COMMUNITY DEVELOPMENT COMMISSION
Village of Bensenville
VILLAGE HALL
April 8, 2025 6:30 PM

SPECIAL MEETING

I. Call Meeting to Order

II. Roll Call and Quorum

III. Pledge of Allegiance

IV. Public Comment

V. Approval of Minutes

March 4, 2025 Community Development Commission Meeting Minutes

VI. Action Items:

1. CDC Case 2025-07: Consideration of an Amendment to a Planned Unit Development (regarding Special Use Permit, Motor Vehicle Repair and/or Service) at 904 W Irving Park Rd
2. CDC Case 2025-08: Consideration of a Preliminary and Final Plat of Consolidation at 600-700 Devon
3. CDC 2025-09: Consideration of Variances to Construct a New Warehouse Development at 1100 Tower Lane

VII. Report from Community and Economic Development

VIII. Adjournment

Any individual with a disability requiring a reasonable accommodation in order to participate in a Community Development Commission Meeting should contact the Village Clerk, Village of Bensenville, 12 S. Center Street, Bensenville, Illinois, 60106 (630-350-3404)

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Minutes	Corey Williamsen	Village Clerk's Office	April 8, 2025

DESCRIPTION:
March 4, 2025 Community Development Commission Meeting Minutes

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

REQUEST:

SUMMARY:

RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
DRAFT_240304_CDC	**3/27/2025**	**Cover Memo**

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

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

March 4, 2025

CALL TO ORDER: The meeting was called to order by Chairman Rowe at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, Ciula, Rott, Wasowicz
Absent: Marcotte
A quorum was present.

STAFF PRESENT: R. Herff, K. Quinn, C. Williamsen

JOURNAL OF PROCEEDINGS: The minutes of the Community Development Commission Meeting of the February 4, 2025 were presented.

Motion: Commissioner Chambers made a motion to approve the minutes as presented. Commissioner Wasowicz seconded the motion.

All were in favor. Motion carried.

Village Planner, Kevin Quinn were present and sworn in by Chairman Rowe.

PUBLIC COMMENT: There was no Public Comment.

Public Hearing: CDC Case Number 2025-02
Petitioner: Jobsite Solutions Corp PDQuipment
Location: 1084 Industrial Dr. Unit 6
Request: Special Use Permit, Outdoor Storage Area
Municipal Code 10 – 7 – 2 – 1

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-02. Commissioner Wasowicz seconded the motion.

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ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, Ciula, Rott, Wasowicz
Absent: Marcotte
A quorum was present.

Chairman Rowe opened CDC Case No. 2025-02 at 6:31 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on Thursday, February 13, 2025. Mr. Quinn stated 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. Mr. Quinn stated Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on Tuesday, February 11, 2025. Mr. Quinn stated on Tuesday, February 11, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. Mr. Quinn stated 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.

Mr. Quinn stated the Petitioner, Jobsite Solutions PDQuipment, is seeking approval of a Special Use Permit, Outdoor Storage, for their facility located at 1084 Industrial Dr, Unit 6. Mr. Quinn stated the unit is roughly 2,556 square feet, while the outdoor storage located, found in the rear of the property, is 2,821.5 square feet. Mr. Quinn stated the outdoor storage area is not visible from the street, and while it is screened, that screening is not compliant with Village Zoning regulations. Mr. Quinn stated the area is not currently striped for truck parking.

Jamine Sanchez, employee of Jobsite Solutions Corp PDQuipment was present and sworn in by Chairman Rowe. Ms. Sanchez stated the company would like to store their vehicles and some equipment that is ready for pick up to be stored outside the business. Ms. Sanchez stated only company vehicles would be parked on site.

Chairman Rowe asked if these are semitrucks. Ms. Sanchez stated no, the company owns a minivan and a pick-up truck.

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Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed Special Use Permit consisting of:

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

   Applicant's Response: Yes, the proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: Yes, the proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: Yes, the proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities

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in such a way as to place undue burdens upon existing development in the area.

Applicant's Response: Yes, the proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: Yes, the proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
   a. The Special Use Permit be granted solely to Jobsite Solutions PDQuipment and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
   b. The outdoor storage area must be screened in accordance with Village standards.
   c. Any truck parking in the outdoor storage area must be properly striped in accordance with Village standards.
   d. Applicant must create utility account at Village.

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There were no questions from the Commission.

Motion: Commissioner Rott made a motion to close CDC Case No. 2025-02 SUP. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-02 at 6:38 p.m.

Motion: Commissioner Rott made a motion to approve Special Use Permit Transfer, Outdoor Storage Area, Municipal Code 10-7-2-1 with Staff's Recommendations. Commissioner Chambers seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-03
Petitioner: Cyrille Llanes and Gonzalo Cervantes
Location: 224 Marshall Road
Request: Preliminary and Final Plat of Subdivision
Municipal Code 11 – 3
Variation, Minimum Corner Side Setback
Municipal Code Section 10 – 6 – 12 – 1
Variation, Maximum Driveway Width
Municipal Code Section 10 – 8 – 8 – 1
Variation, Driveway Visibility
Municipal Code Section 10 – 8 – 8D

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-03. Commissioner Chambers seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, Ciula, Rott, Wasowicz
Absent: Marcotte
A quorum was present.

Chairman Rowe opened CDC Case No. 2025-03 at 6:39 p.m.

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Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on Thursday, February 13, 2025. Mr. Quinn stated 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. Mr. Quinn stated Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on Tuesday, February 11, 2025. Mr. Quinn stated on Tuesday, February 11, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. Mr. Quinn stated 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.

Mr. Quinn stated the Petitioners, Cyrille Llanes and Gonzalo Cervantes, are seeking approval of a Plat of Subdivision and variations in order to subdivide one parcel into two lots. Mr. Quinn stated the variations requested are to allow for the existing home and associated structures to remain on one of the new parcels, as the existing structures will not comply with code requirements after the subdivision. Mr. Quinn stated the setback variation is requested to allow the existing structure to remain in its current state. Mr. Quinn stated the driveway variations are to allow the driveway and home to remain in their current state. Mr. Quinn stated the petitioner has expressed interest in selling the new vacant lot after the execution of the plat of subdivision.

Gonzalo Cervantes, property owner was present and sworn in by Chairman Rowe. Mr. Cervantes stated the sole reason for this request was to assist in lowering his property taxes. Mr. Cervantes stated if approved, he would be selling the vacant land for someone to build on.

Commissioner Chambers asked what the lot sizes would be. Mr. Quinn stated they would be the same.

Commissioner Rott asked if there was someone interested in the property. Mr. Cervantes stated his neighbor had mentioned interest but has not had any further conversations.

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Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed subdivision and variations consisting of:

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

   Applicant's Response: Yes, the proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.

2. **Neighborhood Character:** The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.

   Applicant's Response: Yes, the proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.

3. **Relative Gain:** The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

   Applicant's Response: Yes, the proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

4. **Community Need:** The proposed amendment addresses the community need for a specific use.

   Applicant's Response: Yes, the proposed amendment addresses the community need for a specific use.

5. **Reflects Change:** The proposed amendment corrects an error, adds clarification, or reflects a change in policy.

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Applicant's Response: Yes, the proposed amendment corrects an error, adds clarification, or reflects a change in policy.

6. **Consistent with Title and Plan:** The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Applicant's Response: Yes, the proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision with the following conditions:
    a. All accounts must be paid and brought into compliance.

Commissioner Wasowicz asked if Staff sees any challenges for a potential buyer to build on the vacant lot. Mr. Quinn stated without seeing plans, it was difficult to say, but does not foresee any issues.

Motion: Commissioner Chambers made a motion to close CDC Case No. 2025-03. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-03 at 6:49 p.m.

Motion: Commissioner Rott made a motion to approve Preliminary and Final Plat of Subdivision, Municipal Code 11-3; Variation, Minimum, Corner Side Setback, Municipal Code Section 10-6-12-1; Variation, Maximum Driveway Width, Municipal Code Section 10-8-8-1; Variations, Driveway Visibility, Municipal Code Section 10-8-8D with Staff's Recommendations. Commissioner Wasowicz seconded the motion.

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ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2025-06
Petitioner: TCR Americas LLC
Location: 1025 Industrial Drive
Request: Special Use Permit, Motor Vehicle Repair and/or Service
Municipal Code 10 – 7 – 2 – 1
Special Use Permit, Outdoor Storage Area
Municipal Code 10 – 7 – 2 – 1

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-06. Commissioner Chambers seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, Ciula, Rott, Wasowicz
Absent: Marcotte
A quorum was present.

Chairman Rowe opened CDC Case No. 2025-06 at 6:51 p.m.

Village Planner, Kevin Quinn, was present and sworn in by Chairman Rowe. Mr. Quinn stated a Legal Notice was published in the Bensenville Independent on Thursday, February 13, 2025. Mr. Quinn stated 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. Mr. Quinn stated Village personnel posted 1 Notice of Public Hearing sign on the property, visible from the public way on Tuesday, February 11, 2025. Mr. Quinn stated on Tuesday, February 11, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet of the property in question. Mr. Quinn stated 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.

Mr. Quinn stated the Petitioner, TCR Americas LLC, is seeking approval of two Special Use Permits, for Motor Vehicle Repair and/or Service and Outdoor Storage Area.

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Mr. Quinn stated they would only be performing minor maintenance on motor vehicles owned by Gate Gourmet. Mr. Quinn stated all engine work is outsourced to a third-party and not done on site. Mr. Quinn stated the 18,000 square foot outdoor storage area (45% of the site) is located in the rear and interior side yards of the property. Mr. Quinn stated the site is 1.23 acres, and they would be the only tenants on the property. Mr. Quinn stated 1025 Industrial Drive falls within an I-2 General Industrial District.

Sherif Mansour, employee of TCR Americas LLC was present and sworn in by Chairman Rowe. Mr. Mansour reviewed the business operations and their intent to move to Bensenville. Mr. Mansour stated all work on vehicles will be performed inside of the building.

There were no questions from the Commission.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Mr. Quinn reviewed the approval standards for proposed special use permits consisting of:

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

   Applicant's Response: Yes, the proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

   Applicant's Response: Yes, the proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement

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of adjacent properties and other property within the immediate vicinity of the proposed special use.

Applicant's Response: Yes, the proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

   Applicant's Response: Yes, the proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

   Applicant's Response: Yes, the proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Mr. Quinn stated:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
   a. The Special Use Permit be granted solely to TCR Americas LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants

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shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.

b. The outdoor storage area must be screened in accordance with Village standards.
c. The outdoor storage area must be striped in accordance with Village standards.
d. Outdoor storage must be maintained in an orderly manner. No outdoor storage of tires permitted.
e. A triple catch basin must be installed.
f. No major engine, body work, or spray painting will be permitted.
g. All maintenance must be done inside of the maintenance bay.

There were no questions from the Commission.

Motion: Commissioner Rott made a motion to close CDC Case No. 2025-06. Commissioner Ciula seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-06 at 6:58 p.m.

Motion: Commissioner Chambers made a motion to approve Special User Permit, Motor Vehicle Repair and/or Service, Municipal Code 10-7-2-1; Special Use Permit, Outdoor Storage Area, Municipal Code 10-7-2-1 with Staff's Recommendations. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

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Public Hearing: CDC Case Number 2025-04
Petitioner: Village of Bensenville
Location: Village of Bensenville
Request: 2025 Zoning Map

Motion: Commissioner Rott made a motion to open CDC Case No. 2025-04. Commissioner Chambers seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Rowe, Chambers, Ciula, Rott, Wasowicz
Absent: Marcotte
A quorum was present.

Chairman Rowe opened CDC Case No. 2025-04 at 6:59 p.m.

Mr. Quinn stated State las requires the Village to pass an official zoning map by March 31st of each year. Mr. Quinn stated the only change from last year was updating 1100 N IL Rt 83 from I-2 to C-2.

There were no questions from the Commission.

Public Comment

Chairman Rowe asked if there were any members of the Public that would like to make comment. There were none.

Motion: Commissioner Wasowicz made a motion to close CDC Case No. 2025-04. Commissioner Rott seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

Chairman Rowe closed CDC Case No. 2025-04 at 7:01 p.m.

Motion: Commissioner Rott made a motion to approve the 2025 Zoning Map. Commissioner Wasowicz seconded the motion.

ROLL CALL: Ayes: Rowe, Chambers, Ciula, Rott, Wasowicz

Nays: None

All were in favor. Motion carried.

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Report from Community Development: Mr. Quinn reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT: There being no further business before the Community Development Commission, Commissioner Chambers made a motion to adjourn the meeting. Commissioner Rott seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:04 p.m.

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Ronald Rowe, Chairman
Community Development Commission

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Public Hearing	K. Quinn	CED	4.08.25

DESCRIPTION:

CDC Case 2025-07: Consideration of an Amendment to a Planned Unit Development (regarding Special Use Permit, Motor Vehicle Repair and/or Service) at 904 W Irving Park Rd

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

REQUEST:

Amendment to a Planned Unit Development, Municipal Code 10-4-4

SUMMARY:

1. The Petitioner, Gem Car Wash LLC, is seeking an Amendment to the Planned Unit Development established in O#35-2020 and amended in O#33-2021 and O#5-2022.
2. They are seeking to establish Motor Vehicle Repair and/or Service as an accessory use to the existing car wash.
3. This is considered a major amendment that requires re-approval of the Planned Unit Development.
4. The motor vehicle repair would be located in the bays at the rear of the property.
5. The owner has stated that it would only be minor work- brakes, oil changes, etc. with no major engine work being done on site.
6. The owner has said that there is already a triple catch basin on the premises.
7. The property is located in a C-2 Commercial District, where motor vehicle repair and/or service uses are allowed with a SUP.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
    a. The Special Use Permit be granted solely to Gem Car Wash LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
    b. The approval standards from all previous ordinances governing this property will remain in effect.
3. A triple catch basin must be installed.
    d. No body work or spray painting will be permitted.
    e. All maintenance must be done inside of the maintenance bay located at the rear of the property.
    f. No outdoor storage of vehicles will be permitted.
    g. No overnight storage of vehicles will be permitted.
    h. An oil water separator must be installed.
    i. The necessary amount of car parking spaces for motor vehicle repair and/or service must be properly signed.
    j. Car parking spaces specifically for vehicles waiting to be worked on must be striped in

accordance with Village standards.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	**3/31/2025**	**Cover Memo**
Aerial & Zoning	**3/31/2025**	**Backup Material**
Legal Notice	**3/31/2025**	**Backup Material**
Application w Approval Standards	**3/31/2025**	**Backup Material**
Staff Report	**3/31/2025**	**Executive Summary**
Plan	**3/31/2025**	**Backup Material**
Plat of Survey	**3/31/2025**	**Backup Material**

BENSENVILLE
GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 04.08.25

CDC Case #2025 – 07

Gem Car Wash LLC
904 W Irving Park Road

Amendment to a Planned Unit Development
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



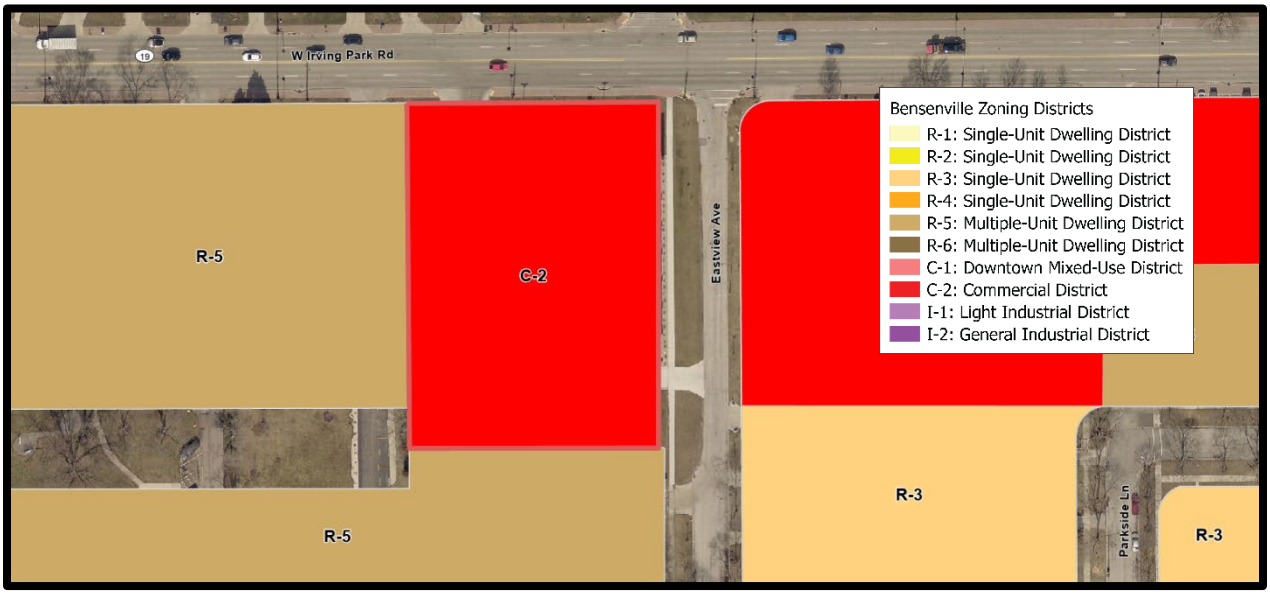


CDC# 2025-07

904 W Irving Park Rd
Mirjan Sadik, Gem Car Wash LLC
Amendment to a Planned Unit Development
Municipal Code Section 10 – 4 – 4

Village of Bensenville





LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Special Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, April 8, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 07 to consider a request for:

Amendment to a Planned Unit Development
Municipal Code 10 – 4 – 4

**Regarding:*
Special Use Permit, Motor Vehicle Repair and/or Service
Municipal Code 10 – 7 – 2 – 1

At 904 W Irving Park Road is an existing 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 Description is as follows:

PARCEL 1: THE EAST 80 FEET (EXCEPT THE NORTH 250 FEET AND EXCEPT EASTVIEW APARTMENT PER DOCUMENT R72-70911) (MEASURED ALONG THE NORTH LINE) OF LOTS 5 IN OWNER'S ASSESSMENT PLAT OF PART OF SECTIONS 11 AND 14, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917 AS DOCUMENT 129399, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 250 FEET OF THE EAST 80 FEET (EXCEPT EASTVIEW APARTMENTS PER DOCUMENT R72-79811) (MEASURED ALONG THE NORTH LINE) OF LOT 5 OF THE OWNERS ASSESSMENT PLAT OF PART OF SECTION 11 AND 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917 AS DOCUMENT 129399, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE EAST 229 FEET (EXCEPT THE EAST 80 THEREOF) AND (EXCEPT EASTVIEW APARTMENT PER DOCUMENT R72-70911) OF LOT 5 IN OWNERS' ASSESSMENT PLAT OF PART OF SECTIONS 11 AND 14, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917 AS DOCUMENT 129399, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF MAINSTREET (AS DEDICATED) OF EASTVIEW APARTMENT, BEING A SUBDIVISION OF THE EAST 229.0 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF, OF LOT 5, EXCEPT THE NORTH 314.0 FEET THEREOF IN OWNERS ASSESSMENT PLAT OF PART OF SECTIONS 11, AND 14, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917, AS 129399 IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 904 Irving Park Road, Bensenville.

Gem Car Wash LLC of 841 N York Road, Elmhurst, Illinois 60176 is the owner and the applicant for the subject property.

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.

Applicants' 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.

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
MARCH 13, 2025

For Office Use Only

Date of Submission: 2/18/25 MUNIS Account #: 14653 CDC Case #: 2025-07

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 904 W IRVING Park RD,

Property Index Number(s) (PIN): 03-14-112-029

RECEIVED
FEB 18 A.M.
By

A. PROPERTY OWNER:

Name	Corporation (if applicable)	
Mirjan Sadik		
Street		
841 N York RD		
City	State	Zip Code
Elmhurst	IL	60126.
Contact Person	Telephone Number	Email Address
John	630-235-7765	johnyorkys@yahoo.com.

*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

Name	Corporation (if applicable)	
Street		
City	State	Zip Code
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

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

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- ☐ Affidavit of Ownership** (signed/notarized)
- ☐ Application**
- ☐ Approval Standards**
- ☐ Plat of Survey/Legal Description
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Tree Preservation and Removal Plan
- ☐ Application Fees
- ☐ Fees agreement**

**Item located within this application packet.

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

We are requesting for permission to do light repair work on the Garage that we already have such as oil change or Brake change

C. PROJECT DATA:

1. General description of the site: _____

2. Acreage of the site: 1.31 Building Size (if applicable): _____

3. Is this property within the Village limits? (Check applicable below)
   - ☑ 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.)

O# 35-2020, O# 33-2021
O# 5-2022

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	C-2	Commercial	Village of Bensenville
North:	R-3	SF Residential	Village of Bensenville
South:	R-5	MF Residential	Village of Bensenville
East:	C-2	Vacant	Village of Bensenville
West:	R-5	MF Residential	Village of Bensenville

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
FEB 18 A.M.
By_____

Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of $5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

Mina

Petitioner/Applicant

2-18-25

Date

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FEB 18 A.M.
By

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I Mijan Sadik the undersigned Affiant, being first duly sworn, on oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this

17th day of, February 2025.

OFFICIAL SEAL
PAMELA J SYLVESTER
Notary Public, State of Illinois
Commission No. 1003588
My Commission Expires January 29, 2029

Mijan
Signature

SUBSCRIBED and **SWORN** to

before me this 17th day of, February, 2025.

Pamela Sylvester
Notary Public

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FEB 18 A.M.
By

Yes

- the Proposed Special use will not endanger the health, safety, comfort, convenience and general welfare of the public

Yes

- the Proposed Special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the Proposed special use.

Yes

- the Proposed Special use will not impede the normal and orderly development and improvement of adjacent Properties and other property within the immediate vicinity of the Proposed Special use

RECEIVED
FEB 18 A.M.
By

Yes

- the Proposed Special use will not require utilities access roads, drainage and/or other facilities of services to a degree disproportionate to that normally expected of permitted uses in the district nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Yes

- the proposed special use is consistent with the intent of the Comprehensive Plan this title and the other land use Policies of the village

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

STAFF REPORT

HEARING DATE:	April 8, 2025
CASE #:	2025 – 07
PROPERTY:	904 W Irving Park Rd
PROPERTY OWNER:	Gem Car Wash LLC
APPLICANT	Same as above
SITE SIZE:	1.31 acres
BUILDING SIZE:	N/A
PIN NUMBER:	03-14-120-018
ZONING:	C-2 Commercial District
REQUEST:	Amendment to a Planned Unit Development *Municipal Code 10 – 4 – 4* **Regarding:* Special Use Permit, Motor Vehicle Repair and/or Service *Municipal Code 10 – 7 – 2 – 1*

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, March 13, 2025. 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 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, March 12, 2025.
3. On Wednesday, March 12, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet 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:

The Petitioner, Gem Car Wash LLC, is seeking an Amendment to the Planned Unit Development established in O#35-2020 and amended in O#33-2021 and O#5-2022. They are seeking to establish Motor Vehicle Repair and/or Service as an accessory use to the existing car wash. This is considered a major amendment that requires re-approval of the Planned Unit Development. The motor vehicle repair would be located in the bays at the rear of the property. The owner has stated that it would only be minor work- brakes, oil changes, etc. with no major engine work being done on site. The owner has said that there is already a triple catch basin on the premises. The property is located in a C-2 Commercial District, where motor vehicle repair and/or service uses are allowed with a SUP.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	C-2	Commercial	Multi-Family Residential	Village of Bensenville
North	R-3	Single Family Residential	Single Family Residential	Village of Bensenville
South	R-5	Multi-Family Residential	Medium Density Residential	Village of Bensenville
East	C-2	Vacant/Under Development	Local Commercial	Village of Bensenville
West	R-5	Multi-Family Residential	Medium Density Residential	Village of Bensenville

DEPARTMENT COMMENTS:

S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

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

Finance:

1) Account up to date with no liens.

Police:

1) No comments.

Engineering and Public Works:

1) There were issues in 2023 with solids in the downstream water. Need to confirm that their grit and solids collection system is working correctly.
2) An oil water separator will need to be installed in accordance with Illinois Plumbing code.

Community & Economic Development**:**

Economic Development:

1) No comments.

Fire Safety:

1) No comments.

Building:

1) Where would cars park while waiting?
2) Triple catch basin would be needed.

Planning:

1) The 2015 Comprehensive Plan indicates “Multi-Family Residential”.
2) The current zoning is C-2 Commercial District.
3) The applicant is seeking an amendment to the PUD and a Special Use Permit to allow Motor Vehicle Repair and/or Service at 904 W Irving Park Road.
4) Per Municipal Code Section 10 – 7 – 3T, Motor Vehicle Repair and/or Service, the following standards apply:

a. Outdoor Storage: Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if the following conditions are met:
    i. Location: Outdoor storage of vehicles is prohibited in the front yard and corner side yard.
    ii. Screening: To the extent practicable, storage areas shall be screened from view of the street by building and/or landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.
    iii. Storage Duration: Motor vehicle repair and/or service facilities may not store the same vehicles outdoors for more than thirty (30) days.
b. Location For Repairs: All repairs must occur inside an enclosed building.
c. Screening: Street frontage not occupied by buildings or driveways shall be improved with landscape screening in accordance with the requirements of subsection 10-9-5B, "Parking Lot Perimeter Landscape", of this title.

5) Per Village Code Section 10 – 7 – 3X, Outdoor Storage Area, the following regulations apply:
    a. Location: Outdoor storage areas shall be located on an improved surface in the interior side yard or rear yard.
    b. Height: Materials stored in an outdoor storage area shall not exceed eight feet (8') in height within twenty feet (20') of any lot line.
    c. Uses: Outdoor storage areas are allowed as an accessory use provided such areas do not occupy more than twenty five percent (25%) of the gross lot area. Outdoor storage areas are allowed as a principal use in association with the following principal uses: garden center, motor vehicle rental, motor vehicle repair and/or service, motor vehicle sales, heavy industrial, light industrial, medium industrial, machinery and equipment sales and rental, and warehousing, storage, or distribution. Outdoor storage areas may be allowed as a principal use in association with other principal uses with prior written approval by the Zoning Administrator.
    d. Any outdoor storage in excess of 25% of gross lot area require an additional Special Use Permit.
6) Per Village Code 10 – 8 – 2 – 1 Off-street Parking Requirements
    a. Maximum 2 spaces per service bay plus 1 per 300 square foot of retail space.
    b. The Amended PUD currently includes 2 spaces per bay for the car wash use, in addition to a maximum of 8 spaces for the new Motor Vehicle Repair use. There are currently 30 spaces on the Property.
        i. Staff believes there is the ability to meet parking standards within the existing parking spaces.

Applicant Response:

APPROVAL STANDARDS FOR PLANNED UNIT DEVELOPMENT

1. **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.

2. **Adequate 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.

3. **Mitigating Nuisance**. 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.

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

5. **Natural Features**. 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.

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.

Staff feels the approval standards below have been met.

	Meets Standard	
Approval Standards for PUDs	*Yes*	*No*
1. Comprehensive Plan	X	
2. Adequate Facilities	X	
3. Mitigating Nuisance	X	
4. Site Design	X	
5. Natural Features	X	
6. Utilities	X	

APPROVAL STANDARDS FOR SPECIAL USE

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

2. **Neighborhood Character:** The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

3. **Orderly Development:** The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

4. **Use of Public Services and Facilities:** The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to

that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

5. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Staff feels the approval standards below have been met.

	Meets Standard	
Approval Standards for Special Use Permits	*Yes*	*No*
7. Public Welfare	X	
8. Neighborhood Character	X	
9. Orderly Development	X	
10. Use of Public Services and Facilities	X	
11. Consistent with Title and Plan	X	

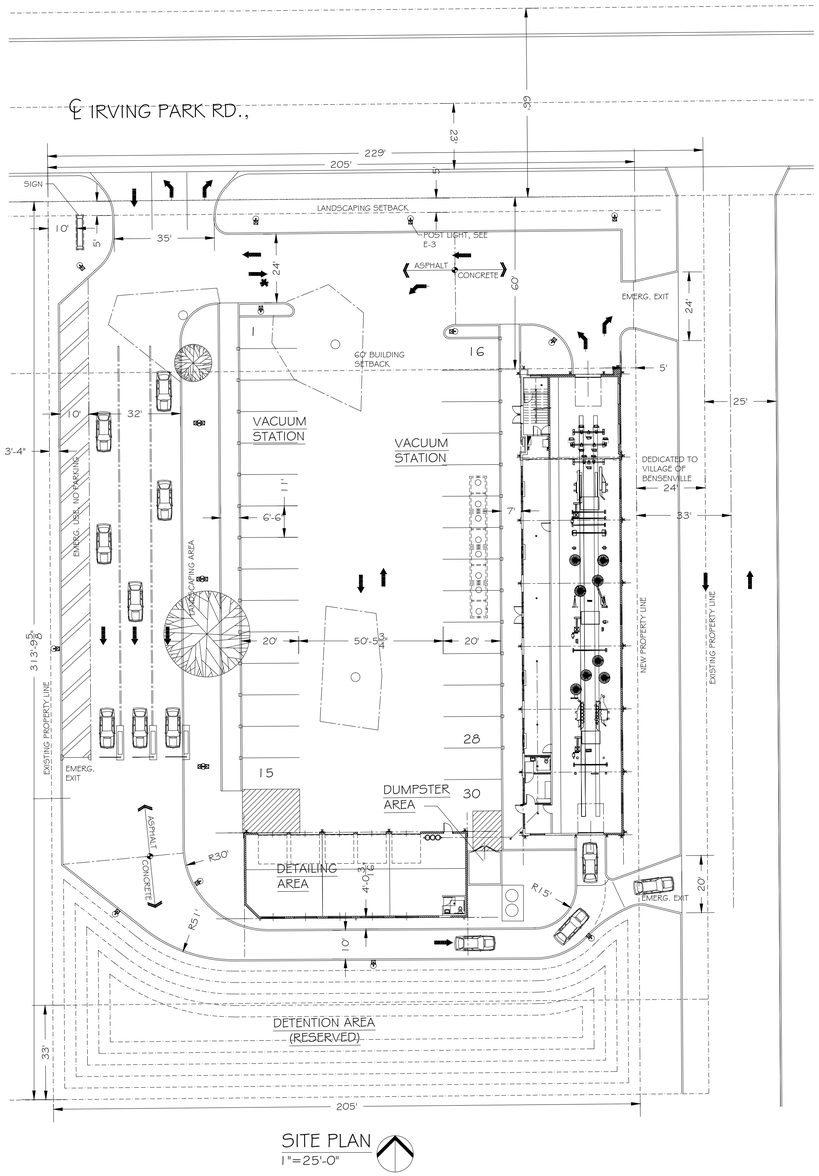
RECOMMENDATIONS:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Special Use Permit with the following conditions:
    a. The Special Use Permit be granted solely to Gem Car Wash LLC and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of a re-occupancy of this property, the new occupants shall appear before a Public Meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and/or ownership to the new occupant without amendment to the Special Use Permit, or if the CDC deems that the new occupant contemplates a change in use which is inconsistent with the Special Use Permit, the new occupant shall be required to petition for a new Public Hearing before the CDC for a new Special Use Permit.
    b. The approval standards from all previous ordinances governing this property will remain in effect.
    c. A triple catch basin must be installed.
    d. No body work or spray painting will be permitted.
    e. All maintenance must be done inside of the maintenance bay located at the rear of the property.
    f. No outdoor storage of vehicles will be permitted.
    g. No overnight storage of vehicles will be permitted.
    h. An oil water separator must be installed.
    i. The necessary amount of car parking spaces for motor vehicle repair and/or service must be properly signed.
    j. Car parking spaces specifically for vehicles waiting to be worked on must be striped in accordance with Village standards.

Respectfully Submitted,
Department of Community & Economic Development

GEM CAR WASH

904-910 W. IRVING PARK RD., BENSENVILLE, IL.
OWNER: JOHN SADIKU
ARCHITECT: RAY FANG & ASSOCIATES



SITE PLAN
1"=25'-0"

ZONING DISTRICT: C-2

	MINIMUM LOT AREA	N/A
A	MINIMUM LOT WIDTH	50 FT.
B	MAXIMUM PRINCIPAL BUILDING HEIGHT	N/A
	MAXIMUM IMPERVIOUS COVERAGE	90%

SETBACK REQUIREMENTS:

C	MAXIMUM FRONT SETBACK	60 FT.
D	MAXIMUM CORNER SIDE SETBACK	60 FT.
E	MINIMUM INTERIOR SIDE SETBACK	0 FT.
F	MINIMUM REAR SETBACK - 0 FT.	
	MINIMUM SETBACK ADJACENT TO A RESIDENTIAL DISTRICT	25 FT.

DESIGN REQUIREMENTS:

G	PARKING LOCATION	FRONT, CORNER SIDE, INTERIOR SIDE, OR REAR YARD
	MINIMUM TRANSPARENCY	60%
	PRINCIPAL ENTRANCE LOCATION	FRONT OR CORNER SIDE FACADE

TYPE OF OCCUPANCY: TYPE B, BUSINESS
TYPE OF CONSTRUCTIONS: TYPE IIB

STRUCTURAL FRAME
COLUMNS, GIRDERS,TRUSSES ---------- 0 HR
BEARING WALLS
EXTERIOR ---------- 2 HR
(EXTERIOR WALL SEPARATION > 30 FT, THEREFORE 0 HR)
INTERIOR ---------- 0 HR
NON BEARING WALL
EXTERIOR ---------- TABLE 602
INTERIOR ---------- 0 HR
FLOOR CONSTRUCTION ---------- 0 HR
ROOF CONSTRUCTION
INCLUDING SUPPORTING BEAMS, JOISTS -- 0 HR

EGRESS:

ONE EGRESS AS OCCUPANCY < 50

FIRE SPRINKLER & FIRE ALARM:

PROVIDED NEW. CONTRACTOR TO APPLY FOR SEPARATE PERMIT FOR FIRE ALARM AND FIRE SPRINKLERS

SITE DATA SUMMARY:
(REFER TO CIVIL FOR MORE DETAILS)

TOTAL SITE DEVELOPMENT AREA -------- 71,863 SF
EXISTING SITE CONDITIONS:
. BUILDING AREA ---------- 3830.8 SF
. PARKING AREA ---------- 6,400 SF
. LANDSCAPING AREA ---------- EXISTING VEGETATION
NEW DEVELOPMENT SUMMARY:
. BUILDING AREA ---------- 5,635 +2329.4 SF
. PARKINGS & DRIVEWAYS---------- SEE CIVIL
. SIDEWALKS ----------2,596 SF
. LANDSCAPINGS ---------- SEE L-1

DRAWING INDEX:

T-1 ----- NEW SITE DEVELOPMENT PLAN, ZONING & BUILDING CODE SUMMARY, PERSPECTIVE VIEW & DRAWING INDEX
L-1 ------ LANDSCAPING PLANS, NOTES
A-1 ----- FLOOR & CELG. PLAN, ENLARGED TOILET PLAN, NEW STAIR DETAILS
A-2 ----- NORTH, SOUTH & WEST ELEVATIONS, CROSS SECTION
A-3 ----- EAST ELEV., 2ND FL. & CELG. PLANS, ROOF-PLAN
A-4 ----- WALL SECTION AND DETAILS, ADA DIMEN, DOOR & ROOM SCHEDULES
AE-5 ------ DETAIL AREA PLANS, AND ELEVATIONS
A-6 ------ DETAIL WALL SECTION, ROOM & DOOR SCHEDULES
S-1 ----- DESIGN LOAD, FOUNDATION PLANS, DETAILS
S-2 ----- ROOF SLAB (SPANCRETE), 2ND FL. FRAMINGS, CMU PIER REINF. DETAILS
S-3 ----- LINTEL BEAM PLAN AND DETAILS, STAIR FRAMINGS
M-1 ----- 1ST & 2ND. FL. CELG. M-PLAN, ROOF TOP UNIT, EXHAUST FAN SCHEDULES, VENTILATION DATA AND SUMMARIES
M-2 ------ DETAIL AREA M-PLAN & EQ. SCHEDULES
E-1 ------ NEW FL. & CELG. E-PLANS
E-2 ------ 2ND FL. & CELG. E-PLANS, E-RISER, E-PANEL SCHEDULES, E-NOTES
E-3 ------ SITE LIGHTS, TYP. PARKING POST DETAIL
E-4 ------ PHOTOMETRIC STUDY, FIXTURES AND DENSITY SUMMARY
P-1 ------ NEW FLOOR P-PLAN, WASTE/VENT/WATER DIAGRAM, FIXTURE SCHEDULES AND PLUMBING NOTES.

VILLAGE NOTES:

FIRE SPRINKLER AND FIRE ALARM:
OWNER TO PROVIDE SEPARATE FIRE SPRINKLER AND FIRE ALARM DRAWINGS FOR VILLAGE'S FIRE DEPARTMENT'S APPROVAL.



FRONT VIEW
1/4"=1'-0"



TOTAL SIGN AREA IS:
5'X 1.802' + 1.182'(3.167'+4.432) = 18 SF

HANDICAP NOTES:

1.) HANDICAP NOTES:
a.) MAINTAIN TOILET CENTERLINE 18" FROM THE WALL. NEW SEAT HEIGHT SHALL BE BETWEEN 17" TO 19". TOILETS FLUSH CONTROL SHALL BE IN COMPLIANCE WITH ANSI 4.16.5.
b.) GRAB BARS SHALL BE BETWEEN 33" TO 36" A.F.F., AND ARE 36" (REAR) AND 42" (SIDE) IN LENGTH. GRAB BARS SHALL BE IN COMPLIANCE WITH ANSI4.24.
c.) COUNTER OR RIM OF LAVATORY CAN NOT EXCEED 34". CLEARANCE UNDER LAVATORY RIM IS MIN. 29".
d.) FAUCETS SHALL BE IN COMPLIANCE WITH ANSI 4.19.5.
e.) THE BOTTOM OF INSTALLED MIRROR SHALL NOT BE MORE THAN 40" A.F.F.. (ANSI 4.19.6)
f.) TOILET PAPER DISPENSER IN HANDICAP TOILET STALL SHALL BE IN COMPLIANCE WITH ANSI 4.16.6 AND MOUNTED A MIN. OF 19" TO OPERATING DEVICE.
g.) PROVIDE MIN. CLEARANCE FOR ALL GRAB BARS, AND THAT NO INTERFERENCE WILL RESULT FROM FLUSH CONTROLS OR WATER CLOSET, OR FROM PLACEMENT OF TOILET PAPER HOLDER, OR FROM TOILET SEAT LID. ANSI 4.24
h.) ALL OPERATING CONTROLS (SOAP DISPENSERS, PAPER TOWEL DISPENSERS, ETC.) ARE REQUIRED TO BE OPERABLE WITH ONE HAND AND NOT REQUIRE GRASPING, ETC. IN COMPLIANCE WITH ANSI 4.25.4
j.) PROVIDE SIGNAGE INDICATING ACCESSIBILITY IN ACCORDANCE WITH ANSI 4.28.5 FOR THE ENTRANCE. (IAC 400.310 r.
2.) TACTILE WARNING SURFACE FOR DOORS: PROVIDE TACTILE WARNING SURFACE (KNULL) FOR ALL DOORS TO HAZADOUS ROOMS. I.E. STAIRWELL , STORAGE ROOMS, MECH/UTIL RM, ELECTRICAL RM, SPRINKLER ROOM.
3.) TACTILE WARNING SURFACE FOR STAIRS: PROVIDE TACTILE WARNING SURFACE (PER IDOT) FOR ALL LANDINGS LEADING TO THE STAIR, MIN. 3' DEEP ALONG THE PATH OF EGRESS.

ENERGY CODE REQUIREMENTS:

IEC 2018, TABLE C402.1.3, C402.1.4

COMPONENTS	CODE VALUE	PROJECT VALUE	REMARKS
EXT. WALLS W/ WOOD FURRING	U=0.064	U=0.064	8" CMU W/ 1" INSULATION WALL & WITH INTERIOR WOOD FURRING, R-13
EXT. WALLS W/ WOOD FURRING	U=0.064	U=0.064	6" METAL STUDS W/ 2" C. I. WALL & WITH INTERIOR METAL FURRING, R-21, TOTAL R=17.35 OR U=0.0576
ROOF	R=30 C.I.	R=32.5 C.I.	5" ISOCAN. (R=6.5/IN) THERMAL INSULATION
WINDOWS	U=0.38 SHGC=0.40	U=0.35 SHGC=0.40	1" STOREFRONT TYPE WINDOW W/ LOW E
SKYLIGHTS	U=0.50 SHGC=0.40	U=0.50 SHGC=0.40	BY WASCO COMPANY IF USED
OPAQUE DOORS	U=0.35 U=0.31	U=0.35 U=0.30	SWINGING SLIDING, ROLL-UP DOOR TYPE

VALUES ABOVE ARE MINIMUMS. SEE DRAWING FOR ACTUAL

SITE SUMMARY

ITEM	DESCRIPTIONS	DATA	REMARKS
1	SITE AREA	AREA = 71863 SF = 1.65 ACRE	
2	BUILDING	AREA = 161'X 35' = 5,635 SF	
3	VACUUM STATION	27	
4	DETAILS STATION	7	
5	EMPLOYEE PARKING	3	

GENERAL BUILDING NOTES:

1. CODES AND REGULATIONS:
COMPLY WITH CODES, LAWS, LOCAL ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

2 INSPECTIONS OR PERMIT FEES:
OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.

3. DISCREPANCIES:
3.1) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE GENERAL NOTES, DRAWINGS, AND/OR TECHNICAL SPECIFICATIONS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT TO RESOLVE THE DISCREPANCY.
3.2) NOTES AND REFERENCES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE APPLICABLE TO RELATED DRAWINGS AND DETAILS.
3.3) DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED CONSULT THE ARCHITECT BEFORE BEGINNING WORK.
3.4) THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS.

3.5) ANY DETAILS, SYSTEMS, MATERIALS, ETC. WHICH ARE PROPOSED TO BE CHANGED MUST BE REVIEWED AND FOUND ACCEPTABLE BY THE ARCHITECT.

4. MATERIAL SUBMITTED AS OR EQUALS:
ANY DETAILS, SYSTEMS, MATERIALS, ETC. WHICH ARE PROPOSED TO BE CHANGED MUST BE REVIEWED AND FOUND ACCEPTABLE BY THE ARCHITECT.
5. FIRE RESISTIVE REQUIREMENTS:
ALL JOINTS OF ANY ELEMENT OF CONSTRUCTION WHICH IS REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL BE INSTALLED PER THE MANUFACTURERS' PUBLISHED TESTED ASSEMBLY AND SHALL BE TIGHT AND SHALL PREVENT THE PASSAGE OF SMOKE OR FLAME.
6. GENERAL HEADROOM REQTS.:
PROVIDE 7'-6" MINIMUM HEADROOM CLEARANCE TO ALL STRUCTURAL FRAMING, METAL WORK, PIPING, LIGHTING, DUCTWORK, ETC. IN ALL STAIRWAYS AND EXIT PASSAGES AT ALL CONDITIONS.
7. ISOLATION OF DISSIMILAR MATERIALS:
ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN.

8. ACCESS PANELS FOR EQUIPMENT, VALVES, ETC.
8.1) PROVIDE ACCESS PANELS AS REQUIRED BY APPLICABLE CODES AND AS REQUIRED. ALL ACCESS PANELS SHALL BE CONCEALED AND LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO INSTALLATION. SHOP DRAWINGS SHALL BE SUBMITTED LOCATING ALL ACCESS PANELS.
8.2) CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL, FIRE PROTECTION WORK AND THE CEILING INSTALLER. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION REVIEW WITH ARCHITECT.

8.3) CONTRACTOR TO COORDINATE ALL EQUIPMENT HOUSEKEEPING PADS WITH MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION CONTRACTORS. SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO INSTALLATION.
9. DIMENSION CRITERIA:
ALL DIMENSIONS SHALL BE VERIFIED ON SITE BY CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

PARTITIONS ARE DIMENSIONED TO THE UNFINISHED FACE OF THE WALL U.N.O. DIMENSIONS SHALL GOVERN. DO NOT SCALE DRAWINGS.
UNLESS NOTED OTHERWISE ALL STAIRS, ELEVATOR SHAFTS, AND MECHANICAL SHAFTS ARE DIMENSIONED TO THEIR CLEAR INSIDE OPENING.
10. PARTITION CRITERIA:
10.1) UNLESS NOTED OTHERWISE ALL PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE STRUCTURAL DECK AND FRAMING SYSTEM ABOVE.
10.2) PROVIDE FOR VERTICAL MOVEMENT AT HEAD OF ALL CMU AND GYPSUM BOARD CONSTRUCTION. IN GYP. BOARD CONSTRUCTION CONNECT THE HEAD RUNNER CHANNEL TO UNDERSIDE OF STRUCTURE, CUT STUDS TO ALLOW FOR VERTICAL MOVEMENT AND DO NOT FASTEN TO RUNNER CHANNEL. FASTEN GYP. BOARD TO STUDS ONLY.
10.3) PROVIDE CONTROL JOINTS IN GYPSUM BOARD CONSTRUCTION SUCH THAT FURRING RUNS DO NOT EXCEED 30'-0" IN EITHER DIRECTION WITHOUT PERIMETER RELIEF.

10.4) PROVIDE LATERAL STEEL BRACING TO STRUCTURE ABOVE FINISHED CEILINGS FOR PARTITIONS EXCEEDING UNSUPPORTED HEIGHTS INDICATED ON DRAWINGS.

10.5) PROVIDE CONTINUOUS GYPSUM BOARD CANTS IN ELEVATOR SHAFTS WHERE HORIZONTAL SURFACES PROJECT INTO SHAFTS MORE THAN 2".

10.6) ALL TOILET DEMISING WALLS SHALL EXTEND TO UNDERSIDE OF STRUCTURE U.N.O.
10.7) PROVIDE SOUND ATTENUATION BLANKETS AS INDICATED.

10.8) ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS AND ROOF, AND AT THE PENETRATION OF THE EXTERIOR WALL WITH MECHANICAL, ELECTRICAL, AND/OR PLUMBING ELEMENTS SHALL BE SEALED OR WEATHER STRIPPED TO PREVENT AIR LEAKAGE.

11. FINISHING AND DOOR SCHEDULES:
SEE DRAWING FOR FINISHING AND DOOR SCHEDULES.

ARCHITECT'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL LOCAL CODES AND ORDINANCES. ANY REPRODUCTIONS, CHANGES OR ASSIGNMENTS WITHOUT MY WRITTEN CONCENT ARE PROHIBITED.

Hung-chun Fang — 3-15-2020

HUNG-CHUN FANG
ILLINOIS LICENSED ARCHITECT
NO. 001-011348

DATE SEALED

ARCHITECT:
RAY FANG & ASSOCIATES
739 RED OAK DRIVE, BARTLETT, IL. 60103
630-788-5536, HCFANG003@AOL.COM

DEVELOPER/OWNER:
JOHN SADIKU
JOHN SADIKU, SMOKING@GMAIL.COM
828 N. YORK., ELMHURST, IL.

PROJECT NAME:
GEM CAR WASH

PROJECT ADDRESS:
904-910 W. IRVING PARK RD., BENSENVILLE, IL. 60614

DRAWING CONTENTS:
TITLE PAGE, GENERAL NOTES, SITE PLAN, ZONING CODES, BUILDING CODES, SIGNS

REVISION LOGS

NO. REV.	DESCRIPTIONS	BY/DATE
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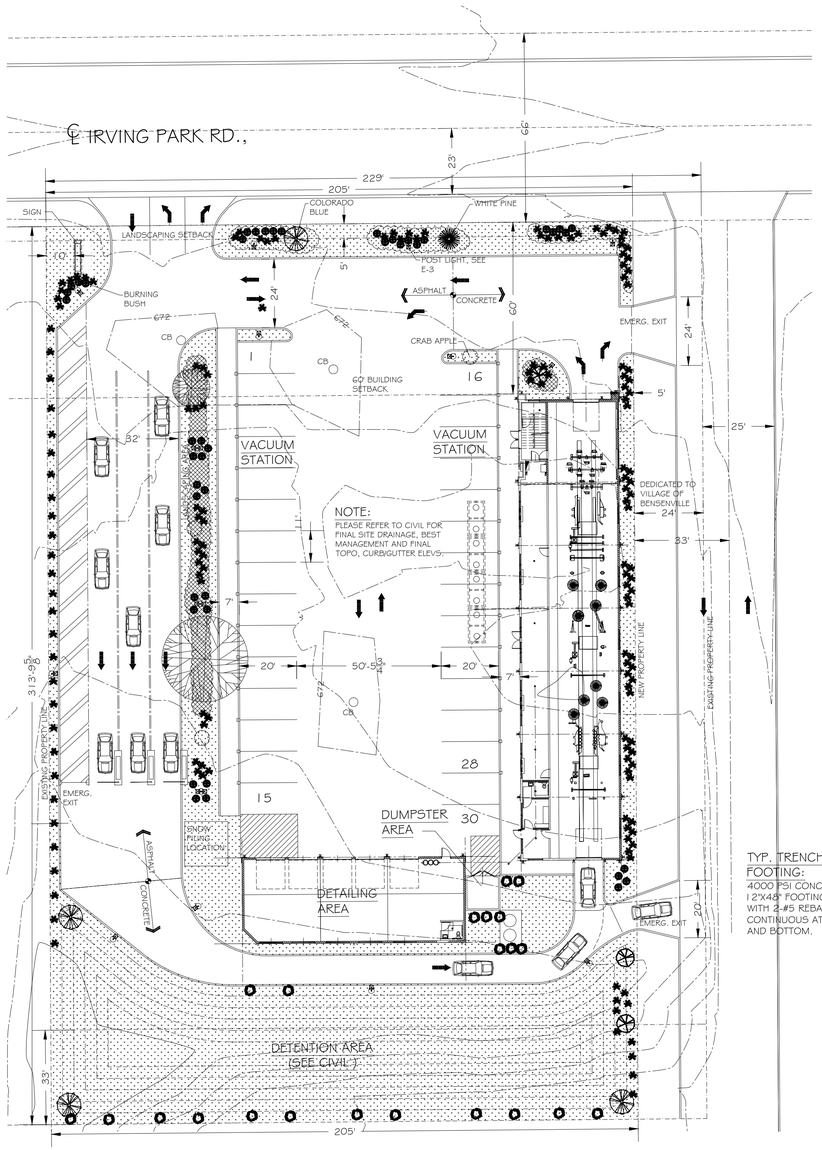
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REVIEWER: JOHN DATE: 2/9/2020
APPROVER DATE:
PROJECT NUMBER: 12-10-2019A
SCALE: AS SHOWN

CROSS REFERENCES:

ARCHITECT STAMP:
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011348
EXP: 11/30/2020
REGISTERED ARCHITECT

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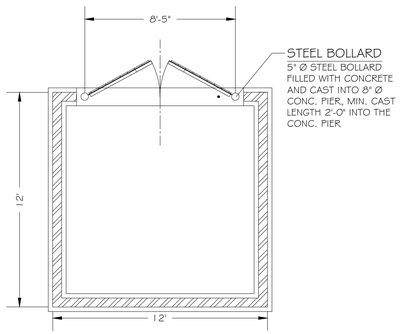


SITE PLAN
1"=25'-0"

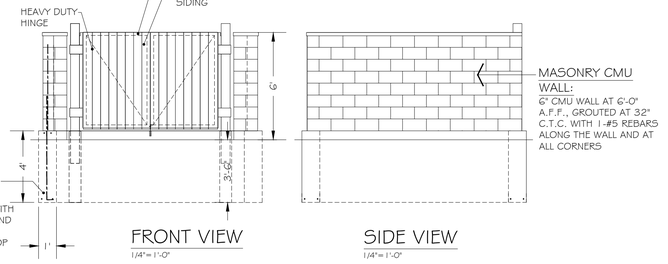
LANDSCAPING SUMMARY							
TYPES	STATUS		PLANTS		SIZES	QUANTITY	REMARKS
	EXISTING	NEW	SPECIES	COMMON			
TREES			CERCIS CANADENSIS	RED BUDS	1-1/2" Ø	3	
			PINUS STROBUS	WHITE PINE	8'	1	
			PICEA PINGENS	COLORADO BLUE SPRUCE	8'	4	
			MALUS 'EVERESTE'	CRAB APPLE	1-1/2" Ø	3	
				OAK		2	
BUSHES			EUONYMUS ALATUS	BURNING BUSHES	3'-0"	43	
			TAXUS L. CUSPIDATA	DWAFT YEWS	3'-0"	156	
			THUJA	ARBORVITAE	3'-0"	22	
GROUND COVER			EUONYMUS COLORATUS	WINTER CREEPER			
				PREMIUM MULCHES			
				SODS			

GENERAL NOTES:

1.) TOP SOIL:
TOPSOIL SHALL BE FERTILE, NATURAL LOAM, CONTAINING A LIBERAL AMOUNT HUMUS AND FREE OF ADMIXTURE OF SUBSOIL AND FREE OF QUACK GRASS ROOTS, IT SHALL BE REASONABLY FREE OF OBNOXIOUS WEED SEED, STONES, LUMPS PLANTS OR THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATION WHILE IN A FROZEN OR MUDDY CONDITION. 2.) MULCH:
SHREDDED BARK MULCH SHALL CONSIST OF A MIXED HARDWOOD SPECIES FINE IN TEXTURE OR MUSHROOM COMPOST. IMMEDIATELY AFTER PLANTING IS COMPLETED, ALL TREE PITS, SHRUBS, GROUND COVER AND PERENNIAL BEDS SHALL BE COVERED WITH 3" DEEP OF SPECIFIED MULCH INSIDE THE RIDGE OF SOIL.
3.) PRUNING:
EACH TREE, SHRUBS SHALL BE PRUNED ACCORDING TO STANDARD HORTICULTURE PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL WEAK OR DAMAGED AND UNDESIRABLE BRANCHES, SUCKER, THOSE THAT DETRACT THE APPERANCE OF THE PLANT SHALL BE REMOVED BY THINNING OUT AND SHORTENING BRANCHES. USE SHARP TOOLS FOR PRUNING. ANY CUT OVER 1" DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT OR COMPOUND TO COVER EXPOSED LIVING TISSUE. ANY COMPOUND WHICH MAY BE HARMFUL TO THE PLANTS ARE PROHIBITED.
4.) PROTECTION OF WORK AND CLEAN-UP:
REMOVAL OF ALL DEBRIS FROM THE PLANTING OPERATION SHALL BE PERFORMED EACH EVENING OF EVERY WORKING DAY. ALL DEBRIS SHALL BE COLLECTED AS THEY ARE UNCOVERED DURING CULTIVATION OPERATION AND SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION ALL ALL TIMES FOR ALL PLANTED AREA AGAINST TRESPASSING AND DAMAGE INCLUDING EROSION. MAINTENANCE OF THE PLANTS SHALL BE STARTED IMMEDIATELY AFTER PLANTING OF THE PLANTS.
5.) GUARANTEE:
ALL PLANTED TREES, SHRUBS, ETC. SHALL BE GUARANTEED FOR ONE YEAR FROM ACCEPTANCE OF THE PLANTING. ALL DEAD PLANTS OR PLANTS NOT IN VIGOROUS THRIVING CONDITION SHALL BE REPLACED AS SOON AS WEATHER CONDITION PERMITTED. ALL PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME KIND AND SIZE AS SPECIFIED. THEY SHALL BE FURNISHED AND PLANTED IN ACCORDANCE GENERAL HORTICULTURE PRACTICE.

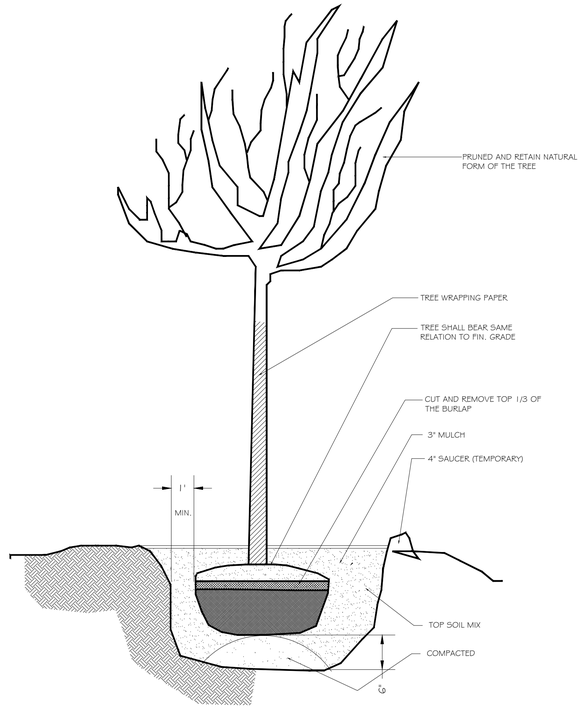


DUMPSTER PLAN
1/4"=1'-0"

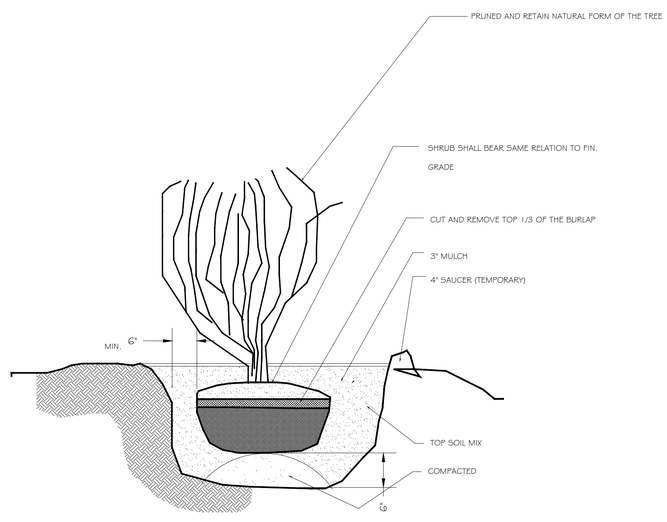


FRONT VIEW
1/4"=1'-0"

SIDE VIEW
1/4"=1'-0"



TYPICAL TREE PIT DETAIL
N.T.S.



TYPICAL BUSH PIT DETAIL
N.T.S.

