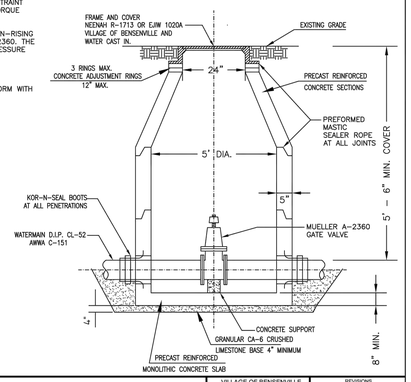
INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO.
IUM-561D
SHEET 1 OF 1
DATE 01-11-11

NOTE:
1. THE VALVE SHALL HAVE MECHANICAL JOINTS.
2. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, & WASHERS) ASSOCIATED WITH THIS VALVE SHALL BE STAINLESS STEEL.
3. STEPS ARE NOT ALLOWED IN WATERMAIN VAULTS.
4. THE VALVE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS
5. VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE MUELLER A-2360. THE VALVE SHALL HAVE NAME, SIZE, AND WORKING PRESSURE CAST IN.
6. VALVE VAULT SHALL BE WATER-TIGHT.
7. IF PVC WATERMAIN IS PROPOSED, IT SHALL CONFORM WITH AWWA C-900 STANDARDS.



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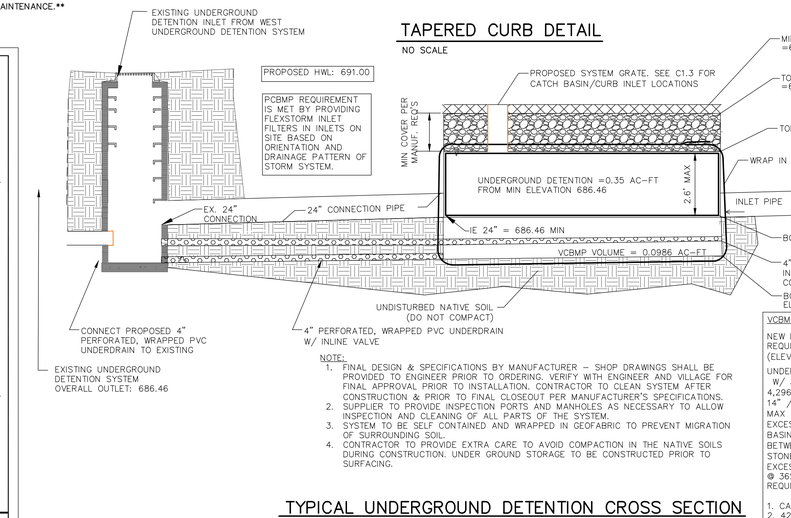
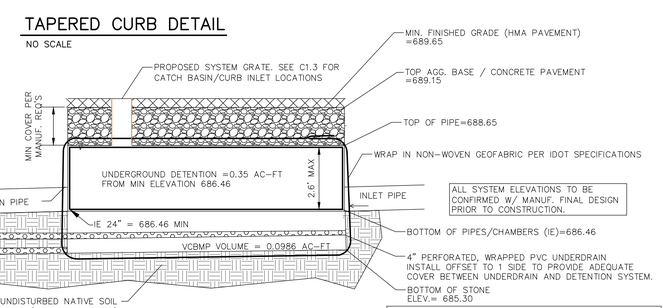
VALVE VAULT (PREFERRED) STANDARD

VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS	REVISIONS
FILE LOCATION	
G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\WATER	



TAPERED CURB DETAIL

NO SCALE



VCBMP CALCULATION:

NEW IMPERVIOUS: 41,241 SF * 1.25"=4,296 CF
REQUIRED BELOW RESTRICTION OUTLET
(ELEVATION=686.46) REQUIRED.

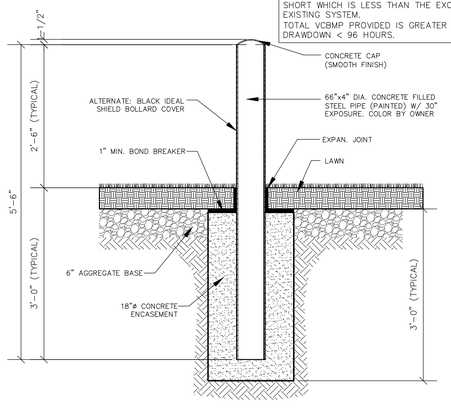
UNDERGROUND DETENTION AREA: 10,649 SF
W/ 36% VOIDS = 3,833 SF
4,296 CF / 3,833 SF =1.12' (14") BELOW OUTLET (686.46)
14" / 0.13 IN/HR = 108 HRS (EXCEEDS)
MAX 12" / 0.13 IN/HR = 92 HOURS
EXCESS 2" REQUIRED IS UTILIZED IN EXISTING DETENTION BASIN. 6.25" WAS REQUIRED AND 6.72" WAS PROVIDED BETWEEN THE OUTLET ELEVATION (686.46) & BOTTOM OF STONE (685.90) IN THE EXISTING SYSTEM.
EXCESS IS 0.47" (6.72" - 6.25") OF STONE / 16,415 SF @ 36% VOIDS = 642 CF PROVIDED THAT WAS NOT REQUIRED

1. CAR WASH DETENTION= MAX 12" (4296 CF/4,296SF)
2. 4296 CF REQUIRED, 3,833 CF PROVIDED = 463 CF SHORT WHICH IS LESS THAN THE EXCESS 642 CF OF EXISTING SYSTEM.
TOTAL VCBMP PROVIDED IS GREATER THAN 14" TO KEEP DRAWDOWN < 96 HOURS.

NOTE:
1. FINAL DESIGN & SPECIFICATIONS BY MANUFACTURER - SHOP DRAWINGS SHALL BE PROVIDED TO ENGINEER PRIOR TO ORDERING. VERIFY WITH ENGINEER AND VILLAGE FOR FINAL APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO CLEAN SYSTEM AFTER CONSTRUCTION & PRIOR TO FINAL CLOSEOUT PER MANUFACTURER'S SPECIFICATIONS.
2. SUPPLIER TO PROVIDE INSPECTION PORTS AND MANHOLES AS NECESSARY TO ALLOW INSPECTION AND CLEANING OF ALL PARTS OF THE SYSTEM.
3. SYSTEM TO BE SELF CONTAINED AND WRAPPED IN GEOFABRIC TO PREVENT MIGRATION OF SURROUNDING SOIL.
4. CONTRACTOR TO PROVIDE EXTRA CARE TO AVOID COMPACTION IN THE NATIVE SOILS DURING CONSTRUCTION. UNDER GROUND STORAGE TO BE CONSTRUCTED PRIOR TO SURFACING.

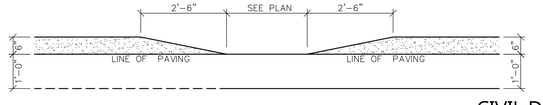
TYPICAL UNDERGROUND DETENTION CROSS SECTION

NO SCALE



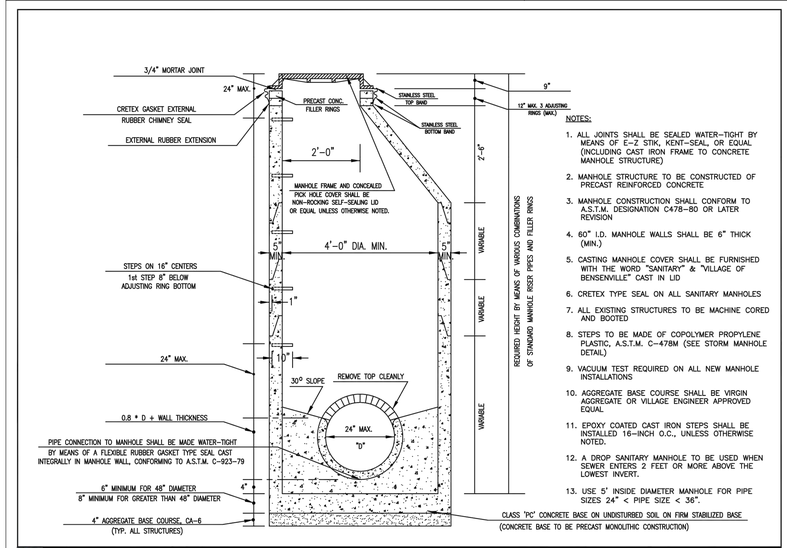
4" PIPE BOLLARD DETAIL

NO SCALE



CURB CUT DETAIL

NO SCALE



NOTES:
1. ALL JOINTS SHALL BE SEALED WATER-TIGHT BY MEANS OF E-Z STIK, KENT-SEAL, OR EQUAL (INCLUDING CAST IRON FRAME TO CONCRETE MANHOLE STRUCTURE)
2. MANHOLE STRUCTURE TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE
3. MANHOLE CONSTRUCTION SHALL CONFORM TO A.S.T.M. DESIGNATION C478-80 OR LATER REVISION
4. 60" I.D. MANHOLE WALLS SHALL BE 6" THICK (MIN.)
5. CASTING MANHOLE COVER SHALL BE FURNISHED WITH THE WORD "SANITARY" & "VILLAGE OF BENSENVILLE" CAST IN LID
6. CRETEX TYPE SEAL ON ALL SANITARY MANHOLES
7. ALL EXISTING STRUCTURES TO BE MACHINE CORED AND BOOTED
8. STEPS TO BE MADE OF COPOLYMER PROPYLENE PLASTIC, A.S.T.M. C-478M (SEE STORM MANHOLE DETAIL)
9. VACUUM TEST REQUIRED ON ALL NEW MANHOLE INSTALLATIONS
10. AGGREGATE BASE COURSE SHALL BE VIRGIN AGGREGATE OR VILLAGE ENGINEER APPROVED EQUAL
11. EPOXY COATED CAST IRON STEPS SHALL BE INSTALLED 16-INCH O.C., UNLESS OTHERWISE NOTED.
12. A DROP SANITARY MANHOLE TO BE USED WHEN SEWER ENTERS 2 FEET OR MORE ABOVE THE LOWEST INVERT.
13. USE 5' INSIDE DIAMETER MANHOLE FOR PIPE SIZES 24" < PIPE SIZE < 36".

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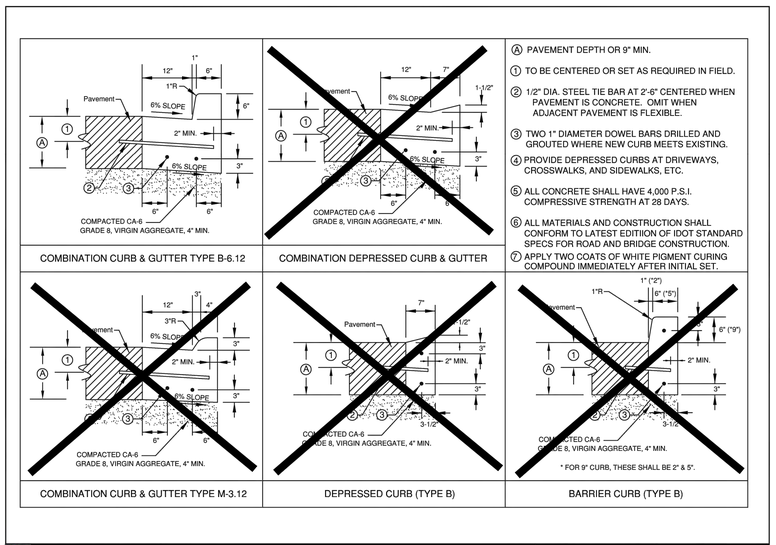
SANITARY MANHOLE STANDARD

VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS	REVISIONS
FILE LOCATION	
G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\SANITARY	



Ⓐ PAVEMENT DEPTH OR 9" MIN.
① TO BE CENTERED OR SET AS REQUIRED IN FIELD.
② 1/2" DIA. STEEL TIE BAR AT 2'-6" CENTERED WHEN PAVEMENT IS CONCRETE. OMIT WHEN ADJACENT PAVEMENT IS FLEXIBLE.
③ TWO 1" DIAMETER DOWEL BARS DRILLED AND GROUTED WHERE NEW CURB MEETS EXISTING.
④ PROVIDE DEPRESSED CURBS AT DRIVEWAYS, CROSSWALKS, AND SIDEWALKS, ETC.
⑤ ALL CONCRETE SHALL HAVE 4,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
⑥ ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO LATEST EDITION OF IDOT STANDARD SPECS FOR ROAD AND BRIDGE CONSTRUCTION.
⑦ APPLY TWO COATS OF WHITE PIGMENT CURING COMPOUND IMMEDIATELY AFTER INITIAL SET.

* FOR 9" CURB, THESE SHALL BE 2" & 5".

VILLAGE OF BENSENVILLE
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BENSENVILLE, IL 60106
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CURB AND GUTTER STANDARD

VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS	REVISIONS
FILE LOCATION	
G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\ROADWAY	

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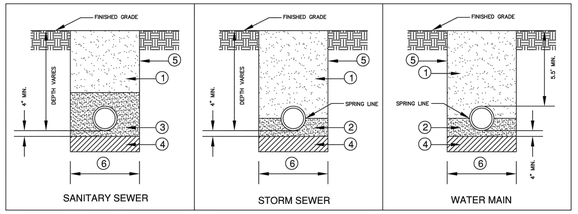
PRELIMINARY PLAN DATE
JAN. 28, 2021
MAR. 8, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C2.0

CIVIL DETAILS
EXCEL JOB #: 2056960

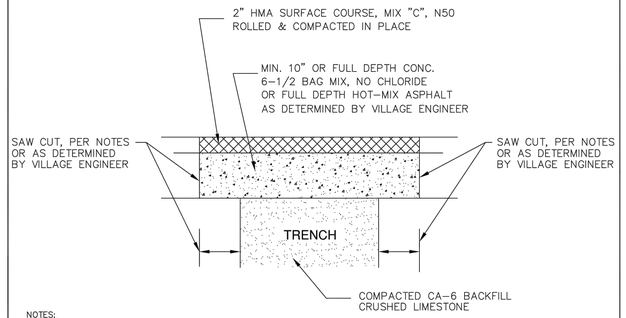
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



NOTES:

1. BACKFILL & COMPACT GRANULAR TRENCH BACKFILL (CA–6, GRADE B, CRUSHED LIMESTONE) UNDER STREET PAVEMENT, DRIVEWAYS, AND SIDEWALK OR ANY OTHER PAVED AREAS. EXCAVATED MATERIAL (SPOILS) MAY BE USED IN NON–PAVED AREAS.
2. CA–7 CRUSHED LIMESTONE OR OTHER APPROVED SELECT BACKFILL, TAMPED INTO PLACE TO SPRING LINE OF PIPE.
3. CA–7 CRUSHED LIMESTONE OR OTHER APPROVED SELECT BACKFILL, TAMPED TO 12" MINIMUM ABOVE TOP OF PIPE.
4. IF ENCOUNTERED, REMOVE UNSUITABLE MATERIALS AND REPLACE WITH 4" STONE AS DIRECTED BY THE TESTING AGENCY OR THE VILLAGE ENGINEER
5. TRENCH SIDES TO BE SLOPED OR SHEETED/SHORED IN ACCORDANCE WITH OSHA REQUIREMENTS.
6. MAXIMUM TRENCH WIDTH = 18" (1'–6") + O.D. + 18" (1' – 6") WHEN TRENCH < 5 FEET
   = 36" (3'–0") + O.D. + 36" (3' – 0") WHEN TRENCH > 5 FEET

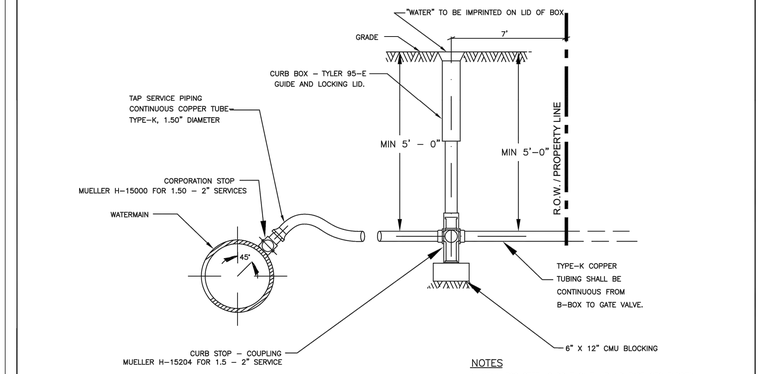
VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	UTILITY TRENCH BACKFILL STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS	REVISIONS
		FILE LOCATION	
		G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\WATER	



NOTES:

1. FOR HOT–MIX ASPHALT PAVEMENT, THE LIMITS OF FULL DEPTH SAW–CUT MUST BE EXTENDED 12–INCHES ON EITHER SIDE OF THE TRENCH.
2. FOR PORTLAND CEMENT CONCRETE PAVEMENT, THE LIMITS OF FULL–DEPTH SAW–CUT MUST BE EXTENDED TO THE NEAREST JOINT ON EITHER SIDE OF THE TRENCH OR AS DETERMINED BY THE VILLAGE ENGINEER.

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	UTILITY TRENCH AND PAVEMENT RESTORATION STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS	REVISIONS
		FILE LOCATION	
		G:\ENGINEERING\ STANDARDS\ NEW STANDARDS\ROADWAY	



NOTES

1. STAINLESS STEEL SADDLE SMITH–BLAIR TYPE 238 TAPPED FULL CIRCLE REPAIR CLAMP (304 STAINLESS STEEL BOLTS & 12–1/2" BAND WIDTH) OR APPROVED EQUAL.
2. FOR PVC WATERMAIN – USE DOUBLE STUD STAINLESS STEEL SADDLE AND BOLTS(SMITH BLAIR 372).
3. TEFLON PASTE OR TAPE SHALL NOT BE ALLOWED.
4. WATER SERVICE AND FIRE SUPPRESSION SYSTEM SHALL BE MADE AND INSTALLED BY A LICENSED PLUMBER, IN ACCORDANCE WITH THE ILLINOIS STATE PLUMBING CODE.
5. USE FLARED FITTINGS FOR ALL CONNECTIONS.
6. ROD & RING GUIDE TO BE USED ON 3/4" AND 1" SERVICES ONLY.

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	WATER SERVICE (PREFERRED) CONNECTION STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS	REVISIONS
		FILE LOCATION	
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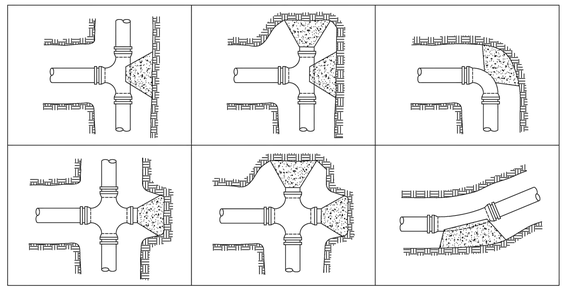

NOTE

1. ALL BLOCKING SHALL BE CONSTRUCTED WITH POURED CLASS X CONCRETE AGAINST UNDISTURBED VERTICAL EARTH FACE WITH A MINIMUM WIDTH OF 12 INCHES.
2. RESTRAINED JOINTS AND THRUST BLOCKS TO BE USED AT ALL BENDS, AT TEES AND AT CROSSES AS SHOWN ABOVE, OR AS REQUIRED PER THE VILLAGE ENGINEER.
3. THE FITTINGS SHALL BE MECHANICAL JOINT.
4. OTHER METHODS MAY BE USED AS AN ALTERNATIVE WHEN APPROVED BY THE VILLAGE ENGINEER.
5. ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH FITTINGS SHALL BE STAINLESS STEEL.
6. ALL FITTINGS SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST–OFF NUTS.

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	THRUST BLOCK STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS	REVISIONS
		FILE LOCATION	
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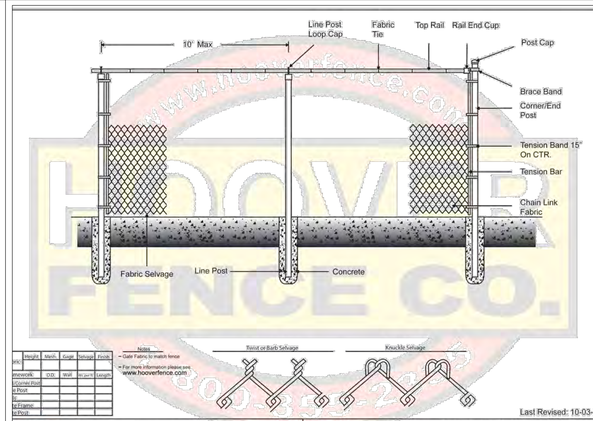
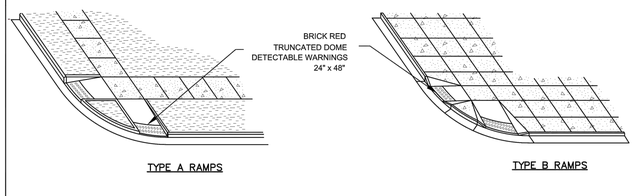
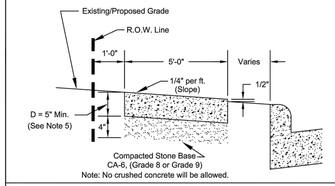




SIDEWALK RAMP



PUBLIC SIDEWALK

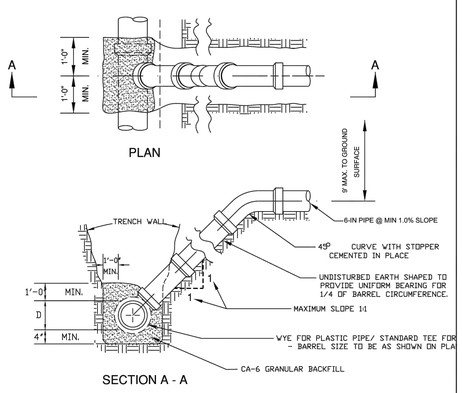
NOTE:

1. TO BE FORMED WITH 2" x 6" BOARDS OR BY 5" WIDE STEEL FORMS.
2. TOOLED JOINTS SHALL BE 1/2" AT 5' CENTERS.
3. EXPANSION JOINTS SHALL BE 3/4" THICK X 5 " WIDE BITUMINOUS IMPREGNATED FIBERBOARD AT 30' CENTERS, AT DRIVEWAYS AND OTHER CONCRETE JOINTS.
4. PROVIDE BROOM FINISH EXCEPT AT TRUNCATED DOME.
5. D = MATCH THICKNESS WHEN CROSSING THROUGH DRIVEWAYS
6. SIDEWALK RAMPS AT DRIVEWAYS SHALL BE BUILT PER THE VILLAGE STANDARD.
7. THE COMPRESSIVE STRENGTH SHALL MEET OR EXCEED I.D.O.T.'S REQUIREMENTS FOR "SI" CONCRETE (MINIMUM 3500 PSI @ 14 DAYS)
8. PROVIDE DEPRESSED CURBS AT ALL WALKS, 4" MINIMUM WIDTH ON DEPRESSION.
9. ALL SIDEWALKS, CURB/GUTTER AND PAVEMENT TO BE SAW-CUT AS REQUIRED.
10. MAXIMUM SLOPE OF RAMP NOT TO EXCEED 8%.
11. DRIVEWAY APRON REMOVAL & REPLACEMENT SHALL INCLUDE THE INSTALLATION OF A TRUNCATED DOME HANDICAPPED SIDEWALK RAMP ON BOTH SIDES OF THE APRON UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER.
12. TRUNCATED DOME CONSTRUCTION FOR DETECTABLE WARNINGS SHALL BE ARMOR-TILE TACTILE SYSTEMS FEDERAL #22144 OR ARMORCAST WET SET PANEL, BRICK RED AND SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE I.D.O.T. STANDARDS. NO SURFACE MOUNT PANELS ALLOWED.

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	PUBLIC SIDEWALK STANDARD (1 OF 2)	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS	REVISIONS
		FILE LOCATION	
		G:\ENGINEERING\STANDARDS\ NEW STANDARDS\ROADWAY	

NOTES:

1. MINIMUM SANITARY SERVICE SIZE SHALL BE 6–INCH PVC SDR–26 @ MINIMUM 1.0% SLOPE.
2. ALL BACKFILL UNDER PAVED SURFACES AND WITHIN 2–FEET OF PAVED SURFACE SHALL BE CA–6, GR–8.
3. DISSIMILAR MATERIALS SHALL BE JOINED TOGETHER USING A NON–SHEAR MISSION COUPLING.
4. RISERS TO BE CONSTRUCTED IN–LIEU OF WYE CONNECTION WHERE SEWER DEPTH EXCEEDS 10'–0".
5. FOR A DEPTH OF 10 FEET OR GREATER, THE SERVICES SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE (D.I.P).
6. WHERE A SEWER MAIN IS 15 FEET OR GREATER THE CONTRACTOR SHALL FURNISH A D.I.P. CONNECTION WITH ADAPTER FOR THE PLASTIC SEWER MAIN.
7. THE SANITARY SERVICE AT BUILDING WALL PENETRATION MUST BE CONSTRUCTED OF D.I.P.
8. A CLEAN OUT SHALL BE PROVIDED ON THE SERVICE LINE 5–FEET OUTSIDE OF THE BUILDING WALL.



VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	SANITARY SERVICE RISER STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS	REVISIONS
		FILE LOCATION	
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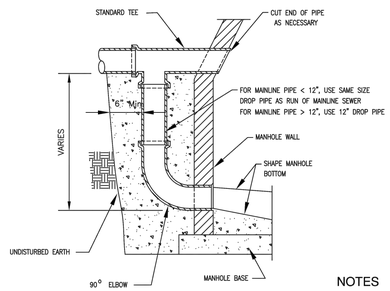

NOTES

1. ENCASE DROP PIPE WITH CLASS X CONCRETE 6" EACH SIDE AND FROM SIDE OF MANHOLE TO UNDISTURBED EARTH.
2. DROP CONNECTION TO BE USED FOR ALL SANITARY SEWERS ENTERING MANHOLES 24" OR MORE THAN ABOVE OUTLET PIPE.
3. ALL DROP CONNECTION MUST BE ON THE EXTERIOR OF THE MANHOLE.

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	DROP PIPE STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS	REVISIONS
		FILE LOCATION	
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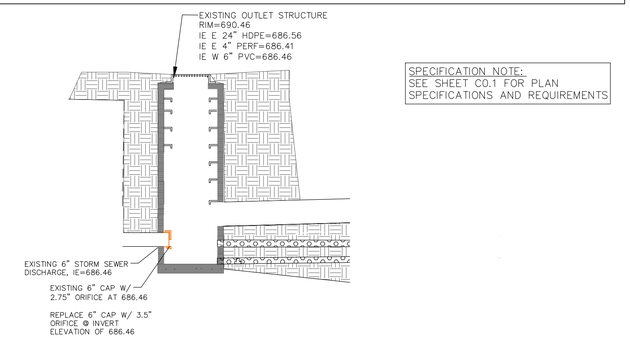

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

MODIFICATION TO EXISTING OUTLET STRUCTURE DETAIL

NO SCALE

CIVIL DETAILS

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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PROPOSED BUILDING FOR:
GRAND SUBARU
111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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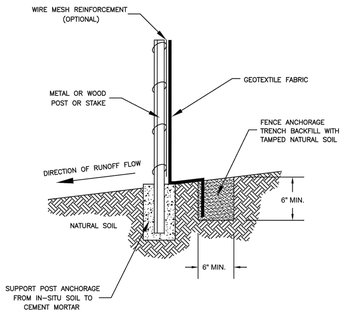
PRELIMINARY PLAN DATE
JAN. 28, 2021
MAR. 8, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C2.1



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

VILLAGE OF BENSENVILLE
12 S. CENTER STREET
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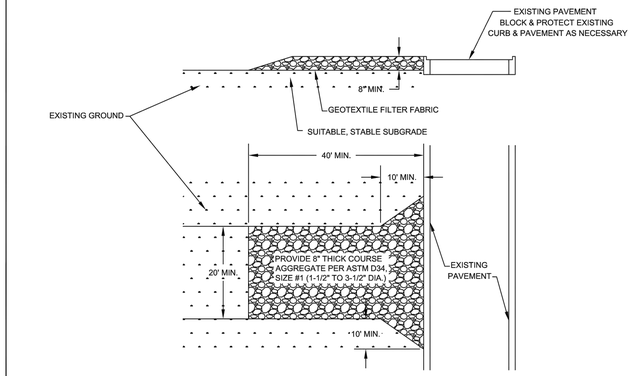
SILT FENCE INSTALLATION STANDARD

VILLAGE OF BENSENVILLE
SPECIFICATIONS AND DETAILS

FILE LOCATION
G:\ENGINEERING\STANDARDS NEW STANDARDS\EROSION CONTROL

REVISIONS



VILLAGE OF BENSENVILLE
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TEMPORARY CONSTRUCTION ENTRANCE STANDARD

VILLAGE OF BENSENVILLE
SPECIFICATIONS AND DETAILS

FILE LOCATION
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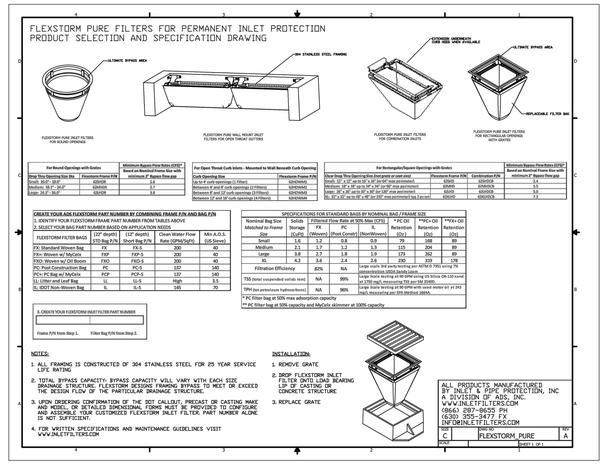
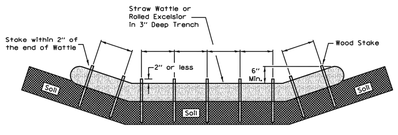
REVISIONS



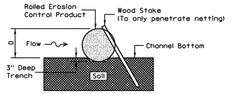
ROLLED EROSION CONTROL PRODUCTS

Staking Pattern Guide

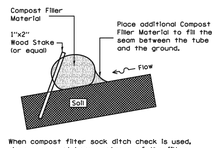


Notes:
1. Overlap minimum is the diameter of the roll.
2. 4' spacing for wattles.
3. 2' spacing for rolled excelsior.
4. Or space according to manufacturer's specifications.

Stake Detail



Compost Filter Sock Detail



When compost filter sock ditch check is used, place a compost berm upstream of the filter sock (see IUM 805). A trench is not required.

Notes:
1. Drawings are not to scale.
2. Ends of wattles or rolled excelsior shall be turned at least 6" upslope.
3. Recommended stakes are 1 1/8" wide x 1 1/8" thick x 30" long.
4. Stakes shall not extend above the straw wattle more than 2".
5. Spacing: The toe of the upstream ditch check shall create a horizontal line with the top of the downstream ditch check.
6. When compost filter sock ditch check is used, place a compost berm upstream of the filter sock (see IUM 805). A trench is not required.

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO.
IUM-514
SHEET 1 OF 1
DATE 8-19-11

DuPage County, Illinois
2006 Geodetic Survey Monument

Benchmark:	0142	**Station Elevation:**	699.09 Ft
PID:	DK3306	**Date Established:**	Mar-2006
County:	DuPage	**Date Last Checked:**	
Township:	Addison	**Vertical Datum:**	NAVD 88
Northing:	1917392	**Order of Accuracy:**	2nd Order - Class 1
Easting:	1086722	**NGS Horizontal Accuracy:**	Not Applicable

Caution: Northing and easting information is given in NAD 83 Illinois State Plane East and are for location reference only. Actual northing and easting information may differ.

Description:
Station is located at the north corner of the intersection of Grand Avenue with Old Grand Avenue to the north and Oak Lawn Avenue to the southeast. Station is 82.6 ft northwest of the centerline of Grand Avenue, 30.4 ft north of the centerline of Old Grand Avenue, and 36.4 ft southwest of the southwest corner of an electric box. Monument is a 3.5 inch brass disk on the southeast corner of a traffic signal base, 1.0 ft above road grade.

Locator Map

Aerial Map

Benchmark Close Up

Benchmark Locator Reference

Caution: Use of this information should be subject to strict professional surveying principles and verification checks. Monuments may have been disturbed since the data was verified by DuPage County, which may affect the validity and accuracy of the data herein provided. This data may from time to time be updated. Please contact DuPage County GIS Division for the latest updates on benchmarks. To report the disturbance or destruction of a benchmark, please contact the DuPage County Information Technology Department, GIS Division.
Date of photography: Spring 2010, Spring 2011 where available.