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PROJECT ADDRESS:
904-910 W. IRVING PARK RD., BENSENVILLE, IL. 60614

DRAWING CONTENTS:
LANDSCAPING PLAN, DUMPSTER DETAIL

REVISION LOGS

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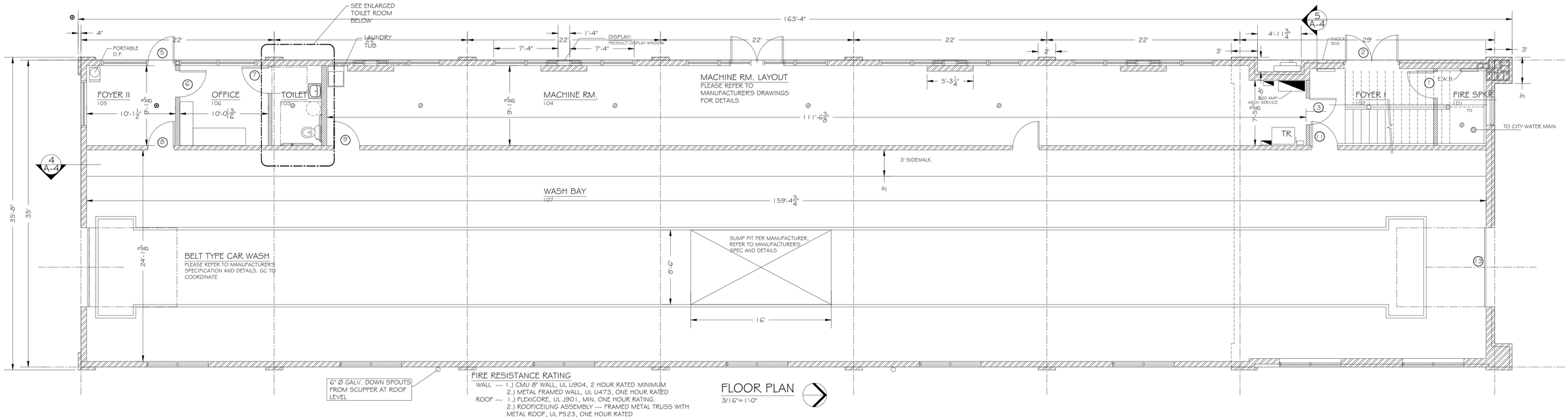
PREPARER: RAY DATE: 2/9/2020
REVIEWER: JOHN DATE: 2/9/2020
APPROVER DATE:
PROJECT NUMBER: 12-10-2019A
SCALE: AS SHOWN

CROSS REFERENCES:

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HUNG-CHUN FANG
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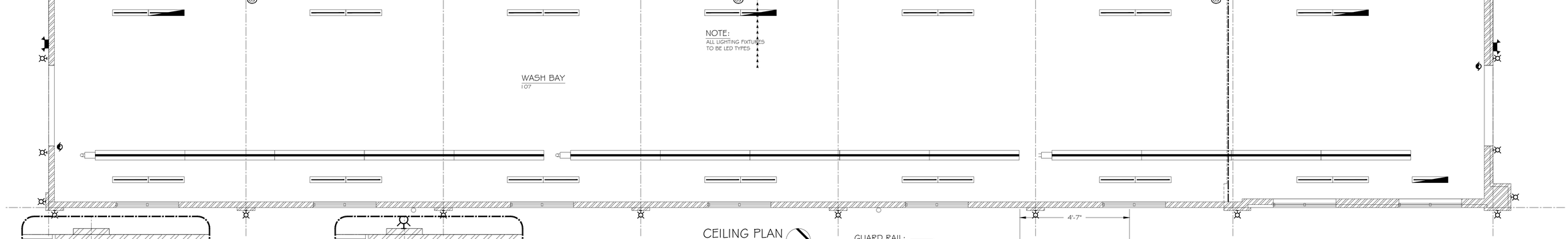


FIRE RESISTANCE RATING

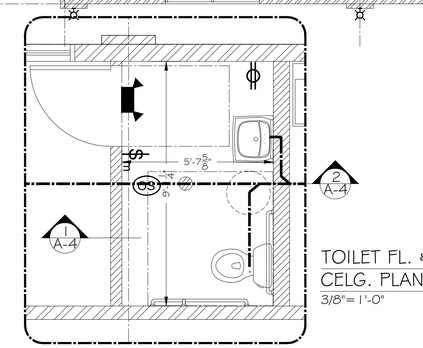
WALL --- 1.) CMU 8" WALL, UL U904, 2 HOUR RATED MINIMUM
2.) METAL FRAMED WALL, UL U473, ONE HOUR RATED

ROOF --- 1.) FLEXICORE, UL J901, MIN. ONE HOUR RATING.
2.) ROOF/CEILING ASSEMBLY --- FRAMED METAL TRUSS WITH METAL ROOF, UL P523, ONE HOUR RATED

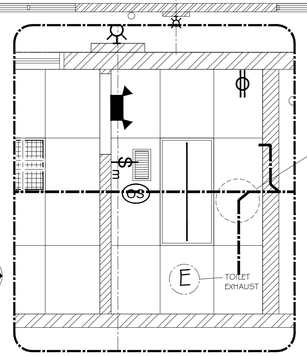
FLOOR PLAN
3/16"= 1'-0"

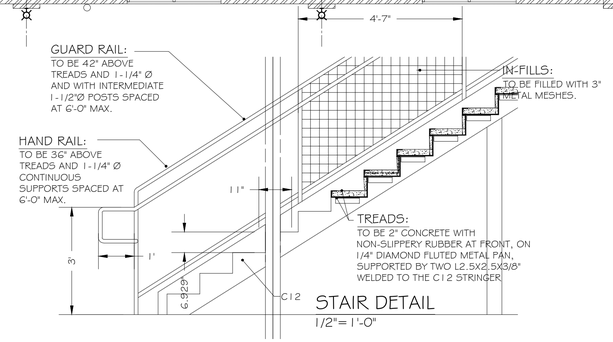


CEILING PLAN
3/16"= 1'-0"

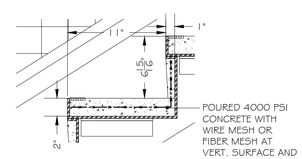


TOILET FL. & CELG. PLANS
3/8"= 1'-0"





STAIR DETAIL
1/2"= 1'-0"



TREAD DETAIL
1-1/2"= 1'-0"

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PROJECT NAME:
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DRAWING CONTENTS:
NEW FL. & CELG. PLANS; ENLARGED TOILET ROOM, STAIR DETAILS

REVISION LOGS

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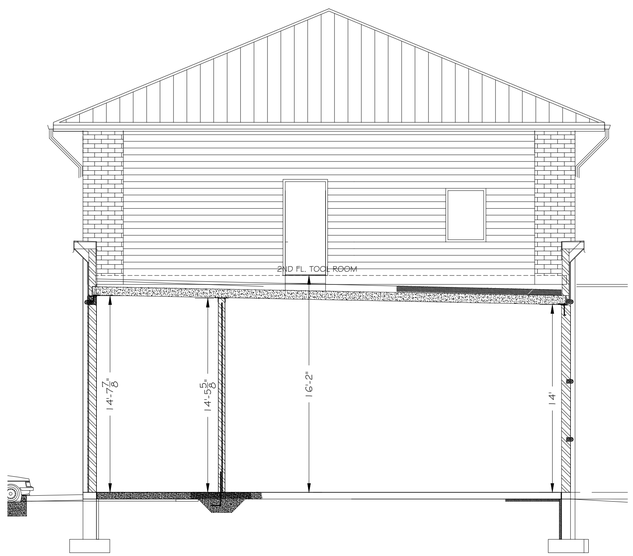
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011348
EXP: 11/30/2020
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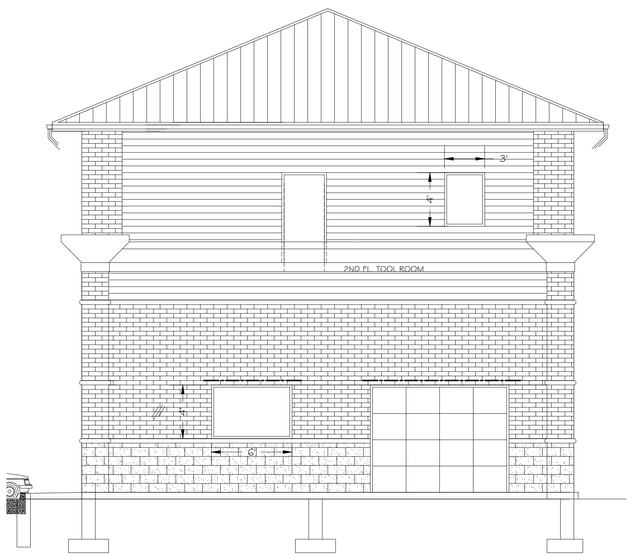
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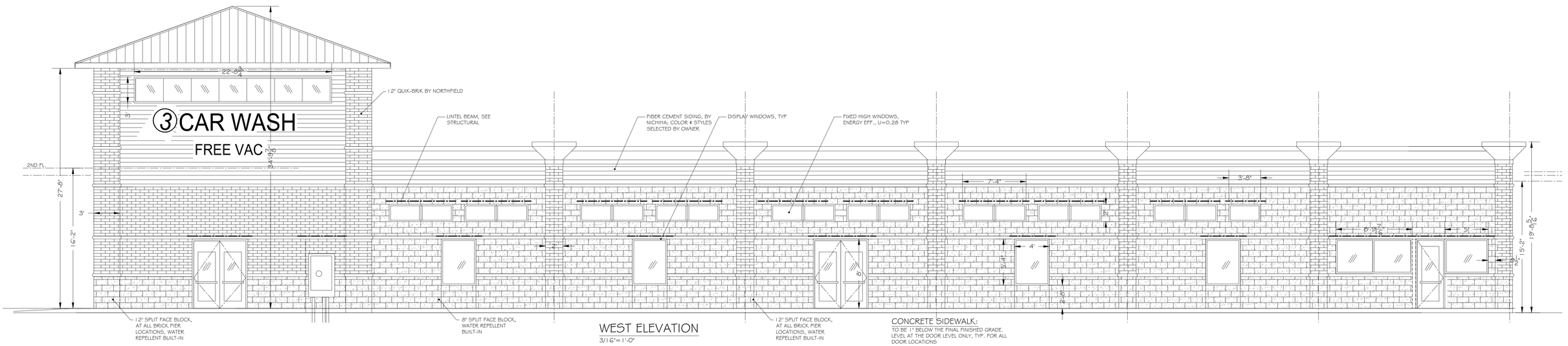
NORTH ELEVATION
3/16"= 1'-0"



CROSS SECTION
3/16"= 1'-0"



SOUTH ELEVATION
3/16"= 1'-0"



WEST ELEVATION
3/16"= 1'-0"

CONCRETE SIDEWALK:
TO BE 1" BELOW THE FINAL FINISHED GRADE. LEVEL AT THE DOOR LEVEL ONLY, TYP. FOR ALL DOOR LOCATIONS

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DRAWING CONTENTS: ELEVATIONS

REVISION LOGS

NO. REV.	DESCRIPTIONS	BY/DATE
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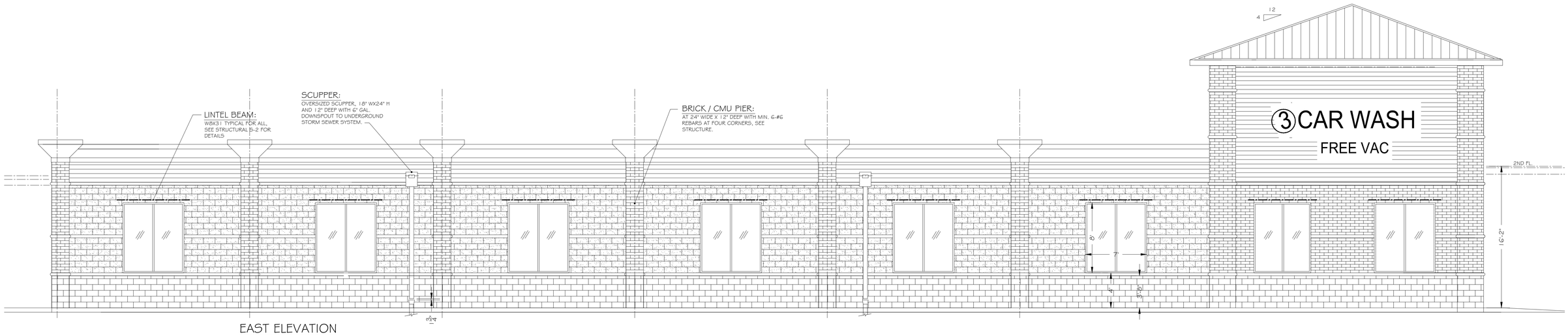
PREPARER: RAY DATE: 2/9/2020
REVIEWER: JOHN DATE: 2/9/2020
APPROVER DATE:
PROJECT NUMBER: 12-10-2019A
SCALE: AS SHOWN

CROSS REFERENCES:

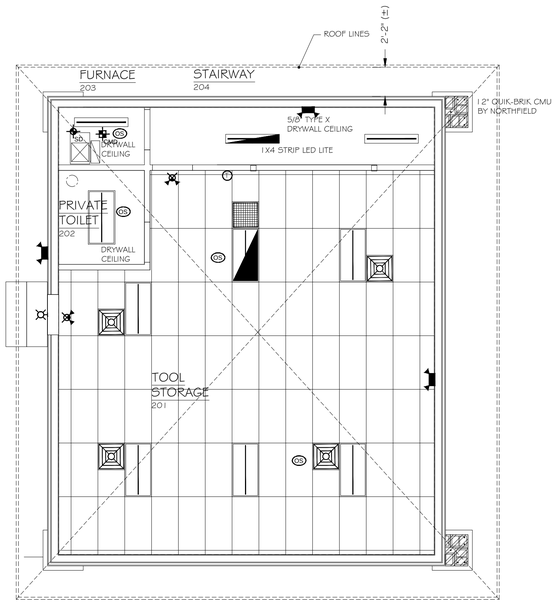
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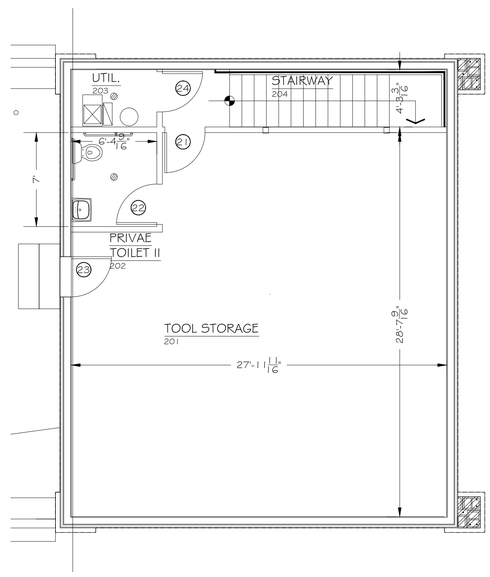
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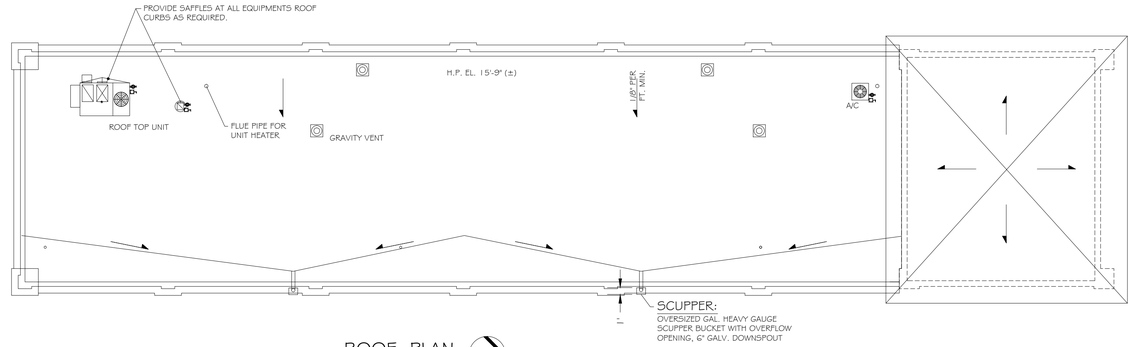
EAST ELEVATION
3/16"=1'-0"



2ND FL. CELG. PLAN
3/16"=1'-0"



2ND FL. PLAN
3/16"=1'-0"



ROOF. PLAN
3/32"=1'-0"

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PROJECT NAME:	GEM CAR WASH
PROJECT ADDRESS:	904-910 W. IRVING PARK RD., BENSENVILLE, IL. 60614
DRAWING CONTENTS:	2ND FL. & CELG. PLANS; EAST ELEVATION, ROOF PLAN

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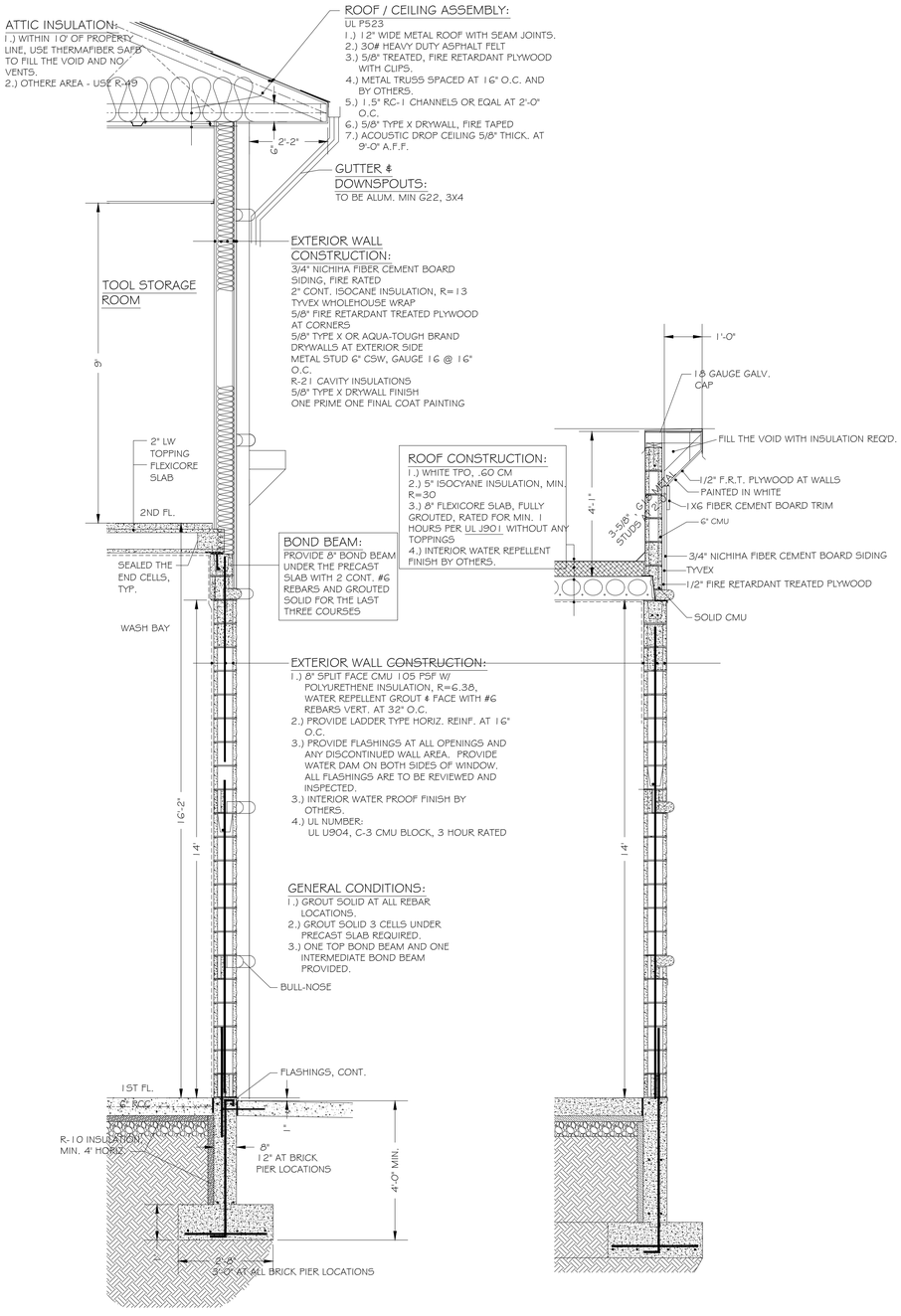
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REVIEWER: JOHN	DATE: 2/9/2020
APPROVER	DATE:
PROJECT NUMBER:	12-10-2019A
SCALE:	AS SHOWN

CROSS REFERENCES:

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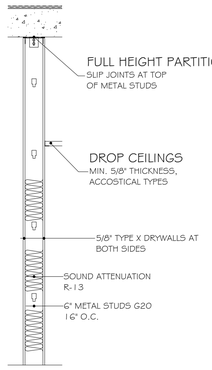


5 A-4 EXTERIOR WALL SECTION

1/2"= 1'-0"

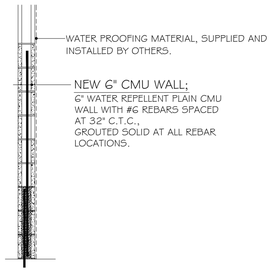
4 A-4 EXT. WALL SECTION

1/2"= 1'-0"



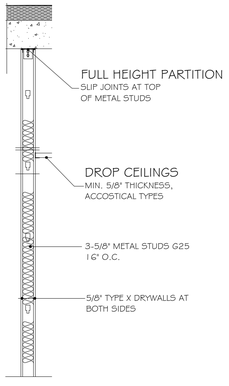
1 A-4 TYP. INTERIOR WALL

1/2"= 1'-0"



2 A-4 TYP. PLUMBING WALL

1/2"= 1'-0"



3 A-4 TYP. INTERIOR CMU WALL

1/2"= 1'-0"

ROOM FINISH SCHEDULE

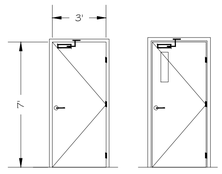
FLOOR LEVEL	ROOM NUMBER	ROOM NAME	FLOOR AREA SF	FLOOR: CARPET	FLOOR: V.T.	FLOOR: C.T.	FLOOR: EXP. CONC. POLISHED	BASE: VINYL	BASE: C.T. COVED	WALL: PAINT	WALL: V.T.	WALL: C.T.	WALL: F.R.P.	CEILING: DRYWALL	CEILING: 5/8" ACOUSTIC DROP CEILING	CEILING: EXPOSED CONCRETE	CEILING: NONE	REMARKS
1ST FLOOR	101	SPRINKLER RM.	48.3				•	•						•				
	102	FOYER I	123.9		•			•		•						•		
	103	TOILET	51.0			•		•					•	•				
	104	MACHINE ROOM	992.3				•	•		•						•		
	105	FOYER II	92.4		•			•		•					•			
	106	OFFICE	91.8		•			•		•					•			
	107	WASHBAY	3817.2				•	•								•		
2ND FLOOR	201	STAIRWAY	90.9				•			•					•			
	202	TOILET II	44.7			•		•					•	•				
	203	TOOL STORAGE RM	750.5		•			•		•					•			
	204	UTILITY	27.3		•			•		•				•				

NOTES:
1.) IF CERAMIC TILE USED ON THE FLOOR, THEN, IT SHALL BE 'NON-SLIPPERY' STYLE.
2.) BATHROOM ACCESSORIES: PROVIDE ADA COMPLIED HAND RAILS, TOILET DISPENSERS, HAND DRYERS, ETC.

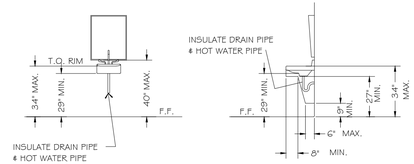
DOOR SCHEDULES

FLOOR LEVEL	ROOM NUMBER	ROOM NAME	DOOR NO.	DOOR STATUS	DOOR: SIZE	DOOR: THICKNESS	DOOR: TYPE	FIRE LABEL	DOOR FRAME	HARDWARE: HINGE	HARDWARE: LOCKS	HARDWARE: CLOSER	HARDWARE: PUSH-BAR	REMARKS
1ST FLOOR	101	SPKR. RM.	1	NEW	3X7'	1-3/4	A		METAL	PIVOT	CYLINDER	YES		
	102	FOYER I	2	NEW	2-3X6' STORE FRONT				ALUM	PIVOT	MORTISE	YES		
			3	NEW	3X7'	1-3/4	A		METAL	PIVOT	CYLINDER	YES		
	103	TOILET I	7	NEW	3X7'	1-3/4	A		METAL	PIVOT	CYLINDER			
	104	MACHINE RM.	4	NEW	2-3X6' STORE FRONT				ALUM	PIVOT	MORTISE	YES		
	105	FOYER II	5	NEW	3X6' STORE FRONT				ALUM	PIVOT	MORTISE	YES		
	106	OFFICE	6	NEW	3X7'	1-3/4	A		METAL	PIVOT	CYLINDER			
	107	WASH BAY	8 TO 11	NEW	〃	〃	〃		METAL	PIVOT	CYLINDER	YES		
			12, 13	NEW	10X8' GARAGE DOOR				METAL					
2ND FLOOR	201	STAIRWAY	21	NEW	3X7'	1-3/4	A		METAL	PIVOT	CYLINDER	YES		
	202	TOILET II	22	NEW	3X7'	1-3/4	A		METAL	PIVOT	CYLINDER			
	203	TOOL STORAGE	23	NEW	3X7'	1-3/4	A		METAL	PIVOT	CYLINDER			
	204	UTIL. ROOM	24	NEW	LD3X7	1-3/4	A		METAL	PIVOT	CYLINDER			

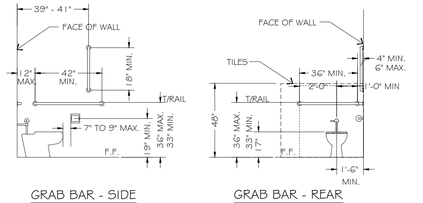
1.) ALL DOOR KNOB TO BE LEVER ARM STYLE AND SATISFY ADA REQUIREMENTS. (SCHLAGE AL SERIES OR EQUAL)
2.) PROVIDE KNURL SURFACE FOR THE UTILITY ROOM AND STORAGE RM.
3.) CLOSER TO BE COMMERCIAL GRADE, I.E. NORTON 1603 OR 1604 AS APPLICABLE.



TYPE A TYPE B



LAVATORY FRONT LAVATORY SIDE



GRAB BAR - SIDE GRAB BAR - REAR

ARCHITECT: RAY FANG & ASSOCIATES 739 RED OAK DRIVE, BARTLETT, IL. 60103 630-788-5536, HCFANG003@AOL.COM	PROJECT NAME: GEM CAR WASH	DRAWING CONTENTS: WALL SECTION, ADA DIMEN., DOOR & ROOM FINISH SCHEDULES	
DEVELOPER/OWNER: JOHN SADIKU JOHN SADIKU, SMOKING@GMAIL.COM 828 N. YORK., ELMHURST, IL.	PROJECT ADDRESS: 904-910 W. IRVING PARK RD., BENSENVILLE, IL. 60614		

REVISION LOGS

NO. REV.	DESCRIPTIONS	BY/DATE
0	FOR PERMITS	RAY 3/15/2020

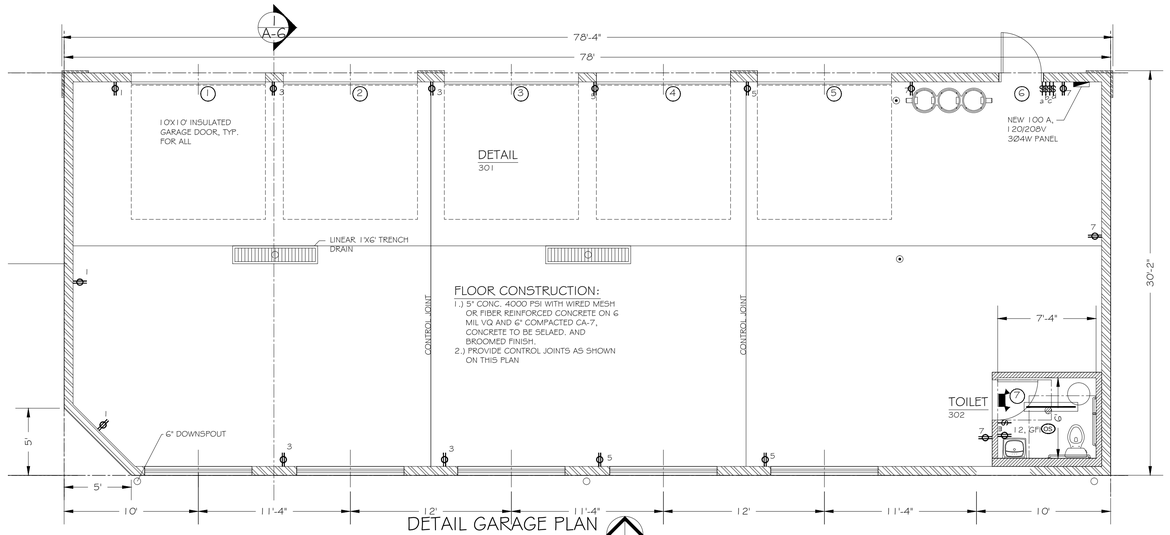
PREPARER: RAY DATE: 2/9/2020
REVIEWER: JOHN DATE: 2/9/2020
APPROVER: DATE:
PROJECT NUMBER: 12-10-2019A
SCALE: AS SHOWN

CROSS REFERENCES:

ARCHITECT STAMP: STATE OF ILLINOIS · HUNG-CHUN FANG · 011348 · EXP: 11/30/2020 · REGISTERED ARCHITECT

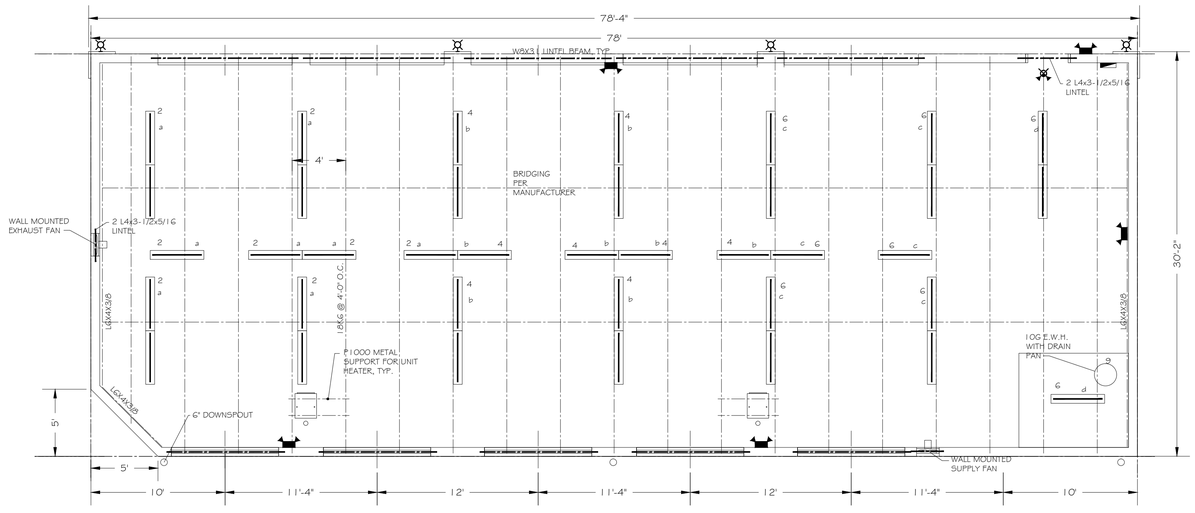
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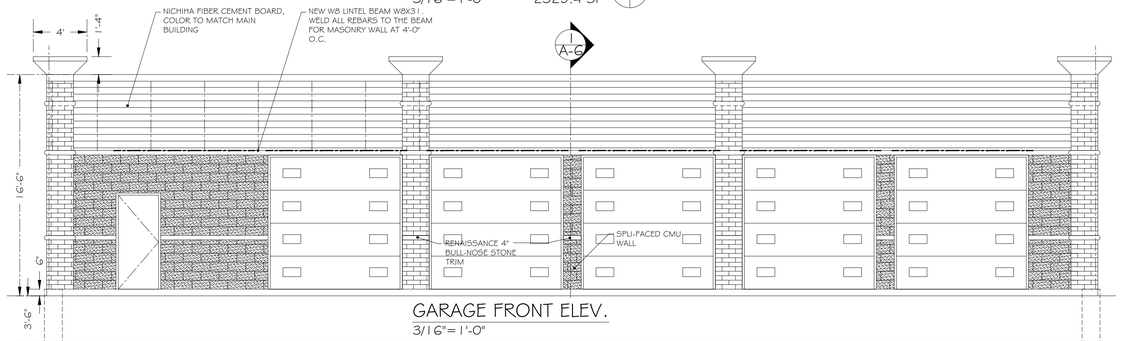
DETAIL GARAGE PLAN

3/16"= 1'-0" 2329.4 SF



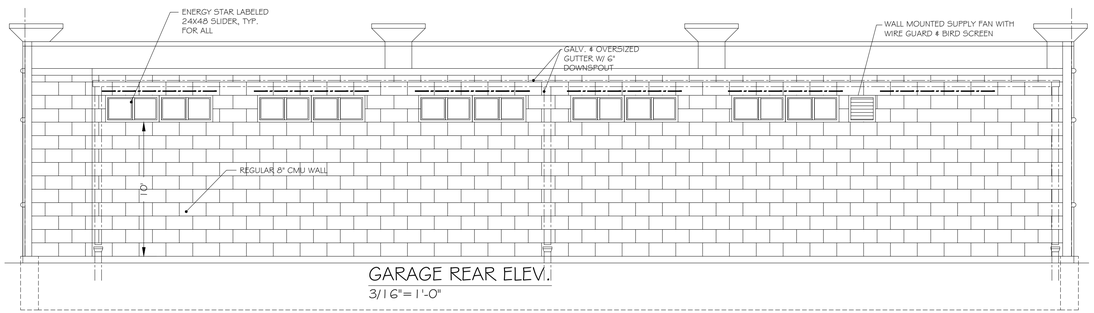
DETAIL GARAGE PLAN

3/16"= 1'-0"



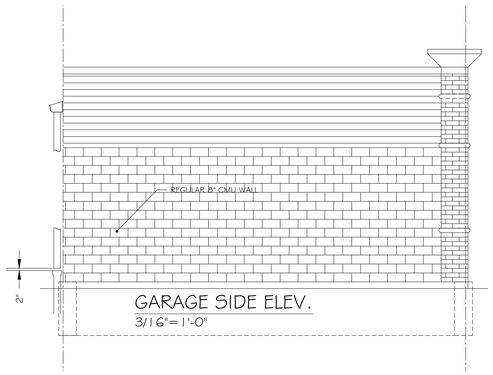
GARAGE FRONT ELEV.

3/16"= 1'-0"



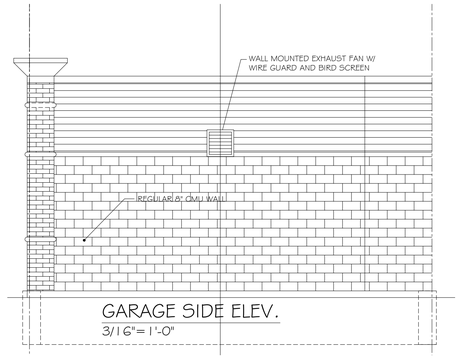
GARAGE REAR ELEV.

3/16"= 1'-0"



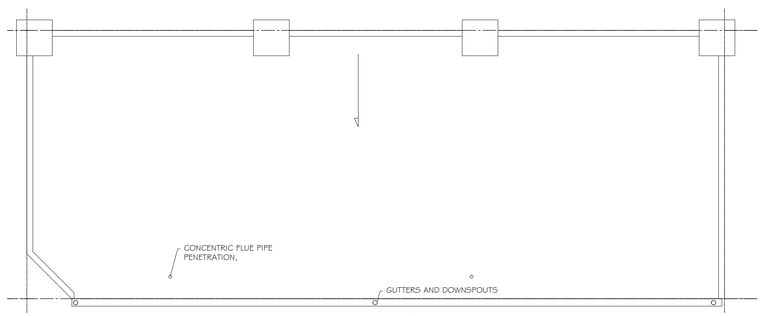
GARAGE SIDE ELEV.

3/16"= 1'-0"



GARAGE SIDE ELEV.

3/16"= 1'-0"



DETAIL GARAGE ROOF PLAN

3/16"= 1'-0"

ARCHITECT: RAY FANG & ASSOCIATES 739 RED OAK DRIVE, BARTLETT, IL. 60103 630-788-5536, HCFANG003@AOL.COM	PROJECT NAME: GEM CAR WASH	DRAWING CONTENTS: NEW DETAIL GARAGE FL. & CELG. PLANS, ELEVS. ROOF PLAN	REVISION LOGS
DEVELOPER/OWNER: JOHN SADIKU JOHN SADIKU, SMOKING@GMAIL.COM 828 N. YORK., ELMHURST, IL.	PROJECT ADDRESS: 904-910 W. IRVING PARK RD., BENSENVILLE, IL. 60614		

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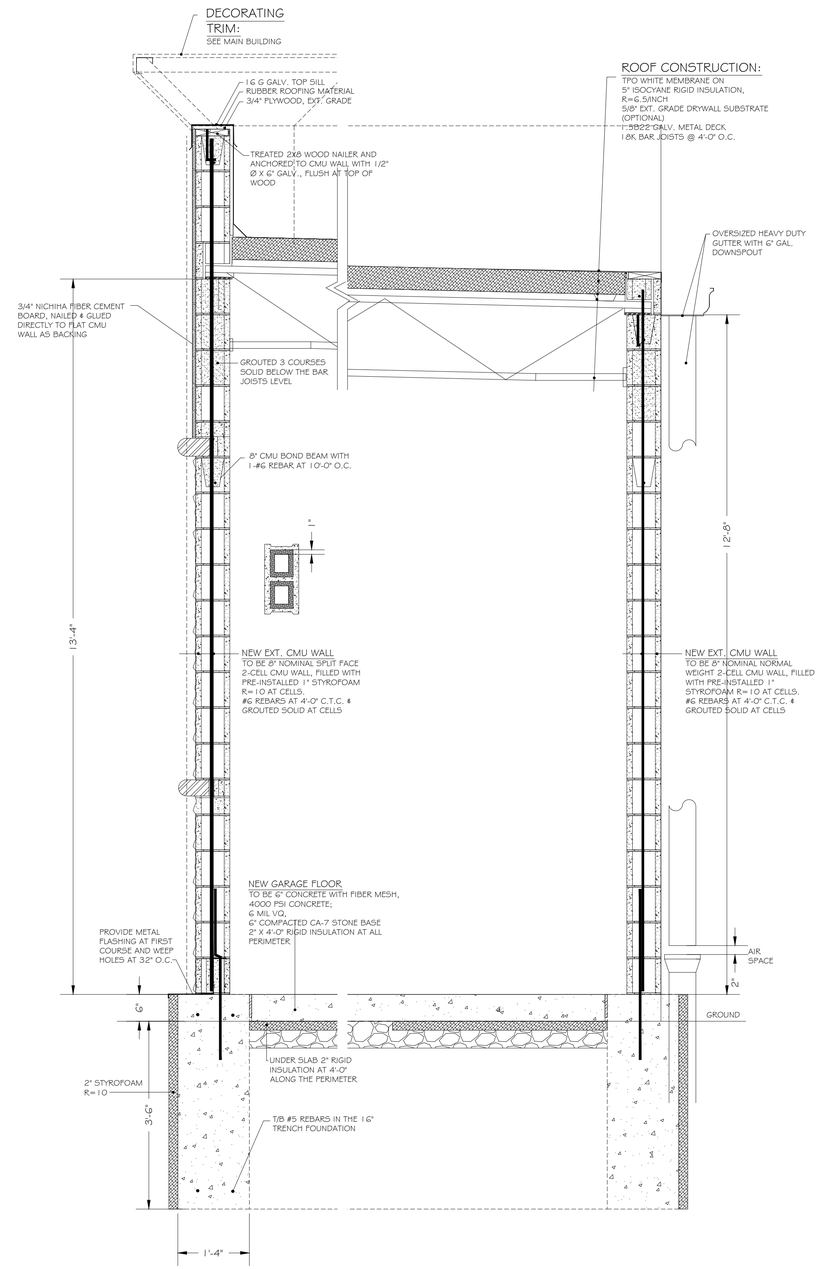
PREPARER: RAY DATE: 2/9/2020
REVIEWER: JOHN DATE: 2/9/2020
APPROVER DATE:
PROJECT NUMBER: 12-10-2019A
SCALE: AS SHOWN

CROSS REFERENCES:

ARCHITECT STAMP: STATE OF ILLINOIS — HUNG-CHUN FANG 011348 EXP: 11/30/2020 — REGISTERED ARCHITECT

DRAWING NO.: AE-5

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5 / A-4 CROSS WALL SECTION
N.T.S.

DOOR SCHEDULES

FLOOR	ROOM NUMBER	ROOM NAME	DOOR NUMBER	DOOR STATUS	DOOR SIZE	DOOR THICK.	DOOR TYPE	DOOR MATERIAL	FIRE LABEL	HARDWARE HINGE	HARDWARE LOCKS	HARDWARE CLOSER	HARDWARE PUSH PLATE	HARDWARE PUSH BAR	REMARKS
1ST	301	DETAIL BAY	1 THRU 5	NEW	10'X10' GARAGE DOOR			METAL							
			6	NEW	3'X7"	0'-1 3/4"	A	METAL		PIVOT	CYLINDER	•			
	302	TOILET	7	NEW	3'X7"	0'-1 3/4"	A	METAL		PIVOT	CYLINDER				
NOTES: 1.) ALL DOOR KNOB TO BE LEVER ARM STYLE AND SATISFY ADA REQUIREMENTS. (SCHLARGE AL OR EQUAL) 2.) PROVIDE KNURL SURFACE FOR THE UTILITY ROOM AND STORAGE ROOM.															

ROOM FINISH SCHEDULES

FLOOR	ROOM NUMBER	ROOM NAME	AREA	FLOOR: CARPET	FLOOR: V.T.	FLOOR: C.T.	FLOOR: EXP. CONC.	BASE: VINYL	BASE: C.T.	BASE: V.T.	BASE: NONE	WALL: PAINT	WALL: C.T.	WALL: V.T.	CEILING: UN-FINISHED	CEILING: DRYWALL	CEILING: ACCOUSTIC DROP CLG.	CEILING: EXPOSED	CEILING: HEIGHT	REMARKS
1ST	301	DETAIL BAY	2129.8				•				•	•						•		
	302	TOILET	44.0		•			•				•		•	•				8	
NOTES: 1.) IF CERAMIC OR VINYL TILES USED ON THE FLOOR, THEN, IT SHALL BE NON-SUPPERY STYLE. 2.) BATHROOM ACCESSORIES: PROVIDE ADA COMPLIED HAND RAILS, TOILET DISPENSERS, HAND DRYERS, ETC.,																				

PANEL: LP-2

LOCATION	DETAIL BAY			STATUS		NEW, MCB	
AMPS	100 AMPS			VOLTAGE		120/208V 1Ø3W	
SERVICE	POLE	SIZE	CCT	CCT	SIZE	POLE	SERVICE
GEN. OUTLETS	1	20	1	2	20	1	GEN. LIGHTS
GEN. OUTLETS	1	20	3	4	20	1	GEN. LIGHTS
GEN. OUTLETS	1	20	5	6	20	1	GEN. LIGHTS
GEN. OUTLETS	1	20	7	8	20	1	VT-1
ELEC. WATER HTR	1	20	9	10	20	1	EX-1
TE-1	1	20	11	12	20	1	GFI
			13	14			
			15	16			
			17	18			
			19	20			
			21	22			
			23	24			
NOTES:							

ARCHITECT:
RAY FANG & ASSOCIATES
739 RED OAK DRIVE, BARTLETT, IL. 60103
630-788-5536, HCFANG003@AOL.COM

DEVELOPER/OWNER:
JOHN SADIKU
JOHN SADIKU, SMOKING@GMAIL.COM
828 N. YORK., ELMHURST, IL.

PROJECT NAME:
GEM CAR WASH

PROJECT ADDRESS:
904-910 W. IRVING PARK RD.,
BENSENVILLE, IL. 60614

DRAWING CONTENTS:
CROSS WALL SECTIONVIEW

REVISION LOGS

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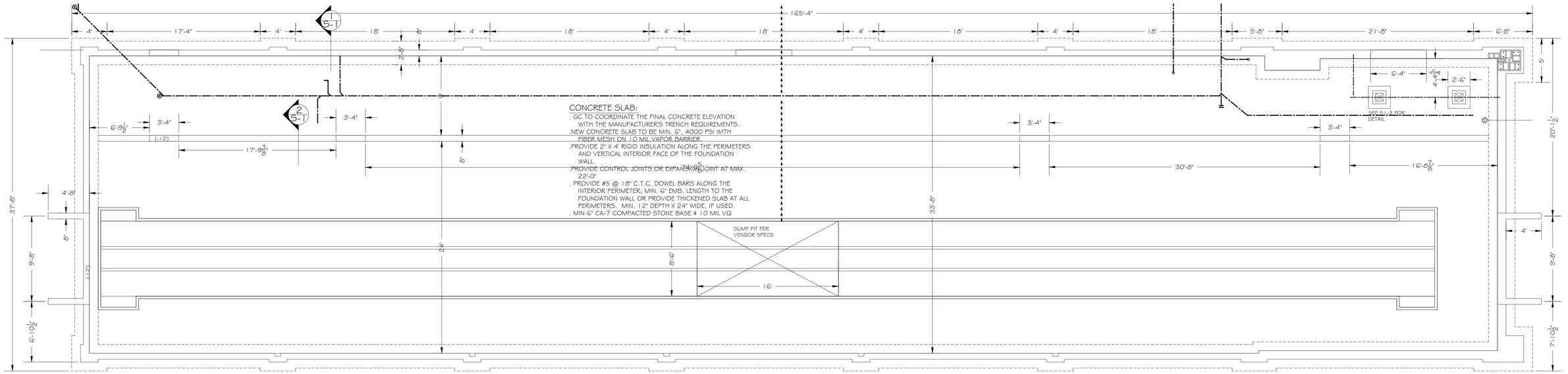
PREPARER: RAY DATE: 2/9/2020
REVIEWER: JOHN DATE: 2/9/2020
APPROVER DATE:
PROJECT NUMBER: 12-10-2019A
SCALE: AS SHOWN

CROSS REFERENCES:

ARCHITECT STAMP:
STATE OF ILLINOIS
HUNG-CHUN FANG
011348
EXP: 11/30/2020
REGISTERED ARCHITECT

DRAWING NO.:
A-6

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CONCRETE SLAB:

. GC TO COORDINATE THE FINAL CONCRETE ELEVATION WITH THE MANUFACTURER'S TRENCH REQUIREMENTS.
.NEW CONCRETE SLAB TO BE MIN. 6", 4000 PSI WITH FIBER MESH ON 10 MIL VAPOR BARRIER.
.PROVIDE 2" X 4' RIGID INSULATION ALONG THE PERIMETERS AND VERTICAL INTERIOR FACE OF THE FOUNDATION WALL.
.PROVIDE CONTROL JOINTS OR EXPANSION JOINT AT MAX. 22'-0"
. PROVIDE #5 @ 18" C.T.C. DOWEL BARS ALONG THE INTERIOR PERIMETER, MIN. 6" EMB. LENGTH TO THE FOUNDATION WALL OR PROVIDE THICKENED SLAB AT ALL PERIMETERS. MIN. 12" DEPTH X 24" WIDE, IF USED.
. MIN 6" CA-7 COMPACTED STONE BASE # 10 MIL VQ

FOUNDATION PLAN

3/16"= 1'-0"

DESIGN LIVE LOADS:

FLOOR:
- WAREHOUSE ---------- 125 PSF
- OFFICE ---------- 50 PSF
- TOOL STORAGE ROOM ---------- 60 PSF

ROOF:
- LIVE LOAD ---------- 15 PSF
- SNOW LOAD (GROUND) ---------- 25 PSF

WIND LOAD: ---------- (BASED ON 70 MPH)

MATERIALS:

1.) ALL CONCRETE STRENGTH MIN. COMPRESSIVE STRENGTH AT 28 DAYS Fc=4,000 PSI WITH NORMAL WEIGHT AT 145 PCF.
2.) ALL LIGHT WEIGHT CONCRETE, DENSITY AT 110 PCF.
3.) ALL REINFORCING STEEL ASTM GRADE 60, Fy=60,000 PSI
4.) ALL STRUCTURAL STEEL SHALL BE A36, Fy=36 KSI.
5.) ALL MASONRY MORTAR STRENGTH SHALL BE F'm=2000 PSI, MIN.
6.) ALL MORTAR SHALL BE TYPE S OR M.

STRUCTURAL DESIGN LOADS:

1.) FOUNDATION SOIL PRESSURE: 3000 PSF MIN. (PROVIDE SOIL TEST FOR VERIFICATION)
2.) WIND LOAD AT 70 MPH:
- RESISTING FRAME ---------- 20 PSF
- CLADDING ---------- 25 PSF
- CORNERS ---------- 30 PSF
- ROOF WIND LOAD ---------- 20 PSF WINDWARD, 15 PSF LEEWARD
- OVERHANG EAVES ---------- 40 PSF

3.) INTERIOR NON-LOAD BEARING WALLS: HORIZINTAL LOAD AT 5 PSF
4.) SNOW GROUND LOAD ---------- 25 PSF
PROVIDE UNBALANCE LOAD TO THE STRUCTURE AND CONSIDER SNOW-DRIFT EFFECT AS REQ'D.

REFERENCES STANDARDS:

1.) AMERICAN CONCRETE INSTITUTE: ACI BUILDING CODE REQUIREMENTS FOR REINF. CONCRETE ACI 318
2.) AMERICAN INSTITUTE OF STEEL CONSTRUCTION: AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.
3.) BUILDING CODE REQUIREMENT FOR MASONRY STRUCTURES: ACI, ASLE, BIA OR TMS, AS APPLICABLE
4.) STANDARD SPECIFICATIONS, LOAD TABLES AND WEIGHT TABLES FOR STEEL JOISTS AND JOIST GIRDERS BY STEEL DECK INSTITUTE.
5.) VULCRAFT BAR JOIST AND DECK MANUALS.

STEEL CONSTRUCTION NOTES:

1.) ALL STRUCTURAL STEEL SHALL CONFORM TO MIN. ASTM A36 AND SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATION AND CODES.
2.) ALL WELDING ELECTRODES SHALL BE E70XX
3.) ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS AND SHALL COMPLY WITH THE LATEST EDITION OF AWS SPECIFICATIONS.
4.) THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER, FOR REVIEW, ENGINEERED AND CHECKED SHOP DRAWINGS, SHOWING SHOP FABRICATION DETAILS (IF ANY), AND FIELD ASSEMBLED DETAILS.
5.) DO NOT STORE MATERIALS ON THE STRUCTURE IN A MANNER THAT MIGHT CAUSE DISTORTION OR DAMAGE TO THE MEMBERS OF THE SUPPORTING STRUCTURES. REPAIR OR REPLACE DAMAGED MATERIALS, STRUCTURES AS DIRECTED.
6.) BRACING FOR STRUCTURAL STEEL: PROPER BRACING FOR THE WHOLE STRUCTURE IS REQUIRED PER OSHA AND IT IS THE RESPONSIBILITY OF INSTALLER. PROVIDE ADDITIONAL BRACING PER ENGINEER SITE VISIT.

MIN. CONNECTION REQUIREMENTS:

1.) BEAM CONNECTION: MIN. 5 KIPS AT EACH END
2.) COLUMN CONNECTION: MIN. 5 KIPS UPLIFT
3.) BRACING MEMBERS: MIN. 10 KIPS

GENERAL SITE INSPECTIONS REQUIREMENTS (AS REQUIRED):

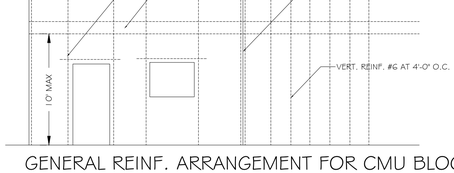
1.) FOOTING AND FOUNDATION WALL: PRIOR TO THE POURING, THE CONTRACTOR SHALL INFORM EITHER ARCHITECT OR ENGINEER FOR INSPECTION. ALL CONC. CYLINDER SAMPLES (1 SAMPLE / 5 YRAD) SHALL BE CLEARLY MARKED FOR DATE/TIME/LOCATION AND SEND FOR TESTING SERVICE, FEES PAID BY SUBCONTRACTOR.
2.) STRUCTURAL STEEL INSPECTION: AT THE COMPLETION OF STRUCTURAL STEEL ERECTION, CONTRACTOR SHALL INFORM EITHER ARCHITECT OF ENGINEER FOR SITE VISIT. ANY COMMENTS FROM SAID VISIT SHALL BE INCORPORATED IMMEDIATELY. ALL WELDING SHALL BE REVIEWED BY A REPUTABLE TESTING SERVICE CO. AND FEES PAID BY OWNER.
3.) CMU CONSTRUCTION:(IF ANY) AT THE START / MIDDLE / COMPLETION OF CMU ERECTION, CONTRACTOR SHALL INFORM EITHER THE ARCHITECT OR ENGINEER FOR SITE VISIT. ITEMS TO BE REVIEWED ARE REBARS, PRE-MOLDED EXP. JOINTS, LINTELS, REBAR AROUND OPENINGS, FIRE RATED CAULKINGS, ALL PENETRATIONS, PROPER SEALANTS.
4.) SOIL INSPECTION:
- A.) AT TIME OF EXCAVATING, THE SOIL ENGINEER SHALL BE ON SITE TO OBSERVE THE SOIL CONDITION. ALL FOOTING AND INTERIOR FOOTING SHALL BE RECORDED.
- B.) PRIOR TO POUR CONC. SLAB, SOIL ENGINEER SHALL BE INFORMED TO CHECK THE SOIL / STONE CONDITION AND REPORTS SHALL BE GIVEN TO THE ARCHITECT FOR FILE.
- C.) PRIOR TO ASPHALT PAVEMENT AND CURB/GUTTER, SOIL ENGINEER SHALL BE INFORMED TO CHECK SOIL AND STONE PREPARATION, THICKNESS REQUIREMENTS AND ASPHALT PAVEMENT TESTED BY TESTING SERVICES.

INSPECTION REPORTS:

AT THE COMPLETION OF CONSTRUCTIONS, A LIST OF ALL INSPECTIONS PERFORMED BY THE OUTSIDE CONSULTANTS ARE TO BE COMPILED AND SUBMITTED TO VILLAGE PRIOR TO CERTIFICATE OF OCCUPANCY ISSURANCE.

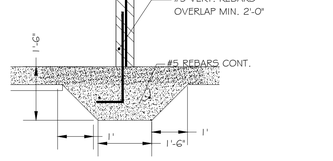
GENERAL CONCRETE CONSTRUCTION NOTES:

1.) CYLINDER TESTING:
ALL TESTING CYLINDERS ARE TO BE SAMPLED AT 3 CYLINDERS PER LOAD (6 YARDS). FIELD VERIFIED AND CLEARLY LABELLED. CYLINDERS ARE TO BE SENT FOR TESTING SERVICE. FEES ARE PAID BY OWNER. CONTRACTOR TO SUBMIT A MAP TO SHOW WHERE SAMPLES ARE TAKEN AND TESTED. ONE REPORT TO OWNER AND ONE REPORT TO ARCHITECT OR ENGINEER.
2.) REBARS AT DOOR OPENINGS:
CONTRACTOR TO PROVIDE #5 REBARS @ 12" O.C. AT ALL DOOR OPENINGS, MIN. 3 REBARS REQUIRED.
3.) THERMAL REBARS:
PROVIDE EXTRA REBARS AROUND ALL COLUMN LOCATIONS FOR 45° THERMAL EXPANSION CRACKS.
4.) COLD JOINTS REBARS:
IN CASE COLD JOINTS ARE FORMED DUE TO WORK CONDITIONS, THEN, PROVIDE COLD JOINT REBARS #5 @ 18" O.C. AT DISCONTINUED LOCATION, MIN. 2 REQUIRED.
5.) SPECIAL EQUIPMENTS:
IN CASE EQUIPMENT CONCRETE PAD REQUIRED, WHICH MAY NOT SHOWN ON THE PLAN, CONTRACTOR IS REQUIRED TO INCORPORATE IN THE FIELD WITHOUT DELAYING THE PROJECT. CHANGE ORDER MAY BE FILLED ON SITE FOR OWNER'S APPROVAL.
6.) SETTING PLATES:
ALL SETTING PLATES FROM MAUNUFACTURER OF STEEL AND PRECAST WALL SLAB COMPANIES ARE TO BE SET BY CONCRETE CONTRACTOR PER EACH SUPPLIED SHOP DRAWINGS.
7.) CONTROL JOINTS:
PROVIDE CONSTRUCTION CONTROL JOINTS AT MAX. 20'-0" OR AS DIRECTED BY ARCHITECT OR ENGINEERS.



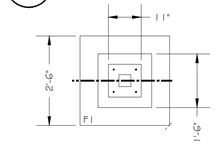
GENERAL REINF. ARRANGEMENT FOR CMU BLOCK

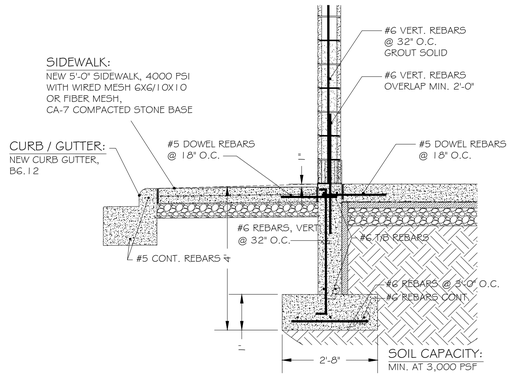
N.T.S.



2 S-1 FOUNDATION 2

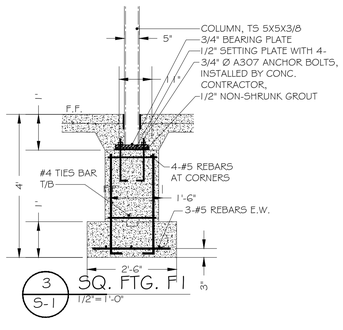
1/2"= 1'-0"





1 S-1 FOUNDATION 1

1/2"= 1'-0"



3 S-1 SQ. FTG. F1

1/2"= 1'-0"

ARCHITECT:	RAY FANG & ASSOCIATES 739 RED OAK DRIVE, BARTLETT, IL. 60103 630-788-5536, HCFANG003@AOL.COM
DEVELOPER/OWNER:	JOHN SADIKU JOHN SADIKU, SMOKING@GMAIL.COM 828 N. YORK., ELMHURST, IL.
PROJECT NAME:	GEM CAR WASH
PROJECT ADDRESS:	904-910 W. IRVING PARK RD., BENSENVILLE, IL. 60614
DRAWING CONTENTS:	GEN. STRUCTURE NOTES, FOUNDATION PLAN & DETAILS

REVISION LOGS

NO. REV.	DESCRIPTIONS	BY/DATE
0	FOR PERMITS	RAY 3/15/2020

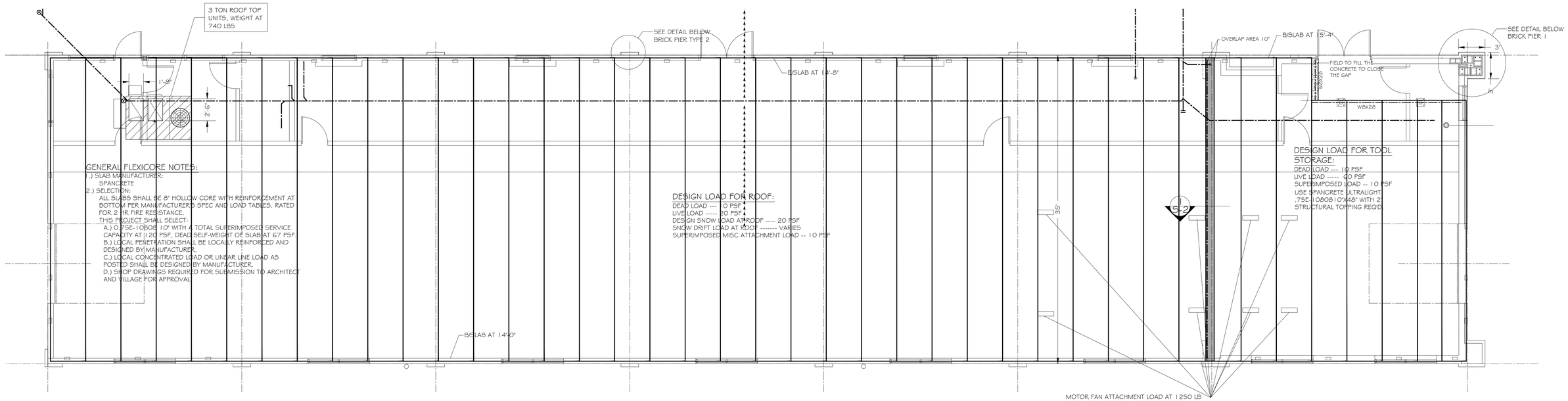
PREPARER: RAY	DATE: 2/9/2020
REVIEWER: JOHN	DATE: 2/9/2020
APPROVER	DATE:
PROJECT NUMBER:	12-10-2019A
SCALE:	AS SHOWN

CROSS REFERENCES:

ARCHITECT STAMP: STATE OF ILLINOIS · HUNG-CHUN FANG · 011348 · EXP: 11/30/2020 · REGISTERED ARCHITECT

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GENERAL FLEXICORE NOTES:

1.) SLAB MANUFACTURER:
SPANCRETE
2.) SELECTION:
ALL SLABS SHALL BE 8" HOLLOW CORE WITH REINFORCEMENT AT BOTTOM PER MANUFACTURER'S SPEC AND LOAD TABLES. RATED FOR 2 HR FIRE RESISTANCE.
THIS PROJECT SHALL SELECT:
A.) 0.75E-10808.10" WITH A TOTAL SUPERIMPOSED SERVICE CAPACITY AT 120 PSF, DEAD SELF-WEIGHT OF SLAB AT 67 PSF
B.) LOCAL PENETRATION SHALL BE LOCALLY REINFORCED AND DESIGNED BY MANUFACTURER.
C.) LOCAL CONCENTRATED LOAD OR LINEAR LINE LOAD AS POSTED SHALL BE DESIGNED BY MANUFACTURER.
D.) SHOP DRAWINGS REQUIRED FOR SUBMISSION TO ARCHITECT AND VILLAGE FOR APPROVAL.