DuPage County
GIS Division
421 N County Farm Road
Wheaton, Il 60187
Phone: 630-407-5000
www.dupageco.org/gis/

Legend
Geodetic Survey Monument
Pavement Center Line
N

DuPage County, Illinois
2006 Geodetic Survey Monument

Benchmark:	AD26003	**Station Elevation:**	693.77 Ft
PID:	DK3098	**Date Established:**	
County:	DuPage	**Date Last Checked:**	
Township:	Addison	**Vertical Datum:**	NAVD 88
Northing:	1917804	**Order of Accuracy:**	2nd Order - Class 1
Easting:	1091335	**NGS Horizontal Accuracy:**	

Caution: Northing and easting information is given in NAD 83 Illinois State Plane East and are for location reference only. Actual northing and easting information may differ.

Description:
Station is located in an island median at the southwest corner of the intersection of York Road and Grand Avenue. Station is 42.4 ft south of the centerline of Grand Avenue and 34.1 ft west of the centerline of York Road. Monument is 0.7 ft above road surface on the north side of a traffic signal base.

Locator Map

Aerial Map

Benchmark Close Up

Benchmark Locator Reference

Caution: Use of this information should be subject to strict professional surveying principles and verification checks. Monuments may have been disturbed since the data was verified by DuPage County, which may affect the validity and accuracy of the data herein provided. This data may from time to time be updated. Please contact DuPage County GIS Division for the latest updates on benchmarks. To report the disturbance or destruction of a benchmark, please contact the DuPage County Information Technology Department, GIS Division.
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GIS Division
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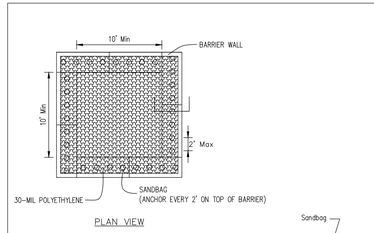
Legend
Geodetic Survey Monument
Pavement Center Line
N



NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

CIVIL DETAILS
EXCEL JOB #: 2056960

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PROPOSED BUILDING FOR:
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111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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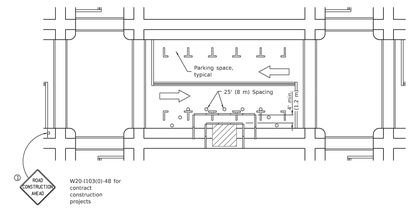
PRELIMINARY PLAN DATE
JAN. 28, 2021
MAR. 8, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C2.2



① Omit whenever duplicated by road work traffic control.

W20-1103(X)-48 for contract construction projects

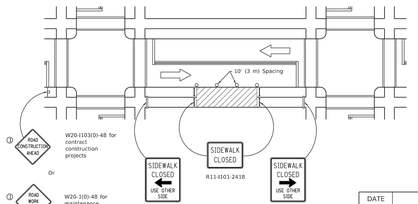
Or

W20-1(0)-48 for maintenance and utility projects

SIDEWALK DIVERSION

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barricade
- Type III barricade
- Detectable pedestrian channelizing barricade



W20-1103(X)-48 for contract construction projects

Or

W20-1(0)-48 for maintenance and utility projects

SIDEWALK CLOSURE

Illinois Department of Transportation

PASSED January 1, 2016 — ENGINEER OF SAFETY ENGINEERING

APPROVED January 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT

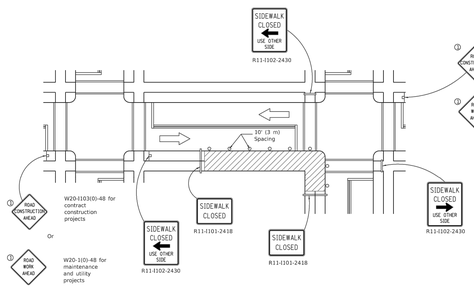
BRS 1 of 1 D-SBRS

DATE	REVISIONS
4-1-16	Omitted orange safety fence from standard as this is covered in the std. spec.
1-1-22	Added SIDEWALK DIVERSION.
	Modified appearance of plan views. Renamed Std.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06

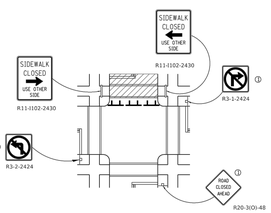


W20-1103(X)-48 for contract construction projects

Or

W20-1(0)-48 for maintenance and utility projects

CORNER CLOSURE



CROSSWALK CLOSURE

Illinois Department of Transportation

PASSED January 1, 2016 — ENGINEER OF SAFETY ENGINEERING

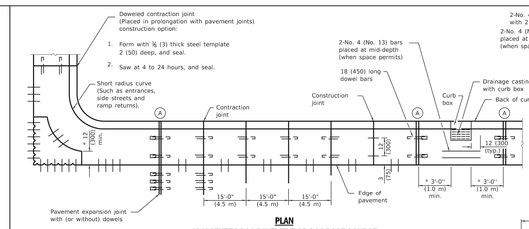
APPROVED January 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT

BRS 1 of 1 D-SBRS

SIDEWALK, CORNER OR CROSSWALK CLOSURE

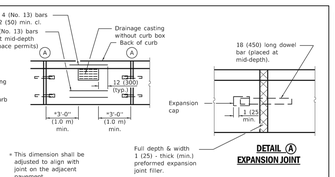
(Sheet 2 of 2)

STANDARD 701801-06



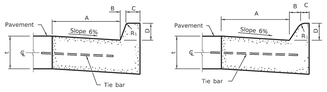
PLAN

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE



* This dimension shall be adjusted to align with joint on the adjacent pavement

DETAIL Ⓐ EXPANSION JOINT



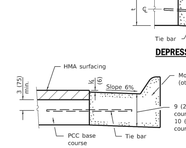
BARRIER CURB

MOUNTABLE CURB

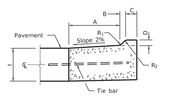
TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1	
B-6.06 ★	6	7	6	2	7	2
(B-15.15)	(150)	(25)	(150)	(50)	(225)	(50)
B-6.12	12	7	6	2	7	2
(B-15.30)	(300)	(25)	(150)	(50)	(225)	(50)
B-6.18	18	7	6	2	7	2
(B-15.45)	(450)	(25)	(150)	(50)	(225)	(50)
B-6.24	24	7	6	2	7	2
(B-15.60)	(600)	(25)	(150)	(50)	(225)	(50)
B-9.24	24	10	9	3	10	3
(B-22.60)	(600)	(50)	(225)	(75)	(250)	(75)
B-9.36	36	10	9	3	10	3
(B-22.90)	(900)	(50)	(225)	(75)	(250)	(75)
B-9.48	48	10	9	3	10	3
(B-22.120)	(1200)	(50)	(225)	(75)	(250)	(75)

★ For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06	6	7	4	2	7	2
(M-5.15)	(150)	(50)	(100)	(50)	(175)	(50)
M-2.12	12	7	4	2	7	2
(M-5.30)	(300)	(50)	(100)	(50)	(175)	(50)
M-2.18	18	7	4	2	7	2
(M-10.15)	(150)	(100)	(75)	(100)	(175)	NA
M-10.12	12	7	4	3	7	NA
(M-10.30)	(300)	(100)	(75)	(100)	(175)	NA
M-6.18	18	7	4	3	7	NA
(M-10.45)	(450)	(100)	(75)	(100)	(175)	NA
M-6.24	24	7	4	3	7	NA
(M-10.60)	(600)	(100)	(75)	(100)	(175)	NA
M-6.06	6	6	2	6	2	NA
(M-15.15)	(150)	(150)	(50)	(150)	(50)	NA
M-6.12	12	6	2	6	2	NA
(M-15.30)	(300)	(150)	(50)	(150)	(50)	NA
M-6.18	18	6	2	6	2	NA
(M-15.45)	(450)	(150)	(50)	(150)	(50)	NA
M-6.24	24	6	2	6	2	NA
(M-15.60)	(600)	(150)	(50)	(150)	(50)	NA



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



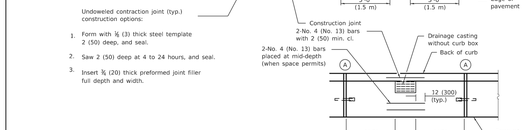
M-2.06 (M-5.15) and M-2.12 (M-5.30)

DATE	REVISIONS
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.
1-1-15	Added B-6.06 (B-15.15) barrier curb and gutter to table (corner islands only).

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 1 of 2)

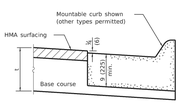
STANDARD 606001-07



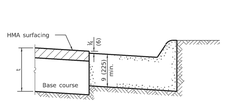
Undoweled contraction joint (typ.) construction options:

1. Form with ¼ (3) thick steel template 2 (50) deep, and seal.
2. Saw 2 (50) deep at 4 to 24 hours, and seal.
3. Insert ½ (20) thick preformed joint filler full depth and width.

PLAN



ON DISTURBED SUBGRADE



ON UNDISTURBED SUBGRADE

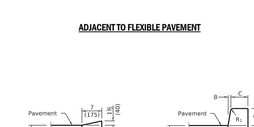
ADJACENT TO FLEXIBLE PAVEMENT

Illinois Department of Transportation

PASSED January 1, 2016 — ENGINEER OF ROAD PROCEDURES

APPROVED January 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT

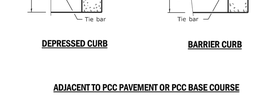
BRS 1 of 1 D-SBRS



DEPRESSED CURB

BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

BARRIER CURB

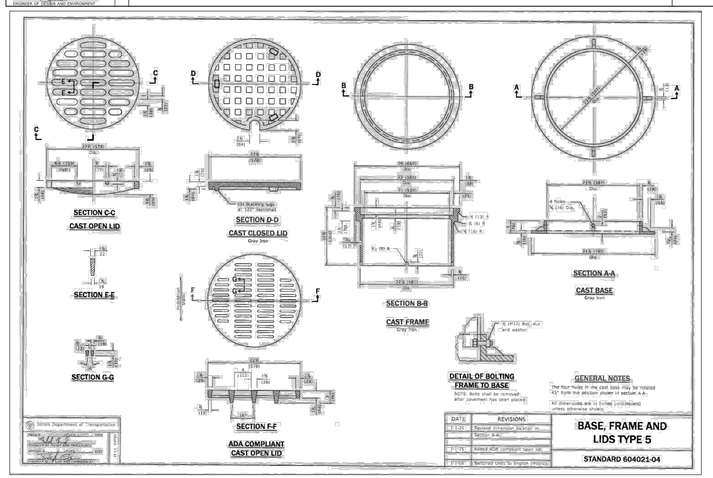
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 2 of 2)

STANDARD 606001-07



GENERAL NOTES

The four holes in the cast base may be rotated 45° from the position shown in section A-A.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-22	Revised Grassing Symbol in Section A-A.
1-1-15	Added ADA compliant open lid.
1-1-07	Removed ties to frame. Revised

BASE, FRAME AND LIDS TYPE 5

STANDARD 604021-04

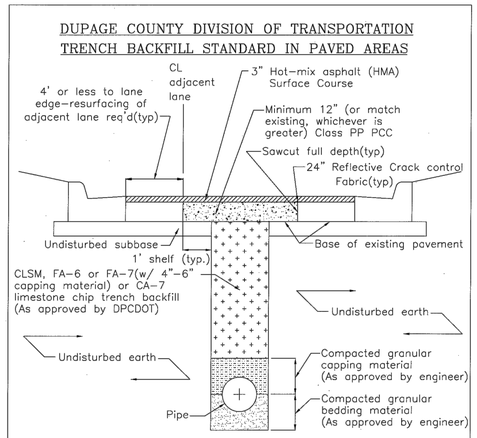
Illinois Department of Transportation

PASSED January 1, 2016 — ENGINEER OF SAFETY ENGINEERING

APPROVED January 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT

BRS 1 of 1 D-SBRS

DUPAGE COUNTY DIVISION OF TRANSPORTATION
TRENCH BACKFILL STANDARD IN PAVED AREAS



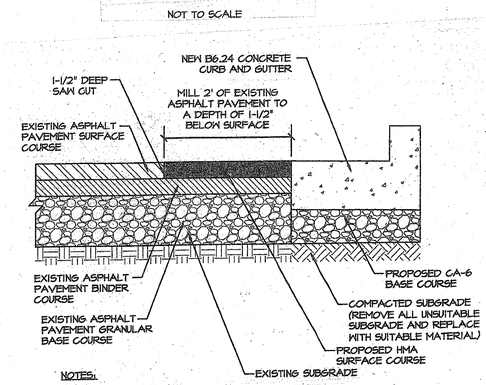
Notes:

1. All materials per IDOT's "Standard Specifications for Road & Bridge Construction" (latest edition) and "Supplemental Recurring Special Provisions" (latest edition).
2. Replace all pavement markings, striping, symbols and pavement markers in kind.

TOM: H 03-12-10
TRPTRNCH STD.DWG

PAVEMENT PATCHING

NOT TO SCALE



NOTES:

1. EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
2. ALL ASPHALT PAVEMENT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
3. BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW HMA SURFACE COURSE INSTALLATION.

DETAIL SURFACE COURSE ONLY

NOT TO SCALE

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

CIVIL DETAILS

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

Keller

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www.kellerbuilds.com

PROPOSED BUILDING FOR:
GRAND SUBARU
111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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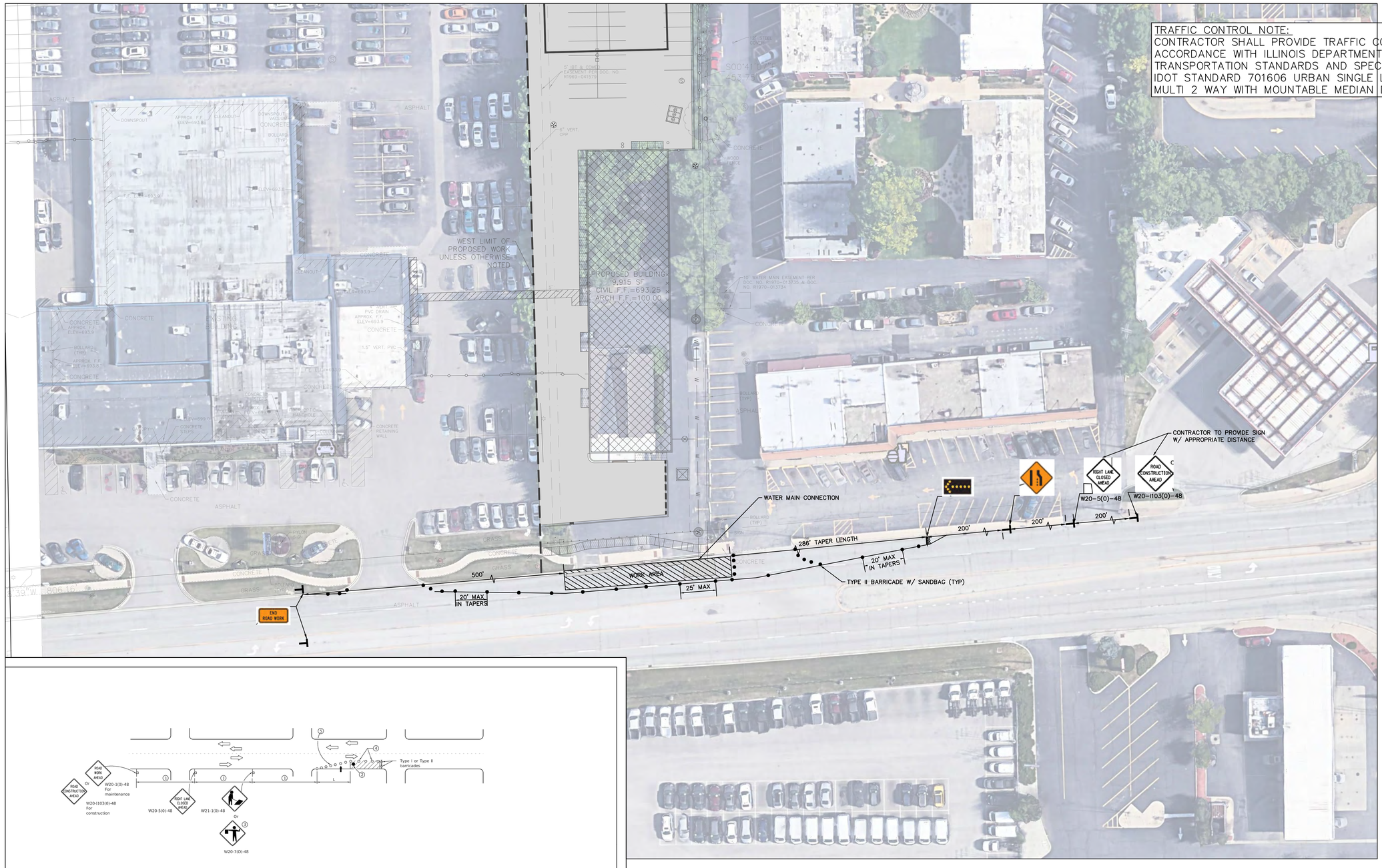
PRELIMINARY PLAN DATE
FEB. 12, 2021
MAR. 8, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: JAN. 28, 2021
SHEET: C2.3

TRAFFIC CONTROL NOTE:
CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AND IDOT STANDARD 701606 URBAN SINGLE LANE CLOSURE MULTI 2 WAY WITH MOUNTABLE MEDIAN DETAIL



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Flagger with traffic control sign.

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph.
3. Use flagger sign only when flagger is present.
4. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
5. Cones, drums or barricades at 20' (6 m) centers in taper.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

PASSED January 1, 2015
ENGINEER OF SAFETY ENGINEERING

APPROVED January 1, 2015
ENGINEER OF DESIGN AND ENVIRONMENT

DATE	REVISIONS
1-1-15	Renamed standard. Moved case on Sheet 2 to new Highway Standard.
1-1-14	Revised workers sign number to agree with current MUTCD.

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10

Keller
PLANNERS | ARCHITECTS | BUILDERS

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VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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PRELIMINARY PLAN DATE
JAN. 28, 2021
MAR. 8, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C3.0

1"= 30' SCALE 30' 0 30' 60' FEET

NORTH

CIVIL TRAFFIC CONTROL PLAN
EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRINSCO

ENGINEERED WITH INTEGRITY™

GRAND SUBARU

BENSENVILLE, IL

24" STORMWATER PIPE SYSTEM

PRINSCO STORM WATER RETENTION/DETENTION SYSTEM SPECIFICATIONS

SCOPE
THIS SPECIFICATION DESCRIBES PRINSCO PIPE SYSTEMS FOR USE IN NON-PRESSURE, GRAVITY-FLOW RETENTION/DETENTION SYSTEMS.

PIPE
PRINSCO RETENTION/DETENTION SYSTEMS MAY BE CONSTRUCTED OUT OF THE VARIOUS PRODUCTS LISTED BELOW:

- GOLDFLO WT PIPE - MEETS OR EXCEEDS THE REQUIREMENTS OF AASHTO M294 AND ASTM F2306.
- ECOFLO 100 WT PIPE - MEETS OR EXCEEDS THE REQUIREMENTS OF AASHTO M294 AND ASTM F2306 WITH THE EXCEPTION THAT THE MATERIAL FORMULATION SHALL CONTAIN A MINIMUM OF 40% RECYCLED POLYETHYLENE.

BOTH PRODUCT LINES HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. BOTH PRODUCTS CAN BE ORDERED PERFORATED OR NON-PERFORATED.

JOINTS
WT JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212, WITH A BELL AND SPIGOT JOINT. JOINTS WILL UTILIZE A ELASTOMERIC GASKET MEETING THE REQUIREMENTS OF ASTM F477.

FITTINGS
FITTINGS WILL MEET THE REQUIREMENTS OF AASHTO M294 AND ASTM F2306.
CUSTOM FITTINGS ARE ALSO AVAILABLE.

INSTALLATION
RETENTION/DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM D2321 AND PRINSCO INSTALLATION GUIDELINES.

NOTES:

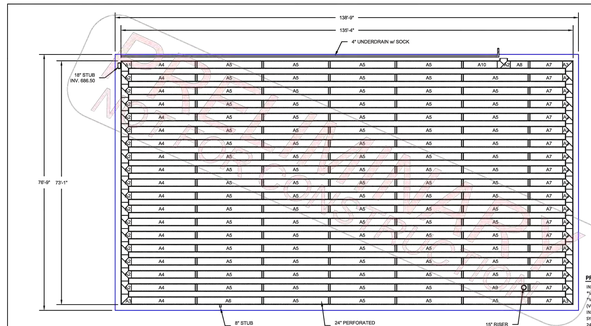
- SYSTEM INSTALLATION SHOULD BE STARTED AT THE OUTFALL.
- FOLLOW ASTM D2321 INSTALLATION GUIDELINES WITH CLASS I MATERIAL FOR RETENTION SYSTEMS AND CLASS I OR II MATERIAL FOR DETENTION SYSTEMS.
- MINIMUM COVER TO BASE OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT FOR H-25 LOADS SHALL BE 12" FOR 36" DIAMETER PIPE OR SMALLER, 15" FOR 42" DIAMETER PIPE AND 18" FOR 48" - 60" DIAMETER PIPE.
- ENGINEER/CONTRACTOR SHALL VERIFY SYSTEM LAYOUT INCLUDING ALL ELEVATIONS, BURIAL DEPTHS, DIMENSIONS, INLET/OUTLET STUB LOCATIONS AND RISER LOCATIONS.
- IT IS THE ENGINEERS/CONTRACTORS RESPONSIBILITY TO VERIFY THE APPLICATION SUITABILITY, PRINSCO SHALL NOT BE HELD LIABLE FOR IMPROPER INSTALLATION/APPLICATION OF THE SYSTEM.
- ALL PIPE AND FITTING DIMENSIONS ARE FOR REFERENCE ONLY AND ACTUAL DIMENSIONS MAY VARY SLIGHTLY.

PROJECT INFORMATION:

- PROJECT NUMBER: 20-524
- PRINSCO SALES CONTACT: Adam Johnson: 331-222-8384
- ENGINEER:
- CONTRACTOR:
- DISTRIBUTOR:

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (5) PAGES

CUSTOMER _____ DATE _____



BILL OF MATERIALS					
PART	DESCRIPTION	QTY.	PART	DESCRIPTION	QTY.
A1	24" GOLDFLO 90° ELBOW w/ 18" STUB	1	A2	24" GOLDFLO TEE (GFT2424)	35
A3	24" GOLDFLO 90° ELBOW (GFE24902)	3	A4	24"x20' PERF GOLDFLO WT STICK w/ SPIGOT REMOVED	19
A5	24"x20' PERF GOLDFLO WT STICK (24WT20PF)	92	A6	24"x20' PERF GOLDFLO WT STICK w/ 8" STUB	1
A7	24"x10'-4" PERF GOLDFLO WT w/ SPIGOT	19	A8	24"x5'-11" PERF GOLDFLO WT w/ BELL	1
A9	24"x20' PERF GOLDFLO WT STICK w/ 15° RISER	1	A10	24"x10'-4" PERF GOLDFLO WT w/ SPIGOT	1
A11	24" SPLIT COUPLER (SC24)	77	A12	4" UNDERDRAIN w/ SOCK (4WT20SFO)	120'
A13	4" SPLIT COUPLER (SC04)	2	A14	4" GOLDFLO 90° ELBOW (GFE04902)	1
A15	4" END CAP (EC04)	1			

PROPOSED SYSTEM LAYOUT

INSTALLED SYSTEM VOLUME (ft³):	19,479
*(VOLUME ABOVE EL. 686.46 (ft³):	15,353
*(VOLUME BELOW EL. 685.46 (ft³):	4,316
(VOLUMES CALCULATED WITH 36% STONE VOIDS)	
INSTALLED SYSTEM FOOTPRINT (ft²):	10,649
SYSTEM PERIMETER (ft):	431
24" - 10.0 ft PIPE LENGTH (ft):	2,639
24" - 5.9 ft PIPE LENGTH (ft):	1,134
NON-WOVEN GEOTEXTILE (yd²):	3,901

THE REMAINING VOMAP BELOW 685.46 IS PROVIDED AS PART OF THE EXISTING SYSTEM

TYPICAL ELEVATIONS (ft)

MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	689.65
TOP OF STONE (MIN):	689.15
24" RISER:	688.65
PIPE INVERT (FLOW LINE):	686.46
BOTTOM OF PIPE (MIN):	686.30
4" UNDERDRAIN (INVERT):	685.30
*BOTTOM OF FOUNDATION STONE:	685.36
*BOTTOM OF FOUNDATION STONE INCLUDES AN ADDITIONAL 6" (0.66 FEET) OF STONE	

NOTES:

- All pipe and fittings meet the requirements of AASHTO M294 standard specification for HDPE pipe.
- Backfill should be started at outlet.
- Systems should be installed in accordance with the latest edition of ASTM D2321 and Prinsco installation guidelines.
- Engineer/Contractor shall verify system layout including all elevations, burial depths, dimensions, inlet/outlet stub locations and riser locations.
- It is the Engineer/Contractors responsibility to verify site application suitability, Prinsco shall not be held liable for improper installation/application of the system.
- All pipe and fitting dimensions are for reference only and actual dimensions may vary slightly.

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

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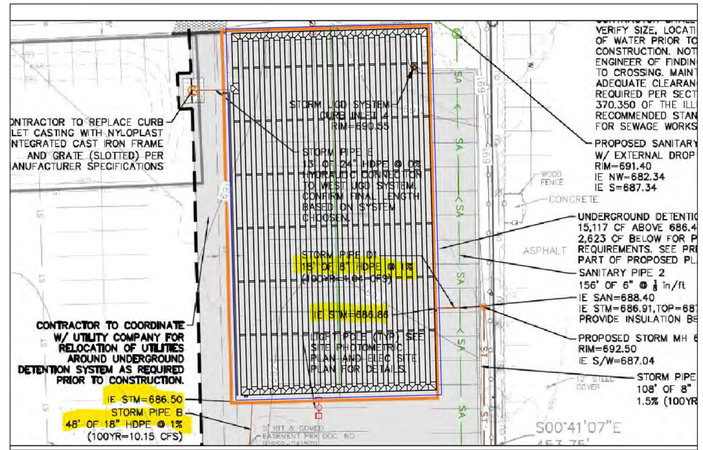
1717 16TH ST. NE
WILLMAR, MN 56201
www.prinsco.com

TITLE:	GRAND SUBARU BENSENVILLE, IL		G
DRAWN BY: TJW	DATE: 03-Mar-21	DRAWING NUMBER:	
CHECKED BY: SLE	SALES REP:	Adam Johnson: 331-222-8384	
SCALE: NTS	SHEET: 1 OF 2	20-524	



OVERLAY

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DRAWN BY: TJW	DATE: 03-Mar-21	DRAWING NUMBER:	
CHECKED BY: SLE	SALES REP:	Adam Johnson: 331-222-8384	
SCALE: NTS	SHEET: 2 OF 2	20-524	

NOTES:

1. RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM D2321 AND THE MANUFACTURER'S INSTALLATION GUIDELINES.
2. A NON-WOVEN GEOTEXTILE FILTER FABRIC OR OTHER MEASURES SHOULD BE TAKEN TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE INITIAL BACKFILL MATERIAL, WHEN REQUIRED.
3. **SUB-GRADE:** TRENCH BOTTOMS WITH UNSTABLE OR UNYIELDING MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNSTABLE MATERIALS, GEOTEXTILE MAY BE USED TO STABILIZE THE TRENCH BOTTOM, IF DIRECTED BY THE ENGINEER.
4. **FOUNDATION:** SUITABLE MATERIAL SHALL BE CLASS I OR II, AS SPECIFIED BY ASTM D2321. MINIMUM FOUNDATION BEDDING THICKNESS SHALL BE 4" [100mm] FOR PIPE DIAMETER UP TO 36" [900mm] DIAMETER, 6" [150mm] FOR 42" [1000mm], 48" [1200mm], AND 60" [1500mm] DIAMETER.
5. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I OR II, AS SPECIFIED BY ASTM D2321. COMPACTION AND BACKFILL LIFTS SHALL BE IN ACCORDANCE WITH ASTM D2321.
6. **MINIMUM COVER:** FOR UP TO H-25 TRAFFIC APPLICATIONS A MINIMUM OF 12" [300mm] FOR PIPE DIAMETER UP TO 36" [900mm] DIAMETER, 15" [380mm] FOR 42" [1000mm] AND 18" [450mm] FOR 48" [1200mm] AND 60" [1500mm] DIAMETER. MINIMUM COVER, V, SHALL BE MEASURED FROM THE TOP OF THE PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO THE TOP OF RIGID PAVEMENT. ADDITIONAL COVER MAY BE REQUIRED FOR CONSTRUCTION LOADS, VEHICLES OVER 25T [23MT], OR TO PREVENT FLOATATION.
7. **FINAL BACKFILL:** SUITABLE MATERIALS DIRECTED BY THE ENGINEER SHALL BE USED IN LANDSCAPE OR NON-TRAFFIC APPLICATIONS. FOR AREAS SUBJECTED TO TRAFFIC A HIGHER DEGREE OF COMPACTION IS REQUIRED AND A SEPARATION LAYER OF NON-WOVEN GEOTEXTILE MAY BE REQUIRED. COMPACTION LEVELS AND/OR GEOTEXTILE MAY BE SPECIFIED AT THE DISCRETION OF THE DESIGN ENGINEER.

NOMINAL I.D.	APPROX O.D.	MIN. DISTANCE TO SIDE WALL "X"	*SPACING "M"	MIN. COVER "V"
12" [300mm]	14.5" [368mm]	8" [200mm]	9" [229mm]	12" [300mm]
15" [375mm]	17.7" [450mm]	8" [200mm]	11" [279mm]	12" [300mm]
18" [450mm]	21.5" [546mm]	9" [225mm]	14" [356mm]	12" [300mm]
24" [600mm]	28.2" [716mm]	10" [250mm]	19" [483mm]	12" [300mm]
30" [750mm]	34.7" [881mm]	18" [450mm]	20" [508mm]	12" [300mm]
36" [900mm]	40.6" [1031mm]	18" [450mm]	21" [533mm]	12" [300mm]
42" [1050mm]	47.5" [1207mm]	18" [450mm]	23" [584mm]	15" [375mm]
48" [1200mm]	54.1" [1374mm]	18" [450mm]	23" [584mm]	18" [450mm]
60" [1500mm]	66.8" [1697mm]	18" [450mm]	27" [686mm]	18" [450mm]

*MINIMUM SPACING "M" MEASURED FROM OUTSIDE DIAMETERS

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

PRINSCO WATER MANAGEMENT SOLUTIONS

1717 16TH ST. NE
WILLMAR, MN 56201
www.prinsco.com

TITLE:	PIPE SYSTEM - STANDARD CROSS SECTION		
DRAWN BY: TJW	DATE: 25-Jul-20	DRAWING NUMBER:	
SCALE: NTS	SHEET: 1 OF 1	D-5-101	

MAIN LNE	[2]MAXIMUM RISER ALLOWED PER MAINLINE	
NOMINAL I.D.	NOMINAL I.D.	APPROX O.D. ("X")
15" [375 mm]	8" [200 mm]	9.5" [241 mm]
18" [450 mm]	10" [250 mm]	11.9" [302 mm]
24" [600 mm]	15" [375 mm]	17.7" [440 mm]
30" [750 mm]	18" [450 mm]	21.5" [538 mm]
36" [900 mm]	24" [600 mm]	28.1" [716 mm]
42" [1050 mm]	24" [600 mm]	28.1" [716 mm]
48" [1200 mm]	30" [750 mm]	34.7" [881 mm]
60" [1500 mm]	36" [900 mm]	40.6" [1031 mm]

NOTES:

1. PLEASE REFERENCE PRINSCO STORMWATER INSTALLATION GUIDE FOR PROPER TRENCH AND BACKFILL INSTRUCTIONS
2. IF RISER IS LARGER THAN MAXIMUM ALLOWED PER MAIN LINE, SPECIAL BACKFILL REQUIREMENTS SHALL BE PERFORMED. CONTACT A PRINSCO REPRESENTATIVE FOR INFORMATION.

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WILLMAR, MN 56201
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TITLE:	HDPE PIPE - ACCESS RISER INSTALLATION		
DRAWN BY: SLE	DATE: 2-JULY-19	DRAWING NUMBER:	
SCALE: NTS	SHEET: 1 OF 1	D-1-104	

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

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WILLMAR, MN 56201
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TITLE:	HDPE PIPE - INSTALLATION - UNDERDRAIN		REV:
DRAWN BY: TRA	DATE: 27-Nov-19	DRAWING NUMBER:	
SCALE: NTS	SHEET: 1 OF 1	D-1-144	

Keller

PLANNERS | ARCHITECTS | BUILDERS

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FAX (262) 250-9740

WAUSAU
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Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:

GRAND SUBARU

111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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PRELIMINARY PLAN DATE
JAN. 28, 2021
MAR. 8, 2021

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 30, 2020
SHEET: C4.0

UNDERGROUND DETENTION SYSTEM PLANS

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Rugged, one piece, cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. For 120-277V 50/60Hz operation, 480V 50/60Hz or 347V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for tool-less installation of the fixture mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting two easy assembly wall mount bracket option. QUICK MOUNT: Optional mounting bracket adapts to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation.The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

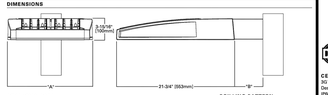
GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

LumenSafe Technology — WaveLinx

DIMENSIONS



DIMENSION DATA

Number of Light Squares	'A' Width	'B' Standard Arm Length	'B' Optional Arm Length *	Weight with Arm (lbs.)	EPA with Arm ^ (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	33" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (548mm)	7" (178mm)	44" (254mm)	44 (20.0 kgs.)	1.00
7-8	21-5/8" (702mm)	7" (178mm)	53" (335mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	56" (406mm)	63 (28.6 kgs.)	1.12

NOTES: * Optional arm length to be used when mounting two fixtures at 90° on a single pole. ^ EPA rating based with optional arm length.

DRILLING PATTERN

TYPE 'N'

CERTIFICATION DATA
3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA
Electronic LED Driver
>70% Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

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GLEON GALLEON LED

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-GM

Product Family *1	Light Engine	Number of Light Squares *2	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON–Galleon	AF–1A Drive Current	01–1 02–2 03–3 04–4 05–5 * 06–6 07–7 * 08–8* 09–9 * 10–10 *	**LED**–Solid State Light Emitting Diodes	E1–120-277V 347–347V * 480–480V *	T2–Type II T3R–Type III Roadway T3F–Type III Forward Throw T4W–Type IV Wide T4VS–Type IV Narrow T4MQ–Type IV Square Medium T4LQ–Type IV Square Large SLS–Type V w/Split Control SLA–Type III w/Split Control SLW–Type IV w/Split Control SLL–90° Split Light Eliminator Left SLR–90° Split Light Eliminator Right WM–Wallpack/Wide Type I AFL–Automotive Frontline	AP–Grey BZ–Bronze BK–Black DP–Dark Platinum GM–Graphite Metallic WH–White	**[Blank]**–Arm for Round or Square Pole **EA**–Extended Arm* **WM**–Wall Mount Bracket* **MA**–Mast Arm* **QM**–Quick Mount Arm (Standard Length) * **QMEA**–Quick Mount Arm Extended Length *

Options (Add as Suffix)	Accessories (Order Separately)
7030–70 CRI 2700K * 7035–70 CRI 3000K * 8030–80 CRI 3000K * 7050–70 CRI 5000K * 7060–70 CRI 6000K * **HA**–+40°C High Ambient *^ **HAC**–Other Current Set to Nominal 530mA *^ **HAE**–Other Current Set to Nominal 600mA *^ **120K**–Drive Current Set to Nominal 1200mA *^ **PI**–Programmable Input (0-10V Dimming) **PI-Dusk**–Fuse (208, 240 or 480V Specify Voltage) **2L**–Two Circuits *^^ **DIM**–External 0-10V Dimming Leads *^ **AHE4S**–After Hours Dim, 5 Hours * **AHE6S**–After Hours Dim, 6 Hours * **AHE8S**–After Hours Dim, 7 Hours * **AHE9S**–After Hours Dim, 8 Hours * **HA–55°C**–High Ambient *^ **LBL**–Optics Rotated 90° Left **LBR**–Optics Rotated 90° Right **MT**–Installed Mast Top **TRL**–Tool-less Door Hardware **WG**–Wire Guard (Not Available Shield)* **CE**–CE Marking *^ **LCF**–Light Square Trim Painted to Match Housing*	**DA/BA/WB**–NEMA Photocontrol Multi-Tap–105-285V **DA/BA/WC**–NEMA Photocontrol–480V **DA/BA/WH**–NEMA Photocontrol–347V **DA/BA/WS**–Photocontrol Shorting Cap **DA/BA/WX**–120V Photocontrol **MA1032.XX**–2 7/8" Tenon Adapter for Replacement **MA1035.XX**–2 7/8" Single Tenon Adapter for 2 3/8" O.D.Tenon **MA1037.XX**–2 7/8" Tenon Adapter for 2 3/8" O.D.Tenon **MA1038.XX**–2 7/8" Tenon Adapter for 2 3/8" O.D.Tenon **MA1039.XX**–2 7/8" Tenon Adapter for 2 3/8" O.D.Tenon **MA1135.XX**–3 1/2" Tenon Adapter for 2 3/8" O.D.Tenon **MA1136.XX**–3 1/2" Tenon Adapter for 2 3/8" O.D.Tenon **MA1137.XX**–3 1/2" Tenon Adapter for 2 3/8" O.D.Tenon **MA1138.XX**–3 1/2" Tenon Adapter for 2 3/8" O.D.Tenon **MA1832.XX**–3 1/2" Tenon Adapter for 3 1/2" O.D.Tenon **MA1833.XX**–3 1/2" Tenon Adapter for 3 1/2" O.D.Tenon **MA1834.XX**–3 1/2" Tenon Adapter for 3 1/2" O.D.Tenon **MA1835.XX**–3 1/2" Tenon Adapter for 3 1/2" O.D.Tenon **RSP**–Mounting Adapter for Square Pole **RSPWB**–Wire Configurator Tool for Occupancy Sensor *^ **GLEON-MTA**–Field Installed Mast Top for 1-4 Light Square **GLEON-MTB**–Field Installed Mast Top for 5-6 Light Square **GLEON-MTC**–Field Installed Mast Top for 7-8 Light Square **GLEON-MTD**–Field Installed Mast Top for 9-10 Light Square **GLEON-QMA**–Quick Mount Arm Kit *^ **GLEON-QMEA**–Quick Mount Extended Arm Kit *^ **MSQ**–Mast Arm Adapter (Square Pole) **MSQ_P-WM**–Wall Arm Outdoor Control Module *^^ **DWPD4-WM**–Wireless Wireless Sensor, 7' - 15' Mounting Height, White *^^ **DWPD4-BZ-WM**–Wireless Wireless Sensor, 7' - 15' Mounting Height, Bronze *^^ **DWPD5-WM**–Wireless Wireless Sensor, 15' - 40' Mounting Height, White *^^ **DWPD5-BZ-WM**–Wireless Wireless Sensor, 15' - 40' Mounting Height, Bronze *^^

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP913001EN for additional support information. 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Luminaires List under Family Models for details. 3. Standard 4000K CCT and minimum 70 CRI. 4. Not compatible with MSA 1.0 or MSA 1.1 sensors. 5. Not compatible with Light Square Options 2L, PI-Dusk, 120K, HA, HAC, HAE, HA-55°C, DIM, PI, DWPD4-WM, DWPD5-WM, DWPD4-BZ-WM, DWPD5-BZ-WM, WG, LBL, LBR, CE, LCF, GM, BK, DP, BZ, WH, AF, GR, BR, WG, TRL, MT, 2L, DA/BA/WB, DA/BA/WC, DA/BA/WH, DA/BA/WS, DA/BA/WX, RSP, RSPWB, GLEON-MTA, GLEON-MTB, GLEON-MTC, GLEON-MTD, GLEON-QMA, GLEON-QMEA, MSQ, MSQ_P-WM, DWPD4-WM, DWPD5-WM, DWPD4-BZ-WM, DWPD5-BZ-WM sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 6 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems. 7 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 8 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 9 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 10 Extended lead times apply. Use dedicated IES files for 4000K, 5000K and 6000K when performing layouts. 11 Reserved 12 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. 13 Reserved 14 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 15 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 16 Reserved 17 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available for use in 480V Wye systems. 18 Not available with LumenSafe Pro wireless sensors. 19 Cannot be used with other control options. 20 Low-voltage control lead brought out 18" outside fixture. 21 Not available if any "WG" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of photocontrol or the PEIT. 23 Not available with Light Square Options 2L, PI-Dusk, 120K, HA, HAC, HAE, HA-55°C, DIM, PI options. Not available for use in 480V Wye systems. 24 Not available with FSIR-100 configuration tool is required to adjust parameters including high and low levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Replace # with number of Light Squares operating in low output mode. 26 LumenMind Pro wireless sensors are factory installed only requiring network commissioning (APP-SW-1, LSPP-CW-1 and LWP-FxEE in appropriate quantities. See LumenMind Pro Wireless Sensors for Galleon LED (PLSWP-GLEON) for more information. 27 Not available with 347V, 480V, HA, HAC, HAE, HA-55°C, 120K, 2L, PI-Dusk, DIM, PI options. Not available when the MSQ option is selected. 28 2E is not available with the LWS, WB, WD/E, WE/ENE, P, R or PERT options. Available in 120-277V only. 29 One required for each Light Square. 30 Requires FSIR. 31 Reserved. 32 Reserved. 33 NSC. Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10) to PoE injector/ power supply if needed. 34 Requires ZW. 35 Reserved.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L–LumenSafe Technology*	**D**–Dome Camera, Standard **M**–Dome Camera, Hi-Res **Z**–Dome Camera, Remote PTZ	**C**–Cellular, Customer Installed AT&T SIM Card **A**–Cellular, Factory Installed AT&T SIM Card **V**–Cellular, Factory Installed Verizon SIM Card **B**–Cellular, Factory Installed Sprint SIM Card

W–Wi-Fi Networking w/ Omni-Directional Antenna	
E–Ethernet Networking	

*Consult LumenSafe system pages for additional details and compatibility.

Eaton
1121 Highways 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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July 23, 2019 2:40 PM

XtraLight LED Lighting Solutions

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO LED WALL PACK

VNTW LED

APPLICATIONS
- Building Facades
- Entryways
- Site Lighting
- Security Lighting
- Accent Lighting
- General Exterior Lighting

APPROVALS
- ETL listed. Complies with UL1598 and CSA C22.2#250.0.0:2008
- Suitable for Wet Locations.
- IP66 rated
- RoHS Compliant
- RoHS Compliant
- Select models DLC Qualified. For a complete list of DLC Qualified products, please visit http://www.ortalatt.com/dlc or www.designlights.org/qpl
- Appropriate parts/fuel guidelines were performed by ATAL. www.ata-labs.com

FEATURES
- Uniform light distribution, ideal for building facades, entry ways, sidewalks and general security or accent lighting.
- LED provides a significant energy savings over HID.
- Custom colors are available (consult factory).
- Designed for ease of installation.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

OPTICS
- Optical grade polymer is UV stabilized and impact resistant.
- IP66 rated LED light engines prevent dust and moisture from degrading performance.
- Distributions: Type II Short, Type II Medium, Type III Medium and Type IV Short.
- Best in class LEDs with 3000K (min 80 CRI), 4000K, and 5000K CCT (min 70 CRI).
- Lumen Maintenance: >100,000hrs L70 @ 25°C.
- Precision molded optics for superior uniformity, minimal light trespass and maximum spacing.
- Zero uplight (ULO) is night sky friendly, reduces wasted light.

WARRANTY
- Backed by XtraLight's industry leading 10-year warranty.

CONSTRUCTION
- Housing: Two-piece die-cast aluminum has integral heat sink fins to optimize thermal management through conductive and convective cooling.
- Housing and back box are protected with a thermoset TGIC-polyester powder coat finish.
- The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life.
- Silicone gasket is included to prevent leakage and provide weather-tight protection.
- All fasteners are stainless steel.

ELECTRICAL
- Voltage: 120-277V 50/60Hz driver (standard); 347-480V 50/60Hz driver (optional).
- Class 2 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate.
- Dimming: 0-10v dimmable driver standard.
- Passive Infrared (PIR) Photocell/Motion Sensor optional.
- Emergency battery backup option (EM) is available for some models; CEM suited for cold weather, has external test button and LED indicator light to notify when the heater is on.
- 20kA surge protection standard.

ORDER LOGIC — **SAMPLE CATALOG NUMBER: VNTW-8000L-40K-DIM-2M-BZ**

VNTW [ ] [ ] [ ] [ ] [ ] [ ] [ ]

MODEL	CCT	DRIVER	OPTICS	FINISH	CONTROLS & OPTIONS
3500L **5500L** **8000L** **11000L**	**30K** 3000K **40K** 4000K **50K** 5000K	**DIM** Dimmable 120-277V **48D** Dimmable 347-480V	**2S** Type II Short **2M** Type II Medium **3M** Type III Medium **4S** Type IV Short	**WH** White **BZ** Bronze	**EM** * Emergency Battery Back-Up **CEM** * Cold Weather Emergency Battery Backup **FSP2** Programmable Occupancy Sensor, 8'H/40'D **FSP3** Programmable Occupancy Sensor, 20'H/40'D **PC** Photocell, Button, 120-277V **GTD** Generator Transfer Device

1. EM not available with 11000L. Maximum operating temperature with EM for 3500L (40°C/104°F), 5500L (35°C/95°F), 8000L (30°C/86°F), 11000L (25°C/77°F).
2. Minimum temperature for EM is 0°C/32°F.
3. Minimum temperature for CEM is -20°C/-4°F).

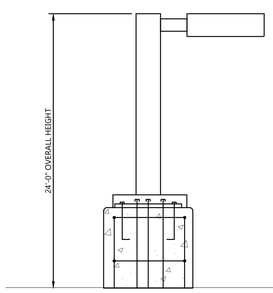
FINISHED IN THE USA & IMPORTED — ETL Intertek — DLC Premium — IP66 Rated — RoHS — ATAL — RoHS — FINISHED IN THE USA & IMPORTED — BAA

VNTW LED
20180

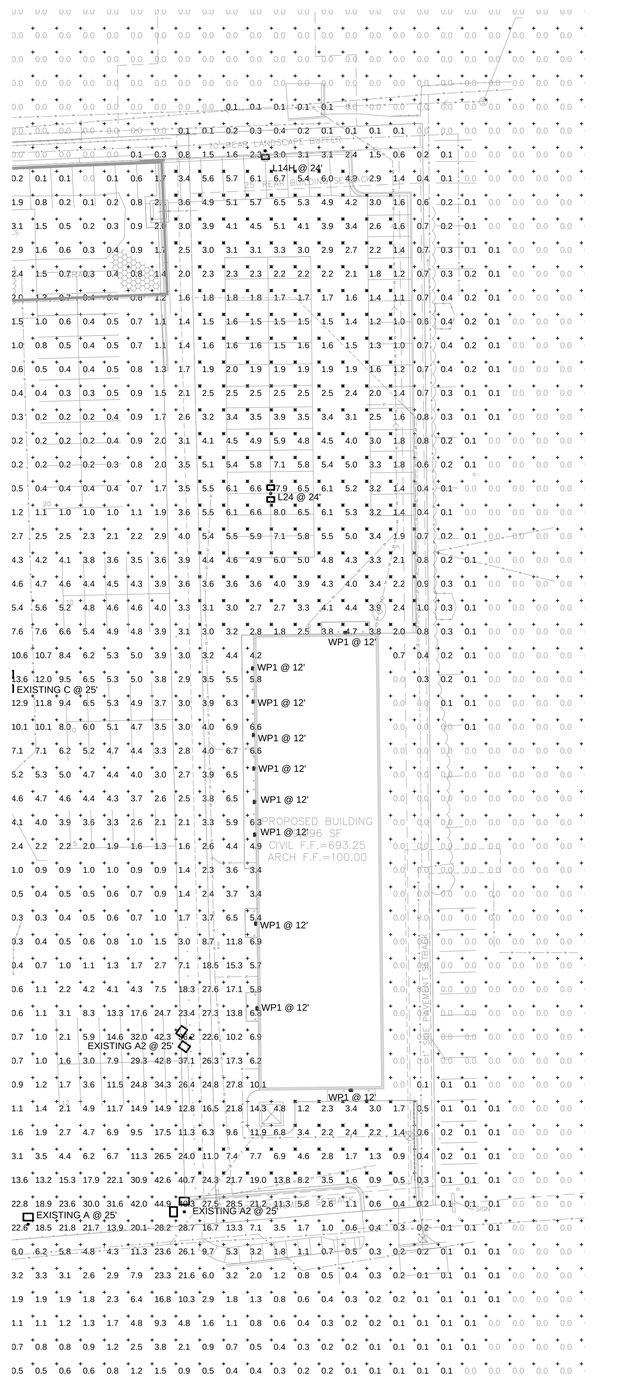
www.XLM.com • (800) 878-6960 • customerservice@XLM.com
All information is believed to be accurate at the time of publication. **Please contact customer service or visit www.XLM.com for the most updated product specifications.** XtraLight® reserves the right to change specifications without notice.

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Filename	Lumens per Lamp	LLF	Wattage
	L14H		7	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-06-LED-E1-SL4-7050-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 5000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD Retail	GLEON-AF-06-LED-E1-SL4-7050-HSS.ies	301	0.9	333
	L24		1	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-06-LED-E1-SL4-7050-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 5000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD Retail	GLEON-AF-06-LED-E1-SL4-7050-HSS.ies	301	0.9	666
				EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-06-LED-E1-SL4-7050-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 5000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	GLEON-AF-06-LED-E1-SL4-7050-HSS.ies	301	0.9	333
				EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-06-LED-E1-SL4-7050-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 5000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	GLEON-AF-06-LED-E1-SL4-7050-HSS.ies	301	0.9	333
	WP1		10	XtraLight Manufacturing	VNTW-3500L-40K-DIM-4S-BZ	VIENTO WALL PACK WITH (1) LED MODULE WITH (32) LEDS PER MODULE, TYPE IV SHORT OPTICS AND (1) ELECTRONIC DRIVER IN A BRONZE HOUSING.	VNTW-3500L-40K-DIM-4S-BZ (2).ies	3522	0.9	27.8

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	64.7 fc	0.0 fc	N/A	N/A
Parking Addition	X	3.4 fc	8.0 fc	0.4 fc	20.0:1	8.5:1
South Drive	X	5.8 fc	24.3 fc	0.5 fc	48.6:1	11.6:1



LIGHT POLE DETAIL
NO SCALE



SITE PLAN - PHOTOMETRIC

EXCEL JOB #: 2056960

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Drive
Sun Prairie, WI 53590
PHONE (608) 318-2336

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Athens, WI 54411
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:
GRAND SUBARU
111 WEST GRAND AVENUE
VILLAGE OF BENSENVILLE
ILLINOIS, 60106

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PRELIMINARY PLAN DATE
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.
.
.
.
.

PROJECT MANAGER: J. DALLAS
DESIGNER: S. KLESSIG
DRAWN BY: E.E.I 2056960
EXPEDITOR: --
SUPERVISOR: --
PRELIMINARY NO: P20144
CONTRACT NO: 74559
DATE: DEC. 23,2020
SHEET: PXP

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	K. Fawell	CED	03.23.21

DESCRIPTION:
Resolution Approving the Adoption of the 2021 Village of Bensenville Zoning Map

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	Financially Sound Village	X	Enrich the Lives of Residents
X	Quality Customer Oriented Services	X	Major Business/Corporate Center
X	Safe and Beautiful Village	X	Vibrant Major Corridors

COMMITTEE ACTION: N/A

DATE: N/A

BACKGROUND:
Minor changes have been made to the Village's 2020 Zoning Map, including, but not limited to, the addition of annexed properties and approved subdivisions. The most notable change is the re-zoning of the Mohawk Terrace Subdivision residential properties to I-2 General Industrial District zoning designation, which was approved in late 2020.

KEY ISSUES:
Pursuant of the Illinois Municipal Code, 65ILCS 5/11-13-19, the Village must adopt any amendments made to the Zoning District Map on an annual basis.

ALTERNATIVES:
Discretion of the Board.

RECOMMENDATION:
Staff respectfully recommends the Approval of the Resolution adopting the 2021 Zoning Map.

BUDGET IMPACT:
N/A

ACTION REQUIRED:
Approval of the Resolution adopting the 2021 Zoning Map.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	3/16/2021	Ordinance
2021 Zoning Map	3/16/2021	Exhibit

RESOLUTION NO. _____

A RESOLUTION ADOPTING AMENDMENTS TO THE OFFICIAL ZONING DISTRICT MAP FOR THE VILLAGE OF BENSENVILLE

WHEREAS, the Village of Bensenville is a body politic and corporate, organized and existing pursuant of the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq*.; and

WHEREAS, the Village of Bensenville is authorized and empowered, under the Municipal Code and the Code of Ordinances of the Village of Bensenville, to regulate properties located within the municipal boundaries of the Village; and

WHEREAS, in furtherance of this authorization, the Village of Bensenville has adopted an official Zoning District Map, setting forth the zoning of all properties within the Village; and

WHEREAS, pursuant of the Illinois Municipal Code, 65ILCS 5/11-13-19, the Village must adopt any amendments made to the Zoning District Map on an annual basis.

WHEREAS, the President and Board of Village Trustees have reviewed the amended Zoning District Map, attached hereto as Exhibit "A," and determined that it should be adopted and published as presented.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, duly assembled at a regular meeting, as follows:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: That, pursuant to the Municipal Code, 65 ILCS 5/11-13-19, the official Zoning District Map of the Village of Bensenville, dated, as attached hereto as Exhibit "A," be and is hereby adopted, and shall be made available to the public through the official of the Village Clerk and the Community and Economic Development Department.

SECTION THREE: All other ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are, to the extent of such conflict, expressly repealed.

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

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this _____ day of March 2021.

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYES: _____

ABSENT: _____

Village of Bensenville

2021 Zoning Map

N

Bensenville Zoning Districts

- R-1 Single-Unit Dwelling District
- R-2 Single-Unit Dwelling District
- R-3 Single-Unit Dwelling District
- R-4 Single-Unit Dwelling District
- R-5 Multiple-Unit Dwelling District
- R-6 Multiple-Unit Dwelling District
- C-1 Downtown Mixed-Use District
- C-2 Commercial District
- I-1 Light Industrial District
- I-2 General Industrial District

Ordinance_____ Adopted _____

Date: 2/11/2021

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	S. Viger	Community & Economic Development	03.23.2021

DESCRIPTION:

Resolution Declaring Village Owned Property Located at 340 North Meyer Road Surplus and Directing Its Sale

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*		*Enrich the lives of Residents*
	Quality Customer Oriented Services	X	*Major Business/Corporate Center*
	Safe and Beautiful Village		*Vibrant Major Corridors*

COMMITTEE ACTION:	DATE:
N/A	N/A

BACKGROUND:

1. The Village owns the 22,000 square foot vacant parcel of land at 340 North Meyer Road in the Northern Business District and Tax Increment Finance District 12. The property was once a well site but that public use was discontinued years ago and the well has been capped. The Village has no plans to utilize the property. In the past the Village has received inquiries regarding the property from local industrial property owners.
2. The Village declared this property surplus in 2015 but we did not sell it at that time. Resolution R-7-2015 is attached.
3. It is in the public's best interest to sell the property to the private sector for redevelopment.

KEY ISSUES:

Sale of the property would put it back on the property tax rolls and, as the property is within TIF 12, all of the Property Tax would be increment for the District.

ALTERNATIVES:

Discretion of the Board.

RECOMMENDATION:

Staff respectfully recommends that the property be declared as surplus.

BUDGET IMPACT:

The appraised value of the property is approximately $105,000.

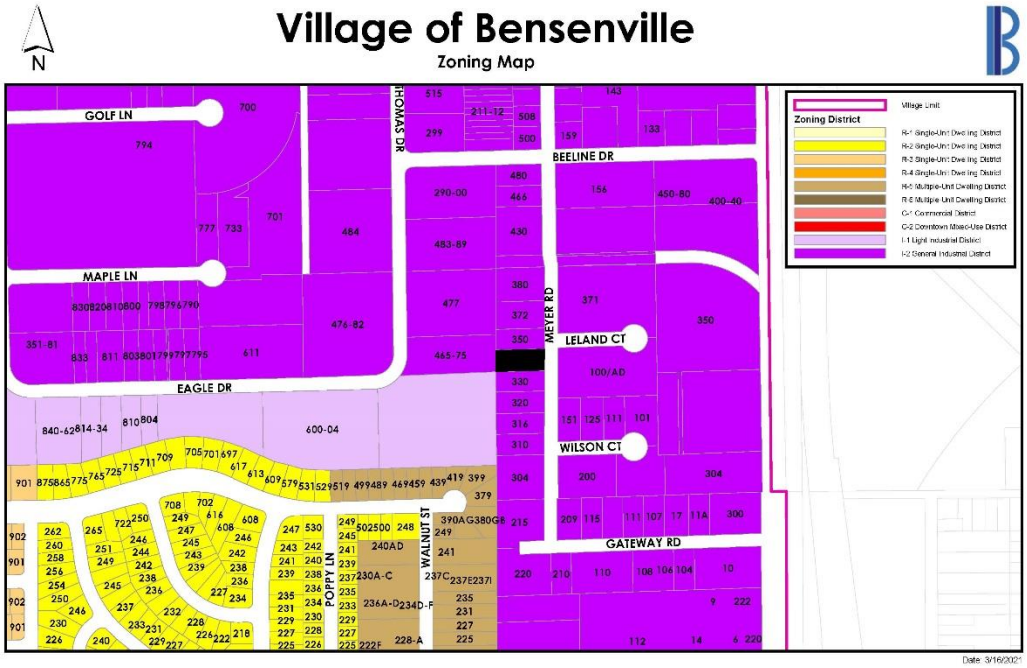
ACTION REQUIRED:

Approval of the Resolution declaring the property at 340 Meyer Road as surplus and directing its sale.

ATTACHMENTS:

Description	Upload Date	Type
Aerial Photograph and Zoning Map Exhibit	3/16/2021	Backup Material
Resolution 7 2015	3/16/2021	Backup Material

340 North Meyer Road
Declaration as Surplus Property



RESOLUTION NO. R-7-2015

A RESOLUTION DECLARING VILLAGE OWNED PROPERTY LOCATED AT 340 N. MEYER ROAD SURPLUS AND DIRECTING ITS SALE

WHEREAS, the Village of Bensenville (hereinafter referred to as "Village") is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, pursuant to said statute, specifically, 65 ILCS 5/11-76-4.1, the Village is empowered to provide for the sale of Village owned real estate which is deemed "surplus and no longer necessary for public purposes; and

WHEREAS, the Village owns real property located at 340 N. Meyer Road, identified by Permanent Index Number 03-11-403-012, which property is a vacant lot of 100 x 230 feet which is zoned for industrial use; and

WHEREAS, the Property identified herein is not in use by the Village at this time, and this Property is surplus, and can be put to better use if sold in accordance with Illinois law.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BENSENVILLE, DUPAGE AND COOK COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. The recitals set forth above are hereby incorporated herein and made a part hereof.

SECTION 2. The property described herein, being located at 340 N. Meyer Road is hereby declared "surplus" property owned by the Village of Bensenville.

SECTION 3. In accordance with 65 ILCS 5/11-76.4-1, the Village hereby authorizes the sale of the Property described herein. For such purpose, the Village Manager is directed and authorized to ascertain the value of the Property through a written MAI certified appraisal or through a written certified appraisal of a State certified or licensed real estate appraiser, which he shall obtain through the authorization granted herein. The appraisal, upon receipt, shall be available for public inspection through the Office of the Village Manager, and in any other means the Village Manager deems in the best interest of the Village.

SECTION 4. Upon receipt and public inspection of the appraisal required in Section 3 herein, the Village Manager is authorized and directed herein to conduct the sale of the Property, which he may done through utilization of Village staff, or through listing the Property with a local licensed real estate agency or agencies, with the agent(s) to be compensated at a rate of five percent of the list price upon sale of each Property.

SECTION 5. The Village will consider acceptance of an offer for the Property, so long as it deems the proposed contract in the best interests of the Village by a vote of two-thirds of the corporate authorities then holding office, on the condition that the offer price is not less than eighty percent of the appraised value of the individual Property.

SECTION 5. The Village Clerk is hereby directed to publish this Resolution, upon passage and adoption, in a newspaper published in the Village.

SECTION 6. This Resolution shall take effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, Illinois, this 27 day of January 2014.

APPROVED:

Frank Soto, Village President

ATTEST:

Ilsa Rivera-Trujillo, Village Clerk

Ayes: Janowiak, Jarecki, O'Connell, Ridder, Wesseler

Nays: None

Absent: Bartlett

340 N. Meyer Road

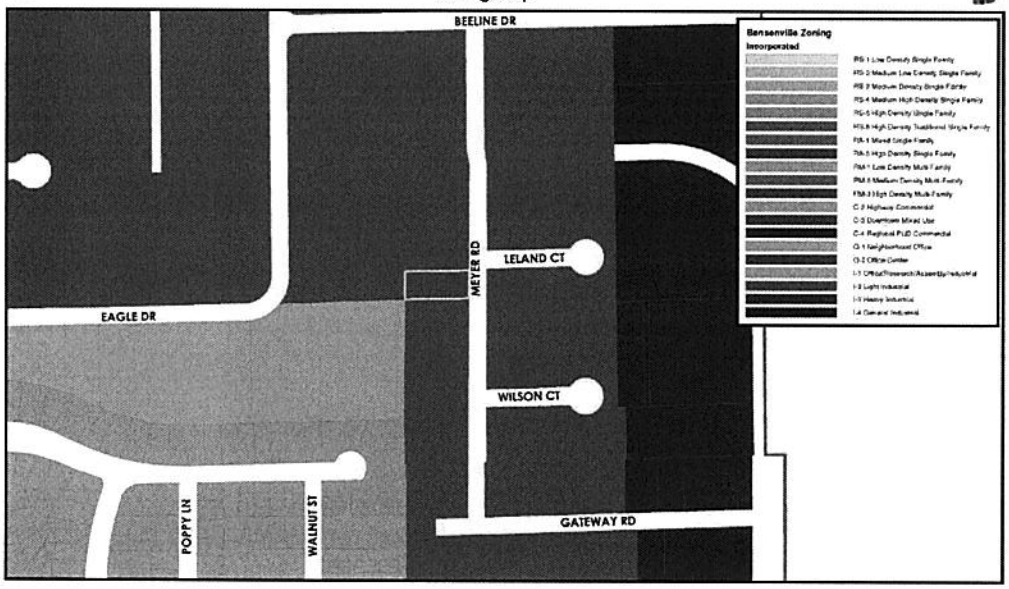
Declaration as Surplus

Village of Bensenville

340 N Meyer

Village of Bensenville

Zoning Map



RESOLUTION NUMBER _____

A RESOLUTION OF THE VILLAGE OF BENSENVILLE, DUPAGE AND COOK COUNTIES, ILLINOIS DECLARING THE VILLAGE OWNED VACANT PARCEL OF REAL PROPERTY AT 340 NORTH MEYERS ROAD AS SURPLUS PROPERTY AND AUTHORIZE THE VILLAGE MANAGER TO OBTAIN PROPOSALS FOR ITS SALE AND DISPOSITION AND DIRECT THE VILLAGE CLERK TO MAKE COPIES OF THE APPRAISAL AVAILABLE TO ANY PARTY

WHEREAS, the Village of Bensenville, DuPage and Cook Counties, Illinois (the *"Village"*) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the Village is the owner of a parcel of vacant property in Bensenville, Illinois, commonly known as 340 North Meyers Road, Bensenville, Illinois 60106, identified by PIN 03-11-403-012-0000, that is a 100 by 230.22 vacant lot and 23,022 square feet in size (the "*Property*"), which is legally described on Exhibit A, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Property is located in the I-2 General Industrial District, as identified and described in the Village of Bensenville Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees of the Village of Bensenville (the "*Corporate Authorities*") find that the Property is no longer necessary, appropriate, required for the use of, profitable to or serve any viable use to the Village and that the sale and development of the Property will eliminate burdensome maintenance cost, provide needed public funds, and generate tax revenue in the future for use in the general fund of the Village; and

WHEREAS, the Corporate Authorities further find that the Property serves no public use to the residents of the Village and is in the best interest of the health, safety, and welfare of

Village residents to sell the Property; and

WHEREAS, the Property is encumbered with a public use restriction and reverter as described and contained in a document number 979152 as recorded with the office of the DuPage County Recorder and any such conveyance of the Property by the Village shall be conditioned on a full release from said encumbrance by any interested party; and

WHEREAS, 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code sets forth a procedure for the sale of municipal-owned surplus real property conducted by the staff of the Village after ascertaining the value of the surplus real estate by written appraisal and making said appraisal available for public inspection; and

WHEREAS, the Corporate Authorities have determined it is in the best interests of the Village to sell the Property pursuant to 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code; and

WHEREAS, the Village ascertained a written appraisal of real property on the Property, dated February 17, 2021, which was prepared by William A. Falkanger, ASA, IFAS of A-Appraisals, 444 West Northwest Highway, Barrington, Illinois (the "*Appraisal*"), a copy of which is attached hereto and made a part hereof, as Exhibit B; and

WHEREAS, the Appraisal found that the appraised value of the Property is $105,000.00; and

WHEREAS, the Appraisal shall be made available for inspection or copying in the office of the Village Clerk of the Village of Bensenville to any interested party to allow for the review, analysis, and submission of a proposal for the acquisition and development of the Property; and

WHEREAS, the Village Manager and Director of Community & Economic Development are hereby authorized to ascertain, review, and recommend a proposal for the

purchase and development of the Property that will provide the most benefit to the Village in light of the encumbrances and restrictions herein set forth that exist on the Property.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, as follows:

Section 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

Section 2. The Property, as herein described, is hereby determined, and declared to be surplus real estate of the Village.