DESIGN LOAD FOR ROOF:

DEAD LOAD --- 10 PSF
LIVE LOAD ----- 20 PSF
DESIGN SNOW LOAD AT ROOF ---- 20 PSF
SNOW DRIFT LOAD AT ROOF ------ VARIES
SUPERIMPOSED MISC ATTACHMENT LOAD -- 10 PSF

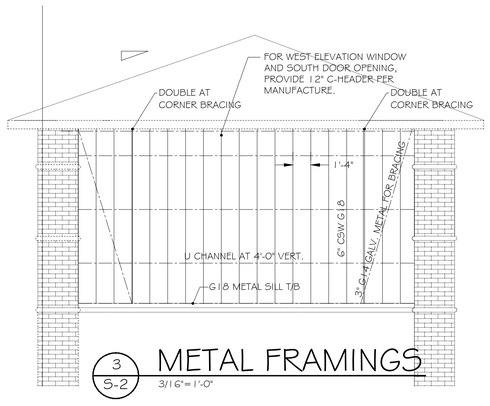
DESIGN LOAD FOR TOOL STORAGE:

DEAD LOAD --- 10 PSF
LIVE LOAD ----- 60 PSF
SUPERIMPOSED LOAD -- 10 PSF
USE SPANCRETE ULTRALIGHT .75E-10808.10"X48" WITH 2" STRUCTURAL TOPPING REQ'D.

MOTOR FAN ATTACHMENT LOAD AT 1250 LB EACH. FLEXICORE MANUFACTURER TO PROVIDE 12X6X1/2" EMBEDMENT PLATE FOR CAR WASH MANUFACTURERS FIELD ATTACHMENT, TOTAL 11 LOCATIONS.

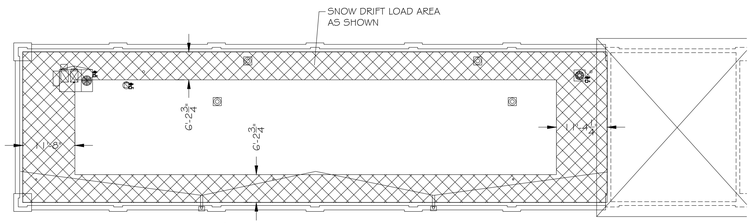
SPANCRETE SLAB PLAN

3/16"= 1'-0"



3 / S-2 METAL FRAMINGS

3/16"= 1'-0"



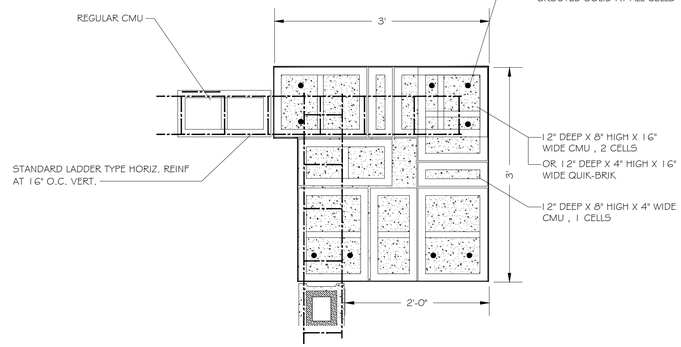
SNOW DRIFT LOADING PLAN

N.T.S.

WIND LOAD CAPACITY

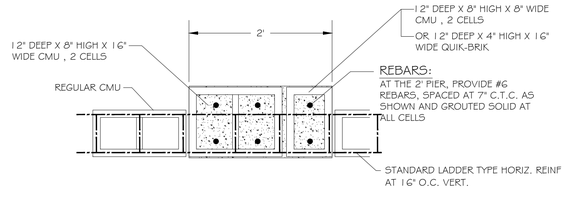
STUD SIZE	CODE	GAGE	STUD'S SPACING	15 PSF		20 PSF		25 PSF		30 PSF	
				L/240	L/360	L/240	L/360	L/240	L/360	L/240	L/360
6"	CSJ	20	12	19'-11"	17'-5"	18'-1"	15'-10"	16'-10"	14'-8"	15'-10"	13'-10"
			16	18'-1"	15'-10"	16'-5"	14'-4"	15'-3"	13'-4"	14'-4"	12'-7"
			24	15'-10"	13'-10"	14'-4"	12'-7"	13'-4"	11'-8"	12'-7"	11'-0"
	CSW	20	12	20'-9"	18'-2"	18'-10"	16'-6"	17'-6"	15'-4"	16'-6"	14'-5"
			16	18'-10"	16'-6"	17'-2"	15'-0"	15'-11"	13'-11"	15'-0"	13'-1"
			24	16'-6"	14'-5"	15'-0"	13'-1"	13'-11"	12'-2"	13'-1"	11'-5"
	CSJ	18	12	21'-8"	18'-11"	19'-8"	17'-2"	18'-3"	15'-11"	17'-2"	15'-0"
			16	19'-8"	17'-2"	17'-10"	15'-7"	16'-7"	14'-6"	15'-7"	13'-8"
			24	17'-2"	15'-0"	15'-7"	13'-8"	14'-6"	12'-8"	13'-8"	11'-11"
	CSW	18	12	22'-9"	19'-10"	20'-8"	19'-2"	19'-2"	16'-9"	18'-0"	15'-9"
			16	20'-8"	18'-0"	18'-9"	17'-5"	17'-5"	15'-3"	16'-5"	14'-4"
			24	18'-0"	15'-9"	16'-5"	15'-3"	15'-3"	13'-3"	14'-4"	12'-6"

NOTES:
1.) ALLOWABLE LOADS IS BASED ON 4'-0" U CHANNEL BRIDGINGS.
2.) MIN. YIELD STRESS IS BASED ON 33 KSI FOR GAUGE 18,20. GAUGE 12,14 & 16 IS BASED ON 50 KSI.
3.) 1/3 STRESS INCREASE IS INCLUDED IN TABLE.
4.) EFFECTS OF WALLBOARD ARE NOT CONSIDERED.
5.) GC TO PROVIDE ALL HARDWARES PER MANUFACTURER'S SPECS.
6.) GC TO PROVIDE DOUBLE X BRACINGS ON VERTICAL FACE WITH DOUBLE STUDS AT BOTH ENDS WITH GUSSET PLATE AND WELDED IN FIELD. MAX. SPACING IS 8'-0".
7.) PROVIDE HEADERS AT ALL OPENINGS PER MANUFACTURER'S RECOMMENDATION. BUILT-UP HEADERS AS REQUIRED. BOXED HEADER PREFERED AT ALL HEADER'S LOCATIONS



BRICK PIER 1 DETAIL

1"= 1'-0"



BRICK PIER 2 DETAIL

1"= 1'-0"

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DEVELOPER/OWNER:
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826 N. YORK., ELMHURST, IL.

PROJECT NAME:
GEM CAR WASH

PROJECT ADDRESS:
904-910 W. IRVING PARK RD., BENSENVILLE, IL. 60614

DRAWING CONTENTS:
SPANCRETE SLAB PLAN. BRICK/CMU PIERS, 2ND FL. FRAMING WALL FRAIMG CONCEPT

REVISION LOGS

NO. REV.	DESCRIPTIONS	BY/DATE
0	FOR PERMITS	RAY 3/15/2020

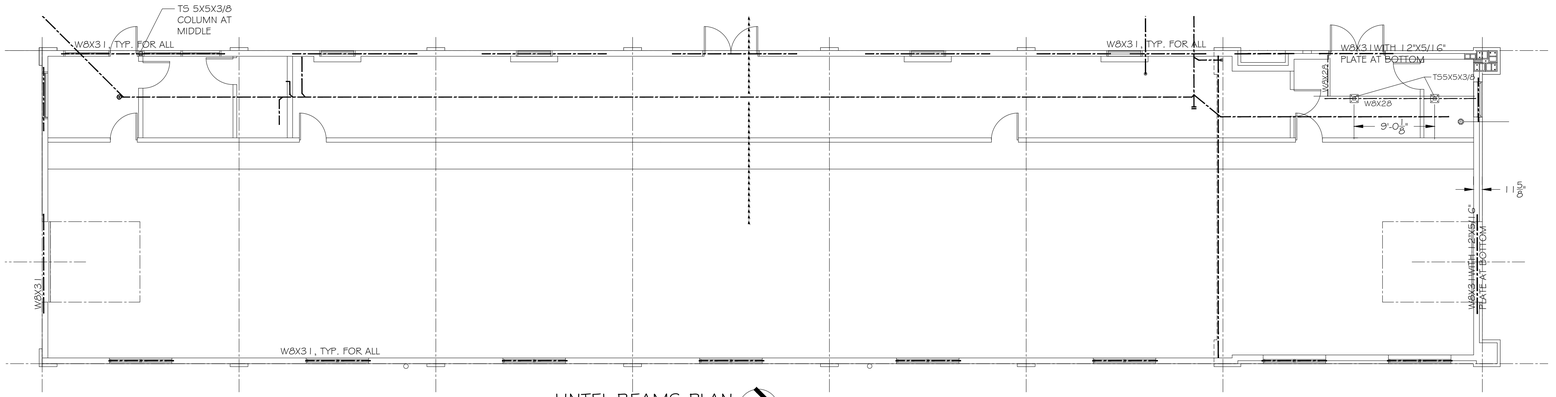
PREPARER: RAY DATE: 2/9/2020
REVIEWER: JOHN DATE: 2/9/2020
APPROVER DATE:
PROJECT NUMBER: 12-10-2019A
SCALE: AS SHOWN

CROSS REFERENCES:

ARCHITECT STAMP:
STATE OF ILLINOIS
HUNG-CHUN FANG
011348
EXP: 11/30/2020
REGISTERED ARCHITECT

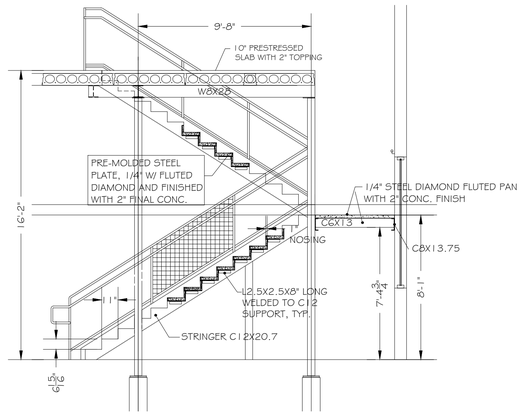
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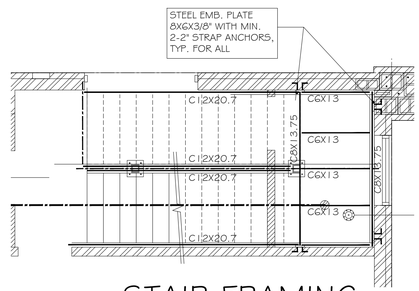
LINTEL BEAMS PLAN

1/8"= 1'-0"



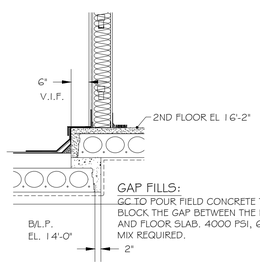
STAIR ELEV. FRAMING

1/4"= 1'-0"



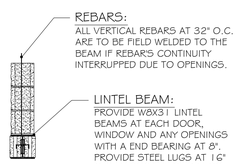
STAIR FRAMING

1/4"= 1'-0"



1 S-2 GAP FILLS

1/2"= 1'-0"



2 S-2 TYP. LINTELS

1/2"= 1'-0"

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DRAWING CONTENTS:

LINTEL BEAM PLAN AND DETAILS, STAIRWAY DETAILS

REVISION LOGS

NO. REV.	DESCRIPTIONS	BY/DATE
0	FOR PERMITS	RAY 3/15/2020

PREPARER: RAY DATE: 2/9/2020

REVIEWER: JOHN DATE: 2/9/2020

APPROVER DATE:

PROJECT NUMBER: 12-10-2019A

SCALE: AS SHOWN

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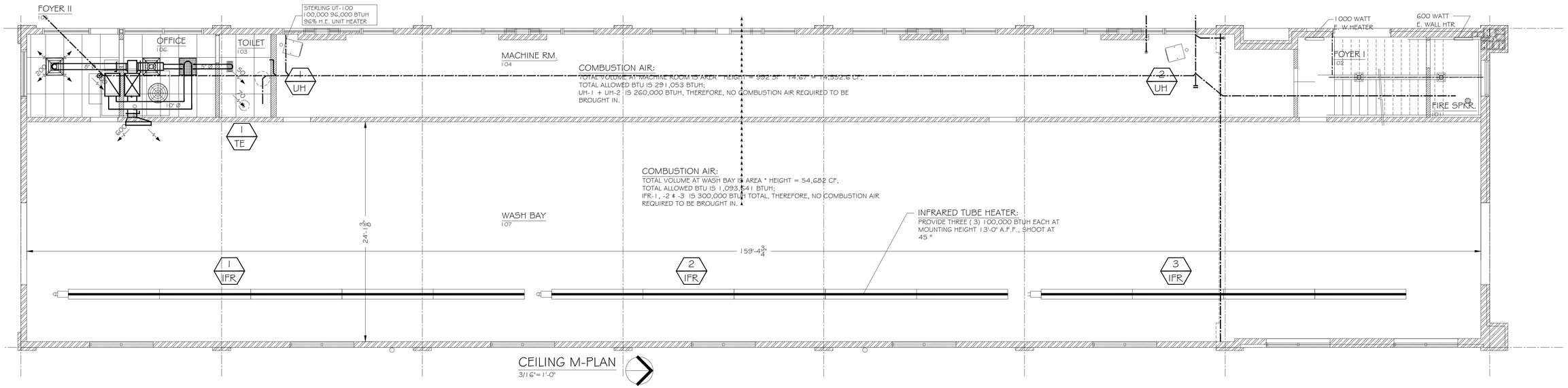
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EXP: 11/30/2020
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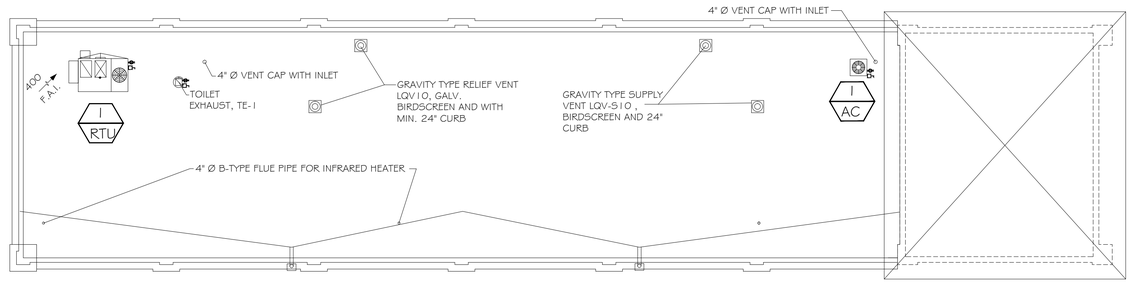
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S-3

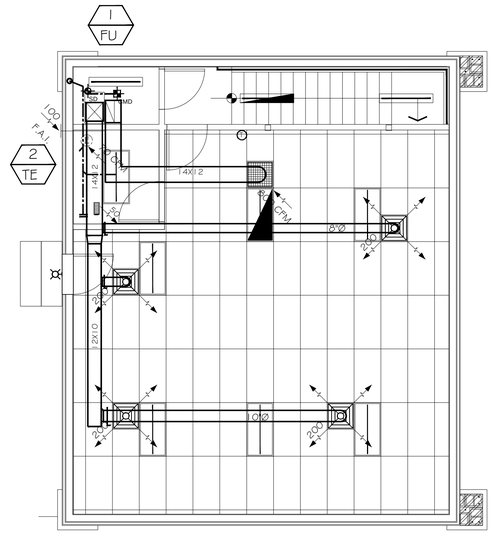
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CEILING M-PLAN
3/16"=1'-0"



ROOF M-PLAN
3/32"=1'-0"



2ND FL. CELG. M-PLAN
3/16"=1'-0"

EXHAUST FAN SCHEDULE:

TAG	LOCATION	AREA SERVED	MANUFACTURER MODEL#	FAN DATA			ELECT. DATA					REMARKS
				RPM	S.P.	CAPACITY CFM	VOLT	PHASE	AMP	HP	KW	
TE-1	ROOF	1ST FL. TOILET 1	LOREN & COOK 60C2B	1660	0.5	164	115	1		1/6		
TE-2	ROOF	2ND FL. TOILET RMS.	LOREN & COOK 60C2B	1660	0.5	164	115	1		1/6		

UNIT HEATER SCHEDULE:

TAG	LOCATION	AREA SERVED	MANUFACTURER MODEL	INPUT OUTPUT	AIRFLOW CFM	ELECT. DATA				GAS/FLUE		REMARKS
						VOLT	PHASE	AMP	HP	SIZE	FLUE	
UH-1 & UH-2	CEILING	MACHINE ROOM	STERLING UT-100	100,000 96,000	1,616	115	1	11.6	1/12	1/2	4"Ø	CONCENTRIC PVC VENT
IFR-1 TO IFR-3	CEILING	WASH BAYS	SUNSTAR SPS100	100,000		115	1	1.80	-	1/2	4"Ø	

HVAC EQUIPMENT SCHEDULE: ALL SYSTEMS SHALL USE R410-A WITH MIN. ARI EER 11.4 AND W/ ECONOMIZER

STORE	TAG	LOCATION	SERVED AREA	MANUFACTURER MODEL#	NOMINAL TONNAGE	CFM		NET COOLING CAPACITY BTUH	EXT. S.P.	COMP. KW	HEATING		GAS CONN.	DISCH. RETURN	CO2 SENSOR	VVT ZONES	STRUCTURE WEIGHTS	ELECT. DATA			CURB HEIGHTS	VIBRATION ISOLATOR CURB	REMARKS
						SUPPLY AIR	FRESH AIR INTAKE				INPUT	OUTPUT						VOLT	PHASE	AMP			
1	1 RTU	ON THE ROOF	1ST FLOOR	YORK PREDATOR ZT037N07	3 TON	1,200	300	36,000	0.50	2.95	80,000	65,000	3/4"	BOTTOM	-	-	740 LB	208 230	3	40	14"	-	SEER 17.0

1.) PROVIDE WITH TEMPERATURE CONTROLLED ECONOMIZER. OA INTAKE SHALL HAVE INSECT MESH.
2.) PROVIDE WITH BAROMETRIC RELIEF DAMPER OR POWER EXHAUST FAN.
3.) PROVIDE WITH MFG ASSISTANT START UP.
4.) PROVIDE WITH TAG PLATE PERMANENTLY MOUNTED ON THE UNIT.
5.) PROVIDE SMOKE DETECTOR AT RETURNED DUCT WORK FOR RTU UNITS >= 2000 CFM.
6.) BALANCING REPORT AND AIR LEAKAGE TEST REPORTS:
HVAC CONTRACTOR TO PROVIDE A BALANCING REPORT AND AIR DUCT LEAKAGE TEST REPORT TO THE VILLAGE OF ELMHURST PRIOR TO FINAL INSPECTION.

REFRIGERATION SCHEDULE:

TAG # / UNIT #	QTY	COMPRESSOR DATA				WT. REF.	REMOTE	SELF-CONTAINED	LOCATION	AIR COOLED	WATER COOLED	REMARK
		NO.	TON	H.P.	AMP							
AC-1	1	1	3 T	-	40 A	106 OZ	YES	YES	ROOF	YES	NO	
NOTES: 1 A/C CONDENSING UNITS, 16 SEER, R-410A, 208-1-60									ALL UNITS ARE BY RHEEM RA1630, SEER 16			

FURNACE SCHEDULE:

NAME	LOCATION	MODEL#	EFF.	INPUT / OUTPUT BTU/H	FLOW CFM	MOTOR HP	A/C	REMARK
FURNACE FU-1	2ND FL. UTIL. RM.	RGRB-07E RHEEM	93%	75K/70K	1275	1/2	3 TON	

VENTILATION RATE PER 2015 IMC CODE

OCCUPANCY CLASSIFICATIONS	OCCUPANCY DESITY #/1000	Rp CFM/PERSON	Ra CFM PER AREA	EXHAUST AIRFLOW, CFM/FT²
STORAGE ROOM			0.12	
TOILET ROOM				50/70
OFFICES	5	5.00	0.06	
LOBBY, FOYER	10	5.00	0.06	

VENTILATION DATA FOR ALL MAJOR ROOMS

STORE NO	ROOM NAME	PURPOSE	GROSS AREA	OCCUPANCY				VENTILATION CFM		EXHAUST CFM	
				DENSITY PERSON / 1000 SF	Rp CFM / PERSON	Ra CFM / FT²	EXHAUST AIRFLOW RATE CFM / SF²	REQ'D	PROV'D	REQ'D	PRO'D
CAR WASH 1ST FL.	FOYER 1 & II	LOBBY AT 10/1000	216.3	10	5	0.06	-	23.8	TOTAL VENTILATION REQUIRED IS 320; F.A.I. FROM RTU-1 & 2 AT 25% IS 400 CFM WHICH IS GREATER THAN VENT. REQ'D		
	TOILET 1	TOILET; 1 FIXTURE	51	0	0	0	50/70*	0.0			
	OFFICE	OFFICE AT 5/1000	91.8	5	5	0.06		7.8			
	MACHINE ROOM	EQUIP, STORAGE	992.3	0	0	0.06		59.5			
	WASH BAY	STORAGE	3817.2	0	0	0.06		229.0			
2ND FL.	TOOL STORAGE	STORAGE	750.5	0	0	0.06		45.0	FU-1 VENT. PROVIDED >> 45 CFM REQ'D		
	TOILET	TOILET, 1 FIXTURE	44.7				50/70*				

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DEVELOPER/OWNER:
JOHN SADIKU
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828 N. YORK., ELMHURST, IL.

PROJECT NAME:
GEM CAR WASH

PROJECT ADDRESS:
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DRAWING CONTENTS:
CELG. M-PLAN, ROOF M-PLAN, EQUIPMENT SCHEDULES, VENT DATA

REVISION LOGS

NO. REV.	DESCRIPTIONS	BY/DATE
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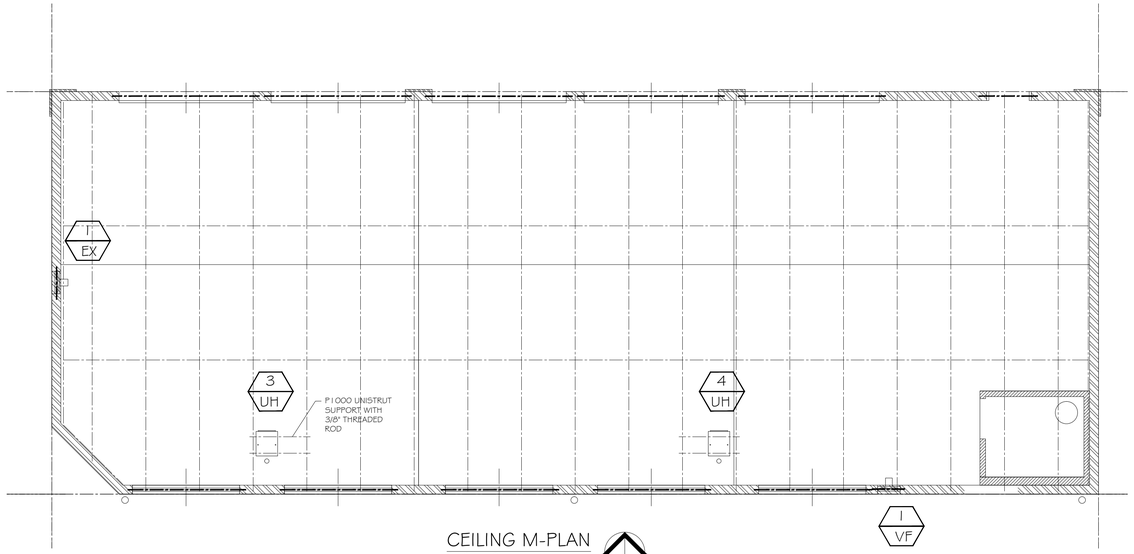
PREPARER: RAY DATE: 2/9/2020
REVIEWER: JOHN DATE: 2/9/2020
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PROJECT NUMBER: 12-10-2019A
SCALE: AS SHOWN

CROSS REFERENCES:

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011348
EXP: 11/30/2020
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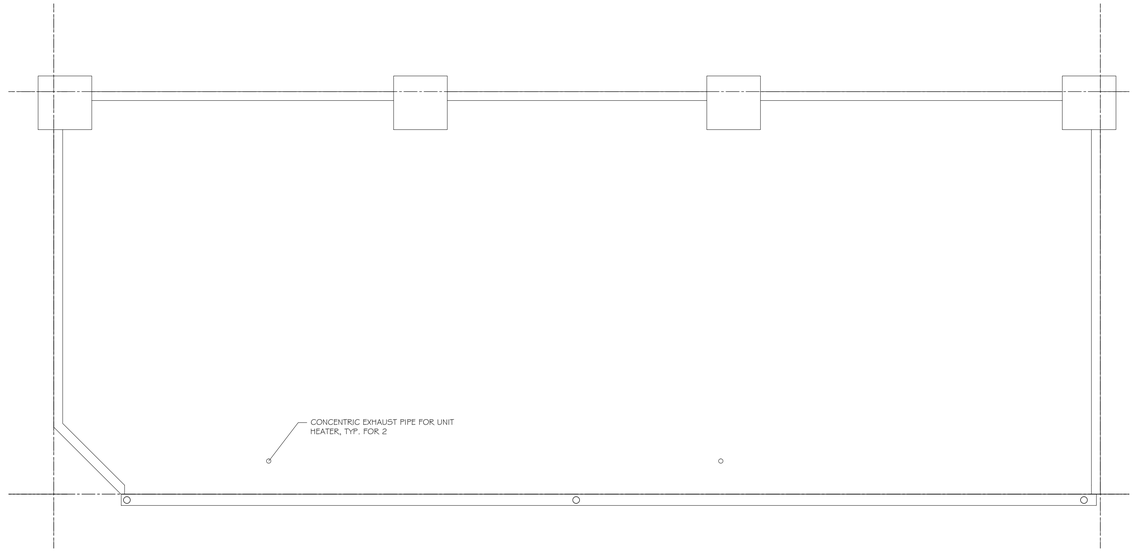
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M-1

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CEILING M-PLAN

3/16"= 1'-0"



ROOF M-PLAN

3/16"= 1'-0"

EXHAUST FAN SCHEDULE

TAG	LOCATION	AREA SERVED	MANUFACTURER, MODEL #	FAN DATA			ELECT. DATA					REMARKS
				RPM	S.P.	CAPACITY CFM	V	Ø	AMP	HP	KW	
EX-1	WALL	ALL AREA	COOK 165100	950	1/8	1684	115	1		1/6		
VF-1	WALL	ALL AREA	COOK 145100	950	1/8	1684	115	1		1/6		REVERSE BLOW DIRECTION
NOTES		1.) PROVIDE HEAVY-DUTY ALUM. SHUTTER WITH OSHA APPROVED WIRE GUARD 2.) PROVIDE VARIABLE SPEED FAN CONTROL REQD										

UNIT HEATER SCHEDULE

TAG	LOCATION	AREA SERVED	MANUFACTURER, MODEL #	INPUT / OUTPUT; MBTUH	AIR FLOW CFM	ELECT. DATA					GAS		REMARKS
						V	Ø	AMP	HP	KW	SIZE	FLUE	
UH-3, UH-4	CELG	ALL AREA	STERLING UT-100	100/80	1616	115	1	11.6	1/12		1/2	4" Ø	CONCENTRIC PIPE EXHAUST

VENTILATION DATA FOR ALL MAJOR ROOMS

STORE NO	ROOM NAME	PURPOSE	GROSS AREA	OCCUPANCY				VENTILATION		EXHAUST		REMARKS
				DENSITY PERSON / 1000 SF	Rp CFM / PERSON	Ra CFM / FT^2	EXHAUST AIRFLOW RATE CFM / SF^2	REQ'D	PROV'D	REQ'D	PROV'D	
GEM CAR WASH	DETAIL BAY	DETAIL SHOP & STORAGE	2185.4	0	0	0	0.75	0.0	0	1639.05	1640	

VENTILATION RATE PER 2015 IMC CODE

OCCUPANCY CLASSIFICATIONS	OCCUPANCY DENSITY, #/1000	Rp CFM/PERSON	Ra CFM PER AREA	EXHAUST AIRFLOW, CFM/FT^2
STORAGE ROOM			0.12	
TOILET ROOM				50/70
OFFICES	5	5.00	0.06	
LOBBY, FOYER	10	5.00	0.06	

ARCHITECT:

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DEVELOPER/OWNER:

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PROJECT NAME:

GEM CAR WASH

PROJECT ADDRESS:

904-910 W. IRVING PARK RD.,
BENSENVILLE, IL. 60614

DRAWING CONTENTS:

DETAIL SHOP CELG. M-PLAN, ROOF M-PLAN, EQUIPMENT SCHEDULES, VENT DATA

REVISION LOGS

NO. REV.	DESCRIPTIONS	BY/DATE
0	FOR PERMITS	RAY 3/15/2020

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PROJECT NUMBER: 12-10-2019A

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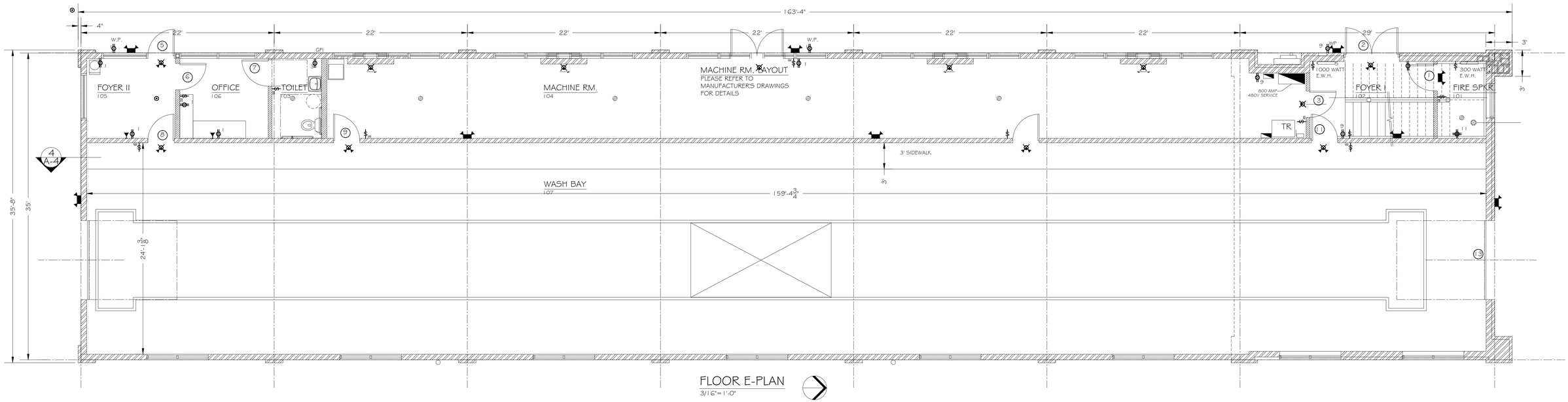
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011348
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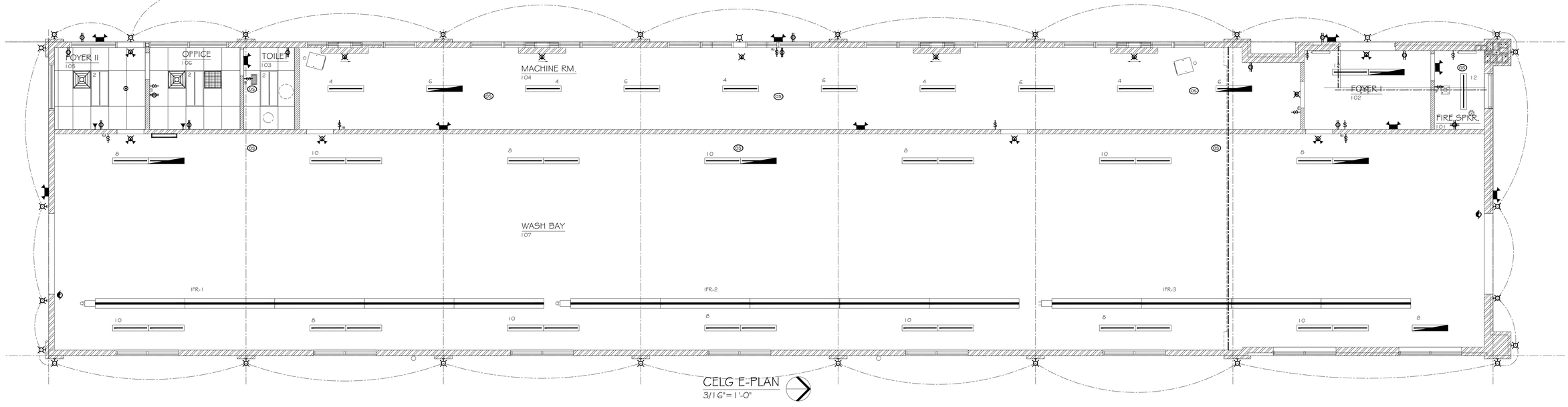
M-2

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FLOOR E-PLAN

3/16"= 1'-0"



CELG E-PLAN

3/16"= 1'-0"

ARCHITECT:
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BENSENVILLE, IL. 60614

DRAWING CONTENTS:
NEW FL. & CELG. E-PLANS;

REVISION LOGS

NO. REV.	DESCRIPTIONS	BY/DATE
0	FOR PERMITS	RAY 3/15/2020

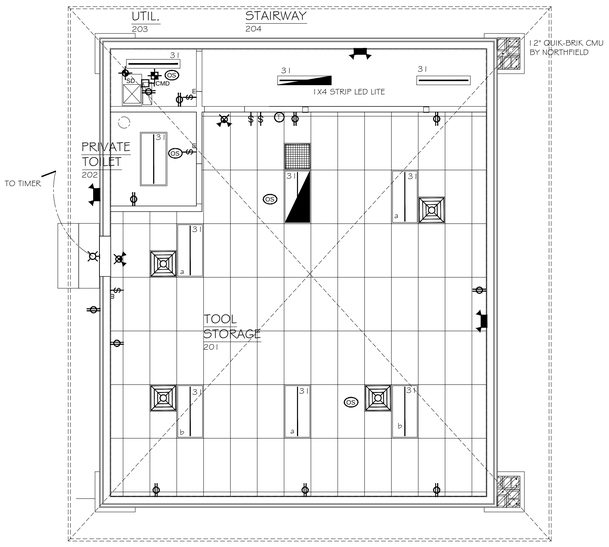
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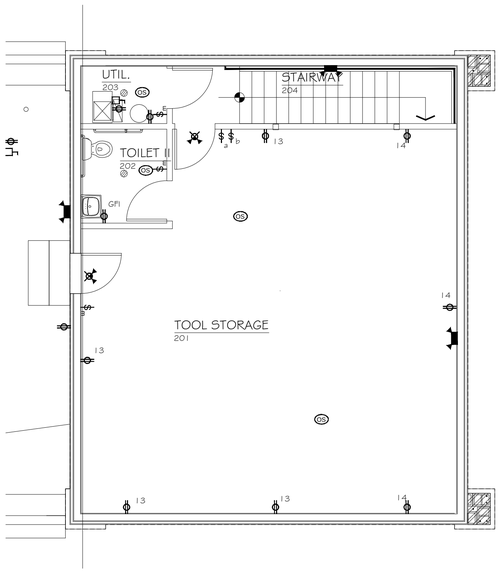
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E-1

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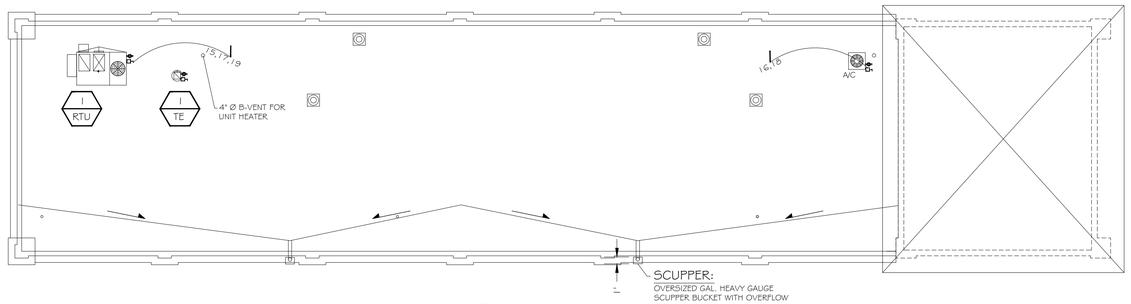
2ND FL. CELG. E-PLAN

3/16"= 1'-0"



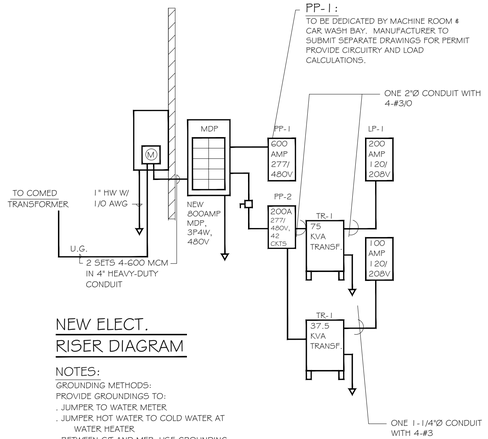
2ND FL. E-PLAN

3/16"= 1'-0"



ROOF. PLAN

3/32"= 1'-0"



NEW ELECT. RISER DIAGRAM

NOTES:

GROUNDING METHODS:
PROVIDE GROUNDINGS TO:
- JUMPER TO WATER METER
- JUMPER HOT WATER TO COLD WATER AT WATER HEATER
- BETWEEN C/T AND MEP, USE GROUNDING BUSHINGS W/ 1/0 AWG.

ELECTRICAL NOTES:

1.) GROUNDING CONNECTIONS TO BE PER LOCAL CODES.
2.) ALL EXIT SIGNS, EMERGENCY FIXTURES AND EXIT EGRESS TO BE 90 MINUTES CHARGES.
3.) ALL UNDERGROUND CONDUIT TO BE PVC.
4.) ALL CONDUCTORS TO BE COPPER.
5.) MIN. CONDUCTORS TO BE #12 THWN.
6.) ALL CONDUCTORS OVER 24V TO BE IN IN CONDUIT.
7.) FLEXIBLE METAL CONDUIT SHALL NOT EXCEEDS 6' AND IS FOR INDOOR USE ONLY.
8.) LIQUID TIGHT METAL CONDUIT SHALL BE USED ABOVE GRADE WITH 6' MAX. LENGTH.
9.) EMT CONDUIT TO BE USED AND SHALL NOT BE USED BELOW GRADE AND EXTERIOR.
10.) ALL CABLES TO BE THWN OR THWN.
11.) ALL RECEPTACLES AND CIRCUITS TO BE 20 AMP.
12.) ALL CONDUITS SHALL HAVE A GREEN GROUNDING CONDUCTOR SIZED PER NEC 250.
13.) ALL BOXES SHALL BE OF THE BRACKETED TYPE.
14.) PIPE SHALL COMPLY WITH CHAPTER #9 AND ADJUSTED FOR MORE THAN 3 CURRENT CONDUCTORS PER NEC 201 1.
15.) 6" OF FREE CONDUCTORS SHALL BE LEFT AT ALL BOXES.
16.) ALL LOW VOLTAGE WIRING TO BE IN BRIDLE RINGS, 10' SPACING MAXIMUM.
17.) ELECTRICAL PVC MAY BE USED IN FLOOR.
18.) IF REQUIRED, CONTRACTOR REPRESENTATIVE WILL MEET WITH ELECTRICAL INSPECTOR BEFORE STARTING PROJECT.
19.) ALL WIRING SHALL BE PULLED FOR ROUGH IN INSPECTION, EXCEPT SLAB WORK.
20.) ALL GARVIN COVER OUTLETS SHALL HAVE BONDING JUMPER PER NEC 250.
21.) ELECTRICAL SERVICE CONDUITS BELOW GRADE TO BE HARD METAL OR PVC; ABOVE GRADE SERVICE CONDUITS TO BE EMT.
22.) ALL WATER PIPES AND GAS LINES SHALL BE BONDED PER NEC 201 1.
23.) A GROUNDING CONDUCTOR SHALL BE ENCASED IN CONCRETE PER NEC 201 1.
24.) ELECTRICAL SERVICE CONDUCTORS SHALL NOT BE INSTALLED MORE THAN 5' FROM METER TO FIRST POINT OF DISCONNECT MEANS.
25.) SHUNT TRIP FOR ELECTRICAL SERVICE SHALL BE PROVIDED PER FIRE MARSHALL.
26.) ELECTRICAL INSPECTIONS SHALL BE CALLED IN FOR ALL ELECTRICAL WORK.
27.) COMED TO PROVIDE A/C RATING FOR TRANSFORMER DIRECTLY TO VILLAGE.
28.) ALL FIRE ALARM WIRING TO BE IN RED CONDUIT.
29.) ALL ELECTRICAL EQUIPMENT TO BE LABELED AND TESTED BY A THIRD PARTY.
30.) GROUNDING CONDUCTORS SMALLER THAN #6 TO BE GREEN AND GROUNDED CONDUCTORS SMALLER THAN #6 SHALL BE WHITE.
31.) CONTRACTORS NAME TO BE PERMANENTLY MOUNTED TO SERVICE.
32.) ALL EXIT SIGNS TO BE IN ACCORDANCE WITH IBC.
33.) BATTERY LIGHTS TO MEET IBC CODE (1-HR)
34.) BATTERY LIGHTS TO BE WIRED TO SAME ROOM CIRCUIT AHEAD OF SWITCH.
35.) LIGHT FIXTURES AND CONDUIT IN DROP CEILING TO COMPLY WITH NEC2011 300.11
36.) CONDUIT BELOW ROOF DECK SHALL COMPLY WITH 300.4E
37.) TEMPORARY WIRING SHALL COMPLY WITH BBCS-9-1 AND BE HARD CORD INSULATION.

LEGENDS:

- SWITCH, OR WITH OCCUPANCY SENSORS
- DUPLEX, 20A
- QUAD-PLEX
- 2X4 LED LIGHTING, 40W
- 4' STRIP LED LIGHTING BY COOPER SNLED-LD1-45-RM-UNV-L840-CD1-U
- 220V
- DATA/VOICE
- LED EXIT , 90 MIN. BATTERY
- EMERGENCY LITE WITH 90 MINUTES BATTERY BACKUP
- WALLS
- NEW WALL SCONCE
- NEW INCANDECENT LIGHT
- CMD NEW CO DETECTOR
- SD NEW SMOKE DETECTOR

MOUNTING HEIGHT OF ELEC. DEVICES		
DEVICE	HEIGHT TO BOTTOM OF DEVICE	REMARKS
SWITCHES	44"	
RECEPTACLES	12"	
TOILET ROOM OUTLETS	40"	
GENERAL OUTLETS	15"	

PANEL SCHEDULE

PANEL: PP-2 — ~~EXISTING~~ / NEW
LOCATION: MACHINE ROOM — FED FROM: MDP
VOLTAGE: 277/480V — MAINS: 200AMP

WATTS	LOAD SERVICE	AMP	CCT #	A PHASE	B PHASE	C PHASE	CCT #	AMP	LOAD SERVICE	WATTS
1500	HEATER #64 950 MBTUH	20	1	6500			2	40	AIR COMPRESSOR #1	5000
1500			3		6500		4			5000
1500			5			6500	6			5000
1500	HEATER #65 950 MBTUH	20	7	6500			8	40	AIR COMPRESSOR #2	5000
1500			9		6500		10			5000
1500			11			6500	12			5000
7500	CONVEYOR CONTROL BOX	80	13	9000			14	20	WATER RECLAIM UNIT	1500
7500			15		9000		16			1500
7500			17			9000	18			1500
			19				20			
			21				22			
			23				24			
			25				26			
			27				28			
			29			16.5 KW	30	100	TR-1	50.8 KW
			31	17.5 KW			32			
			33		16.8 KW		34			
			35				36	50	TR-2	10.0 KW
			37				38			
			39				40			
			41				42			
TOTALS				39.5 kW	38.8 kW	38.5 kW	TOTAL 116.8 KW			
							TOTAL 140.4 AMPS			

PANEL SCHEDULE

PANEL: MDP — FED FROM: COMED
LOCATION: MACHINE RM — NEW
VOLTAGE: 277/480V — MAINS: 800 AMP

KW	LOAD SERVICE	AMP	CCT #	A PHASE	B PHASE	C PHASE	CCT #	AMP	LOAD SERVICE	KW
346.0	MCC MANUFACTURER'S CONTROL CABINET	600	1				2	200	PP-2	116.8
			3				4			
			5				6			
	SPACE		7				8		SPACE	
			9				10			
			11				12			
	SPACE		13				14		SPACE	
			15				16			
			17				18			

PANEL SCHEDULE

PANEL: LP-1 — ~~EXISTING~~ / NEW
LOCATION: MACHINE ROOM — FED FROM: TRANSFORMER TR-1
VOLTAGE: 120/208V — MAINS: 200AMP

WATTS	LOAD SERVICE	AMP	CCT #	A PHASE	B PHASE	C PHASE	CCT #	AMP	LOAD SERVICE	WATTS
1500	OFFICE/FOYER OUTLETS	20	1	2500			2	20	GEN. LITES, OFF. FOYER I, TOILET	1000
1800	TOILET I GFI OUTLETS	20	3		2800		4	20	GEN. LITES, MACHINE RM	1000
1000	E. WALL HEATER FOYER II	20	5			2000	6	20	GEN. LITES, OFF. MACHINE RM	1000
600	E. WALL HEATER SPKR RM	20	7	1600			8	20	GEN. LITES, WASH BAY	1000
1500	FOYER II OUTLETS	20	9		2500		10	20	GEN. LITES, WASH BAY	1000
1500	SPKR OUTLETS	20	11			2100	12	20	FURNACE	600
1500	RM 203 OUTLETS	20	13	3000			14	20	RM 203 OUTLETS	1500
9900	RTU-1	40	15		4800		16	40	A/C	1500
			17			4800	18			1500
			19	4200			20	20	UH-1	900
900	GARAGE DOOR WEST CONTRL	20	21		1800		22	20	UH-2	900
900	GARAGE DOOR EAST CONTROL	20	23			1800	24	20	IFR-1	900
900	EF-1 TOILET I	20	25	1800			26	20	IFR-2	900
900	EF-2 TOILET II	20	27		1800		28	20	IFT-3	900
900	GAS WATER HTR 2ND FL	20	29			1900	30	20	E.W.H., 10G	1000
1000	RM 201, 202, 203, LIGHTS	20	31	2000			32			1000
600	E. WALL HEATER STAIRWAY, 2ND FL	20	33		1600		34			1000
900	AIR FILTER FOR COMP. 1 & 2	20	35			2400	36	20	DE-ICE SYSTEM #129	1500
900	BRINE TANK FOR WATER SOFTNER	20	37	2400			38			1500
			39		1500		40	20	DE-ICE SYSTEM #130	1500
			41			1500	42			1500
TOTALS				17.5 kW	16.8 kW	16.5 kW	TOTAL 50.8 KW			
							TOTAL 141 AMPS			

PANEL SCHEDULES ON ELECT. PANEL:
AT COMPLETION OF WORK, ELECTRICIAN TO TYPE IN THE CIRCUITRY DIRECTORY ON THE FACE OR INSIDE EACH ELECTRICAL PANEL REQUIRED.

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DEVELOPER/OWNER:
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828 N. YORK., ELMHURST, IL.

PROJECT NAME: GEM CAR WASH

PROJECT ADDRESS: 904-910 W. IRVING PARK RD., BENSENVILLE, IL. 60614

DRAWING CONTENTS: 2ND FL. & CELG. E-PLANS; ROOF E-PLAN, PANEL SCHEDULES, E-RISERS

REVISION LOGS

NO. REV.	DESCRIPTIONS	BY/DATE
0	FOR PERMITS	RAY 3/15/2020

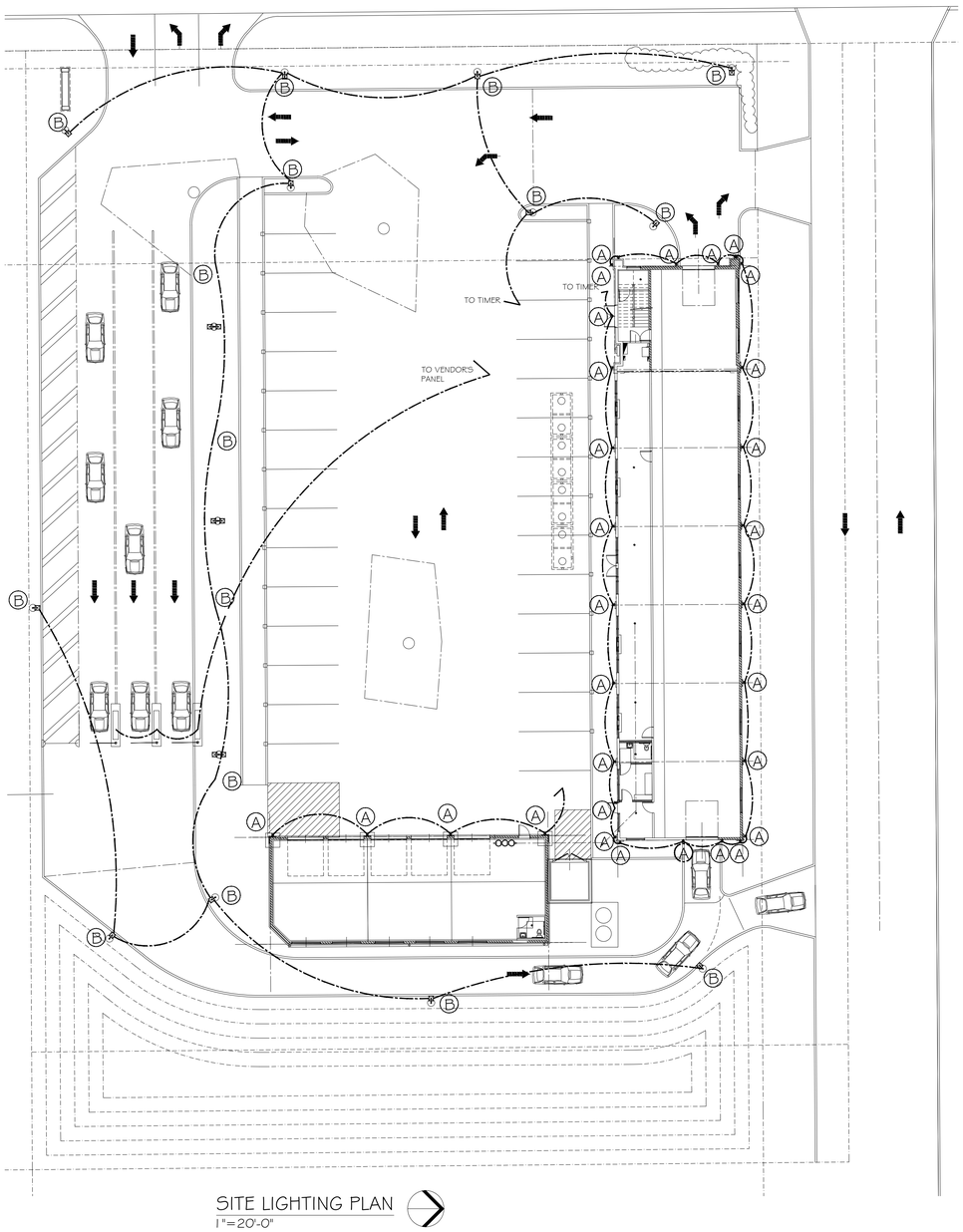
PREPARER: RAY DATE: 2/9/2020
REVIEWER: JOHN DATE: 2/9/2020
APPROVER: DATE:
PROJECT NUMBER: 12-10-2019A
SCALE: AS SHOWN

CROSS REFERENCES:

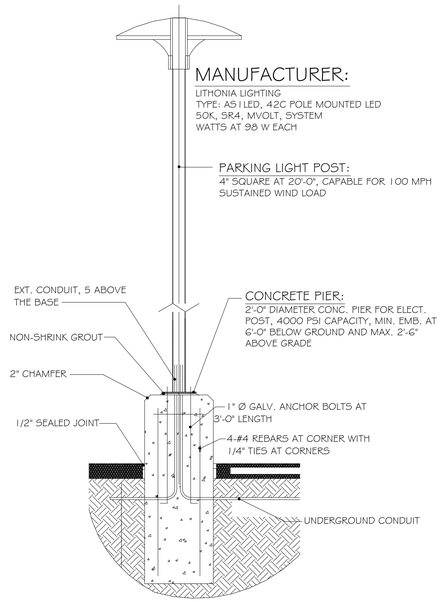
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DRAWING NO.: E-2

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SITE LIGHTING PLAN
1"=20'-0"



LIGHT POST DETAIL
N.T.S.

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PROJECT NAME:
GEM CAR WASH

PROJECT ADDRESS:
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BENSENVILLE, IL. 60614

DRAWING CONTENTS:
SITE LIGHTINGS

REVISION LOGS

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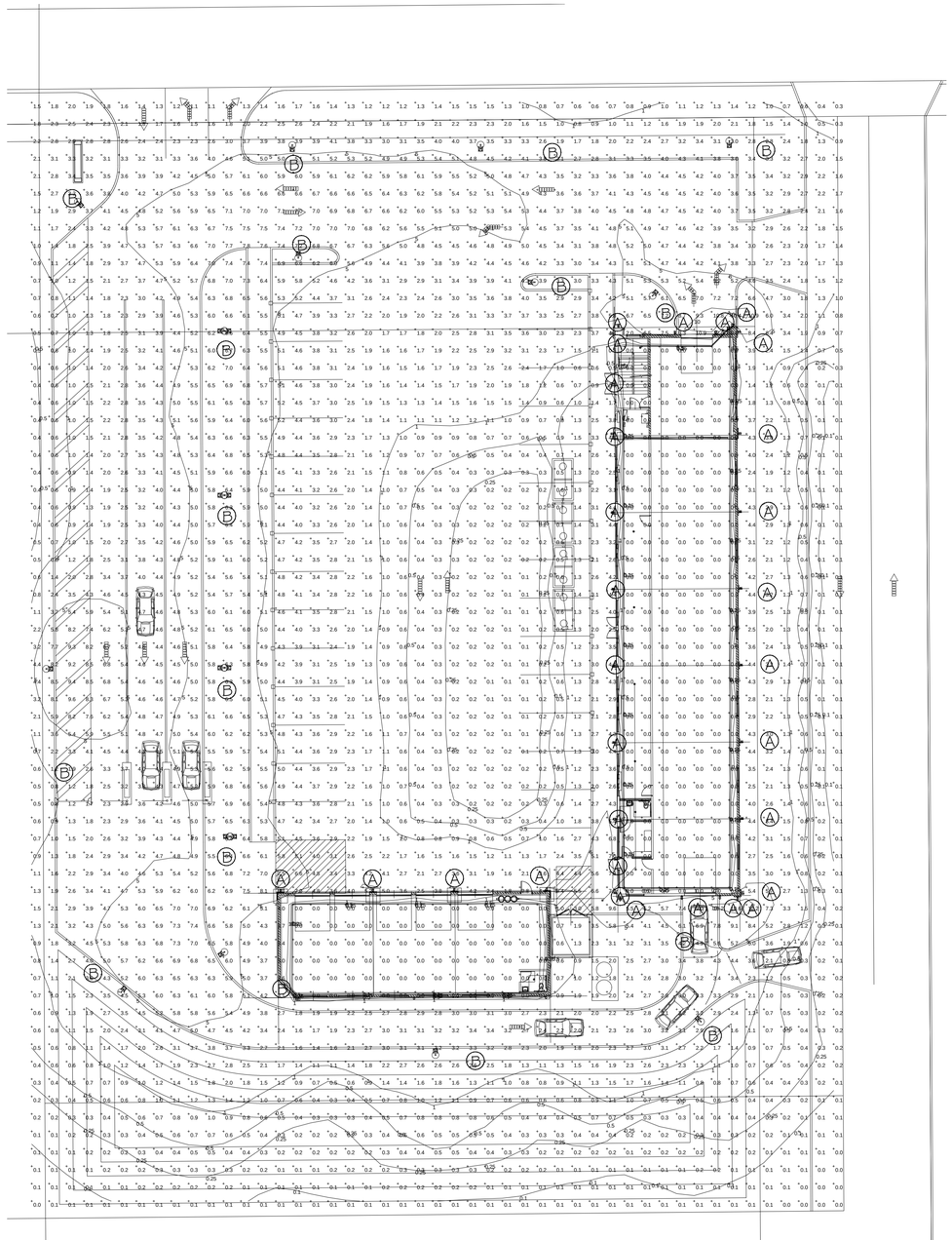
PREPARER: RAY DATE: 2/9/2020
REVIEWER: JOHN DATE: 2/9/2020
APPROVER DATE:
PROJECT NUMBER: 12-10-2019A
SCALE: AS SHOWN

CROSS REFERENCES:

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HUNG-CHUN FANG
011348
EXP: 11/30/2020
REGISTERED ARCHITECT

DRAWING NO.:
E-3

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PHOTOMETRIC STUDY
1"=20'-0"

EXTERIOR LIGHTING SCHEDULES

LABEL	QTY	MANUFACTURER	CATALOG NO.	WATTAGES	MOUNTING HEIGHT	REMARKS
A	30	LITHONIA LIGHTING	OLW14	26.45 WATTS	12'-0"	PHOTOELECTRIC CELL INCLUDED
B	21	LITHONIA LIGHTING	AS1 LED 42C, 50K, SR4, MVOLT	98.0 WATTS	20'-0"	

LIGHTING DENSITY SUMMARY

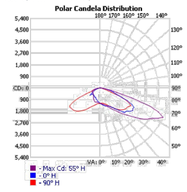
AVERAGE fc	MAX. fc	MIN. fc	MAX/MIN.	AVERAGE/MIN.
2.4	12.2	0.0	N.A.	N.A.

OUTDOOR PHOTOMETRIC REPORT
CATALOG: AS1 LED 42C 700 50K SR4 MVOLT

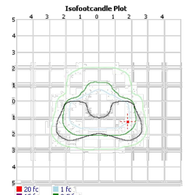
AcuityBrands.
LITHONIA LIGHTING

TEST #:	502228P20
TEST LAB:	SCALED PHOTOMETERY
TEST DATE:	7/16/2014
CATALOG:	AS1 LED 42C 700 50K SR4 MVOLT
DESCRIPTION:	AS1 AREA LIGHT 42 LEDS 700 MA DRIVE CURRENT 50K COLOR TEMP TYPE 4 DISTRIBUTION
Series:	AS1-LED
LAMP CATALOG:	LED
LAMP:	HLM LIGHT ENGINE
LAMP OUTPUT:	TOTAL LUMINAIRE LUMENS: 8560.2, ABSOLUTE PHOTOMETRY *
BALLAST / DRIVER:	LED DRIVER
INPUT WATTAGE:	98
LUMINOUS OPENING:	RECTANGLE (L: 10.56", W: 10.56")
Max Cd:	5,382.8 AT HORIZONTAL: 55°, VERTICAL: 65°
Roadway Class:	SHORT, TYPE III

Polar Candela Distribution



Isofootcandle Plot



*TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL.
*CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.