Section 3. The Village Manager and Director of Community & Economic Development are hereby authorized and directed to ascertain and review proposals for the sale and development of the Property and further recommend and present a proposal to the Corporate Authorities that is in the best interest of the Village for the sale and disposition of the Property in accordance with this Resolution and pursuant to 65 ILCS 5/11-76-4.1 of the Illinois Municipal Code.

Section 4. The officials, officers, employees, and attorneys of the Village are hereby authorized to undertake the necessary steps to present a proposal and final agreement for the sale of the Property to the Corporate Authorities, as contemplated herein.

Section 5. The Village Clerk is hereby authorized and directed to publish a copy of this Resolution at the first opportunity following its passage in a newspaper published within the Village and to make available a copy of the Appraisal for public inspection by any interested party.

Section 6. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

Section 7. All ordinances, resolutions, motions, or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall be in full force and effect immediately after its passage and publication as required by law.

(Intentionally Left Blank)

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, this _____ day of _____ 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES:_____

NAYS:_____

ABSENT:_____

Exhibit A

Legal Description

THE SOUTH 1/2 OF LOT 19 IN FAITH'S BENSENVILLE INDUSTRIAL SUBDIVISION UNIT #2, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1960 AS DOCUMENT NO. 961941.

Exhibit B

Appraisal

AN APPRAISAL REPORT

OF A
VACANT COMMERCIAL PARCEL OF LAND

LOCATED AT
340 NORTH MEYER ROAD
BENSENVILLE, ILLINOIS 60106
PARCEL INDEX NUMBER
03-11-403-012

PREPARED FOR

MR. SCOTT VIGER, AICP
DIRECTOR COMMUNITY AND ECONOMIIC DEVELOPMENT
VILLAGE OF BENSENVILLE
12 SOUTH CENTER STREET
BENSENVILLE, ILLINOIS 60106

VALUATION DATE:
FEBRUARY 17, 2021

FILE: PRV21-05

PREPARED BY

WILLIAM A. FALKANGER, CERTIFIED GENERAL REAL ESTATE APPRAISER
A - APPRAISALS
DIVISION OF FALKANGER ENTERPRISES, INC.
444 W. NORTHWEST HIGHWAY
BARRINGTON, IL 60010

A-APPRAISALS

TELEPHONE NUMBER: 847/550-1700
444 WEST NORTHWEST HIGHWAY, BARRINGTON, IL 60010

March 8, 2021

Attention: Mr. Scott Viger, AICP
Director Community and Economic Development
Village of Bensenville
12 South Center Street
Bensenville, IL 60106

Dear Mr. Viger,

In accordance with your request and for the purpose of estimating the current Market Value, we have inspected and have made an analysis of the factors pertinent to the estimate of value of the following property located at:

340 N. Meyer Road
Bensenville, IL 60106

The subject is a vacant commercial site of 23,022± square feet with 100 feet width. Site is rectangular in shape and has I-2 General Industrial District zoning. Site is legal conforming being above the minimum lot size of 20,000 square feet and at the 100 feet lot requirements. The site sets on the west side of Meyer Road south of Foster Avenue. The property was deeded to the Village of Bensenville on September 6, 1960 per Document 979152 The Exchange National Bank of Chicago Trust Number 9114 with a codicil of "This land is granted solely for the purpose of being used for a public use, In the event this land is used for a public use, then title is to revert to the Grantor." Codicil of this type in a deed clouds title to anyone trying to transfer the subject property to a grantee unless it will be used for public use. This appraisal is being done under the extraordinary assumption that the codicil is not in force or if no heirs or members of the trust would enforce the codicil. If this codicil is discovered to remain in force, we request the right to amend this report.

As a result of our investigation and analysis described in this report, we are of the opinion that the Market Value of the subject property, free of liens and encumbrances as of February 17, 2021 is:

$ 105,000
ONE HUNDRED FIVE THOUSAND DOLLARS

FALKANGER ENTERPRISES, INC.
A-Appraisals Division

The following appraisal report is prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) which became effective as of January 1, 2020. The report is developed in accordance with Standards Rule 1. The information is reported in accordance with Standards Rule 2-2 as an Appraisal Report. The report is intended to meet the requirements of the Financial Institutions Reform Recovery and Enforcement Act (FIRREA).

Respectfully submitted,

William A. Falkanger
IL#553.000285 Exp. 9/30/2021

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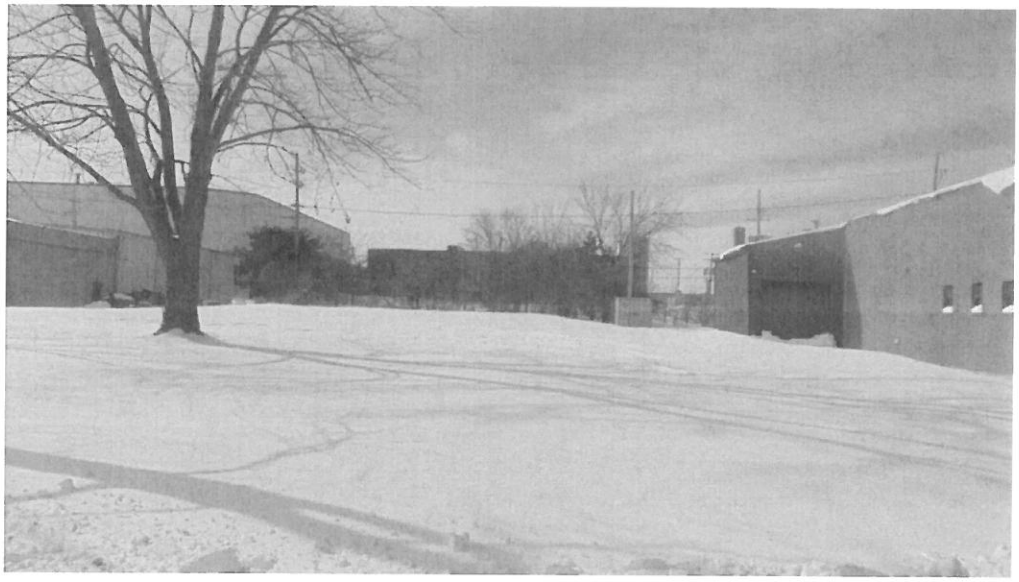
Qualifications

SUBJECT PROPERTY



Front View of Site

SUMMARY OF IMPORTANT DATA AND CONCLUSIONS

TYPE OF PROPERTY:	Vacant Land
LOCATION:	340 N. Meyer Road, Bensenville, IL 60106
P.I.N.:	03-11-403-012
ZONING:	I-2 General Industrial District
SITE SIZE:	23,022 square feet
HIGHEST AND BEST USE:	Industrial
SALES COMPARISON APPROACH:	$ 105,000
FINAL MARKET VALUE ESTIMATE:	$ 105,000
VALUATION DATE:	February 17, 2021
INSPECTION DATE:	February 17, 2021
REPORT DATE:	March 9, 2021

IDENTIFICATION OF THE PROPERTY

Common Location/Address:

340 N. Meyer Road
Bensenville, IL 60106

Legal Description:

THE SOUTH 1/2 OF LOT 19 IN FAITH'S BENSENVILLE INDUSTRIAL SUBDIVISION UNIT #2, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1960 AS DOCUMENT NO. 961941.

Property Appraised:

The values developed in this report are for the real estate only and do not include any personal property, building assets, or goodwill.

PROPERTY RIGHT APPRAISED

The property interest appraised is for the unencumbered fee simple estate[1] in the property located at:

340 N. Meyer Road
Bensenville, IL 60106

[1]Fee simple estate is defined as absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by governmental powers of eminent domain, escheat, police power, and taxation. (The Appraisal of Real Estate (Chicago: Appraisal Institute, 10th Edition 1992) page 122.)

PURPOSE OF THE APPRAISAL

The purpose of this appraisal report is to estimate the market value of the property located at:

340 N. Meyer Road
Bensenville, IL 60106

Market Value is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1.) buyer and seller are typically motivated.

2.) both parties are well informed or well advised and acting in WHAT they consider their best interests.

3.) a reasonable time is left for exposure in the open market.

4.) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

5.) the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone.

Purpose of the Appraisal (Cont'd.)

associated with the sale.[2]

*The reader should note that actual transactions do not necessarily follow all of these concepts and are often affected by factors such as the urgency and needs of the buyer or seller. The main difference between an actual market price and the above definition of market value can be summarized as follows: market price is the factual record of an actual transaction that has taken place; market value is an estimate of what a property is worth based on a specific definition of market value.

[2]Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (f).

UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)

The *Uniform Standards of Professional Appraisal Practice* were developed by the Appraisal Standards Board of the Appraisal Foundation. These standards establish the minimum standards acceptable to the development and reporting of an appraisal assignment. The State of Illinois has adopted USPAP as the guidelines that must be followed by state certified and licensed appraisers.

1. This appraisal report is prepared in accordance with the requirements of the *Uniform Standards of Professional Appraisal Practice* (USPAP) as of January 1, 2020. The information is reported in accordance with Standard Rule 2-2 as an appraisal report.

2. The appraiser has the appropriate knowledge and experience necessary to complete the assignment and is in compliance with the Competency Provision of the USPAP. The appraiser experience includes numerous assignments of properties similar to the subject of this report.

3. History and ownership of the property: USPAP requires the reporting and consideration of any transaction within the past three years or any pending offer or asking price. A search of the county records indicates no previous sale for the prior three-year period. Ownership is shown as the Village of Bensenville per Dupage County documents.

DEFINITION OF EXPOSURE TIME

Exposure time is defined as:

"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimated based upon an analysis of past events assuming a competitive and open Market."[3]

It is anticipated that the appropriate exposure time for the subject property would be six months to twelve months.

DEFINITION OF MARKETING TIME

Marketing time is defined as:

"The reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal."[4]

Reasonable marketing time is a function of price, time, use and anticipated market conditions. Development of an opinion of marketing time uses some of the same date analyzed in the process of developing an estimated of reasonable exposure time. Because marketing time occurs after the effective date of the appraisal, marketing time is related to, yet apart from, the appraisal process. Marketing time is influenced by future events such as changes in the cost and availability of funds. It is estimated that current economic conditions affecting value, such as interest rates, consumer spending, and real estate construction will remain stable. The subject is a marketable property with anticipated on-going demand in the foreseeable future. Provided that the subject is professionally marketed at an asking price basically similar to the market value estimates reported here, in it is anticipated that an appropriate marketing time would be six months to twelve months.

---

[3] Appraisal Standards Board of the Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice, Statement of Appraisal Standards No. 6 (SMT-6)*, 1994 Edition (Appraisal Foundation, 1994), 65.
[4] Appraisal Standards Board of the Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice, Advisory Opinion No. 7 (AO-7)*, 2005 Edition (Appraisal Foundation, 2005), 139.

SCOPE OF THE APPRAISAL

The subject property has been appraised utilizing recognized and appropriate appraisal methodology. The report, which includes descriptions of the property (legal and physical), neighborhood, approaches to value, certification, assumptions and limiting conditions, is presented in its entirety. Detailed descriptions of zoning and the subject improvements have been retained in our files.

Our analysis of the property is directed toward an opinion of the market value of the fee simple interest in the whole property as currently improved. Research has been done in the area of the property appraised to adequately understand the community and the market for the type of property appraised. The estimated value will be based on consideration of the three typical approaches to value. The subject is a vacant commercial site for which only the Direct Sales Comparison Approach is considered applicable.

The scope of this appraisal assignment involved the following steps:

1. A physical inspection of the subject property and the surrounding neighborhood was completed on February 17, 2021.
2. Completing a search of the documents recorded against the subject property to ascertain any changes in fee ownership during the three-year period prior to the date of value.
3. Completing an investigation of public documents affecting the subject

Scope of Work (Cont'd.)

property, i.e., real estate tax assessment and taxes, annexation documents, zoning classification, tax maps, utility locations, etc.

4. Collecting factual data relative to the subject property and to the surrounding neighborhood. This included collection and analysis of site sales data, and general as well as specific data relevant to the appraisal problem.

5. Preparation of a highest and best use analysis of the subject property.

6. Collection of sales of similar commercial sites, in order to estimate the value of the property by the sales comparison approach to value.

7. Reconciliation of the findings of the applicable approaches to value into a final value indication for the subject property.

8. Compilation of all of the findings in this matter into an appraisal report that conforms to the Uniform Standards of Professional Appraisal Practice, and the requirements of FIRREA.

USE OF APPRAISAL

The intended use of this appraisal is for establishing market value for business decisions of the Village of Bensenville.

USER OF THE APPRAISAL

The intended users of the appraisal are the Village of Bensenville and its officials.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is expressly subject to the following stipulations:

1. That the opinions expressed in this report apply to the stated valuation date. The appraiser assumes no responsibility for economic or physical factors occurring at some late date which may affect the stated opinions.

2. That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

3. That no opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all lines and encumbrances, easements, and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

4. That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

5. That maps, plats, and exhibits included in the report are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

6. That no opinion is expressed as to the value of subsurface oil, gas, or mineral rights and that the property is not subject to surface entry for the exploration or removal of such materials except as is expressly stated.

7. That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

Assumptions and Limiting Conditions (Cont'd.)

8. That testimony or attendance in court, or at any other hearing, is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance.

9. That because no title report was made available to the appraiser, he/she assumes no responsibility for such items or record not disclosed by his/her normal investigation.

10. That no detailed soil studies covering the subject property were available to the appraiser. Therefore, premises as to soil qualities employed in this report are not conclusive but have been considered consistent with information available to the appraiser.

11. That the appraiser has personally inspected interior and exterior of the subject property and finds no obvious evidence of structural deficiencies except as stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

12. That although no termite inspection report was available, the appraiser personally inspected the subject property and found no significant evidence of termite damage or infestation.

13. That no consideration has been given in this appraisal to personal property located on the premises, or to the cost of moving or relocation such personal property, only the real property has been considered.

14. That unless otherwise stated in the report, the existence of potentially hazardous material, which may or may not be present on or near the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous material may affect the value of the property. No consideration has been given in the appraiser's analysis to any potential diminution in value should such hazardous materials be found. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

15. That the information identified in this report as being supplied by others is believed to be reliable, but no responsibility for its accuracy is assumed.

Assumptions and Limiting Conditions (Cont'd.)

16. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA because it exceeds the scope of our expertise. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we do not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

17. The subject has a codicil in a deed dated September 6, 1960 per Document 979152 The Exchange National Bank of Chicago Trust Number 9114 with "This land is granted solely for the purpose of being used for a public use. This appraisal is being done under the assumption that the codicil is not in force or if no heirs or members of the trust would enforce the codicil. A copy of the trustee deed is on the next page.

18.. This appraisal is being done under the extraordinary assumption that the codicil (the property can be used only for public use) is not in force or, if no heirs or members of the trust would enforce the codicil. If this codicil is discovered to remain in-force we request the right to amend this report.

TRUSTEE DEED

TRUSTEE'S DEED

BOOK 11102 PAGE 256

Form 16-11 — The above space for recorders use only

THIS INDENTURE, made this 6th day of September, 19-60, between THE EXCHANGE NATIONAL BANK OF CHICAGO, a national banking association, 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 25th day of March, 19 57, and known as Trust Number 9114, party of the first part, and VILLAGE OF BENSENVILLE, a Municipal Corporation, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in DuPage County, Illinois, to-wit: ~~The South 1/2 of Lot 19 in Bensenville Industrial Subdivision Unit #2, a subdivision in the Southeast quarter of Section 11, Township 40 North, Range 11, East of the 3rd Principal Meridian, in DuPage County, Illinois, according to the plat thereof recorded April 18, 1960 as Document No. 907912.~~

979152

SEP 12 1960 a -10 10 AM

RECORDER

together with the tenements and appurtenances thereunto belonging.
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part. SUBJECT TO: This land is granted solely for the purpose of being used for a public use. In the event this land is no longer used for a public use, then title is to revert to the Grantor.

NO TAXABLE CONSIDERATION.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and to statutory reinstatement of the dower, if any, hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its ~~Vice-President~~, Trust Officer and attested by its Assistant Cashier, the day and year first above written.

THE EXCHANGE NATIONAL BANK OF CHICAGO, As Trustee as aforesaid,

By ~~Vice-President~~ TRUST OFFICER

Attest ASSISTANT CASHIER

STATE OF ILLINOIS, COUNTY OF COOK } ss.

a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT Harold Thorell, ~~Vice-President~~ Trust Officer of THE EXCHANGE NATIONAL BANK OF CHICAGO, and C. C. Kaplan, Assistant Cashier of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~Vice-President~~ Trust Officer and Assistant Cashier respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Assistant Cashier did also then and there acknowledge that said Assistant Cashier, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Assistant Cashier's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of September A.D. 60

Notary Public

DELIVERY — NAME WILLIAM A. REDMOND; STREET 5 N. CENTER STREET; CITY BENSENVILLE, ILLINOIS; OR; RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Village Hall
Bensenville Ill

TAX AND ASSESSMENT ANALYSIS

The subject property is identified by the following Permanent Tax Index Numbers:

03-11-403-012

Real Estate Assessment and Taxes for the 2017-2020 period are as follows:

Year	Land	Improve	Total	Type	Tax Rate	Tax Amount	Tax Code	Est. Market Value
2020	60,560	0	60,560	N			3216	181,698
2019	58,230	0	58,230	N	9.0163	$5,250.20	3216	174,707
2018	55,190	0	55,190	N	9.1740	$5,063.14	3216	165,587
2017	52,750	0	52,750	N	9.3195	$4,916.04	3216	158,266

Comments: Dupage County assesses vacant land at one-third of market value per law. The ownership of the property is with the Village of Bensenville and is exempt from property taxes as a municipality. Taxes in prior years is by error.

NEIGHBORHOOD ANALYSIS

The subject is located in the Village of Bensenville which is a west suburb of the City of Chicago. The City of Chicago sets in the northeast portion of the State of Illinois on Lake Michigan in Cook County. Chicago is the regional center for business and cultural activities and the hub of the national transportation system with Interstate highway system, rail and O'Hare International Airport. The city is primarily urban with some suburban style neighborhoods located on the fringes. Chicago is set up primarily on a grid system which includes smaller communities and neighborhoods as divisions within. The city's population per the most recent US Census Department data estimates was 2,725,206, median family income reported was $53,381 and the number of reported housing units was 1,182,326. There have recently been some financial issues with slower growth in tax revenues causing some issues with current city services.

The Village of Bensenville is located south of I-90 (Jane Addams Expressway) and west of I-294 (Tri State Tollway) just south of O'Hare International Airport. The approximate boundaries are Devon Ave. on the north, County Line Road on the east, Grand Avenue on the south and Kingery Expressway (IL 83) on the West. The IL 390 project should help commercial and industrial activity to the north portion of the village as this will connect the area more directly with the Interstate system and the relationship of O'Hare and the area.

Neighborhood Analysis (Cont'd.)

Most development took place after 1900 with a downtown area established and more residential areas following. The bulk of development was after 1948 and the period 1950-1970 was when most residential development was completed. The period after 1970 was primarily fill in and redevelopment of other uses.

The commercial areas are spread out through the village with the original downtown area paralleling York Road on the east from Irving Park Road to Green Street. There are other commercial areas along York Road, Grand Avenue, Irving Park Road and other smaller business areas.

The neighborhood is just southwest of O'Hare International Airport, which is the one of the primary economic engines for Northwest Suburban area of Chicago. This location has good transportation assets with two Interstates (I-90 and I-294) both nearby. These arteries provided access to other areas in the Chicago metropolitan trading area. There is full freight service with the Union Pacific in the Village of Bensenville. There is commuter rail service with Metra commuter trains to downtown Chicago and to other suburban areas such as Elgin. The population as of the latest estimate is 18,330 for 2017 with the 2010 Census at 18,352 and 2000 Census at 20,703. The reduction was primarily due to the expansion of O'Hare International Airport. The median household income was $62,286 with a poverty rate of 10.5% and education level of 79.8% with being a high school graduate or higher in 2012-2016 per US Census Bureau. Dupage County has an unemployment rate of 6.7% per

Neighborhood Analysis (Cont'd.)

IDES for December 2020 up from 5.3% in November 2020 and 2.2% in December 2019.

The overall appearance of the industrial uses is average with most being older. Commercial in the neighborhood appears to be mostly older properties with limited future use due to older designs and smaller size limiting their potential to current users. Housing is primarily single family detached with a mix of six-to-twelve-unit apartment buildings the next most common. Most single family detached is owner occupied. The commercial uses within the neighborhood are primarily small neighborhood owned businesses catering to the local trade. Industrial uses are typically small local businesses and are using the older buildings for light industrial use or distribution.

GENERAL POPULATION CHARACTERISTICS, 2014-2018

	Bensenville	DuPage County	CMAP Region
Total Population	18,400	931,743	8,511,032
Total Households	6,330	341,823	3,107,682
Average Household Size	2.9	2.7	2.7
% Population Change, 2000-10	-11.4	1.4	3.5
% Population Change, 2010-18	0.3	1.6	0.9
% Population Change, 2000-18	-11.1	3.1	4.5

Source: 2000 and 2010 Census, 2014-2018 American Community Survey five-year estimates.

EDUCATIONAL ATTAINMENT, 2014-2018

	Bensenville		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Graduate	2,782	22.5	46,996	7.4	684,093	11.9
High School Graduate or Equivalency	3,771	30.5	116,273	18.3	1,319,895	22.9
Some College, No Degree	2,457	19.9	115,143	18.1	1,110,944	19.3
Associate's Degree	921	7.4	46,924	7.4	400,050	7.0
Bachelor's Degree	1,818	14.7	186,489	29.4	1,352,126	23.5
Graduate or Professional Degree	627	5.1	123,073	19.4	888,642	15.4

Source: 2014-2018 American Community Survey five-year estimates. Universe: Population 25 years and older.

HOUSEHOLD INCOME, 2014-2018

	Bensenville		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than $25,000	1,202	19.0	38,511	11.3	551,715	17.8
$25,000 to $49,999	1,436	22.7	53,987	15.8	585,464	18.8
$50,000 to $74,999	1,101	17.4	51,908	15.2	504,014	16.2
$75,000 to $99,999	986	15.6	45,972	13.4	390,392	12.6
$100,000 to $149,999	1,036	16.4	68,068	19.9	516,533	16.6
$150,000 and Over	569	9.0	83,377	24.4	559,564	18.0
Median Income	$61,660		$88,711		$70,444	

Source: 2014-2018 American Community Survey five-year estimates. Universe: Occupied housing units

Neighborhood Analysis (Cont'd.)

Housing in the market is almost an equal mix of owner occupied to rental units. Vacancy is low compared to other areas. Housing stock is older with most over fifty years old.

HOUSING AND TENURE, 2014-2018

	Bensenville		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	6,330	98.4	341,823	95.1	3,107,682	91.4
Owner-Occupied*	3,201	49.8	250,135	69.6	1,984,033	58.4
Renter-Occupied*	3,129	48.6	91,688	25.5	1,123,649	33.0
Vacant Housing Units	102	1.6	17,476	4.9	292,513	8.6

Source: 2014-2018 American Community Survey five-year estimates. Universe: *Occupied housing units; Housing units.

HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2014-2018*

	Bensenville		DuPage County	CMAP Region
	Count	Percent	Percent	Percent
Less than $20,000	811	13.1	7.3	12.0
Less than 20 percent	*0*	*0.0*	*0.1*	*0.3*
20 to 29 percent	*47*	*0.8*	*0.3*	*0.8*
30 percent or more	*764*	*12.4*	*6.8*	*10.8*
$20,000 to $49,999	1,686	27.3	18.7	23.3
Less than 20 percent	*160*	*2.6*	*1.6*	*2.6*
20 to 29 percent	*358*	*5.8*	*3.7*	*5.1*
30 percent or more	*1,168*	*18.9*	*13.5*	*15.6*
$50,000 to $74,999	1,095	17.7	15.3	16.5
Less than 20 percent	*350*	*5.7*	*4.4*	*5.3*
20 to 29 percent	*350*	*5.7*	*5.4*	*5.8*
30 percent or more	*395*	*6.4*	*5.5*	*5.4*
$75,000 or More	2,581	41.8	58.7	48.2
Less than 20 percent	*1,802*	*29.2*	*38.7*	*31.9*
20 to 29 percent	*617*	*10.0*	*14.9*	*12.3*
30 percent or more	*162*	*2.6*	*5.0*	*4.0*

Source: 2014-2018 American Community Survey five-year estimates. Universe: Occupied housing units.
*Excludes households with zero or negative income and no cash rent.

HOUSING CHARACTERISTICS

The housing characteristics tables include housing unit estimates by housing type, size, and age summarized for Bensenville.

HOUSING TYPE, 2014-2018*

	Bensenville		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	3,011	46.8	214,041	59.6	1,707,038	50.2
Single Family, Attached	126	2.0	43,129	12.0	252,166	7.4
2 Units	93	1.4	3,003	0.8	238,040	7.0
3 or 4 Units	185	2.9	11,112	3.1	269,766	7.9
5 or more Units	3,017	46.9	87,162	24.3	906,352	26.7

Source: 2014-2018 American Community Survey five-year estimates. Universe: Housing units.
*Excludes mobile, boat, RV, van, etc.

HOUSING AGE, 2014-2018

	Bensenville		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	370	5.8	37,522	10.4	448,760	13.2
Built 1970 to 1999	3,140	48.8	207,286	57.7	1,151,670	33.9
Built 1940 to 1969	2,634	41.0	93,895	26.1	1,049,052	30.9
Built Before 1940	288	4.5	20,596	5.7	750,713	22.1
Median Year Built	1971		1977		1968	

Source: 2014-2018 American Community Survey five-year estimates. Universe: Housing units.

Neighborhood Analysis (Cont'd.)

Land uses are mostly industrial with residential following. This industrial land use helps fund the government and educational along with lowering the burden on residential.

GENERAL LAND USE, 2013

	Acres	Percent
Single-Family Residential	781.4	21.8
Multi-Family Residential	148.3	4.1
Commercial	134.9	3.8
Industrial	1,008.5	28.1
Institutional	178.2	5.0
Mixed Use	1.0	0.0
Transportation and Other	792.7	22.1
Agricultural	4.5	0.1
Open Space	196.0	5.5
Vacant	341.7	9.5
TOTAL	3,587.1	100.0

Source: Chicago Metropolitan Agency for Planning Parcel-Based Land Use Inventory 2013.

Bensenville is basically flat and seems to have plateaued since 2018. The distressed sale rate in the past twelve months is 8.53% and is slightly upward from 7.26% from the previous twelve months.

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of February 14, 2021

MRED Midwest Real Estate Data

Bensenville

0.0%	- 37.5%	- 36.8%
Change in **New Listings** All Properties	Change in **Closed Sales** All Properties	Change in **Inventory of Homes** All Properties

Detached Single-Family	January			Trailing 12 Months		
	1-2020	1-2021	+ / –	1-2020	1-2021	+ / –
New Listings	10	**9**	- 10.0%	220	**176**	- 20.0%
Under Contract (Includes Contingent and Pending)	8	**7**	- 12.5%	129	**126**	- 2.3%
Closed Sales	12	**8**	- 33.3%	126	**127**	+ 0.8%
Median Sales Price*	$285,000	**$265,000**	- 7.0%	$259,450	**$253,000**	- 2.5%
Average Sales Price*	$276,808	**$299,625**	+ 8.2%	$263,209	**$268,447**	+ 2.0%
Percent of Original List Price Received*	96.6%	**97.0%**	+ 0.4%	96.5%	**97.0%**	+ 0.5%
Average Market Time	83	**95**	+ 14.5%	67	**71**	+ 6.0%
Inventory of Homes for Sale at Month End	31	**20**	- 35.5%	--	--	--

Attached Single-Family	January			Trailing 12 Months		
	1-2020	1-2021	+ / –	1-2020	1-2021	+ / –
New Listings	6	**7**	+ 16.7%	68	**75**	+ 10.3%
Under Contract (Includes Contingent and Pending)	3	**6**	+ 100.0%	29	**40**	+ 37.9%
Closed Sales	4	**2**	- 50.0%	34	**32**	- 5.9%
Median Sales Price*	$102,500	**$189,250**	+ 84.6%	$126,750	**$116,500**	- 8.1%
Average Sales Price*	$102,250	**$189,250**	+ 85.1%	$146,390	**$136,313**	- 6.9%
Percent of Original List Price Received*	92.4%	**95.3%**	+ 3.1%	95.6%	**93.5%**	- 2.2%
Average Market Time	70	**47**	- 32.9%	64	**108**	+ 68.8%
Inventory of Homes for Sale at Month End	7	**4**	- 42.9%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

O'HARE INDUSTRIAL MARKET OVERVIEW

Bensenville is in the CoStar O'Hare Industrial Submarket and is located in an arc around the northwest boundary of the City of Chicago based around O'Hare International Airport. The area was outgrowth of industrial uses moving to Franklin Park, Schiller Park, and around Leyden Yards just prior to World War II, World War II, and after with the establishment of the largest industrial park in the world in Elk Grove Village peaking in about 1980 then declining as more manufacturing has been offshored. Currently the area is in a slow growth period with older buildings that are nonfunctional to current industrial standards being demolished and new structures replacing especially larger buildings of over 100,000 square feet in the logistics segment. Prices have not been higher in the past ten years and cap rate is low at 6.8%. Demand for industrial properties appears good at the present time.