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502228P20
VISUAL PHOTOMETRIC TOOL

PUBLISH
PAGE 1 OF 4

LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE
Provides maintenance-free general illumination for outdoor use in commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable safety and security.

CONSTRUCTION
Sturdy weather-resistant aluminum housing with a bronze finish. A clear polycarbonate lens protects the optics from moisture, dirt and other contaminants.

8 high performance 147lm LEDs are powered by a multi-volt (120V-277V) LED driver that uses 26.45 input watts and provides 1,436 delivered lumens. 50,000 hour average LED life means no lamp replacement. Fixture is maintenance-free.

Adjustable Dusk-to-dawn, multi-volt photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

6KV surge protection standard.

INSTALLATION
Surface or recessed mount. A universal junction box is included standard.

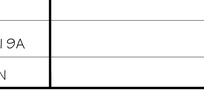
All mounting hardware included.

LISTINGS
UL Certified to US safety standards. Wet location listed.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY
Guaranteed for five years against mechanical defects.

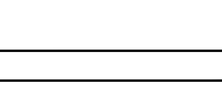
Dimensions
All dimensions are inches (centimeters)



Outdoor General Purpose

OLW LED Wall Pack

LED



lighting facts

ORDERING INFORMATION For shortest lead times, configure products using **bolded options.** **Example:** OLW14

OLW14				
Series	**Color Temperature**	**Voltage**	**Features**	**Finish**
OLW14 1400 lumen LED wall pack	**(blank)** 5470K	**(blank)** MVOLT (120V-277V)	**(blank)** MVOLT photocell included	**(blank)** Bronze

Accessories: *Order as separate catalog number.*
FOS M12 Full cutoff shield

OUTDOOR GENERAL PURPOSE SHEET #: OLWP DEC-856

ARCHITECT: RAY FANG & ASSOCIATES 739 RED OAK DRIVE, BARTLETT, IL. 60103 630-788-5536, HCFANG003@AOL.COM	PROJECT NAME: GEM CAR WASH	DRAWING CONTENTS: PHOTOMETRIC STUDY, FIXTURE SPECS.	REVISION LOGS	NO. REV.	DESCRIPTIONS	BY/DATE
DEVELOPER/OWNER: JOHN SADIKU JOHN SADIKU, SMOKING@GMAIL.COM 828 N. YORK., ELMHURST, IL.	PROJECT ADDRESS: 904-910 W. IRVING PARK RD., BENSENVILLE, IL. 60614			0	FOR PERMITS	RAY 3/15/2020

PREPARER: RAY DATE: 2/9/2020
REVIEWER: JOHN DATE: 2/9/2020
APPROVER DATE:
PROJECT NUMBER: 12-10-2019A
SCALE: AS SHOWN

CROSS REFERENCES:

ARCHITECT STAMP: STATE OF ILLINOIS · HUNG-CHUN FANG 011348 EXP: 11/30/2020 · REGISTERED ARCHITECT

DRAWING NO.: E-4

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PLUMBING NOTES:

1.) WASTE PIPE
ABOVE GROUND ---- PVC SCH. 40 OR C.I. WITH LEAD JOINTS UNDERGROUND ---- PVC SCH. 40 OR CAST IRON WITH LEAD JOINT
2.) VENT PIPE
ABOVE GROUND ---PVC SCH. 40 OR C.I. WITH LEAD JOINTS UNDERGROUND --- PVC SCH. 40 OR CAST IRON WITH LEAD JOINT
3.) WATER PIPE:
TYPE K FOR UNDER GROUND
TYPE M OR L FOR ABOVE GROUND
4.) ALL PLUMBING PIPES ARE TO BE SIZED BY A LICENSED PLUMBER IN THE STATE OF ILLINOIS.
5.) ALL PLUMBING WORKS ARE TO FOLLOW ILLINOIS PLUMBING CODE'S REQUIREMENTS AND IT GOVERNS.
6.) ALL PLUMBING FIXTURES ARE TO HAVE MIN. 12" AIR CHAMBER. MAIN WATER RISER SHALL HAVE 24" AIR CHAMBER.
7.) PLUMBER TO PROVIDE SHUT-OFF AT EACH BRANCH OF SERVICE TO A SERIES OF PLUMBING FIXTURES FOR COLD AND HOT WATER LINES.
8.) FLOOR DRAIN OR OPEN SITE DRAIN THEY SHALL BE INDIVIDUALLY VENTED ACCORDING TO PLUMBING CODE.
9.) FLOOR DRAINS: ALL FLOOR DRAINS SHALL REQUIRE PROTECTION TO PREVENT THE LOSS OF THE TRAP SEAL BY EVAPORATION. WHERE LOSS OF THE TRAP SEAL MAY OCCUR DUE TO EVAPORATION, ONE OF THE FOLLOWING SHALL BE USED: . VEGETABLE OIL ADDED TO THE TRAP, A DEEPER SEAL NOT TO EXCEED 8" INCHES OR AN AUTOMATIC TRAP PRIMER DEVICE MAY BE USED.
10.) DRAINAGE AND VENT SYSTEM SHALL BE TESTED WITH WATER CLOSING THE LOWER END OF THE VERTICAL PIPES AND FILLING THE ENTIRE SYSTEM ABOVE THE HIGHEST OPENING WITH A 10 FT. HEAD OF WATER. THE WATER SHALL BE KEPT IN THE SYSTEM FOR AT LEAST 15 MINUTES BEFORE INSPECTION STARTS AND HOLD TIGHT WITHOUT ANY LEAKS. WHEN THE METHOD OF AIR TESTING THE SYSTEM IS PERFORMED, IT SHALL BE DONE BY CLOSING ALL INLETS AND OUTLETS AND PRESSURIZING THE SYSTEM WITH A MAXIMUM OF FIVE (5) P.S.I. AND SHALL HOLD AIRTIGHT FOR A PERIOD OF AT LEAST 15 MINUTES BEFORE INSPECTION STARTS.
11.) ALL LAVATORY FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE AND SHALL COMPLY WITH ANSI/ASSE 1070 OR 1017. THE TEMPERATURE AT SAFETY-MIXING DEVICE SHALL BE LIMITED TO A SETTING OF 110° F, AT THE TIME OF INSTALLATION.
12.) ALL REDUCED PRESSURE BACKFLOW PREVENTER (RPZ) ASSEMBLIES SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION, AND AT LEAST ANNUALLY THEREAFTER. RECORDS TO VERIFY TESTING AND MAINTENANCE SHALL BE AVAILABLE AT SITE OF INSTALLATION.
13.) INSULATE THE FIRST 8 FT OF THE HOT AND COLD WATER SUPPLY PIPES FROM THE WATER HEATER WITH MIN. 1/2 INCH OF MATERIAL HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU/IN/H*FT2*F°.
14.) WATER CLOSET BOWLS FOR PUBLIC USE SHALL BE ELONGATED TYPE AND THE SEATS SHALL BE ANTI-MICROBIAL PLASTIC MATERIAL AND OPEN-FRONT TYPE. ALL WC SHALL COMPLY WITH ILLINOIS ACCESSIBILITY CODE WITH THE HANDLE ON THE WIDE SIDE OF THE ROOM.
15.) BOTTLED PORTABLE DRINKING WATER MUST BE ON SITE AND FULL AT TIME OF FINAL INSPECTION.
16.) STACK TEST REQUIRED ON ALL WASTE AND VENT PIPING AT THE TIME OF ROUGH AND UNDERGROUND INSPECTIONS.
17.) TESTING PRESSURES:
WATER PIPING --- 75 PSI
GAS PIPING ------ 25 PSI.
18.) TEMPERED HOT WATER NOT TO EXCEED 110 DEGREES TO BE SUPPLIED TO ALL PUBLIC LAVATORIES.
19.) TESTING: ALL PIPINGS ARE TO BE EITHER PRESSURE OR WATER TESTED FOR TIGHTNESS.
20.) ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET ILLINOIS PLUMBING CODE AND LOCAL ORDINANCES.
21.) RPZ REQUIRED ON DOMESTIC WATER FOR ALL COMMERCIAL BUILDINGS. THE INCOMING WATER SERVICE TO TENANT SHALL HAVE AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER (RPZ) INSTALLED IN-LINE OF EQUAL PIPE DIAMETER OF THE WATER SERVICE AND SHALL BE LOCATED NO MORE THAN FIVE (5) FEET ABOVE THE FLOOR.
22.) ISOLATION VALVES REQUIRED ON WATER PIPE IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE SECTION 890.1.190 B.) FOR NON-INSTANTANEOUS WATER HEATERS SHALL EMPLOY A HEAT TRAP IN THE PIPING ARRANGEMENT.

PLUMBING FIXTURE REQ'D

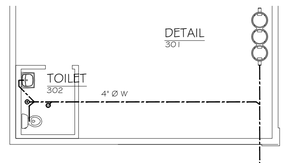
TYPE OF OCCUPANCY	FLOOR	ROOM NAME	AREA	OCL BASE	OCL LOAD	PLUMBING FIXTURES WC	UR	LAV	*DF	SS	REMARKS
BUSINESS, CAR WASH, DETAILING	1ST FL.	OFFICE	91.8	200	1	1	0	1	1	1	ACTUAL 3 EMPLYEES, NO PUBLIC TOILET REQUIRED
		MACHINE ROOM	992.3	400	2						
		WASHBAY	3817.2	400	10						
		SPRINKLER RM	48.3								
		TOILET	51.0								
		FOYER I & II	216.3								
	2ND FL.	TOOL RM	750.5	400	2						
DETAIL AREA	1 ST FL	DETAIL BAY	2129.6	400	5	1		1	1	1	
		TOILET	44.0								
NOTES	*PORTABLE DRINKING FOUNTAIN PROVIDED AND IN THE OFFICE										

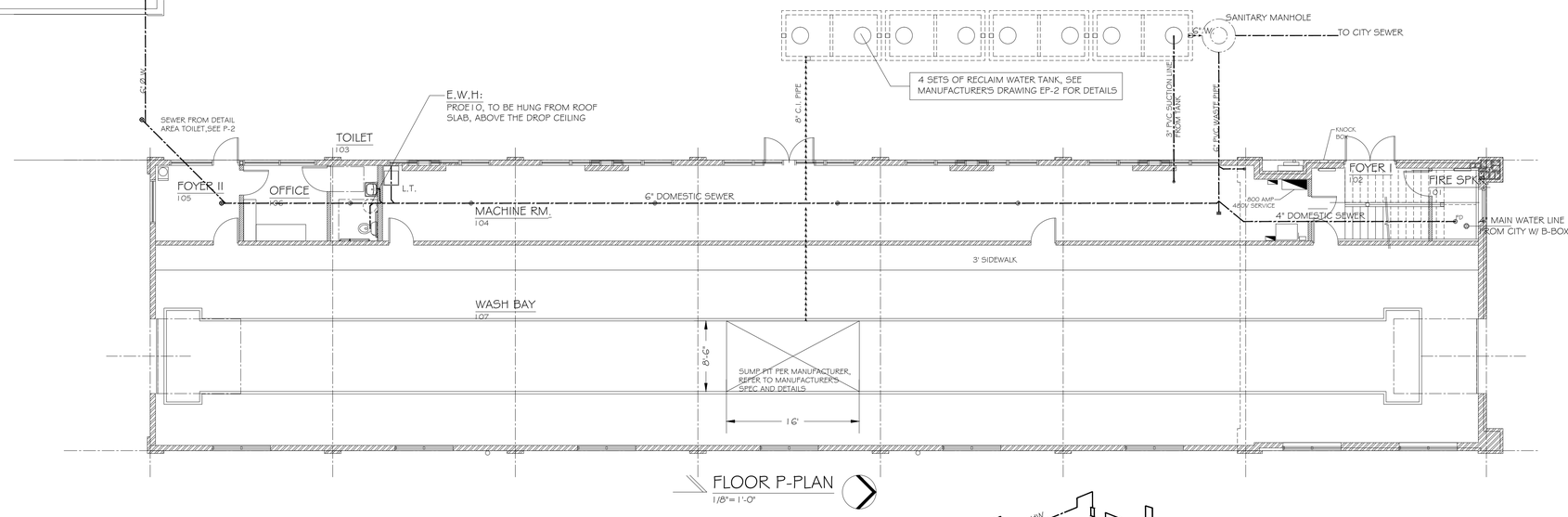
PLUMBING FIXTURES

FIXTURES	QTY	MANUFACTURER	MODEL NO	REMARKS
WATER HEATER	2	RHEEM E.W.H.	PROE10	10 G
LAVATORIES	3	AMERICAN STANDARD	LUCERNE	WLL-HUNG
W.C. TANK	3	AMERICAN STANDARD	CDET 3	WHITE
FAUCETS	3	MOEN	7423.0	
LAUNDRY TUB	1	MUSTEE		
NOTES	ALL FIXTURES ARE ADA COMPLIANCE AND WATER SAVING TYPES			

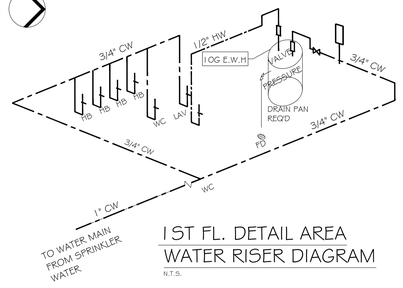
WATER HEATER SCHEDULE

NAME	LOCATION	MANUFACTURER MODEL NO	CAPACITY	EFF	INPUT / OUPUT	RECOVERY GAL AT 90°F	MOTOR AMP	MOTOR VOLT	MOTOR HZ	REMARKS
GAS WATER HEATER	2ND FL.	AMERICAN WATER HEATERS VG6250T76NV	50G	90%	76K / 68K	92	5	120	60	

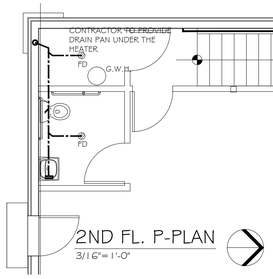




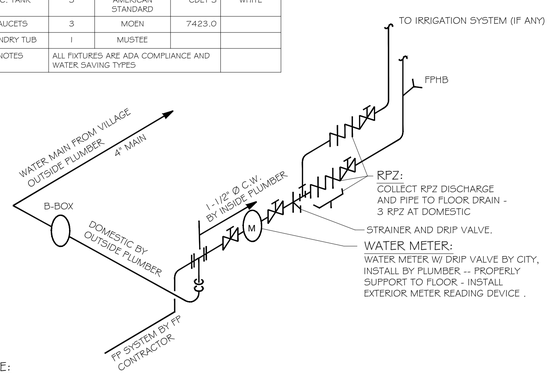
FLOOR P-PLAN
1/8"= 1'-0"



1ST FL. DETAIL AREA
WATER RISER DIAGRAM
N.T.S.

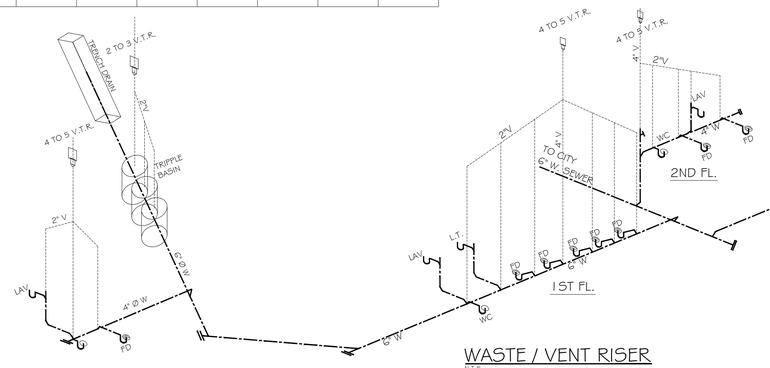


2ND FL. P-PLAN
3/16"= 1'-0"

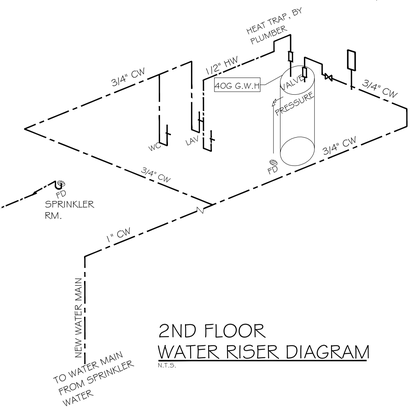


NOTE:
WATER MAIN SERVING THE SPRINKLER SYSTEM SHALL BE FLUSHED AT A RATE APPROPRIATE TO ITS SIZE PRIOR TO CONNECTION TO THE SYSTEM. NOTIFY THE LOCAL AUTHORITY TWENTY-FOUR (24) HOURS IN ADVANCE TO FLUSHING TO WITNESS. THE REQUIREMENT IS SEPARATE FROM OTHER WATER MAIN FLUSHINGS.

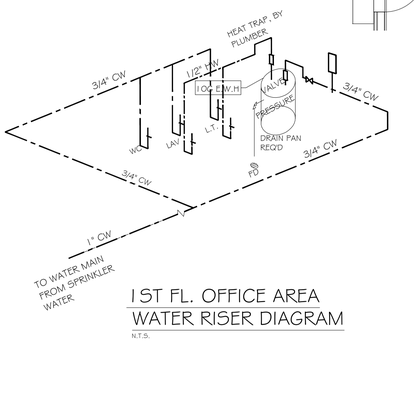
WATER SERVICE AREA, DOMESTIC
COLD WATER RISER



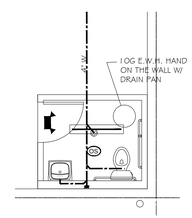
WASTE / VENT RISER
N.T.S.



2ND FLOOR
WATER RISER DIAGRAM
N.T.S.



1ST FL. OFFICE AREA
WATER RISER DIAGRAM
N.T.S.



DETAIL AREA
TOILET P-PLAN
3/16"= 1'-0"

ARCHITECT:	PROJECT NAME:	DRAWING CONTENTS:
RAY FANG & ASSOCIATES 739 RED OAK DRIVE, BARTLETT, IL. 60103 630-788-5536, HCFANG003@AOL.COM	GEM CAR WASH	1ST & 2ND FL. P-PLANS, P-NOTES, P-RISERS, WATER-RISER
DEVELOPER/OWNER:	PROJECT ADDRESS:	
JOHN SADIKU JOHN SADIKU, SMOKING@GMAIL.COM 828 N. YORK., ELMHURST, IL.	904-910 W. IRVING PARK RD., BENSENVILLE, IL. 60614	

REVISION LOGS

NO. REV.	DESCRIPTIONS	BY/DATE
0	FOR PERMITS	RAY 3/15/2020

PREPARER:	DATE:
RAY	2/9/2020
REVIEWER:	DATE:
JOHN	2/9/2020
APPROVER	DATE:
PROJECT NUMBER:	12-10-2019A
SCALE:	AS SHOWN

CROSS REFERENCES:

ARCHITECT STAMP:
STATE OF ILLINOIS
HUNG-CHUN FANG
011348
EXP: 11/30/2020
REGISTERED ARCHITECT

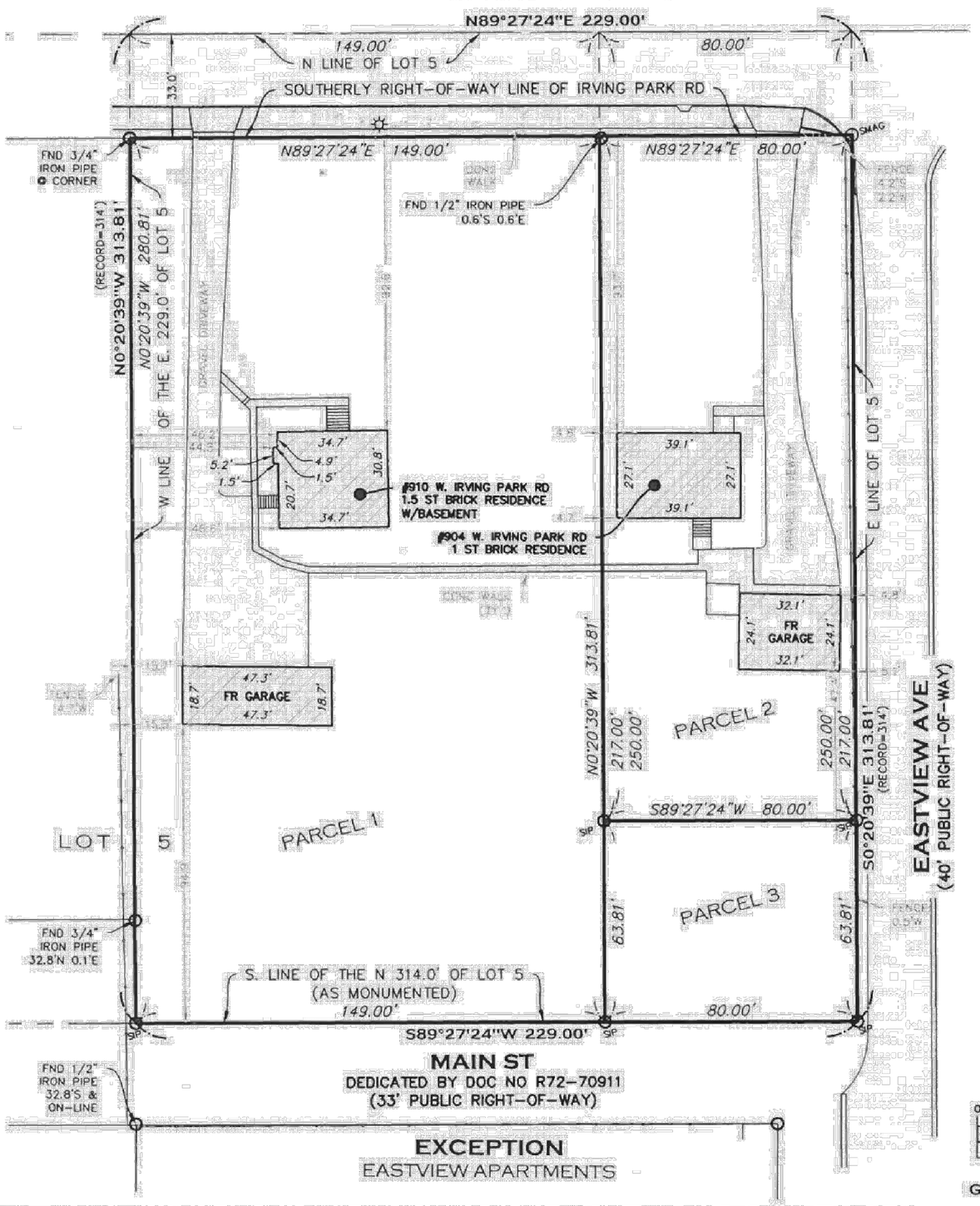
DRAWING NO.:
P-1

2020 COPYRIGHT PROTECTED

PLAT OF SURVEY

904 & 910 W. IRVING PARK RD
BENSENVILLE, ILLINOIS 60106

SHEET No.: 1/1



SURVEYOR'S NOTES

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. SURVEY IS BASED ON FIELD WORK COMPLETED ON OCTOBER 26, 2018.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
5. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
6. SURVEY COMPLETED FOR
   MR. HARRIS SELTZER
   910 W. IRVING PARK RD
   BENSENVILLE, IL 60106
7. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
8. BASIS OF BEARING: GRID NORTH - ILLINOIS EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD 83.
9. PARCEL 1 AND 3 SHOWN PER QUIT CLAIM DEED DOC NO R2006-222787. PARCELS 1, 2, AND 3 SHOWN PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 18GNW635050RM.
10. PARCEL 2 AND 3 ARE COMBINED PER TRUSTEE'S DEED DOC NO R2016-127477. CLIENT NOTIFIED SURVEYOR THAT THE DESCRIPTION FURNISHED IN R2016-127477 WAS IN ERROR.

LEGAL DESCRIPTION

PARCEL 1
THE EAST 229 FEET (EXCEPT THE EAST 80 FEET THEREOF) AND (EXCEPT EASTVIEW APARTMENT PER DOCUMENT R72-70911) OF LOT 5 IN OWNER'S ASSESSMENT PLAT OF PART OF SECTION 11 AND 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917 AS DOCUMENT 129399, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2
THE NORTH 250 FEET OF THE EAST 80 FEET (EXCEPT EASTVIEW APARTMENTS PER DOCUMENT R72-70911) (MEASURED ALONG THE NORTH LINE) OF LOT 5 OF THE OWNER'S ASSESSMENT PLAT OF PART OF SECTIONS 11 AND 14, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917 AS DOCUMENT 129399, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3
THE EAST 80 FEET (EXCEPT THE NORTH 250 FEET AND EXCEPT EASTVIEW APARTMENTS PER DOCUMENT R72-70911) OF LOT 5 OF THE OWNER'S ASSESSMENT PLAT OF PART OF SECTIONS 11 AND 14, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917 AS DOCUMENT 129399, IN DUPAGE COUNTY, ILLINOIS.

LEGEND

- PROPERTY BOUNDARY
- OFFSITE PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- FOUND IRON PIPE
- SET 3/4" IRON PIPE (SIP)
- FOUND PK NAIL (SMAG)
- OVERHEAD UTILITY LINES
- FENCE LINE
- POWER POLE
- LIGHT POLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

WE, MERITCORP, LLC, HEREBY CERTIFY THAT WE HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 29TH DAY OF OCTOBER, 2018.

JONATHAN D. SPINAZZOLA
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3868

CURRENT LICENSE EXPIRES NOVEMBER 30, 2018

JONATHAN D. SPINAZZOLA
035-3868
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
BOLINGBROOK, ILLINOIS

NORTH

0 20 40
1" = 40'
GRAPHIC SCALE

DATE	DESCRIPTION
10-29-2018	ISSUED TO CLIENT

PLAT OF SURVEY

904 & 910 W. IRVING PARK RD
BENSENVILLE, IL 60106

PROJECT No.: M18152
DRAWN BY: JDS | CHECKED BY: JDS

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MeritCorp
ENGINEERING · PLANNING · SURVEYING · ENVIRONMENTAL
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Palatine, IL 60067
Office 847.496.4170
Lic. No. 184-005860
3697 Darlene Ct.
Aurora, IL 60504
Office 630.554.6655
www.meritcorp.com

AS-BUILT

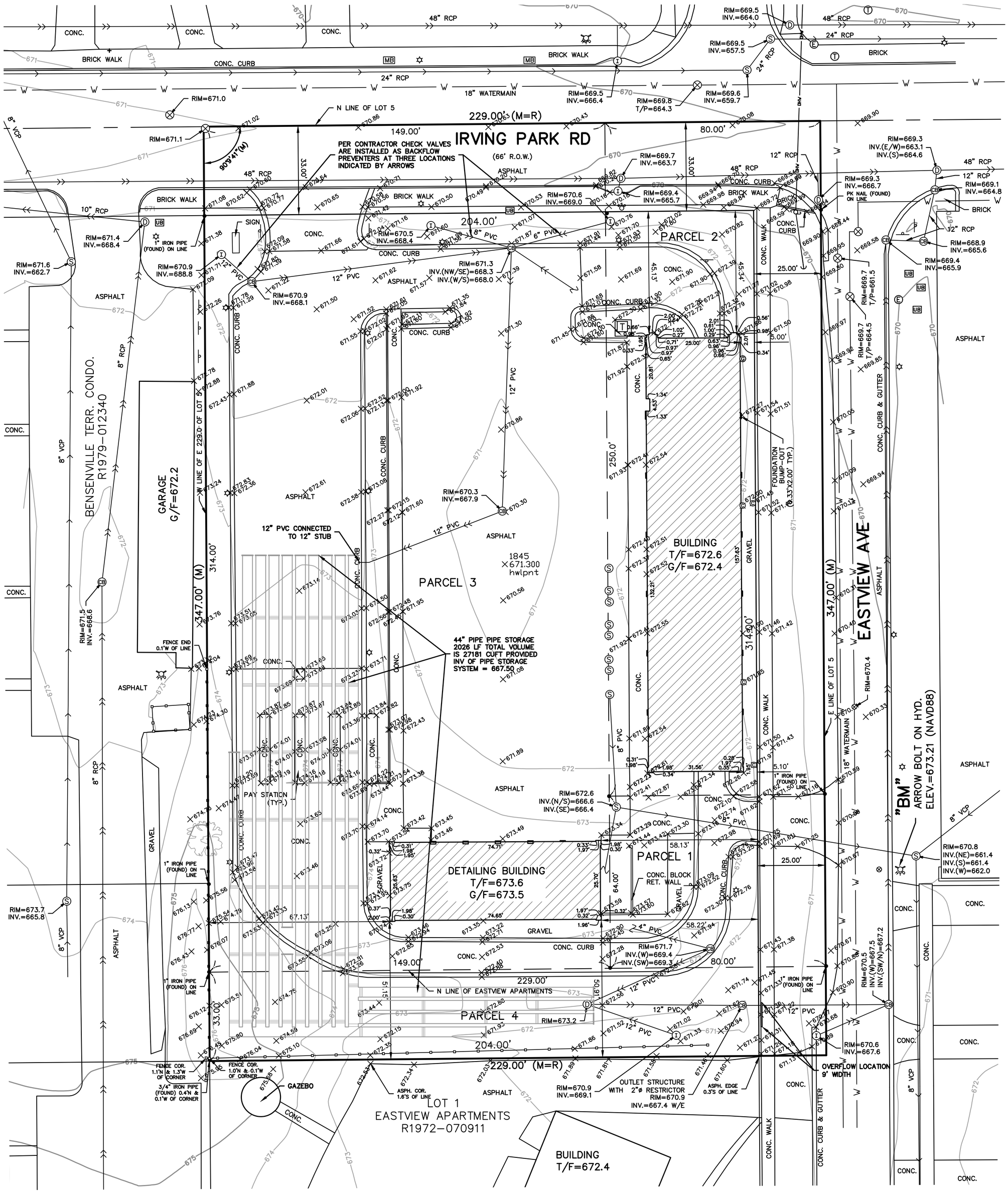
PARCEL 1:
THE EAST 80 FEET (EXCEPT THE NORTH 250 FEET AND EXCEPT EASTVIEW APARTMENT PER DOCUMENT R72-70911) (MEASURED ALONG THE NORTH LINE) OF LOTS 5 IN OWNER'S ASSESSMENT PLAT OF PART OF SECTIONS 11 AND 14, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917 AS DOCUMENT 129399, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH 250 FEET OF THE EAST 80 FEET(EXCEPT EASTVIEW APARTMENTS PER DOCUMENT R72-79811) (MEASURED ALONG THE NORTH LINE) OF LOT 5 OF THE OWNERS ASSESSMENT PLAT OF PART OF SECTION 11 AND 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917 AS DOCUMENT 129399, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
THE EAST 229 FEET (EXCEPT THE EAST 80 THEREOF) AND (EXCEPT EASTVIEW APARTMENT PER DOCUMENT R72-70911) OF LOT 5 IN OWNERS' ASSESSMENT PLAT OF PART OF SECTIONS 11 AND 14, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917 AS DOCUMENT 129399, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF MAIN STREET (AS DEDICATED) OF EASTVIEW APARTMENT, BEING A SUBDIVISION OF THE EAST 229.0 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF, OF LOT 5, EXCEPT THE NORTH 314.0 FEET THEREOF IN OWNERS ASSESSMENT PLAT OF PART OF SECTIONS 11, AND 14, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1917, AS 129399, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 904 IRVING PARK RD, BENSENVILLE
PINS: 03-14-117-029;-30
AREA: 1.82 ACRES


IRVING PARK RD
(66' R.O.W.)
PER CONTRACTOR CHECK VALVES ARE INSTALLED AS BACKFLOW PREVENTERS AT THREE LOCATIONS INDICATED BY ARROWS
229.00' (M=R)
149.00'
80.00'
33.00'
90°9'41"(M)
N LINE OF LOT 5
PARCEL 2
PARCEL 3
PARCEL 1
PARCEL 4
204.00'
250.0'
347.00' (M)
314.00'
229.00' (M=R)
BENSENVILLE TERR. CONDO. R1979-012340
GARAGE G/F=672.2
BUILDING T/F=672.6 G/F=672.4
DETAILING BUILDING T/F=673.6 G/F=673.5
EASTVIEW AVE
LOT 1 EASTVIEW APARTMENTS R1972-070911
BUILDING T/F=672.4
N LINE OF EASTVIEW APARTMENTS
E LINE OF LOT 5
W LINE OF E 229.0' OF LOT 5
"BM" ARROW BOLT ON HYD. ELEV.=673.21 (NAVD88)
OVERFLOW LOCATION 9' WIDTH
12" PVC CONNECTED TO 12" STUB
44" PIPE PIPE STORAGE 2026 LF TOTAL VOLUME IS 27181 CUFT PROVIDED INV OF PIPE STORAGE SYSTEM = 667.50
1845 ×671.300 hwlpnt
PAY STATION (TYP.)
FOUNDATION BUMP-OUT (8.33'X2.00' TYP.)
OUTLET STRUCTURE WITH 2"ø RESTRICTOR
RIM=670.9 INV.=669.1
RIM=670.9 INV.=667.4 W/E
ASPH. EDGE 0.3'S OF LINE
ASPH. COR. 1.6'S OF LINE
FENCE COR. 1.1'N & 1.3'W OF CORNER
FENCE COR. 1.0'N & 0.1'W OF CORNER
3/4" IRON PIPE (FOUND) 0.4'N & 0.1'W OF CORNER
FENCE END 0.1'W OF LINE
GAZEBO
1" IRON PIPE (FOUND) ON LINE
PK NAIL (FOUND) ON LINE
SIGN
CONC. CURB & GUTTER
CONC. WALK
CONC. BLOCK RET. WALL
ASPHALT
GRAVEL
BRICK WALK
BRICK
CONC.
48" RCP
24" RCP
12" RCP
10" RCP
8" RCP
8" VCP
12" PVC
8" PVC
6" PVC
4" PVC
18" WATERMAIN
RIM=671.0
RIM=671.1
RIM=671.4 INV.=668.4
RIM=671.6 INV.=662.7
RIM=670.9 INV.=688.8
RIM=670.9 INV.=668.1
RIM=670.5 INV.=668.4
RIM=670.6 INV.=669.0
RIM=671.3 INV.(NW/SE)=668.3 INV.(W/S)=668.0
RIM=669.5 INV.=664.0
RIM=669.5 INV.=657.5
RIM=669.5 INV.=666.4
RIM=669.8 T/P=664.3
RIM=669.6 INV.=659.7
RIM=669.7 INV.=663.7
RIM=669.4 INV.=665.7
RIM=669.3 INV.=666.7
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RIM=670.5 INV.(W)=667.5 INV.(SW/N)=667.2
RIM=670.6 INV.=667.6
RIM=670.4
1" IRON PIPE (FOUND) ON LINE
1" IRON PIPE (FOUND) ON LINE
1" IRON PIPE (FOUND) ON LINE

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Public Hearing	K. Quinn	CED	4.08.25

DESCRIPTION:
CDC Case 2025-08: Consideration of a Preliminary and Final Plat of Consolidation at 600-700 Devon

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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*

REQUEST:
Preliminary and Final Plat of Subdivision, Municipal Code Section 11-3

SUMMARY:
1. The Petitioner, Devon and Ellis LLC, is seeking approval of a final plat of subdivision (Consolidation) for the consolidation of three adjacent parcels with a combined area of 180,566.22 square feet.
2. The petitioner was approved for a new industrial development project in 2023 at the property, and a condition of approval of the development required that the petitioner complete a plat of consolidation for the parcels.

RECOMMENDATION:
1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision (Consolidation) at 600-700 Devon Avenue.

ATTACHMENTS:

Description	Upload Date	Type
Cover Page	**3/31/2025**	**Cover Memo**
Aerial & Zoning	**3/31/2025**	**Backup Material**
Legal Notice	**3/31/2025**	**Backup Material**
Application w Approval Standards	**3/31/2025**	**Backup Material**
Staff Report	**3/31/2025**	**Executive Summary**
Plat of Survey	**3/31/2025**	**Backup Material**

BENSENVILLE
GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 04.01.25

CDC Case #2025 – 08

Gullo International Development Corporation
600-700 Devon

Plat of Subdivision (Consolidation)
Municipal Code 11-3

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



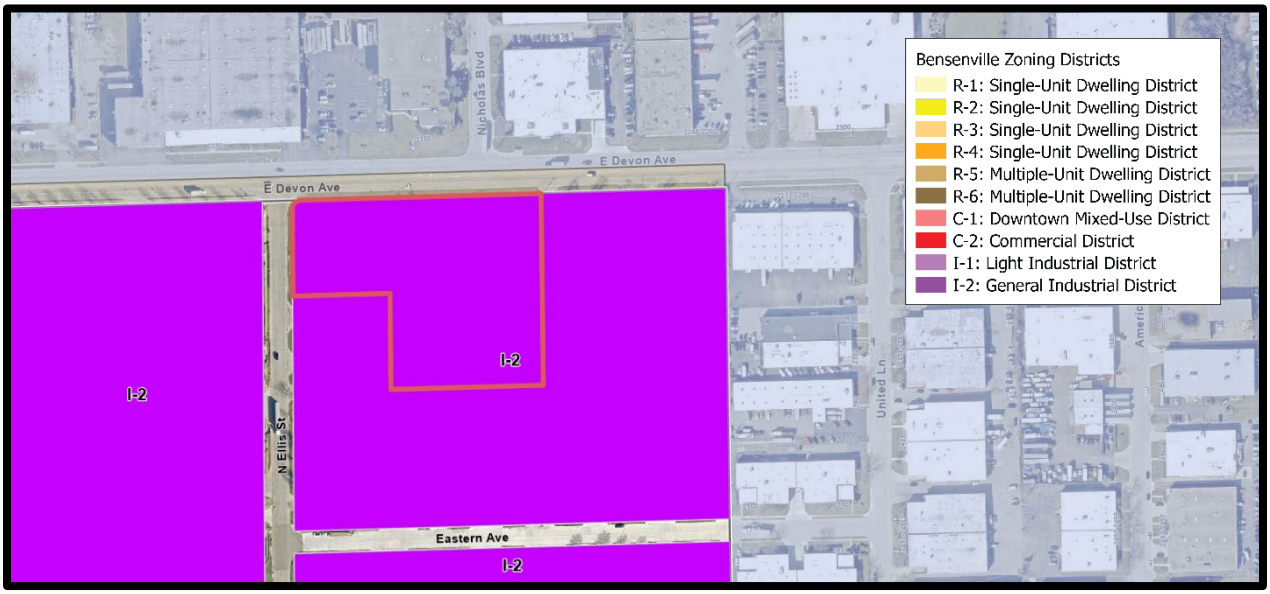


CDC# 2025-08

600-700 Devon Avenue
Devon and Ellis LLC
Plat of Consolidation
Municipal Code Section 11-3

Village of Bensenville





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, April 1, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 08 to consider a request for:

Plat of Subdivision (Consolidation)
Municipal Code 11 – 3

At 600-700 Devon is an existing I-2 General Industrial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12. S. Center Street, Bensenville.

The Legal Description is as follows:

PARCEL 1: LOT 2 (EXCEPTING FROM SAID LOT 2 THAT PART DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 2 AFORESAID; THENCE SOUTHALONG THE WEST LINE THEREOF 11.48 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 2 THAT IS 10.66 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 10.66 FEET TO THE PLACE OF BEGINNING) IN BELL FUELS RESUBDIVISION, BEGIN A RESUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BELL FUELS RESUBDIVISION RECORDED OCTOBER 29, 1997 AS DOCUMENT R97-164754, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOTS 1M AND 1E IN DEVON-ELLIS RESUBDIVISION NO. 1, BEING A RESUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ AND THE ESAT ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1989 AS DOCUMENT R89-113563, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY VACATION OF "EASEMENT FOR INGRESS AND EGRESS" AND DECLARATION OF EASEMENTS RECORDED JUNE 1, 1995 AS DOCUMENT R95-66368 AND CONSENT RECORDED DECEMBER 06, 2011 AS DOCUMENT R2011-148862 FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF LOT 1 IN BELL FUELS RESUBDIVISION RECORDED AS DOCUMENT R97-164754 AND THE NORTH 15 FEET LOTS 2, 3, 4 AND 5 IN DEVON-ELLIS RESUBDIVISION NO. 1 RECORDED AS DOCUMENT R89-113563, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 600-700 Devon, Bensenville, Illinois 60106.

Devon and Ellis LLC of 1100 Landmeier Road, Elk Grove Village, Illinois 60007 is the owner of the subject property and Gullo International Development Corporation of 1100 Landmeier Road, Elk Grove Village, Illinois 60007 is the applicant for the subject property.

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. A link for electronic viewing will be posted on the Village website at least 48 hours prior to the meeting date. Written comments mailed to the Village Hall, and online comments submitted on the Village website, will be accepted by the Community and Economic Development Department through April 1, 2025 until 5:00 PM.

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
MARCH 13, 2025

For Office Use Only		
Date of Submission: 2/21	MUNIS Account #: 14658	CDC Case #: 2025-08

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 600-700 Devon Avenue, Bensenville, IL 60106

Property Index Number(s) (PIN): 03-02-103-014, 03-02-206-011, 03-02-206-012

RECEIVED
FEB 21 A.M.
By

A. PROPERTY OWNER:

Devon and Ellis LLC		
Name	Corporation (if applicable)	
1100 Landmeier Road		
Street		
Elk Grove Village	IL	60007
City	State	Zip Code
Mariann Gullo	847.364.7000	info@gullo.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

Gullo International Development Corpration		
Name	Corporation (if applicable)	
1100 Landmeier Road		
Street		
Elk Grove Village	IL	60007
City	State	Zip Code
Mark Dudek	847.364.7000	mdudek@gullo.com
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

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

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- ☐ Affidavit of Ownership** (signed/notarized)
- ☐ Application**
- ☐ Approval Standards**
- ☐ Plat of Survey/Legal Description
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Tree Preservation and Removal Plan
- ☐ Application Fees
- ☐ Fees agreement**

**Item located within this application packet.

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

Approval of the Plat of Consolidation

C. PROJECT DATA:

1. General description of the site: New Industrial Development

2. Acreage of the site: 4.14 Building Size (if applicable): 47,219 s.f. +/-

3. Is this property within the Village limits? (Check applicable below)
   - ☑ 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.)

Ordinance No. 23-2023 - Granting Approval for a new Industrial Development at 600-700 Devon Avenue, Bensenville, IL - A copy of the ordinance is included as part of the submittal

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	I2	Industrial	Village of Bensenville
North:	I2	Industrial	Elk Grove Village
South:	I2	Industrial	Village of Bensenville
East:	I2	Industrial	Village of Bensenville
West:	I2	Industrial	Village of Bensenville

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
FEB 21 A.M.
By

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I Marianne Gallo the undersigned Affiant, being first duly sworn, on oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this 19th day of, February 2025.

Signature

SUBSCRIBED and **SWORN** to

before me this 19th day of, February, 2025.

Cynthia F. Aloisio
Notary Public

OFFICIAL SEAL
CYNTHIA F. ALOISIO
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION #596682
MY COMMISSION EXPIRES FEBRUARY 18, 2028

RECEIVED
FEB 21 A.M.
By

Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of $5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

Mark Dudek - Gullo International Development Corporation

Petitioner/Applicant

02.05.2025

Date

RECEIVED
FEB 11 A.M.
By

GULLO INTERNATIONAL

RECEIVED
FEB 21 A.M.
By

February 7, 2025

Bensenville
Community Development Commission
12 S Center Street
Bensenville, IL 60106

Attn: Kevin Quinn
Planner with the Village of Bensenville

Re: **Responses to Approval Standards for Zoning Text or Map Amendments regarding the property located at 600-700 Devon Avenue, Bensenville, IL**

2. Approval standards for text amendments:

a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.

RESPONSE: ***The proposed amendment will not endanger health, safety, comfort, convenience, or general welfare of the public.***

b. The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.

RESPONSE: ***The amendment has been designed to ensure consistency with the existing character and zoning of adjacent properties and other properties with the immediate vicinity.***

c. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

RESPONSE: ***The amendment will provide the necessary infrastructure and facilities for the project's functionality and the needs of its occupants. Provisions for the utilities, access roads, loading areas, drainage systems, stormwater flow paths, exterior lighting, and other essential facilities have been taken into consideration in the design of the amendment.***

d. The proposed amendment addresses the community need for a specific use.

RESPONSE: ***The amendment is designed to avoid adverse impacts on adjacent properties and other properties within the immediate vicinity and will maintain a positive relationship with neighboring properties.***

e. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.

RESPONSE: ***The amendment will provide clarification on the planned development for the site.***

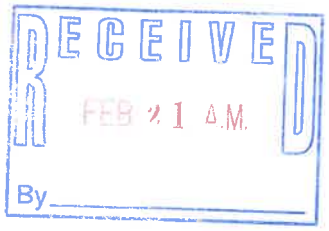
f. The proposed amendment is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

RESPONSE: ***The proposed amendment aligns with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village. The review of the relevant planning documents have been conducted to ensure that the amendment adheres to the established vision and goals for the Village's growth and development.***

Please call with any questions or need clarifications.

Sincerely,

Mark A. Dudek
Project Development
GULLO International Development Corporation



BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

STAFF REPORT

HEARING DATE: April 8, 2025
CASE #: 2025 – 08
PROPERTY: 600-700 Devon
PROPERTY OWNER: Devon and Ellis LLC
APPLICANT Gullo International Development Corporation
SITE SIZE: 4.14 acres
BUILDING SIZE: ~47, 219 square feet
PIN NUMBER: 03-02-103-014, 03-02-206-011, 03-02-206-012
ZONING: I-2 General Industrial
REQUEST: Preliminary and Final Plat of Consolidation
Municipal Code Section 11 – 3

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, March 13, 2025. 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 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, March 12, 2025.
3. On Wednesday, March 12, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet 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:

The Petitioner, Devon and Ellis LLC, is seeking approval of a final plat of subdivision (Consolidation) for the consolidation of three adjacent parcels with a combined area of 180,566.22 square feet. The petitioner was approved for a new industrial development project in 2023 at the property, and a condition of approval of the development required that the petitioner complete a plat of consolidation for the parcels.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I-2	Industrial	Industrial	Village of Bensenville
North	N/A	Industrial	N/A	Elk Grove Village
South	I-2	Industrial	Industrial	Village of Bensenville
East	I-2	Industrial	Industrial	Village of Bensenville
West	I-2	Industrial	Industrial	Village of Bensenville

DEPARTMENT COMMENTS:

S*UPPORTS 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

Finance:

1) Account does not exist in Utility Billing.

Police:

1) No comments.

Engineering and Public Works:

1) The prior version that we had no comments on has the SWME over the Southwest Trench. Why was that removed? It should be reinstated.

Community & Economic Development**:**

Economic Development:

1) No comments.

Fire Safety:

1) No comments.

Building:

1) No comments.

Planning:

1) The 2015 Comprehensive Plan indicates "Industrial".
2) The current zoning is I-2 General Industrial District.
3) In 2023, Gullo International Development Corporation received approval of site plan review and variations for a new industrial development at 600-700 on the subject lot with three adjacent parcels.
4) A condition of approval for the project was that a Plat of Consolidation be completed for the three adjacent parcels on the property. The petitioner is seeking approval to consolidate the parcels into a single lot of record.
5) Per Municipal Code Section 10-6-21-1 I-2 District Requirements, the following lot size requirements are applicable:
    a. Minimum lot area: 20,000 square feet
        i. The proposed property is over 180,000 square feet.
    b. Minimum lot width: 100 feet.
        i. The proposed property exceeds this and is 531 feet wide at its maximum.
6) Village departments have reviewed the submitted plat and the relevant comments are found above.
7) The project has received Village of Bensenville, Cook County, and all other applicable permit approvals and is currently under construction.

Applicant Response:

1) ***Utility Billing information shall be provided to the Village's Finance Department once all utilities are completed on site.***
2) ***The underground stormwater design was revised from the initial submittal. The original plat was based on a design that incorporated an underground vault in conjunction with a stormwater BMP infiltration trench (Southwest trench). A subsequent, and final design, incorporated a larger underground detention/infiltration vault that was sized to provide all the required stormwater detention and volume control storage. As such, the Southwest trench was no longer necessary.***

APPROVAL STANDARDS ZONING MAP AMENDMENTS

1. **Public Welfare:** The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.
2. **Neighborhood Character:** The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.
3. **Public Gain:** The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.
4. **Community Need:** The proposed amendment addresses the community need for a specific use.
5. **Amendment Objective:** The proposed amendment corrects an error, adds clarification, or reflects a change in policy.
6. **Consistent with Title and Plan:** The proposed special use is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Village staff feels that the approval standards below have been met.

	Meets Standard	
Zoning Map Amendment Approval Standards	*Yes*	*No*
Public Welfare	X	
Neighborhood Character	X	
Public Gain	X	
Community Need	X	
Amendment Objective	X	
Consistent with Title and Plan	X	

RECOMMENDATIONS:

1. Staff recommends the Approval of the Findings of Fact and therefore the approval of the Preliminary and Final Plat of Subdivision (Consolidation) at 600-700 Devon Avenue.

Respectfully Submitted,
Department of Community & Economic Development

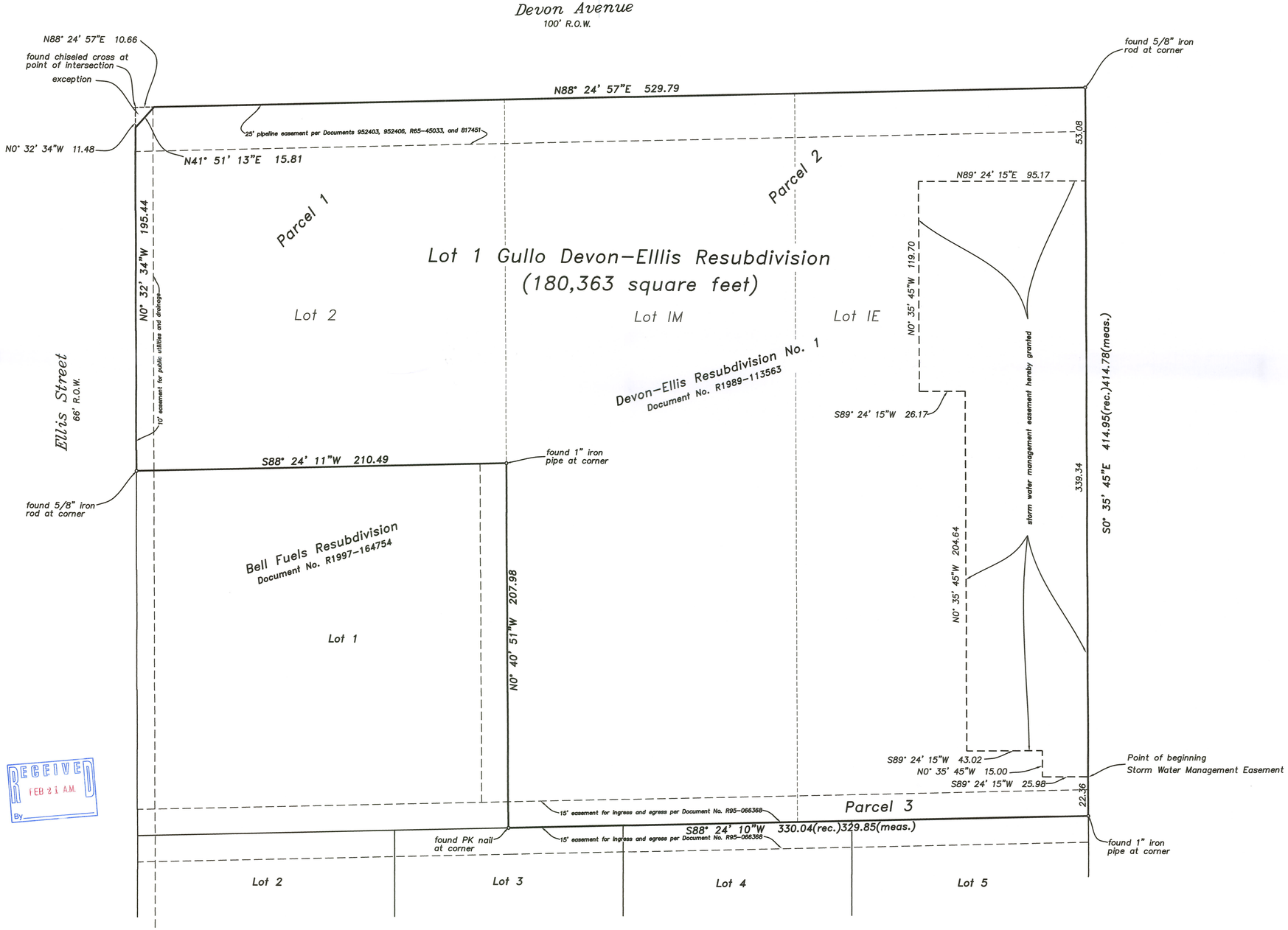
GULLO DEVON–ELLIS RESUBDIVISION

of

BEING A RESUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ AND THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY,ILLINOIS.

0 15 30 60

SCALE : 1"= 30'



RECEIVED
FEB 21 A.M.
By

SURVEYOR CERTIFICATE

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the following described property for the purpose of re–subdividing it into one lot as shown hereon:

PARCEL 1: LOT 2 (EXCEPTING FROM SAID LOT 2 THAT PART DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 2 AFORESAID; THENCE SOUTH ALONG THE WEST LINE THEREOF 11.48 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 2 THAT IS 10.66 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 10.66 FEET TO THE PLACE OF BEGINNING) IN BELL FUELS RESUBDIVISION, BEING A RESUBDIVISION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BELL FUELS RESUBDIVISION RECORDED OCTOBER 29, 1997 AS DOCUMENT R97–164754, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOTS 1M AND 1E IN DEVON–ELLIS RESUBDIVISION NO. 1, BEING A RESUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ AND THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1989 AS DOCUMENT R89–113563, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: NON–EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY VACATION OF "EASEMENT FOR INGRESS AND EGRESS" AND DECLARATION OF EASEMENTS RECORDED JUNE 1, 1995 AS DOCUMENT R95–66368 AND CONSENT RECORDED DECEMBER 06, 2011 AS DOCUMENT R2011–148862 FOR INGRESS AND EGRESS OVER THE SOUTH 15 FEET OF LOT 1 IN BELL FUELS RESUBDIVISION RECORDED AS DOCUMENT R97–164754 AND THE NORTH 15 FEET LOTS 2, 3, 4 AND 5 IN DEVON–ELLIS RESUBDIVISION NO. 1 RECORDED AS DOCUMENT R89–113563, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. (LOT 2)03–02–103–014–0000, (LOT IM)3–02–206–011–0000, (LOT IE) 3–02–206–012–0000

Further, I hereby certify that the subject property is situated in Zone X, which is an area determined to be outside the 0.2% annual chance floodplain per Map No. 17043C0077J, revised August 1, 2019.

Further, I hereby certify that the subject property is within the Village of Bensenville.

Further, I hereby authorize the Village of Bensenville to record this plat.

dated at Arlington Heights, Illinois, this _____ day of _____ , 2025

by _____
as Illinois Professional Land Surveyor No. 2846

PROFESSIONAL LAND SURVEYOR
35–2846
DAVID R. BYCROFT
ARLINGTON HEIGHTS
STATE OF ILLINOIS
EXPIRES 11–30–2026

STORM WATER MANAGEMENT EASEMENT AREA LEGAL DESCRIPTION

THAT PART OF LOT 1 IN GULLO DEVON–ELLIS RESUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, N0°35'45"W, A DISTANCE OF 22.36 FEET TO THE POINT OF BEGINNING OF THE STORM WATER EASEMENT AREA; THENCE S89°24'15"W, A DISTANCE OF 25.98 FEET; THENCE N0°35'45"W, A DISTANCE OF 15.00 FEET; THENCE S89°24'15"W, A DISTANCE OF 43.02 FEET; THENCE N0°35'45"W, A DISTANCE OF 204.64 FEET; THENCE S89°24'15"W, A DISTANCE OF 26.17 FEET; THENCE N0°35'45"W, A DISTANCE OF 119.70 FEET; THENCE N89°24'15"E, A DISTANCE OF 95.17 FEET, TO THE SAID EAST LINE OF LOT 1; THENCE ALONG THE SAID EAST OF LOT 1, S0°35'45"E, A DISTANCE OF 339.34 FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 25,900 SQUARE FEET

Submitted by and return Plat to:
Village of Bensenville
12 South Center Street
Bensenville, Illinois 60106

REVISED MAY 10, 2024 PER VILLAGE COMMENTS

REVISED FEBRUARY 19, 2025 PER CLIENT COMMENTS

GULLO DEVON-ELLIS RESUBDIVISION

OWNERS CERTIFICATE

State of Illinois } SS.
County of Cook }

This is to certify that Devon and Ellis LLC is the owner of the property described hereon and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the title hereon indicated.

Dated this_____ day of _____, A.D., 2025

by: _____
Mariann Gullo, Manager

NOTARY CERTIFICATE

State of Illinois } SS.
County of Cook }

I,_____ a notary public in and for said county in the state aforesaid, do hereby certify that Mariann Gullo, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such owner, appeared before me this day in person and acknowledged she signed and delivered said instrument of her own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this_____ day of_____, A.D., 2025

_____
Notary Public

My commission expires on _____

VILLAGE CLERK

State of Illinois } SS.
County of DuPage }

I, _____, Village Clerk of the Village of Bensenville, Illinois, hereby certify that the annexed plat was presented to and by resolution duly approved by the Board of Trustees of said Village at its meeting held on _____, 20____ and that the financial guarantee has been posted for completion of the improvement required by the regulations of said Village. In witness whereof, I have hereunto set my hand and seal of the Village of Bensenville, Illinois, this_____day of _____, 20____.

_____
Village Clerk

VILLAGE TREASURER

State of Illinois } SS.
County of DuPage }

I, _____, Village Treasurer of the Village of Bensenville, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat. Dated at Bensenville, DuPage/Cook Counties, Illinois, this_____day of _____, 20____.

_____
Village Treasurer

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois } SS.
County of Cook }

We hereby certify that to the best of our knowledge and belief that adequate provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivider and that such surface water will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By: _____ Dated _____
owner

By: _____ Dated _____
Illinois Professional Engineer

COMMUNITY DEVELOPMENT DEPARTMENT

State of Illinois } SS.
County of DuPage }

I, _____, Community Development Director of the Village of Bensenville, Illinois, do hereby certify that the land improvements described in the plat and plans and specifications thereof, meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereon.

dated at Bensenville, Du Page County, Illinois, this_____day of_____, 20____

_____
Community Development Director

COMMUNITY DEVELOPMENT COMMISSION

State of Illinois } SS.
County of DuPage }

Approved by the Community Development Commission of the Village of Bensenville, Dupage County, Illinois, this_____day of_____, 20____

By: _____ Attest: _____
Chairman Secretary

VILLAGE PRESIDENT

State of Illinois } SS.
County of DuPage }

Approved and accepted this_____day of _____, 20____

By: _____ Attest: _____
President Clerk

COUNTY RECORDER

State of Illinois } SS.
County of DuPage }

This Instrument No. _____ was filed for record in the recorder's of DuPage County, Illinois, on this _____ day of _____, 20____ at _____o'clock____m.

_____
Recorder

COUNTY CLERK

State of Illinois } SS.
County of DuPage }

I, _____, County Clerk of _____, State of Illinois, do hereby certify that on this_____day of_____, 20____, there were no delinquent general taxes unpaid, special assessments, or delinquent special assessments against the tract of land shown on the plat attached to this certificate and described in the Certificate of the Surveyor attached hereto and to said plat.