Search Analytics

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
64.4M	144K	872K (6.4K)	6.9%	$8.04	$87	6.8%

Key Metrics

Availability		Inventory	
Vacant SF	4.5M	Existing Buildings	1,382
Sublet SF	304K	Under Construction Avg SF	144K
Availability Rate	9.5%	12 Mo Demolished SF	153K
Available SF	6.1M	12 Mo Occupancy % at Delivery	0%
Available Asking Rent/SF	$6.87	12 Mo Construction Starts SF	328K
Occupancy Rate	93.1%	12 Mo Delivered SF	236K
Percent Leased Rate	94.4%	12 Mo Avg Delivered SF	118K

Sales Past Year		Demand	
Asking Price Per SF	$57	12 Mo Net Absorp % of Inventory	1.4%
Sale to Asking Price Differential	-9.3%	12 Mo Leased SF	3M
Sales Volume	$114M	Months on Market	11.5
Properties Sold	59	Months to Lease	6.9
Months to Sale	18.1	Months Vacant	7.1
For Sale Listings	68	24 Mo Lease Renewal Rate	65.7%
Total For Sale SF	2.8M	Population Growth 5 Yrs	-1.2%

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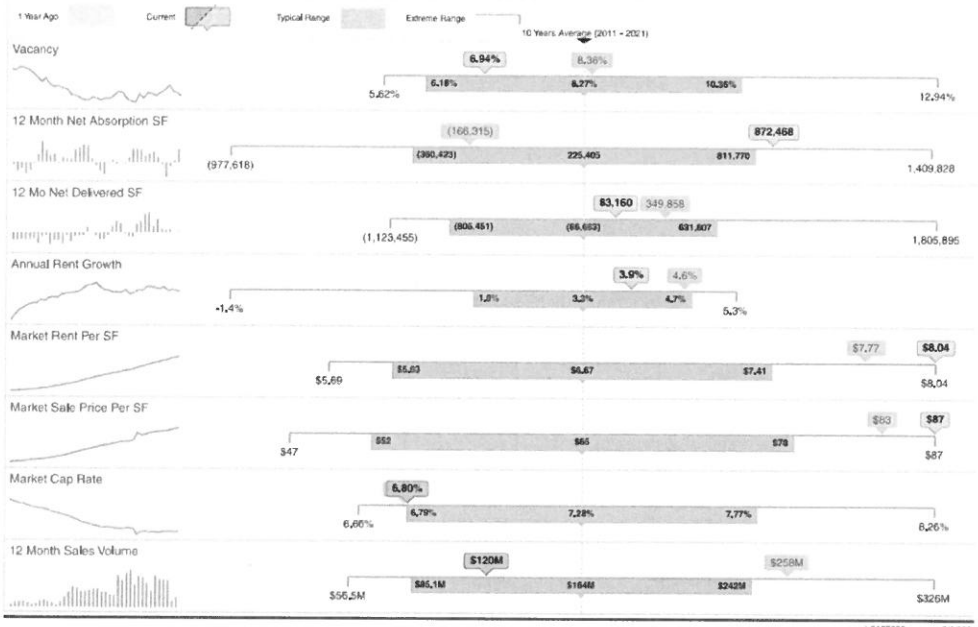
6187085 3/5/2021 CoStar Page 1

O'Hare Industrial Market Overview (Cont'd)

Search Analytics

Key Performance Indicators



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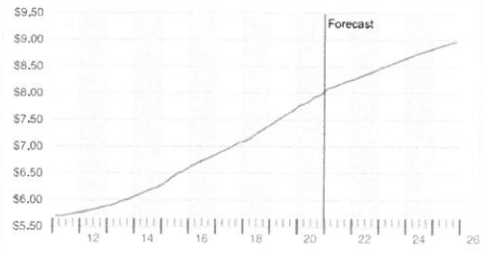
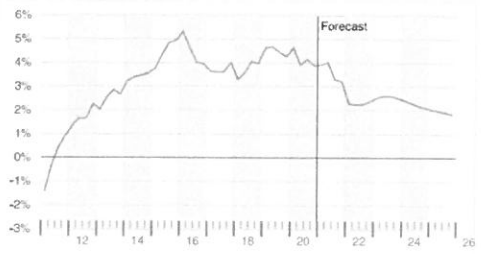
Search Analytics

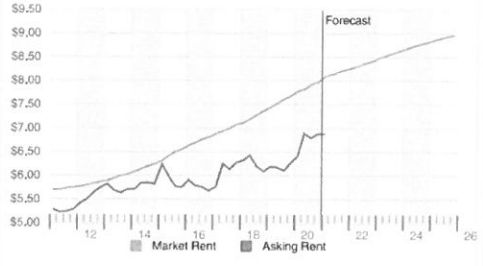
Market Rent Per SF



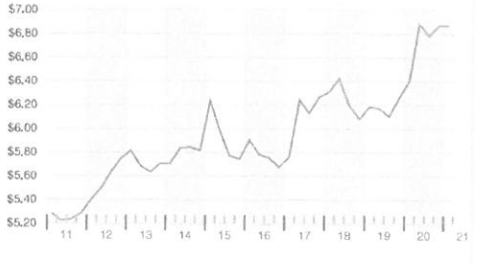
Market Rent Growth (YOY)



Market Rent & Asking Rent Per SF



Asking Rent Per SF



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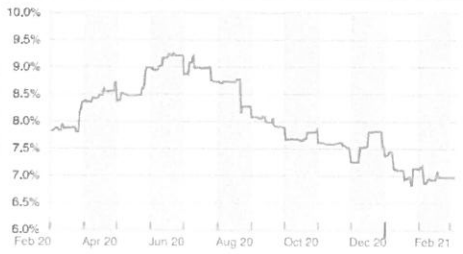
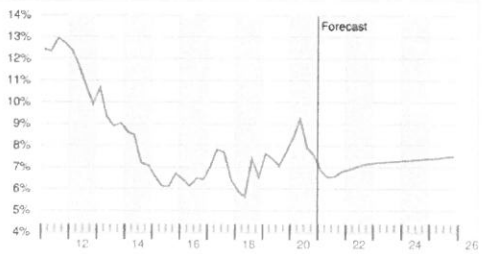
O'Hare Industrial Market Overview (Cont'd)

Search Analytics

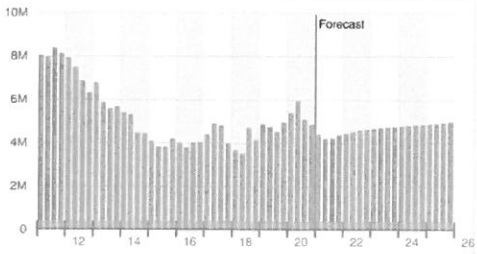
Daily Vacancy Rate



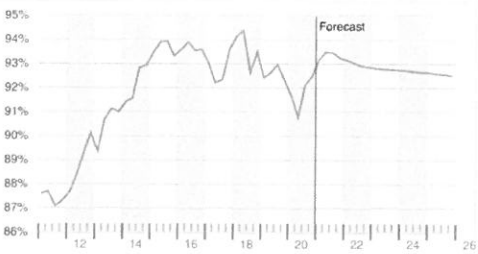
Vacancy Rate



Vacant SF



Occupancy Rate



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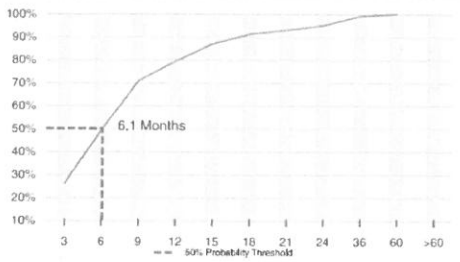
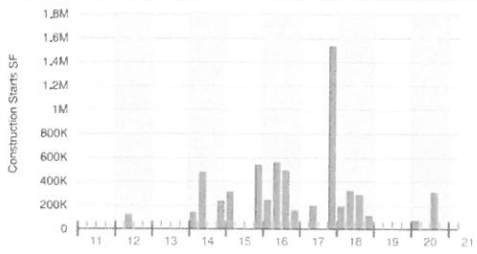
Search Analytics

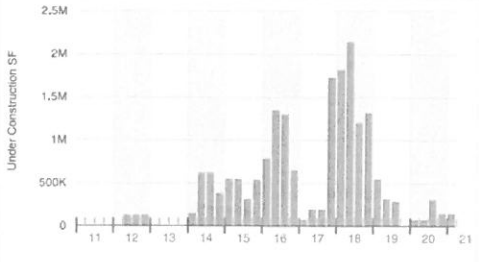
Probability Of Leasing In Months



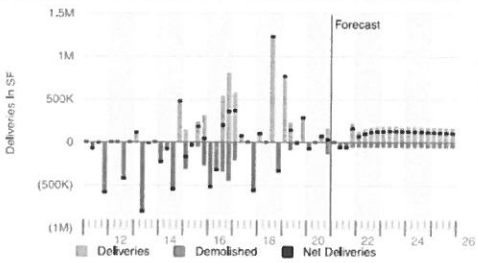
Construction Starts



Under Construction



Deliveries & Demolitions



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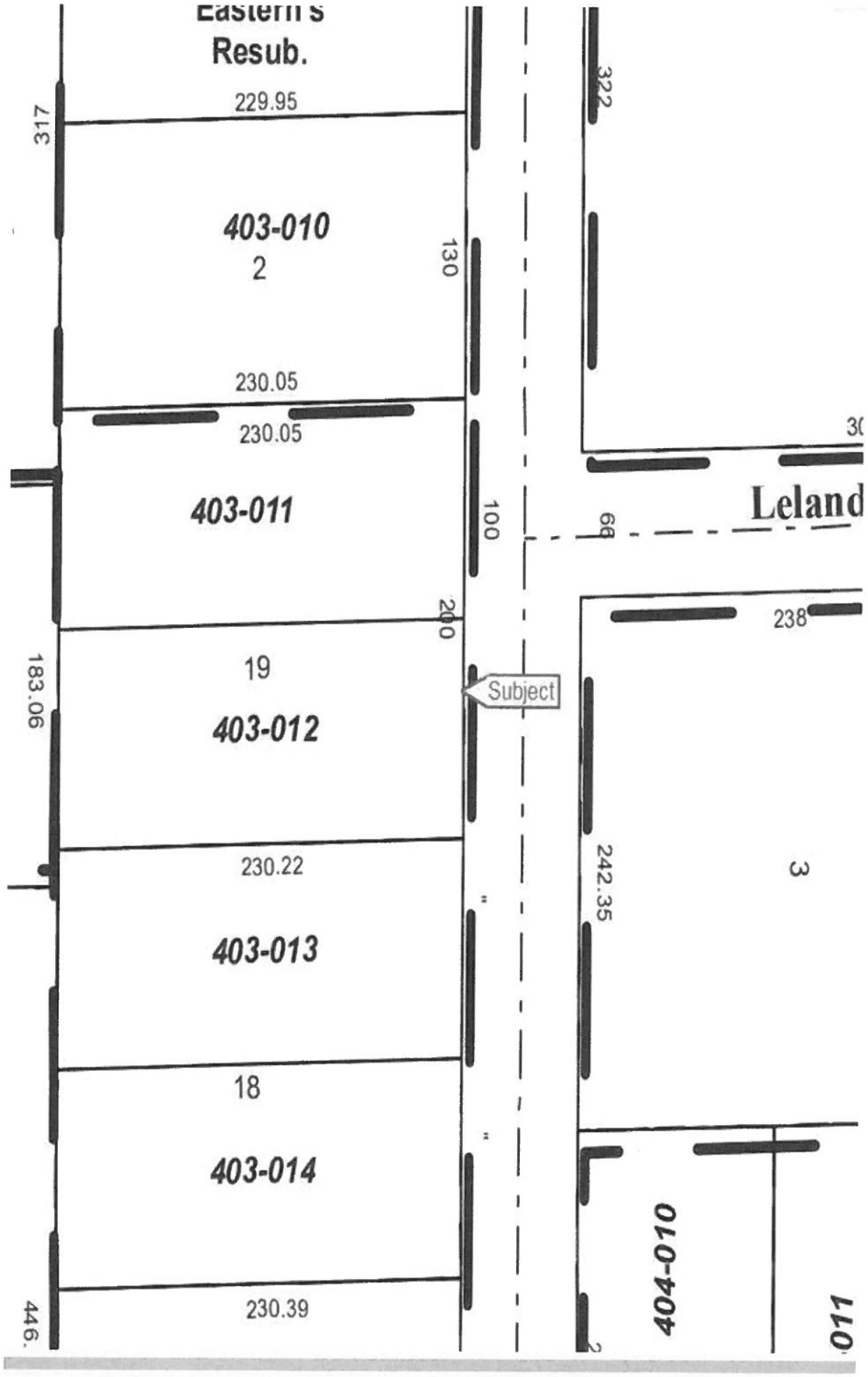
SITE ANALYSIS

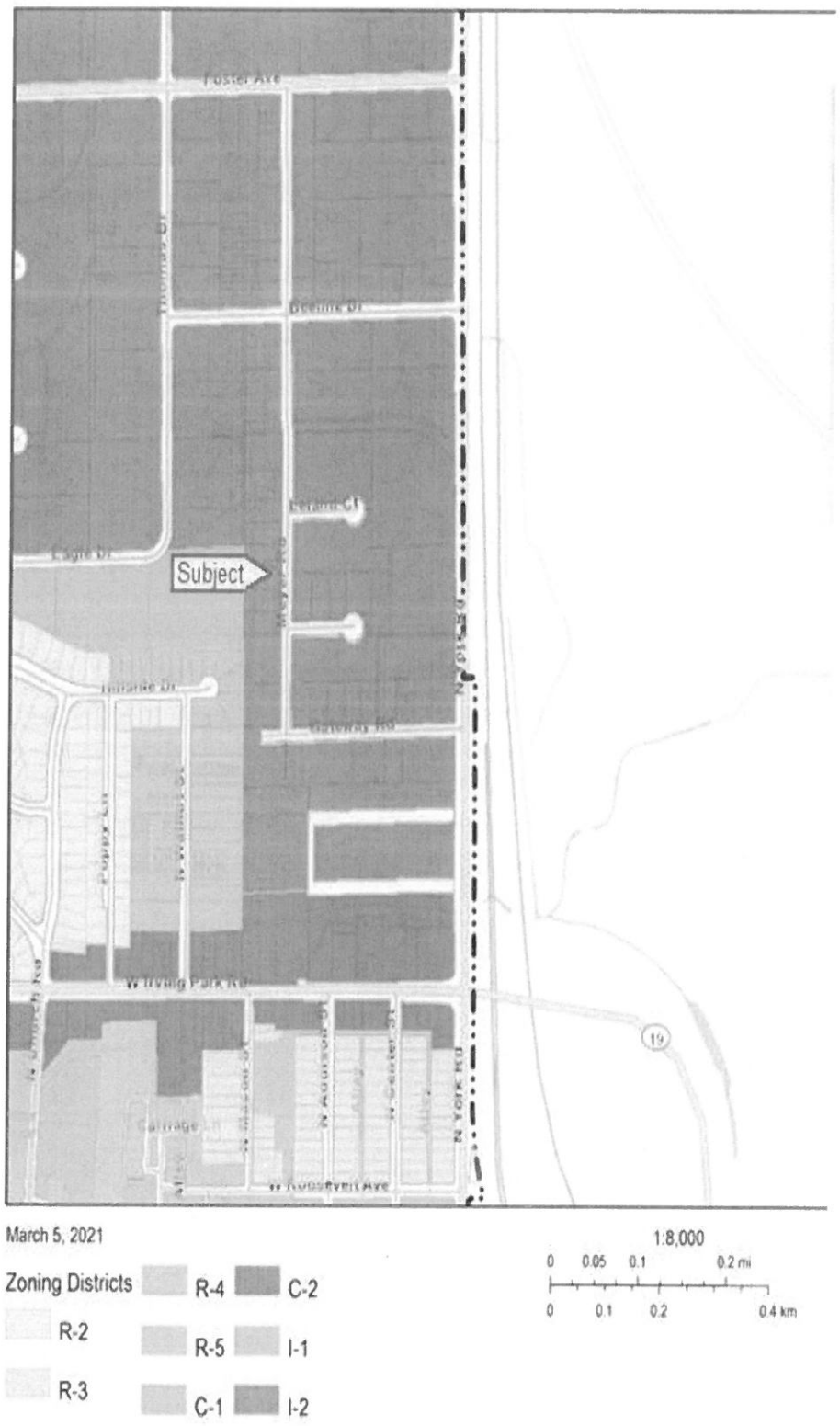
CENSUS TRACT:	8400.00
FLOOD HAZARD:	The subject lies in a Zone X area per FEMA Map#17043C00079J, dated August 1, 2019.
DIMENSIONS:	100' x 230.05'
SIZE:	23,022 square feet
SHAPE:	Rectangular
TOPOGRAPHY:	Level
STREET:	Asphalt Paved
ALLEY:	None
WALK:	Concrete Sidewalks
CURBS:	Concrete
GUTTERS:	Concrete
UTILITIES:	All public utilities including gas, electrical, water, and sewer directly serve the subject site.
POLICE:	Village of Bensenville Police Department
FIRE:	Village of Bensenville Fire Department
ZONING:	I-2 General Industrial District
EASEMENTS:	Typical Utility
ENCROACHMENTS:	No adverse encroachments were apparent at the time of inspection.
LOT IMPROVEMENTS:	None

COMMENTS: The site is cleared and leveled ready for development. There are no site improvements, and the site has grass as a covering.

SITE PLAN


Eastern's
Resub.
229.95
317
403-010
2
130
230.05
230.05
403-011
100
Leland
322
200
238
19
183.06
403-012
Subject
230.22
403-013
242.35
3
18
403-014
404-010
230.39
446.

ZONING MAP


Foster Ave
Thomas Dr
Beams Dr
Eagle Dr
Subject
Gateway Rd
Poppy Ln
W Irving Park Rd
N York Rd
19
March 5, 2021
1:8,000
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km
Zoning Districts
R-2
R-3
R-4
R-5
C-1
C-2
I-1
I-2

FEMA MAP

FLOOD INFORMATION

Community: Village of Bensenville
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 17043C0079J
Panel: 17043C0079
Zone: X
Map Date: 08-01-2019
FIPS: 17043
Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

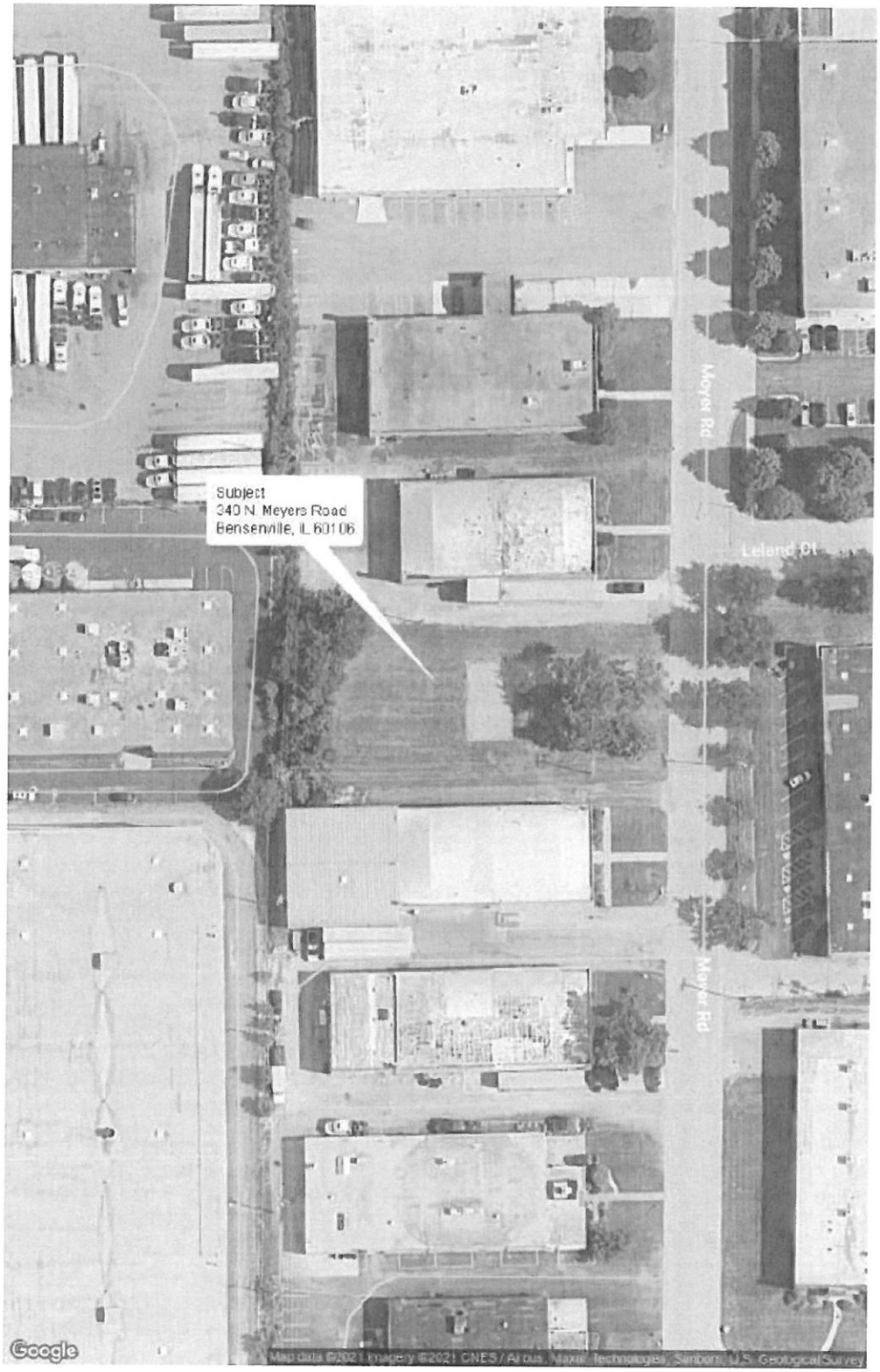
Road View:

= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at market location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

AERIAL MAP


Subject
340 N. Meyers Road
Bensenville, IL 60106
Meyer Rd
Leland Ct
Meyer Rd
Google
Map data ©2021 Imagery ©2021 CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey

HIGHEST AND BEST USE

The term "highest and best use" as defined in *The Appraisal of Real Estate* (Tenth edition), published by the Appraisal Institute, Chicago, Illinois is as follows:

> The reasonable, probable, and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

There are four criteria used to narrow the possible uses of a property to the highest and best use conclusion:

- *Legally Permissible*: Consider both public and private restrictions on the use of the site such as zoning, building codes, deed restrictions, environmental considerations or other restrictions that may preclude development. If a use is not currently allowed, there must be a reasonable probability of changing the zoning classification or removing the restriction of limitation.

- *Physically Possible*: Consider any restrictions imposed by the physical limits of the site such as size, topography, easements, shape or other physical limitation.

- *Financially Feasible* Consider those uses that are likely to produce a net positive income after all expenses.

Highest and Best Use (Cont'd.)

- *Maximally Productive* Among the feasible uses, the final selection is that use which will produce the highest net return to the land or the highest present worth.

There are two steps in the highest and best use analyses. First, the site is considered as if vacant and available for development to its highest and best use. Second, the property is considered as currently improved. Land is always valued as if vacant. If a site is improved with a building, it is possible that the highest and best use of the site as improved is different from the highest and best use as if vacant.

The basis for conclusions about highest and best use is analysis of market forces. The highest and best use of a property is not a fact than can be discovered. Rather, it is an opinion based on the appraiser's judgment and analyses of the potential market for the property. The estimate of highest and best use provides the basis for analysis of the property appraised and the selection of sales of comparable properties.

Highest and Best Use of the Site as Vacant:

Highest and Best Use of the Site as Vacant:

The subject is in an industrial park is 23,022+/- sq. ft. and zoned I-2. This district is intended to provide location of industrial and related uses that produce moderately greater adverse environmental effects than uses allowed in I-1. This area is developed with single story industrial buildings. Greatest demand appears to be for 16' ceiling clearance height, sprinklered buildings with approximately 10 per cent office space. Land to building ratios

Highest and Best Use (Cont'd.)

range from 1.8 to 2.2 which, on the subject site will support a building in the 10,000 to 12,700 sq. ft. range. The park consists of single uses and multi-tenant buildings. The multi-unit buildings offer the greatest feasibility for leasing and are adaptable for single users. For this reason, the highest and best use for the subject site would be for improvement with single use industrial building up to 12,000 sq. ft.

THE APPRAISAL PROCESS

There are three basic approaches typically used by appraisers in the estimation of value: The Direct Sales Comparison Approach, the Cost Approach, and the Income Approach. Each relies upon data gathered from the market that is pertinent to that particular appraisal approach. The values achieved from the three approaches will, in most instances, vary. It is the appraiser's job to determine which of the approaches to value is most applicable to the appraisal problem at hand. Factors which affect this decision are the availability of sales data on comparable properties, the reliability of second-hand data, and the similarities between the subject property and the comparable sales.

Once this analysis has been completed, the appraiser will correlate a conclusion of final value. Although this value conclusion can generally be considered reliable, it must be remembered that it is only an estimate and is subject to all of the Assumptions and Limiting Conditions set forth in this report. The basic fact that the real estate market is not static but is rather quite dynamic and subject to change over short periods of time requires this statement.

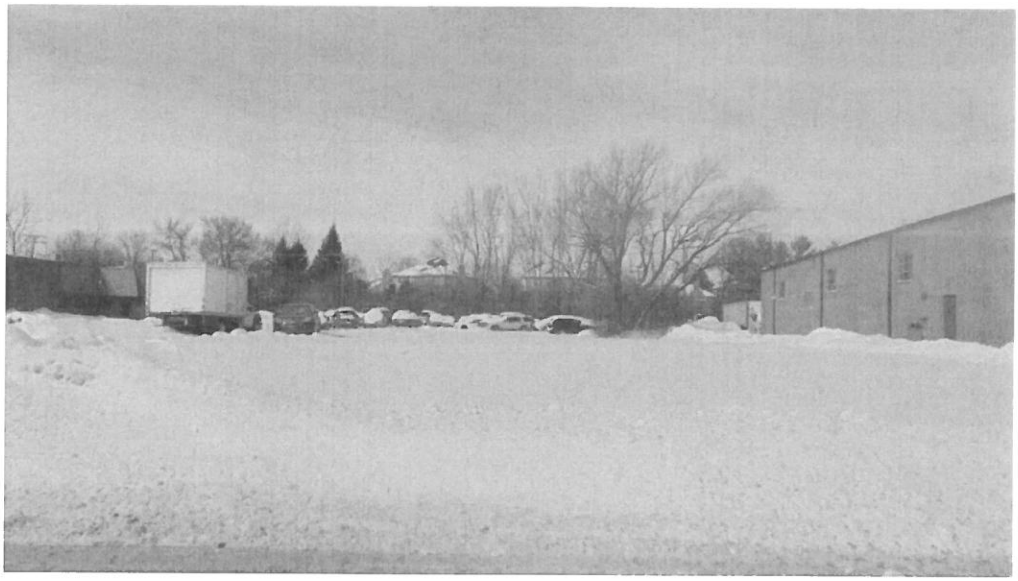
The subject is a vacant industrial site. Sites of this type are seldom purchased for lease potential and therefore, the Income Approach is not considered applicable. The site is also unimproved and therefore, the Cost Approach is not considered applicable. The market value estimate relies on the Direct Sales Comparison Approach.

DIRECT SALES COMPARISON APPROACH

The Direct Sales Comparison Approach is based on the proposition that an informed purchaser would pay no more for a property than the cost of acquiring an existing property with the same utility. Under this approach, an estimate of value is developed by comparing properties that have recently sold and are similar in size, quality, location and utility, and are in competition with the subject property.

A review was made through local real estate brokers and the local tax assessor to obtain sales data of properties similar to the subject. After obtaining improved property sales in the targeted square foot range over the past year period in the same neighborhood, the list was narrowed down to the following which had the closest similarity to the subject property.

COMPARABLE SALE 1



Location	1030 W. National Avenue, Addison, IL 60101
Sale Price	$ 290,000
Sale Price PSF	$ 5.37
Date of Sale	10/9/2020
Source	CoStar
Parcel Index Number	03-29-300-006
Document Number	R2020-123155
Seller	McCann Family LLLC
Buyer	Zepeda Vargas Towing Inc.
Site Size	54,014 square feet
Zoning	M-2 General Manufacturing

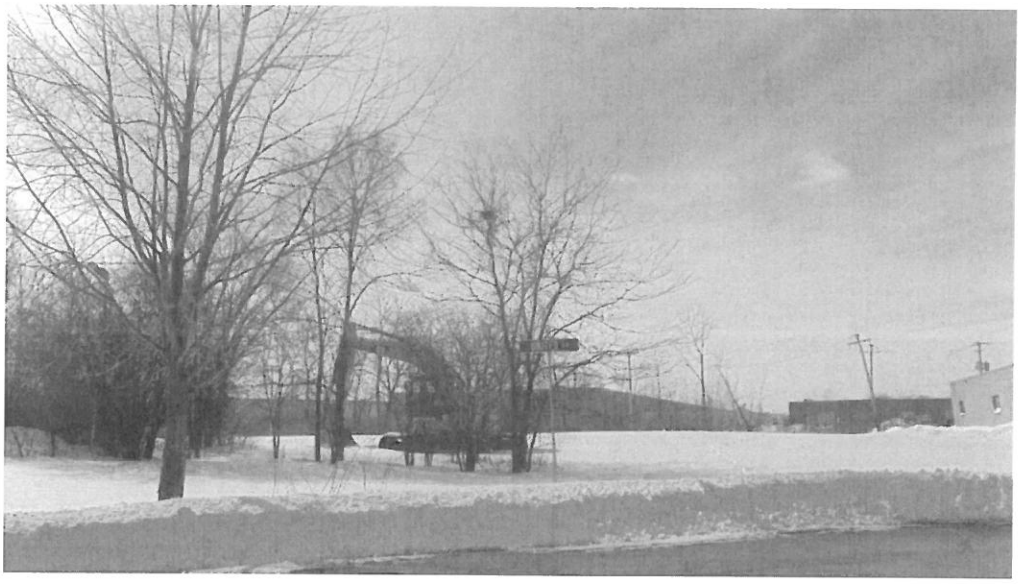
Comments: The location is in an industrial park located north of Fullerton Avenue and west of Addison Road with the rear neighbors residential. This is a brokered transaction with 483 days on the market and an offering price of $325,000.

COMPARABLE SALE2

Location	19 W. Industrial Road, Addison, IL 60101
Sale Price	$ 500,000
Sale Price PSF	$ 7.41
Date of Sale	6/9/2020
Source	CoStar
Parcel Index Number	03-33-109-008
Document Number	R2020-060710
Seller	Chicago Title Land Trust Company #1454
Buyer	NCT Holdings LLC
Site Size	67,518 square feet
Zoning	M-2 General Manufacturing

Comments: This is a brokered sale with an asking price of $525,000 and a market time of 805 days. Location is an industrial park south Fullerton Avenue and west of Addison Road in Addison. There is exposure to Addison Road.

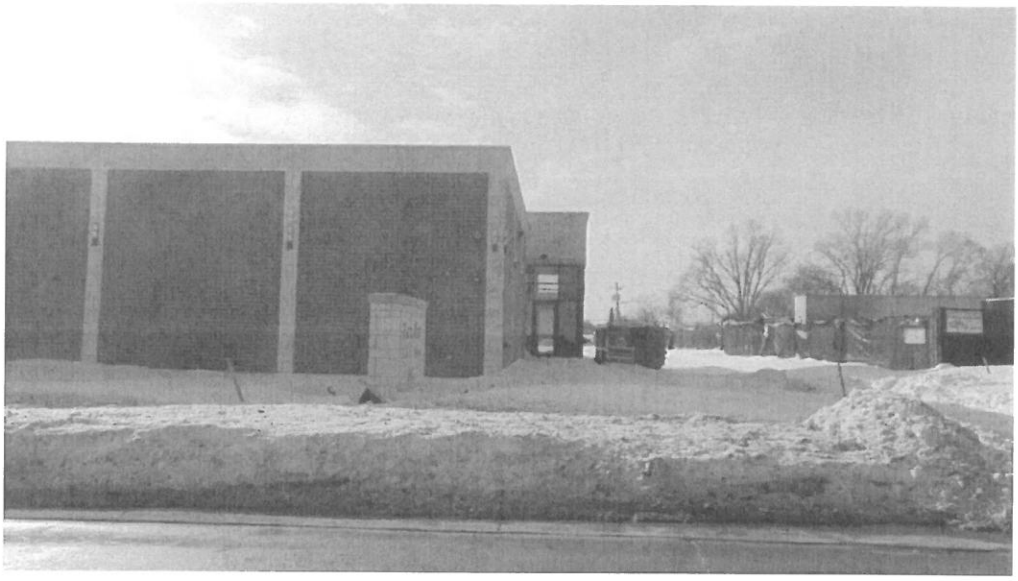
COMPARABLE SALE 3



Location	2710 United Lane, Elk Grove Village, IL 60007
Sale Price	$ 337,500
Sale Price PSF	$ 3.20
Date of Sale	5/14/2018
Source	CoStar
Parcel Index Number	03-02-205-028
Document Number	R18-050663
Seller	AJ2 Enterprises Inc.
Buyer	GPL Investment Group, 2710 United Lane
Site Size	105,415 square feet
Zoning	I-2 Generalized Industrial District

Comments: Transaction is a non-brokered sale with no asking price known or market time. The actual buildable site area is smaller is due to a large detention that is nearly half the site area.