_____
County Clerk

STORMWATER MANAGEMENT EASEMENT (S.W.M.E.) PROVISIONS

THE OWNERS, AS DESCRIBED IN THE OWNER'S CERTIFICATE, AND THEIR SUCCESSORS AND ASSIGNS (THE "OWNER"), OF THE LANDS AS PRESCRIBED BY THIS PLAT DO HEREBY AGREE TO INSTALL, CONSTRUCT, RECONSTRUCT, REPLACE, ENLARGE, REPAIR, OPERATE AND PROVIDE LONG TERM MAINTENANCE (THE "MAINTENANCE OBLIGATIONS") FOR ALL STORMWATER MANAGEMENT FACILITIES AND AREAS, DESCRIBED HEREIN AND HEREON IDENTIFIED AS "STORMWATER MANAGEMENT EASEMENT" OR "S.W.M.E.," WITHIN THE PLATTED LAND, INCLUDING BUT NOT LIMITED TO DETENTION PONDS, WETLANDS, FLOOD PLAINS, SPECIAL MANAGEMENT AREAS, STORM SEWERS, DRAINAGE DITCHES AND SWALES, AS WELL AS PLANTINGS AND BEST MANAGEMENT PRACTICES DEEMED APPROPRIATE BY THE VILLAGE FOR PARTICULAR SITUATIONS AND AS OUTLINED IN THE STORMWATER REPORT AND IN ACCORDANCE WITH THE VILLAGE OF BENSENVILLE'S ORDINANCES AND THE FINAL ENGINEERING PLANS APPROVED BY THE VILLAGE OF BENSENVILLE. NO CHANGE TO THE GRADE, TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE STORMWATER MANAGEMENT EASEMENT AREAS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE OF BENSENVILLE.

THE OWNERS DO HEREBY RESERVE FOR AND GRANT TO THE VILLAGE OF BENSENVILLE, AN ILLINOIS MUNICIPAL CORPORATION, A PERPETUAL EASEMENT TO ENTER UPON THE PREMISES AND THE STORMWATER MANAGEMENT EASEMENT AREAS WITH SUCH EQUIPMENT AND PERSONNEL AS MAY BE DEEMED NECESSARY FOR THE PURPOSES OF PERFORMING THE APPROPRIATE MAINTENANCE OBLIGATIONS SHOULD THE OWNERS FAIL TO PROVIDE OR PERFORM SUCH MAINTENANCE OBLIGATIONS. THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES WITH SUCH EQUIPMENT AND PERSONNEL AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID STORMWATER MANAGEMENT EASEMENT AREAS. IF THE OWNERS FAIL TO PERFORM THEIR MAINTENANCE OBLIGATIONS WITH RESPECT TO THEIR RESPECTIVE FACILITIES, AND AFTER THIRTY (30) DAYS OF RECEIPT OF WRITTEN NOTICE FROM THE VILLAGE OF SAID FAILURE, THE OWNERS FAIL TO MAKE THE REQUIRED REPAIRS, THE VILLAGE HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAKE THE REQUIRED REPAIRS AND TO SEEK REIMBURSEMENT (WITH AN ADDITIONAL 10% OF SAID COST FOR ADMINISTRATION) FROM THE OWNERS, AND/OR TO FILE A LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK AGAINST ALL PROPERTY DESCRIBED BY THE PLAT WHICH MAYBE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE) ON THE PROPERTY FOR THE COSTS INCURRED BY THE VILLAGE IN CONNECTION WITH PERFORMING THE REPAIRS OR MAINTENANCE. IN AN EMERGENCY SITUATION, THE VILLAGE IS NOT REQUIRED TO PROVIDE NOTICE TO THE OWNERS PRIOR TO MAKING THE REQUIRED REPAIRS OR PERFORMING THE NECESSARY MAINTENANCE, PROVIDED THAT VILLAGE SHALL, AS SOON AS POSSIBLE, NOTIFY THE OWNERS. TO THE EXTENT THAT THE STORMWATER EASEMENT AREA IS IMPROVED WITH BEST MANAGEMENT PRACTICES PLANTINGS OR STORMWATER CONTROL FACILITIES THAT REQUIRE ONGOING MAINTENANCE AND INSPECTION, AND TO THE EXTENT THAT THE VILLAGE MUST RETAIN OUTSIDE CONSULTANTS FOR SUCH INSPECTION AND/OR MAINTENANCE, THE OWNERS OF THE UNDERLYING PROPERTY SHALL BE RESPONSIBLE TO REIMBURSE THE VILLAGE FOR THE COST PLUS A TEN PERCENT (10%) ADMINISTRATIVE FEE.

NO OBSTRUCTION OR STRUCTURE SHALL BE ERECTED OR LOCATED, NOR SHALL ANY TREES BE PLANTED, IN STORMWATER MANAGEMENT EASEMENT AREAS, NOR SHALL ANY OTHER ACTIVITIES BE UNDERTAKEN THAT UNREASONABLY INTERFERE WITH THE INTENDED USE THEREOF TO ACCEPT, STORE AND CONVEY STORMWATER, BUT THE SAME MAY BE USED FOR LANDSCAPING, FENCING, PARKING OR OTHER PURPOSES IF APPROVED IN WRITING BY THE VILLAGE OF BENSENVILLE AND IF SUCH USE DOES NOT THEN OR LATER INTERFERE WITH THE AFOREMENTIONED PURPOSES. IF THEY INTERFERE WITH THE OPERATION OR ACCESS TO SUCH STORMWATER MANAGEMENT FACILITIES IN, ON, UPON, ACROSS, UNDER OR THROUGH ANY STORMWATER MANAGEMENT EASEMENT SHOWN WITHIN THIS PLAT AND TO INSPECT THE EASEMENT PERIODICALLY. THE VILLAGE SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, TURF, FENCES, TREES, GARDENS, SHRUBS OR LANDSCAPING REMOVED OR DAMAGED DURING THE EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT AND/OR REPAIR OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE THEN UNDERLYING LOT OWNER.

THE VILLAGE SHALL HAVE THE RIGHT TO REMOVE FROM THE STORMWATER MANAGEMENT EASEMENT AREAS ANY ILLEGAL FENCES, BUILDINGS OR STRUCTURES, AND TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, BUSHES, ROOTS OR OTHER PLANTINGS.

RECEIVED
FEB 21 A.M.
By_____

REVISED MAY 10, 2024 PER VILLAGE COMMENTS

REVISED FEBRUARY 19, 2025 PER VILLAGE COMMENTS

TYPE:	SUBMITTED BY:	DEPARTMENT:	DATE:
Public Hearing	K. Quinn	CED	4.08.25

DESCRIPTION:

CDC 2025-09: Consideration of Variances to Construct a New Warehouse Development at 1100 Tower Lane

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

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

REQUEST:

Variation, Minimum Front Setback, Municipal Code Section 10-6-21-1C
Variation, Minimum Rear Setback, Municipal Code Section 10-6-21-1F
Variation, Maximum Number of Parking Spaces, Municipal Code Section 10-8-2B-6
Variation, Tree Canopy Coverage, Municipal Code Section 10-9-5A

SUMMARY:

1. The Petitioner, Morgan Harbour Construction, is seeking approval of variances to construct a speculative warehouse at 1100 Tower Lane.
2. The proposed 66,196 square foot building encroaches into multiple setbacks and has over 175% of the required parking spaces. Variances are required for this.
3. Finally, they are unable to meet the parking lot hardscape tree canopy coverage requirements.
4. There is currently no office space proposed in the building but they anticipate up to 15% of total GFA being available for this purpose.

RECOMMENDATION:

1. Staff recommends the Approval of the Findings of Fact and Approval of the Variation for Minimum Front Setback with the following conditions:
    a. Must be developed in accordance with plans submitted on 2.28.25 by Morgan Harbour Construction:
2. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Minimum Rear Setback with the following conditions;
    a. Must be developed in accordance with plans submitted on 2.28.25 by Morgan Harbour Construction:
3. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Maximum Number of Parking Spaces with the following conditions:
    1. Applicant shall develop a shared maintenance agreement for the south access driveway and submit to the Village of Bensenville prior to final permit approval;
    2. Future plans must indicate that the snow storage locations are not parking;
4. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Tree Canopy Coverage with the following conditions:
    1. Trees must be planted on landscape islands when feasible.
    2. A final landscaping plans shall be submitted to and approved by the Zoning Administrator prior to final permit approval;
    3. No parking lot perimeter landscaping shall encroach upon the sight vision triangle.

[RM1]This change is because Findings of Fact need to be approved whether the recommendation is denial or approval.

ATTACHMENTS:

Description	Upload Date	Type

Cover Page	**3/31/2025**	**Cover Memo**
Aerial & Zoning	**3/31/2025**	**Backup Material**
Legal Notice	**3/31/2025**	**Backup Material**
Application	**3/31/2025**	**Backup Material**
Staff Report	**3/31/2025**	**Executive Summary**
Plat of Survey & Plan	**3/31/2025**	**Backup Material**

BENSENVILLE
GATEWAY TO OPPORTUNITY

Community Development Commission
Public Hearing 04.08.25

CDC Case #2025 – 09

Morgan Harbour Construction
1100 Tower Lane

Minimum Front Setback
Municipal Code Section 10-6-21-1C

Minimum Rear Setback
Municipal Code Section 10-6-21-1F

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

Minimum Number of Short-Term Bicycle Parking Spaces
Municipal Code Section 10-8-5-1

Minimum Number of Long-Term Bicycle Parking Spaces
Municipal Code Section 10-8-5-1

Snow Storage
Municipal Code Section 10-8-6K

Street Tree Frequency
Municipal Code Section 10-9-4B-1

Tree Canopy Coverage
Municipal Code Section 10-9-5A

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





Village of Bensenville



LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Special Meeting of the Community Development Commission of the Village of Bensenville, DuPage and Cook Counties, will be held on Tuesday, April 8, 2025, at 6:30 P.M, at which a Public Hearing will be held to review case No. 2025 – 09 to consider a request for:

Minimum Front Setback
Municipal Code Section 10-6-21-1C

Minimum Rear Setback
Municipal Code Section 10-6-21-1F

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

Minimum Number of Short-Term Bicycle Parking Spaces
Municipal Code Section 10-8-5-1

Minimum Number of Long-Term Bicycle Parking Spaces
Municipal Code Section 10-8-5-1

Snow Storage
Municipal Code Section 10-8-6K

Street Tree Frequency
Municipal Code Section 10-9-4B-1

Tree Canopy Coverage
Municipal Code Section 10-9-5A

At 1100 Tower Lane is an existing I-2 General Industrial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12. S. Center Street, Bensenville.

The Legal Description is as follows:

PARCEL 1:
THAT PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CROERN OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVIDION IN THE SOUTH ½ OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 32, 563.41 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 10 SECONDS ESAT ALONG SAID LAST DESCRIBED LINE, BEING IDENTICAL WITH THE EAST LINE, AND SAID LINE EXTENDED, OF LOT 14 IN ELK GROVE INDUSTRIAL PARK UNIT 3, BEING A

SUBDIVISION IN SAID SECTION 3, 395.87 FEET TO AN INTERSECTION WITH A LINE 846.0 FEET (AS MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF MARK STREET AS DEDICATED BY THE PLAT THEREOF RECORDED NOVEMBER 16, 1973 AS DCOUMENT R73-70972; THENCE DUE EAST ALONG SAID WEST LINE OF TOWER LANE, 274.73 FEET TO A PONT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEXED TO THE SOUTHWEST, HAVING A RADIUS OF 99.50 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC LENGTH OF 89.96 FEET; THENCE SOUTH 38 DEGREES 11 MINUTES 38 SECONDS WEST, 66.65 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 50 SECONDS WEST 323.67 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, BEING INDENTICAL WITH THE EAST LINE, AND SIAD LINE EXTENDED, OF LOT 14 IN ELK GROVE INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN SAID SECTION 3, 396.41 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 50 SECONDS EAST, 323.67 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 66.65 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77-92285; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEXED TO THE SOUTWEST, HAVING A RADIUS OF 99.50 FEET, AN ARC LENGTH OF 43.36 FEET TO A POINT; THENCE SOUTH 38 DEGREES 11 MINUTES 38 SECONDS WEST, 79.76 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 10 SECONDS WEST, 379.60 FEET TO THE FUTURE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN-O'HARE EXPRESSWAY, BEING A STRAIGHT LINE DRAWN FROM THE AFOREMENTIONED POINT OF BEGINNING TO A POINT 280.0 FEET NORMALLY DISTANT NORTHEASTERLY OF THE EXISTING NORTHERLY LINE OF S.A ROUTE 26 (THORNDALE AVENUE0 AT A POINT ON SAID EXISTING NORTHERLY LINE, 275.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF S.A ROUTE 83; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID FUTURE NORTHERLY RIGHT OF WAY LINE, 355.35 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE EAST ½ OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS

EAST ALONG THE EAST LINE OF SAID LOT 32, 167.00 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES 12 SECONDS EAST ALONG THE NORHTERLY RIGHT OF WAY LINE OF THE ELGIN-O'HARE EXPRESSWAY AS DESCRIBED IN DOCUMENT R78-65382, BEING A STRIAGHT LINE DRAWN FROM SAID LAST DESCRIBED POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "A" BEING 280.00 FEET, NORMALLY DISTANT, NORTHEASTERLY OF THE EXISTING LINE OF S.A ROUTE 26 (THORNDALE AVENUE) AT A POINT ON SAID EXISTING NORTHERLY LINE, 275.00 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF STATE ROUTE NO. 83, 355.35 FEET TO A POINT OF BEGINNIN GOF THE LAND HEREIN DESCRIBED; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST, 379.60 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 79.76 FEET TO THE SOUTHERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77-92285; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE SOUTH AND HAVING A RADIUS OF 99.50 FEET, AN ARC DISTANCE OF 22.97 FEET TO A POINT OF TANGENCY; THENCE SOTUH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID TOWER LANE, 305.70 FEET TO A POINT OF CURVATUREL THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRIAGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 79.28 FEET TO THE WEST LINE OF STATE ROUTE NO. 83, 365.00 FEET NORTHERLY OF THE INTERSECTION OF SAID LINE WITH THE EXISTING NORHTERLY LINE OF S.A ROUTE 26 (THORNDALE AVENUE); THENCE SOUTH 49 DEGREES 15 MINUTES 13 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF ELGIN-O'HARE EXPRESSWAY, AS DESCRIBED IN SAID DOCUMENT R78-65382, 66.38 FEET TO AN INTERSECTION WITH A LINE DRAWN FROM THE AFOREMENTIONED POINT "A" TO A POINT ON THE WEST LINE OF STATE ROUTE NO. 83, 315.00 FEET NORTHERLY OF THE INTERSECTION OF SAID WEST LINE WITH EXISTING NORHTERLY LINE OF S.A ROUTE 26 (THORNDALE AVENUE); THENCE NORTH 82 DEGREES 20 MINUTES 20 SECONDS WEST ALONG SAID LAST DESCRIBED FUTURE NORTHERLY RIGHT OF WAY LINE OF ELGIN-O'HARE EXPRESSWAY, 149.68 FEET TO THE AFOREMENTIONED POINT "A"; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID NORHTERLY RIGHT OF WAY LINE OF ELGIN-O'HARE EXPRESSWAY, 235.25 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Parcel 1 Commonly Known As: 1100-1138 Tower Lane, Bensenville, Illinois
Parcel 2 Commonly Known As: 1050-1098 Tower Lane, Bensenville, Illinois
Parcel 3 Commonly Known As: 1000 Tower Lane, Bensenville, Illinois

Hamilton Partners of 300 Park Boulevard, Itasca, Illinois 60143 is the owner of the subject property and Morgan Harbour Construction of 7510 S Madison Street, Willowbrook, Illinois 60527 is the applicant for the subject property.

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.

Applicants' 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.

Office of the Village Clerk
Village of Bensenville

TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
MARCH 13, 2025

Docusign Envelope ID: 73F0330E-98B1-416E-B672-FDEEA9B54EF9

For Office Use Only

Date of Submission: 2/28/25 MUNIS Account #: 19671 CDC Case #: 2025-09

COMMUNITY DEVELOPMENT COMMISSION APPLICATION

Address: 1100 Tower Lane Bensenville, IL

Property Index Number(s) (PIN): 03-03-400-025

RECEIVED 11:28 A.M. By

A. PROPERTY OWNER:

Mike Wauterlek	Hamilton Partners	
Name	Corporation (if applicable)	
300 Park Blvd.		
Street		
Itasca	IL	60143
City	State	Zip Code
Mike Wauterlek	630-250-9700	Mwauterlek@hpre.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

John Fiflis	Morgan Harbour Construction	
Name	Corporation (if applicable)	
7510 S Madison Street		
Street		
Willowbrook	IL	60527
City	State	Zip Code
John Fiflis	630-915-6510	Jfiflis@morganharbour.com
Contact Person	Telephone Number	Email Address

B. ACTION REQUESTED (Check applicable):

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

*See Staff for additional information on PUD requests

SUBMITTAL REQUIREMENTS:

- ☐ Affidavit of Ownership** (signed/notarized)
- ☐ Application**
- ☐ Approval Standards**
- ☐ Plat of Survey/Legal Description
- ☐ Site Plan
- ☐ Building Plans & Elevations
- ☐ Engineering Plans
- ☐ Landscape Plan
- ☐ Tree Preservation and Removal Plan
- ☐ Application Fees
- ☐ Fees agreement**

**Item located within this application packet.

Docusign Envelope ID: 73F0330E-98B1-418E-B672-FDEEA9B54EF9

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

Please see attached for our submission for our Variance Request to construct a new warehouse at 1100 Tower Lane.

C. PROJECT DATA:

1. General description of the site: New Warehouse
2. Acreage of the site: 3 acres Building Size (if applicable): 66,196 SF
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.)

The proposed building included on the site plan protrudes into the standard setbacks These were reviewed and approved by the Community Development Team.

5. Character of the site and surrounding area:

	Zoning	Existing Land Use	Jurisdiction
Site:	I-2	Industrial	Bensenville
North:	I-2	Industrial	Bensenville
South:	I-2	Industrial	Bensenville
East:	I-2	Industrial	Bensenville
West:	~~I-2~~ N/A	Industrial	~~Bensenville~~ Elk Grove 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
[illegible] 28 A.M.
By

Docusign Envelope ID: 73F0330E-98B1-418E-B672-FDEEA9B54EF9

Upon the failure of the Petitioner/Applicant to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full. Further, the Village may deny any application for a grading, building or other permit if such amounts have not been paid in full. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the Village, such amounts due shall be deemed delinquent and thereafter a delinquency charge of one percent (1%) per month, or portion thereof, with a minimum delinquency charge of $5.00 per month, shall be added to the amount due until such amount, including all delinquency charges, is received by the Village. Said lien shall be in an amount equal to the outstanding amount owed to the Village.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

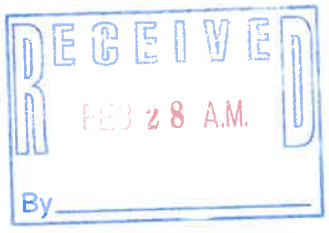
BY SIGNING BELOW, THE PETITIONER/APPLICANT ACKNOWLEDGES THAT THEY HAVE READ THE FOREGOING PARAGRAPHS AND FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, THE SIGNATORY WARRANTS THAT THEY POSSESS FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AGREES THAT THEY SHALL BE LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF BENSENVILLE, AND AS SET FORTH HEREIN.

John Fiflis

Petitioner/Applicant
2/28/2025

Date



Docusign Envelope ID: 73F0330E-98B1-418E-B072-FDEEA9B34EF9

STATE OF ILLINOIS)
)SS.
COUNTY OF DUPAGE AND COOK)

AFFIDAVIT OF OWNERSHIP

I Mike Wawrzek the undersigned Affiant, being first duly sworn, on oath states:

1. That Affiant has personal knowledge of the representations and statements made herein, and has examined all necessary documents, records of ownership and such other information as is required to confirm the statements and representations herein;
2. That the owner(s) and contract purchaser(s), if any, as set forth on the Petition attached hereto is (are) the owner(s) of record and contract purchasers of said property;
3. That all consents to the attached Petition required of lenders or of others holding an interest in the property have been obtained;
4. This Affidavit of Ownership is given to induce the Village of Bensenville, without further inquiry as to ownership or purchase interest, to rely on said statements and representations and to process and set for Public Hearing the Petition as attached hereto; and,
5. Affiant is aware of and has been advised that any false statement set forth in this Affidavit of Ownership may subject Affiant to criminal sanctions for perjury, punishable as provided by the statutes of the State of Illinois in relation to the crime of perjury.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Ownership this

26th day of, February, 2025.

Signed by:
Mike Wawrzek
Signature

SUBSCRIBED and **SWORN** to

before me this 26th day of, February, 2025.

Notary Public

RECEIVED
FEB 28 A.M.
By

MHC MORGAN / HARBOUR CONSTRUCTION

1100 Tower Lane Variance Submission Approval Standard Letter

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.
    a. The site plan is indeed consistent with the surrounding buildings character and zoning, and it coordinates well with the new industrial building to the south which was built a few years ago.

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.
    a. There will be no negative impacts on any surrounding property.

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.
    a. The engineered plans illustrate how this proposed development has adequate access to utilities, roadway corridors, etc. and is within the stormwater management requirements.

4. The site plan for the proposed development is designed to preserve the environmental resources of the zoning lot.
    a. The proposed project is a redevelopment of the property, designed to fit within the available space.

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.
    a. Pedestrian and vehicle circulation is served with the proposed walkways and parking lots. This use is separated from the industrial loading dock area on the south side of the building.

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.
    a. A shared curb cut at the southeast corner serves the truck dock for this building and the existing building to the south. The car parking lot utilizes the existing curb cut at the northeast corner of the site.

7. The site plan for the proposed development includes architectural design that contributes positively to the Village's aesthetic appearance.
    a. The proposed building blends into surrounding improvements while it portrays current architectural amenities.

RECEIVED
28 A.M.
By

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.
    a. The use of this site as an industrial facility is consistent with the surrounding development.

9. The proposed variation will not endanger the health, safety, comfort, convenience, and general welfare of the public.
    a. The requested variation will have no impact on any health, safety, comfort, convenience, or general welfare of the public.

10. The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.
    a. The requested variation will have zero impact on neighbor lots and has similar character of adjacent properties.

11. The proposed variation alleviates an undue hardship created by the literal enforcement of this title.
    a. Yes, this variation alleviates an undue hardship.

12. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
    a. The proposed variation is necessary to allow for an attractive site and building well suited for multiple tenant types.

13. The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.
    a. The requested variation provides the needed flexibility to market this site to prospective tenants/

14. The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.
    a. The proposed variation is consistent with the comprehensive plan, this tile and other land use policies of the village.

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28 A.M.
By

BENSENVILLE
COMMUNITY DEVELOPMENT COMMISION

STAFF REPORT

HEARING DATE:	April 8, 2025
CASE #:	2025 – 09
PROPERTY:	1100 Tower Lane
PROPERTY OWNER:	Hamilton Partners
APPLICANT	Morgan Harbour Construction
SITE SIZE:	3 acres
BUILDING SIZE:	66,196 square feet
PIN NUMBER:	03-03-400-025
ZONING:	I-2 General Industrial
REQUEST:	Variations of: Minimum Front Setback *Municipal Code Section 10-6-21-1C* Minimum Rear Setback *Municipal Code Section 10-6-21-1F* Maximum Number of Parking Spaces *Municipal Code Section 10-8-2B-6* Tree Canopy Coverage *Municipal Code Section 10-9-5A*

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday, March 13, 2025. 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 1 Notice of Public Hearing sign on the property, visible from the public way on Wednesday, March 12, 2025.
3. On Wednesday, March 12, 2025, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 300 feet 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:

The Petitioner, Morgan Harbour Construction, is seeking approval of variances to construct a speculative warehouse at 1100 Tower Lane. The proposed 66,196 square foot building encroaches into multiple setbacks and has over 175% of the required parking spaces. Variances are required for this. Finally, they are unable to meet the parking lot hardscape tree canopy coverage requirements. There is currently no office space proposed in the building but they anticipate up to 15% of total GFA being available for this purpose.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	I-2	Industrial	Regional Commercial	Village of Bensenville
North	I-2	Industrial	Regional Commercial	Village of Bensenville
South	I-2	Industrial	Regional Commercial	Village of Bensenville
East	I-2	Industrial	Regional Commercial	Village of Bensenville
West	N/A	Industrial	N/A	Elk Grove Village

DEPARTMENT COMMENTS:

S*UPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:*

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

Finance:

1) Account closed/demo/vacant in U/B.

Police:

1) No comments.

Engineering and Public Works:

1) Stormwater Detention: Article 15-72.A.1 of the DuPage County Stormwater and Flood Plain Ordinance (DCSFPO) states that stormwater detention is required if the impervious area is being increased by at least 25,000 square feet since February 15, 1992. A comparison of the existing conditions as it existed on February 15, 1992, to the proposed conditions, the proposed development will not result in an impervious area increase greater than 25,000 square feet. Per the submitted stormwater report, the project is expected to have a net decrease of 4,202 square feet. An existing and proposed impervious area exhibit delineating, shading and labeling the existing/proposed impervious areas must be provided in a stormwater report to document the comparison of impervious are since February 15, 1992, to the proposed conditions.
2) Best Management Practices: Section 15-63 of the DCSFPO states that on-site postconstruction best management practices (PCBMPs) and volume control best management practices (VCBMPs) are required to treat stormwater runoff for pollutants and reduce runoff volume for all developments with 2,500 square feet or more net new impervious area since April 23, 2013. Based upon the submitted stormwater report and based on aerial imagery from 2013, the project is expected to have a net decrease of 4,202 square feet. In accordance with DCSFPO, PCBMPs will be required for this proposed development. Comparison of the impervious area must be documented in a stormwater report.
3) Sediment & Erosion Control: The construction area (disturbed area) will exceed 1 acre, so a National Pollutant Discharge Elimination System (NPDES) permit is required for discharge of storm water. The owner will need to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) to effectively manage the discharge of pollutants

from the erosion control site. In addition, erosion control measures will need to meet all the requirements listed in Sections 15-58 through 15-60 of the DCSFPO.

4) Floodplain: The site includes no regulatory floodplain as shown on FEMA FIRM Map number 17043C0077J dated August 1, 2019. The nearest regulatory flood plain is the Zone AE floodplain of North Unnamed Creek (DPWL) approximately 3,960 feet east of the site with an elevation of +/-662. Because the site is entirely outside the limits of the 100-year flood plain, compensatory storage will not be required for any proposed fill.
5) Wetlands and Buffers: It does not appear there are wetlands or wetland buffers on the site. However, it is the responsibility of the applicant to identify any existing special management areas on site and properly mitigate them.
6) Permits: The proposed improvement will require Stormwater Management Certification. Since no impacts are proposed to Special Management Areas, the submittal does not require submittal to the DuPage County Stormwater for review and certification.
7) No County or IDOT highway permits will be required.
8) An IEPA-Sanitary Permit will be required for the new building's sanitary service. Depending on the proposed water service, an IEPA-watermain permit may be required for any scope of work larger than a water service connection to the Village's watermain.
9) Utilities: The proposed utility plan show removing all old water main and hydrants on the property up to the ROW on the west side of Tower Lane and rebuilding a new water service to the sprinkler room on the west side of the building. This water service will need to be metered prior to any fire hydrants or a domestic water service being on the line. Also, all utilities are required to be removed completely back to the respective mains. Water and sanitary services have been disconnected as part of the building demolition. Disconnects must be made at the main.
10) Provide AutoTurn for site circulation and ingress/egress at all driveways in addition to the provided turning templates showing the AASHTO design vehicle that will be utilizing the site (WB-65, WB-55, etc.).
11) One sanitary inspection manhole is shown to be provided on the east side of the building. If the building will be split into multiple units, additional inspection manholes, a grease interceptor, and or oil/water separator may be necessary.
12) Again, these are general comments that we can ascertain based on the information provided as part of this CDC submittal. Further engineering review will be performed during the permit process, if approved. If I can be of further assistance, please contact me.

Community & Economic Development**:**

Economic Development:

1) The property is currently demo/vacant land.
2) Taxes for 2023 amounted to $94,350. The Village received 7.28% of that amount totaling $6,865.62. The property is located in TIF 6. The TIF received 29.0% of that amount totaling $27,347.74.
3) Staff projects industrial taxes for the new 66,196 square foot development at $2.26 per square foot, which is an average taken from CoStar data of similar industrial space in DuPage County. This would come out to $149,602 in total taxes. The Village, using the same tax rate from 2023, would see $10,891.03 and the TIF would see $43,384.58. That is a 159% increase for both the Village and the TIF.

Fire Safety:

1) Fire hydrants shall be minimum 300 feet apart.

2) A fire hydrant is required within 40 to 100 feet of the fire department connection.
3) The fire department connection shall be on the Tower Lane side of the building.

Building:

1) No comments.

Planning:

1) The 2015 Comprehensive Plan indicates “Regional Commercial”.
2) The current zoning is I-2 General Industrial District.
3) The applicant is seeking variations to construct a new speculative warehouse at 1100 Tower Lane.
4) Per Municipal Code Section 10-6-21-1C, Minimum Front Setback, the minimum front setback in an I-2 General Industrial District is 25 feet.
    a. The petitioner is seeking a variation from this standard.
        i. They would like to reduce the minimum front setback from 25 feet to 17.5 feet.
5) Per Municipal Code Section 10-6-21-1F, Minimum Rear Setback, the minimum rear setback in an I-2 General Industrial District is 20 feet.
    a. The petitioner is seeking a variation from this standard.
        i. They would like to reduce the minimum rear setback from 20 feet to 12.75 feet.
6) Per Municipal Code Section 10-8-2B-6, Maximum Number of Parking Spaces, the following standards apply:
    a. No use shall provide parking spaces in excess of one hundred twenty five percent (125%) of the required minimum parking amount shown in subsection C, table 10-8-2-1, "Off-Street Parking Requirements", of this section, with the following exceptions:
        i. Maximum off-street parking requirements shall not apply to residential uses in Residential Zoning Districts.
        ii. Any use required to provide less than ten (10) parking spaces may provide a maximum of fifteen (15) spaces.
        iii. With Zoning Administrator approval, the maximum parking amount of one hundred twenty five percent (125%) may be exceeded by up to fifty (50) percentage points, for a total of one hundred seventy five percent (175%) provided that this area is constructed with pervious paving materials. For the portion of the lot exceeding the maximum parking amount of one hundred twenty five percent (125%), the applicant must utilize green infrastructure techniques, such as rain gardens and bioretention facilities, to retain the 10-year, 24-hour storm event on-site.
    b. The petitioner is seeking a variation from this standard.
        i. Per Municipal Code Section 10-8-2-1, Off-Street Parking Requirements, the following standards apply:
            1. For warehousing, storage, or distribution facility uses, 1 parking space per 500 square feet of office GFA plus 1 space per 20,000 square feet of warehouse or storage space GFA is required.
            2. The proposed building is projected to potentially provide up to 15% of its GFA for office space. The building composition would be: 9,929.4 square feet office space and 56,266.6 square feet of warehousing space. After the calculations, 23 spaces (20 office and

3 warehousing) are required. Because of its proximity to a bus stop (Municipal Code Section 10-8-3C), that number can be reduced by 5 percent to require 22 spaces.

3. The petitioners propose 57 parking spaces, or 259% higher than the parking requirements, exceeding the 175% maximum.

ii. In Ordinance #36-2023, a variance was approved for this request.

7) Per Municipal Code Section 10-9-5A, Tree Canopy Coverage, the following standards apply:
   a. Tree Canopy Coverage: Tree canopy coverage requirements shall be met through tree plantings located within perimeter yards (subsection B, "Parking Lot Perimeter Landscape", of this section) and interior landscape islands (subsection C, "Parking Lot Interior Landscape Islands", of this section) such that shade canopy is provided for a minimum of forty percent (40%) of the parking area hardscape, including all parking spaces, travel lanes, and other impervious areas not exempted by this section. Refer to figure 10-9-5-1, "Tree Canopy Coverage", of this subsection.
      i. Calculation: Coverage credit for each tree shall be calculated using the projected full canopy width of the tree at maturity. Coverage credit for trees planted in perimeter landscape or buffer yards shall be credited in the amount that such plantings cover the parking area hardscape. Refer to the most recent Morton Arboretum *Northern Illinois Tree Species List* for canopy coverage estimates.
      ii. Loading Area Exemption: Designated loading areas shall be exempt from the amount of parking area hardscape for the purpose of this requirement.
      iii. Solar Energy Collection Systems: Any portion of this requirement may be met through installation of solar energy collection systems that comply with the standards of this title and provide shade to the parking area, with the approval of the Zoning Administrator.
      iv. Modification Of Requirements: The Zoning Administrator may modify shading requirements for sites located under power lines or other obstructions that prohibit strict compliance, and grant credit for new off-site trees provided in lieu of required on- site plantings, where appropriate.
   b. The petitioner is requesting a variation from this standard.
      i. They are proposing to meet coverage of 5% of the parking lot hardscape.

Applicant Response: The applicant provided updated plans as requested by staff.

APPROVAL STANDARDS FOR VARIATIONS:

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

2. **Compatible with Surrounding Character:** The proposed variation is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed variation.

3. **Undue Hardship**: The proposed variation alleviates an undue hardship created by the literal enforcement of this title.

4. **Unique Physical Attributes:** The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

5. **Minimum Deviation Needed**: The proposed variation represents the minimum deviation from the regulations of this title necessary to accomplish the desired improvement of the subject property.

6. **Consistent with Ordinance and Plan:** The proposed variation is consistent with the intent of the Comprehensive Plan, this title, and the other land use policies of the Village.

Village staff feels that the approval standards below have been met.

	Meets Standard	
Approval Standards for Variations	*Yes*	*No*
1. Public Welfare	X	
2. Compatible with Surrounding Character	X	
3. Undue Hardship	X	
4. Unique Physical Attributes	X	
5. Minimum Deviation Needed	X	
6. Consistent with Ordinance and Plan	X	

RECOMMENDATIONS:

1. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Minimum Front Setback with the following conditions:
    a. Must be developed in accordance with plans submitted on 2.28.25 by Morgan Harbour Construction:
2. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Minimum Rear Setback with the following conditions;
    a. Must be developed in accordance with plans submitted on 2.28.25 by Morgan Harbour Construction:
3. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Maximum Number of Parking Spaces with the following conditions:
    a. Applicant shall develop a shared maintenance agreement for the south access driveway and submit to the Village of Bensenville prior to final permit approval;
    b. Future plans must indicate that the snow storage locations are not parking;
4. Staff recommends the Approval of the Findings of Fact and the Approval of the Variation for Tree Canopy Coverage with the following conditions:
    a. Trees must be planted on landscape islands when feasible.
    b. A final landscaping plans shall be submitted to and approved by the Zoning Administrator prior to final permit approval;
    c. No parking lot perimeter landscaping shall encroach upon the sight vision triangle.

Respectfully Submitted,
Department of Community & Economic Development

NORTH TOWER LANE

BENNSENVILLE, ILLINOIS

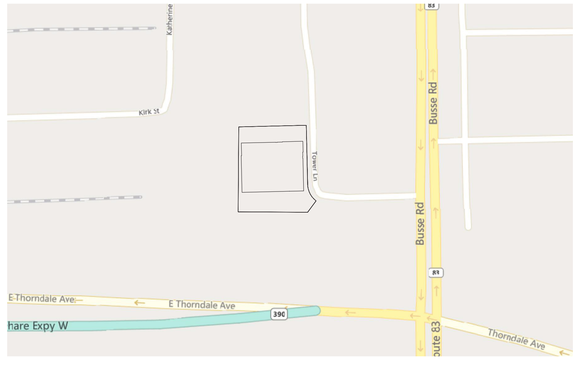
CHI18-0051-00
02.24.2025

WARE MALCOMB

HAMILTON PARTNERS

TOTAL PAGE COUNT: **5**





1" = 25'

0 12.5 25 50 125

NORTH

DEVELOPMENT STANDARDS

Zoning

Jurisdiction		Bensenville
Zoning Designation		I-2
Max Impervious Coverage		90%
Max Height		50 FT
Req. Landscape		10%
Parking Standards		
	Min Stall Size	9x18
	Drive Aisle	24 FT
	Fire Lane	26 FT
Required Parking		
	Office	1/500 SF
	Industrial	1/1000 SF
	Warehouse	1/20000 SF

PROJECT DATA

Site Summary

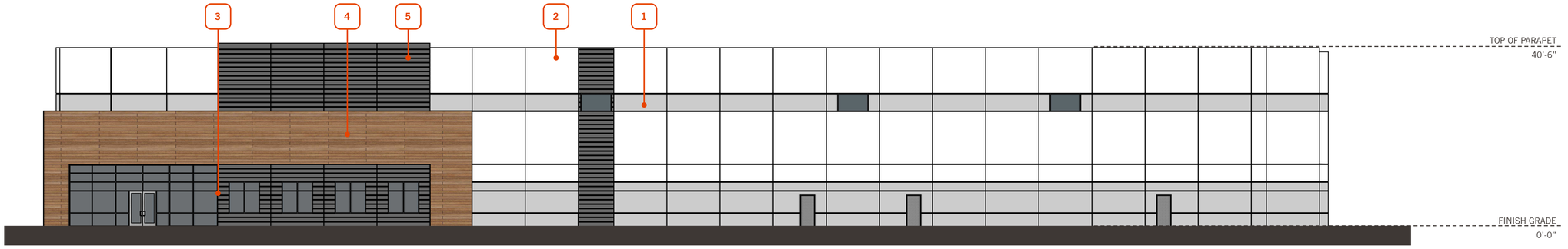
Gross Site Area	130,368 SF	2.99 AC
Total Building Area(s)	Gross Floor Area	66,196 SF
	Footprint	66,196 SF
Coverage	Gross	51%
FAR	Gross	0.51

Proposed Building

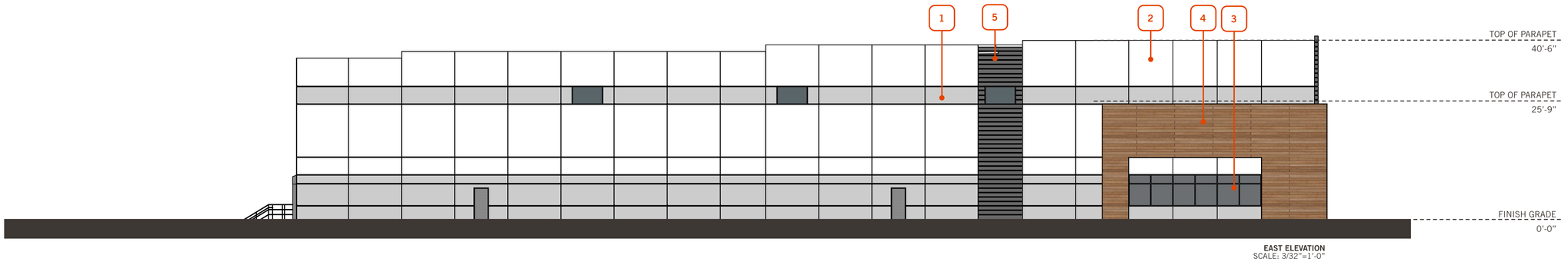
Building Area(s)	Footprint	66,196 SF
Cars Required	@15% Office	23 Stalls
Cars Provided	*@0.86/1,000 SF*	57 Stalls
	Req. Accessible	3 Stalls
Drive-in Doors		1
Docks	*@1/4,137 SF*	16



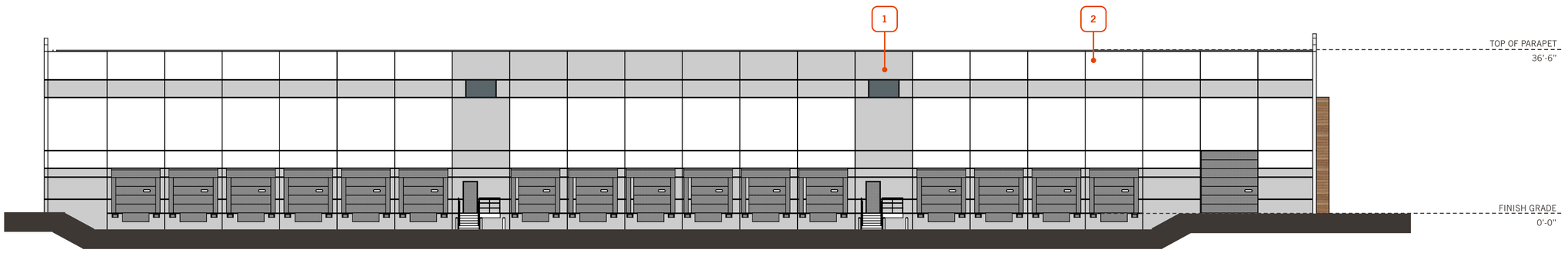




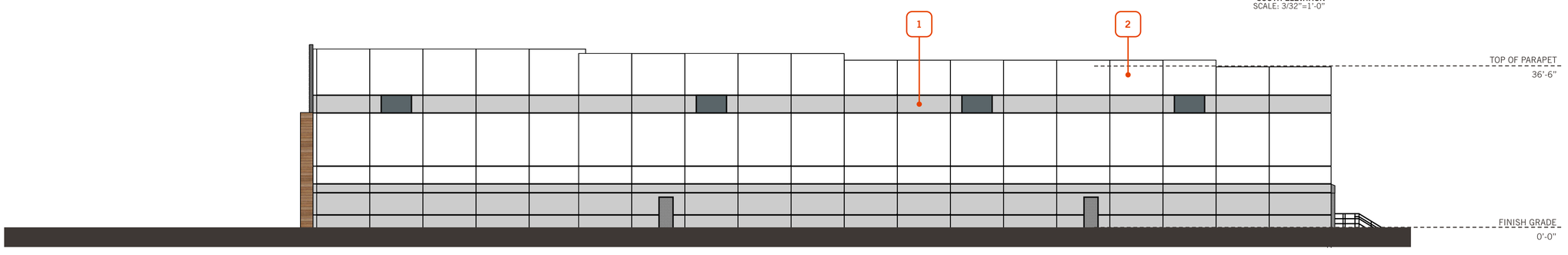
NORTH ELEVATION
SCALE: 3/32"=1'-0"



EAST ELEVATION
SCALE: 3/32"=1'-0"



SOUTH ELEVATION
SCALE: 3/32"=1'-0"



WEST ELEVATION
SCALE: 3/32"=1'-0"

KEYNOTES

1. **CONCRETE PRECAST PANEL WITH REVEALS**
   COLOR: LIGHT GRAY
2. **CONCRETE PRECAST PANEL WITH REVEALS**
   COLOR: WHITE
3. **HIGH PERFORMANCE STOREFRONT GLAZING SYSTEM WITH ANODIZED ALUMINUM MULLIONS**
4. **TRU-GRAIN WOOD LOOK RESIN SIDING PANELS**
5. **CONCRETE PRECAST PANEL WITH FORMLINER**

RWG ENGINEERING, LLC
CIVIL ENGINEERING – REAL ESTATE CONSULTING – PROJECT MANAGEMENT
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006370

LIMITATION OF WARRANTY OF ENGINEER'S INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	◎	◉
STORM MANHOLE	◎	◉
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	▷	▶
CONCRETE HEADWALL	⊃	⊃
VALVE VAULT	⊗	⊗
VALVE BOX	⊞	⊞
FIRE HYDRANT	⊃	⊃
BUFFALO BOX	⊙	●
CLEANOUT	⊡	⊡
SANITARY SEWER	——◁——	——◀——
FORCE MAIN	——◁——	——◀——
STORM SEWER	——C——	——C——
WATER MAIN	——W——	——W——
CONSTRUCT WATER MAIN UNDER SEWER		——W——
GRANULAR TRENCH BACKFILL		▭
STREET LIGHT	⊸	⊸
ELECTRICAL CABLE	——E——	——E——
2" CONDUIT ENCASEMENT		▭
ELECTRICAL TRANSFORMER OR PEDESTAL	E	◪
POWER POLE	—o—	—●—
STREET SIGN	▷	▶
GAS MAIN	——G——	——G——
TELEPHONE LINE	——T——	——T——
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		
TREE WITH TRUNK SIZE	6" 6"	
SOIL BORING	B-9	B-1
TOPSOIL PROBE	T-9	T-1
FENCE LINE, WIRE OR SILT	——×——	——×——
FENCE LINE, CHAIN LINK OR IRON	——○——	——○——
FENCE LINE, WOOD OR PLASTIC	——□——	——□——
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

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

Formerly JULIE 1-800-892-0123

FINAL ENGINEERING PLANS

FOR

1100 TOWER LANE INDUSTRIAL BUILDING

BENSENVILLE, ILLINOIS

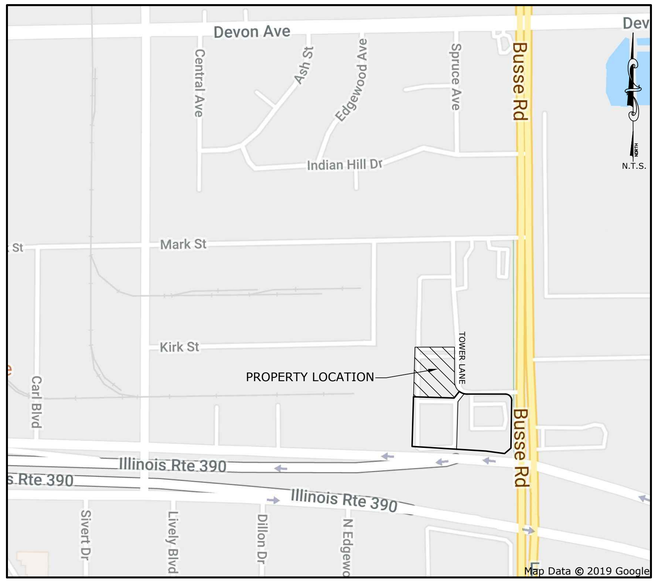
PLANS PREPARED FOR

MORGAN/HARBOUR CONSTRUCTION, LLC

7510 S. MADISON STREET
WILLOWBROOK, ILLINOIS 60527
(630)734-8800

FOR THE DEVELOPMENT OWNER
TOWER LANE HOLDINGS, LLC
C/O HAMILTON PARTNERS, LLC
300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143
(630)250-9700

LOCATION MAP



INDEX OF SHEETS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. DEMOLITION PLAN
4. SITE GEOMETRIC AND PAVING PLAN
5. SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN
6. GRADING PLAN
7. UTILITY PLAN
8. PROJECT NOTES AND SPECIFICATIONS
9. CONSTRUCTION STANDARDS AND DETAILS
10. CONSTRUCTION STANDARDS AND DETAILS

SITE WORK PERMIT SUMMARY		
Permit	**Number**	**Issued**
Village of Bensenville Site Work		
Dupage County Storm water Cert		
IEPA – NPDES (N.O.I)		
IEPA – Sanitary		
IHPA – Certification	006060223	06/15/2023
IEPA - NPDES (N.O.T C Completion)		

GENERAL NOTES

1. The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
   - Village of Bensenville Public Works Department (630-350-3435)
2. The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
3. Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
4. Elevations shown herein reflect NAVD 1988 datum.
5. The boundary and topographic survey data for this project is based on a field survey prepared by Edward J. Molloy and Associates, dated March 2019. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
6. RWG Engineering, LLC, it's employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.
7. Except where modified by the contract documents, all work proposed hereon shall be in accordance with the following specifications, which are hereby made a part hereof:
   A. "Standard Specifications for Road and Bridge Construction in Illinois," as prepared by I.D.O.T. latest edition.
   B. "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition.
   C. "Illinois Recommended Standards for Sewage Works," as published by the I.E.P.A., latest edition.
   D. The subdivision and development codes and standards of the Village of Bensenville, as published by the Municipality.
   E. "Illinois Accessibility Code" as published by the State of Illinois Capital Development Board, effective October 23, 2018.
   F. The National Electric Code.
   G. "Illinois Urban Manual" as prepared by the U.S. Dept. of Agriculture latest edition.
8. Village of Bensenville Development Ordinance shall take precedence if a conflict in project specifications occurs.

BENCHMARKS

REFERENCE BENCHMARKS:
DUPAGE COUNTY BENCHMARK COO DUP83 3A
LOCATED ON THE SOUTH SIDE OF DEVON AVENUE, APPROXIMATELY 330 FEET WEST OF THE INTERSECTION OF SPRUCE AVENUE AND DEVON AVENUE.
ELEVATIONS = 673.15 (NAVD88)

DUPAGE COUNTY BENCHMARK U 132 RESET
LOCATED ON THE NORTHEAST SIDE OF A "T" INTERSECTION OF THORNDALE AVENUE AND SIVERT DRIVE.
ELEVATION = 703.19 (NAVD88)

SITE BENCHMARK No.1 (SEE SHEET 2)
CROSS NOTCH IN TOP OF CURB
ELEVATION=680.46

ROBERT W. GUDMUNSON 38423 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

EXPIRATION DATE: 11/30/25

DATE	REVISION	DRAWN BY
1. 06/23/23	VILLAGE PRELIM REVIEW UPDATES	DJA
2. 08/25/23	RAISE SITE PER CLIENT	MKR
3. 01/31/24	ENGINEERING REVIEW COMMENTS #1	MKR
4. 02/28/25	UPDATED SITE PLAN AND ENGINEERING DESIGN	MKR

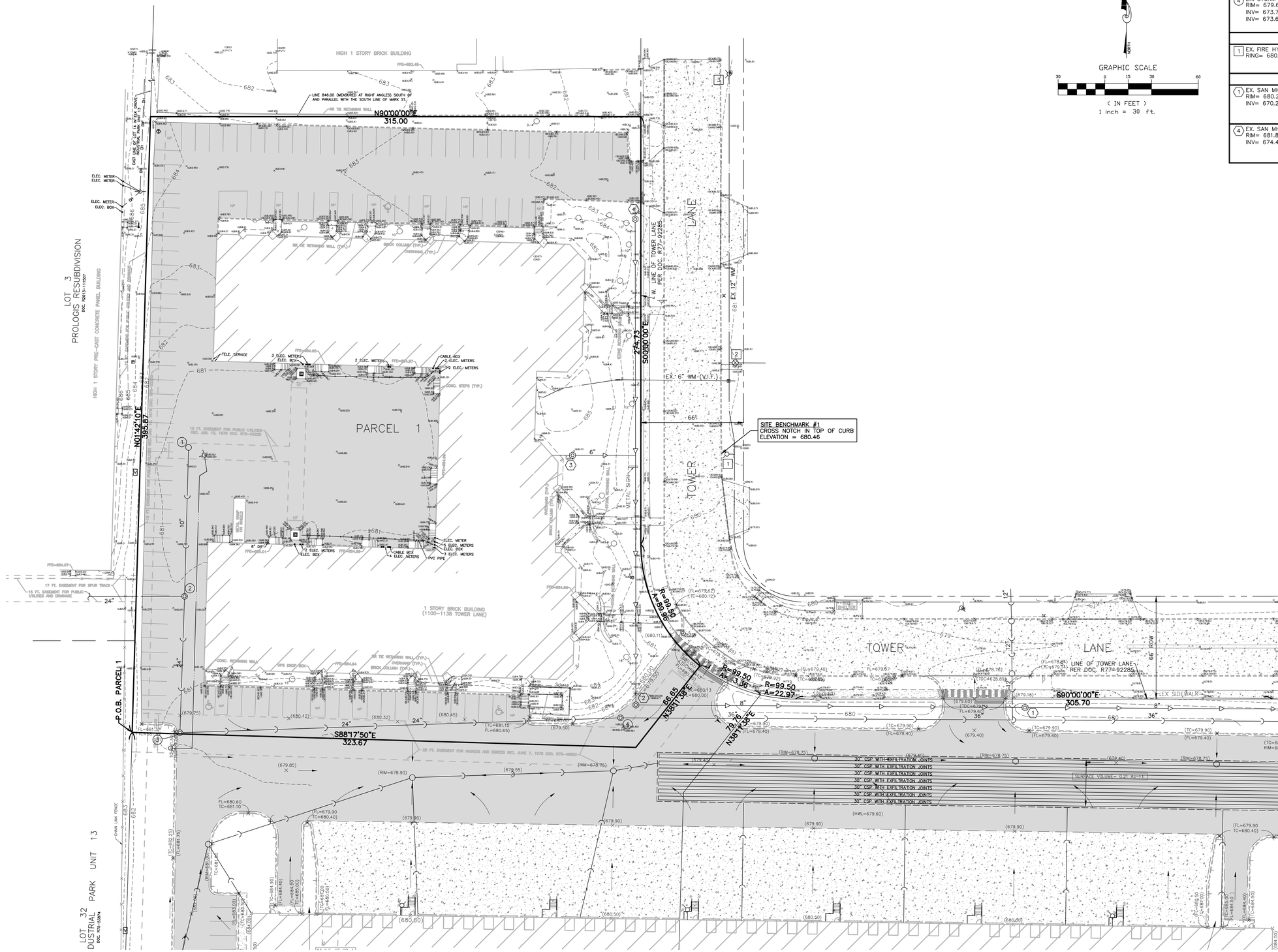
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1100 TOWER LANE INDUSTRIAL BUILDING
BENSENVILLE, ILLINOIS
TITLE SHEET

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.460.7889
www.rwg-engineering.com

PROJECT NO. 72000522
DATE 05/22/23
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY MKR

SHEET
1 OF 10



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

EXISTING UTILITY SCHEDULE

STORM SEWER

(1) EX. STORM C.B. RIM= 679.67 INV= 677.67 (10" S)	(2) EX. STORM MH RIM= 680.97 INV= 676.67 (10" N) INV= 675.47 (24" W) INV= 675.32 (24" S)	(3) EX. STORM MH TYPE C (60"DIA) RIM= 681.01 INV= 676.92 (24" N, E)
(4) EX. STORM MH RIM= 679.61 INV= 673.73 (24" W) INV= 673.66 (36" E)		

WATERMAIN

[1] EX. FIRE HYDRANT RING= 680.83	[2] EX. VALVE VAULT RIM= 681.06 TP= 674.53	[3] EX. FIRE HYDRANT RING= 681.41

SANITARY SEWER

(1) EX. SAN MH RIM= 680.21 INV= 670.27 (8" E,W)	(2) EX. SAN MH RIM= 679.54 INV= 671.46 (8" N,E)	(3) EX. SAN MH RIM= 684.08 INV= 679.43 (6" E,W)
(4) EX. SAN MH RIM= 681.83 INV= 674.43 (8" S)		

(2) SANITARY STRUCTURE NUMBER

(11) STORM STRUCTURE NUMBER

[5] WATERMAIN STRUCTURE NUMBER

SURVEY NOTE

THE INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY DONE BY EDWARD J. MOLLOY & ASSOCIATES, DATED 03/26/19.

ABBREVIATIONS LEGEND (IN ADDITION TO TITLE SHEET LEGEND)

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
EC	=	EDGE OF CONCRETE
RW	=	RETAINING WALL
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
(TYP)	=	TYPICAL

DATE	REVISIONS	DRAWN BY
1. 06/23/23	VILLAGE PRELIM REVIEW UPDATES	DJA
2. 08/25/23	RAISE SITE PER CLIENT	MKR
3. 01/24/24	ENGINEERING REVIEW COMMENTS #1	MKR
4. 02/28/25	UPDATED SITE PLAN AND ENGINEERING DESIGN	MKR

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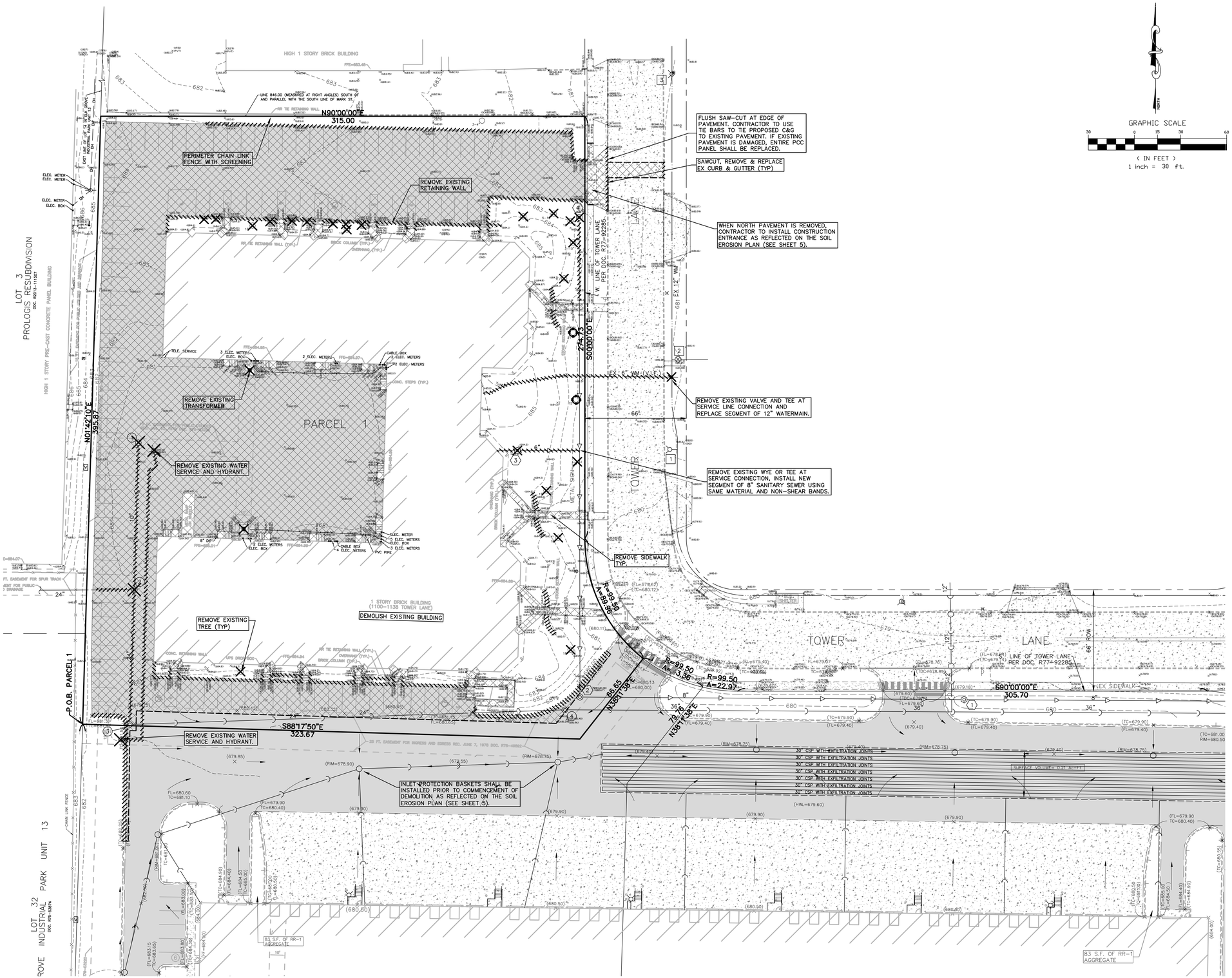
1100 TOWER LANE INDUSTRIAL BUILDING
BENSENVILLE, ILLINOIS
EXISTING CONDITIONS PLAN

RWG Engineering, LLC
Civil Engineering ♦ Real Estate Consulting ♦ Project Management
975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 72000522
DATE 05/22/23
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY MKR

SHEET
2 OF 10

February 27, 2025 2:43:07 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\72000522 – 1100 TOWER LANE INDUSTRIAL\300_ENGINEERING\310_CADD\FINAL\720_BASE.DWG



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

NORTH

DEMOLITION NOTES:

1. EROSION CONTROL INSTALLATION SHALL BE DONE PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY
2. EXISTING ELECTRICAL AND PHONE CABLES MAY BE LOCATED WITHIN THE PROPOSED IMPROVEMENT AREA. APPROXIMATE KNOWN LOCATIONS ARE SHOWN HEREON. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE WHEN WORKING AROUND THE SAME.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING AMENITIES SCHEDULED TO REMAIN. PROPER SAWCUTTING SHALL BE ACCOMPLISHED AT ALL POINTS OF CONNECTION OR INTERFACE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK. SANITARY SERVICE, WATERMAIN SERVICE, GAS, ELECTRIC, ETC SHALL BE CUT-OFF. CONTRACTOR TO COORDINATE WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
6. CONTRACTOR SHALL NOTIFY THE TOWN OF AVON PUBLIC WORKS DEPARTMENT, THE DOWNERS GROVE SANITARY DISTRICT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.
7. ONSITE DISTURBED AREAS TO REMAIN AS GREENSPACE SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SOD (OR LANDSCAPED).
9. PARKWAYS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SOD
10. UTILITY LINES SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISCONNECTED FROM FACILITIES THAT ARE TO REMAIN, SECURELY PLUGGED AT ALL CONNECTION POINTS, AND EITHER REMOVED OR FILLED WITH FLOWABLE FILL (LEAN CONCRETE MIXTURE) AND ABANDONED IN PLACE (REMOVE IF LOCATED UNDER NEW BUILDING PAD AREAS). IN THE CASE OF STRUCTURE ABANDONMENT, CASTINGS AND TOP SLABS AND CONE SECTIONS SHALL BE REMOVED PRIOR TO FILLING THE STRUCTURE (UNLESS THE STRUCTURE IS EASIER TO COMPLETELY REMOVE).
11. CONTRACTOR TO LOCATE AND REMOVE EXISTING FIRE HYDRANT LEADS BY DISCONNECTING AT THE MAIN AND REPLACING EXISTING TEE WITH SOLID SLEEVES.
12. CONTRACTOR TO LOCATE AND REMOVE EXISTING SANITARY SERVICES BY DISCONNECTING AT THE MAIN AND REPLACING EXISTING SADDLE WITH SOLID PVC PIPE USING NON-SHEAR COUPLINGS.