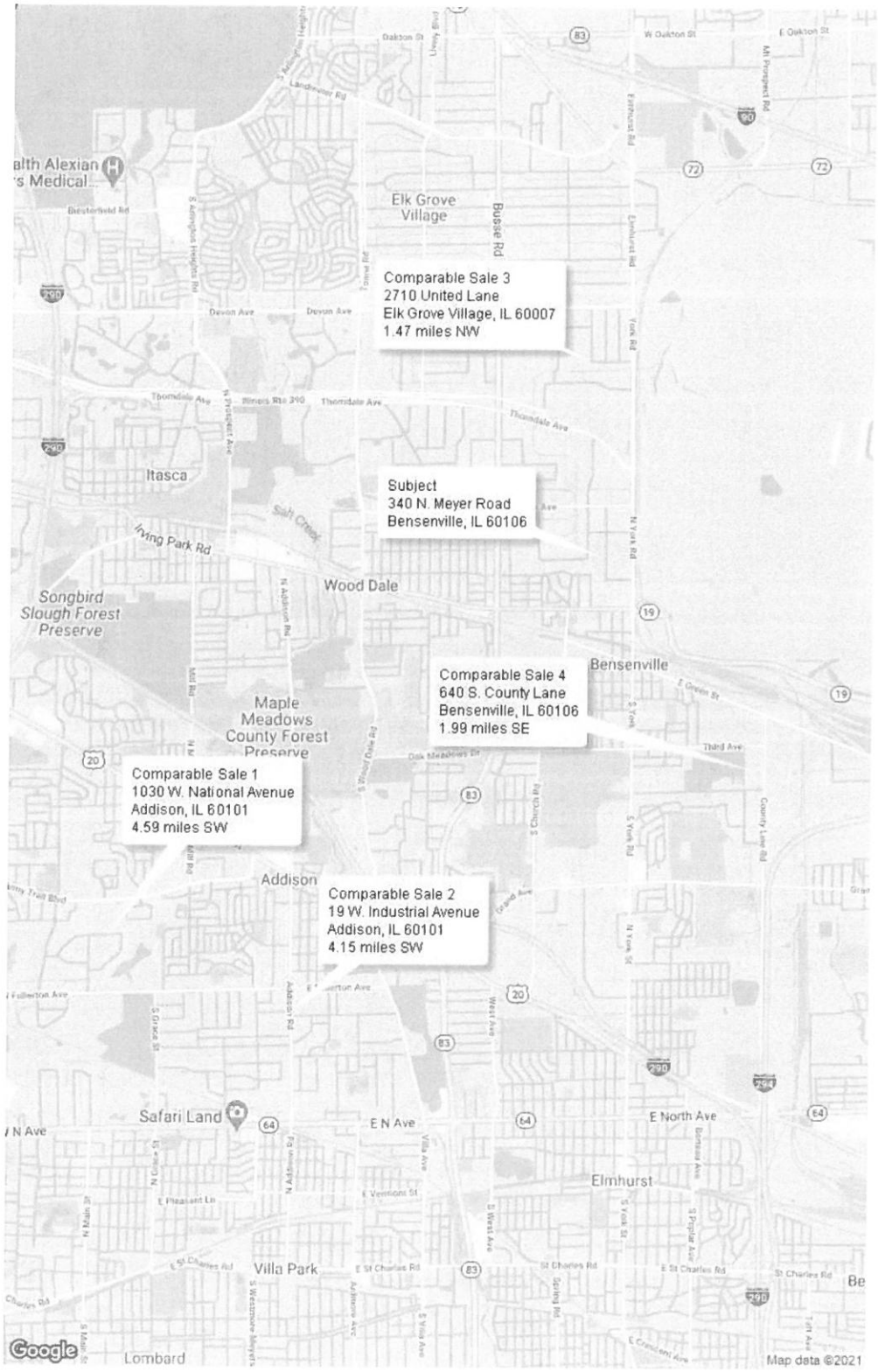
COMPARABLE SALE 4



Location	640 S. County Line Road, Bensenville, IL 60106
Sale Price	$ 262,500
Sale Price PSF	$ 6.28
Date of Sale	3/15/2018
Source	CoStar
Parcel Index Number	03-24-209-020
Document Number	R2018-023647
Seller	Chicago Land Title Land Trust Company Trust #1875
Buyer	Arabic School of Chicago
Site Size	41,818 square feet
Zoning	I-1 Light Industrial District

Comments: This is a brokered transaction with 1,470 days on the market and an asking price of $295,000. Buyer is school and a building has been constructed. Utilities were at front of site and site was level.

COMPARABLE SALES LOCATION MAP



SUMMARY OF COMPARABLE SALES

Comparable	Sale Price	Date of Sale	Square Feet	Sale Price Per Square Foot
1	$ 290,000	10/9/2020	54,014	$ 5.37
2	$ 500,000	6/9/2020	67,518	$ 7.41
3	$ 337,500	5/14/2018	105,415	$ 3.20
4	$ 262,500	3/15/2018	41,818	$ 6.28
Subject	N/A	2/17/2021	23,022	N/A

CORRELATION OF THE DIRECT SALES COMPARISON APPROACH

In developing an estimate of market value through the Direct Sales Comparison Approach, an attempt has been made to obtain sales which are truly comparable to the subject and indicative of what typical sellers are accepting and what typical buyers are paying for properties comparable to the subject in the current local market. As a general rule, the most weight should be placed on the information that is most reliable and comparable to the subject. The number of adjustments and the amount of these adjustments which were required to compensate for differences in the subject property and the comparable sales have also been weighed.

The information used in this approach was personally inspected and verified by the appraiser and is, therefore, considered reliable. Each sale is given equal weight with regards.

Correlation Sales Comparison (Cont'd.)

to reliability.

Ownership/Interest

The comparables and the subject are all fee simple ownership and therefore, no adjustment is necessary in this category.

Financing Terms

To the best of our knowledge, all of the comparable sales are cash or cash equivalent and therefore no adjustment was made with respect to financing terms.

Conditions of Sale

No non-market conditions in any of the sales. All are perceived to have been "arm's length transactions" and therefore no adjustments have been made.

Market Conditions - Time

The sales took place between March 15, 2018 and October 9, 2020. General market conditions for sales of industrial sites in this area have been moderately active throughout this time period. No up or down movement has been detected in values during this time period and therefore no adjustment has been made for date of sale. Sales of vacant industrial sites in this location are a limited market due to the high level of built-up land.

Correlation Sales Comparison (Cont'd.)

Location

Industrial properties are directly affected by location relative to traffic flow and access. Each sale has been weighed with respect to locational factors which influence the selling price.

Adjustments are made to the selling price per square foot of the comparable sales.

ADJUSTMENT SUMMARY

Comparable 1 — This property is similar in characteristics to the subject and minimal adjustment is warranted. Overall net adjustment is minimal.

Comparable 2 — Exposure to a major arterial road is superior to the subject as buyers pay a premium for a site that has more traffic and is easier for visitors to access with a strong adjustment downward supported. Overall net adjustment is strongly downward.

Comparable 3 — The site has a large amount of detention area that is unbuildable and limits the size of the structure that can be developed, and a strong upward adjustment is supported. Site size is significantly larger than the subject and an upward adjustment is warranted as larger sites discounted on a price per square foot. Overall net adjustment is upward.

Adjustment Summary (Cont'd)

Comparable 4 This site is substantially larger than the subject but and does provide area for a larger building. Net adjustment is down.

ADJUSTMENTS

Comparable	Sale Price Per Square Foot	Weighting	Adjustment Direction
1	$ 5.37	2	Minimal
2	$ 7.41	3	Strongly Downward
3	$ 3.20	4	Strongly Upward
4	$ 6.28	1	Down

The above grid shows the selling price per square foot, how each sale has been weighed relative to similarity with the subject, and the adjustment direction. Looking at the three most heavily weighed sales, it is our opinion that, on a per square foot basis, the subject property falls in the $4.00 to $5.00 psf range. Comparable 4 is the last sale in the Village of Bensenville of a similar and is given most weight in our analysis. Using $4.50, value computes as follows:

$ 4.50 psf x 23,022 sf = $ 103,599

Say $ 105,000

The estimated value of the subject property, using the Direct Sales Comparison Approach is:

$ 105,000

RECONCILIATION AND FINAL VALUE ESTIMATE

The stated purpose of this appraisal is to estimate the market value of fee simple interest in the subject property. This section requires a re-examination of specific data procedures and techniques within the framework of approaches used to derive preliminary estimates. Each approach included in the preceding sections of this report is considered recognized appraisal technique and was reviewed separately by comparing it to other approaches in terms of adequacy, accuracy, completion of reasoning, and overall reliability. The estimates thus concluded, which are based on available market data and applied and refined in the applicable approach produced the following figures:

Direct Sales Comparison Approach:	$ 105,000

In the Direct Sales Comparison Approach, sales were broken down to a common unit of comparison which is the selling price per square foot. Some of the factors which strongly influence the selling price per square foot include location, size, topography, site shape, access, exposure, and zoning. Adjustments to the selling price per square foot were made and the sales were weighed with respect to closest similarity to the subject. A value per square foot was then estimated for the subject and calculated to market value. This approach takes into account physical and location characteristics of the property which are main considerations to investors/ buyers of these property types.

Reconciliation (Cont'd)

The subject site has the greatest appeal to a user who will develop the site. The Direct Sales Comparison Approach is considered the best measure for estimating market value and has been relied on for the market value estimate.

It is our opinion that the Market Value of the subject property as of February 17, 2021 is:

$ 105,000

ONE HUNDRED FIVE THOUSAND DOLLARS

CERTIFICATION OF VALUE

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

1. I have personally inspected the subject property and considered the factors affecting the value thereof.

2. I have no past, present or contemplated future interest in the real estate that is the subject of this appraisal report, nor to the best of our knowledge have we provided any appraisal service for the prior three-year period unless otherwise noted.

3. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.

4. My employment or compensation is not contingent upon reporting a predetermined value or upon the amount of the value estimate.

5. To the best of my knowledge and belief the statements of fact contained in this appraisal report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

6. This appraisal report sets forth all of the limiting conditions affecting the analysis, opinions and conclusions contained in this report.

7. This appraisal report has been made in conforming with and is subject to the requirements of the Code of Uniform Standards of Professional Appraisal Practice, the code of Ethics and Standards of Professional Conduct of the organizations with which the appraiser is affiliated.

8. No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.

9. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

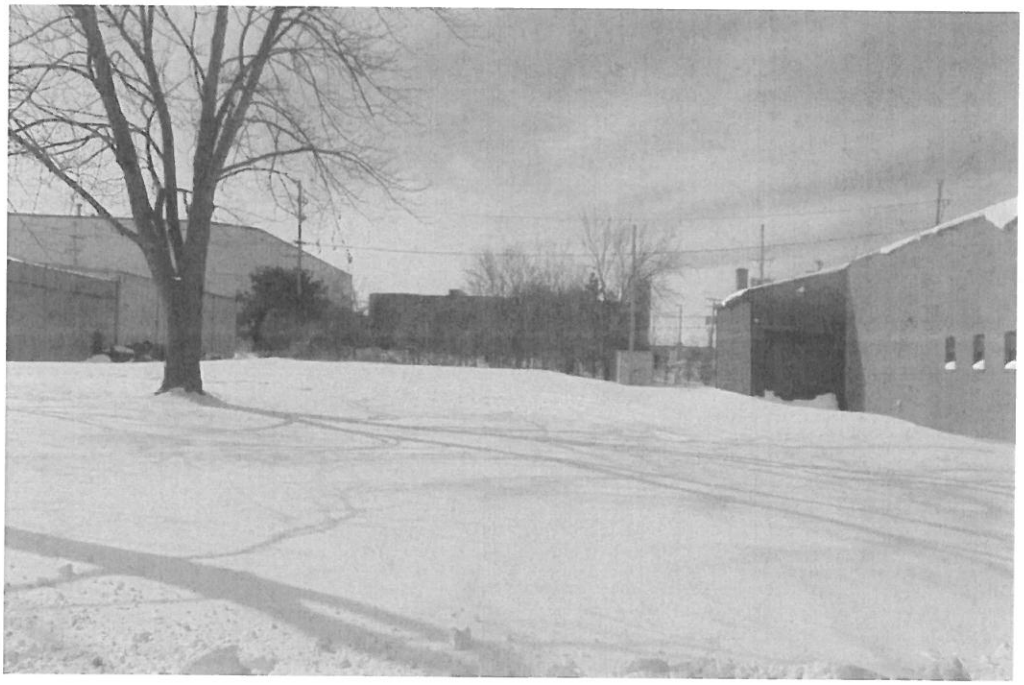
10. Unless otherwise noted, no one provided significant real property assistance to the person signing this certification. If any individuals did provide significant real property appraisal assistance, they are identified here along with a summary of the assistance provided in the report.

I am of the opinion that the Market Value of the property at 340 N. Meyer Road, Bensenville, IL 60106 as of February 17, 2021 is:

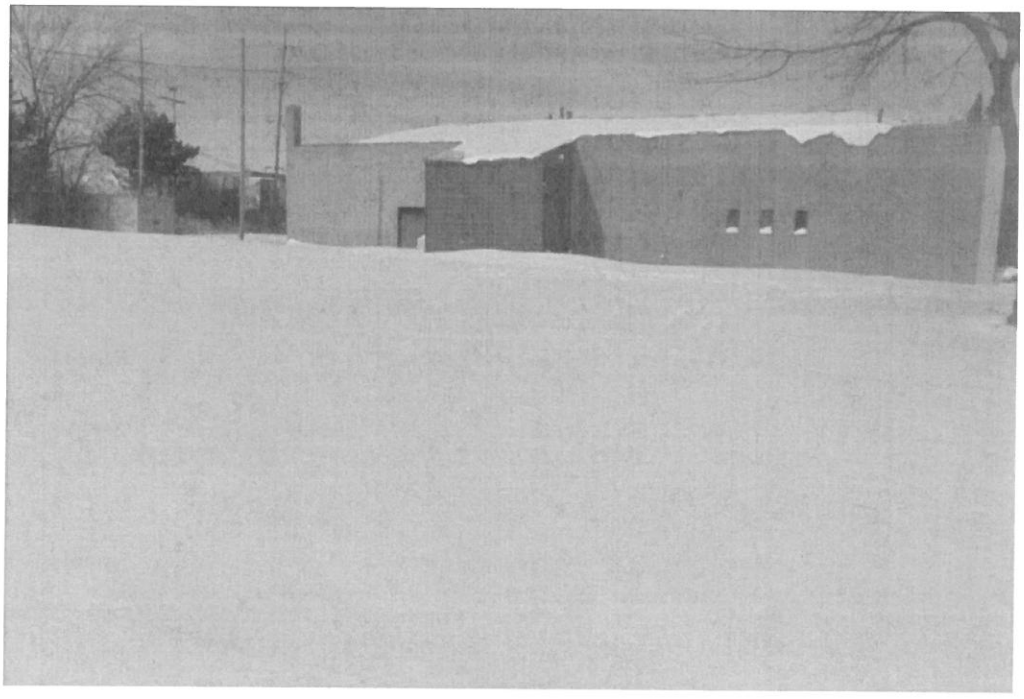
$ 105,000

William A. Falkanger, IL
#553.000285 (Exp. 9/30/2021)

PHOTO ADDENDUM

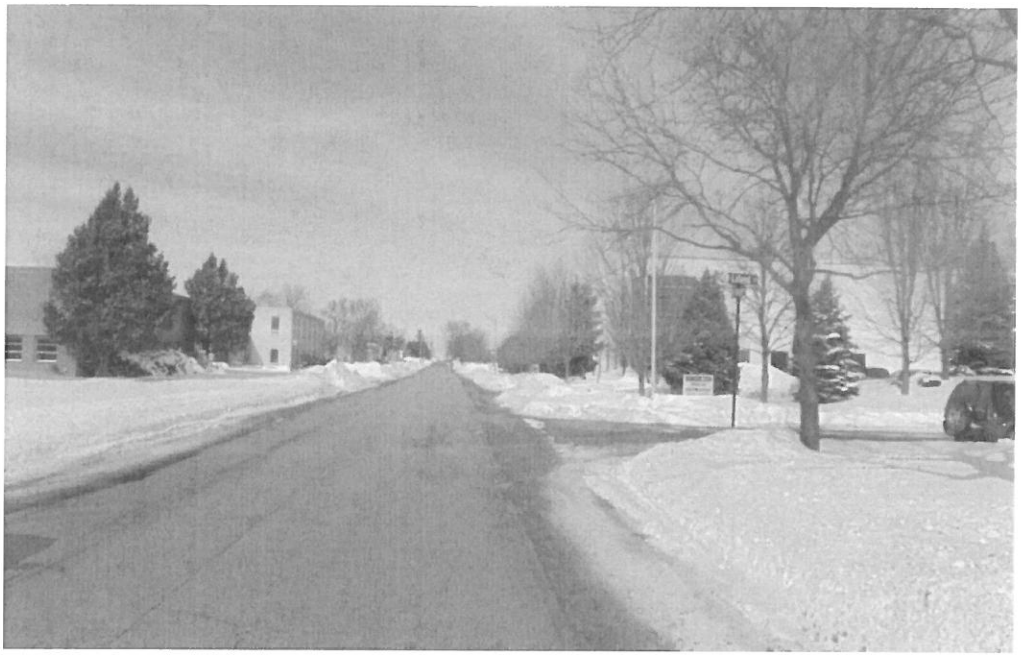


Front View

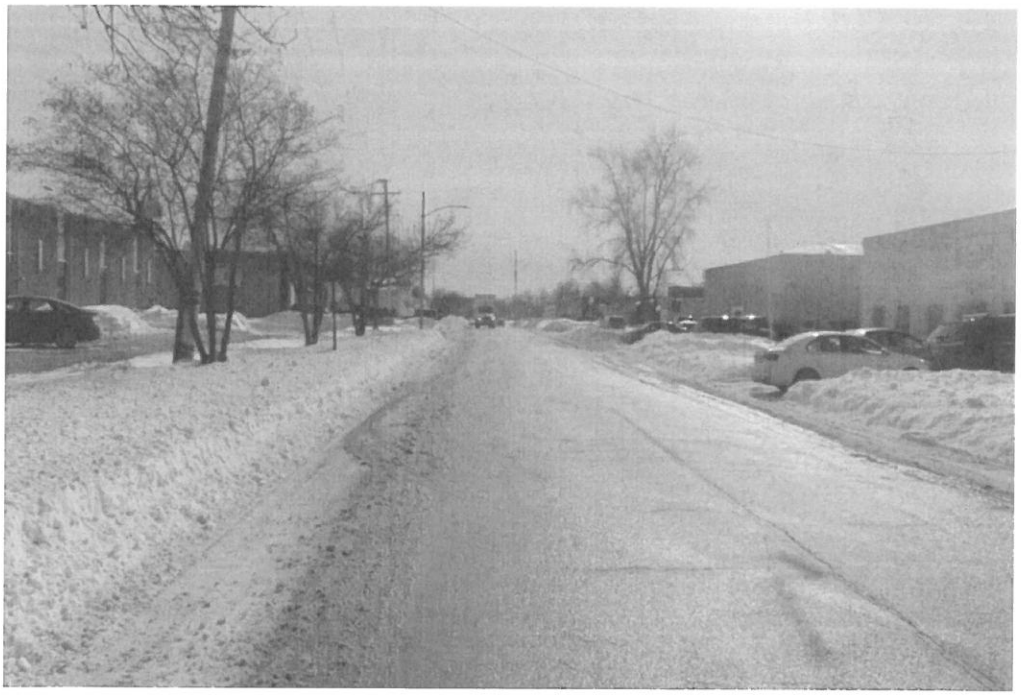


Middle of Subject

PHOTO ADDENDUM



North on Meyer Road



South on Meyer Road

A-APPRAISALS

444 West Northwest Highway, Barrington, IL 60010
PHONE: (847) 550-1700
E-Mail: info@a-appraisals.net

QUALIFICATIONS FOR APPRAISER WILLIAM A. FALKANGER

APPRAISAL EDUCATION

Society of Real Estate Appraisers (now the Appraisal Institute)

Course 101 – Introduction to Real Estate Appraising – 1978
Course 201 – Principles of Income Property Appraising – 1980
R2 (Cse 102) – Seminar and Exam, Narrative Report Writing – 1979
Course 202 – Applied Income Property Valuation – 1983
Ethics and Professional Practice SREA – 1989

National Association of Independent Fee Appraisers
Marshall and Swift Cost Seminar – 1980
Introduction to Income Property – 1991
Uniform Standards of Professional Practice – 1991

ERC – Relocation Appraisal Training Program – 12/2010
USPAP – Uniform Standards of Professional Appraisal Practice – 12/2018
United States Department of Housing and Urban Development Federal Housing Administration. Examination passed 1/4/2000. (FHA Approved)
Supervisor/Trainee Seminar 12/2014
VA Approved Appraiser

MEMBERSHIPS AND DESIGNATIONS

2006 through 2018	Board of Directors Chicago Chapter – NAIFA
2019 - 2021	Board of Directors ASA Real Property Chicago
1993-94, 1994-95	NAIFA President – DuPage Chapter

I.F.A.S. # 14423 Senior Designation – National Association of Independent Fee Appraisers

ASA Accredited Senior Appraiser - American Society of Appraisers

Certified General Real Estate Appraiser – State of Illinois
License # 553.000285 (Expiration 9/30/2021)

Illinois Coalition of Appraisal Professionals – Member

ERC – Employee Relocation Council – Member

MISCELLANEOUS

Owner and President of A-Appraisals.

Member of the Palatine Rotary Club 1998 - 2010. Paul Harris Fellowship Award.

B.S. School of Education 1977 – Southern Illinois University, Carbondale, Illinois

Expert Appraisal Witness – Testified in:
Cook County Circuit Court
Lake County Court
Lake County – Board of Review
McHenry County – Board of Review
Kane County – Board of Review
Property Tax Appeal Board – State of Illinois (PTAB)

EXPERIENCE

Appraised and analyzed a variety of real estate throughout the Chicago Metropolitan area including Cook, DuPage, Lake, Will, McHenry, and Kane Counties for purposes of estimating market value, replacement cost value, and partial interest valuation. Work experience dates from 1977 to present.

Typical property valuations include:

Apartment buildings and complexes

Automatic car washes

Condominium and townhouse complexes

Fast food restaurants

Industrial buildings

Multi-tenant industrial buildings

Office buildings

Single family residential

Store and apartment (mixed use) buildings

Strip centers

Vacant land

PARTIAL LIST OF CLIENTS

Cornerstone National Bank and Trust

Harris Bank

American Community Bank and Trust

Millennium Bank, Des Plaines

Barrington Bank and Trust, Barrington, IL

Illinois State Bank

American Heartland Bank and Trust

North Shore Bank

Prairie Community Bank

CenTrust Bank, N.A.- Northbrook

Associated Bank

Ridgestone Bank

US Bank

Charter One Bank

Village of Palatine

Village of Hoffman Estates

Village of Lake Zurich

Village of Bensenville

Various Relocation Companies (ERC Member)

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	Julie McManus	Finance	March 23, 2021

DESCRIPTION:

Ordinance Abating the Tax Heretofore Levied for the Year 2020 to Pay Debt Service on $8,605,000 series 2020A General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, Counties of Cook and DuPage, Illinois

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*		*Enrich the lives of Residents*
	Quality Customer Oriented Services		*Major Business/Corporate Center*
	Safe and Beautiful Village		*Vibrant Major Corridors*

COMMITTEE ACTION: **DATE:**

BACKGROUND:

The Village has a number of alternate revenue bonds. It is intended that these bond payments be paid from alternate revenue sources. If the designated alternate revenue source(s) does not generate sufficient dollars to cover the debt service payments on the bonds than these amounts are automatically levied by the respective counties. As such each year the Board needs to determine that sufficient revenues from these alternate revenue sources have or will be generated to cover these debt service payments. Once this determination is made, the Board then adopts an Ordinance(s) abating the respective levy(s). Being required to levy to cover these payments versus being able to pay these payments through the alternative revenue source would have significant negative implication on the Village and any future issues it might wish to entertain. A determination has been made that the amounts that are being generated by the alternative revenue sources identified are sufficient to cover the respective debt payments and coverage requirements. Presented for consideration at this time is the abatement Ordinance for the Series 2020A General Obligation Bonds (Alternate Revenue Source) bond issue.

The Series 2020A Bonds were issued for: TIF 12 North Industrial Park as a refunding for Series 2011A in December 2020.

KEY ISSUES:

This Ordinance needs to be approved and filed with both Cook and DuPage Counties by early March. Failure to take action would result in the levying of these amounts by the respective County and which would have significant negative implications on the Village and any future issues that it might wish to entertain.

ALTERNATIVES:

1. Approve the Ordinance.
2. Board Discretion.

RECOMMENDATION:

Approval of the Ordinance Abating the Tax Heretofore Levied for the Year 2020 to Pay Debt Service on $8,605,000 series 2020A General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, Counties of Cook and DuPage, Illinois.

BUDGET IMPACT:

Certain revenue sources have been pledged to pay this debt service and as such are not available to fund operating and other costs of the village. The total amount of debt service being abated is $262,365.24.

ACTION REQUIRED:

Approval of the Ordinance Abating the Tax Heretofore Levied for the Year 2020 to Pay Debt Service on $8,605,000 series 2020A General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville,

Counties of Cook and DuPage, Illinois.

ATTACHMENTS:

Description	Upload Date	Type
2020 Series 2020A Abatement Ordinance	3/18/2021	Ordinance

ORDINANCE #_____

AN ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE YEAR 2020 TO PAY DEBT SERVICE ON $8,605,000 SERIES 2020A GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE) OF THE VILLAGE OF BENSENVILLE, COUNTIES OF COOK AND DUPAGE, ILLINOIS

WHEREAS, the President and the Board of Trustees (the "Board") of the Village of Bensenville, Counties of Cook and DuPage, Illinois (the "Issuer"), by ordinance adopted on the 17th day of November, 2020 (the "Ordinance"), did provide for the issue of $8,605,000 General Obligation Bonds (Alternate Revenue Source) Series 2020A (the "Bonds"), and the levy of a direct annual tax sufficient to pay principal and interest on the Bonds; and

WHEREAS, the Issuer will have Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the debt service due on the Bonds during the next succeeding bond year; and

WHEREAS, it is necessary and in the best interests of the Issuer that the tax heretofore levied for the year 2020 to pay such debt service on the Bonds be abated.

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, as follows:

SECTION ONE: APPLICATION OF PLEDGED REVENUES. The Pledged Revenues (as defined in the Ordinance) shall be applied to the payment of the debt service on the Bonds during the next succeeding bond year.

SECTION TWO: ABATEMENT OF TAX. The tax heretofore levied for the year 2020 as authorized by the Ordinance is hereby abated in its entirety.

SECTION THREE: FILING OF ORDINANCE. Forthwith upon the adoption of this ordinance, the Deputy Village Clerk shall file a certified copy hereof with the County Clerks of Cook and DuPage Counties, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2020 in accordance with the provisions hereof.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall be in full force and effect forthwith upon its adoption.

PASSED AND APPROVED by the President and Board of Trustees at the Village of Bensenville, this 23th day of March, 2021.

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn Village Clerk

AYES:_____

NAYS:_____

ABSENT:_____

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	Julie McManus	Finance	March 23,2021

DESCRIPTION:

Ordinance Abating the Tax Heretofore Levied for the Year 2020 to Pay Debt Service on $4,350,000 Series 2020B General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, Counties of Cook and DuPage, Illinois

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*		*Enrich the lives of Residents*
	Quality Customer Oriented Services		*Major Business/Corporate Center*
	Safe and Beautiful Village		*Vibrant Major Corridors*

COMMITTEE ACTION: None.

DATE: Not Applicable.

BACKGROUND:

The Village has a number of alternate revenue bonds. It is intended that these bond payments be paid from alternate revenue sources. If the designated alternate revenue source(s) does not generate sufficient dollars to cover the debt service payments on the bonds than these amounts are automatically levied by the respective counties. As such each year the Board needs to determine that sufficient revenues from these alternate revenue sources have or will be generated to cover these debt service payments. Once this determination is made, the Board then adopts an Ordinance(s) abating the respective levy(s). Being required to levy to cover these payments versus being able to pay these payments through the alternative revenue source would have significant negative implication on the Village and any future issues it might wish to entertain. A determination has been made that the amounts that are being generated by the alternative revenue sources identified are sufficient to cover the respective debt payments and coverage requirements. Presented for consideration at this time is the Abatement Ordinance for the Series 2020B General Obligation Bonds (Alternate Revenue Source) bond issue.

The Series 2020B Bonds were issued for: SSA 3 - 8 North Industrial Park for the refunding of Series 2011B in December 2020.

KEY ISSUES:

This Ordinance needs to be approved and filed with both Cook and DuPage County by early March. Failure to take action would result in the levying of these amounts by the respective County and which would have significant negative implications on the Village and any future issues that it might wish to entertain.

ALTERNATIVES:

1. Approve the Ordinance.
2. Board Discretion.

RECOMMENDATION:

Approval of the Ordinance Abating the Tax Heretofore Levied for the Year 2020 to Pay Debt Service on $4,350,000 Series 2020B General Obligation Bonds (Alternate Revenue Source) of the Village of Bensenville, Counties of Cook and DuPage, Illinois.

BUDGET IMPACT:

Certain revenue sources have been pledged to pay this debt service and as such are not available to fund operating and other costs of the village. The total amount of debt service being abated is $142,241.67.

ACTION REQUIRED:

Approval of the Ordinance abating the tax heretofore levied for the year 2020 to pay debt service on $4,350,000 series 2020B General Obligation Bonds (alternate revenue source) of the Village of Bensenville, Counties of Cook and DuPage, Illinois.

ATTACHMENTS:

Description	Upload Date	Type
2020 Series 2020B Abatement Ordinance	3/18/2021	Ordinance

ORDINANCE #_____

AN ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE YEAR 2020 TO PAY DEBT SERVICE ON $4,350,000 SERIES 2020B GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE) OF THE VILLAGE OF BENSENVILLE, COUNTIES OF COOK AND DUPAGE, ILLINOIS

WHEREAS, the President and the Board of Trustees (the "Board") of the Village of Bensenville, Counties of Cook and DuPage, Illinois (the "Issuer"), by ordinance adopted on the 17th day of November, 2020 (the "Ordinance"), did provide for the issue of $4,350,000 General Obligation Bonds (Alternate Revenue Source) Series 2020B (the "Bonds"), and the levy of a direct annual tax sufficient to pay principal and interest on the Bonds; and

WHEREAS, the Issuer will have Pledged Revenues (as defined in the Ordinance) available for the purpose of paying the debt service due on the Bonds during the next succeeding bond year; and

WHEREAS, it is necessary and in the best interests of the Issuer that the tax heretofore levied for the year 2020 to pay such debt service on the Bonds be abated.

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the President and Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois, as follows:

SECTION ONE: APPLICATION OF PLEDGED REVENUES. The Pledged Revenues (as defined in the Ordinance) shall be applied to the payment of the debt service on the Bonds during the next succeeding bond year.

SECTION TWO: ABATEMENT OF TAX. The tax heretofore levied for the year 2020 as authorized by the Ordinance is hereby abated in its entirety.

SECTION THREE: FILING OF ORDINANCE. Forthwith upon the adoption of this ordinance, the Deputy Village Clerk shall file a certified copy hereof with the County Clerks of Cook and DuPage Counties, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2020 in accordance with the provisions hereof.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall be in full force and effect forthwith upon its adoption.

PASSED AND APPROVED by the President and Board of Trustees at the Village of Bensenville, this 23th day of March, 2021.

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES:_____

NAYS:_____

ABSENT:_____

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Jovana Dacic	Public Works	March 23, 2021

DESCRIPTION:

Resolution Establishing Guidelines and Procedures for 2021 Senior/Disabled Grass Cutting Program

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	***X***	***Enrich the lives of Residents***
X	***Quality Customer Oriented Services***		***Major Business/Corporate Center***
X	***Safe and Beautiful Village***		***Vibrant Major Corridors***

COMMITTEE ACTION:

N/A

DATE:

N/A

BACKGROUND:

In 2018, President DeSimone and the Village Board established Senior/Disabled Grass Cutting Program meant to benefit Bensenville seniors and/or disabled residents. Public Works was tasked to implement the program. Because of the positive feedback, the Village will continue with the program in 2021 with one minor change to the guidelines.

KEY ISSUES:

The program guidelines have been simplified over the years to ensure easier operational and administrative functions. After feedback from the residents and discussions with contractors, staff has determined that the services provided will remain the same and include:

- Spring Cleanup
- Weekly Cutting of Grass
- Edging of Hardscape
- Fall Cleanup

Total cost is $25 per visit, per ONE pin parcel. The resident will pay $12.50 and the Village will subsidize $12.50.

The one change for 2021 is introduction of penalties for unpaid bills.

A full list of eligibility requirements is attached to this Resolution. Accounts will be mapped, divided geographically and assigned to three (3) different contractors who agreed to perform the work.

ALTERNATIVES:

Discretion of the Village Board.

RECOMMENDATION:

Staff recommends approval of the Resolution.

BUDGET IMPACT:

The Senior/Disabled Grass Cutting Program will be subsidized by the Village. The program is set up to be a 50/50 cost share. The impact on the budget will depend on the number of the accounts and the number of services for the season.

ACTION REQUIRED:

Approval of a Resolution Establishing Guidelines and Procedures for 2021 Senior/Disabled Grass Cutting Program.

ATTACHMENTS:

Description	Upload Date	Type
RES - 2021 Senior and Disabled Grass Cutting Program Adoption (exhibit)	3/17/2021	Resolution Letter

RESOLUTION NO.

ESTABLISHING GUIDELINES AND PROCEDURES FOR THE 2021 SENIOR / DISABLED GRASS CUTTING PROGRAM

WHEREAS the VILLAGE OF BENSENVILLE (hereinafter "Village") is a municipal corporation established and existing under the laws of the State of Illinois pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *es seq*, and

WHEREAS the VILLAGE is empowered to make all agreements, contracts, and engagements and to undertake other acts as necessary in the exercise of its statutory powers, and

WHEREAS the Village President and Board of Trustees of the Village of Bensenville (the "*Corporate Authorities"* have determined that a significant public interest is served by establishing a program to provide grass cutting services to residents that are elderly or disabled and have no one else within their household to perform such task (the *"Program"*), and

WHEREAS, the Village will continue to implement the Program into 2021 with minor changes made to the Guidelines, and

WHEREAS it is the desire of the Corporate Authorities to implement the Program and promulgate general guidelines and establish certain procedures for the fair and effective implementation of the Program, a copy of which is attached hereto and made a part hereof, as Exhibit A.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois as follows:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Corporate Authorities hereby authorize the Program and approve the criteria enumerated in Exhibit A to create and implement the Program, with such necessary changes as authorized by the Village President, Village Manager, or Director of Public Works to effectively operate the Program.

SECTION THREE: The Director of Public Works is hereby further authorized to obtain proposals and prepare such necessary agreements to contract for grass cutting, in accordance with the Program criteria herein contemplated, and present same to the Board of Trustees for final approval.

SECTION FOUR: The officers and employees of the Village are hereby authorized and directed to take any and all such actions as is required to enact the Program and carry out its intent and purpose.

SECTION FIVE: If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

SECTION SIX: All ordinances, resolutions, motions, or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

SECTION SEVEN: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated March 23, 2021

APPROVED:

_____
Frank DeSimone

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____

BENSENVILLE
GATEWAY TO OPPORTUNITY

VILLAGE OF BENSENVILLE
2021 GRASS CUTTING PROGRAM CRITERIA AND REQUIREMENTS

QUALIFICATIONS:

1. Resident(s) must be 65 years or older or disabled/handicapped and there is no one else in the household that can cut the grass.

2. Each household resident must provide documentation of ownership and senior status (via a copy of latest property tax bill) and/or demonstrate disability status (via Secretary of State License Disability Placard or registration of disability with the Illinois Department of Aging).

3. Each household (regardless of age, disability, handicap, or medical condition of any individual resident in the same household) must demonstrate a combined income of $65,000.00 or less to participate in the Program. Qualifying households may be asked to provide proof of income documentation, as determined acceptable by the Village.

TERMS:

An application must be completed and signed on an annual basis, to enroll in the program. The application is to be mailed or delivered to the Department of Public Works, 717 E. Jefferson Street, Bensenville, IL 60106, and Attention: Director of Public Works.

1. The Department will review the application and accompanying documentation and determine if the applicant qualifies for the program.

2. The following service will be provided to an applicant upon completion of the application and approval by the Department:

   - The lawn will be cut as needed, as determined by the Village, weather permitting, but in no event will the lawn be cut more than once per week. Cutting will begin no earlier than April 19, 2021, and will continue through the last week of October. The intent of the program is to cut the grass weekly. The Village, at its own discretion, may choose to change the frequency of the cutting due to weather. The contractor will utilize grass clipping collecting mowers and remove grass clippings/debris from the site.

   - Hardscapes (sidewalk, driveway, patios, etc.) will be edged (weed whipping) and power blew of excess grass clippings.

   - A Spring Cleanup will be performed the first week of service and will include general cleaning of the yard and bagging/disposal of all accumulated materials.

   - A Fall Cleanup will be performed at the end of the season (at a time determined by the Village) and will include general cleaning of the yard and bagging/disposal of all accumulated materials.

   - A monthly bill will be sent to you from the Village's Finance Department. The charge is $12.50 per cut (per PIN). In the event payment is not received within thirty (30) days of the date of the invoice, a late fee/penalty will be charged in the amount of 10% of the past due amount. If payment is not received within 60 days of initial invoice, the applicant will be immediately removed from the program and the Village will place a lien on the

property for the amount of the past due invoice plus any applicable fees/penalties. The applicant will also be disallowed from future senior programs.

3. The applicant agrees to the following:

   - The lawn must be free of all pet waste. The Village and/or their contractor reserves the right to not perform grass cutting services due to pet waste on the lawn. If the service is not performed in two consecutive weeks due to pet waste, the applicant will be terminated from the program.

   - The basic program does not include:

     a. Fertilizing the grass.
     b. Trimming the bushes, trees or other plants.
     c. Watering the grass, plants, bushes, trees, etc.

4. The applicant may withdraw from the program by providing the Department with written notice. Such notice shall include a specific withdrawal date which shall not be less than seven (7) days from the date the notice is received by the Village. The applicant shall pay the Village for any services rendered prior to the withdrawal date.

5. The Village may terminate, suspend or close the enrollment period for the program, at any time.

6. The Village may limit the number of participants in the program. In such case, space in the program will be filled on a first come, first serve basis. Completed applications must be received by the Public Works Department.

7. If there are any issues with service for a particular event, the Village requires the resident(s) to call the Village promptly after each grass cutting. This will alleviate any discrepancies between resident and contractor for billing purposes.

8. The applicant hereby agrees to hold the Village, its officers, officials, employees, contractors, and agents harmless for any damage or loss to the property, which arises directly or indirectly from the Village's grass cutting program.

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Jovana Dacic	Public Works	March 23, 2021

DESCRIPTION:
Resolution Authorizing the Execution of a Contract with L.A.R. Lawn & Ground Corp. for the 2021 Senior/Disabled Grass Cutting Program

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	***X***	***Enrich the lives of Residents***
X	***Quality Customer Oriented Services***		***Major Business/Corporate Center***
X	***Safe and Beautiful Village***		***Vibrant Major Corridors***

COMMITTEE ACTION: N/A

DATE: N/A

BACKGROUND:
The Village of Bensenville established a Senior/Disabled Grass Cutting Program in 2018 and will continue the Program into 2021 with minor changes to the accounts payable process (penalties for unpaid bills).

KEY ISSUES:
The program has been a great success and received a lot of positive feedback. L.A.R. Lawn & Ground Corp. is one of the contractors who will perform the service. The contract includes the terms and expectations set forth by the Program.

ALTERNATIVES:
Discretion of the Village Board.

RECOMMENDATION:
Staff Recommends Approval of the Resolution.

BUDGET IMPACT:
The program is subsidized by the Village as a 50/50 cost share. The impact on the budget will depend on the number of accounts and number of services performed for the season.

ACTION REQUIRED:
Approval of a Resolution Authorizing the Execution of a Contract with L.A.R. Lawn & Ground Corp. for the 2021 Senior/Disabled Grass Cutting Program.

ATTACHMENTS:

Description	Upload Date	Type
RES - 2021 Senior - Disabled Grass Cutting Program - Contract - L.A.R. Lawn & Ground Corporation	3/17/2021	Resolution Letter
2021 Senior Grass Cutting Program - Complete Signed Contract - L.A.R. Landscaping & Grounds Corp	3/18/2021	Backup Material

RESOLUTION NO.

AUTHORIZING THE EXECUTION OF A CONTRACT WITH L.A.R. LAWN & GROUND CORP. FOR THE 2021 SENIOR / DISABLED GRASS CUTTING PROGRAM

WHEREAS the VILLAGE OF BENSENVILLE (hereinafter "Village") is a municipal corporation established and existing under the laws of the State of Illinois pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *es seq*, and

WHEREAS the VILLAGE is empowered to make all agreements, contracts, and engagements and to undertake other acts as necessary in the exercise of its statutory powers, and

WHEREAS the Village of Bensenville established a Senior / Disabled Grass Cutting Program in 2018, and

WHEREAS the Village of Bensenville intends to hire independent contractors to provide the grass cutting services, and

WHEREAS L.A.R. Lawn & Ground Corp. has submitted a contract to provide the necessary services for the Village of Bensenville Senior / Disabled Grass Cutting Program.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois as follows:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Board authorizes and approves the attached Resolution authorizing a contract with L.A.R. Lawn & Ground Corp. for grass cutting services as part of the 2021 Senior / Disabled Grass Cutting Program.

SECTION THREE: The Village Manger is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk is hereby authorized to attest thereto, the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

SECTION FIVE: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated March 23, 2021

APPROVED:

_____
Frank DeSimone

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____

AN AGREEMENT TO CONTRACT FOR GRASS CUTTING SERVICES

THIS AGREEMENT (the "*Agreement*") made and entered into as of the Effective Date, as herein described, by and between the Village of Bensenville, DuPage and Cook Counties, Illinois, an Illinois municipal corporation (the "*Village*") and L.A.R. Landscaping & Grounds Corp., located 501 E. Washington Street, Bensenville, IL 60106 (the *"Contractor*"). The Village and Contractor shall herein collectively be known as the "*Parties*."

W I T N E S S E T H

IN CONSIDERATION of the mutual covenants herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereto agree, as follows:

PRELIMINARY STATEMENTS

Among the matters of mutual inducement and agreement by the Parties which have resulted in this Agreement are the following:

A. The Village is a duly organized and an existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

B. The Contractor is in the business of providing grass cutting services; and

C. The Village requires grass cutting services as part of its 2021 Grass Cutting Program for Senior and Disabled Residents of the Village (the "*Program*"); and

D. The Village and Contractor desire to enter into a contract whereby the Contractor will provide nonexclusive grass cutting services for the Program.

NOW, THEREFORE, in consideration of the mutual covenants, promises and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Village does hereby contract, promise and agree with the Contractor and the Contractor does likewise contract, promise and agree with the Village, as follows:

SECTION 1. SCOPE OF SERVICES

A. The Contractor shall provide and perform grass cutting services and such related tasks as part of the Program (the "*Services*"). The Services shall be provided to participants in the Program. The Village shall identify the participants to the Contractor. The list of participants in the Program of which the Contractor shall provide Services may be amended by the Village with a five (5) day notice from the Village.

B. The "Services" shall include:

1. Spring cleanup (This will include a standard spring cleanup of leaves, twigs, branches, debris, etc. that has accumulated on the property over the winter months. The contractor will be responsible to blow debris away from the house, out of landscaping beds, and remove from the property. This will be done during the first visit of the spring and included in the weekly cost.)

2. Cutting of grass (This will include standard lawn mowing of the property, regardless of size. The contractor shall utilize grass clipping collecting mowers and haul off all debris. This service is included in the weekly cost.)

3. Edging of hardscape (This will include edging/weed whipping along any hardscape including but not limited to sidewalk, driveway, patio, etc. This does not include edging of landscaping beds, tree mulch rings, or other soft scape features. This service is included in the weekly cost.)

4. Fall cleanup (This service will include a standard fall cleanup of leaves, twigs, branches, etc. that have accumulated on the property over the summer/fall months. The contractor will be responsible to blow debris away from the house, out of landscaping beds, and remove from the property. This will be done after grass cutting is complete and scheduled with the Public Works Department. It is anticipated that this work will be completed during the first two weeks of November.

C. The Services shall be provided on a weekly basis starting the week of April 19, 2021 and continue through October 30, 2021. The Village may, at its direction, extend the length between services or modify the end date, as necessary.

D. The Contractor shall not apply any chemical or fertilizer to any property to which the Service is provided.

SECTION 2. FEES FOR SERVICE

The Village shall pay to the Contractor as full compensation for Services the amount of Twenty-five and no/100 Dollars ($25.00) for each property receiving Service from the Contractor to a Program participant; provided that the Contractor shall submit a written, detailed invoice to the Village stating all Service Options provided, the name of the participant, the address at which the Service was provided, and the date such Service was provided within thirty (30) days of performing the Service Option.

The Village shall have fifteen (15) days from receipt of the invoice to review such invoice and question any charge appearing therein. Any questioned charge by the Village shall be in writing to the Contractor and made within fifteen (15) days from receipt of the invoice. The

Contractor shall have fifteen (15) days following the receipt of such written notification by the Village to provide appropriate documentation to contest any calculation contained in the statement. If the results of such contest shows that any amount paid to the Contractor was less or more than an amount paid, either the Village shall pay to the Contractor the balance of such amount within thirty (30) days of the completion of such contest, or the Contractor shall pay to the Village the amount of any overpayment within thirty (30) days of the completion of such contest, whichever is applicable. In the event that no contest is initiated as set forth above, such payment shall be deemed correct and not subject to contest by the Contractor thereafter.

The Village is subject to the Prompt Payment Act. All payments shall be made within thirty (30) days from receipt of invoice, barring any aforementioned discrepancies.

The Contractor covenants and agrees not to receive, expect or accrue any other form of compensation for the Services for any other services, cost, fee or expense that is direct or indirectly incurred or expended by the Contractor in the performance of the Services, unless such form of compensation is separately and expressly permitted in writing by the Parties, nor further claim entitlement to any such additional form of compensation or benefit not specified herein.

SECTION 3. INSURANCE; HOLD HARMLESS; INDEMNIFICATION

A. Prior to providing any Services, the Contractor shall provide the Village with a Certificate of Insurance for general and comprehensive liability, automobile insurance and excess liability and umbrella insurance in an amount not less than One Million Dollars ($1,000,000.00), per occurrence, unless such additional coverage is required by law or recommended by industry standard, and as designating the Village as an additional insured party with all the rights of a primary insured. Said insurance shall remain in place during the term of this Agreement. Failure by the Contractor, at any point in time to maintain said insurance coverage or to maintain such under insurance coverage, shall not relieve the Contractor of any and all indemnifications, representations, warranties, and covenants herein contained. The Contractor expressly understands and agrees that any insurance protection furnished by the Contractor hereunder shall in no way limit its responsibility to indemnify and hold harmless the Village pursuant to this Agreement.

B. In the event a claim is made against the Village, its officers, officials, agents, attorneys, representatives, and employees or any of them, or if the Village, its officers, officials, agents, attorneys, representatives and employees or any of them, is made a party in any proceeding arising out of or in connection with this Agreement or the Services, or any conduct or work performed by the Contractor, or any of its employees, staff or representatives, Contractor shall indemnify, defend and hold the Village, its officers, officials, agents, attorneys, representatives and employees harmless from and against all claims, liabilities, losses, taxes, judgments, costs, fines, fees, including expenses and reasonable attorney's fees, in connection therewith, in excess of the insurance described above and available for use by the Village and actually received. Any such indemnified person may obtain separate counsel to participate in the defense thereof. The Village and its officer, officials, agents, attorneys, representatives, and employees shall cooperate in the defense of such proceedings and be available for any litigation related appearances which

may be required. Further, the Contractor shall be entitled to settle any and all claims for money, in such amounts and upon such terms as to payment as it may deem appropriate, without the prior approval or consent of the Village, its officers, officials, agents, attorneys, representatives and employees as the case may be, provided the Village, its officers, officials, agents, attorneys, representatives and employees as the case may be shall not be required to contribute to such settlement. To the extent permissible by law, the Contractor waives any limits to the amount of its obligations to indemnify, defend or contribute to any sums due under any indemnification claim, including any claim by any employee or representative of the Contractor that may be subject to the Workers Compensation Act, 820 ILCS 305/1 *et seq*., or any other related law or judicial decision.

SECTION 4. RIGHTS OF TERMINATION

The Village and Contractor covenant and agree that the Village shall have the right to terminate this Agreement, in its absolute right, after five (5) days written notice to the Contractor. The Village and Contractor further covenant and agree that the Contractor shall have the right to terminate this Agreement, in its absolute right, after ten (10) days written notice to the Village.

SECTION 5. GOVERNING LAW

This Agreement shall be governed in all respects by the laws of the State of Illinois. The venue for any and all dispute, claim or litigation arising in connection with this Agreement shall be in the Circuit Court of DuPage County, Illinois, and the Parties expressly agrees to submit to such jurisdiction. The Parties further agree to waive their respective rights to a trial by jury.

SECTION 6. RECORDS

The Contractor covenants and agrees to hold all information, records and documents provided by the Village to the Contractor, and any matter relating to any of the foregoing as confidential property of the Village unless said release is required to accomplish the Services. The Contractor covenants and agrees that any work product, materials, documents, records or files undertaken on behalf of the Village, as part of the Services, shall at all times be the sole and exclusive property of the Village, without compensation or any other form of consideration required by the Village to the Contractor and shall provide said on the termination of this Agreement or at any other time requested by the Village.

SECTION 7. GENERAL

A. NO OTHER AGREEMENTS OR REPRESENTATIONS. This Agreement incorporates all agreements and understandings of the Parties as of the date of its execution and each party acknowledges that no representation or warranties have been made which have not been set forth herein.

B. AMENDMENTS AND MODIFICATIONS. No amendments, changes,

modifications, alterations, or waivers of any provision of this Agreement shall be valid unless made in writing and signed by the Parties hereto.

C. SUCCESSORS AND ASSIGNEES. This Agreement, or any part of its rights or obligations, shall not be assigned or transferred under any circumstances.

D. SEVERABILITY. If any section, subsection, term or provision of this Agreement or the application thereof shall be invalid or unenforceable, the remainder of the said section, subsection, term or provision of this Agreement will not be affected thereby.

E. JOINT AND COLLECTIVE WORK PRODUCT. The language used in this Agreement will be deemed to be chosen by the Parties to express their mutual intent and shall not be construed against the Village, as the otherwise purported drafter of same, by any court of competent jurisdiction.

F. LANGUAGE AND PARAGRAPH HEADINGS. Any headings of this Agreement are for convenience of reference only and do not modify, define or limit the provisions thereof. Words importing the singular number shall include the plural number and vice versa unless the context shall otherwise indicate.

G. REMEDY. The Contractor hereby covenants and agrees that no recourse or remedy under or upon any obligation contained herein or for any claim in law or equity shall be had personally against Village officials, officers, employees, agents, attorneys and representatives in any amount and no liability, right or claim at law or in equity shall attach to or shall be incurred by them in any amount and any and all such rights or claims are hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the Village. The sole remedies of the Contractor for any breach of this Agreement are specific performance, mandamus and quo warrant. Without limiting the generality of the foregoing, the Contractor hereby covenants and agrees that in the event any legal proceedings against the Village are instituted in no event shall any judgement for monetary damages or award be entered personally against Village officials, officers, employees, agents, attorneys and representatives and, if the Contractor secures a judgment in its favor, the court having jurisdiction thereof shall determine that none of the expenses of such legal proceedings incurred by the Contractor, including, but not limited to, court cost, attorneys' fees, and witness' fees shall be paid by the Village.

H. REPRESENTATIONS. The Contractor covenants and agrees to the Village that no action or proceedings by or before any court, governmental body, commission, board or any other administrative agency pending, threatened or affecting the Contractor which would impair its ability to perform the Services. The Contractor represents and warrants that it is duly organized, validly existing and in good standing under the laws of the State of Illinois and that it has the right, power and authority to enter into, execute, deliver and perform this Agreement.

I. COUNTERPARTS. This Agreement may be executed in counterparts, each of

which shall be deemed an original but all of which together shall constitute one and the same instrument. Facsimile signatures shall be sufficient unless an original signature is required by a party.

J. NO JOINT VENTURE, AGENCY OR PARTNERSHIP. Nothing contained herein shall be deemed or construed by the Parties hereto, nor by any third party, as creating the relationship of principal and agent or partnership or fiduciaries or of a joint venture between the Parties hereto, it being understood and agreed that not any other provision, condition, obligation or benefit contained herein, nor any acts of the Parties hereto, shall be deemed to create any relationship between the Parties hereto.

K. NO THIRD PARTY BENEFICIARIES. Every provision, condition, obligation or benefit of this Agreement or the application or interpretation thereof shall be intended solely for the Parties hereto and no third party is an intended or implied beneficiary of this Agreement nor is entitled to enforce any provisions hereof.

L. NOTICE. Any notice, demand, request, waiver or other communication to be given by one party to the other party shall be in writing and shall be given by personal service, delivery by overnight mail delivery service, or by mailing in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the parties at their respective addresses as set forth below. Any such notice shall be deemed to have been given: 1) upon delivery, if personally delivered with an original sent by the United States certified mail, postage prepaid on the same date; 2) one day after placement with an overnight mail delivery service; 3) or, if by certified United States Mail, postage prepaid, return receipt requested, two (2) days after placing such in the mail, as follows:

If to Village: Village of Bensenville
Department of Public Works
717 E. Jefferson Street
Bensenville, Illinois 60106
Attn: Joe Caracci

If to Contractor: L.A.R. Landscaping & Grounds Corp.
501 E. Washington Street
Bensenville, Il 60106
Attn: Luis Reyes

M. CERTIFICATION. The Contractor hereby certifies that the Contractor, its shareholders holding more than five percent (5%) of the outstanding shares of the Contractor, its officers and directors are: (1) Not delinquent in payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1; (2) Not barred from contracting as a result of a violation of either Section 33E-3 (bid-rigging) or 33E-4 (bid-totaling) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4); (3) Not in default, as defined in 5 ILCS 385/2, on an educational loan, as defined in 5 ILCS 385/1. The Contractor further represents and warrants to

the Village that as a condition of this Agreement with the Village: (1) The Contractor maintains and will maintain a drug free workplace in accordance with the Drug Free Workplace Act (30 ILCS 580/1 *et seq.*); (2) The Contractor provides equal employment opportunities in accordance with the Illinois Human Rights Act (775 ILCS 5/1-101 *et seq.*); and (3) The Contractor is in compliance with 775 ILCS 5/2-105(A)(4) requiring a written sexual harassment policy.

N. PREVAILING WAGE. Pursuant to the Illinois Prevailing Wage Act, the Contractor agrees to comply with the requirements of 820 ILCS 130/5 et seq., with reference to prevailing rates of wages, if applicable. The Contractor certifies that the wages paid to its employees are not less than the prevailing rate of wages as determined by the Village or the Illinois Department of Labor and shall be paid to all laborers, workers, and mechanics performing work under this Agreement and in accordance with the Act, if applicable.

O. LAWS AND REGULATIONS. The contractor, its employees, and representatives, shall at all times comply with all applicable laws, ordinances, statutes, rules and regulations, federal state, county and municipal, particularly those relating to wages, hours and working conditions, inspections required by any governmental authority for any part of the Services contemplated or performed.

P. SURVIVORSHIP OF REPRESENTATIONS AND WARRANTIES; INSURANCE; HOLD HARMLESS AND INDEMNIFICATION; REMEDY. The indemnifications, representations, warranties, remedies, covenants and agreements contained herein shall survive the termination or expiration of this Agreement and it is hereby understood and agreed between the Parties that said shall not cease to be in full force and effect upon the termination or expiration of this Agreement but shall survive and be contractually enforceable between the Parties hereto, their grantees, nominees, successors in interest, assignees, heirs, executors or lessors, at all times for a period of five (5) years from the date of termination or expiration of this Agreement.

SECTION 8. EFFECTIVE DATE

The Effective Date of this Agreement shall be the date on which the last party executes this Agreement (the "*Effective Date*"). Failure by the Contractor to execute and return this Agreement to the Village within thirty (30) days of the date of its execution by the Village shall automatically void this Agreement and shall result in the immediate termination and cancellation of any obligation of the Parties under this Agreement in its entirety, with no notice to the Parties required to effectuate this provision.

SECTION 9. TERM

The term of this Agreement shall commence as of the Effective Date of this Agreement and expire upon the first to occur: (1) the early termination of this Agreement by any party pursuant to the terms of this Agreement; or (2) at 12:01 a.m. Central Standard Time on the 30th day of November 2021.

(*Intentionally Left Blank*)

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the dates specified below in Bensenville, DuPage and Cook Counties, Illinois.

EXECUTED this _____ day of _____, 2021.

Village of Bensenville, DuPage and Cook Counties, Illinois, a municipal corporation

By: _____
Village President

Attest:

_____
Village Clerk

EXECUTED this 8 day of March 2021.

Contractor,

By: _____

Its: Luis Reyes

By: _____

Its: _____

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Jovana Dacic	Public Works	March 23, 2021

DESCRIPTION:
Resolution Authorizing the Execution of a Contract with Panoramic Landscaping for the 2021 Senior/Disabled Grass Cutting Program

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	***X***	***Enrich the lives of Residents***
X	***Quality Customer Oriented Services***		***Major Business/Corporate Center***
X	***Safe and Beautiful Village***		***Vibrant Major Corridors***

COMMITTEE ACTION:
N/A

DATE:
N/A

BACKGROUND:
The Village of Bensenville established a Senior/Disabled Grass Cutting Program in 2018 and will continue the Program into 2021 with minor changes to the billing (penalties for unpaid bills.)

KEY ISSUES:
The program has been a great success and received a lot of positive feedback. Panoramic Landscaping is one of the contractors who will perform the service. The contract includes the terms and expectations set forth by the Program.

ALTERNATIVES:
Discretion of the Village Board.

RECOMMENDATION:
Staff Recommends Approval of the Resolution.

BUDGET IMPACT:
The program is subsidized by the Village as a 50/50 cost share. The impact on the budget will depend on the number of accounts and number of services performed for the season.

ACTION REQUIRED:
Approval of a Resolution Authorizing the Execution of a Contract with Panoramic Landscaping for the 2021 Senior/Disabled Grass Cutting Program.

ATTACHMENTS:

Description	Upload Date	Type
RES - 2021 Senior - Disabled Grass Cutting Program - Contract - Panoramic	3/17/2021	Resolution Letter
2021 Senior Grass Cutting Program - Complete Signed Contract - Panoramic Landscaping	3/18/2021	Backup Material

RESOLUTION NO.

AUTHORIZING THE EXECUTION OF A CONTRACT WITH PANORAMIC LANDSCAPING FOR THE 2021 SENIOR / DISABLED GRASS CUTTING PROGRAM

WHEREAS the VILLAGE OF BENSENVILLE (hereinafter "Village") is a municipal corporation established and existing under the laws of the State of Illinois pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *es seq*, and

WHEREAS the VILLAGE is empowered to make all agreements, contracts, and engagements and to undertake other acts as necessary in the exercise of its statutory powers, and

WHEREAS the Village of Bensenville established a Senior / Disabled Grass Cutting Program in 2018, and

WHEREAS the Village of Bensenville intends to hire independent contractors to provide the grass cutting services, and

WHEREAS Panoramic Landscaping has submitted a contract to provide the necessary services for the Village of Bensenville Senior / Disabled Grass Cutting Program.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois as follows:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Board authorizes and approves the attached Resolution authorizing a contract with Panoramic Landscaping for grass cutting services as part of the 2021 Senior / Disabled Grass Cutting Program.

SECTION THREE: The Village Manger is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk is hereby authorized to attest thereto, the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

SECTION FIVE: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated March 23, 2021

APPROVED:

_____
Frank DeSimone

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____

AN AGREEMENT TO CONTRACT FOR GRASS CUTTING SERVICES

THIS AGREEMENT (the "*Agreement*") made and entered into as of the Effective Date, as herein described, by and between the Village of Bensenville, DuPage and Cook Counties, Illinois, an Illinois municipal corporation (the "*Village*") and Panoramic Landscaping, located 2957 Martin Avenue, Melrose Park, IL 60164 (the *"Contractor*"). The Village and Contractor shall herein collectively be known as the "*Parties*."

W I T N E S S E T H

IN CONSIDERATION of the mutual covenants herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereto agree, as follows:

PRELIMINARY STATEMENTS

Among the matters of mutual inducement and agreement by the Parties which have resulted in this Agreement are the following:

A. The Village is a duly organized and an existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

B. The Contractor is in the business of providing grass cutting services; and

C. The Village requires grass cutting services as part of its 2021 Grass Cutting Program for Senior and Disabled Residents of the Village (the "*Program*"); and

D. The Village and Contractor desire to enter into a contract whereby the Contractor will provide nonexclusive grass cutting services for the Program.

NOW, THEREFORE, in consideration of the mutual covenants, promises and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Village does hereby contract, promise and agree with the Contractor and the Contractor does likewise contract, promise and agree with the Village, as follows:

SECTION 1. SCOPE OF SERVICES

A. The Contractor shall provide and perform grass cutting services and such related tasks as part of the Program (the "*Services*"). The Services shall be provided to participants in the Program. The Village shall identify the participants to the Contractor. The list of participants in the Program of which the Contractor shall provide Services may be amended by the Village with a five (5) day notice from the Village.

B. The "Services" shall include:

1. Spring cleanup (This will include a standard spring cleanup of leaves, twigs, branches, debris, etc. that has accumulated on the property over the winter months. The contractor will be responsible to blow debris away from the house, out of landscaping beds, and remove from the property. This will be done during the first visit of the spring and included in the weekly cost.)

2. Cutting of grass (This will include standard lawn mowing of the property, regardless of size. The contractor shall utilize grass clipping collecting mowers and haul off all debris. This service is included in the weekly cost.)

3. Edging of hardscape (This will include edging/weed whipping along any hardscape including but not limited to sidewalk, driveway, patio, etc. This does not include edging of landscaping beds, tree mulch rings, or other soft scape features. This service is included in the weekly cost.)

4. Fall cleanup (This service will include a standard fall cleanup of leaves, twigs, branches, etc. that have accumulated on the property over the summer/fall months. The contractor will be responsible to blow debris away from the house, out of landscaping beds, and remove from the property. This will be done after grass cutting is complete and scheduled with the Public Works Department. It is anticipated that this work will be completed during the first two weeks of November.

C. The Services shall be provided on a weekly basis starting the week of April 19 2021 and continue through October 30, 2021. The Village may, at its direction, extend the length between services or modify the end date, as necessary.

D. The Contractor shall not apply any chemical or fertilizer to any property to which the Service is provided.

SECTION 2. FEES FOR SERVICE

The Village shall pay to the Contractor as full compensation for Services the amount of Twenty-five and no/100 Dollars ($25.00) for each property receiving Service from the Contractor to a Program participant; provided that the Contractor shall submit a written, detailed invoice to the Village stating all Service Options provided, the name of the participant, the address at which the Service was provided, and the date such Service was provided within thirty (30) days of performing the Service Option.

The Village shall have fifteen (15) days from receipt of the invoice to review such invoice and question any charge appearing therein. Any questioned charge by the Village shall be in writing to the Contractor and made within fifteen (15) days from receipt of the invoice. The

Contractor shall have fifteen (15) days following the receipt of such written notification by the Village to provide appropriate documentation to contest any calculation contained in the statement. If the results of such contest shows that any amount paid to the Contractor was less or more than an amount paid, either the Village shall pay to the Contractor the balance of such amount within thirty (30) days of the completion of such contest, or the Contractor shall pay to the Village the amount of any overpayment within thirty (30) days of the completion of such contest, whichever is applicable. In the event that no contest is initiated as set forth above, such payment shall be deemed correct and not subject to contest by the Contractor thereafter.

The Village is subject to the Prompt Payment Act. All payments shall be made within thirty (30) days from receipt of invoice, barring any aforementioned discrepancies.

The Contractor covenants and agrees not to receive, expect or accrue any other form of compensation for the Services for any other services, cost, fee or expense that is direct or indirectly incurred or expended by the Contractor in the performance of the Services, unless such form of compensation is separately and expressly permitted in writing by the Parties, nor further claim entitlement to any such additional form of compensation or benefit not specified herein.

SECTION 3. INSURANCE; HOLD HARMLESS; INDEMNIFICATION

A. Prior to providing any Services, the Contractor shall provide the Village with a Certificate of Insurance for general and comprehensive liability, automobile insurance and excess liability and umbrella insurance in an amount not less than One Million Dollars ($1,000,000.00), per occurrence, unless such additional coverage is required by law or recommended by industry standard, and as designating the Village as an additional insured party with all the rights of a primary insured. Said insurance shall remain in place during the term of this Agreement. Failure by the Contractor, at any point in time to maintain said insurance coverage or to maintain such under insurance coverage, shall not relieve the Contractor of any and all indemnifications, representations, warranties, and covenants herein contained. The Contractor expressly understands and agrees that any insurance protection furnished by the Contractor hereunder shall in no way limit its responsibility to indemnify and hold harmless the Village pursuant to this Agreement.

B. In the event a claim is made against the Village, its officers, officials, agents, attorneys, representatives, and employees or any of them, or if the Village, its officers, officials, agents, attorneys, representatives and employees or any of them, is made a party in any proceeding arising out of or in connection with this Agreement or the Services, or any conduct or work performed by the Contractor, or any of its employees, staff or representatives, Contractor shall indemnify, defend and hold the Village, its officers, officials, agents, attorneys, representatives and employees harmless from and against all claims, liabilities, losses, taxes, judgments, costs, fines, fees, including expenses and reasonable attorney's fees, in connection therewith, in excess of the insurance described above and available for use by the Village and actually received. Any such indemnified person may obtain separate counsel to participate in the defense thereof. The Village and its officer, officials, agents, attorneys, representatives, and employees shall cooperate in the defense of such proceedings and be available for any litigation related appearances which

may be required. Further, the Contractor shall be entitled to settle any and all claims for money, in such amounts and upon such terms as to payment as it may deem appropriate, without the prior approval or consent of the Village, its officers, officials, agents, attorneys, representatives and employees as the case may be, provided the Village, its officers, officials, agents, attorneys, representatives and employees as the case may be shall not be required to contribute to such settlement. To the extent permissible by law, the Contractor waives any limits to the amount of its obligations to indemnify, defend or contribute to any sums due under any indemnification claim, including any claim by any employee or representative of the Contractor that may be subject to the Workers Compensation Act, 820 ILCS 305/1 *et seq*., or any other related law or judicial decision.