DEMOLITION LEGEND

- REMOVE EXISTING PAVEMENT/SIDEWALK/STRUCTURE/C&G (INCL SAWCUT)
- TREE/BUSH/STRUCTURE REMOVAL
- TREE PROTECTION FENCE
- REMOVE EXISTING UTILITY LINE
- REMOVE EXISTING CURB AND GUTTER

NO.	DATE	REVISIONS	DRAWN BY
1.	06/23/23	VILLAGE PRELIM REVIEW UPDATES	DJA
2.	08/29/23	RAISE SITE PER CLIENT	MKR
3.	10/30/24	VILLAGE REVIEW COMMENTS #1	MKR
4.	02/28/25	UPDATED SITE PLAN AND ENGINEERING DESIGN	MKR

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DEMOLITION PLAN

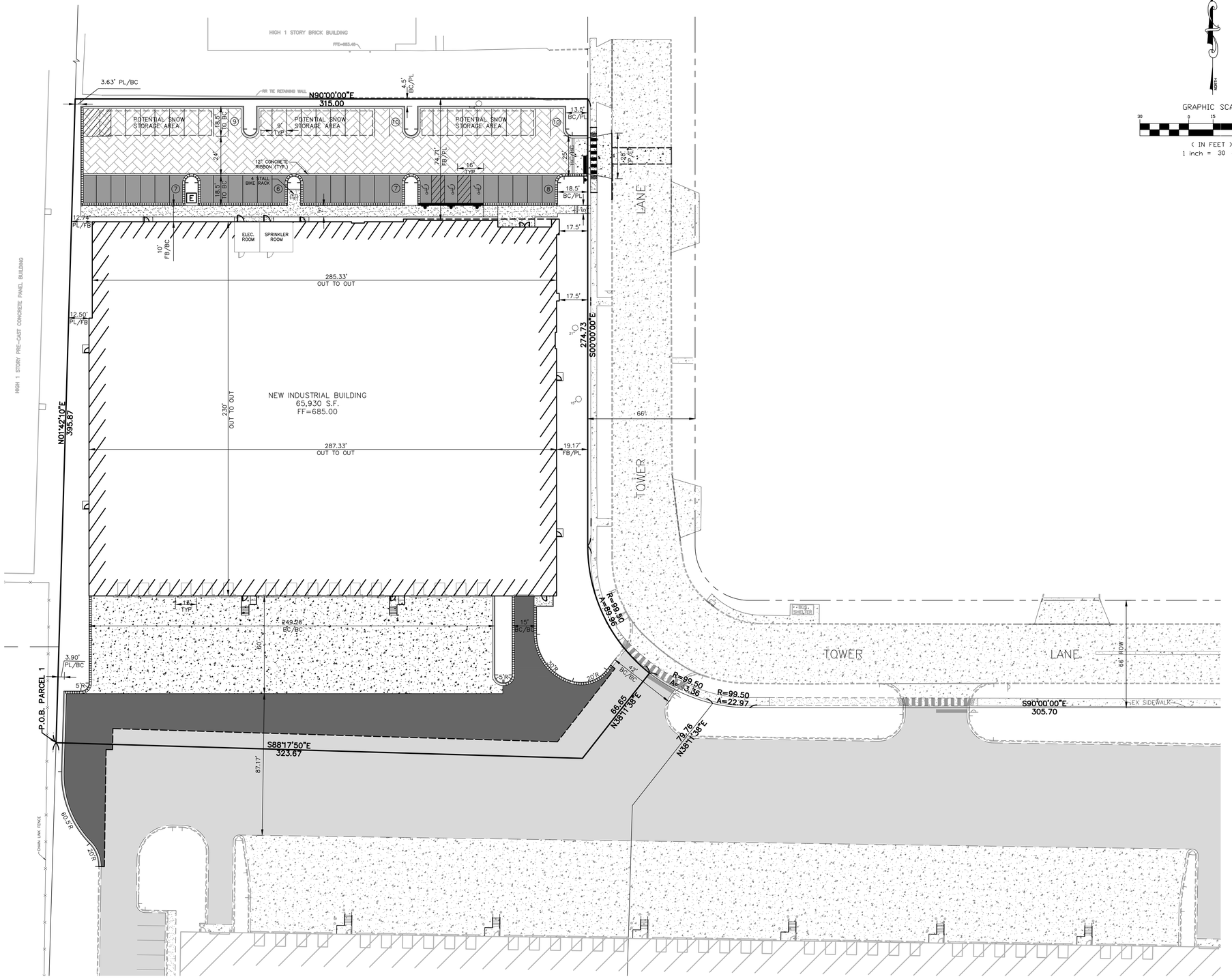
975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

RWG Engineering, LLC
Civil Engineering ★ Real Estate Consulting ★ Project Management

PROJECT NO. 72000522
DATE 05/22/23
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY MKR

SHEET
3 OF 10

February 27, 2025 2:43:07 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\72000522 – 1100 TOWER LANE INDUSTRIAL\300_ENGINEERING\310_CADD\FINAL\720_BASE.DWG



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

SITE GEOMETRIC AND PAVING NOTES:

1. SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.)
4. UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO BACK OF CURB.
5. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE TOPOGRAPHIC SURVEY PREPARED BY EDWARD J. MOLLOY & ASSOCIATES AND DATED MARCH 26, 2019.
6. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY– REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
8. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
9. ALL STRUCTURAL AND ARCHITECTURAL DESIGN DATA FOR THE MASONRY WALLED TRASH ENCLOSURES ARE THE RESPONSIBILITY OF THE PROJECT ARCHITECT. REFER TO THE ARCHITECTURAL PLANS FOR ALL DETAILS PERTAINING TO SAME.
10. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.

SITE DATA:

TOTAL SITE SIZE	=	130,368 S.F. (2.99 AC)
EXISTING SITE CONDITIONS:		
EXISTING BUILDING FOOTPRINT	=	46,582 S.F. (35.73%)
EXISTING PAVT./SIDEWALK	=	61,278 S.F. (47.00%)
EXISTING GREENSPACE	=	22,508 S.F. (17.27%)
EXISTING CONDITIONS IMPERVIOUS AREA	=	107,860 S.F. (2.48 AC)
PROPOSED SITE CONDITIONS:		
PROPOSED BUILDING FOOTPRINT	=	65,930 S.F. (50.57%)
PROPOSED ASPHALT/CONC PAVT., WALK	=	37,728 S.F. (28.94%)
PROPOSED BRICK PAVT (100% PERVIOUS)	=	11,558 S.F. (8.87%)
PROPOSED GREENSPACE	=	15,152 S.F. (11.62%)
PROPOSED CONDITIONS IMPERVIOUS AREA	=	103,658 S.F. (2.38 AC)
PROPOSED PARKING SUMMARY:		
REGULAR STALLS	=	54
ADA ACCESSIBLE STALLS	=	3
TOTAL STALLS PROVIDED	=	57

SURFACE IMPROVEMENT LEGEND:

NEW ASPHALT PAVEMENT–STANDARD (SN=2.70)
2.5"– HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
BITUMINOUS TACK COAT (0.05 GAL/SY)
2" HOT–MIX ASPHALT BINDER COURSE, IL–19, N50
BITUMINOUS PRIME COAT MC–30 (0.30 GAL/SY)
8" AGGREGATE BASE COURSE CA–6, TYPE B

ASPHALT PAVEMENT–HEAVY DUTY (SN=3.29)
2.5"– HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
BITUMINOUS TACK COAT (0.05 GAL/SY)
3" HOT–MIX ASPHALT BINDER COURSE, IL–19, N50
BITUMINOUS PRIME COAT MC–30 (0.30 GAL/SY)
10" AGGREGATE BASE COURSE CA–6, TYPE B

PERMEABLE BRICK PAVERS (SEE DETAIL – SHEET 10)
"ECO–OPTILOC" (3 1/8") HEAVY DUTY BRICK PAVERS
L–SHAPE, COLOR VARIES
2" CHIP GRAVEL BEDDING MATERIAL (IDOT CA–16)
4" (AFTER ROLLER COMPACTION) PERMEABLE BASE COURSE (IDOT CA–7)
4"&12" (AFTER ROLLER COMPACTION) PERMEABLE SUB–BASE COURSE (IDOT CA–7)
GEOTEXTILE FILTER FABRIC (WOVEN)

CONCRETE TRUCK DOOK AND ENTRANCE APRON PAVEMENT (SN=4.04)
6" PORTLAND CEMENT CONCRETE (4,000 PSI)
W/ 6"x6" No. 6 WELDED WIRE MESH
8" AGGREGATE BASE COURSE CA–6, TYPE B

CONCRETE SIDEWALKS (PUBLIC AND/OR PRIVATE)
5"– PCC SIDEWALK (4,000 PSI) (6" W/MESH ACROSS ENTRANCE)
4"– AGGREGATE BASE COURSE TYPE B, CA–6 (8" ACROSS ENTRANCE)

PROPOSED B6.12 CONCRETE CURB AND GUTTER
PROPOSED B6.12 DEPRESSED CURB AND GUTTER
PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
EXISTING CURB AND GUTTER
EXISTING DEPRESSED CURB AND GUTTER
(22) NUMBER OF PARKING STALLS PER AISLE

ABBREVIATIONS LEGEND:

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
FW	=	FACE OF WALK (SIDEWALK)
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
RW	=	RETAINING WALL
(TYP)	=	TYPICAL

DATE	REVISIONS	DRAWN BY
06/23/23	1. VILLAGE PRELIM REVIEW UPDATES	DJA
08/29/24	2. RAISE SITE PER CLIENT	MKR
12/17/24	3. ENGINEERING REVIEW COMMENTS #1	MKR
02/28/25	4. UPDATED SITE PLAN AND ENGINEERING DESIGN	MKR

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BENSENVILLE, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN

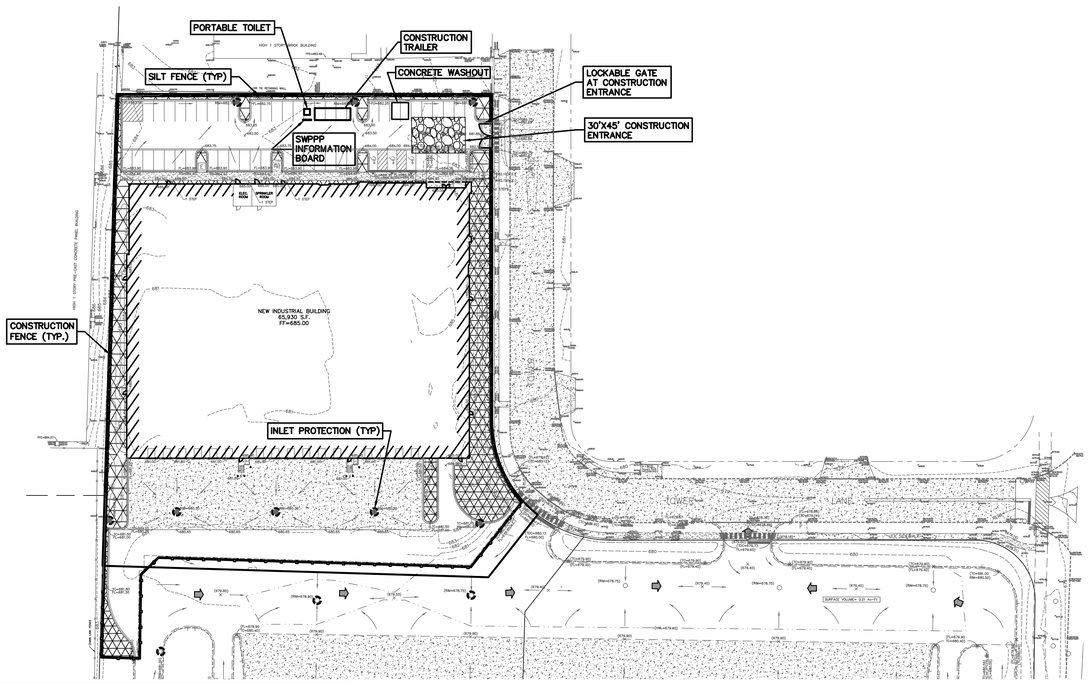
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630.460.7889
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RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management

PROJECT NO. 72000522
DATE 05/22/23
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PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY MKR

SHEET
4 OF 10

February 27, 2025 2:43:07 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\72000522 – 1100 TOWER LANE INDUSTRIAL\300_ENGINEERING\310_CADD\FINAL\720_BASE.DWG



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

1 inch = 60 ft.

MAINTENANCE PLAN

The Owner of the Tower Lane Industrial Building Development, with facilities as shown on these improvement plans, shall assume responsibility for the following perpetual maintenance activities:

1. General
Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
___ Litter and debris shall be controlled
___ Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
___ Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations

2. Stormwater Management Facilities
All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows are clean and performing as designed. Inspections for the following specific items should be conducted monthly between March and November:

3. Volume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:
___ Facility shall be inspected yearly to verify the system is functioning properly
___ Surface of permeable pavement shall be cleaned with a low-pressure power washer
___ Accumulated sediment from surface shall be vacuumed out and disposed of properly

4. Stormwater Collection System
The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

Storm Inlets/Manholes
___ Remove accumulated leaves and other debris from grates
___ Reset covers/lids on as-needed basis
___ Remove accumulated sediment from bottom of manhole when 50% of sump is filled

Storm Sewers/Culverts
___ Visually inspect pipes by removing manhole lids, make repairs as necessary
___ Storm sewers and culverts shall be checked for siltration deposits at inlets, outlets, and within the conduit, clean out as necessary

SOIL EROSION CONTROL CONSTRUCTION SCHEDULE

1. INSTALL SEDIMENT CONTROL MEASURES
STABILIZED CONSTRUCTION ENTRANCE IF REQUIRED
BARRIER FILTERS AS DIRECTED
2. DEMOLITION WORK AS INDICATED ON PLAN
3. REMOVE EXISTING VEGETATION AS REQUIRED
4. GRADE SITE/STOCKPILE TOPSOIL — THESE ITEMS ARE TO BE COMPLETED CONCURRENTLY
BERM AROUND STOCKPILE
5. INSTALL STORM WATER MANAGEMENT MEASURES
STORM SEWER
BARRIER FILTER AROUND INLETS (STRAW)
6. TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES
7. SITE CONSTRUCTION WORK
UTILITIES
CURB & GUTTER
PAVING
8. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS
RESPREAD TOPSOIL
SEEDING
SODDING
9. INSTALL PERMANENT LANDSCAPING
10. PERFORM CONTINUING MAINTENANCE

INSPECTION SCHEDULE

1. DIVERSION AND STRUCTURAL MEASURES – WILL BE INSPECTED AT 7 DAY INTERVALS AND AFTER EVERY 1/2" RAIN OR RAINSTORM PRODUCING RUNOFF.
2. SEDIMENT BASINS AND PONDS – WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.
3. VEGETATIVE PLANTINGS – SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.
4. REPAIRS – ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 15 DAYS. OR EARLIER IF POSSIBLE BASE ON FIELD CONDITIONS.
5. MOWING – DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNATED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
6. FERTILIZATION – SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE INSPECTED AND FERTILIZED IF NECESSARY.

SOIL EROSION CONTROL SCHEDULES

DATE	REVISIONS	DRAWN BY
1. 06/23/23	VILLAGE PRELIM REVIEW UPDATES	DJA
2. 08/25/23	RAISE SITE PER CLIENT	MKR
3. 01/26/24	UPDATED PER VILLAGE REVIEW COMMENTS #1	MKR
4. 02/28/25	UPDATED SITE PLAN AND ENGINEERING DESIGN	MKR

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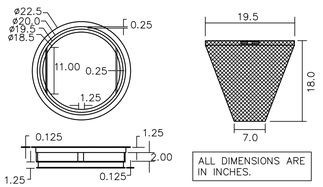
1100 TOWER LANE INDUSTRIAL BUILDING
BENSENVILLE, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN

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PROJECT NO. 72000522
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SHEET
5 OF 10

TYPICAL ROUND INLET PROTECTOR

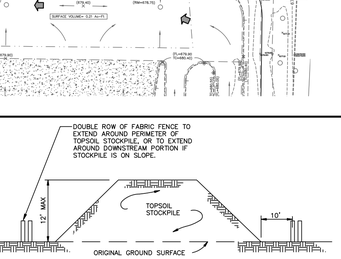


NOTES:
FRAME: TOP RING CONSTRUCTED FROM 1 1/4" X 1 1/4" X 1/8" ANGLE. BASE RING FABRICATED FROM 1 1/2" X 1/2" X 1/8" CHANNEL. HANDLES AND SUSPENSION BRACKETS CONSTRUCTED FROM 1/4" X 1/4" FLAT. ALL STEEL CONFORMING TO ASTM-A36.

REPLACEABLE BAG: CONSTRUCTED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. CONNECTED TO BASE RING WITH STAINLESS STEEL STRAP AND LOCK.

EC-INPROT-04

INLET FILTER BASKET



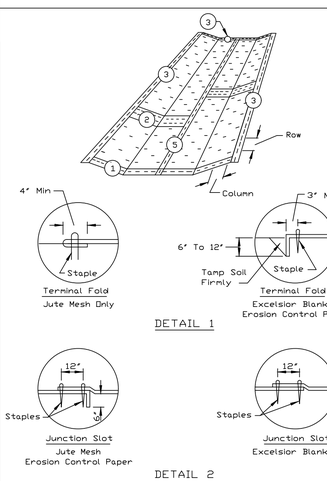
TEMPORARY TOPSOIL STOCKPILE

LEGEND

STORM DRAINAGE STRUCTURE
INLET PROTECTION
DITCH CHECK
SILT FENCE
STABILIZED CONSTRUCTION ENTRANCE
TEMPORARY SEEDING
PERMANENT SEEDING AND EROSION CONTROL BLANKET

NOTES:
1. THE CONTRACTOR AND OWNER/DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF NPDES PERMIT ILR10. A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ONSITE AND MAINTAINED CURRENT.
2. VEGETATIVE AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH SPECIFICATIONS AS OUTLINED IN THE "ILLINOIS URBAN MANUAL."
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND FUNCTIONAL THROUGHOUT THE CONSTRUCTION PROJECT (MAINTENANCE AND/OR REPLACEMENT COST IN INCIDENTAL).
4. PERIMETER SILT FENCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CLEARING, OR GRADING OPERATIONS.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT COMPLIANCE WITH CONSTRUCTION SEQUENCE (SEE SCHEDULE).
6. ALL STORM WATER RUNOFF SHALL BE DIVERTED INTO SEDIMENT BASINS AND/OR DRAINAGE DITCHES WHICH SHALL BE CONSTRUCTED AT THE ONSET OF GRADING OPERATIONS. ALL SITE RUNOFF SHALL BE ROUTED THROUGH SAID TRAPS AND SILTATION CONTROL DEVICES PRIOR TO DISCHARGE DOWNSTREAM/OFFSITE.
7. DISTURBED AREAS SHALL BE STABILIZED VIA SEEDING WITHIN SEVEN (7) DAYS OF COMPLETION OF DISTURBANCE UNLESS THE DISTURBANCE WILL COMMENCE AGAIN WITHIN FOURTEEN (14) DAYS. THE TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 64 LB/AC.
8. TOPSOIL STOCKPILES SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS AND SHALL BE SEEDED WITHIN THREE (3) DAYS OF COMPLETION AND SURROUNDED WITH SILT FENCE FOR EROSION CONTROL.
9. INLET PROTECTION FILTER BASKETS SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. ALL DEWATERING OPERATIONS SHALL BE DISCHARGED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DISCHARGE DIRECTLY INTO FIELD TILE OR STORM SEWER IS PROHIBITED.
11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING EQUIPMENT SPECIFICALLY DESIGNED FOR THAT PURPOSE.
12. GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN OPERATING CONDITION THROUGHOUT CONSTRUCTION TO PREVENT SEDIMENT AND DEBRIS FROM BEING TRACKED ONTO PUBLIC ROADWAYS. SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED ON A DAILY BASIS.
13. LOOSE MATERIAL DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE DITCH SHALL BE REMOVED ON A DAILY BASIS.
14. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES OR GREATER (OR THE EQUIVALENT SNOWFALL). REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE IMMEDIATE.
15. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
16. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED.
17. 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.
18. THE APPLICANT SHALL PROVIDE ADEQUATE RECEPTACLES FOR 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.

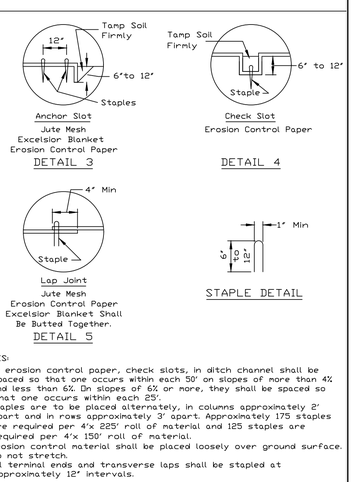
EROSION BLANKET PLAN



DETAIL 1

DETAIL 2

EROSION BLANKET PLAN



DETAIL 3

DETAIL 4

DETAIL 5

NOTES:
1. On erosion control paper, check slots, in ditch channel shall be spaced so that one occurs within each 50' on slopes of more than 4% and less than 6%. On slopes of 6% or more, they shall be spaced so that one occurs within each 25'.
2. Staples are to be placed alternately, in columns approximately 2' apart and in rows approximately 3' apart. Approximately 175 staples are required per 4'x 225' roll of material and 125 staples are required per 4'x 150' roll of material.
3. Erosion control material shall be placed loosely over ground surface. Do not stretch.
4. All terminal ends and transverse laps shall be stapled at approximately 12" intervals.

REFFERENCE
Project
Designed ____ Date
Checked ____ Date
Approved ____ Date

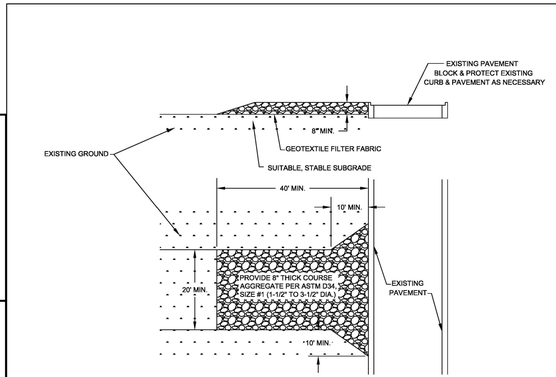
NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-530
SHEET 1 OF 2
DATE 5-24-94

REFFERENCE
Project
Designed ____ Date
Checked ____ Date
Approved ____ Date

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-530
SHEET 2 OF 2
DATE 3-1-95



TEMPORARY CONSTRUCTION ENTRANCE STANDARD

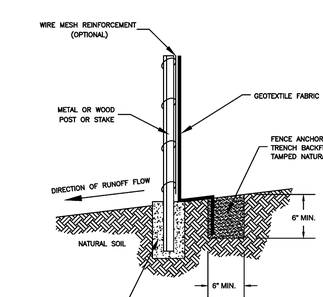
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BENSENVILLE, IL 60106
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VILLAGE OF BENSENVILLE
SPECIFICATIONS AND DETAILS
FILE LOCATION
G:\ENGINEERING\STANDARDS\NEW STANDARDS\EROSION CONTROL

REVISIONS	

	(Installation and maintenance)				(Inspector designated by Permittee)										
	Qualified Contractor	Competent Laborer	Paving Contractor	Concrete Contractor	Any 1" rain in a 24 hr. period or 1/2" in 2 hrs.	Daily	Immediately after a measurable storm event	Daily during prolonged rainfall	Periodically	Any very high water	Prior to installation	Mow Grass	Remove obstruction	Clean/Flush Under Drains	Prune	Post Construction	
Erosion Blanket				X		X			X			X				X	Reshape displaced blankets Remove sediment, repair erosion, repair erosion, reseed where needed, mow and water
Filter Strip				X			X[1]		X[1]				X				Remove sediment from channel and outlets Degrade and reseed if needed
Grass-Lined Channel				X		X[1]			X[1]			X					Reinstall filter washouts and repair slope
Mulching	X			X		X			X			X					Remove excessive sediment, mowing, burning, fertilizer, reseeding
Permanent Vegetation				X		X[1]			X[1]							X	Limit traffic, mow, fertilize, and water
Seeding				X					X							X	Check stream bank sections and repair as needed
Structural Streambank Stabilization	X									X		X					
Surface Roughening	X					X											Reseed areas of poor emergence
Temporary Seeding	X								X			X	X	X			
Polymer Stabilization	X					X						X				X	
Hydromulch	X			X		X						X				X	
Urban Stormwater Wetlands				X					X[1]				X				Clean sediment in forebay every 3-5 years, mow once per year
Permeable Pavement			X						X						X		Maintain turf if incorporated
Rock Outlet Protection		X				X								X			Replace dislodged rocks
Subsurface Drain		X					X							X			Check drains, remove sediment and debris
Vegetated Swale			X				X[1]		X[1]			X					Limit traffic, mow, fertilize, and water
Open water Pond	X								X[1]				X				Clean sediment traps every 3-5 years, maintain surrounding vegetation
Culvert Inlet Protection		X				X		X						X			Replace or clean aggregate, remove sediment
Diversion	X							X				X					Maintain capacity storage and ridge height
Diversion Dike	X					X		X				X					Maintain capacity storage and ridge height
Infiltration Trench	X						X[1]		X[1]				X				Maintain vegetation areas around trench
Rock Check Dam	X					X						X	X				Remove sediment after it has accumulated over 1/3 dam height, replace dislodged rocks
Silt Fence	X					X			X			X					remove sediment when deposition is 1/2 fence height
Sump Pit	X	X						X				X	X	X	X		Replace if filter fabric and pit fill with sediment
Temporary Sediment Trap	X						X						X				Remove sediment when it has accumulated to 1/2 design depth of permanent pool, repair erosion damage
Temporary Slope Drain	X					X						X					Make necessary repairs to drain and remove sediment, remove sediment
Temporary Stream Crossing	X					X		X				X					Make all necessary repairs to structure
Temporary Swale	X					X						X					Remove excessive sediment and debris, repair any bank failure, reseed poor emergence areas
Stockpile Protection	X					X						X					repair silt fence or berm, add aggregate to construction exit
Temporary Stand Pipe w/Filter Sock	X					X							X				Clean sock, remove deposits from perforations
Inlet Protection-Fabric		X				X								X			Remove sediment deposits, replace if damaged
Inlet Protection-Straw Bales		X				X								X			Replace to prevent end runs and undercutting, remove sediment
Inlet Protection-Block and Gravel		X				X								X			Remove sediment, replace displaced gravel
Inlet Protection-Inlet Basket		X				X								X			Clean out sediment in designated stockpile
Turbidity Curtain	X				X							X					Repair fabric, remove sediment to restore original depth
Temporary Silt Dike	X					X						X					Replace entire system if fabric deconposes, remove sediment when deposition is 1/2 dikm height
Dust Control	X								X			X	X	X	X		Repeat treatment as needed
Stabilized Construction Entrance	X					X						X					Add top dressing of aggregate when dirty
Truck Wash Rack	X								X			X					Check for wash water, maintain drains
Tree Protection	X								X			X					Repair fencing, replace mulch, repair damage
Concrete Wash out Pit			X						X							X	Remove concrete and dispose of in designated locations
Construction Road Stabilization	X							X									Periodically add top dressing of aggregate, maintain adjacent roads
Turbidity Applications for Purpose	X[4]					X						X	X	X			
Flim Log Application	X[4]					X			X			X	X	X			Add polymer as needed Replace floc logs when efficacy loss begins

Inspection Notes:
X1-during growth
X2-when established
X3-every spring until the second year
X4-during 1st year
X5-seasonally
X6-2 times per year
X7-every 7 days during construction
X8-inspections should be overseen by a CPESC or similar



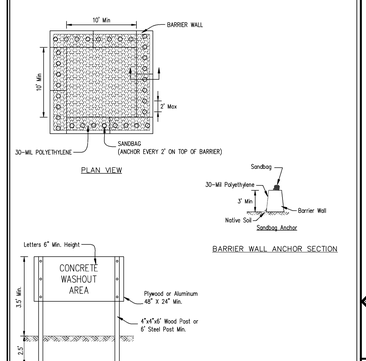
NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

SILT FENCE INSTALLATION STANDARD

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

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

REVISIONS	

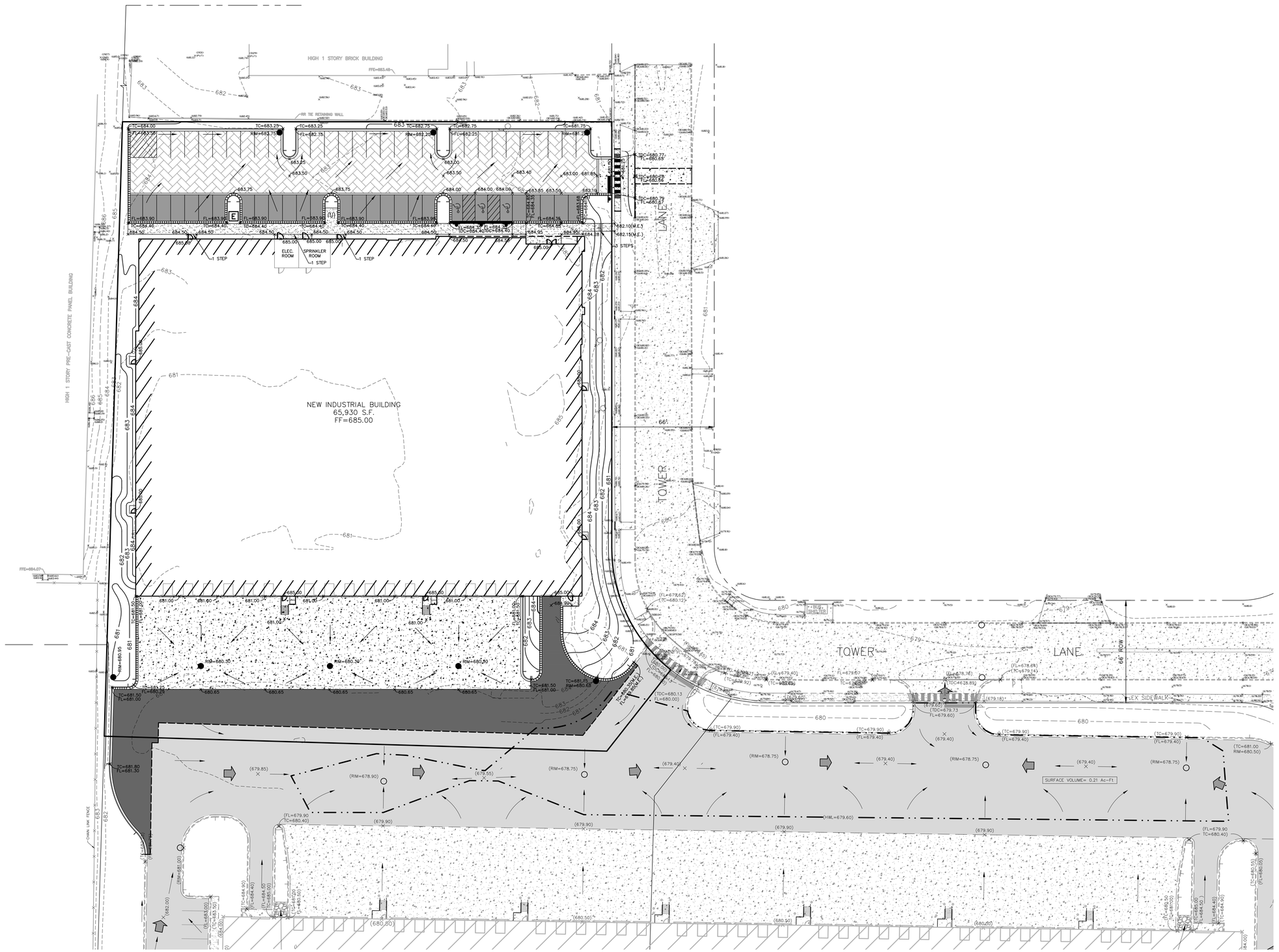


NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL

	Date
Drawn	
Chkd. K. JOHNSON	5/08
Approved	

February 27, 2025 2:43:07 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\72000522 – 1100 TOWER LANE INDUSTRIAL\300_ENGINEERING\310_CADD\FINAL\720_BASE.DWG



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

GRADING NOTES:

1. PAVEMENT SLOPES WITHIN HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
2. HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2.00%
3. UNLESS SPECIFICALLY INDICATED OTHERWISE, EXISTING GRADES ARE TO BE MET AT PROJECT PERIMETER PROPERTY LINES.
4. THE CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLANS AND DETAILS (AND SWPPP DOCUMENTS IF APPLICABLE) FOR THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING OPERATIONS.
5. UNLESS OTHERWISE NOTED, SPOT ELEVATIONS AND PROPOSED CONTOURS REFLECT THE FINISHED PAVEMENT SURFACE GRADE, TOP OF CURB GRADE, OR FINISHED GROUND ELEVATION AS APPLICABLE.
6. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER, PAVEMENT OR DRAINAGE SWALE (AS APPLICABLE).
7. WHEREVER THE DESIGN FOR SURFACE FLOW OF DRAINAGE IS DIRECTED AWAY FROM A CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH.

PLAN ABBREVIATION LEGEND
(IN ADDITION TO TITLE SHEET)

P = PAVEMENT
R = RIM (OR RADIUS)
TC = TOP OF CURB
SW = WALK (OR TOP OF WALK)
FF = FINISHED FLOOR
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TW = TOP OF WALL ELEV
BW = BOTTOM OF WALL (GRADE) ELEV
TDC = TOP OF DEPRESSED CURB

GRADING LEGEND

	EXISTING	PROPOSED
CONCRETE HEADWALL	⊃	⊃
PRECAST FLARED END SECTION	▷	▶
STORM DRAINAGE STRUCTURE	○	●
RETAINING WALL		
CONTOUR	749	749
5' CONTOUR	750	750
SPOT ELEVATION	×(750.00)	×750.00
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		

DATE	REVISIONS	DRAWN BY
1. 06/23/23	VILLAGE PRELIM REVIEW UPDATES	DJA
2. 08/29/23	RAISE SITE PER CLIENT	MKR
3. 01/17/24	ENGINEERING REVIEW COMMENTS #1	MKR
4. 02/28/25	UPDATED SITE PLAN AND ENGINEERING DESIGN	MKR

1100 TOWER LANE INDUSTRIAL BUILDING
BENSENVILLE, ILLINOIS
GRADING PLAN

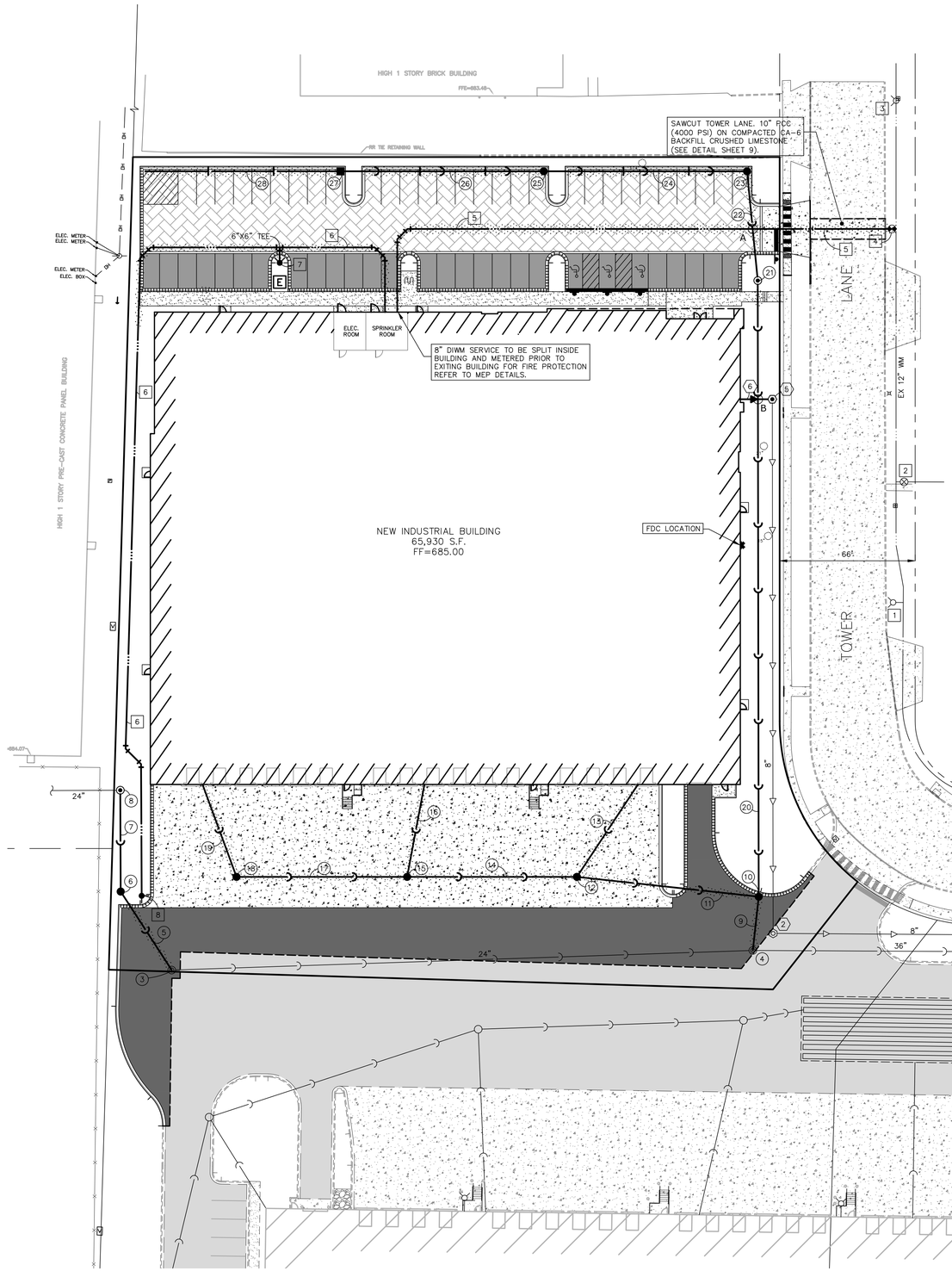
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630.480.7889
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PROJECT NO. 72000522
DATE 05/22/23
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY MKR

SHEET
6 OF 10

February 27, 2025 2:43:07 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\72000522 – 1100 TOWER LANE INDUSTRIAL\300_ENGINEERING\310_CADD\FINAL\720_BASE.DWG



UTILITY CROSSING SCHEDULE

CROSSING	SIZE (IN.)	MATERIAL	UTILITY	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE	SURFACE ELEVATION
A	12"	RCP	STM	677.32		1.5' DEP WM	682.0
	8"	DIP	WM		675.82		
B	12"	RCP	STM	676.50		0.40'	683.0
	6"	DIP	SAN		676.10		

PROPOSED UTILITY SCHEDULE

STORM SEWER

(3) EX STORM MH TYPE C (60"DIA) RIM= 681.01 **NEW INV= 676.96(24"NW)** INV= 676.92 (24" E)	(4) EX. STORM MH RIM= 679.61 **NEW INV=674.03 (24"N)** INV= 673.73 (24" W) INV= 673.66 (36" E)	(5) 46 LF – 24" RCP CL IV @ 0.25%
(6) STM C.B. TYPE C (72" DIA) RIM= 680.95 INV= 677.08 (24" N, SE)	(7) 49 LF – 24" RCP CL IV @ 0.25%	(8) STM M.H. TYPE C (72" DIA) RIM= 681.50 INV= 677.20 (24"W, V.I.F) INV= 677.20 (24" S)
(9) 26 LF – 24" RCP CL IV @ 0.50%	(10) STM C.B. TYPE C (72" DIA) RIM= 680.65 INV= 674.24 (12" N) INV= 674.16 (18" W) INV= 674.16 (24" S)	(11) 89 LF –18" RCP CL IV @ 1.25%
(12) STM C.B. TYPE C (60" DIA) RIM= 680.30 INV= 676.46 (12" NE) INV= 675.28 (18" E, W)	(13) 54 LF –12" RCP CL IV @ 1.00% INV @ BLDG= 677.00	(14) 83 LF – 18" RCP CL IV @ 0.50%
(15) STM C.B. TYPE C (60" DIA) RIM= 680.30 INV= 676.54 (12" N) INV= 675.69 (12" W) INV= 675.69 (18" E)	(16) 46 LF – 12" RCP CL IV @ 1.00% INV @ BLDG= 677.00	(17) 83 LF – 12" RCP CL IV @ 1.00%
(18) STM C.B. TYPE C (48" DIA) RIM= 680.30 INV= 676.52 (12" NW, E)	(19) 48 LF – 12" RCP CL IV @ 1.00% INV @ BLDG= 677.00	(20) 300 LF – 12" RCP CL IV @ 1.00%
(21) STM M.H. TYPE C (48" DIA) RIM= 683.40 INV= 677.24 (12" N, S)	(22) 53 LF – 12" RCP CL IV W/ ASTM C361 JOINTS @ 1.00%	(23) STM C.B. TYPE C (48" DIA) RIM= 681.25 INV= 680.08 (4" W) INV= 677.77 (12" W, S)
(24) 99 LF –12" RCP CL IV @ 1.00% 87 LF – 4" PERF PVC UNDERDRAIN @ 0.20% CAP END= 680.25	(25) STM C.B. TYPE C (48" DIA) RIM= 682.25 INV= 681.08 (4" W) INV= 678.76 (12" E, W)	(26) 99 LF –12" RCP CL IV @ 1.00% 87 LF – 4" PERF PVC UNDERDRAIN @ 0.20% CAP END= 681.25
(27) STM. INLET TYPE A (24" DIA) RIM= 682.75 INV= 681.56 (4" W) INV= 679.75 (12" E)	(28) 95 LF – 4" PERF PVC UNDERDRAIN @ 0.20% CAP END= 681.75	

WATERMAIN

(4) VALVE VAULT (60" DIA) WITH 8" VALVE AND PRESSURE TAP CONNECTION TO EXISTING WATERMAIN RIM= 681.20	(5) 280 LF – 8" DUCTILE IRON WATER SERVICE TO BLDG.	(6) 6" DUCTILE IRON CL 52 WATERMAIN
(7) FIRE HYDRANT RING EL= 684.50	(8) FIRE HYDRANT RING EL= 681.50	

SANITARY

(5) INSP SAN M.H. TYPE A (48" DIA) CONSTRUCT OVER EX SANITARY LINE RIM= 681.75 INV= 675.20 (6" W) INV= 673.94 (8" S)	(6) 16 LF – 6" D.I. SAN @ 5.00% INV @ BLDG= 676.00	

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

(2) SANITARY STRUCTURE NUMBER
(11) STORM STRUCTURE NUMBER
[5] WATERMAIN STRUCTURE NUMBER

STORM SEWER DRAINAGE STRUCTURE LEGEND

EXISTING	PROPOSED	
□	■	STORM INLET – OPEN GRATE
○	●	STORM CATCH BASIN – OPEN GRATE
◎	◉	STORM MANHOLE – CLOSED LID

UTILITY NOTES:

1. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE GUTTER, PAVEMENT, OR DRAINAGE SWALE (AS APPLICABLE)
2. UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES (OR TO END OF FLARED END SECTION – IE INCLUDING LENGTH OF FLARED END SECTION)
3. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO THE PROPOSED GRADES AS INDICATED ON THE PLANS.
4. CONNECTIONS TO EXISTING SEWERS OR WATERMAINS (OR EXISTING SERVICE STUBS) AT POINTS OTHER THAN VISIBLE STRUCTURES ARE APPROXIMATE. THE CONTRACTOR SHALL EXCAVATE AND VERIFY EXISTING SEWER OR WATERMAIN LOCATIONS, SIZES, ELEVATIONS, AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTING UTILITY EXTENSIONS, AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT OR DISCREPANCIES.
5. EXISTING UNDERGROUND PIPE, CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC) ARE SHOWN FROM RECORD INFORMATION AND ARE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT.
6. SELECT GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, PARKING LOTS, AND SIDEWALKS, AND EXTENDED A MINIMUM OF 2' EACH SIDE OF SAME. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
7. BUILDING DIMENSIONS AND ADJACENT UTILITY SERVICE LOCATIONS HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE TIME OF DRAWING PREPARATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THE CONTRACTOR SHALL REFER TO THE CURRENT ARCHITECTURAL PLANS FIRST, FOR PRECISE BUILDING DIMENSIONS AND UTILITY SERVICE CONNECTION LOCATIONS AND NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. ROUTING OF GAS, ELECTRIC, TELEPHONE AND OTHER CABLE SERVICES (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY THE RESPECTIVE UTILITY COMPANY AND/OR DEVELOPER. THE CONTRACTOR SHALL COORDINATE THE FINAL UTILITY SERVICE LOCATION WITH EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.

DATE	REVISIONS	DRAWN BY
06/23/23	1. VILLAGE PRELIM REVIEW UPDATES	DJA
08/29/23	2. RAISE SITE PER CLIENT	MKR
01/24/24	3. ENGINEERING PW REVIEW COMMENTS #1	MKR
02/28/25	4. UPDATED SITE PLAN AND ENGINEERING DESIGN	MKR

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BENSENVILLE, ILLINOIS
UTILITY PLAN

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www.rwg-engineering.com
RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management

PROJECT NO. 72000522
DATE 05/22/23
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY MKR

SHEET
7 OF 10

February 27, 2025 2:43:07 p.m. AcadVer:24.2s (LMS Tech)
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RWG ENGINEERING, LLC
PROJECT SPECIFICATIONS

GENERAL CONDITIONS

CONTRACT DOCUMENTS
The Standard Specifications listed on the title sheet, these Improvement Plans, the Special Provisions, General Conditions, and Subsequent Details are all part of the Contract Documents. Incidental items or accessories necessary to complete the work may not be specifically noted, but are to be considered a part of the contract.

USE OF IMPROVEMENT PLANS
No Improvement Plans shall be used for construction unless specifically marked 'For Construction.' Prior to commencement of construction, the contractor shall verify all dimensions and conditions affecting their work with the actual conditions at the job site. If there are discrepancies from what is shown on the construction plans, the contractor shall immediately report same to the engineer before doing any work, otherwise the contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications, and/or special details, the contractor shall secure written instructions from the engineer prior to proceeding with any part of the work impacted by omissions or discrepancies. Failing to secure such instruction, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question with respect to the true meaning of the construction plans or specifications, the decision of the engineer shall be final and conclusive.

WORKMANSHIP GUARANTEE
All work performed under this contract shall be guaranteed against all defects in material and workmanship of whatever nature by the contractor and his surety for a period of one year from the date of final acceptance of the work by the applicable governmental agencies and the owner.

HIGHWAY/ROADWAY CONSTRUCTION PERMITS
The contractor shall be responsible for obtaining all required permits for construction along or across existing streets or highways, including the use and access to existing streets. The contractor shall make arrangements for proper bracing, shoring, and other required protection of all roadways before construction begins. The contractor shall be responsible for any damage to streets or roadways and associated structures, and shall make repairs as necessary to the satisfaction of the engineer and applicable governmental agency.

EXISTING UTILITIES
Easements for existing utilities within public right-of-way are shown on the plans according to available records. The contractor shall be responsible for determining the exact location in the field of such utility lines and their protection from damage during construction. If existing utility lines of any nature are encountered which conflict in location or elevation with new construction, the contractor shall notify the engineer immediately so that the conflict may be resolved.

PROJECT IMPROVEMENTS AND QUANTITIES
The contractor shall review the construction documents and determine all required improvements and verify all quantities as may be provided by the engineer or owner for bidding purposes, and report any discrepancies to the engineer. The contract price submitted by the contractor shall be considered as lump sum for the completed project unless there is a plan revision or written change to the scope of work.

INCIDENTAL CONSTRUCTION
Whenever the performance of work is indicated on the plans and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be provided.

MAINTENANCE OF SITE DRAINAGE
During construction operations any loose material that is deposited in the flow line of gutters, drainage structures, ditches, etc. and obstructs the natural drainage flow line shall be removed at the close of each working day by the responsible party. The contractor shall insure positive site drainage at the close of each work day. Drainage may be achieved by ditching, pumping, or any other acceptable method. Failure to provide positive drainage will preclude any possible added compensation requested due to delays or unsuitable materials created as a result thereafter. At the conclusion of construction operations all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.

TRAFFIC CONTROL
The contractor is responsible for the installation and maintenance of adequate signage, traffic control, and warning devices to inform and protect the public during all phases of construction. All barricades and warning signs shall be provided in accordance with the IDOT Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant, or as designated by the engineer or applicable governmental agency. Traffic control items shall be in accordance with the IDOT 'Manual on Uniform Traffic Control Devices.'

PAVEMENT REMOVAL/REPLACEMENT
Existing permanent type pavements or other permanent improvements which abut or otherwise interfere with proposed improvements and must be removed shall be saw cut full depth prior to removal. Items so removed shall be replaced with similar construction materials to original condition or better. Payment for saw cutting shall be included in the removal cost and replacement will be paid under the respective item in the contract, unless otherwise indicated. Removed pavement, sidewalk, curb, etc. shall be disposed of by the contractor at his own expense at an offsite dump site.

TREE PROTECTION
Existing trees not scheduled for removal shall be protected from damage. Trimming and sealing shall be in accordance with IDOT Standard Specifications.

EXISTING SIGNAGE & MAIL BOXES
Existing signage and mail boxes that interfere with construction shall be removed, stored, and replaced/reset by the contractor in accordance with the IDOT Standard Specifications. Damage to these items shall be repaired/replaced by the contractor at his expense. Temporary mailbox facilities shall be provided as an incidental cost.

EXISITNG FIELD TILE
Field tile encountered during construction shall be connected to proposed storm sewer or extended to outlet into a proposed drainage way. If this is not possible, then existing tile shall be repaired with new pipe of same size and material (or better) and restored in acceptable operating condition at the original grade. Records of location and elevation shall be made by the contractor and furnished to the engineer upon project completion.

CONSTRUCTION DEBRIS CLEAN-UP
The contractor is responsible for removal and disposal of all excess material and debris resulting from his construction operations at no expense to the owner.

CONSTRUCTION RECORD
The contractor shall keep a set of approved construction plans on the jobsite, and shall maintain a legible record on said plans of field tile encountered, modifications/alterations to alignment/installation of proposed improvements, etc. Upon completion of the contractor's work, said record documents shall be provided to the engineer. Final payments shall not come due until this information is provided to the engineer.

MACHINE GUIDANCE
These plans are not suitable for machine guidance purposes. Should these plans be used to prepare files for machine guidance, the engineer shall be in responsible charge of digital terrain model (DTM) creation, and the project surveyor shall be in responsible charge of site calibration. This work is an additional service requiring negotiated compensation to the engineer and surveyor.

SAFETY & CONSTRUCTION EXECUTION
The contractor shall comply with the rules and regulations of OSHA and appropriate authorities regarding jobsite safety provisions. The engineer and owner are not responsible for the construction means, methods, techniques, sequences or procedures, tine for performance, programs, or for any safety precautions used by the contractor. The contractor is solely responsible for execution of his work in accordance with the contract documents.

PROJECT SPECIFICATIONS

I. SOIL EROSIONS AND SEDIMENT CONTROL

GENERAL STANDARDS
Unless specifically modified below, all soil erosion and sediment control work shall be done in accordance with NPDES General Permit No. ILR10 and the 'Illinois Urban Manual.' The contractor shall conform to all requirements of this general permit including maintenance and inspection of erosion control measures and filing applicable certifications and reports. A copy of the notification of coverage letter shall be posted at the site in a prominent place for public viewing. Any control measures in addition to those outlined in these plans which are deemed necessary by the owner, engineer, or applicable governmental agency shall be immediately implemented by the contractor. Maintenance and replacement of erosion control items shall be considered incidental.

SWPPP
A copy of the Stormwater Pollution Prevention Plan (SWPPP) shall be kept onsite with all supplemental material as required per NPDES General Permit No. ILR10. Construction operations shall conform to permit requirements.

SITE PREPARATION
Prior to clearing and grading, perimeter silt fence shall be installed, and onsite sediment control measures shall be constructed and functional per the soil erosion and sediment control plan. The contractor shall construct ditches, swales, sediment traps, and siltation control measures to intercept surface waters prior to conveyance onto adjacent properties, routing surface flow to onsite treatment facilities.

STABILIZED CONSTRUCTION ENTRANCE
Temporary gravel construction entrances shall be installed and maintained to prevent sediment from being trucked offsite. Sediment reaching a public road shall be removed by shoveling or street sweeping at the end of each work day. Loose material deposited in the flow line of any gutter or drainage structure shall be removed at the end of each work day.

TOPSOIL STOCKPILES
Topsoil stockpiles shall be seeded within seven (7) calendar days of completion for erosion control, unless they will be distributed within fourteen (14) calendar days. Stockpiles shall be encompassed with a silt fence.

DUST CONTROL
Dust control shall be performed on a daily basis using water dispersed from a truck mounted tank with a standard discharge header for uniform application rate.

DE-WATERING
During de-watering operations water shall be pumped into sediment basins or silt traps. De-watering directly into field tile or stormwater structures is not permitted. Water pumped during construction operations shall be filtered.

STABILIZATION
Disturbed areas shall be stabilized by seeding within seven (7) days of completion of disturbance unless the area will be disturbed within fourteen (14) days. Temporary seed mixtures shall be applied at a rate of 64 lbs/acre.

SEDIMENT BASINS
When stormwater is routed through proposed detention basins to allow for settlement of suspended silt and debris, the basins shall be constructed at the start of the project. Basins shall be sufficiently over-excavated to provide appropriate volume for sediment collection.

STRUCTURE FILTER FABRIC
Inlet protection devices shall be installed in each onsite drainage structure and in offsite structures as noted on the plans.

DRAINAGE SYSTEM MAINTENANCE
All storm sewers, catch basins, sumps, and detention basins provided with this project shall be cleaned at construction completion and prior to final acceptance. Cleaning may also be required during construction if the traps are not functioning properly.

INSPECTIONS
The contractor shall inspect all erosion control measures at least once every seven (7) calendar days, and within 24 hours of a storm event of 0.5 inches or greater (or equivalent snowfall) and in accordance with NPDES guidelines. Necessary repairs or clean up to maintain the effectiveness of the control measures shall be done immediately.

CLEANUP
All erosion and sediment control measures shall be removed and disposed of in accordance with applicable governmental agency requirements within 30 days of final site stabilization.

II. EXCAVATION AND GRADING - (EARTHWORK)

GENERAL STANDARDS
Unless specifically modified below, all excavation and grading - (earthwork) shall be done in accordance with the applicable sections of the 'Standard Specifications for Road and Bridge Construction in Illinois,' as published by IDOT, Latest Edition.

SITE PREPARATIONS
Prior to onset of operations, the contractor shall become familiar with the soil erosion control specifications. The establishment of erosion control procedures and the placement of filter fencing, etc. to protect adjacent property shall occur before mass grading begins, and in accordance with the implementation schedule.

Tree protection fencing shall be placed around any trees designated to be preserved within the construction zone. Fencing shall be placed in a circle centered around the tree, such that the entire drip zone (extent of furthest extended branches) shall be within the fence limits. The existing grade within the fenced area shall remain undisturbed.

DEMOLITION
Demolition of existing structures, pavements, curbs, flatwork, utilities, etc. shall be disposed of at an offsite dump site provided by the contractor. Onsite disposal will only be allowed if approved by the owner. Existing water wells shall be closed and capped in accordance with the Illinois Water Well Construction Code, as published by the Department of Public Health. Existing septic tanks and grease traps shall have all liquids and solids removed by a licensed waste hauler prior to structure removal or filling by the contractor.

CLEARING AND GRUBBING
Unless specified for preservation, all vegetative growth including trees and tree stumps shall be removed from the construction area. Offsite disposal shall be assumed unless permitted otherwise by owner.

TOPSOIL REMOVAL
Topsoil shall be stripped from all roadway, driveway, parking area, right-of-way, building pad and other designated structural areas. Stockpiling of topsoil for respread shall be at locations as directed by the owner. Topsoil stockpiled for future use shall be free from large roots, sticks, weeds, brush, stones larger than one inch diameter, and other litter or waste products not conducive to plant growth. Failure to properly sequence stockpiling operations shall not constitute a claim for additional compensation. No material shall be stockpiled in front yards, drainage swales, flood routing areas, utility locations, utility easements or right-of-way.

UNSUITABLE MATERIAL
Unsuitable topsoil or subsoil material shall be removed from roadway, driveway, parking lot, building pad, and any other designated areas. Obviously soft underlying soil shall be removed from all structural improvement areas, areas to receive clay fill, and wherever else designated on the site. If underlying structural subgrade soils are deeper than one inch under construction equipment or if the moisture content exceeds that needed for proper compaction, the soil shall be scarified, dried, and recompacted to the required specifications.

EXCAVATION AND EMBANKMENT
Upon completion of topsoil removal, the contractor shall perform excavation and embankment (fill) operations in accordance with the improvement plans.

Structural embankment material shall be placed in level uniform layers so that the compacted thickness is approximately six inches. Each layer shall be thoroughly mixed during spreading to insure uniformity.

Embankment material within roadway, driveway, parking areas, and other structural clay fill areas shall be compacted to a minimum of ninety percent (90%) of maximum density (modified proctor method), or to such other density as determined appropriate by the soils engineer. Embankment for building pads shall be compacted to a minimum of ninety-five percent (95%) of maximum density (modified proctor method), or to such other density as determined appropriate by the soils engineer.

Embankment material within non-structural fill areas (random fill) shall be compacted to a minimum of eighty-five percent (85%) of maximum density (modified proctor method), or to such other density as determined appropriate by the soils engineer.

All subgrades for proposed street and pavement areas shall be proof-rolled by the contractor and any unstable areas shall be removed and replaced as directed by the soils engineer.

BACKFILLING CURBS, PAVEMENT, ETC.
Curbs, pavements, sidewalks, etc. shall be backfilled by the contractor after installation in accordance with the improvement plan grades.

TOPSOIL RESPREAD
Except where otherwise noted, the contractor shall respread a minimum four (4) inch layer of topsoil on all designated open space, parkway, landscape, and other non-structural areas.

EXCESS MATERIAL
Unless otherwise approved by the owner, the contractor shall remove from the site any excess or unsuitable earth material.

SEEDING
Upon completion of topsoil respread, the contractor shall install seed and fertilizer as indicated on these improvement plans or per owner provided landscape plans.

INSPECTION BY THE SOILS ENGINEER
The owner provided soils engineer shall closely supervise and inspect the grading operations, particularly during the removal of unsuitable material and the construction of embankments or building pads. All testing, inspection and supervision of embankment quality, unsuitable removal and replacement, and other soils related operations shall be entirely the responsibility of the soils engineer.

GRADING TOLERANCE
Building pad elevations, subgrades for pavement, driveways and sidewalks, and all yard/open space areas shall be completed within a tolerance of plus or minus 0.1 foot of design subgrade elevations.

UTILITY INSTALLATION PREPARATION
Prior to utility construction, proposed pavement areas, building pads, driveway and sidewalk areas, and yard/open space areas shall be rough graded to plus or minus one foot of design subgrade elevations.

NOTE REGARDING PLAN GRADES
Grade elevations shown on the inprovement plans are finished grades. Pavement and/or topsoil respread thicknesses must be subtracted to determine subgrade elevations.

SITE DRAINAGE MAINTENANCE
Grading and site improvement construction shall not cause ponding of stormwater. All areas adjacent to improvements shall be graded to provide positive site drainage.

III. UNDERGROUND UTILITIES - UNIVERSAL

GENERAL STANDARDS
All sewer and water main improvements shall be constructed in accordance with the 'Standard Specifications for Water and Sewer Main Construction in Illinois,' Latest Edition, along with applicable sections of the 'Standard Specifications for Road and Bridge Construction in Illinois' as published by IDOT, Latest Edition, and the construction details and specifications of the applicable governmental agency.

GENERAL WORK SCOPE
Underground utility construction shall include trenching or augering; installation of pipe, structures and castings; backfilling of trenches with compaction; and testing as required. Fittings and accessories necessary to complete the work may not be specified, but shall be considered incidental to the cost of the contract.

GRADE PREPARATION
Rough grading to within one foot of finished subgrade shall be completed by the earthwork contractor prior to commencement of underground utility construction.

DE-WATERING
The contractor is responsible for dewatering any excavation for the installation of sewer or water systems. Dewatering will be considered incidental to the respective underground utility construction.

SHEETING AND BRACING
Any anticipated costs for sheeting and bracing shall be reflected in the contract amounts. Additional costs for sheeting and bracing will not be allowed.

SELECT GRANULAR BACKFILL
All utility trenches beneath existing or proposed pavement, driveways and sidewalks, and existing or proposed utilities (ie. crossings), and for a distance of two (2) feet either side of same (or more for deeper utilities as noted on the plans), and/or wherever else shown on the plans shall be backfilled with select granular material and firmly compacted in accordance with the construction standard details.

EXCESS TRENCH MATERIAL
The contractor shall spread excess excavated trench material adjacent to the trenches in an orderly fashion so as not to create a hazard or obstruction, and to maintain the site in a workable condition.

DISSIMILAR MATERIALS/PIPE CONNECTIONS
'Band-Seal' or similar flexible type couplings shall be used when connecting sewer pipes of dissimilar materials. When connection to an existing sewer main by means other than an existing wye, tee, or an existing structure, one of the following methods shall be used:
- Circular saw-cut of sewer main with proper tools ('Shewer-Tap' machine or similar) and installation of hub-wye or hub-tee saddle
- Remove entire section of pipe (breaking only the top of one bell) and replace with precast wye or tee branch section
- Using a pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using 'band-seal' or similar coupling to hold assembly firmly in place

UTILITY STRUCTURE SELECT BACKFILL
Where select granular bedding and backfill is required around utility structures, the cost for same shall be merged into the structure cost.

STRUCTURE CASTINGS
Frames and lids (or grates) for sanitary, water main and storn sewer structures shall be as indicated on the plans, and the cost of same shall be integrated into the respective structure cost.

ADJUSTING RINGS
All structures shall incorporate a minimum of three (3) inches and a maximum of eight (8) inches of adjusting rings (two (2) rings maximum).

STRUCTURE ADJUSTMENT
All top of frames for utility structures (including B-Boxes) shall be adjusted to meet final finished grade upon completion of finished grading and final inspection (cost incidental). The contractor shall insure that roadway, curb, and pavement inlets or structures (frames and grates) are at finished grade.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS
Horizontal and vertical separation between water and sewer mains shall be maintained in accordance with the Standard Specifications for Water and Sewer Main Construction in Illinois and said specifications standard drawings 18, 19, 20, 21, 22, 23, and 24.

FLOOR DRAINS AND FOOTING DRAINS
Floor drains and floor drain sump pumps shall discharge into the sanitary sewer. All downspouts, footing drains and subsurface stormwaters shall discharge into the storn sewer or onto the ground - not into the sanitary sewer.

CONSTRUCTION RECORD
The contractor shall maintain a legible record on a set of construction plans information concerning all manholes, wyes and services, valve boxes, curb boxes, etc. such that they can be field located in a manner acceptable to the applicable governmental agency.

IV UNDERGROUND UTILITIES - SANITARY SEWER

SANITARY SEWER PIPE
Sanitary sewers and services (or combined sewers in combined sewer areas) shall be constructed of one or more of the following materials as specified on the plans:
- PVC gravity sewer pipe conforming to ASTM D-3034 for pipe diameters of 4 inch to 15 inch, or conforming to ASTM F-679 for pipe diameters of 18 inch to 48 inch, with minimum SDR of 26, and with Elastomeric gasket joints conforming to ASTM D3212. The gasket shall comply with ASTM F-477. Sanitary services shall conform to ASTM D-2680 and D-2751 with solvent cement welded joints conforming to same.
- Cement-lined ductile iron pipe class 52, conforming to AWWA C-151 (ANSI 21.51) with push-on joints conforming to AWWA C-111 (ANSI A21.11)

SANITARY SEWER BEDDING
Sanitary sewers shall be installed on compacted granular crushed stone bedding, 1/4 inch to 3/4 inch in size (IDOT gradation CA-6), with a minimum thickness of one fourth of the outside pipe diameter, but not less than 4 inches nor more than 8 inches. Bedding shall extend to one foot over the top of pipe for all sanitary sewer and services. Cost for bedding shall be merged into lineal Footage cost for the respective sewer pipe.

SANITARY SEWER MANHOLES
Manholes shall be 4 foot diameter precast reinforced concrete structures with eccentric cones. Cone openings shall be centered parallel to mainline flow. Structure sections and adjusting rings shall be securely sealed to each other using resilient, flexible, non-hardening, preformed bituminous mastic (Ram-Nek or approved equal). Mastic shall be applied such that no surface or ground water inflow can enter the structure. All structures shall be equipped with appropriate steps, frame and lid, and if indicated shall include an internal or external chimney seal (see construction standard detail).

SANITARY PIPE MANHOLE CONNECTIONS
Sanitary sewer manhole connections shall be made with a flexible water-tight boot precast into the structure (see construction standard detail).

SANITARY SERVICES
Services shall be laid to a mininum grade of 1.0 percent. The end of the service shall be sealed with a watertight plug.

SERVICE RISERS
Service risers shall be used whenever the mainline sewer exceeds a depth of 12 feet (see plans).

SERVICE LOCATIONS
Sanitary services shall be installed in a separate trench from water services, with a mininum horizontal separation of 10 feet.

TESTING
Sanitary sewers including manholes and service lines shall be subjected to either an infiltration test or air test (and deflection test for flexible pipe) by the contractor. Allowable infiltration shall not exceed 200 gallons per inch diameter of pipe per mile per day. Vacuum testing of manholes shall be in accordance with ASTM C-1244. Testing procedures shall be in accordance with the Standard Specifications for Water and Sewer Main Construction in Illinois. The contractor shall coordinate the testing with all applicable governmental agencies.

TELEVISING
Main line sanitary sewer shall be televised prior to acceptance and a DVD shall be provided to applicable governmental agencies. Corrective work required shall be done immediately. Cost for televising shall be merged into the unit price for the sewer pipe.

V. UNDERGROUND UTILITIES - WATER MAIN

WATER MAIN PIPE
Water main shall be cement-lined ductile iron pipe class 52 conforming to AWWA C-151 (ANSI A21.51). Rubber gasket joints shall conform to AWWA C-111 (ANSI A21.11). Ductile iron fittings shall conform to AWWA C-110 (ANSI A21.10). Cement lining shall conform to AWWA C-104 (ANSI A21.4).

FITTINGS
Water main fittings (bends, elbow, tees, increasers, reducers, etc.) may or may not be specifically referenced on the plans and quantities - if not, they shall be considered incidental and included in the lineal footage cost for the water main.

DEPTH OF COVER - MAIN AND SERVICES
Minimum depth of cover from finished grade to top of water main or water service pipe shall be five and one-half (5.5) feet.

THRUST BLOCKING
Thrust blocking shall be installed with water mains at all bends, tees, elbows, etc. (see construction standard detail). Retainer glands or mega-lug fittings may be substituted if permitted by the applicable governmental agency. Cost of either to be merged into lineal footage cost for the water main.

WATER MAIN BEDDING
Water main shall be installed on compacted granular crushed stone bedding, 1/4 inch to 3/4 inch in size (IDOT gradation CA-6), a minimum of 4 inches below the bottom of the pipe and extending upward to the springline (1/2 the pipe diameter). Cost for bedding shall be merged into lineal footage cost for the water main.

WATER VALVES
Unless specifically noted otherwise, gate valves in accordance with the applicable governmental standard shall be used wherever valves are called for. Valves shall be iron body, bronze mounted, parallel resilient seat valves per AWA C-509. Valves shall be rated for 300 psi test pressure and 200 psi working pressure.

VALVE VAULTS
Valve vaults shall be used at all valve locations. Vaults shall be precast reinforced concrete structures, diameter as noted on the plan. Vaults shall include appropriate frames and lids (see construction standard details).

PRESSURE TAPS
Where indicated on the plan, pressure tap operations shall be done while maintaining system pressure in the existing main. The existing main shall be cleaned prior to installation of the tapping sleeve. Tapping valve shall conform to AWWA C-500. Vault, supports, frame, and lid shall conform to the construction standard detail.

FIRE HYDRANTS
Hydrants shall be of the manufacture and equipped with auxiliary valves and valve boxes in accordance with the applicable governmental agency's standard. Hydrants shall be equipped with two 2 1/2 inch hose nozzle connections and one 4 1/2 inch pumper port. Hose threads shall be the standard of the applicable governmental agency. Hydrants shall open left (counter-clockwise). Hydrants shall generally be located three (3) feet clear of the back of curb.

SERVICE LOCATIONS
Water services shall be installed in a separate trench from sanitary (or storn) services, with a mininum horizontal separation of 10 feet.

TESTING AND DISINFECTION
Water mains shall be subject to a pressure test by the contractor. Hydrostatic pressure test and leakage shall be based on 150 psi for 2 hours. Chlorination for disinfection shall be in accordance with the Standard Specifications. Testing and chlorination of existing water mains (where connections are indicated on the plans) shall be considered incidental. In the event that pressure testing of existing mains fail, and such failures are attributable to pre-existing conditions not under the contractor's control, the contractor is entitled to additional payment to correct the deficiencies in the existing system.

VI. UNDERGROUND UTILITIES - STORM SEWER

STORM SEWER PIPE
Storm sewers and services shall be constructed of one or more of the following materials as specified on the plans:
- Reinforced concrete pipe of the class as indicated on the plans, conforning to ASTM C-76 with trowel applied bituminous mastic compound per ASTM C-76. Where noted on the plan the joints and pipe shall incorporate flexible gaskets conforming to ASTM C-443 or ASTM C-361 in lieu of mastic (typically at water main crossings).
- Cement-lined ductile iron pipe class 52, conforning to AWWA C-151 (ANSI 21.51) with push-on joints conforning to AWWA C-111 (ANSI A21.11)
- PVC gravity sewer pipe conforning to ASTM D-3034 (for pipe diameters of 4 inch to 15 inch) or conforning to ASTM F-679 (for pipe diameters of 18 inch to 48 inch). All pipe shall be SDR 35 or stronger, with elastomeric gasket joints conforning to ASTM D-3212.

STORM SEWER BEDDING
Storm sewers shall be installed on compacted granular crushed stone bedding, 1/4 inch to 3/4 inch in size (IDOT gradation CA-6), with a minimum thickness of one fourth of the outside pipe diameter, but not less than 4 inches nor more than 8 inches. Bedding shall extend upward to the springline of the pipe for concrete and ductile iron pipe, and one foot over the top of the pipe for PVC pipe and CMP pipe. Cost for bedding shall be merged into lineal footage cost for the respective sewer pipe.

INLETS, CATCH BASINS, AND MANHOLES
All structures shall be pre-cast reinforced concrete (see construction standard details). Structure sections and adjusting rings shall be securely sealed to each other with flexible bituminous mastic. Gaps at pipe connections shall be filled and securely sealed with non-shrink hydraulic cement nortar. Frames and grates (or lids) shall be as noted on the plans and shall be securely grouted with non-shrink hydraulic cement mortar.

FLARED END SECTIONS
End sections shall be pre-cast reinforced concrete flared end sections with an end block footing in accordance with the construction standard details (or CMP metal end section as appropriate). Flared end sections for sewers 12 inches or greater shall include a safety grating per the construction standard details.

SPECIAL STRUCTURES
If called for on the plans, special structures (headwalls, boxes, etc.) shall be in accordance with the construction standard details.

VII. PAVEMENT, CURBS, AND SIDEWALKS

GENERAL STANDARDS
Unless specifically modified below, all pavement, curb, and sidewalk construction shall be done in accordance with the applicable sections of the 'Standard Specifications for Road and Bridge Construction in Illinois,' as published by IDOT, Latest edition.

SUBGRADE PREPARATON
The subgrade for roadways, pavement, and/or curbs and walks shall be finished by the excavation contractor to within 0.1 foot, plus or minus, of plan elevation. The paving contractor shall confirm the proper preparation of the rough subgrade, or notify the owner and engineer in writing of any discrepancies. Prior to placement of base material, the paving contractor shall fine grade the subgrade to insure proper thicknesses for all base and pavement courses.

BITUMINOUS PAVEMENT
Bituminous Pavement shall consist of the sub-base course, base course, hot-mix asphalt binder course, and hot-mix asphalt surface course, of the thickness and materials as specified on the plans. The maximum size aggregate for the hot-mix surface course mixture shall be 3/8 inches. A prime coat shall be applied to the sub-base course (or base course) as indicated on the plans. A tack coat shall be applied to the binder course prior to surface course placement.

WEATHER REQUIREMENTS FOR BITUMINOUS PAVING
Hot-mix binder shall be placed only when the ambient air temperature is at least 40 degrees Fahrenheit and the Forecast is for rising temperatures. Hot-mix surface shall be placed when the ambient air temperature is at least 45 degrees Fahrenheit and the forecast is for rising temperatures.

BITUMINOUS PAVEMENT INSTALLATION
After installation of the base course, all traffic shall be kept off the base until the binder course is placed. After installation of the binder course and upon completion of inspection and approval by the owner, the binder shall be cleaned, a tack coat shall be applied at a rate of 0.05 gal/square yard (cost incidental), and the surface course shall be placed. All damaged areas in the binder, base or curb shall be repaired prior to surface replacement.

REINFORCED CONCRETE PAVEMENT
Concrete pavement and base course shall be of the thickness as shown on the plans. All concrete pavement shall be reinforced with 6 inch x 6 inch No. 6 welded wire fabric. All concrete pavement shall be broon finished. Contraction joints shall be sawcut immediately after pavement installation and initial curing.

CONCRETE PAVEMENT JOINTING
Joints for concrete pavement shall be determined by contractor in the field using best practices. Maximum distance between joints shall be 15 Feet. Jointing shall follow the American Concrete Pavement Association Publication 'Proper use of Isolation and Expansion Joints in Concrete Pavements.'

CONCRETE CURB AND GUTTER
Combination curb and gutter shall be as detailed on the plans, underlain with the specified base course. Pre-molded fiber expansion joints (3/4 inch thick) with 3/4 inch x 8 inch plain round steel dowel bars shall be installed at 60 Foot intervals and at all P.C.'s, P.T.'s, curb returns, and at the end of each pour. Alternate ends of the dowel bars shall be greased and fitted with metal expansion tubes. Fiber expansion joints 3/4 inch shall also be used wherever sidewalk abuts the curb. Contraction joints shall be sawcut at 15 foot intervals. Two (2) reinforcing (No. 4), 20 feet long, shall be installed in the curb and gutter crosses utility trenches or service lines. Curbs shall be depressed at all locations where public walks or pedestrian paths intersect curb lines (ADA Requirements - see construction standard details). Concrete curb and gutter shall be placed and vibrated to eliminate any honey-combing.

CONCRETE SIDEWALKS
Sidewalks and base course shall be of the thickness and dimensions as shown on the plans. Sidewalks crossing driveways shall be reinforced with 6 inch x 6 inch No. 6 welded wire mesh. Sidewalks crossing utility trenches shall be reinforced with three (3) No. 4 reinforcing bars 10 feet long, centered over the trench crossing.

CONCRETE CURING
Curing and weather protection of all concrete surfaces (pavement, curb, sidewalk) shall be per the standard specifications.

TESTING
Testing of all pavement courses, curbs, and concrete shall be done by a qualified testing firm employed by the owner.

PAINTED PAVEMENT MARKINGS
Painted pavement markings and symbols shall be installed in the color and location as shown on the plan, and conforning to the standard specifications. Markings and symbols shall only be applied when the temperature is 50 degrees Fahrenheit or above.

DATE	REVISIONS	DRAWN BY
1. 06/23/23	VILLAGE PREIM REVIEW UPDATES	DJA
2. 10/30/23	ENGINEERING REVIEW	DJA
3. 01/31/24	ENGINEERING/PW REVIEW COMMENTS #1	MKR
4. 02/28/25	UPDATED SITE PLAN AND ENGINEERING DESIGN	MKR

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1100 TOWER LANE INDUSTRIAL BUILDING
BENSENVILLE, ILLINOIS
PROJECT NOTES AND SPECIFICATIONS

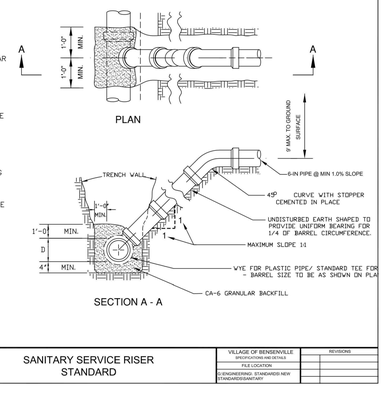
RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 72000522
DATE 05/22/23
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY MKR

SHEET
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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.

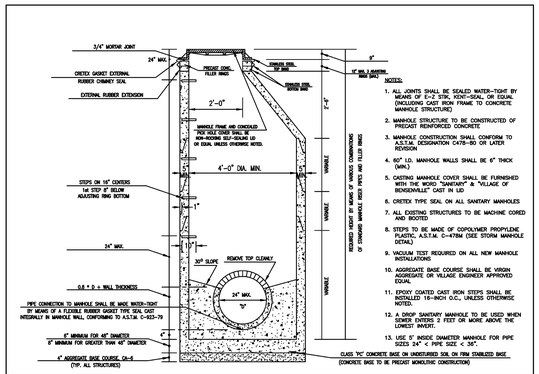


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SANITARY SERVICE RISER STANDARD

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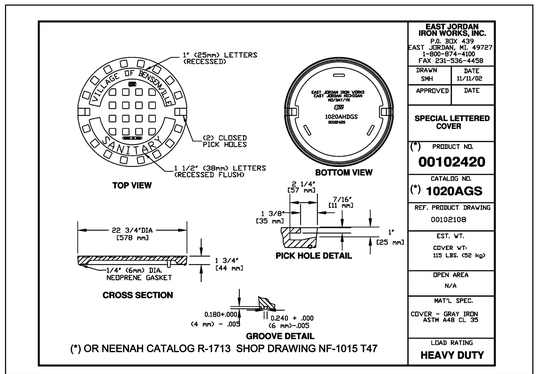
NOTES:
1. ALL JOINTS SHALL BE SEALED WATER-TIGHT BY MEANS OF E-Z STIK, KENT-SEAL, OR EQUAL (INCLUDING CAST IRON FRAME TO CONCRETE MANHOLE STRUCTURE)
2. MANHOLE STRUCTURE TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE
3. MANHOLE CONSTRUCTION SHALL CONFORM TO A.S.T.M. RECOMMENDATION C478-80 OR LATEST 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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(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T47

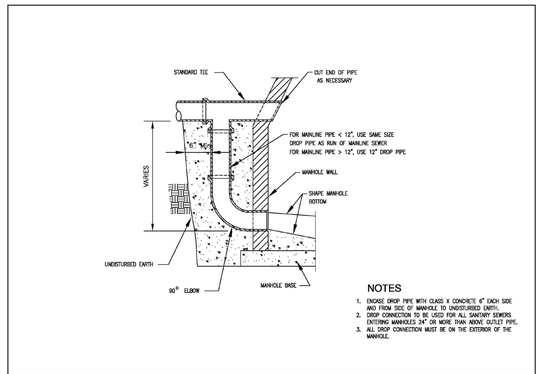
EAST JORDAN IRON WORKS, INC. P.O. BOX 439 EAST JORDAN, MI 49727 1-800-874-4100 FAX 231-536-4458	
DRAWN SMH	DATE 11/11/02
APPROVED	DATE
SPECIAL LETTERED COVER	
(*) PRODUCT NO.	00102420
CATALOG NO.	(*) 1020AGS
REF. PRODUCT DRAWING	0010210B
EST. WT.	COVER WT: 115 LBS. (52 kg)
OPEN AREA	N/A
MAT'L SPEC.	CI/CVER - GRAY IRON ASTM A48 CL 35
LOAD RATING	HEAVY DUTY

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SANITARY FRAME AND LID 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.

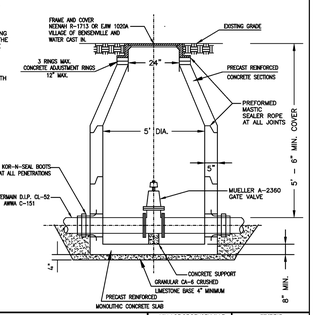
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DROP PIPE STANDARD

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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.

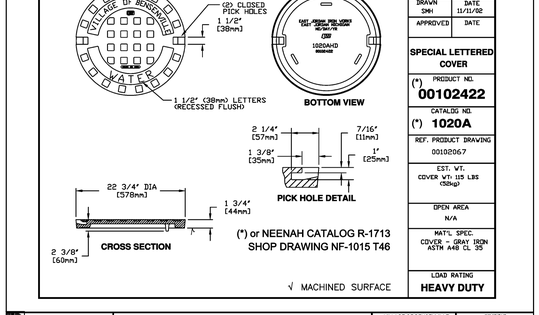


VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, IL 60106
WWW.BENSENVILLE.IL.US

VALVE VAULT (PREFERRED) STANDARD

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

REVISIONS



(*) or NEENAH CATALOG R-1713
SHOP DRAWING NF-1015 T46

√ MACHINED SURFACE

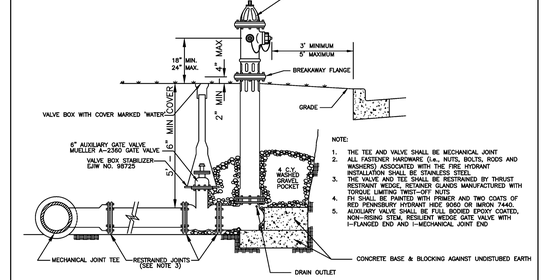
(*) EAST JORDAN IRON WORKS, INC. P.O. BOX 439 EAST JORDAN, MI 49727 1-800-874-4100 FAX 231-536-4458	
DRAWN SMH	DATE 11/11/02
APPROVED	DATE
SPECIAL LETTERED COVER	
(*) PRODUCT NO.	00102422
CATALOG NO.	(*) 1020A
REF. PRODUCT DRAWING	00102067
EST. WT.	COVER WT: 115 LBS (52kg)
OPEN AREA	N/A
MAT'L SPEC.	CI/CVER - GRAY IRON ASTM A48 CL 35
LOAD RATING	HEAVY DUTY

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

FRAME AND CLOSE LID WATER STANDARD

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

REVISIONS



NOTE:
1. THE TEE AND VALVE SHALL BE MECHANICAL JOINT.
2. ALL FASTENER HARDWARE (i.e., NUTS, BOLTS, RODS AND WASHERS) ASSOCIATED WITH THE FIRE HYDRANT INSTALLATION SHALL BE STAINLESS STEEL.
3. THE VALVE AND TEE SHALL BE RESTRAINED BY THRUST RESTRAINT WEDGE, RETAINER GLANDS MANUFACTURED WITH TORQUE LIMITING TWIST-OFF NUTS
4. FH SHALL BE PAINTED WITH PRIMER AND TWO COATS OF RED PENNSBURY HYDRANT HDE 9060 OR MYION 7440.
5. AUXILIARY VALVE SHALL BE FULL BODIED EPOXY COATED, NON-RISING STEM, RESILIENT WEDGE GATE VALVE WITH I-FLANGED END AND 1-MECHANICAL JOINT END

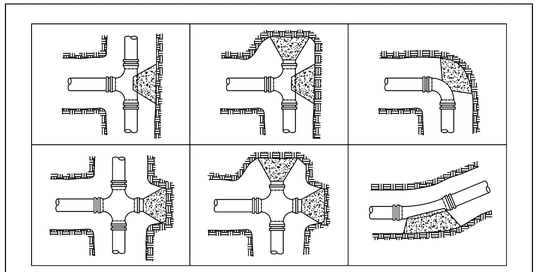
N.T.S.

VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, IL 60106
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FIRE HYDRANT INSTALLATION STANDARD

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

REVISIONS



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.

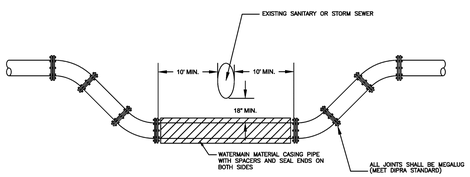
VILLAGE OF BENSENVILLE
12 S. CENTER STREET
BENSENVILLE, IL 60106
WWW.BENSENVILLE.IL.US

THRUST BLOCK STANDARD

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

REVISIONS

NOTE: ALL FASTENER HARDWARE (i.e. NUTS, BOLTS, AND WASHERS) ASSOCIATED WITH THE WATERMAIN AND CASING SPACERS SHALL BE STAINLESS STEEL.

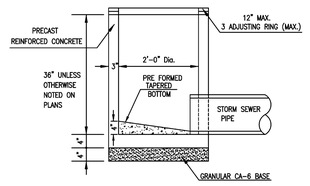


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WATERMAIN DEPRESSION STANDARD

VILLAGE OF BENSENVILLE
SPECIFICATIONS AND DETAILS
FILE LOCATION
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REVISIONS



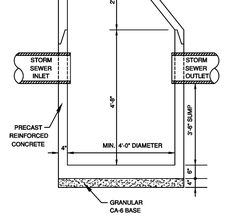
INLET (TYPE A)

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STORM INELT (TY A) STANDARD

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

REVISIONS



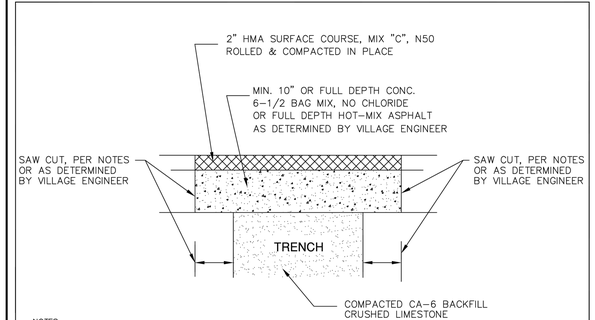
CATCH BASIN (TYPE A)

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CATCH BASIN (TY A) STANDARD

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

REVISIONS



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
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UTILITY TRENCH AND PAVEMENT RESTORATION STANDARD

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

REVISIONS

DATE	REVISIONS	DRAWN BY
1. 06/23/23	VILLAGE PREMUM REVIEW UPDATES	DJA
2. 08/25/23	ADDRESS SET	MKR
3. 01/31/24	ENGINEERING/PW REVIEW COMMENTS #1	MKR
4. 02/28/25	UPDATED SITE PLAN AND ENGINEERING DESIGN	MKR

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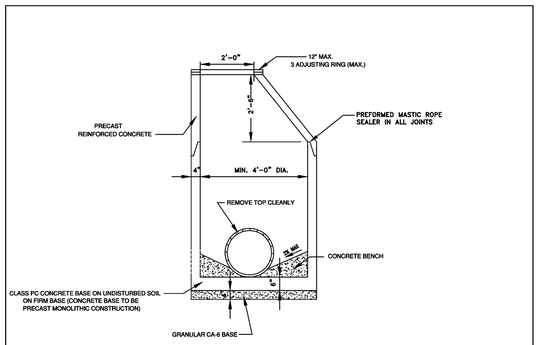
1100 TOWER LANE INDUSTRIAL BUILDING
BENSENVILLE, ILLINOIS
CONSTRUCTION STANDARDS AND DETAILS

RWG Engineering, LLC
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975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

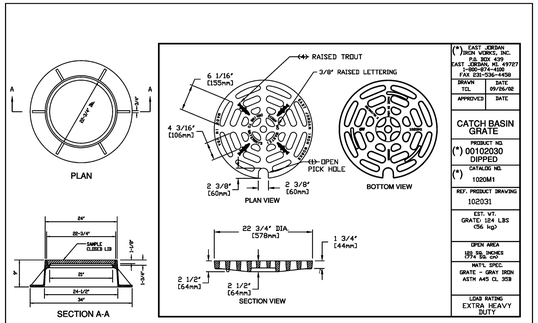
PROJECT NO. 72000522
DATE 05/22/23
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY MKR

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9 OF 10

February 27, 2025 2:43:07 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\72000522 – 1100 TOWER LANE INDUSTRIAL\300_ENGINEERING\310_CADD\FINAL\720_BASE.DWG



VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	STORM MANHOLE STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION S:\ENGINEERING\STANDARDS NEW STANDARDS\STORM	REVISIONS

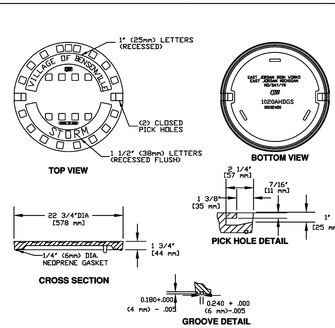


FURNISH HEAVY DUTY CASTING AS REQUIRED BY THE VILLAGE ENGINEER

(*) or NEENAH CATALOG R-2015 SHOP DRAWING NF-2015 T17

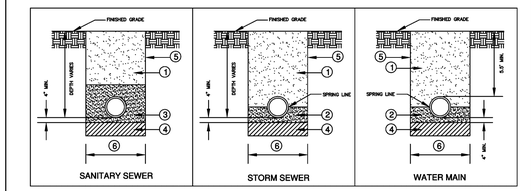
OPEN LID

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	STORM FRAME AND LID STANDARD (OPEN)	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION S:\ENGINEERING\STANDARDS NEW STANDARDS\STORM	REVISIONS



(*) OR NEENAH CATALOG R-1713 SHOP DRAWING NF-1015 T45

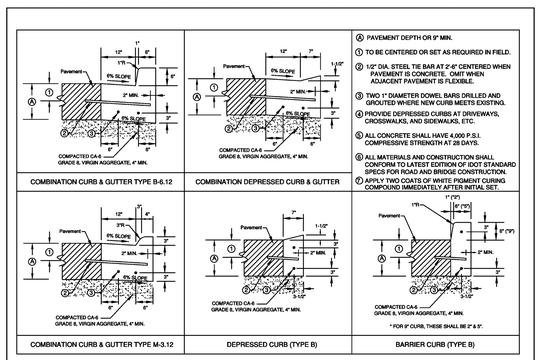
VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	STORM FRAME AND LID STANDARD (CLOSED)	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION S:\ENGINEERING\STANDARDS NEW STANDARDS\STORM	REVISIONS



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. MINIMUM 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 FILE LOCATION S:\ENGINEERING\STANDARDS NEW STANDARDS\STORM	REVISIONS



(A) 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.

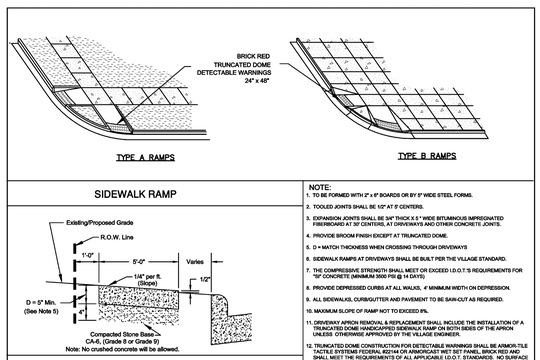
(5) ALL CONCRETE SHALL HAVE 4,000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.

(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".

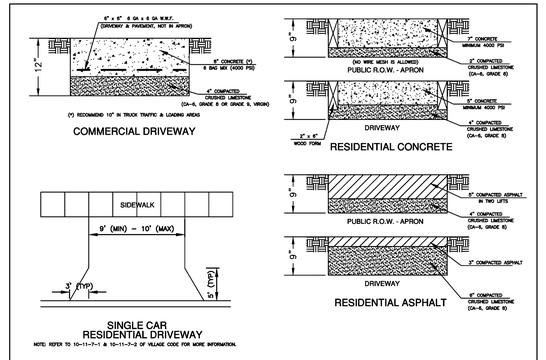
VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	CURB AND GUTTER STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION S:\ENGINEERING\ STANDARDS NEW STANDARDS\PW\CAD\WAY	REVISIONS



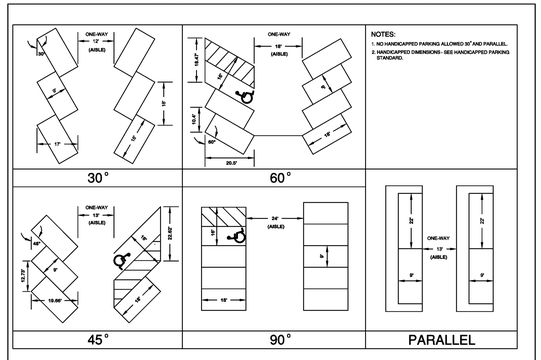
NOTE:

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 3000 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 ARMORTILE TACTILE SYSTEMS FEDERAL RED/34 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 FILE LOCATION S:\ENGINEERING\STANDARDS NEW STANDARDS\PW\CAD\WAY	REVISIONS



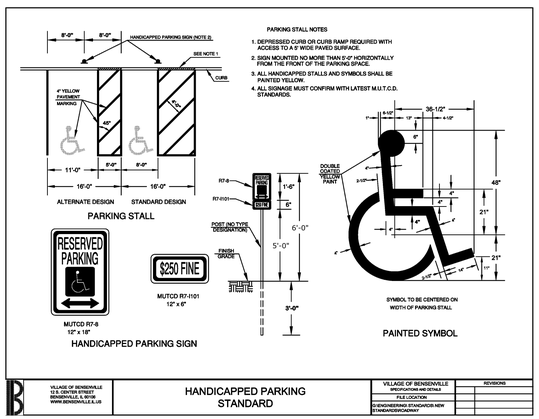
VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	DRIVEWAY STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION S:\ENGINEERING\ STANDARDS NEW STANDARDS\PW\CAD\WAY	REVISIONS



NOTES:

1. NO HANDICAPPED PARKING ALLOWED 90° AND PARALLEL.
2. HANDICAPPED DIMENSIONS - SEE HANDICAPPED PARKING STANDARD.

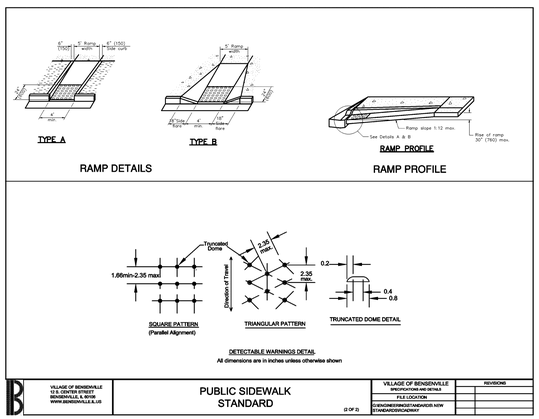
VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	PARKING STALL STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION S:\ENGINEERING\ STANDARDS NEW STANDARDS\PW\CAD\WAY	REVISIONS



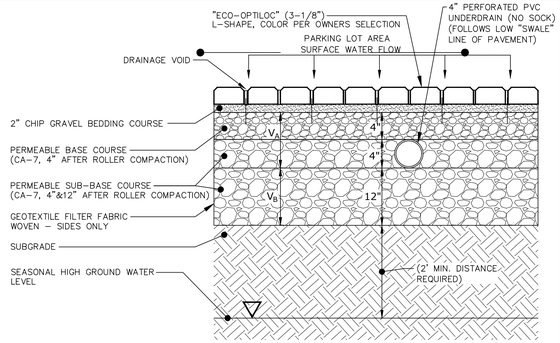
PARKING STALL NOTES

1. DEPRESSED CURB OR CURB RAMP REQUIRED WITH ACCESS TO A 5' WIDE PAVED SURFACE.
2. SIGN MOUNTED NO MORE THAN 5'-0" HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE.
3. ALL HANDICAPPED STALLS AND SYMBOLS SHALL BE PAINTED YELLOW.
4. ALL SIGNAGE MUST CONFIRM WITH LATEST M.U.T.C.D. STANDARDS.

VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	HANDICAPPED PARKING STANDARD	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION S:\ENGINEERING\ STANDARDS NEW STANDARDS\PW\CAD\WAY	REVISIONS



VILLAGE OF BENSENVILLE 12 S. CENTER STREET BENSENVILLE, IL 60106 WWW.BENSENVILLE.IL.US	PUBLIC SIDEWALK STANDARD (2 OF 2)	VILLAGE OF BENSENVILLE SPECIFICATIONS AND DETAILS FILE LOCATION S:\ENGINEERING\STANDARDS NEW STANDARDS\PW\CAD\WAY	REVISIONS



*GEOTEXTILE FILTER FABRIC TO MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN OPENING SIZE OF 0.50 mm

PERMEABLE PAVER SECTION

NOTES:

1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 10 FEET FROM SANITARY SEWERS.
2. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
3. STONE STORAGE SHALL BE CA-7.
4. MINIMUM DISTANCE OF 2 FEET BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
5. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
6. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.

DATE	REVISIONS	DRAWN BY
1. 06/23/23	VILLAGE PRELIM REVIEW UPDATES	DJA
2. 08/25/23	RAISE SITE PER CLIENT	MKR
3. 01/31/24	ENGINEERING/PW REVIEW COMMENTS #1	MKR
4. 02/28/25	UPDATED SITE PLAN AND ENGINEERING DESIGN	MKR

1100 TOWER LANE INDUSTRIAL BUILDING
BENSENVILLE, ILLINOIS
CONSTRUCTION STANDARDS AND DETAILS

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PROJECT NO. 72000522
DATE 05/22/23
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY MKR

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10 OF 10

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e–mail: tmolloy@ejmolloy.com

TOPOGRAPHIC SURVEY

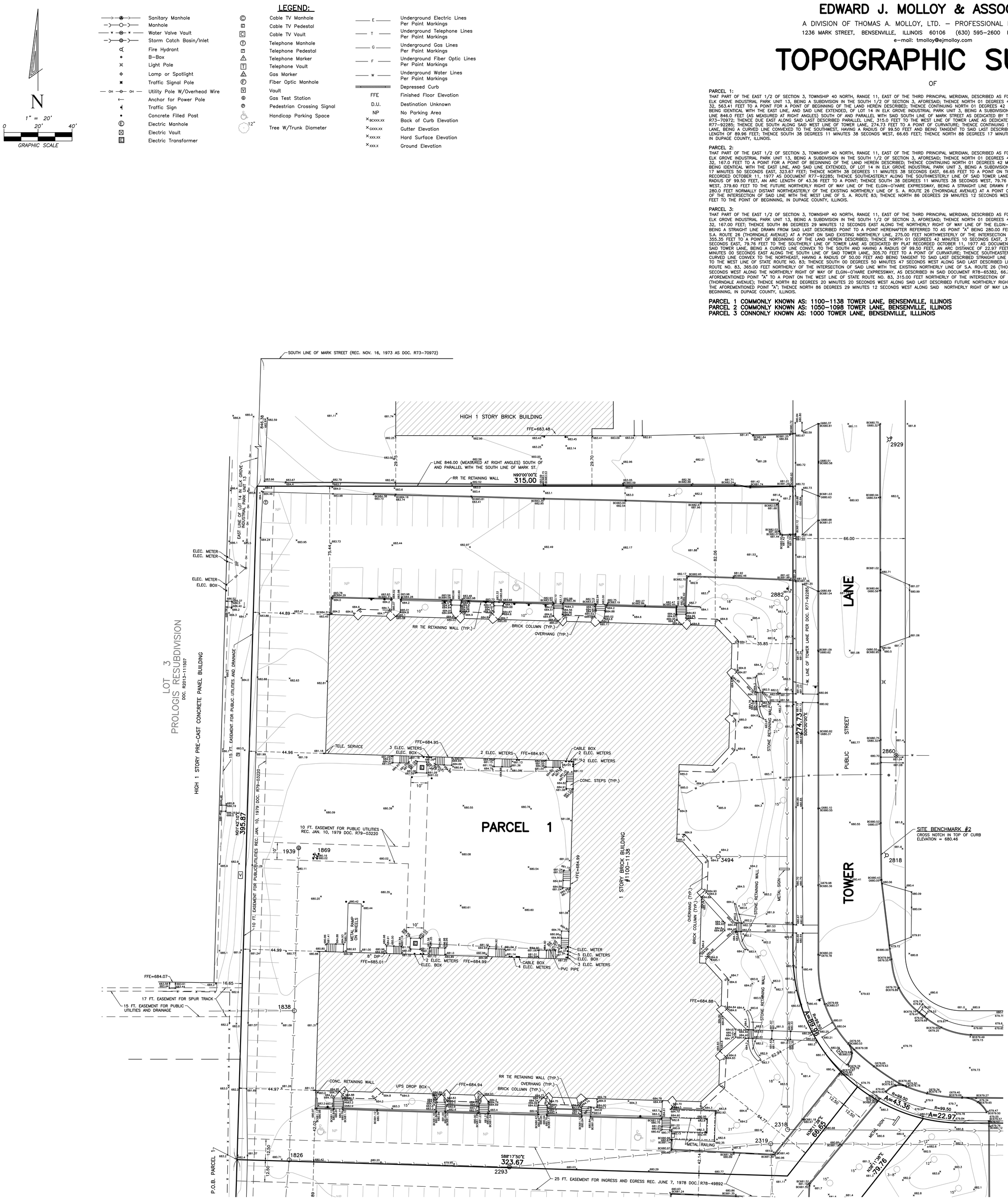
OF

PARCEL 1:
THAT PART OF THE EAST 1/2 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 32, 563.41 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, BEING IDENTICAL WITH THE EAST LINE, AND SAID LINE EXTENDED, OF LOT 14 IN ELK GROVE INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN SAID SECTION 3, 395.87 FEET TO AN INTERSECTION WITH A LINE 846.0 FEET (AS MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF MARK STREET AS DEDICATED BY THE PLAT RECORDED NOVEMBER 16, 1973 AS DOCUMENT R73–70972; THENCE DUE EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 315.0 FEET TO THE WEST LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77–92285; THENCE DUE SOUTH ALONG SAID WEST LINE OF TOWER LANE, 274.73 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEXED TO THE SOUTHWEST, HAVING A RADIUS OF 99.50 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC LENGTH OF 89.96 FEET; THENCE SOUTH 38 DEGREES 11 MINUTES 38 SECONDS WEST, 66.65 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 50 SECONDS WEST 323.67 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST 1/2 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 32, 167.0 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, BEING IDENTICAL WITH THE EAST LINE, AND SAID LINE EXTENDED, OF LOT 14 IN ELK GROVE INDUSTRIAL PARK UNIT 3, BEING A SUBDIVISION IN SAID SECTION 3, 396.41 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 50 SECONDS EAST, 323.67 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 66.65 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77–92285; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEXED TO THE SOUTHWEST, HAVING A RADIUS OF 99.50 FEET, AN ARC LENGTH OF 43.36 FEET TO A POINT; THENCE SOUTH 38 DEGREES 11 MINUTES 38 SECONDS WEST, 79.76 FEET; THENCE SOUTH 01 DEGREES 42 MINUTES 10 SECONDS WEST, 379.60 FEET TO THE FUTURE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN–O'HARE EXPRESSWAY, BEING A STRAIGHT LINE DRAWN FROM THE AFOREMENTIONED POINT OF BEGINNING TO A POINT 280.0 FEET NORMALLY DISTANT NORTHEASTERLY OF THE EXISTING NORTHERLY LINE OF S. A. ROUTE 26 (THORNDALE AVENUE) AT A POINT ON SAID EXISTING NORTHERLY LINE, 275.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF S. A. ROUTE 83; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID FUTURE NORTHERLY RIGHT OF WAY LINE, 355.35 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE EAST 1/2 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 32 IN ELK GROVE INDUSTRIAL PARK UNIT 13, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 3, AFORESAID; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 32, 167.00 FEET; THENCE SOUTH 86 DEGREES 29 MINUTES 12 SECONDS EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE ELGIN–O'HARE EXPRESSWAY AS DESCRIBED IN DOCUMENT R78–65382, BEING A STRAIGHT LINE DRAWN FROM SAID LAST DESCRIBED POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "A" BEING 280.00 FEET, NORMALLY DISTANT, NORTHEASTERLY OF THE EXISTING LINE OF S.A. ROUTE 26 (THORNDALE AVENUE) AT A POINT ON SAID EXISTING NORTHERLY LINE, 275.00 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF STATE ROUTE NO. 83, 355.35 FEET TO A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST, 379.60 FEET; THENCE NORTH 38 DEGREES 11 MINUTES 38 SECONDS EAST, 79.76 FEET TO THE SOUTHERLY LINE OF TOWER LANE AS DEDICATED BY PLAT RECORDED OCTOBER 11, 1977 AS DOCUMENT R77–92285; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE SOUTH AND HAVING A RADIUS OF 99.50 FEET, AN ARC DISTANCE OF 22.97 FEET TO A POINT OF TANGENCY; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID TOWER LANE, 305.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TOWER LANE, BEING A CURVED LINE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 79.28 FEET TO THE WEST LINE OF STATE ROUTE NO. 83; THENCE SOUTH 00 DEGREES 50 MINUTES 47 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 379.82 FEET TO A POINT ON SAID WEST LINE OF STATE ROUTE NO. 83, 365.00 FEET NORTHERLY OF THE INTERSECTION OF SAID LINE WITH THE EXISTING NORTHERLY LINE OF S.A. ROUTE 26 (THORNDALE AVENUE); THENCE SOUTH 49 DEGREES 15 MINUTES 13 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF ELGIN–O'HARE EXPRESSWAY, AS DESCRIBED IN SAID DOCUMENT R78–65382, 66.38 FEET TO AN INTERSECTION WITH A LINE DRAWN FROM THE AFOREMENTIONED POINT "A" TO A POINT ON THE WEST LINE OF STATE ROUTE NO. 83, 315.00 FEET NORTHERLY OF THE INTERSECTION OF SAID WEST LINE WITH EXISTING NORTHERLY LINE OF S.A. ROUTE 26 (THORNDALE AVENUE); THENCE NORTH 82 DEGREES 20 MINUTES 20 SECONDS WEST ALONG SAID LAST DESCRIBED FUTURE NORTHERLY RIGHT OF WAY LINE OF ELGIN–O'HARE EXPRESSWAY, 149.68 FEET TO THE AFOREMENTIONED POINT "A"; THENCE NORTH 86 DEGREES 29 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ELGIN–O'HARE EXPRESSWAY, 235.25 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 1 COMMONLY KNOWN AS: 1100–1138 TOWER LANE, BENSENVILLE, ILLINOIS
PARCEL 2 COMMONLY KNOWN AS: 1050–1098 TOWER LANE, BENSENVILLE, ILLINOIS
PARCEL 3 CONNONLY KNOWN AS: 1000 TOWER LANE, BENSENVILLE, ILLLINOIS



SEE PAGE 2 FOR PARCELS 2 AND 3

INL 340
RIM= 682.22
INV.= 676.25 15" RCP (N)

MHL 341
RIM= 682.72
INV.= UNABLE TO OBTAIN S. INV.
INV.= 672.22 36" RCP (E,W)

MHL 365
RIM= 680.53
INV.= 671.85 36" RCP (E,W)

INL 400
RIM= 679.58
INV.= 671.28 36" RCP (W)
INV.= 671.23 36" RCP (E)

INL 406
RIM= 679.22
INV.= UNABLE TO OBTAIN E. INV.
INV.= 671.52 36" RCP (W)
INV.= 670.92 36" RCP (S)

MHL 422
RIM= 682.66
INV.= 665.91 8" PVC (N,W)

HYD 425
GRADE RING=691.19

WV 427
RIM= 680.07
T/P=673.81 FLOODED

INL 461
RIM= 678.98
INV.= 675.76 12" RCP (W)

INL 566
RIM= 678.57
INV.= 674.97 15" RCP (N)

WV 587
RIM= 680.39
T/P=671.13 FLOODED

INL 594
RIM= 678.33
INV.= UNABLE TO OBTAIN W. INV.
INV.= 673.98 18" RCP (S)
INV.= 673.95 24" RCP (N)

INL 595
RIM= 678.36
INV.= 674.38 15" RCP (S)
INV.= 674.31 18" RCP (N)

CBN 597
RIM= 676.76
INV.= 675.18 15" RCP (E)

HYD 628
GRADE RING=680.09

MHL 631
RIM= 679.14
INV.= 661.54 8" PVC (S)
INV.= 661.14 12" PVC (N,E)

INL 659
RIM= 678.77
INV.= 673.07 24" RCP (S)
INV.= 672.47 24" RCP (N)

INL 660
RIM= 676.90
INV.= 672.00 27" RCP (N)

INL 661
RIM= 677.11
INV.= 671.88 27" RCP (S)
INV.= 670.99 60" RCP (E,W) D.U.

INL 663
RIM= 677.56
INV.= 672.60 27"RCP (S)

MHL 684
RIM= 679.01
INV.= 661.43 12"PVC (N,W,S)

INL 723
RIM= 677.50
INV.= 673.87 15" RCP (N)
INV.= 674.30 15" RCP (E)

INL 730
RIM= 677.93
INV.= 674.23 15" RCP (S)

WV 731
RIM= 679.20
T/P=WATER & MUD FILLED

MHL 739
RIM= 678.85
INV.= 673.15 15" RCP (W)
INV.= 673.20 24" RCP (N)
INV.= 673.05 24" RCP (S)

HYD 814
GRADE RING=679.65

INL 815
RIM= 678.59
INV.= 676.07 12" RCP (N)
INV.= 675.89 12" RCP (S)

INL 816
RIM= 678.62
INV.= 675.33 12" RCP (N)
INV.= 675.29 12" RCP (S)

MHL 817
RIM= 680.21
INV.= 670.27 8" CLAY (E,W)

CBN 924
RIM= 679.23
INV.= 675.08 24" RCP (W)
INV.= 674.48 12" RCP (NE) D.U.

CBN 965
RIM= 679.34
INV.= 675.74 15" RCP (W)
INV.= 675.69 24" RCP (E)

HYD 1042
GRADE RING=684.48

CBN 1313
RIM= 679.26
INV.= 676.86 12" RCP (E)
INV.= 676.81 12" RCP (SE) D.U.
INV.= 676.76 15" RCP (N)

CBN 1320
RIM= 679.22
INV.= 676.32 15" RCP (S)
INV.= 676.29 15" RCP (E)

INL 1465
RIM= 687.01
INV.= 677.61 15" RCP (N)

MHL 1466
RIM= 687.80
INV.= 677.40 15" RCP (S)
INV.= 673.98 36" RCP (E,W)

INL 1517
RIM= 688.22
INV.= 680.52 15" RCP (N)

MHL 1518
RIM= 688.79
INV.= 680.19 15" RCP (S)
INV.= 676.74 36" RCP (E)
INV.= 677.49 36" RCP (W)

HYD 1546
GRADE RING=687.58

SAN 1549
RIM= 687.86
INV.= 677.71 8" PVC (E,W)

CBN 1572
RIM= 681.73
INV.= 680.27 6" PVC (S) D.U.
INV.= 680.23 6"CLAY (W) D.U.

HYD 1689
GRADE RING=681.75

CBN 1794
RIM= 680.14
INV.= 677.84 6" PVC (S) D.U.
INV.= 677.68 10" RCP (N)

MHL 1826
RIM= 680.62
INV.= 676.72 10" RCP (S)
INV.= 676.42 24" RCP (N)
INV.= 676.27 24" RCP (E)

MHL 1838
RIM= 680.97
INV.= 676.67 10" RCP (N)
INV.= 675.47 24" RCP (W) D.U.
INV.= 675.32 24" RCP (S)

HYD 1869
GRADE RING=680.30

CBN 1939
RIM= 679.67
INV.= 677.67 10" RCP (S)

CBN 2293
RIM= 679.45
INV.= 947.62 24" RCP (E,W)

MHL 2318
RIM= 681.43
INV.= 671.46 8" CLAY (N,E)

MHL 2319
RIM= 681.83
INV.= 674.33 8" RCP (S)
INV.= 673.73 24" RCP (W)
INV.= 673.66 36" RCP (E)

HYD 2818
GRADE RING=680.83

WV 2860
RIM= 681.06
T/P=674.53 FLOODED

MHL 2882
RIM= 681.83
INV.= 674.43 8" CLAY (S)

HYD 2929
GRADE RING=681.41

CBN 3012
RIM= 679.23
INV.= 677.10 4" PVC (S) D.U.
INV.= 677.03 4"PVC (N) D.U.
INV.= 676.95 8" RCP (N)

MHL 3494
RIM= 684.08
INV.= 679.43 6" CLAY (E,W)

TAX PARCEL PERMANENT INDEX NUMBERS:
PARCEL 1: 03–03–400–025
PARCEL 2: 03–03–400–026
PARCEL 3: 03–03–400–028

AREA STATEMENT:
PARCEL 1: 130,368 SQUARE FEET OR 2.9928 ACRES
PARCEL 2: 145,353 SQUARE FEET OR 3.3368 ACRES
PARCEL 3: 193,040 SQUARE FEET OR 4.4316 ACRES
TOTAL: 468,761 SQUARE FEET OR 10.7613 ACRES

REFERENCE BENCHMARKS:
DUPAGE COUNTY BENCHMARK COO DUP83 3A
LOCATED ON THE SOUTH SIDE OF DEVON AVENUE, APPROXIMATELY 330 FEET WEST OF THE INTERSECTION OF SPURCE AVENUE AND DEVON AVENUE.
ELEVATIONS = 673.15 (NAVD88)

DUPAGE COUNTY BENCHMARK U 132 RESET
LOCATED ON THE NORTHEAST SIDE OF A "T" INTERSECTION OF THORNDALE AVENUE AND SIVERT DRIVE.
ELEVATION = 703.19 (NAVD88)

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT A TOPOGRAPHIC SURVEY HAS BEEN MADE UNDER MY DIRECTION OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DATE OF LAST FIELD WORK: MARCH 21, 2019.

SIGNED AT BENSENVILLE, ILLINOIS THIS 26TH DAY OF MARCH , A.D. 2019

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM – LICENSE NO. 184–004840

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–3409
(EXPIRES NOVEMBER 30, 2020 AND IS RENEWABLE)

THOMAS A. MOLLOY 35–3409 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BENSENVILLE, ILLINOIS

VALID ONLY WITH EMBOSSED SEAL

DRAFTED BY: BJE
PAGE: *1 OF 2*
ORDER NO.: *190044*
FILE: *3–40–11*
PROJECT NO.: 234

REVISION DATE	ORDER NO.	REVISION
MAR. 26, 2019	190044	INITIAL TOPOGRAPHIC SURVEY

PARCEL 2

PARCEL 3

TOWER LANE

PUBLIC STREET

ELK GROVE INDUSTRIAL PARK UNIT 13

LOT 32

DOC. R75-53874

P.O.B. PARCEL 1

P.O.B. PARCEL 2

P.O.B. PARCEL 3

P.O.C. PARCELS 1, 2 & 3

SE CORNER LOT 32

EAST LINE OF LOT 32

S89°17'50"E 323.67

2293

N00°42'10"E 396.41

N00°42'10"E 379.60

N00°42'10"E 379.82

3012

N89°29'12"W 355.35

N89°29'12"W 235.25

N89°29'12"W 149.68

N00°42'10"E 167.00

N00°42'10"E 365.00

S00°00'06"E 305.70

3,00,00.06S

N89°17'50"W 66.68

S89°17'50"E 425.26

R=99.50 A=43.36

R=99.50 A=22.97

R=99.50 A=79.28

N38°13'36"E 68.85

N38°13'36"E 79.76

12.50

12.50

12.50

12.50

42.02

44.97

45.09

41.89

41.65

73.38

73.34

76.12

65.32

172.31

175.56

14.67

66.00

100.00

380.00

315.00

275.00

30°

CONC. RETAINING WALL

UPS DROP BOX

RR TIE RETAINING WALL (TYP.)

OVERHANG (TYP.)

BRICK COLUMN (TYP.)

FFE=684.94

FFE=683.77

FFE=683.76

FFE=683.72

FFE=683.75

FFE=683.74

FFE=683.89

FFE=682.36

FFE=684.88

2 ELEC. METERS

TELE. SERVICE

ELEC. BOX

CABLE BOX

6" DIP

6" PVC

CHAIN LINK FENCE

STONE RET.

BUS SHELTER

METAL SIGN

REMAINS OF CONC. LIGHT POLE BASE

WOOD SIGN

FLAG POLE

FLAGSTONE RETAINING WALL

AUTO SPRINKLER STAND PIPE

BUILDING OVERHANG (TYP.)

SATELLITE DISH

TELEPHONE BOX ON CONC.