SECTION 4. RIGHTS OF TERMINATION

The Village and Contractor covenant and agree that the Village shall have the right to terminate this Agreement, in its absolute right, after five (5) days written notice to the Contractor. The Village and Contractor further covenant and agree that the Contractor shall have the right to terminate this Agreement, in its absolute right, after ten (10) days written notice to the Village.

SECTION 5. GOVERNING LAW

This Agreement shall be governed in all respects by the laws of the State of Illinois. The venue for any and all dispute, claim or litigation arising in connection with this Agreement shall be in the Circuit Court of DuPage County, Illinois, and the Parties expressly agrees to submit to such jurisdiction. The Parties further agree to waive their respective rights to a trial by jury.

SECTION 6. RECORDS

The Contractor covenants and agrees to hold all information, records and documents provided by the Village to the Contractor, and any matter relating to any of the foregoing as confidential property of the Village unless said release is required to accomplish the Services. The Contractor covenants and agrees that any work product, materials, documents, records or files undertaken on behalf of the Village, as part of the Services, shall at all times be the sole and exclusive property of the Village, without compensation or any other form of consideration required by the Village to the Contractor and shall provide said on the termination of this Agreement or at any other time requested by the Village.

SECTION 7. GENERAL

A. NO OTHER AGREEMENTS OR REPRESENTATIONS. This Agreement incorporates all agreements and understandings of the Parties as of the date of its execution and each party acknowledges that no representation or warranties have been made which have not been set forth herein.

B. AMENDMENTS AND MODIFICATIONS. No amendments, changes,

modifications, alterations, or waivers of any provision of this Agreement shall be valid unless made in writing and signed by the Parties hereto.

C. SUCCESSORS AND ASSIGNEES. This Agreement, or any part of its rights or obligations, shall not be assigned or transferred under any circumstances.

D. SEVERABILITY. If any section, subsection, term or provision of this Agreement or the application thereof shall be invalid or unenforceable, the remainder of the said section, subsection, term or provision of this Agreement will not be affected thereby.

E. JOINT AND COLLECTIVE WORK PRODUCT. The language used in this Agreement will be deemed to be chosen by the Parties to express their mutual intent and shall not be construed against the Village, as the otherwise purported drafter of same, by any court of competent jurisdiction.

F. LANGUAGE AND PARAGRAPH HEADINGS. Any headings of this Agreement are for convenience of reference only and do not modify, define or limit the provisions thereof. Words importing the singular number shall include the plural number and vice versa unless the context shall otherwise indicate.

G. REMEDY. The Contractor hereby covenants and agrees that no recourse or remedy under or upon any obligation contained herein or for any claim in law or equity shall be had personally against Village officials, officers, employees, agents, attorneys and representatives in any amount and no liability, right or claim at law or in equity shall attach to or shall be incurred by them in any amount and any and all such rights or claims are hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the Village. The sole remedies of the Contractor for any breach of this Agreement are specific performance, mandamus and quo warrant. Without limiting the generality of the foregoing, the Contractor hereby covenants and agrees that in the event any legal proceedings against the Village are instituted in no event shall any judgement for monetary damages or award be entered personally against Village officials, officers, employees, agents, attorneys and representatives and, if the Contractor secures a judgment in its favor, the court having jurisdiction thereof shall determine that none of the expenses of such legal proceedings incurred by the Contractor, including, but not limited to, court cost, attorneys' fees, and witness' fees shall be paid by the Village.

H. REPRESENTATIONS. The Contractor covenants and agrees to the Village that no action or proceedings by or before any court, governmental body, commission, board or any other administrative agency pending, threatened or affecting the Contractor which would impair its ability to perform the Services. The Contractor represents and warrants that it is duly organized, validly existing and in good standing under the laws of the State of Illinois and that it has the right, power and authority to enter into, execute, deliver and perform this Agreement.

I. COUNTERPARTS. This Agreement may be executed in counterparts, each of

which shall be deemed an original but all of which together shall constitute one and the same instrument. Facsimile signatures shall be sufficient unless an original signature is required by a party.

J. NO JOINT VENTURE, AGENCY OR PARTNERSHIP. Nothing contained herein shall be deemed or construed by the Parties hereto, nor by any third party, as creating the relationship of principal and agent or partnership or fiduciaries or of a joint venture between the Parties hereto, it being understood and agreed that not any other provision, condition, obligation or benefit contained herein, nor any acts of the Parties hereto, shall be deemed to create any relationship between the Parties hereto.

K. NO THIRD PARTY BENEFICIARIES. Every provision, condition, obligation or benefit of this Agreement or the application or interpretation thereof shall be intended solely for the Parties hereto and no third party is an intended or implied beneficiary of this Agreement nor is entitled to enforce any provisions hereof.

L. NOTICE. Any notice, demand, request, waiver or other communication to be given by one party to the other party shall be in writing and shall be given by personal service, delivery by overnight mail delivery service, or by mailing in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the parties at their respective addresses as set forth below. Any such notice shall be deemed to have been given: 1) upon delivery, if personally delivered with an original sent by the United States certified mail, postage prepaid on the same date; 2) one day after placement with an overnight mail delivery service; 3) or, if by certified United States Mail, postage prepaid, return receipt requested, two (2) days after placing such in the mail, as follows:

If to Village: Village of Bensenville
Department of Public Works
717 E. Jefferson Street
Bensenville, Illinois 60106
Attn: Joe Caracci

If to Contractor: Panoramic Landscaping
2957 Martin Avenue
Melrose Park, IL 60164
Attn: Luisa Gomez

M. CERTIFICATION. The Contractor hereby certifies that the Contractor, its shareholders holding more than five percent (5%) of the outstanding shares of the Contractor, its officers and directors are: (1) Not delinquent in payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1; (2) Not barred from contracting as a result of a violation of either Section 33E-3 (bid-rigging) or 33E-4 (bid-totaling) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4); (3) Not in default, as defined in 5 ILCS 385/2, on an educational loan, as defined in 5 ILCS 385/1. The Contractor further represents and warrants to

the Village that as a condition of this Agreement with the Village: (1) The Contractor maintains and will maintain a drug free workplace in accordance with the Drug Free Workplace Act (30 ILCS 580/1 *et seq.*); (2) The Contractor provides equal employment opportunities in accordance with the Illinois Human Rights Act (775 ILCS 5/1-101 *et seq.*); and (3) The Contractor is in compliance with 775 ILCS 5/2-105(A)(4) requiring a written sexual harassment policy.

N. PREVAILING WAGE. Pursuant to the Illinois Prevailing Wage Act, the Contractor agrees to comply with the requirements of 820 ILCS 130/5 et seq., with reference to prevailing rates of wages, if applicable. The Contractor certifies that the wages paid to its employees are not less than the prevailing rate of wages as determined by the Village or the Illinois Department of Labor and shall be paid to all laborers, workers, and mechanics performing work under this Agreement and in accordance with the Act, if applicable.

O. LAWS AND REGULATIONS. The contractor, its employees, and representatives, shall at all times comply with all applicable laws, ordinances, statutes, rules and regulations, federal state, county and municipal, particularly those relating to wages, hours and working conditions, inspections required by any governmental authority for any part of the Services contemplated or performed.

P. SURVIVORSHIP OF REPRESENTATIONS AND WARRANTIES; INSURANCE; HOLD HARMLESS AND INDEMNIFICATION; REMEDY. The indemnifications, representations, warranties, remedies, covenants and agreements contained herein shall survive the termination or expiration of this Agreement and it is hereby understood and agreed between the Parties that said shall not cease to be in full force and effect upon the termination or expiration of this Agreement but shall survive and be contractually enforceable between the Parties hereto, their grantees, nominees, successors in interest, assignees, heirs, executors or lessors, at all times for a period of five (5) years from the date of termination or expiration of this Agreement.

SECTION 8. EFFECTIVE DATE

The Effective Date of this Agreement shall be the date on which the last party executes this Agreement (the "*Effective Date*"). Failure by the Contractor to execute and return this Agreement to the Village within thirty (30) days of the date of its execution by the Village shall automatically void this Agreement and shall result in the immediate termination and cancellation of any obligation of the Parties under this Agreement in its entirety, with no notice to the Parties required to effectuate this provision.

SECTION 9. TERM

The term of this Agreement shall commence as of the Effective Date of this Agreement and expire upon the first to occur: (1) the early termination of this Agreement by any party pursuant to the terms of this Agreement; or (2) at 12:01 a.m. Central Standard Time on the 30th day of November 2021.

(*Intentionally Left Blank*)

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the dates specified below in Bensenville, DuPage and Cook Counties, Illinois.

EXECUTED this _____ day of _____, 2021.

Village of Bensenville, DuPage and Cook Counties, Illinois, a municipal corporation

By: _____
Village President

Attest:

_____
Village Clerk

EXECUTED this 18 day of MARCH 2021.

Contractor,

By: _____

Its: PANORAMIC LANDSCAPING LLC

By: _____

Its: _____

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Resolution	Jovana Dacic	Public Works	March 23, 2021

DESCRIPTION:
Resolution Authorizing the Execution of a Contract with Tomas Herrera Landscaping for the 2021 Senior/Disabled Grass Cutting Program

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

	Financially Sound Village	***X***	***Enrich the lives of Residents***
X	***Quality Customer Oriented Services***		***Major Business/Corporate Center***
X	***Safe and Beautiful Village***		***Vibrant Major Corridors***

COMMITTEE ACTION: N/A

DATE: N/A

BACKGROUND:
The Village of Bensenville established a Senior/Disabled Grass Cutting Program in 2018 and will continue the Program into 2021 with one minor change in its billing procedure (penalties for unpaid bills.)

KEY ISSUES:
The program has been a great success and received a lot of positive feedback. Tomas Herrera Landscaping is one of the contractors who will perform the service. The contract includes the terms and expectations set forth by the Program.

ALTERNATIVES:
Discretion of the Village Board.

RECOMMENDATION:
Staff Recommends Approval of the Resolution.

BUDGET IMPACT:
The program is subsidized by the Village as a 50/50 cost share. The impact on the budget will depend on the number of accounts and number of services performed for the season.

ACTION REQUIRED:
Approval of a Resolution Authorizing the Execution of a Contract with Tomas Herrera Landscaping for the 2021 Senior/Disabled Grass Cutting Program.

ATTACHMENTS:

Description	Upload Date	Type
RES - 2021 Senior - Disabled Grass Cutting Program - Contract - Tomas Herrera	3/17/2021	Resolution Letter
2021 Senior Grass Cutting Program - Signed Contract - Tomas Herrera Landscaping	3/18/2021	Backup Material

RESOLUTION NO.

AUTHORIZING THE EXECUTION OF A CONTRACT WITH TOMAS HERRERA LANDSCAPING FOR THE 2021 SENIOR / DISABLED GRASS CUTTING PROGRAM

WHEREAS the VILLAGE OF BENSENVILLE (hereinafter "Village") is a municipal corporation established and existing under the laws of the State of Illinois pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *es seq*, and

WHEREAS the VILLAGE is empowered to make all agreements, contracts, and engagements and to undertake other acts as necessary in the exercise of its statutory powers, and

WHEREAS the Village of Bensenville established a Senior / Disabled Grass Cutting Program in 2018, and

WHEREAS the Village of Bensenville intends to hire independent contractors to provide the grass cutting services, and

WHEREAS Tomas Herrera Landscaping has submitted a contract to provide the necessary services for the Village of Bensenville Senior / Disabled Grass Cutting Program.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of the Village of Bensenville, Counties of DuPage and Cook, Illinois as follows:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The Village Board authorizes and approves the attached Resolution authorizing a contract with Tomas Herrera Landscaping for grass cutting services as part of the 2021 Senior / Disabled Grass Cutting Program.

SECTION THREE: The Village Manger is hereby authorized and directed to execute on behalf of the Village of Bensenville, and the Deputy Clerk is hereby authorized to attest thereto, the necessary paperwork.

SECTION FOUR: This Resolution shall take effect immediately upon its passage and approval as provided by law.

SECTION FIVE: This Resolution is passed and approved by the President and Board of Trustees of the Village of Bensenville, Illinois, dated March 23, 2021

APPROVED:

_____
Frank DeSimone

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____

AN AGREEMENT TO CONTRACT FOR GRASS CUTTING SERVICES

THIS AGREEMENT (the "*Agreement*") made and entered into as of the Effective Date, as herein described, by and between the Village of Bensenville, DuPage and Cook Counties, Illinois, an Illinois municipal corporation (the "*Village*") and Tomas Herrera Landscaping, located 348 Belle Drive, Northlake IL 60164 (the *"Contractor*"). The Village and Contractor shall herein collectively be known as the "*Parties*."

W I T N E S S E T H

IN CONSIDERATION of the mutual covenants herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereto agree, as follows:

PRELIMINARY STATEMENTS

Among the matters of mutual inducement and agreement by the Parties which have resulted in this Agreement are the following:

A. The Village is a duly organized and an existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

B. The Contractor is in the business of providing grass cutting services; and

C. The Village requires grass cutting services as part of its 2021 Grass Cutting Program for Senior and Disabled Residents of the Village (the "*Program*"); and

D. The Village and Contractor desire to enter into a contract whereby the Contractor will provide nonexclusive grass cutting services for the Program.

NOW, THEREFORE, in consideration of the mutual covenants, promises and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Village does hereby contract, promise and agree with the Contractor and the Contractor does likewise contract, promise and agree with the Village, as follows:

SECTION 1. SCOPE OF SERVICES

A. The Contractor shall provide and perform grass cutting services and such related tasks as part of the Program (the "*Services*"). The Services shall be provided to participants in the Program. The Village shall identify the participants to the Contractor. The list of participants in the Program of which the Contractor shall provide Services may be amended by the Village with a five (5) day notice from the Village.

B. The "Services" shall include:

1. Spring cleanup (This will include a standard spring cleanup of leaves, twigs, branches, debris, etc. that has accumulated on the property over the winter months. The contractor will be responsible to blow debris away from the house, out of landscaping beds, and remove from the property. This will be done during the first visit of the spring and included in the weekly cost.)

2. Cutting of grass (This will include standard lawn mowing of the property, regardless of size. The contractor shall utilize grass clipping collecting mowers and haul off all debris. This service is included in the weekly cost.)

3. Edging of hardscape (This will include edging/weed whipping along any hardscape including but not limited to sidewalk, driveway, patio, etc. This does not include edging of landscaping beds, tree mulch rings, or other soft scape features. This service is included in the weekly cost.)

4. Fall cleanup (This service will include a standard fall cleanup of leaves, twigs, branches, etc. that have accumulated on the property over the summer/fall months. The contractor will be responsible to blow debris away from the house, out of landscaping beds, and remove from the property. This will be done after grass cutting is complete and scheduled with the Public Works Department. It is anticipated that this work will be completed during the first two weeks of November.

C. The Services shall be provided on a weekly basis starting the week of April 19, 2021 and continue through October 30, 2021. The Village may, at its direction, extend the length between services or modify the end date, as necessary.

D. The Contractor shall not apply any chemical or fertilizer to any property to which the Service is provided.

SECTION 2. FEES FOR SERVICE

The Village shall pay to the Contractor as full compensation for Services the amount of Twenty-five and no/100 Dollars ($25.00) for each property receiving Service from the Contractor to a Program participant; provided that the Contractor shall submit a written, detailed invoice to the Village stating all Service Options provided, the name of the participant, the address at which the Service was provided, and the date such Service was provided within thirty (30) days of performing the Service Option.

The Village shall have fifteen (15) days from receipt of the invoice to review such invoice and question any charge appearing therein. Any questioned charge by the Village shall be in writing to the Contractor and made within fifteen (15) days from receipt of the invoice. The

Contractor shall have fifteen (15) days following the receipt of such written notification by the Village to provide appropriate documentation to contest any calculation contained in the statement. If the results of such contest shows that any amount paid to the Contractor was less or more than an amount paid, either the Village shall pay to the Contractor the balance of such amount within thirty (30) days of the completion of such contest, or the Contractor shall pay to the Village the amount of any overpayment within thirty (30) days of the completion of such contest, whichever is applicable. In the event that no contest is initiated as set forth above, such payment shall be deemed correct and not subject to contest by the Contractor thereafter.

The Village is subject to the Prompt Payment Act. All payments shall be made within thirty (30) days from receipt of invoice, barring any aforementioned discrepancies.

The Contractor covenants and agrees not to receive, expect or accrue any other form of compensation for the Services for any other services, cost, fee or expense that is direct or indirectly incurred or expended by the Contractor in the performance of the Services, unless such form of compensation is separately and expressly permitted in writing by the Parties, nor further claim entitlement to any such additional form of compensation or benefit not specified herein.

SECTION 3. INSURANCE; HOLD HARMLESS; INDEMNIFICATION

A. Prior to providing any Services, the Contractor shall provide the Village with a Certificate of Insurance for general and comprehensive liability, automobile insurance and excess liability and umbrella insurance in an amount not less than One Million Dollars ($1,000,000.00), per occurrence, unless such additional coverage is required by law or recommended by industry standard, and as designating the Village as an additional insured party with all the rights of a primary insured. Said insurance shall remain in place during the term of this Agreement. Failure by the Contractor, at any point in time to maintain said insurance coverage or to maintain such under insurance coverage, shall not relieve the Contractor of any and all indemnifications, representations, warranties, and covenants herein contained. The Contractor expressly understands and agrees that any insurance protection furnished by the Contractor hereunder shall in no way limit its responsibility to indemnify and hold harmless the Village pursuant to this Agreement.

B. In the event a claim is made against the Village, its officers, officials, agents, attorneys, representatives, and employees or any of them, or if the Village, its officers, officials, agents, attorneys, representatives and employees or any of them, is made a party in any proceeding arising out of or in connection with this Agreement or the Services, or any conduct or work performed by the Contractor, or any of its employees, staff or representatives, Contractor shall indemnify, defend and hold the Village, its officers, officials, agents, attorneys, representatives and employees harmless from and against all claims, liabilities, losses, taxes, judgments, costs, fines, fees, including expenses and reasonable attorney's fees, in connection therewith, in excess of the insurance described above and available for use by the Village and actually received. Any such indemnified person may obtain separate counsel to participate in the defense thereof. The Village and its officer, officials, agents, attorneys, representatives, and employees shall cooperate in the defense of such proceedings and be available for any litigation related appearances which

may be required. Further, the Contractor shall be entitled to settle any and all claims for money, in such amounts and upon such terms as to payment as it may deem appropriate, without the prior approval or consent of the Village, its officers, officials, agents, attorneys, representatives and employees as the case may be, provided the Village, its officers, officials, agents, attorneys, representatives and employees as the case may be shall not be required to contribute to such settlement. To the extent permissible by law, the Contractor waives any limits to the amount of its obligations to indemnify, defend or contribute to any sums due under any indemnification claim, including any claim by any employee or representative of the Contractor that may be subject to the Workers Compensation Act, 820 ILCS 305/1 *et seq*., or any other related law or judicial decision.

SECTION 4. RIGHTS OF TERMINATION

The Village and Contractor covenant and agree that the Village shall have the right to terminate this Agreement, in its absolute right, after five (5) days written notice to the Contractor. The Village and Contractor further covenant and agree that the Contractor shall have the right to terminate this Agreement, in its absolute right, after ten (10) days written notice to the Village.

SECTION 5. GOVERNING LAW

This Agreement shall be governed in all respects by the laws of the State of Illinois. The venue for any and all dispute, claim or litigation arising in connection with this Agreement shall be in the Circuit Court of DuPage County, Illinois, and the Parties expressly agrees to submit to such jurisdiction. The Parties further agree to waive their respective rights to a trial by jury.

SECTION 6. RECORDS

The Contractor covenants and agrees to hold all information, records and documents provided by the Village to the Contractor, and any matter relating to any of the foregoing as confidential property of the Village unless said release is required to accomplish the Services. The Contractor covenants and agrees that any work product, materials, documents, records or files undertaken on behalf of the Village, as part of the Services, shall at all times be the sole and exclusive property of the Village, without compensation or any other form of consideration required by the Village to the Contractor and shall provide said on the termination of this Agreement or at any other time requested by the Village.

SECTION 7. GENERAL

A. NO OTHER AGREEMENTS OR REPRESENTATIONS. This Agreement incorporates all agreements and understandings of the Parties as of the date of its execution and each party acknowledges that no representation or warranties have been made which have not been set forth herein.

B. AMENDMENTS AND MODIFICATIONS. No amendments, changes, modifications, alterations, or waivers of any provision of this Agreement shall be valid unless made in writing and signed by the Parties hereto.

C. SUCCESSORS AND ASSIGNEES. This Agreement, or any part of its rights or obligations, shall not be assigned or transferred under any circumstances.

D. SEVERABILITY. If any section, subsection, term or provision of this Agreement or the application thereof shall be invalid or unenforceable, the remainder of the said section, subsection, term or provision of this Agreement will not be affected thereby.

E. JOINT AND COLLECTIVE WORK PRODUCT. The language used in this Agreement will be deemed to be chosen by the Parties to express their mutual intent and shall not be construed against the Village, as the otherwise purported drafter of same, by any court of competent jurisdiction.

F. LANGUAGE AND PARAGRAPH HEADINGS. Any headings of this Agreement are for convenience of reference only and do not modify, define or limit the provisions thereof. Words importing the singular number shall include the plural number and vice versa unless the context shall otherwise indicate.

G. REMEDY. The Contractor hereby covenants and agrees that no recourse or remedy under or upon any obligation contained herein or for any claim in law or equity shall be had personally against Village officials, officers, employees, agents, attorneys and representatives in any amount and no liability, right or claim at law or in equity shall attach to or shall be incurred by them in any amount and any and all such rights or claims are hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the Village. The sole remedies of the Contractor for any breach of this Agreement are specific performance, mandamus and quo warrant. Without limiting the generality of the foregoing, the Contractor hereby covenants and agrees that in the event any legal proceedings against the Village are instituted in no event shall any judgement for monetary damages or award be entered personally against Village officials, officers, employees, agents, attorneys and representatives and, if the Contractor secures a judgment in its favor, the court having jurisdiction thereof shall determine that none of the expenses of such legal proceedings incurred by the Contractor, including, but not limited to, court cost, attorneys' fees, and witness' fees shall be paid by the Village.

H. REPRESENTATIONS. The Contractor covenants and agrees to the Village that no action or proceedings by or before any court, governmental body, commission, board or any other administrative agency pending, threatened or affecting the Contractor which would impair its ability to perform the Services. The Contractor represents and warrants that it is duly organized, validly existing and in good standing under the laws of the State of Illinois and that it has the right, power and authority to enter into, execute, deliver and perform this Agreement.

I. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Facsimile signatures shall be sufficient unless an original signature is required by a party.

J. NO JOINT VENTURE, AGENCY OR PARTNERSHIP. Nothing contained herein shall be deemed or construed by the Parties hereto, nor by any third party, as creating the relationship of principal and agent or partnership or fiduciaries or of a joint venture between the Parties hereto, it being understood and agreed that not any other provision, condition, obligation or benefit contained herein, nor any acts of the Parties hereto, shall be deemed to create any relationship between the Parties hereto.

K. NO THIRD PARTY BENEFICIARIES. Every provision, condition, obligation or benefit of this Agreement or the application or interpretation thereof shall be intended solely for the Parties hereto and no third party is an intended or implied beneficiary of this Agreement nor is entitled to enforce any provisions hereof.

L. NOTICE. Any notice, demand, request, waiver or other communication to be given by one party to the other party shall be in writing and shall be given by personal service, delivery by overnight mail delivery service, or by mailing in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the parties at their respective addresses as set forth below. Any such notice shall be deemed to have been given: 1) upon delivery, if personally delivered with an original sent by the United States certified mail, postage prepaid on the same date; 2) one day after placement with an overnight mail delivery service; 3) or, if by certified United States Mail, postage prepaid, return receipt requested, two (2) days after placing such in the mail, as follows:

If to Village: Village of Bensenville
Department of Public Works
717 E. Jefferson Street
Bensenville, Illinois 60106
Attn: Joe Caracci

If to Contractor: Tomas Herrera Landscaping
348 Belle Drive
Northlake, IL 60164
Attn: Tomas Herrera

M. CERTIFICATION. The Contractor hereby certifies that the Contractor, its shareholders holding more than five percent (5%) of the outstanding shares of the Contractor, its officers and directors are: (1) Not delinquent in payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1; (2) Not barred from contracting as a result of a violation of either Section 33E-3 (bid-rigging) or 33E-4 (bid-totaling) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4); (3) Not in default, as defined in 5 ILCS 385/2, on an

educational loan, as defined in 5 ILCS 385/1. The Contractor further represents and warrants to the Village that as a condition of this Agreement with the Village: (1) The Contractor maintains and will maintain a drug free workplace in accordance with the Drug Free Workplace Act (30 ILCS 580/1 *et seq.*); (2) The Contractor provides equal employment opportunities in accordance with the Illinois Human Rights Act (775 ILCS 5/1-101 *et seq.*); and (3) The Contractor is in compliance with 775 ILCS 5/2-105(A)(4) requiring a written sexual harassment policy.

N. PREVAILING WAGE. Pursuant to the Illinois Prevailing Wage Act, the Contractor agrees to comply with the requirements of 820 ILCS 130/5 et seq., with reference to prevailing rates of wages, if applicable. The Contractor certifies that the wages paid to its employees are not less than the prevailing rate of wages as determined by the Village or the Illinois Department of Labor and shall be paid to all laborers, workers, and mechanics performing work under this Agreement and in accordance with the Act, if applicable.

O. LAWS AND REGULATIONS. The contractor, its employees, and representatives, shall at all times comply with all applicable laws, ordinances, statutes, rules and regulations, federal state, county and municipal, particularly those relating to wages, hours and working conditions, inspections required by any governmental authority for any part of the Services contemplated or performed.

P. SURVIVORSHIP OF REPRESENTATIONS AND WARRANTIES; INSURANCE; HOLD HARMLESS AND INDEMNIFICATION; REMEDY. The indemnifications, representations, warranties, remedies, covenants and agreements contained herein shall survive the termination or expiration of this Agreement and it is hereby understood and agreed between the Parties that said shall not cease to be in full force and effect upon the termination or expiration of this Agreement but shall survive and be contractually enforceable between the Parties hereto, their grantees, nominees, successors in interest, assignees, heirs, executors or lessors, at all times for a period of five (5) years from the date of termination or expiration of this Agreement.

SECTION 8. EFFECTIVE DATE

The Effective Date of this Agreement shall be the date on which the last party executes this Agreement (the "*Effective Date*"). Failure by the Contractor to execute and return this Agreement to the Village within thirty (30) days of the date of its execution by the Village shall automatically void this Agreement and shall result in the immediate termination and cancellation of any obligation of the Parties under this Agreement in its entirety, with no notice to the Parties required to effectuate this provision.

SECTION 9. TERM

The term of this Agreement shall commence as of the Effective Date of this Agreement and expire upon the first to occur: (1) the early termination of this Agreement by any party pursuant to the terms of this Agreement; or (2) at 12:01 a.m. Central Standard Time on the 30th day of November 2021.

(*Intentionally Left Blank*)

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the dates specified below in Bensenville, DuPage and Cook Counties, Illinois.

EXECUTED this _____ day of _____, 2021.

Village of Bensenville, DuPage and Cook Counties, Illinois, a municipal corporation

By: _____
Village President

Attest:

_____
Village Clerk

EXECUTED this 9 day of March 2021.

Contractor,

By: Tomas Herrera

Its: Owner

By: Tomas Herrera Landscaping

Its: President

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Ordinance	Jovana Dacic	Public Works	March 23, 2021

DESCRIPTION:
Ordinance Designating Certain Property as Surplus and Authorizing the Disposition of the Same

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

X	*Financially Sound Village*		*Enrich the lives of Residents*
	Quality Customer Oriented Services		*Major Business/Corporate Center*
	Safe and Beautiful Village		*Vibrant Major Corridors*

COMMITTEE ACTION: N/A

DATE: N/A

BACKGROUND:
The Village routinely declares equipment, material, and assets surplus if there is no longer a need for them.

In an effort to clear out items that are no longer useful to the Village business and operations, all departments were asked to determine if any equipment should be declared surplus.

KEY ISSUES:
The identified surplus items are as follows:

Vehicles / Equipment
- 301 - 2013 Ford Explorer Interceptor SUV (Vin # 1FM5K8ARXEGA38499)
- 303 - 2014 Ford Explorer Interceptor SUV (Vin # 1FM5K8AR7EGC26428)
- 512 - 2009 Ford Crown Victoria (Vin # 2FAHP71V89X116990)
- 321 - 2009 Ford Fusion (Vin # 3FAHP06Z59R216496)
- 310 - 2013 Ford Explorer (Vin # 1FM5K8AE3DGB30018)
- 312 - 2009 Ford Crown Victoria (Vin # 2FHAHP71V19X116992)
- 327 - 2005 Ford Crown Victoria (Vin # 2FAFP71W85X176049)

ALTERNATIVES:
Discretion of the Village Board.

RECOMMENDATION:
Staff recommends approval of the Ordinance designating certain property as surplus and authorizing the disposal or sale of these items.

BUDGET IMPACT:
Any funds received for the disposal of surplus equipment will be placed in the appropriate funds as revenue.

ACTION REQUIRED:
Approval of an Ordinance Designating Certain Property as Surplus and Authorizing the Disposition of the Same.

ATTACHMENTS:

Description	Upload Date	Type
ORD - Surplus Equipment - March 2021 - with attachments	3/18/2021	Resolution Letter

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING THE DISPOSITION OF THE SAME

WHEREAS, the Provisions of the Illinois Municipal Code (65 ILCS 5/11-76-4) authorize the sale, donation, or other disposition of surplus personal property when in the opinion of a majority of the corporate authorities the continued ownership of such personal property by the municipality is no longer necessary to, useful to or in the best interest of the municipality, and

WHEREAS, the Corporate Authorities of the Village of Bensenville have determined that the continued ownership by the Village of the property identified in Exhibit A is no longer necessary to, useful to or in the best interest of the Village of Bensenville, and authorize and direct the disposition thereof in accordance with the terms herein set forth.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bensenville, DuPage and Cook Counties, Illinois, as follows:

SECTION ONE: RECITALS. The foregoing recitals are hereby incorporated into this Ordinance as if fully set forth herein.

SECTION TWO: DECLARATION AS SURPLUS; AUTHORIZATION OF DISPOSITION. The aforementioned property is hereby declared to be surplus, and the continued ownership thereof is determined to be no longer necessary to, useful to, or otherwise in the best interest of the Village, and the Department of Public Works is hereby authorized and directed to dispose of them by sale, auction, or donate, and if not accepted thereby, then by such other means of disposition as may be deemed expedient.

SECTION THREE: SEVERABILITY. That the various provisions of this Ordinance are to be considered severable and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FOUR: CONFLICTS. All prior Ordinances and Resolutions, or parts thereof in conflict or inconsistent with this Ordinance are hereby expressly repealed only to the extent

of such conflict or inconsistency.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville, this 23rd day of March 2021.

APPROVED:

_____
Frank DeSimone, Village President

ATTEST:

_____
Nancy Quinn, Village Clerk

AYES: _____

NAYS: _____

ABSENT: _____

EXHIBIT A

SURPLUS ITEMS – MARCH 23, 2021

Vehicle ID	Year	Make	Model	VIN	Mileage
301	2013	Ford	Explorer	1FM5K8ARXEGA38499	128,090
303	2014	Ford	Explorer	1FM5K8AR7EGC26428	98,776
512	2009	Ford	Crown Victoria	2FAHP71V89X116990	105,885
321	2009	Ford	Fusion	3FAHP06Z59R216496	57,352
312	2009	Ford	Crown Victoria	2FAHP71V19X116992	74,190
327	2005	Ford	Crown Victoria	2FAFP71W85X176049	91,947
310	2013	Ford	Explorer	1FM5K8AR3DGB30018	83,668

#301

TO PROTECT AND TO SERVE
POLICE
BENSENVILLE
301
LIFT-ALL
DIVISION

#303

#512

#321

#312

#327

#310