COM. ED. VAULT

1 STORY BRICK BUILDING #1050-1098

3 STORY BRICK BUILDING #1000

(BUILDING TIES ARE TO WALL LINE INTERSECTIONS)

25 FT. EASEMENT FOR INGRESS AND EGRESS REC. JUNE 7, 1978 DOC. R78-49892

10 FT. EASEMENT FOR PUBLIC UTILITIES REC. JAN. 10, 1979 DOC. R79-03220

15 FT. EASEMENT FOR PUBLIC UTILITIES REC. JAN. 10, 1979 DOC. R79-03220

15 FT. EASEMENT FOR COMMONWEALTH EDISON CO. AND ILLINOIS BELL TELEPHONE CO. REC. JANUARY 10, 1979 PER DOC. R79-03220

25 FT. EASEMENT FOR COMMONWEALTH EDISON CO. AND ILLINOIS BELL TELEPHONE CO. REC. JANUARY 10, 1979 PER DOC. R75-44736

N'LY RIGHT OF WAY LINE OF THE ELGIN O'HARE EXPRESSWAY AS DESCRIBED IN DOCUMENT R78-65382

S. LINE OF TOWER LANE PER DOC. R77-92285

W. LINE OF STATE ROUTE 83

POINT "A"

SITE BENCHMARK #1
CROSS NOTCH IN TOP OF CURB
ELEVATION = 688.25

THORNDALE AVENUE (S.A. ROUTE 26)

PRESENT N'LY LINE OF S.A. ROUTE 26 (THORNDALE AVE.) AS STAKED AND OCCUPIED

PUBLIC STREET (ROBERT KINGERY HIGHWAY) ROUTE 83 STATE

N

1" = 20'

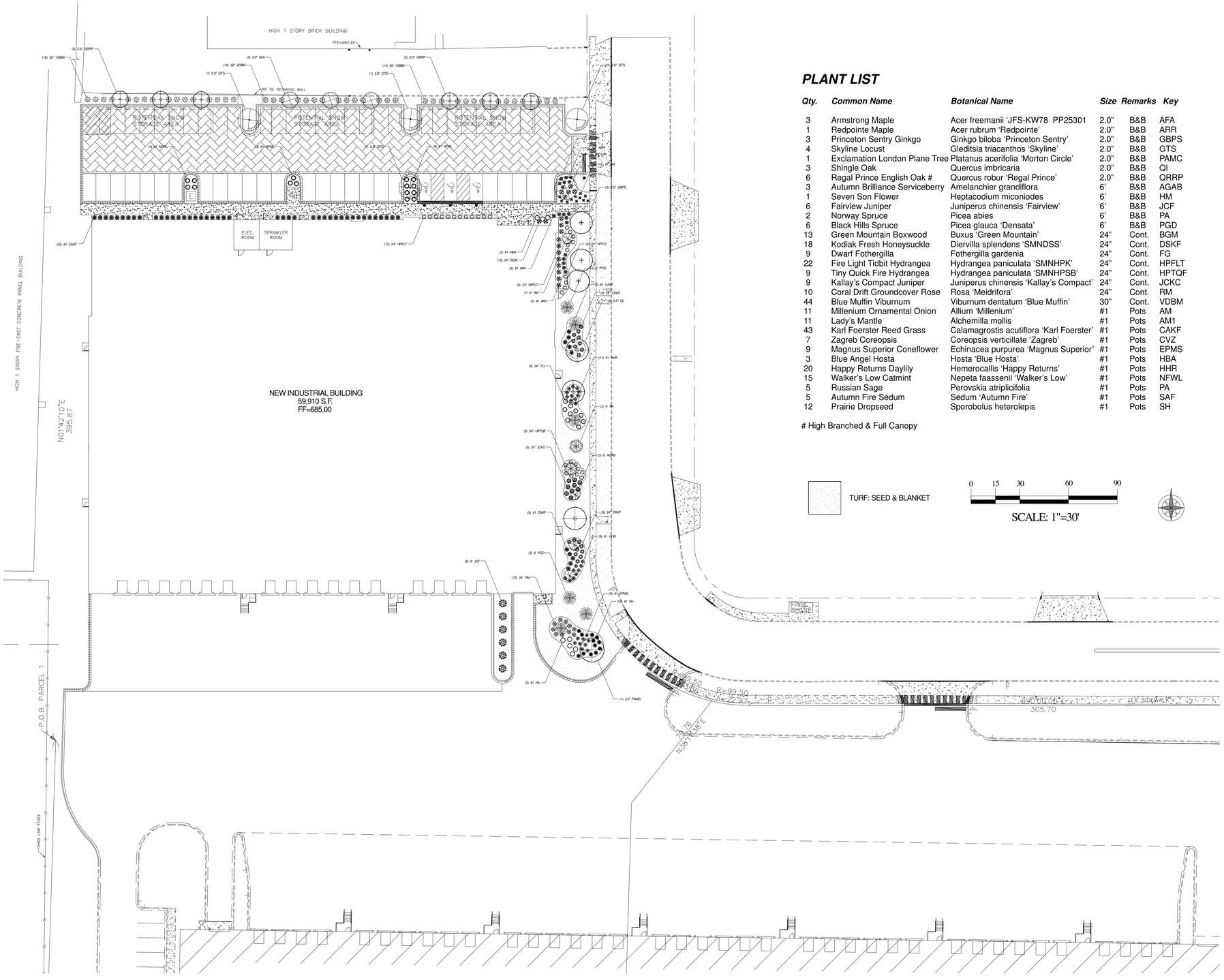
0 20' 40'

GRAPHIC SCALE

SEE PAGE 1 FOR PARCEL 1

DRAFTED BY: BJE
PAGE: 2 OF 2
ORDER NO.: 190044
FILE: 3-40-11
PROJECT NO.: 234

REVISION DATE	ORDER NO.	REVISION
MAR. 26, 2019	190044	INITIAL TOPOGRAPHIC SURVEY



PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Key
3	Armstrong Maple	Acer freemanii 'JFS-KW78 PP25301	2.0"	B&B	AFA
1	Redpointe Maple	Acer rubrum 'Redpointe'	2.0"	B&B	ARR
3	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2.0"	B&B	GBPS
4	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.0"	B&B	GTS
1	Exclamation London Plane Tree	Platanus acerifolia 'Morton Circle'	2.0"	B&B	PAMC
3	Shingle Oak	Quercus imbricaria	2.0"	B&B	QI
6	Regal Prince English Oak #	Quercus robur 'Regal Prince'	2.0"	B&B	QRRP
3	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6'	B&B	AGAB
1	Seven Son Flower	Heptacodium miconiodes	6'	B&B	HM
6	Fairview Juniper	Juniperus chinensis 'Fairview'	6'	B&B	JCF
2	Norway Spruce	Picea abies	6'	B&B	PA
6	Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	PGD
13	Green Mountain Boxwood	Buxus 'Green Mountain'	24"	Cont.	BGM
18	Kodiak Fresh Honeysuckle	Diervilla splendens 'SMNDSS'	24"	Cont.	DSKF
9	Dwarf Fothergilla	Fothergilla gardenia	24"	Cont.	FG
22	Fire Light Tidbit Hydrangea	Hydrangea paniculata 'SMNHPK'	24"	Cont.	HPFLT
9	Tiny Quick Fire Hydrangea	Hydrangea paniculata 'SMNHPSB'	24"	Cont.	HPTQF
9	Kallay's Compact Juniper	Juniperus chinensis 'Kallay's Compact'	24"	Cont.	JCKC
10	Coral Drift Groundcover Rose	Rosa 'Meidrifora'	24"	Cont.	RM
44	Blue Muffin Viburnum	Viburnum dentatum 'Blue Muffin'	30"	Cont.	VDBM
11	Millenium Ornamental Onion	Allium 'Millenium'	#1	Pots	AM
11	Lady's Mantle	Alchemilla mollis	#1	Pots	AM1
43	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
7	Zagreb Coreopsis	Coreopsis verticillate 'Zagreb'	#1	Pots	CVZ
9	Magnus Superior Coneflower	Echinacea purpurea 'Magnus Superior'	#1	Pots	EPMS
3	Blue Angel Hosta	Hosta 'Blue Hosta'	#1	Pots	HBA
20	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1	Pots	HHR
15	Walker's Low Catmint	Nepeta faassenii 'Walker's Low'	#1	Pots	NFWL
5	Russian Sage	Perovskia atriplicifolia	#1	Pots	PA
5	Autumn Fire Sedum	Sedum 'Autumn Fire'	#1	Pots	SAF
12	Prairie Dropseed	Sporobolus heterolepis	#1	Pots	SH

High Branched & Full Canopy

REVISIONS:
02.27.25 (NEW SITE PLAN)

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL, 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

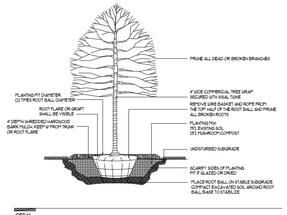
TOWER LANE INDUSTRIAL BUILDING

1100 TOWER LANE
BENSENVILLE, ILLINOIS

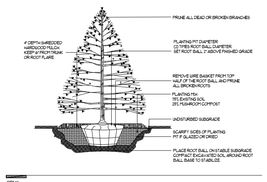
LANDSCAPE PLAN

DATE: 02.26.25
SCALE: 1"=30'
DRAWN: CJD

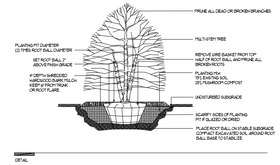
L101



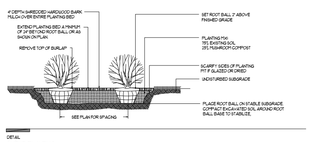
DETAIL
DECIDUOUS TREE PLANTING



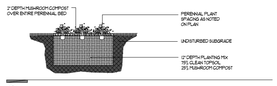
DETAIL
EVERGREEN TREE PLANTING



DETAIL
DECIDUOUS ORNAMENTAL TREE PLANTING



DETAIL
SHRUB PLANTING



DETAIL
PERENNIAL PLANTING

NOTES:

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4) Recommended mulch depth is four inches (4") of shredded hardwood bark. The Landscape Contractor shall avoid over-mulching and the creation of "mulch volcanoes." Mulch Beds shall extend a minimum of two feet (2') beyond the center of a tree or shrub. Mulch must be pulled back at least two inches (2') from the base of a tree so the base of the trunk and root crown are exposed.

5) Prepare all perennial beds with one cubic yard of garden compost per 100 sf and the compost shall be rototilled to an 8" depth.

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8) The Landscape Contractor shall locate the existence of all underground utilities prior to starting work. The Landscape Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Landscape Contractor shall acquaint himself with. And verify. Working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the contractor of obligations due to miscalculations.

9) Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.

10) Turf shall be Premium Bluegrass Mix seed and blanket in all disturbed areas except where sod is noted.

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12) Trees and shrubs shall not be located closer than ten (10) feet to fire hydrants, transformers, or other above ground utilities.

13) Bare root plants shall not be allowed.

14) All planted areas and landscaped islands shall receive a four (4) inch layer of shredded hardwood bark mulch.

PREMIUM BLUEGRASS SEED MIX (4-5 LBS/1000 S.F.)

MIX %	*SEED*	*GERMINATION*	*ORIGIN*
22.82%	AWARD KENTUCKY BLUEGRASS	85%	OR
22.22%	NuGLADE KENTUCKY BLUEGRASS	85%	OR/WA
17.79%	JACKPOT KENTUCKY BLUEGRASS	85%	OR/WA
16.11%	EVEREST KENTUCKY BLUEGRASS	85%	OR
9.98%	FIESTA 4 PERENNIAL RYEGRASS	90%	MN
9.97%	HANCOCK PERENNIAL RYEGRASS	90%	MN
1.11%	INERT MATTER		

REVISIONS:

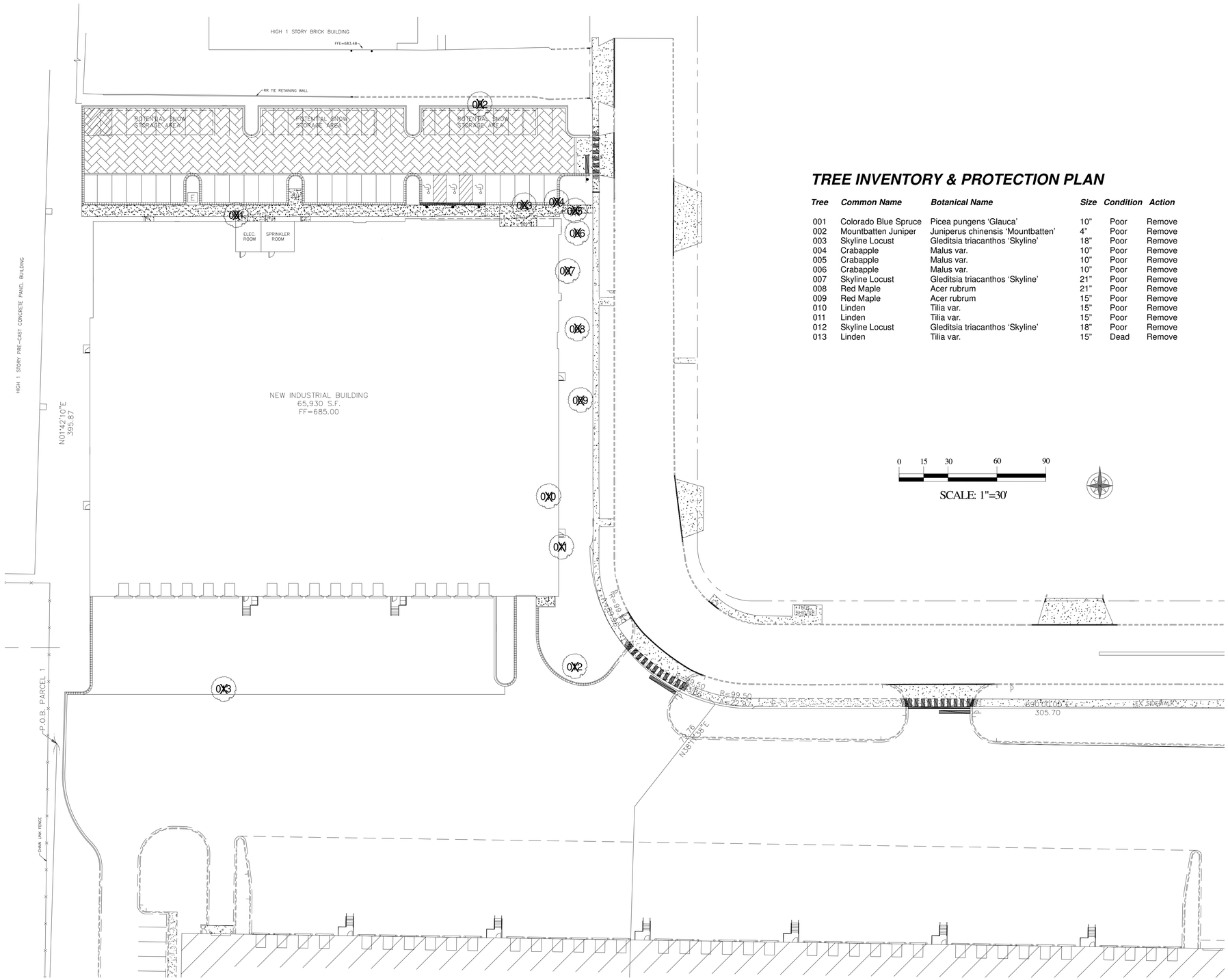
DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL, 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

TOWER LANE INDUSTRIAL BUILDING
1100 TOWER LANE
BENSENVILLE, ILLINOIS

LANDSCAPE PLAN

DATE: 02.26.25
SCALE: NONE
DRAWN: CJD

L102



TREE INVENTORY & PROTECTION PLAN

Tree	*Common Name*	*Botanical Name*	*Size*	*Condition*	*Action*
001	Colorado Blue Spruce	Picea pungens 'Glauca'	10"	Poor	Remove
002	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	4"	Poor	Remove
003	Skyline Locust	Gleditsia triacanthos 'Skyline'	18"	Poor	Remove
004	Crabapple	Malus var.	10"	Poor	Remove
005	Crabapple	Malus var.	10"	Poor	Remove
006	Crabapple	Malus var.	10"	Poor	Remove
007	Skyline Locust	Gleditsia triacanthos 'Skyline'	21"	Poor	Remove
008	Red Maple	Acer rubrum	21"	Poor	Remove
009	Red Maple	Acer rubrum	15"	Poor	Remove
010	Linden	Tilia var.	15"	Poor	Remove
011	Linden	Tilia var.	15"	Poor	Remove
012	Skyline Locust	Gleditsia triacanthos 'Skyline'	18"	Poor	Remove
013	Linden	Tilia var.	15"	Dead	Remove

0 15 30 60 90

SCALE: 1"=30'

REVISIONS:
02.27.25 (NEW SITE PLAN)

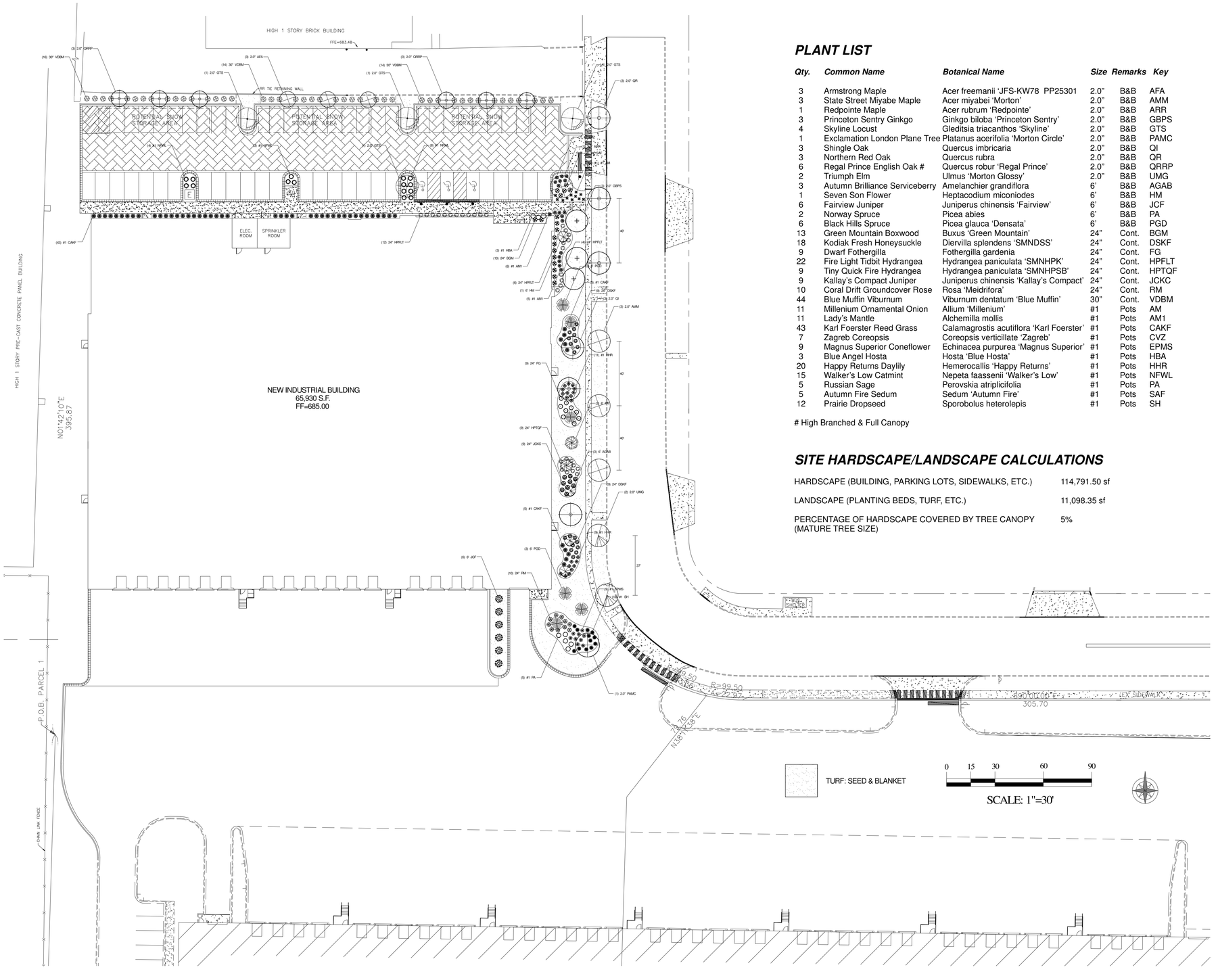
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TOWER LANE INDUSTRIAL BUILDING
1100 TOWER LANE
BENSENVILLE, ILLINOIS

TREE INVENTORY & PROTECTION PLAN

DATE: 02.26.25
SCALE: 1"=30'
DRAWN: CJD

L103



PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Key
3	Armstrong Maple	Acer freemanii 'JFS-KW78 PP25301	2.0"	B&B	AFA
3	State Street Miyabe Maple	Acer miyabei 'Morton'	2.0"	B&B	AMM
1	Redpointe Maple	Acer rubrum 'Redpointe'	2.0"	B&B	ARR
3	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2.0"	B&B	GBPS
4	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.0"	B&B	GTS
1	Exclamation London Plane Tree	Platanus acerifolia 'Morton Circle'	2.0"	B&B	PAMC
3	Shingle Oak	Quercus imbricaria	2.0"	B&B	QI
3	Northern Red Oak	Quercus rubra	2.0"	B&B	QR
6	Regal Prince English Oak #	Quercus robur 'Regal Prince'	2.0"	B&B	QRRP
2	Triumph Elm	Ulmus 'Morton Glossy'	2.0"	B&B	UMG
3	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6'	B&B	AGAB
1	Seven Son Flower	Heptacodium miconiodes	6'	B&B	HM
6	Fairview Juniper	Juniperus chinensis 'Fairview'	6'	B&B	JCF
2	Norway Spruce	Picea abies	6'	B&B	PA
6	Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	PGD
13	Green Mountain Boxwood	Buxus 'Green Mountain'	24"	Cont.	BGM
18	Kodiak Fresh Honeysuckle	Diervilla splendens 'SMNDSS'	24"	Cont.	DSKF
9	Dwarf Fothergilla	Fothergilla gardenia	24"	Cont.	FG
22	Fire Light Tidbit Hydrangea	Hydrangea paniculata 'SMNHPK'	24"	Cont.	HPFLT
9	Tiny Quick Fire Hydrangea	Hydrangea paniculata 'SMNHPSB'	24"	Cont.	HPTQF
9	Kallay's Compact Juniper	Juniperus chinensis 'Kallay's Compact'	24"	Cont.	JCKC
10	Coral Drift Groundcover Rose	Rosa 'Meidrifora'	24"	Cont.	RM
44	Blue Muffin Viburnum	Viburnum dentatum 'Blue Muffin'	30"	Cont.	VDBM
11	Millenium Ornamental Onion	Allium 'Millenium'	#1	Pots	AM
11	Lady's Mantle	Alchemilla mollis	#1	Pots	AM1
43	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
7	Zagreb Coreopsis	Coreopsis verticillate 'Zagreb'	#1	Pots	CVZ
9	Magnus Superior Coneflower	Echinacea purpurea 'Magnus Superior'	#1	Pots	EPMS
3	Blue Angel Hosta	Hosta 'Blue Hosta'	#1	Pots	HBA
20	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1	Pots	HHR
15	Walker's Low Catmint	Nepeta faassenii 'Walker's Low'	#1	Pots	NFWL
5	Russian Sage	Perovskia atriplicifolia	#1	Pots	PA
5	Autumn Fire Sedum	Sedum 'Autumn Fire'	#1	Pots	SAF
12	Prairie Dropseed	Sporobolus heterolepis	#1	Pots	SH

High Branched & Full Canopy

SITE HARDSCAPE/LANDSCAPE CALCULATIONS

HARDSCAPE (BUILDING, PARKING LOTS, SIDEWALKS, ETC.)	114,791.50 sf
LANDSCAPE (PLANTING BEDS, TURF, ETC.)	11,098.35 sf
PERCENTAGE OF HARDSCAPE COVERED BY TREE CANOPY (MATURE TREE SIZE)	5%

REVISIONS:
02.27.25 (NEW SITE PLAN)
03.10.25 (ADD PARKWAY TREES)

DOWDEN DESIGN GROUP
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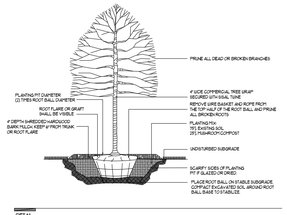
TOWER LANE INDUSTRIAL BUILDING

1100 TOWER LANE
BENSENVILLE, ILLINOIS

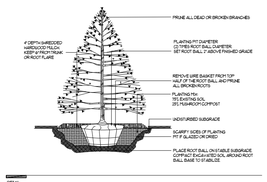
LANDSCAPE PLAN

DATE: 02.26.25
SCALE: 1"=30'
DRAWN: CJD

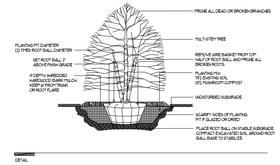
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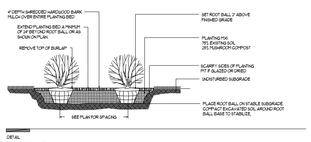
DETAIL
DECIDUOUS TREE PLANTING



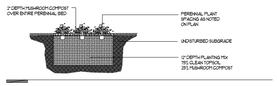
DETAIL
EVERGREEN TREE PLANTING



DETAIL
DECIDUOUS ORNAMENTAL TREE PLANTING



DETAIL
SHRUB PLANTING



DETAIL
PERENNIAL PLANTING

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REVISIONS:

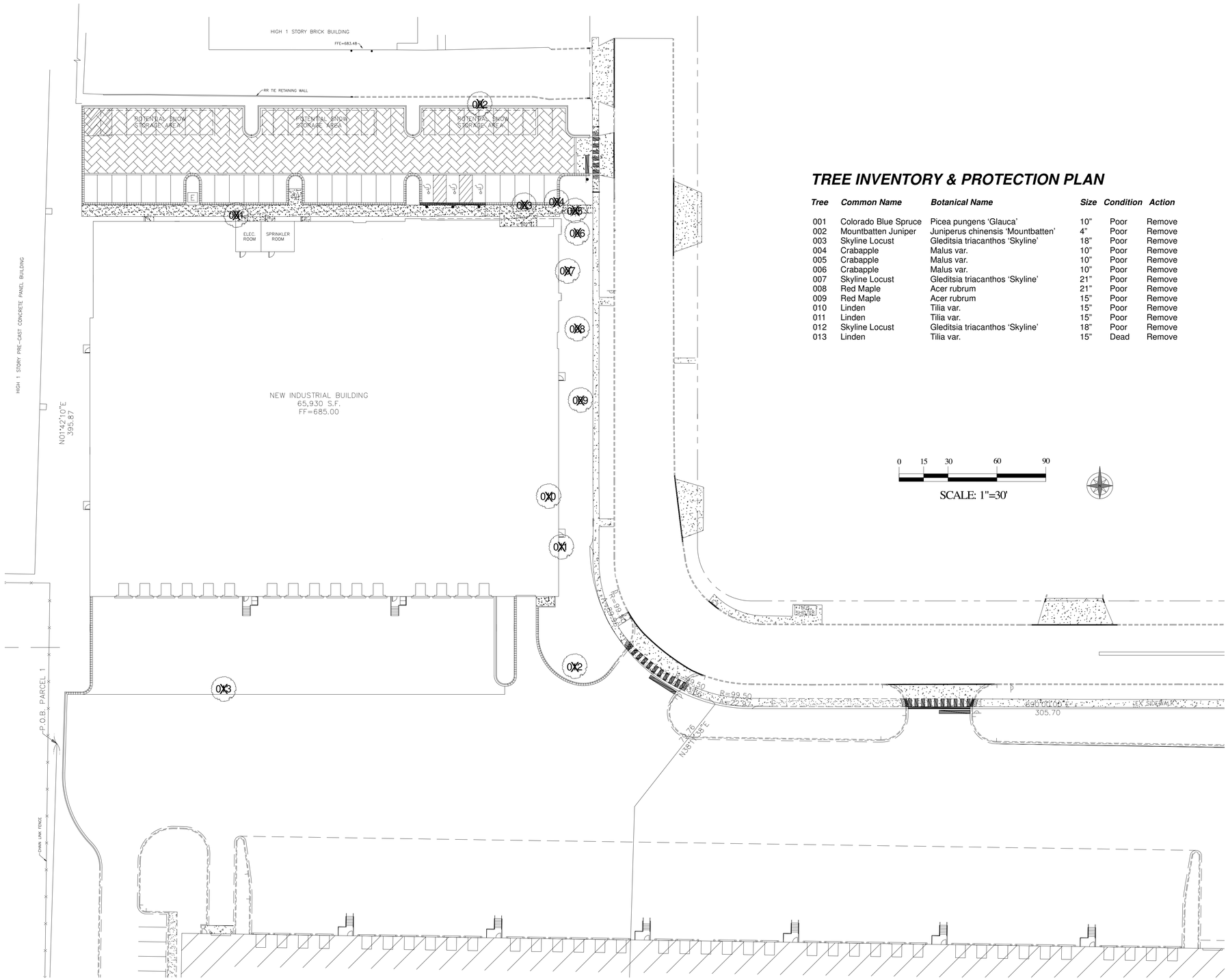
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TOWER LANE INDUSTRIAL BUILDING
1100 TOWER LANE
BENSENVILLE, ILLINOIS

LANDSCAPE PLAN

DATE: 02.26.25
SCALE: NONE
DRAWN: CJD

L102



TREE INVENTORY & PROTECTION PLAN

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008	Red Maple	Acer rubrum	21"	Poor	Remove
009	Red Maple	Acer rubrum	15"	Poor	Remove
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011	Linden	Tilia var.	15"	Poor	Remove
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013	Linden	Tilia var.	15"	Dead	Remove

0 15 30 60 90

SCALE: 1"=30'

REVISIONS:
02.27.25 (NEW SITE PLAN)

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BENSENVILLE, ILLINOIS

TREE INVENTORY & PROTECTION PLAN

DATE: 02.26.25
SCALE: 1"=30'
DRAWN: CJD

L103

RWG Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management

975 E. 22nd Street, Suite 400,
Wheaton IL 60189
630.480.7889
www.rwg-engineering.com

STORMWATER MANAGEMENT REPORT

For

1100 Tower Lane Industrial Building
1100 Tower Lane
Bensenville, Illinois

Prepared for:

Morgan / Harbour Construction, LLC
7510 S. Madison Street
Willowbrook, IL 60527
For the Development Owner
Tower Lane Holdings, LLC
c/o Hamilton Partners, LLC
300 Park Blvd., Suite 201
Itasca, IL 60143

Prepared by:

RWG Engineering, LLC
975 E. 22nd Street, Suite 400
Wheaton, IL 60189



June 23, 2023
Revised: February 28, 2025
Job #720-005-22

Project Overview

The final engineering plans for 1100 Tower Lane Industrial Building located at 1100 Tower Lane, Bensenville, DuPage County, Illinois include the development of a 65,930 SF industrial building with loading docks on the south side of the building and parking on the north side of the new facility. The lot size is 130,368 SF (2.99 Ac) and all of that area will be disturbed during construction. Existing on the site today is a 1-story brick office building and asphalt pavement, all of which will be removed.

The proposed development is serviced by village water and sanitary sewer. Both the watermain and sanitary connections are made on the east side of the site along Tower Lane.

A Soil Erosion and Sedimentation Control Plan is included with this phase of work and reflects perimeter silt fence and storm drainage protection. Erosion control measures are to be installed prior to commencement of demolition work and routinely augmented as work progresses.

Existing Site Drainage Conditions

Existing site elevations range from 680' to 685' and the site generally slopes from west to east. Stormwater runoff is picked up in onsite storm sewers which connect to an existing 36" storm sewer flowing east along the south side of Tower Lane. At the southwest corner of Tower Lane and IL Route 83 the existing 36" sewer turns southeasterly and then connects to an existing 5'x4' box culvert flowing eastward under IL Route 83. East of IL Route 83 the drainage becomes open channel flow and is a tributary to Willow Creek.

The property has an existing condition development intensity of:

Existing Building Footprint	=	46,582 SF	(35.73%)
Existing Asphalt/Conc. Walk	=	61,278 SF	(47.00%)
Existing Greenspace	=	22,508 SF	(17.27%)
Total Site	=	130,368 SF	(100.00%)

*Total existing impervious = 107,860 SF

Proposed Site Drainage Conditions

The redevelopment of the property will include a total of 11,558 SF of permeable brick pavement within the parking spaces and drive aisle at the north end of the site. Per Village and County criteria, 100% of the brick pavement can be counted as pervious material. The proposed redevelopment intensity is thus:

Proposed Building Footprint	=	65,930 SF	(50.57%)
Proposed Asphalt/Conc. Walk	=	37,728 SF	(28.94%)
Proposed Brick Pavt (100% pervious)	=	11,558 SF	(8.87%)
Proposed Greenspace	=	15,152 SF	(11.62%)
Total Site	=	130,368 SF	(100.00%)

*Total proposed impervious = 103,658 SF

By using the proposed extent of brick pavement, the proposed redevelopment becomes less intense than what exists out there today. Therefore, volume control and stormwater detention do not need to be provided for this redevelopment.

All of the onsite storm sewers have been designed to convey the typical 10-year storm event flow, utilizing current Bulletin 75 rainfall intensity data. Specific worksheets detailing the required/provided pipe flow capacities are included herewith. The 100-year overland flow is routed east towards the two entrances on Tower Lane.

Following are stormwater calculations and various exhibits, completing the stormwater management report for 1100 Tower Lane Industrial Building.

DRAINAGE AREA SUMMARY

Designer:	**MKR**
Description:	**STORM SYSTEM**

Region	A	
A=	0.17	ac.
T=	10	min.
I=	6.48	in/hr
C=	0.89	

Region	B	
A=	0.17	ac.
T=	10	min.
I=	6.48	in/hr
C=	0.89	

Region	C	
A=	0.19	ac.
T=	10	min.
I=	6.48	in/hr
C=	0.89	

Region	D	
A=	0.10	ac.
T=	10	min.
I=	6.48	in/hr
C=	0.45	

Region	E	
A=	0.42	ac.
T=	10	min.
I=	6.48	in/hr
C=	0.95	

Region	F	
A=	0.55	ac.
T=	10	min.
I=	6.48	in/hr
C=	0.95	

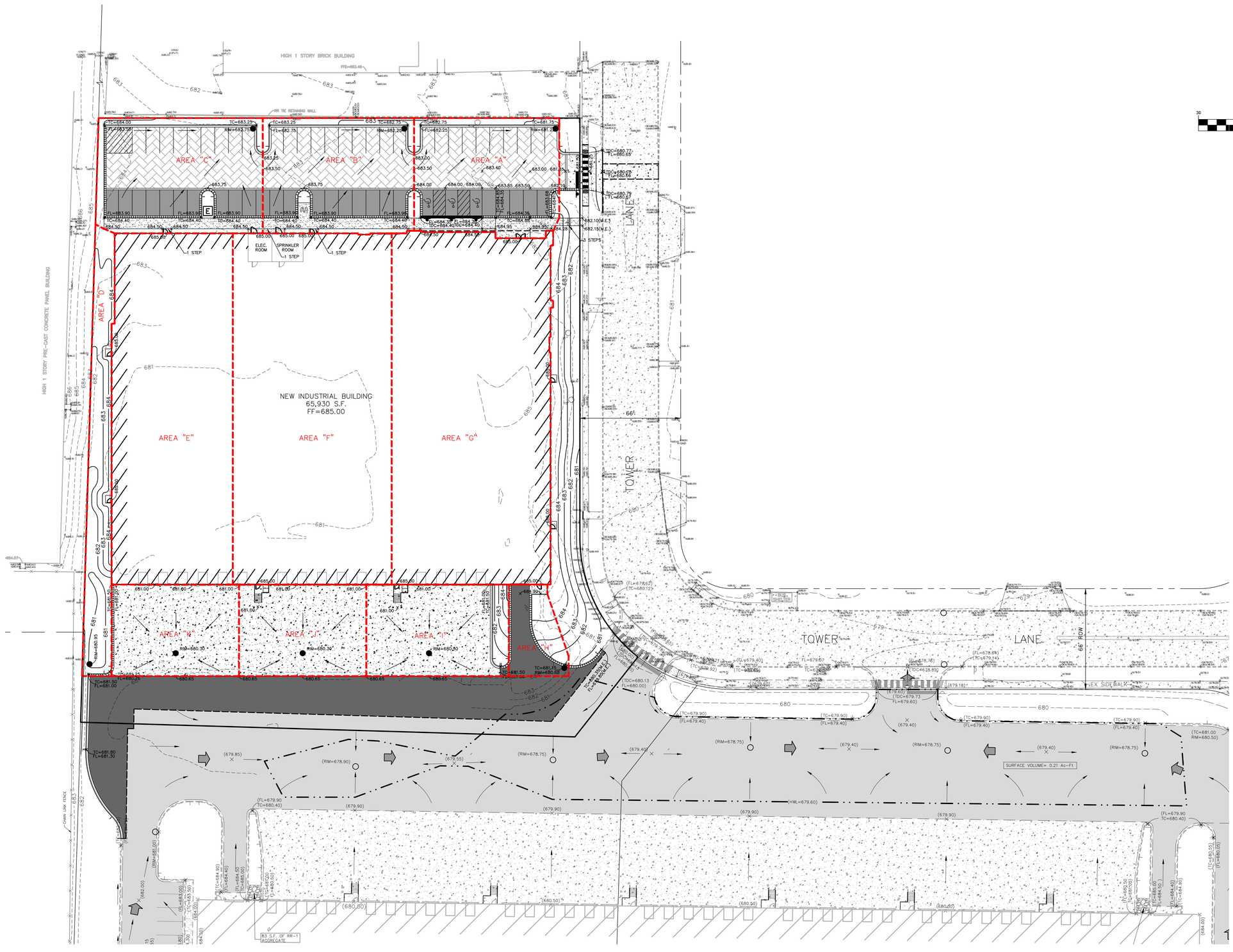
Region	G	
A=	0.55	ac.
T=	10	min.
I=	6.48	in/hr
C=	0.95	

Region	H	
A=	0.05	ac.
T=	10	min.
I=	6.48	in/hr
C=	0.85	

Region	I	
A=	0.13	ac.
T=	10	min.
I=	6.48	in/hr
C=	0.91	

Region	J	
A=	0.11	ac.
T=	10	min.
I=	6.48	in/hr
C=	0.95	

Region	K	
A=	0.11	ac.
T=	10	min.
I=	6.48	in/hr
C=	0.95	



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DRAWN BY:

DATE REVISIONS

1100 TOWER LANE INDUSTRIAL BUILDING
BENSENVILLE, ILLINOIS
DRAINAGE AREA EXHIBIT

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 72000522
DATE 02/28/25
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY MKR

SHEET
1 OF 1

February 27, 2025 2:13:55 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\72000522 – 1100 TOWER LANE INDUSTRIAL\300_ENGINEERING\310_CADD\FINAL\720_BASE.DWG

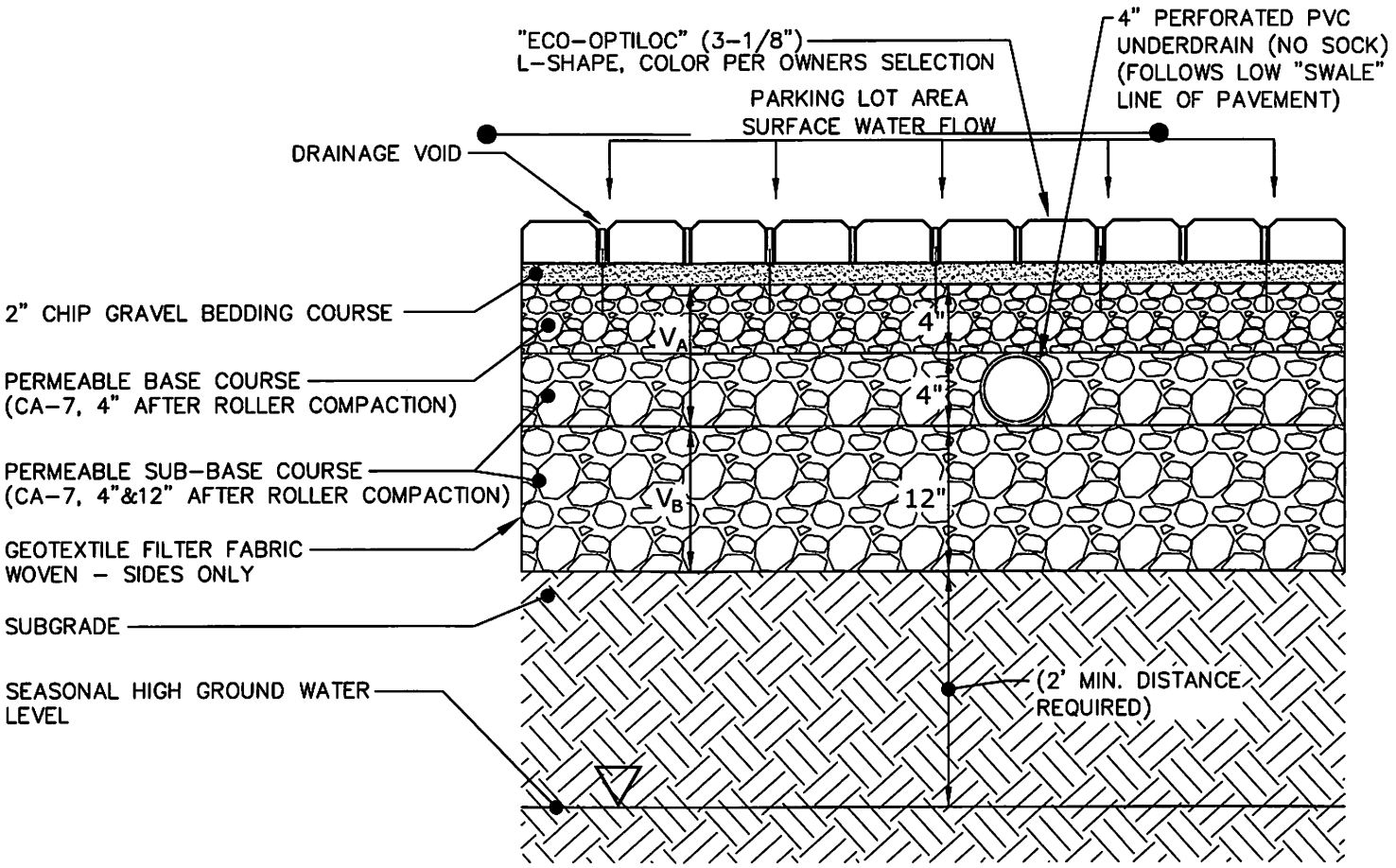
STORM SEWER WORKSHEET

Designer: **MKR**
Description: **1100 Tower Lane Industrial Building**
Date: 02-25-25

FREQUENCY: 10 YR.

	RCP	PVC
ROUGH. COEFF.	0.013	0.01

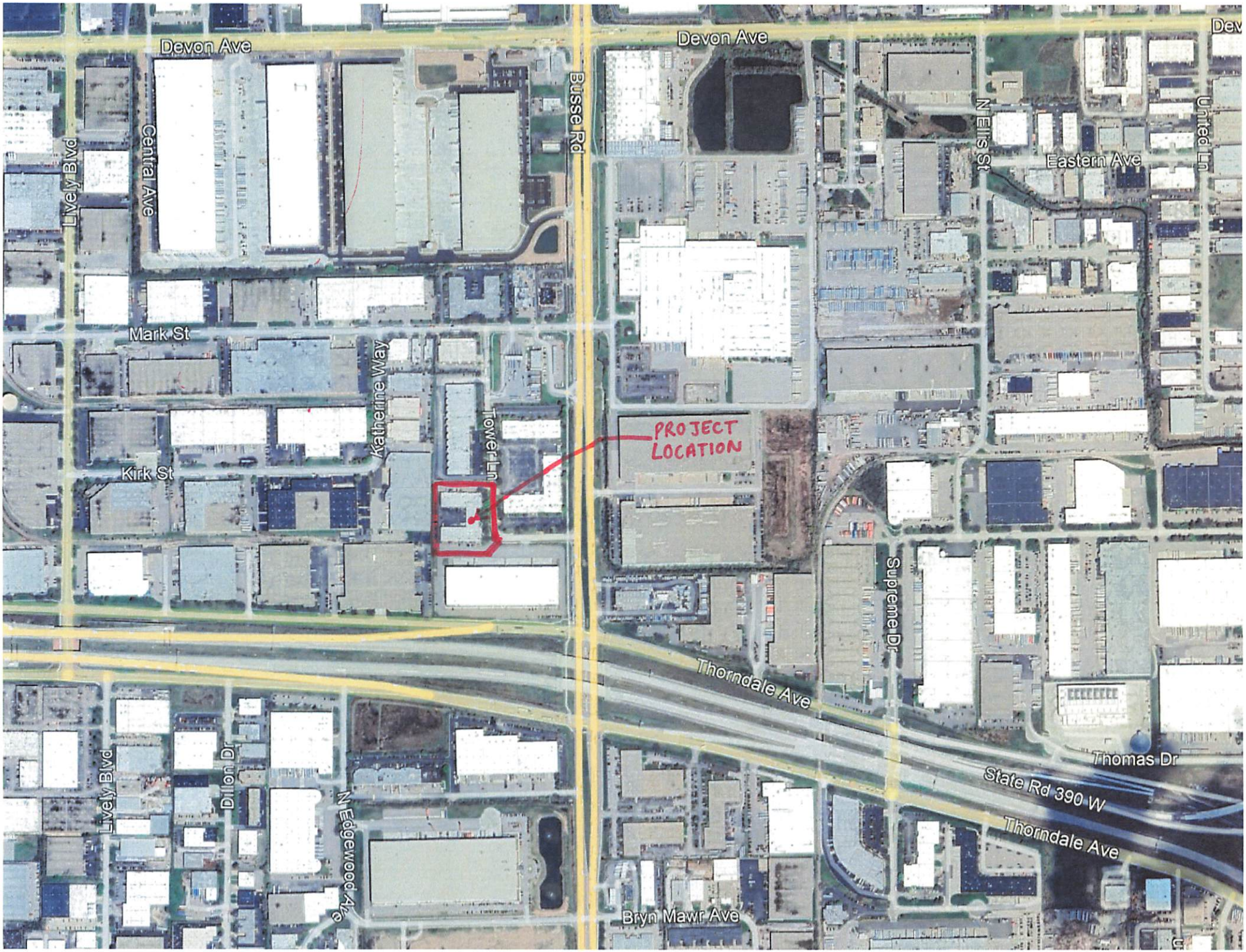
MH-MH	ADDED "C"	ADDED AREA AC	TOTAL "C"	TOTAL AREA AC	C X A	TIME FLOW MIN	TIME T/C MIN	I IN/HR	Q CFS	PIPE DIA IN	PIPE SLOPE %	VEL FPS	L FT	CAP CFS	UPPER MH RIM	UPPER MH INV	LOWER MH RIM	LOWER MH INV	INFLOW CFS
27-25			0.89	0.19	0.17	0.4	10	6.48	1.10	12.00	1.00	4.54	99	3.56	682.75	679.75	682.25	678.76	1.10
25-23	0.89	0.17	0.89	0.36	0.32	0.4	10	6.48	2.08	12.00	1.00	4.54	99	3.56	682.25	678.76	681.25	677.77	0.98
23-21	0.89	0.17	0.89	0.53	0.47	0.2	11	6.32	2.98	12.00	1.00	4.54	53	3.56	681.25	677.77	683.40	677.24	0.96
21-10			0.89	0.53	0.47	1.1	11	6.32	2.98	12.00	1.00	4.54	300	3.56	683.40	677.24	680.65	674.24	M.H.
19-18			0.95	0.42	0.40	0.2	10	6.48	2.59	12.00	1.00	4.54	48	3.56	BLDG	677.00	680.30	676.52	BLDG
18-15	0.95	0.11	0.95	0.53	0.50	0.3	10	6.48	3.26	12.00	1.00	4.54	83	3.56	680.30	676.52	680.30	675.69	0.68
16-15			0.95	0.55	0.52	0.2	10	6.48	3.39	12.00	1.00	4.54	46	3.56	BLDG	677.00	680.30	676.54	BLDG
15-12	0.95	0.11	0.95	1.19	1.13	0.3	11	6.32	7.14	18.00	0.50	4.20	83	7.43	680.30	675.69	680.30	675.28	0.66
13-12			0.95	0.55	0.52	0.2	10	6.48	3.39	12.00	1.00	4.54	54	3.56	BLDG	677.00	680.30	676.46	BLDG
12-10	0.91	0.13	0.95	1.87	1.77	0.2	11	6.32	11.19	18.00	1.25	6.65	89	11.74	680.30	675.28	680.65	674.16	0.75
10-4	0.85	0.05	0.93	2.45	2.29	0.1	13	5.94	13.58	24.00	0.50	5.09	26	16.00	680.65	674.16	679.61	674.03	0.25
8-6						0.2	10	6.48	0.00	24.00	0.25	3.60	49	11.31	681.50	677.20	680.95	677.08	M.H.
6-3			0.45	0.10	0.05	0.2	10	6.48	0.29	24.00	0.25	3.60	46	11.31	680.95	677.08	681.01	676.96	0.29

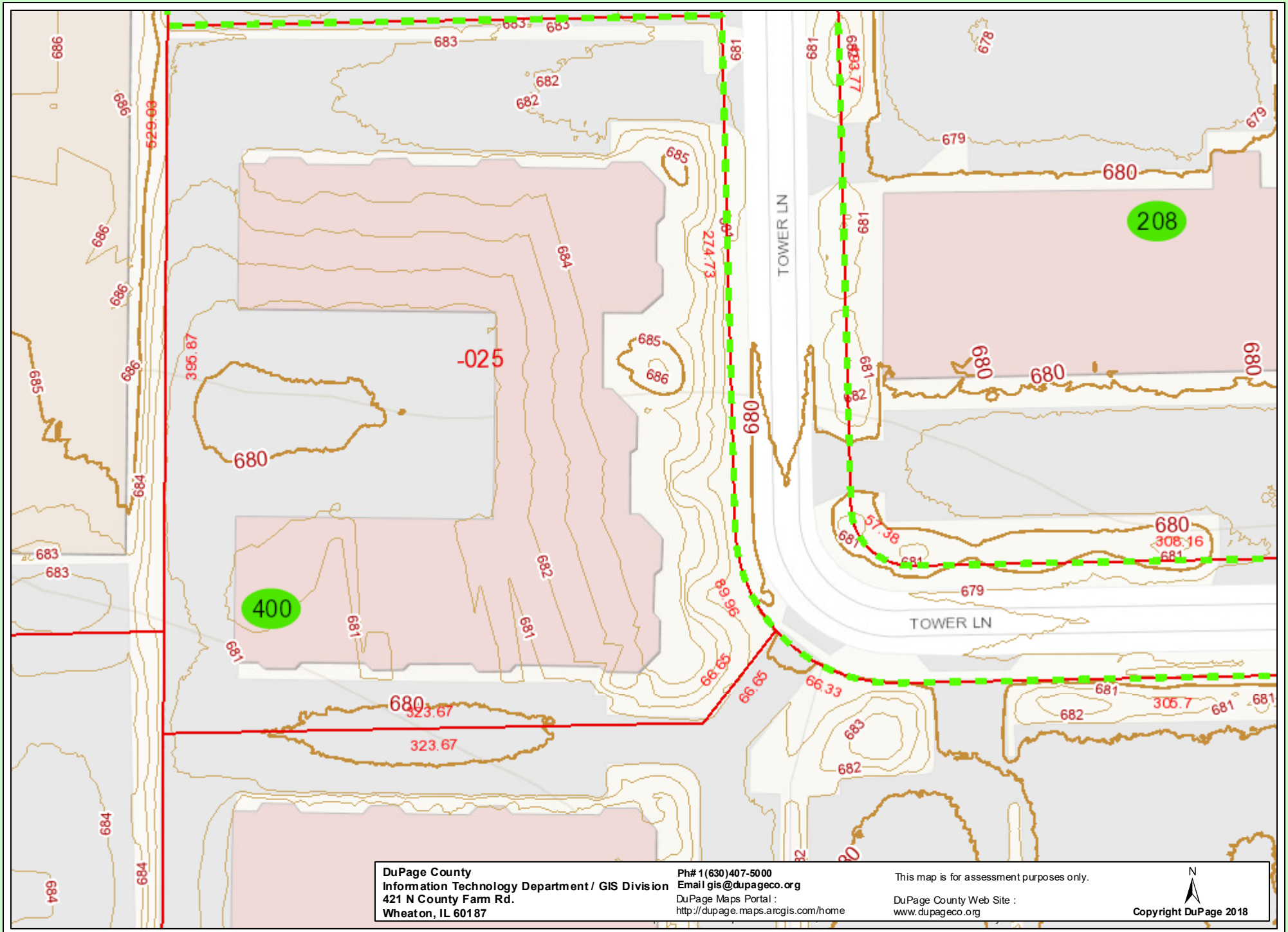


*GEOTEXTILE FILTER FABRIC TO MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN OPENING SIZE OF 0.50 mm

PERMEABLE PAVER SECTION

NOTES:
1. OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 10 FEET FROM SANITARY SEWERS.
2. WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
3. STONE STORAGE SHALL BE CA-7.
4. MINIMUM DISTANCE OF 2 FEET BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
5. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
6. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT.


Devon Ave
Devon Ave
Busse Rd
Central Ave
Lively Blvd
Mark St
Katherine Way
Tower Ln
PROJECT LOCATION
Kirk St
N Ellis St
Eastern Ave
United Ln
Supreme Dr
Thorndale Ave
Thomas Dr
State Rd 390 W
Thorndale Ave
Lively Blvd
Dillon Dr
N Edgewood Ave
Bryn Mawr Ave



DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph# 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal :
http://dupage.maps.arcgis.com/home

This map is for assessment purposes only.

DuPage County Web Site :
www.dupageco.org

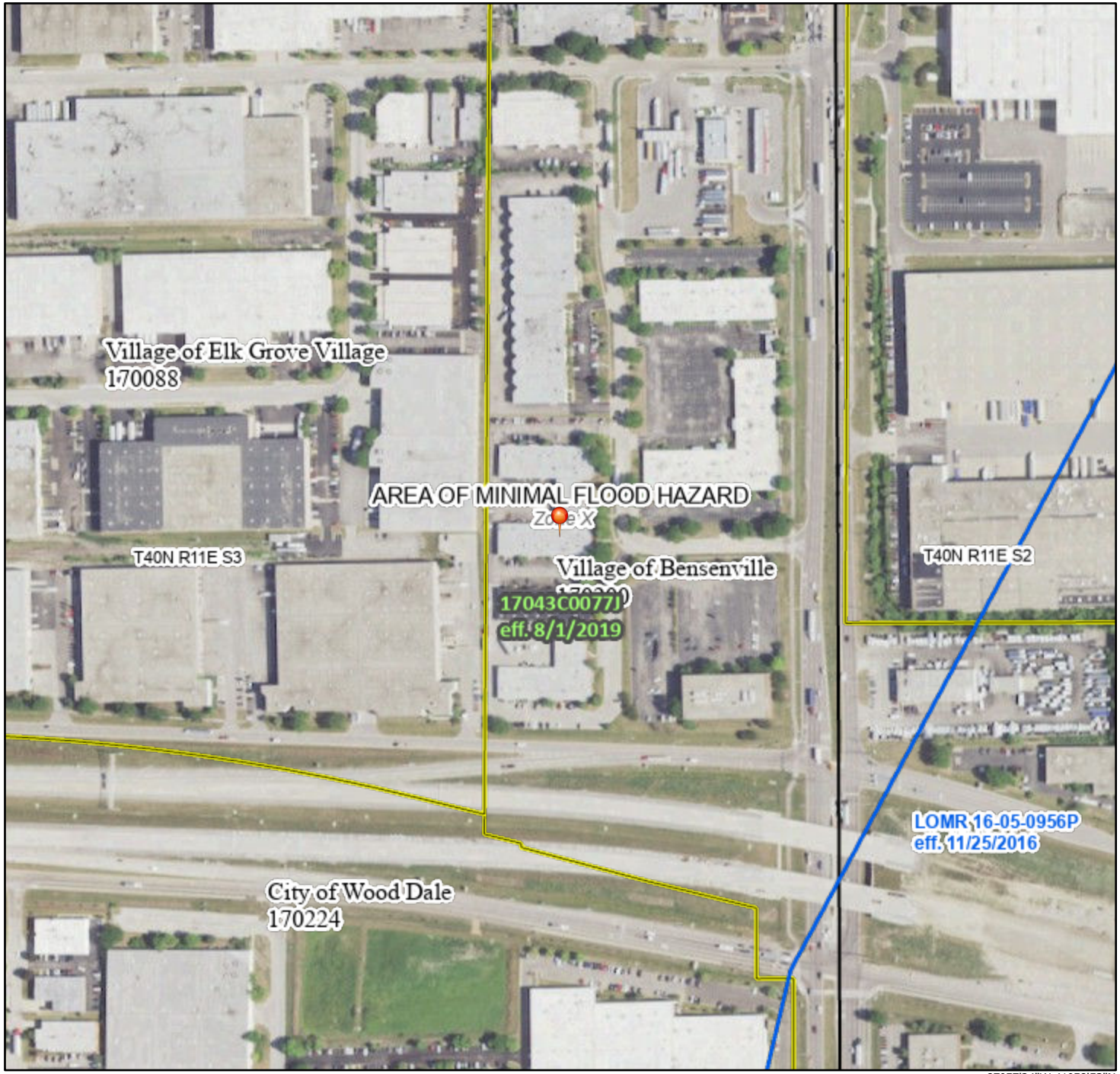
N

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National Flood Hazard Layer FIRMette

FEMA

87°58'1"W 41°59'20"N



87°57'24"W 41°58'53"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

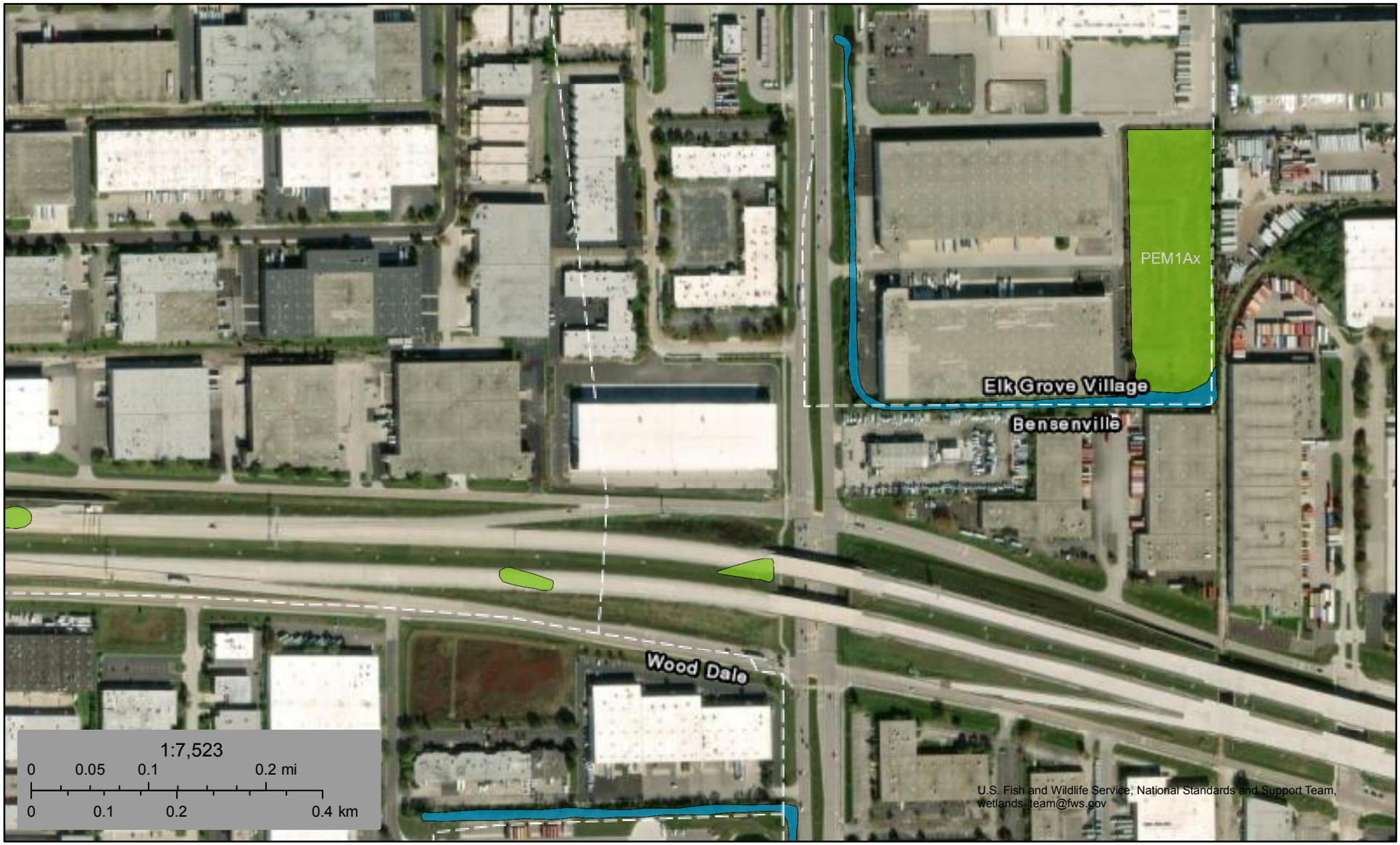
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/12/2023 at 12:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



June 12, 2023

Wetlands_Alaska

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Morgan Harbour Construction, LLC
Contact: Melissa Rekasius
Address: 7510 S Madison Street
Willowbrook, IL 60527

Project: 1100 Tower Lane Industrial
Address: 1100 Tower Lane, Bensenville

IDNR Project Number: 2316100
Date: 06/02/2023
Alternate Number: 720-005-22

Description: Demolition of existing office building and construction of a 59,667 SF industrial building with associated surface parking and utilities.

Natural Resource Review Results

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

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

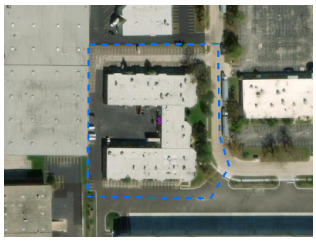
Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented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

Location

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

County: DuPage

Township, Range, Section:
40N, 11E, 3



IL Department of Natural Resources Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Brian Willard
1021 N Grand Ave. East
Springfield, Illinois 62794

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

DuPage County
Bensenville
Demolition and New Construction of an Industrial Building
1100 Tower Lane
RWG-720-005-22
SHPO Log #006060223

June 15, 2023

Melissa Rekasius
RWG Engineering, LLC
975 E. 22nd St., Suite 400
Wheaton, IL 60189

Dear Ms. Rekasius:

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

Our review of the records indicates that no historic, architectural or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Skeletal Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact Rita Baker, Cultural Resources Manager, at 217/785-4998 or at Rita.E.Baker@illinois.gov.

Sincerely,

Carey L. Mayer

Carey L. Mayer, AIA
Deputy State Historic
Preservation Officer